

**IMAGINEBLOOMINGTON STEERING COMMITTEE  
MEETING SUMMARY, APRIL 24, 2013**

*Meeting summaries are transcribed in an abridged manner and no audio recordings are available. All Steering Committee meetings are open to the public.*

**Attendance:**

*Steering Committee Members:* Jason Banach, Susan Fernandes, Dave Harstad, Nikki Johnson, Mike Litwin, Patrick Murray, Andy Ruff, Phil Stafford, Chris Smith, Steve Smith, Jan Sorby, Kerry Thomson, Larry Wilson and Carl Zager

*Others in attendance:* Tom Micuda (staff), Josh Desmond (staff), Scott Robinson (staff), Jacqui Bauer (staff), Nate Nickel (staff), Katie Bannon (staff).

**Continued Goal Setting for Goal One Topics:**

Mr. Robinson opened the meeting up to comments, thoughts and suggestions that focus specifically on the Land Use topic. Mr. Litwin asked whether the fringe areas and critical subareas would be included in the new plan. He also wondered about the status of the City of Bloomington Environmental Resource Inventory (COBERI) report. Mr. Fernandes asked about the status of the City's neighborhood plans. Mr. Micuda said that the COBERI report was written in 2002, but could be updated at some point. He stated that the Steering Committee should decide what particular areas of the community should be examined as critical subareas. Some discussion ensued regarding the status of the City's neighborhood planning efforts.

Mr. Harstad said that the 2002 GPP critical subareas were very strategic and assisted with development over the years. He felt that they should be reviewed to see which ones were still relevant today. Mr. Micuda said that roughly 50% have been developed and 50% are still undeveloped. Mr. Harstad said the hospital site and SR45/46 Bypass were two areas that might be new critical subareas to consider. Mr. Murray and Ms. Sorby both were interested in discussing the aspects of the critical subareas that have been developed since 2002.

Mr. Zager talked about the transportation impacts on land use. He also discussed the need for transition areas between urban and rural areas, as well as transitions for vehicle-orientated vs. walking and bicycle orientated areas. Mr. Micuda pointed out that the current Monroe County effort to plan for the urbanizing areas might be a great opportunity to address this issue. Ms. Johnson asked about the status of the inter-local agreement governing the Areas Intended for Annexation. Mr. Micuda said the agreement expired in March 2013, but a City annexation study is currently underway.

Ms. Sorby discussed vacant big-box stores and whether they should be included in the planning effort? Mr. Micuda said that single buildings typically are not included in comprehensive plans, but the retail centers they are within could be a focus area. Mr. S. Smith talked about the success of compact urban form. He said that new developments have occurred in the downtown, not the periphery of the community. Indiana University students live close to campus, so they don't create increased car trips. Maintaining this trend in the new plan should be a priority.

The discussion turned towards enrollment trends at Indiana University. Mr. Banach talked about residential projects on campus and rental properties outside of the core campus. He said that there are no immediate discussions for increasing on-campus housing numbers. Ms. Fernandes said that there is a need to assess the impacts of dense student developments so close to downtown. Ms. Sorby said that there is a student monoculture in the downtown and not many options for older people or retirees. Mr. Wilson said that there most likely is student migration from older properties to newer downtown developments. Ms. Johnson agreed and shared several examples from CFC properties.

Mr. Robinson asked for thoughts about the future urbanization of Bloomington. Ms. Sorby talked about traits of livable cities. Mr. Murray said that each neighborhood will tolerate different levels of density. Ms. Fernandes expressed concern about downtown reaching a “tipping point” of student developments, which could preclude any other market from being viable. Ms. Thomson asked if there were best practices for compact urban form that limited certain types of developments. Mr. Micuda said in order to do that, area boundaries must be identified first. He also said that zoning and financial incentives would also be needed. He mentioned that the City’s Certified Technology Park could be an area of focused development for preferred types of compact urban form to occur in the future.

Mr. Stafford stated that the relationship between city and county planning efforts is important. Mr. Wilson responded that overall, the county is trying to encourage growth around the urbanized areas near the city. Ms. Bauer reminded the Steering Committee that a neighborhood’s role should also consider food, energy, and other issues.

Mr. Robinson presented the draft goals and asked for feedback and comments. Ms. Fernandes encouraged the Steering Committee to revisit the Fort Collins student housing plan. Mr. C. Smith said that there is a need for focused planning on the Courthouse Square. He feels that some buildings are not original and could be great opportunities for downtown redevelopment. Mr. Harstad mentioned several on-going historic preservation issues that need to be addressed. These include the local historic designation of the Courthouse Square, plus the debate about adding more conservation districts versus establishing greater design control outside of the Historic Preservation Commission. Mr. Stafford said community character extends into the local economy. He felt that new development should fit our community’s character. Ms. Johnson said that she prefers incentives for affordable housing developments, as opposed to requirements.

Mr. Zager asked about relating traffic patterns to land use developments. Discussion ensued regarding land use and transportation links, as well as the need to define neighborhood boundaries. Mr. Harstad discussed the need to include “quality of life” into the infill housing goal. He also said that a default solution to convert suburban commercial corridors to urban commercial centers isn’t always the answer. Looking at other options, such as best design practices, is often a better solution. Mr. Ruff talked about support for the planned Convention Center expansion. Mr. Litwin said that shuttle buses and satellite parking lots could be a viable long-term downtown parking option. Mr. Ruff and Ms. Sorby discussed potentially making a position statement regarding the hospital staying in the downtown. Discussion ensued about possible planning efforts in case the hospital did leave its current location.

Mr. Robinson closed by reminding the Steering Committee about the next scheduled meeting on May 8. It will commence the group 2 goals session. He also discussed the upcoming May 2 workshop that will offer the public an opportunity to review and comment on the group 1 draft goals.