06

land use & design

Chapter Overview

The built environment varies across Bloomington and is ever-evolving. Many factors influence the form and function of our built environment, including the natural environment, socioeconomic conditions, and transportation. Integrating land uses with these factors is the key to fulfilling our vision for land use and design within Bloomington.

At one time, the conventional practice took a more segregated land use approach – separating transportation, environmental, and land use planning – without much regard for the interconnectedness of these factors in land development. Today, we understand this practice has come with various costs, fair housing impacts, loss of sensitive natural habitats, and over-dependence on the automobile. Managing our future population growth towards a compact, well-connected, integrated, and sustainable urban community relies on sound land use planning and design practices.

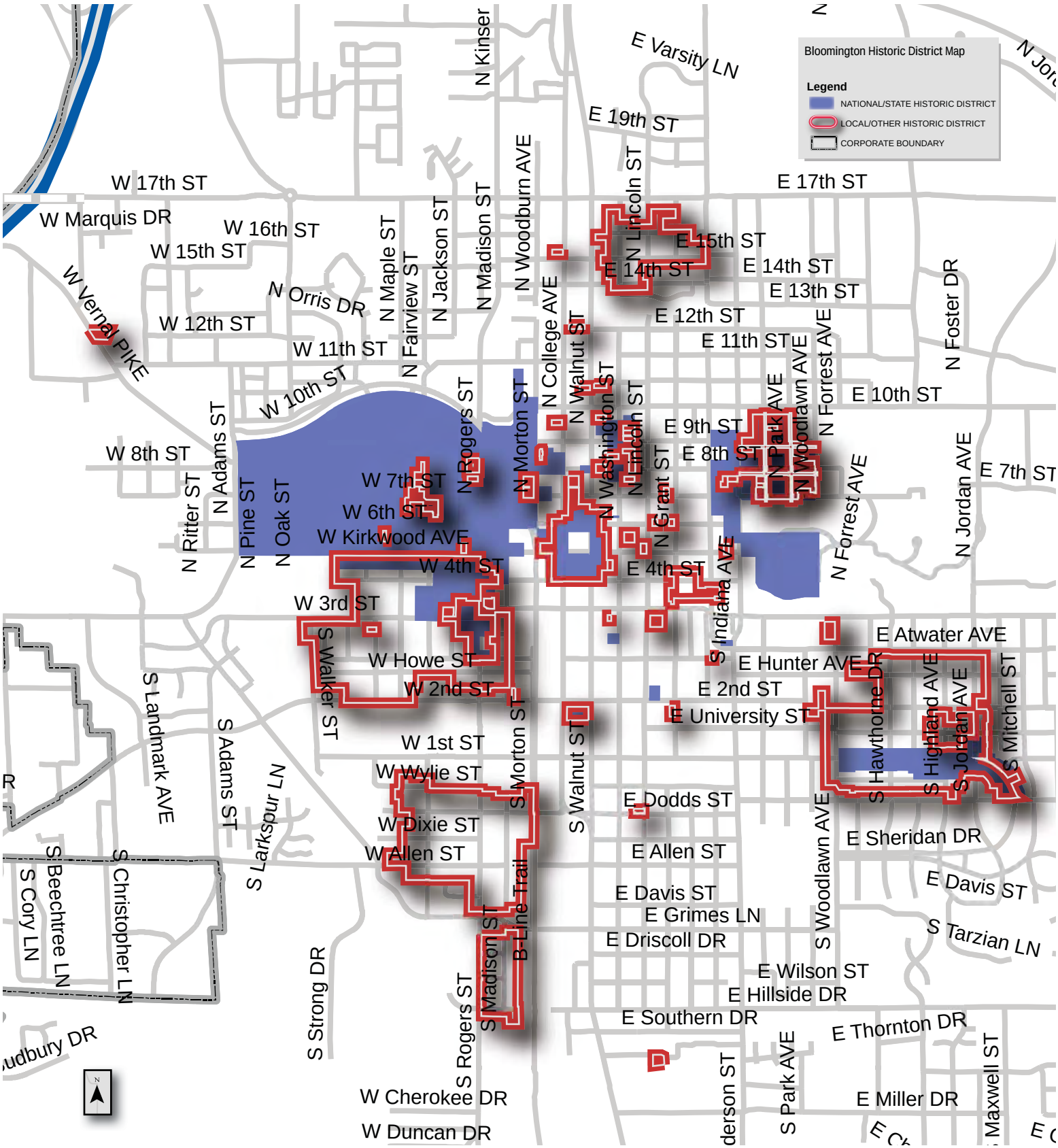
This chapter examines how land use and design measures complement historic preservation; integrate zoning with context, form, design; and better prepare for growth while minimizing negative impacts. Additionally, opportunities to capitalize on the triple bottom line benefits – environmental, social, and economic – are closely tied to how we manage our built environment through land use and design.

Subtopics include utilizing green building principles that embrace both a preservationist viewpoint in restoring historic structures and building new using state of the art materials and eco-friendly designs. Green building principles also include designing with the natural environment and focusing on social equity by creating open and accessible buildings and site designs. Energy efficiency must also be considered, embodying everything from building materials to energy sources. Leadership in Energy and Environmental Design (LEED) Certification is a program that accounts for best practices in green building. Locally, more and more buildings, both new and old, are constructed or renovated to meet LEED Certification standards. City Hall and the Downtown Transit and Dispatch Center are both LEED Certified.

By requiring context-specific designs, we aim to create a lasting and positive impact on our community. Mixed uses, proximity to other uses, and context-appropriate design help to better integrate transportation into land use and design

Bloomington Historic District Map

This map indicates where special historic preservation protection may be required for existing building improvements and new infill building projects.



principles. These fields are inseparable and have significant implications for the environment. Bringing neighborhood-serving and pedestrian-friendly businesses into existing neighborhoods – such as the Hillside and Henderson Neighborhoods. It capitalizes on the proximity of surrounding residential uses and the convenience of short trips, possibly by climate-friendly modes, for daily essentials. The scale of this grocery tends to favor a mix of locally produced goods and creates a gathering place for both neighbors and visitors.

Other examples, which include Hillside and Henderson and Village Center at Renwick, help demonstrate the importance of integrating many factors to ensure that land development contributes positively to neighborhood livability. These two examples illustrate successful neighborhood-scale business clusters that work in our community, and their success implies that more neighborhood business clusters opportunities may exist.

This chapter contains goals, policies, and programs that are informed by the Vision and Goal Statement. This chapter introduces subsections expressed in Bloomington's long-term commitment to sound Land Use. The Land Use Chapter highlights; "Think Globally, Act Locally", Solid Waste, Water, Air and Emissions, Energy and Natural Resources, subsections, which are introduced below:

Preservation | Bloomington places great value on maintaining the authentic fabric of the community. This subsection includes a statement on into for preservation as a key influencer of land use.

Sustainability | Bloomington prides itself on being a community which uses sustainability as a factor in the promotion of sound growth and development decisions. This subsection describes linkages between mixed-use development, preservation, eco-boomers, and form-based code to regulate the development and redevelopment of neighborhoods which are social, economically and ecologically sustainable.

Future Land Use Map and Designations | Bloomington has a strong focus on land use that is not focused on separating uses, but instead on complementing uses. This subsection describes the Future Land Use Map and corresponding land use designations that will help guide future development and zoning in Bloomington. Future Land Use descriptions include Park and Open Space, Downtown, Regional Activity Center, Mixed-Urban Residential, Urban Residential, Institutional/Civic and Employment Centers.

Focus Areas | This chapter has identified two categories of priority development areas. The priority development areas are called Focus Areas and Urban Village Districts. This subsection focuses on describing these districts, the quality of desired redevelopment and a focus on holistic sustainability.

This chapter also includes Goals, Policies, and Programs that are implementation based and focus on creating quantifiable outcomes. Outcomes and indicators are tailored to track effectiveness and Goals, Policies and Programs with measurable results.

Historic Preservation

Historic preservation is much more than saving old buildings; it champions and protects spaces that tell the stories of the community's past.

Preservation enhances our sense of community and brings us closer together. Its saves the places where we take our children to school, buy our groceries, and stop for coffee. It preserves the stories of older cultures found in the landmarks and landscapes we visit. And it protects the memories of people, places, and events honored in our national monuments.

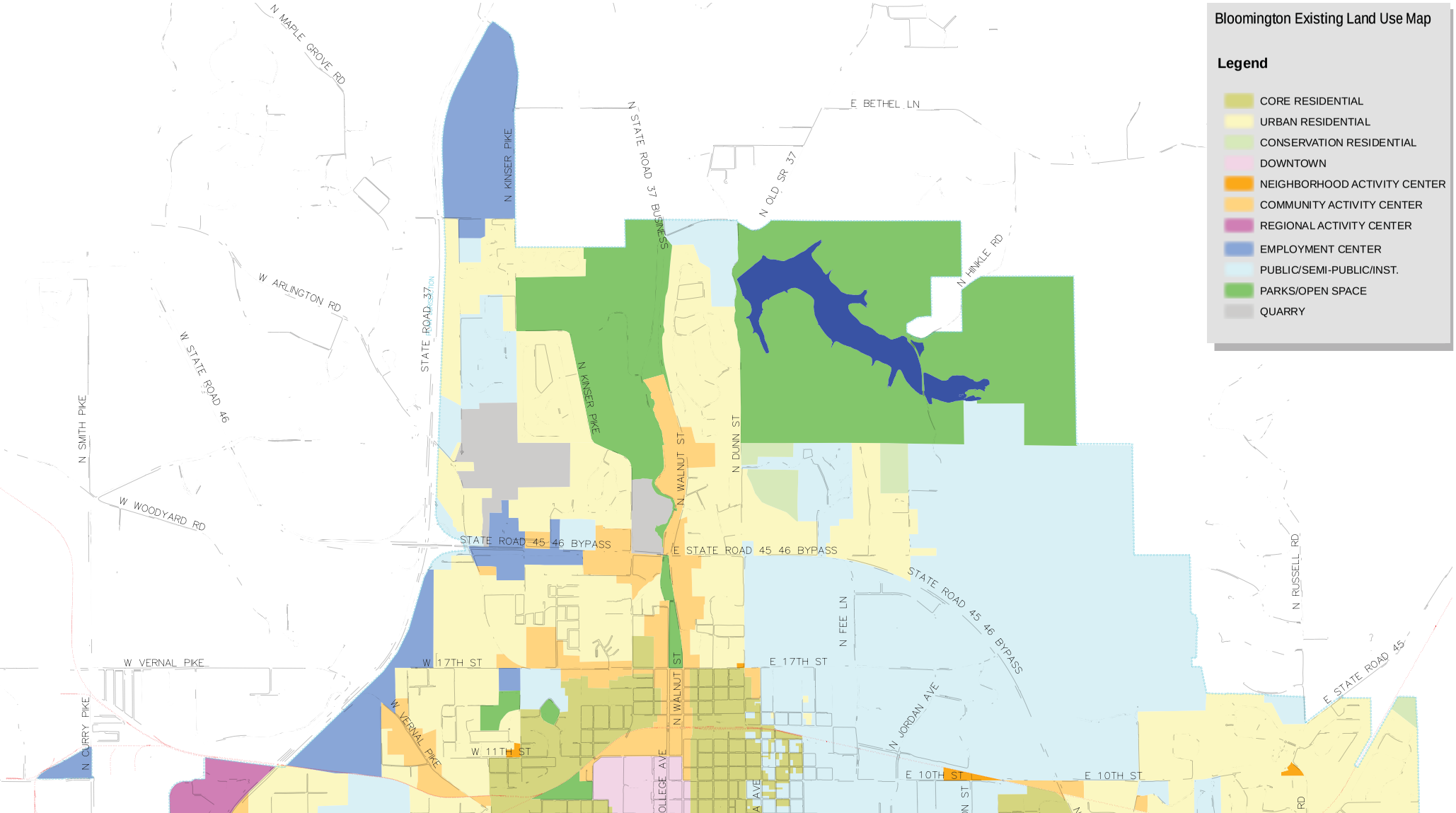
Sustainability

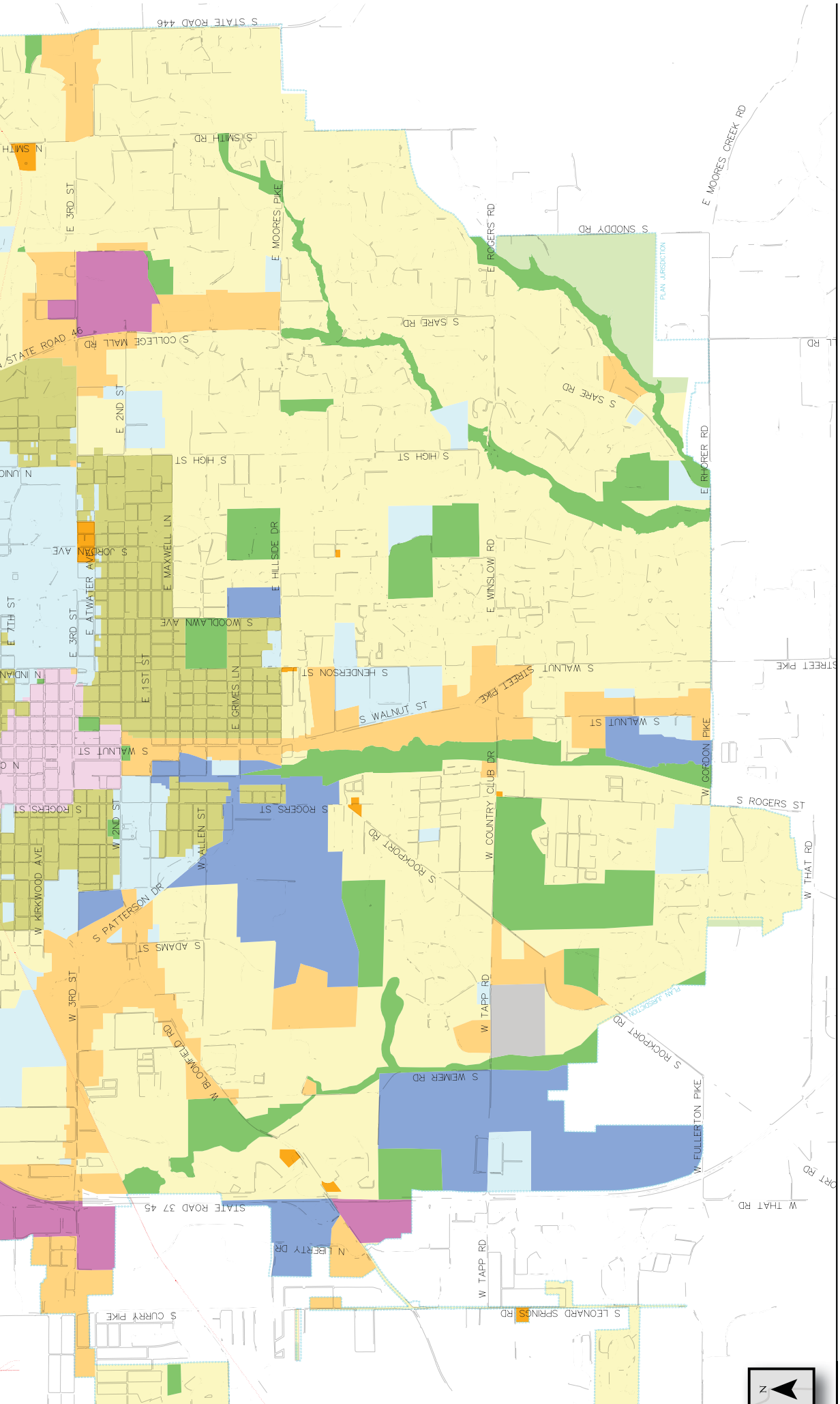
Nationally, the same trends in land use and design continue to push the envelope on gains within the triple bottom line. Revitalization of downtown and Main Street areas continue. Mixed-uses and historic preservation are more the rule rather than the exception.

Drivers behind the trend toward more urban development are the "Eco-boomers," younger professionals who crave interconnectedness and mobility, operate from almost anywhere, downplay physical space and privacy, and prefer green amenities. The sheer size of this demographic group is reshaping the market to their interests, which include compact urban form, mixed-use development, living in retrofitted historic structures, and green building principles.

Bloomington Existing Land Use Map

The Bloomington Existing Land Use Map indicates the land uses of the existing Comprehensive Plan approved in 2002.

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E MAXWELL LN
E HILLSIDE DR
E WINSLOW RD
E ATWATER AVE
E 7TH ST
E 3RD ST
S WOODLAWN AVE
N INDIAN
E 1ST ST
E GRIMES LN
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S ROGERS ST
W 2ND ST
W ALLEN ST
S ROCKPORT RD
W COUNTRY CLUB DR
W THAT RD
W KIRKWOOD AVE
S PATTERSON DR
S ADAMS ST
W 3RD ST
W TAPP RD
W BLOOMFIELD RD
S WEIMER RD
W FULLERTON PIKE
STATE ROAD 37 45
N LIBERTY DR
S CURRY PIKE
S LEONARD SPRINGS RD
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Compact urban form and compact living emphasize smaller living spaces and more active use of public space; for example, instead of having a large living room, friends and family can meet at a park or a restaurant within easy walking distance of their residences. Constructing and retrofitting buildings to accommodate these market preferences can result in reduced rents and operating expenses.

Extended multi-generation families is another national trend where grandparents, parents, and young adult offspring live together and pool resources. Infill locations continue to be hot commodities – especially in walkable and transit-friendly areas. At the national level, groups are also redeveloping typical suburban areas with less separation of land uses from each other (housing, retail shops, office campuses and regional malls) into more urban concepts.

Traditionally, density has been used as a broad measure to help regulate land use and growth. However, density regulations often lead to unintended consequences. This is because density is limited in the face of issues such as traffic and parking concerns, character compatibility, and even nuisance complaints. However, density is not a direct cause of any effect communities hope to manage. Higher density development can be better addressed through the use of form-based codes.

Form-based codes began to emerge in the 1990s to better respond to:

- Relationship of buildings to the street
- Architectural massing and shape
- Façade materials and details
- Placement and shape of windows and doors
- Step-back of upper floors and step-downs of building heights to transition from lower-scale development
- Location of on-site parking

The form-based codes approach brings more predictability than the flexibility that Planned Unit Development processes offer for residents, property owners, local businesses, and private developers. The zoning overlay districts created for downtown Bloomington include elements of a form-based code. National trends and lessons learned have played a positive role locally with redevelopment activity, especially in the downtown area. However, challenges remain to better account for sustainability, demographics, affordability, and historic preservation in local land use and design regulations. More importantly, these challenges present opportunities to explore areas outside of land use zoning and controls.

Indiana Code IC-36-7-4-502, in regards to comprehensive plan land use guidance, states the plan must contain "a statement of objectives for the future development of the jurisdiction." Several subsections of this chapter will provide this required policy guidance: Land Use Map, Critical Subarea Map, and Annexation Map. Maps in these subsections are an important component of the strategies outlined in this chapter as they will further guide future development of the jurisdiction.

Land Use Map

In the state of Indiana, the Future Land Use plan is one of three required components of a comprehensive plan. Thoughtful land use planning is of principal importance to communities like Bloomington as they seek to protect the investment by existing residents and businesses and maximize resources. A Future Land Use Plan guides future growth and development and reflects the relationship between transportation, public services, and economic development. In jurisdictions exhibiting little or slow growth, it may help "right-size" the community. This plan recommends potential growth areas within the existing community's built environment for more dense development, focusing primarily on redevelopment.

The Future Land Use map illustrates existing land uses as a foundation and guide to compatibility for newly proposed or future revised designations. The Plan provides land use designation descriptions and images that reflect the character and intensity of future development and redevelopment. Land Use designations are "broad-brush" depictions of land activities, not zoning. While the actual pattern of land development may vary somewhat, the principles should be maintained and used as a decision-making guide by City staff, the Plan Commission, and the City Council. Input by citizens, property owners, and city leaders, led to a focus on development and redevelopment within city boundaries and managing the costs of providing services.

Policy/applications: The Land Use Map should be used for policy guidance in the following instances:

1. Development petitions for site plans, variances, Planned Unit Developments, and rezone requests for establishing the appropriate land use development intensity, neighborhood transitions, and other levels of land use and design change (maintain, enhance, or transform).
2. Amendments to the official Zoning Map or for regulations on building, height, bulk, architecture, and site design.
3. Investment, siting of public facilities or providing economic development incentives.
4. Location for future small area plans that should be considered for future detailed planning and redevelopment studies.

Land Use Classifications

Future Land Use Designations

The Future Land Use Plan designations below include a brief description of the types of uses or development character that might occur for each land use.

Park / Open Space

This designation includes neighborhood and community parks, greenways, trails, golf courses, and other recreational amenities. Adequate parks and open space should be well connected to schools, shopping areas and neighborhoods. Even the adjacent Griffey Lake Preserve and potentially other state forests in Monroe County and around Lake Monroe can be actively used for recreation but this land use is typically characterized by steep hills, bluffs, and cliffs and is not considered developable. While this land constitutes open space, it is not active, so it is called out separately from Park/ Open Space.

Downtown

This designation refers to the downtown core which encompasses much of the area south of 11th Street to Grimes Lane, west to Rogers, and east several blocks beyond Walnut Street. The Courthouse Square anchors the center of downtown. Downtown has a mixed-use designation, and vacant lots should be redeveloped with compatible infill that reflects the desired character of that portion of downtown.

Regional Activity Center

A Regional Activity Center includes higher intensity uses including national retailers, offices, food services, lodging, and entertainment, which draw customers from the City and adjacent communities. The designation may also contain medium- to high-density multifamily residential. Ideally, these commercial developments are located on major thoroughfares and at prominent intersections, as these users require high visibility (enough daily traffic to support significant sales) and convenient access to larger parcels with dedicated parking. While most community commercial uses are predominately one-story, uses may be mixed both vertically (in the same structure with retail below and residential or office above), or horizontally. New commercial centers should have cohesive architectural styles using high-quality materials and provide landscaping, lighting, pedestrian accommodations, and even open space if over a certain size. Controlled access (limiting curb cuts) and cross-access easements between businesses (connecting parking lots) should be considered to mitigate traffic congestion.

Mixed Urban Residential

Mixed Urban Residential refers to traditional neighborhoods with a historical development pattern such as those in the most central neighborhoods of Bloomington that include both single-family residences and larger 2-4 story apartment buildings. It is primarily a mix of single- and two-family homes and small multifamily buildings with a minimal setback from the street. This land use also includes some mixed-use commercial/residential properties on arterial street corridors. Some are located on alleys with rear-loaded garages and in some cases, have only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot.

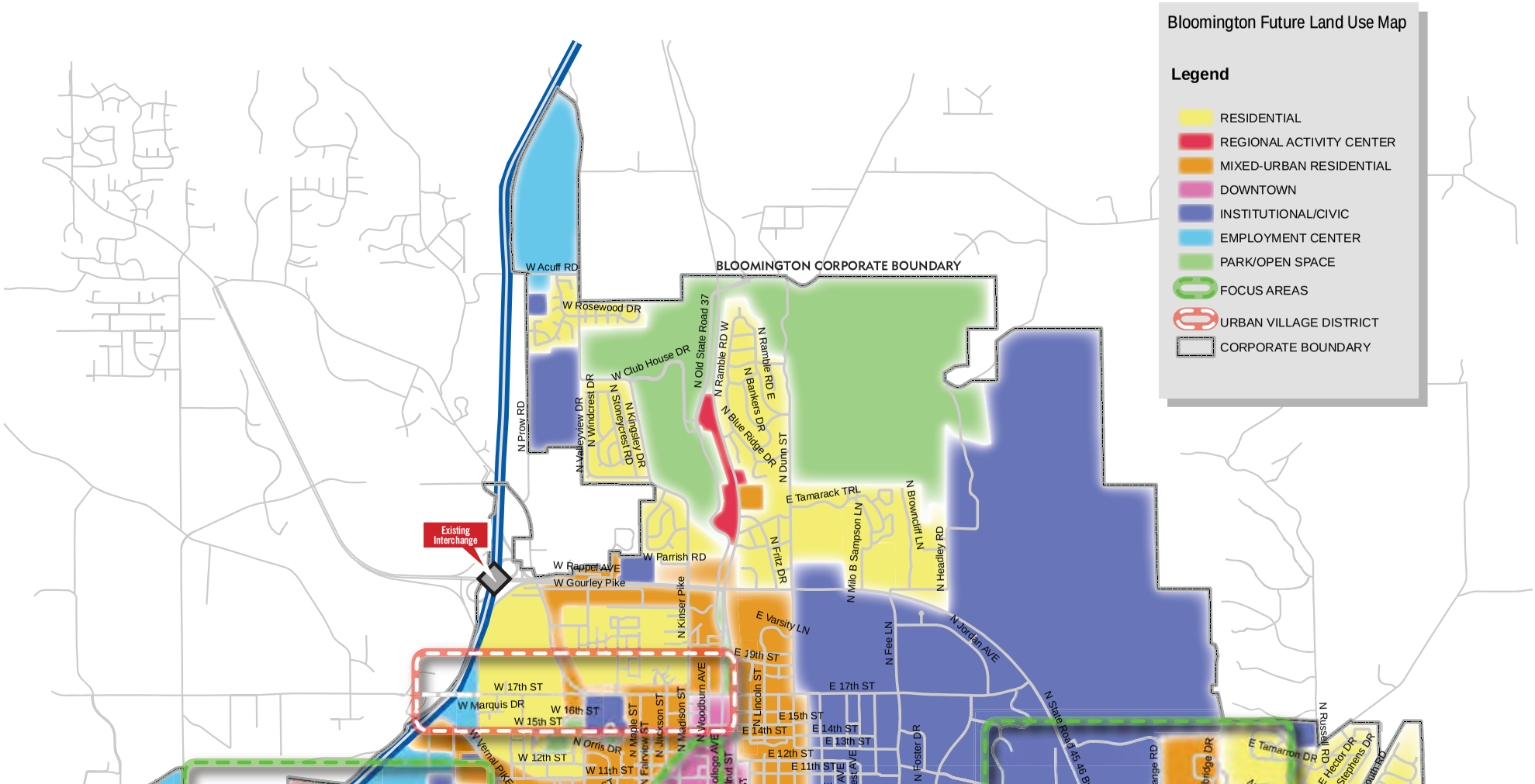
This designation surrounds the core around Downtown and much lies within the outlining Historic District neighborhoods. A continuous network of blocks connected by streets and sidewalks leads to parks, schools, and neighborhood businesses. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to city utilities and public services.

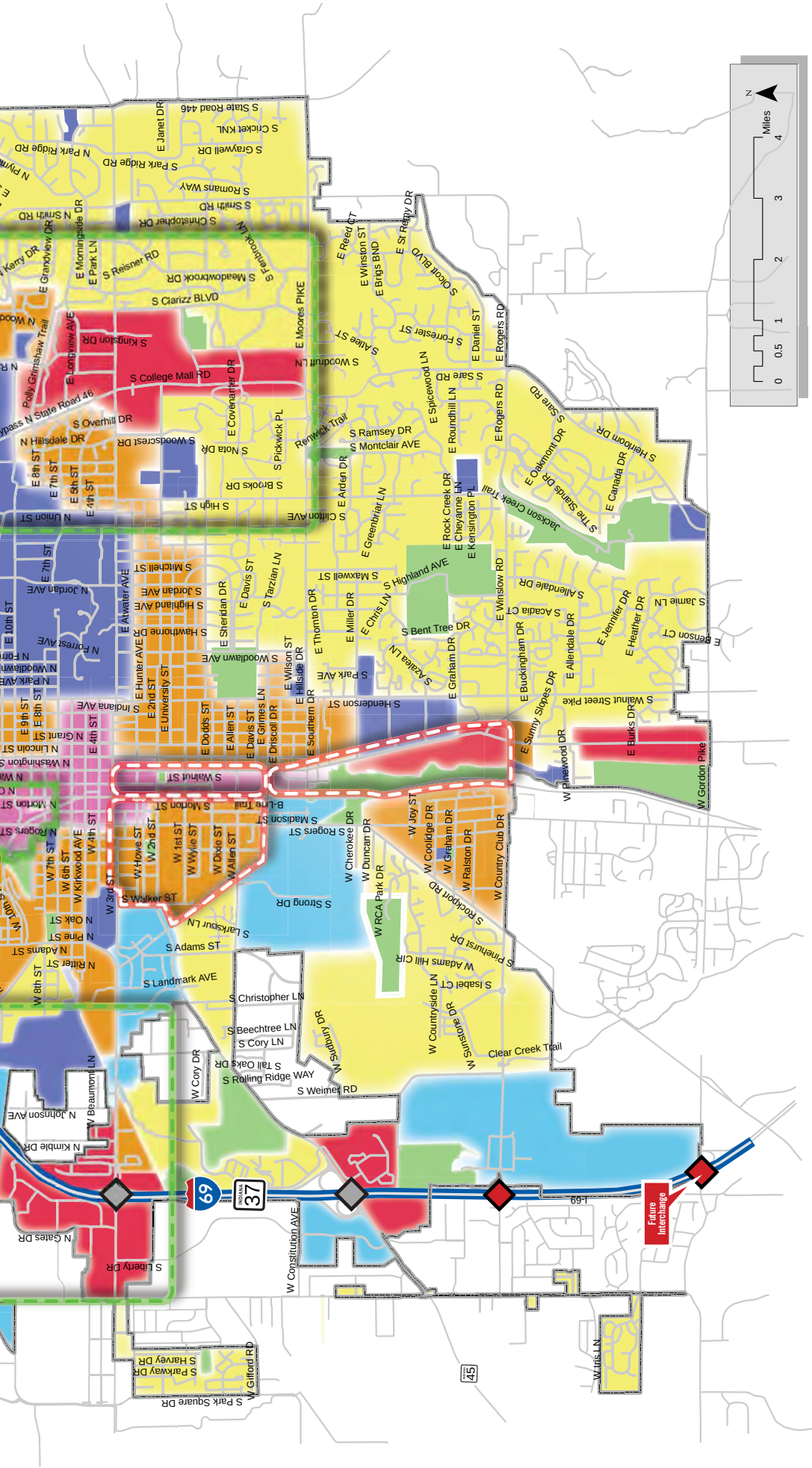
Residential

Residential refers to neighborhoods of single-family housing in low to moderate densities, as well as attached, manufactured, and multifamily developments. This category

Bloomington Future Land Use Map

The Future Land Use Map highlights the types of future uses anticipated for different areas within the City. The Land Uses reflect the type and intensity of the uses, as well as the potential density of the built environment to accommodate those uses.

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E Morningside DR
E Park LN
S Reisner RD
E Grandview DR
S Meadowbrook DR
S Clarizz BLVD
S Kingston DR
E Longview AVE
Polly Grimshaw Trail
S College Mall RD
E Covenanter DR
S Overhill DR
Bypass N State Road 46
N Hillsdale DR
S Woodcrest DR
S Nota DR
S Pickwick PL
Renwick Trail
S Ramsey DR
S Montclair AVE
S Brooks DR
S High ST
N Union ST
E 8th ST
E 7th ST
E 6th ST
E 4th ST
E Moores PIKE
S Alice ST
S Woodruff LN
E Reed CT
E Winston ST
E Briggs BND
E St Remy DR
S Victor BLVD
S Forrester ST
E Daniel ST
E Rogers RD
S Sare RD
E Spicewood LN
E Roundhill LN
E Rock Creek DR
E Cheyanne LN
E Kensington PL
Jackson Creek Trail
S The Sands DR
E Oakmont DR
E Canada DR
S Hearthom DR
S Arden DR
S Clifton AVE
E Greenbriar LN
S Highland AVE
S Maxwell ST
E Winslow RD
S Allendale DR
S Acadia CT
E Jennifer DR
E Heather DR
S Jamie LN
E Benson CT
E Davis ST
S Tarzian LN
E Sheridan DR
E Thornton DR
E Miller DR
E Chris LN
S Bent Tree DR
E Graham DR
E Buckingham DR
E Allendale DR
E Sunny Slopes DR
S Walnut Street Pike
E Burks DR
W Pinewood DR
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E 10th ST
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S Highland AVE
S Mitchell ST
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E Wilson ST
E Hillside DR
S Azalea LN
S Park AVE
S Henderson ST
E Southern DR
E Dodds ST
E Allen ST
E Davis ST
E Grimes LN
E Driscoll DR
S Indiana AVE
E 9th ST
E 8th ST
E 4th ST
N Grant ST
N Lincoln ST
N Washington ST
S Walnut ST
S Morton ST
B-Line Trail
S Madison ST
S Rogers ST
W Joy ST
W Coolidge DR
W Graham DR
W Ralston DR
W Country Club DR
W Cherokee DR
W Duncan DR
W RCA Park DR
S Rockport RD
S Pinehurst DR
W Adams Hill CIR
S Isabel CT
W Countryside LN
W Sunstone DR
Clear Creek Trail
W Hoosier DR
S Strong DR
S Walker ST
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W Dixie ST
W Allen ST
W Hoyne ST
W 2nd ST
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S Adams ST
S Landmark AVE
S Christopher LN
S Beechtree LN
S Cory LN
S Tall Oaks DR
S Rolling Ridge WAY
S Weimer RD
W Cory DR
W Beaumont LN
N Johnson AVE
N Kimble DR
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Future Interchange
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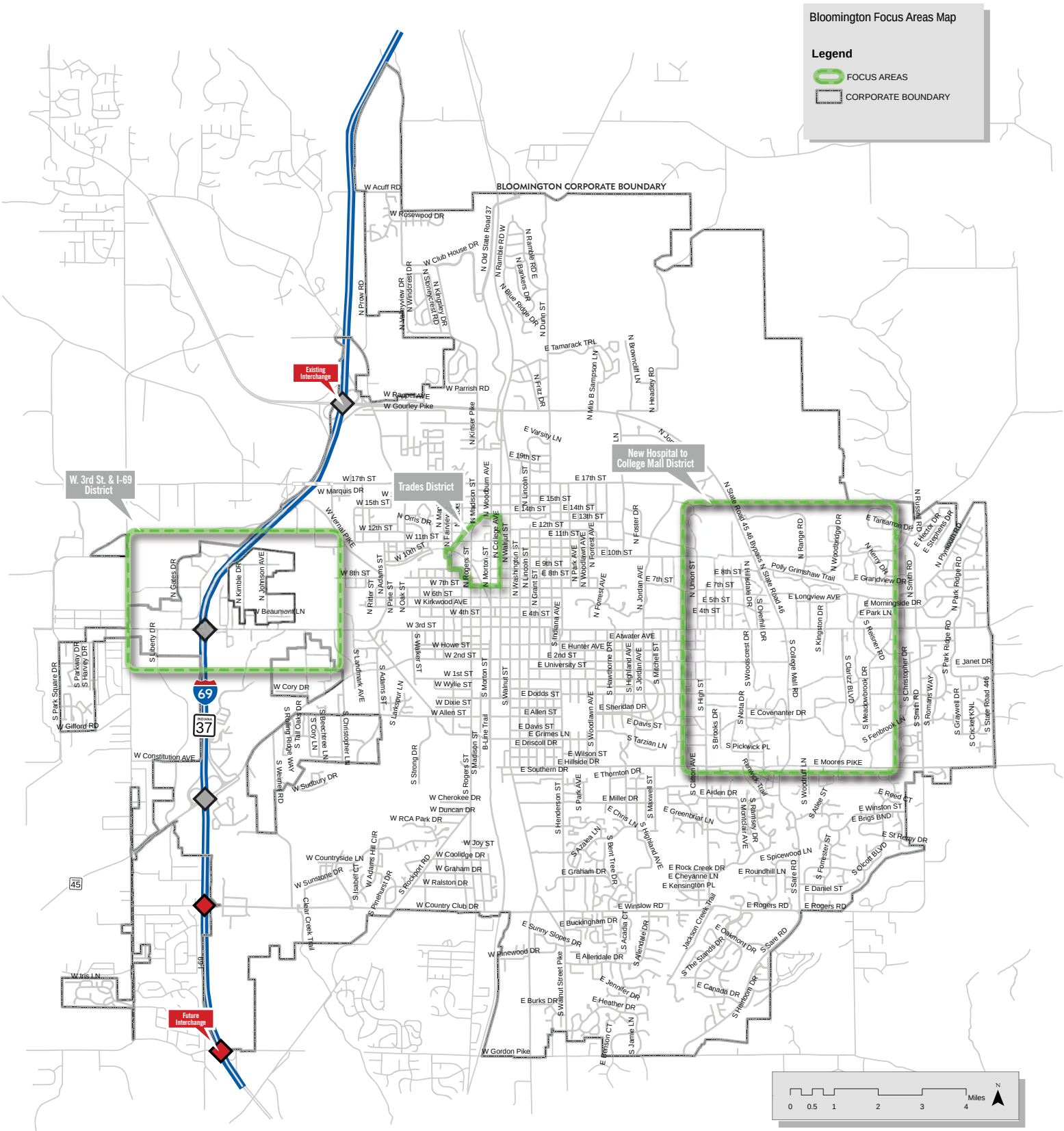
S Liberty DR
W Constitution AVE
S Parkway DR
S Harvey DR
W Gifford RD
S Park Square DR
45
W Tuis LN

Bloomington Focus Area Map

The Bloomington Focus Areas map indicate areas of the City that are conducive for allowing denser redevelopment to occur that would support a more walkable and pedestrian friendly environment. The denser development may include a blend of residential, commercial, and institutional uses or a "mixed-use" development pattern.



is characterized by larger lots and housing typically built after World War II. Residential areas may also contain institutional uses such as civic, religious, and educational facilities. New development should always be required to connect to existing infrastructure and utility services. Residential neighborhoods should be connected by streets and sidewalks or multi-use paths to schools and other compatible non-residential areas. cul-de-sac streets, which do not encourage connectivity, should be minimized.

Institutional / Civic
The Institutional/Civic designation includes uses such as libraries, schools, municipal buildings, fire stations, and utility stations as well as hospitals and similar land uses essential to the city's efficient operation and overall well-being. Institutional uses often fall within other uses close to the populations they serve. Careful site planning, quality architectural design, and considered landscape design for these facilities sets the tone for the image and identity of the community. All new development should be required to connect to municipal utilities and services.

Employment Center
This designation includes professional and business offices, light assembly plants, flex-tenant type facilities, and research and development centers. These businesses should have good access and connectivity to highways and main thoroughfares, as well as good internal circulation. Site layout and the creation of a well-designed business or industrial park is good planning practice. Similar to commercial, this type of development should not be planned as a strip lining both sides of streets and highways. This use may be a buffer between commercial uses.

The tendency for these developments to serve as major regional employment centers warrants an understanding of impacts to nearby neighborhoods (potential resident workforce) and the relationship for public transit. Attention should be paid to architecture, building orientation, landscaping, and signage to ensure a cohesive design that will protect existing property investments and attract future investors.

This designation may also encompass more intensive land uses such as rail facilities, manufacturing, logistics facilities, warehousing (not self-storage), power generation, wastewater treatment, processing plants, and similar businesses. This use typically produces the greatest amount of large truck traffic with a strong dependence on the roadway network and has the potential to generate noise, vibration, dust, and odor. Industrial facilities should be located on large lots that can accommodate future expansion needs with separation from nearby residences and commercial uses. To minimize the impact on surrounding land uses, perimeter fencing, berms, and vegetative screening are also encouraged.

Urban Village Districts (Prioritized Redevelopment Areas)
As has been mentioned in the Downtown chapter, there is increasing housing pressure in the immediate downtown area. Much of this pressure has been caused by significant student housing growth over the past 10-15 years, guided and encouraged by local land use and development policies. The downtown is the social and economic heart of Bloomington. While there remains some space for enlightened redevelopment in the Trades District and near the Convention Center, if Bloomington is to continue effectively accommodating anticipated demographic and business growth, the community must add more concentrated, higher density development that lies outside downtown.

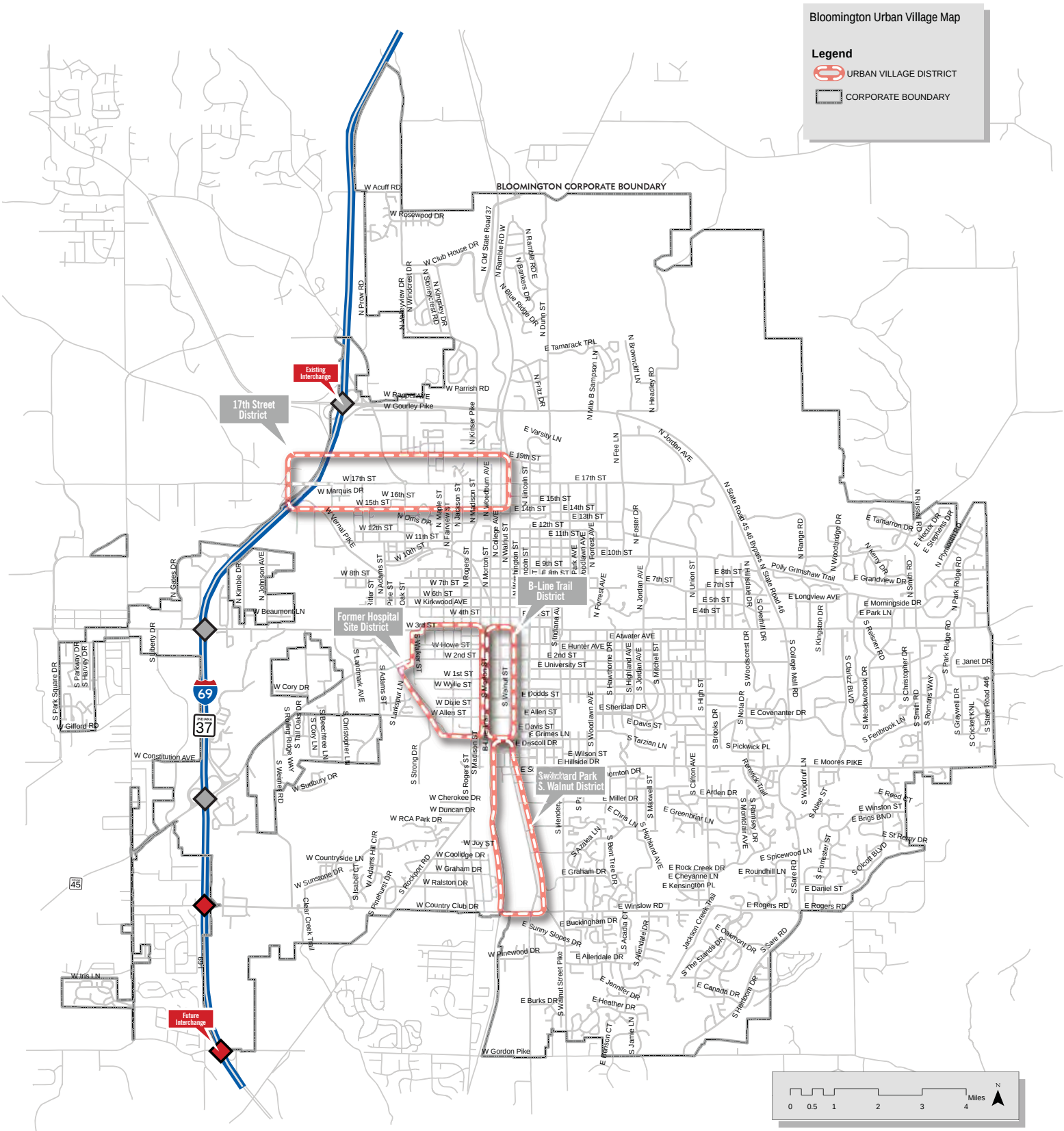
Focus Areas

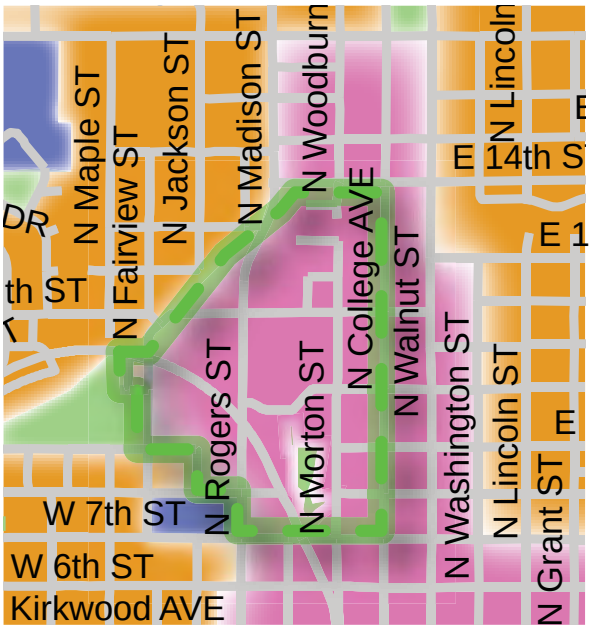
New Hospital to College Mall (SR 46 Bypass from E. 10th St to E. 3rd St.) | While this area is large, and currently home to a major regional activity center in College Mall, with the new IU Health hospital coming by 2019, this area on the far east side of IU's campus could become an excellent mixed-use Focus Area. Dense residential development would support both student housing needs and increased retail demand within this large commercial area.

Trades District
The Trades District represents a new live work district in Downtown Bloomington. As a state certified technology park, the Trades District will have priority status for state economic development incentives. The City of Bloomington is planning to develop a business incubator within the center of the district. The future businesses and residents of the Trades District will become an economic engine to other downtown businesses and the information technology firms throughout Bloomington.

Bloomington Urban Village Map

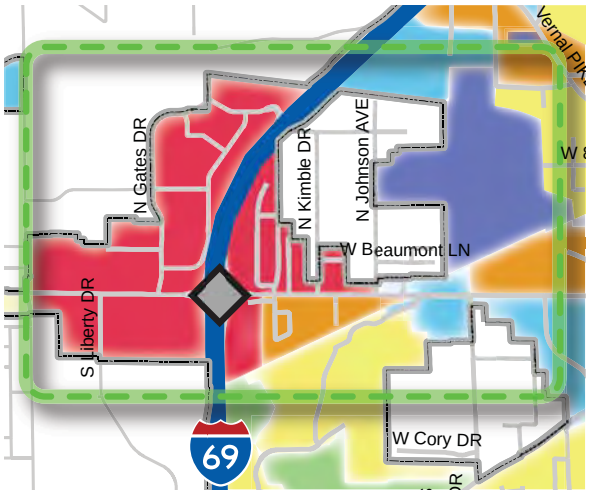
The Bloomington Urban Village Map indicates areas of the City that are conducive for allowing denser redevelopment to occur, but may need to be incentivized to be support a denser development pattern. The denser development pattern would support accessibility to essential goods and services on foot through a more walkable neighborhood environment. The denser development may include a blend of residential, commercial, and institutional uses or a "mixed-use" development pattern.





Trades District Land Use

West 3rd Street & I-69 | While the interchanges along I-69 represent several major employment centers and potential growth areas, West 3rd Street sits about halfway along the north-south I-69 research and business corridor. This interchange has significant commercial and retail businesses along with many multifamily apartment developments. West 3rd Street is a Regional Activity Center with its major box retail stores and related retail businesses. It is the west side's parallel to East 3rd Street and the College Mall area. The entire area around the West 3rd Street interchange could be re-imagined for a more dense development pattern that could accommodate existing vehicular traffic while becoming much more welcoming and practical to navigate on foot or bike. The Karst Farm Trail runs north – south along the west side of this proposed Focus Area.



W. 3rd St. & I-69 District Land Use

Urban Village Districts

Throughout this planning document much has been mentioned of the triple bottom line for environmental, social, and economic progress. It has been offered in previous chapters that a denser and more livable and walkable neighborhood presents opportunities to shrink carbon footprint, improve social justice and interaction, and promote a greater quality of life that attracts interests for redevelopment and employment. With this in mind, the concept of guiding further development interests to appropriate development corridors that would embrace and support denser development is important for the future long-term social equity, environmental resiliency, and economic sustainability of Bloomington. Therefore, several areas are recommended for further study as "Urban Village Districts."

The ultimate goal of an Urban Village District is to support the environmental stewardship, social justice, and economic sustainability. For each of these themes, the following thinking is provided to stimulate further dialog about how best to redevelop denser forms of investment and to incentivize redevelopment in these Districts.

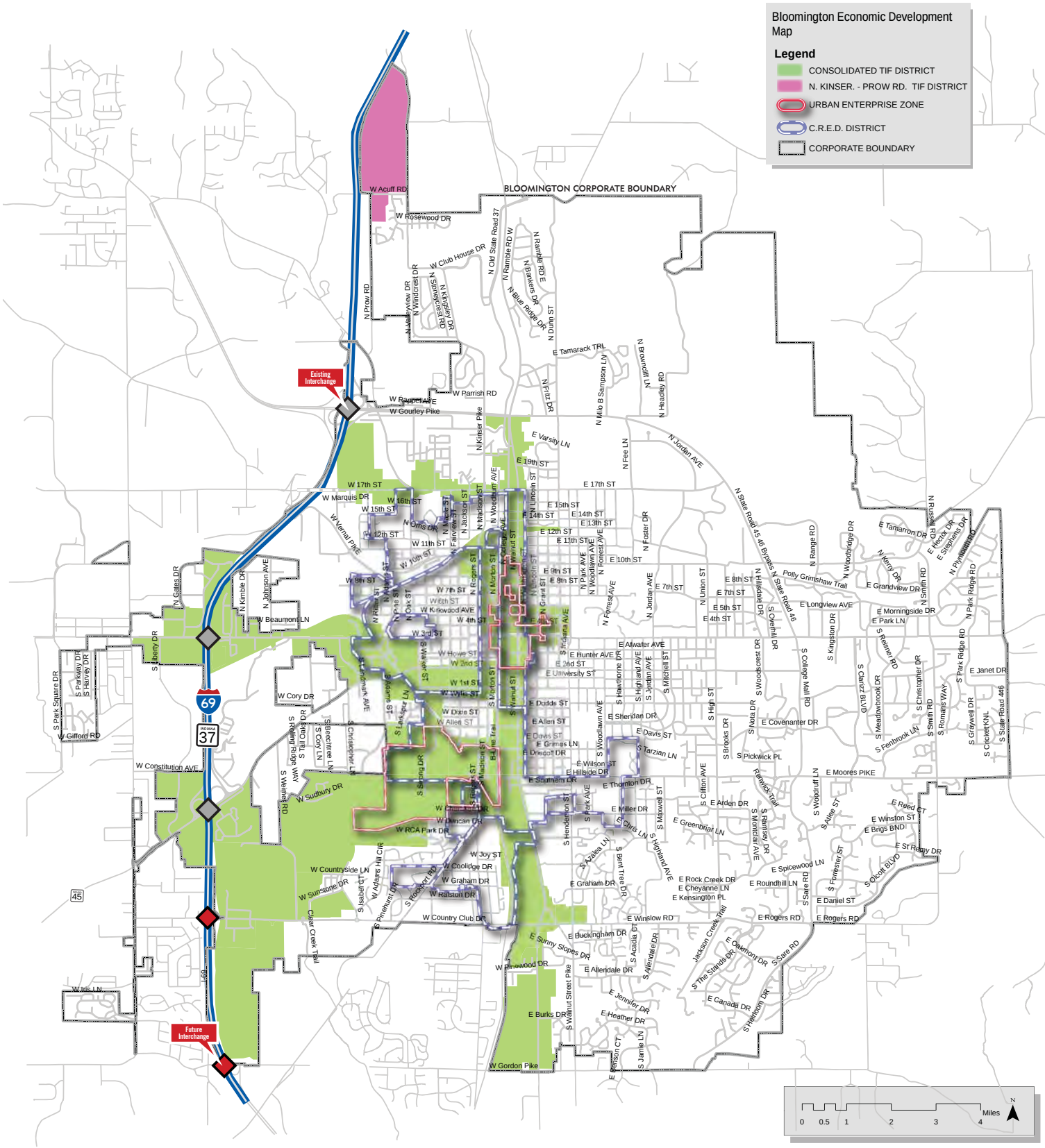
Environment | Increase the connectivity and walkability of retail in the districts adjoining neighborhoods outside downtown. Emphasize smart growth practices by reducing carbon footprint and incentivizing increased energy efficiency and alternative use of renewable energy sources, such as wind and geothermal energy. Incentivize sustainable stormwater management, such as rain gardens that can be used as public realm amenities. Incentivize LEED-designed developments only within these Urban Village Redevelopment Districts.

Social Justice | Create desirable dense developments within these districts that will attract people of different incomes and interests. Be purposeful with incentives to require affordable housing set-asides that will draw residents of all income levels.

Economic Sustainability | Like in any commercial hub, work to include all essential service businesses such as pharmacies, groceries, educational, and health services. Guide future urban development to these Districts to increase residential density and housing capacities that will support the expansion of multifamily residential developments.

Bloomington Economic Development Map

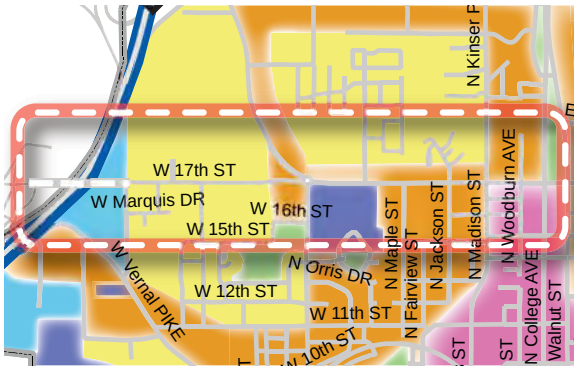
This map illustrates a number of key specific economic incentive areas that the City has designated to spur private investment and job creation.



Each of the four areas described below is recommended for consideration as future Urban Village Redevelopment Districts because of the following attributes that support environmental stewardship, social justice, and economic sustainability:

- Access to public transit on an existing commercial area that is divided by a complete street or a potential complete street that serves all modes of transportation (pedestrians, cyclists, and vehicles).
- Walkability or the ability to make the area walkable with connectivity to adjoining greenway trails, neighborhood parks and/or schools.
- Proximity to surrounding residential neighborhoods whose residents could walk or bike to the District for convenience trips to retail and services.
- Finally, each area represents a diversity of household incomes and interests.

17th Street | From North Walnut Street west to the roundabout with North Monroe Street, this corridor presents an excellent opportunity to extend current redevelopment near College and Walnut west along 17th Street in a denser infill development pattern where many properties are underused and/or vacant.

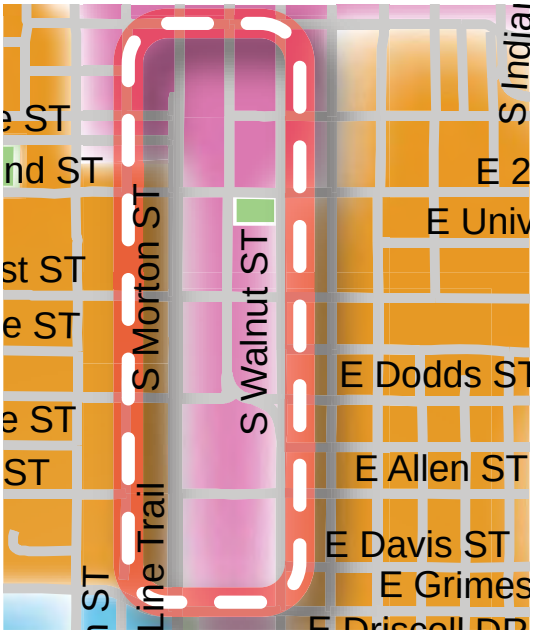


17th Street District Land Use

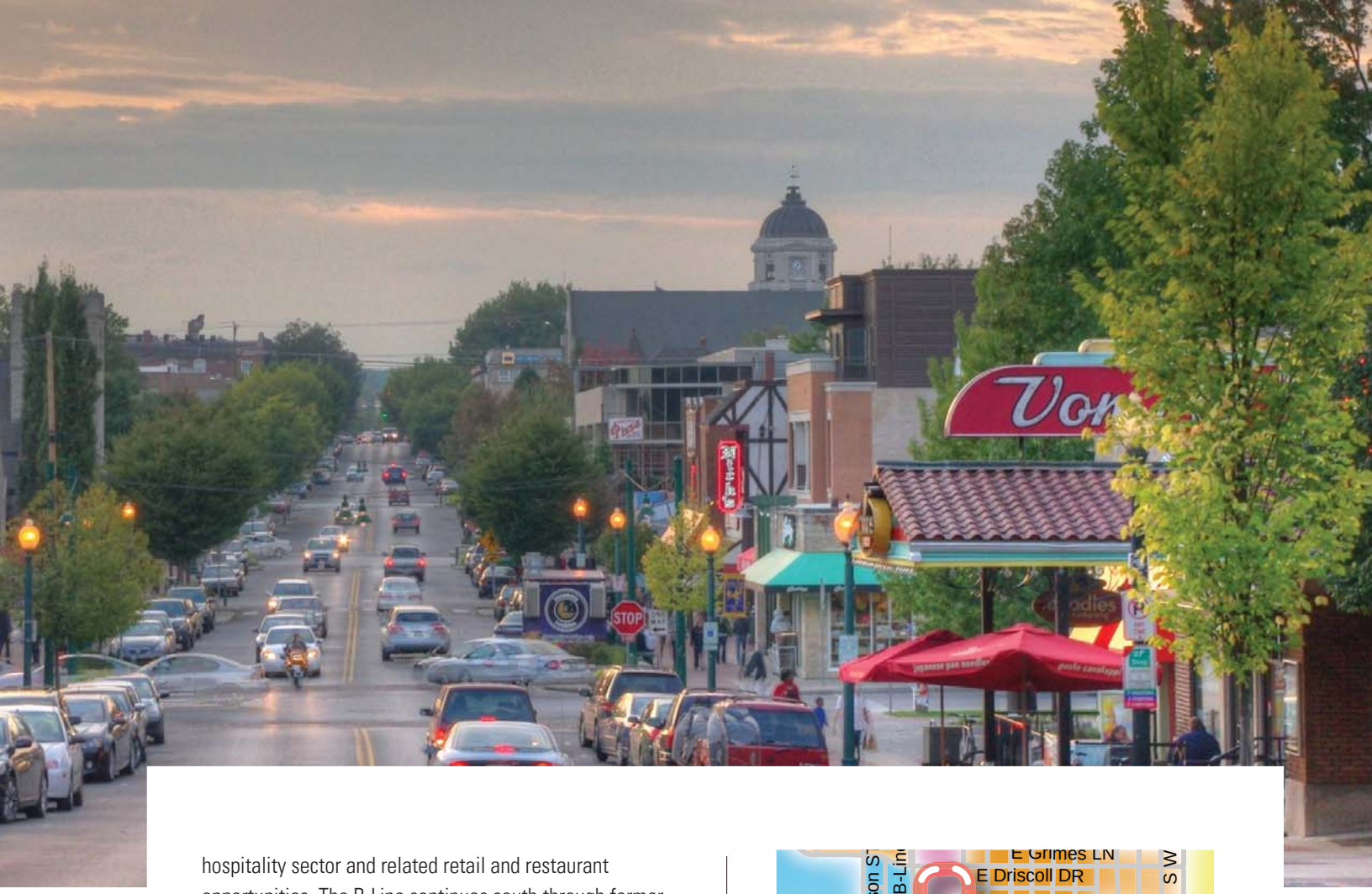
Former Hospital Site | With the move of the IU Health hospital to the east side of Bloomington, this area presents a redevelopment challenge and opportunity. The hospital site encompasses nearly an entire city block, while adjacent properties provide supportive professional offices and parking.

Former Hospital District Land Use

B-Line Trail | The B-Line Trail connects a number of redevelopment opportunities throughout the community, drawing private investment and acting as a "string of future redevelopment pearls". Beginning with the new residential and employment development of the Trades District, the trail moves south along the west edge of downtown to the Convention Center area, where additional redevelopment opportunities can be supported to strengthen Bloomington's



B-Line Trail District Land Use



hospitality sector and related retail and restaurant opportunities. The B-Line continues south through former industrial areas, where recent private investment has introduced both businesses and residential development. The trail then continues south where it intersects with the Switchyard Park, introducing more opportunities for potential redevelopment around the park from South Walnut Street west to South Rogers St. The area around the trail from the Convention Center south to the Switchyard Park area is proposed to be an Urban Village District for prioritized and incentivized redevelopment and reuse of real estate.

Switchyard Park & South Walnut Street | With the pending development of Switchyard Park, the adjacent corridors nearby should attract redevelopment interest for reuse of underperforming real estate. This area extends roughly from Grimes Lane on the north side along mostly the west side of South Walnut Street to the major neighborhood commercial hub at the intersection of South Walnut and Winslow Road. The B-Line Trail transects the entire length of Switchyard Park and provides an organizing element for walkability and connectivity of South Walnut and the Switchyard Park to Downtown and the Former Hospital Site.

Switchyard Park & South Walnut Street Land Use

Chapter 6: | Land Use

Goals, Policies, and Programs

Goal 6.1 Urban space is a limited and valuable resource; therefore, development needs to be compact and the best use made of land to balance natural resources and community needs.

Policy 6.1.1: Require new development to demonstrate that adequate public services and facilities are planned and will be constructed to accommodate development within the corporate limits.

Policy 6.1.2: Manage redevelopment of vacant and underused properties to promote infill development.

Create a list of vacant and underused properties and identify potential barriers to infill development on those sites to work with property owners to overcome such barriers.

Goal 6.2 Plan for public spaces to enrich Bloomington's sense of place and community.

Policy 6.2.1: Invest in the improvement of the City's urban streetscape to support business prosperity, pedestrian usage and the aesthetic quality of its civic spaces.

Policy 6.2.2: Continue to develop Area Plans to emphasize pedestrian-oriented development that creates a strong connectivity between new development and existing neighborhoods.

Policy 6.2.3: Enhance the character and scale of streets, new public plazas, or gardens to create connectivity between new development and its surroundings. Do not allow new developments to interrupt the City's network of streets, sidewalks, bike routes, and paths.

- Program: In areas of the City having a historic design character, design new development to reflect the existing character.
- Program: Maintain and periodically review site development regulations to discourage single uses that are inappropriate in size and scale to the surrounding uses.
- Program: Use the Zoning Ordinance, design review process, design guidelines, and area plans to ensure high quality residential and commercial design.

Policy 6.2.4: Promote design and site planning of on-site open space in a new development that incorporates green building principles and invites inhabitants of surrounding development to use it.

Policy 6.2.5: Encourage developments to use an efficient parking design and allow the implementation of creative parking solutions including shared parking with adjacent uses to minimize the amount of land devoted to parking, provided that the City's traffic safety, parking, and economic goals are met.

Policy 6.2.6: Recognize the significance of innovative, high-quality architecture in supporting community character and urban design.

Policy 6.2.7: Strengthen the identity of important natural and urban landmarks, such as public art, that serve as gateways to the city and elsewhere in Bloomington. Ensure that such landmarks and art installations are compatible with the character and identity of the surrounding neighborhoods.

- Program: Develop a strategy to acknowledge important city entry sites with special landscaping, art, public spaces, and/or public buildings.

Policy 6.2.8: Design public infrastructure, including paving, signs, and utility structures, to meet high quality urban design standards.

Policy 6.2.9: Preserve and enhance public gathering spaces within walking distance of residential neighborhoods. Ensure that each residential neighborhood has such spaces.

Policy 6.2.10: Encourage small-scale local-serving retail services, such as small cafes, delicatessens, and coffee carts in residential areas and centers of neighborhood activity.

Policy 6.2.11: Encourage new residential, commercial, and mixed-use development around Urban Village Redevelopment Districts that include bicycle and pedestrian connectivity, neighborhood-serving retail,

and city services to allow residents and employees to meet daily needs without the use of the private automobile. Encourage such development to maximize allowed densities.

- Program: Further investigate the viability of such centers through small area plans around the planned Switchyard Park, the B-Line Trail, and the current IU Health site. These plans should review and improve design criteria in the areas for all mixed use designations and for concepts including orienting new and renovated buildings to take advantage of nearby services, encouraging rear or underground parking, and providing street or trail-facing windows and entries

- Program: Focus on and form partnerships with shared interest groups in additional areas of the city that might pose unique opportunities in the upcoming years. These include but are not limited to the circulation patterns of the College Mall area and how it can be made more accessible through multi-modal transportation; the Trades District as an extension of downtown and future employment and activity hub.

Goal 6.3 Encourage development in Bloomington to provide public benefits and employment to neighboring cities and counties, while improving land uses, streets, infrastructure and the character of the city.

Policy 6.3.1: Evaluate changes in land use in the context of regional needs, overall city welfare and objectives, as well as the desires of adjacent neighborhoods.

Policy 6.3.2: Participate in regional strategies to address the interaction of jobs, housing balance, and transportation issues.

- Program: Continue to work with Monroe County and INDOT to further analyze and plan for the opportunities along the future I-69 corridor.

Policy 6.3.3: Encourage quality employment opportunities for citizens.

- Program: Determine, identify and maintain an adequate supply of appropriately zoned land necessary to accommodate long-term employment needs.

- Program: Assure that adequate infrastructure is installed in conjunction with employment center development.

- Program: Revise the UDO to provide a greater flexibility of land uses within the realm of employer development projects.

Chapter 6: | Land Use

Outcomes & Indicators

6.1 Public spaces are accessible

- Percent of dwelling units and businesses within a 0.25-mile walk of public space other than street

6.2 Housing is available to meet a diversity of dwelling needs

- Simpson diversity index scores of City dwellings
- Percent of dwelling meeting a "visit-ability" and universal design standard

6.3 Housing is close to complete set of daily needs

- Percent of daily essentials (shopping, civic education, recreation) within a 0.5-mile walk of dwellings

6.4 Natural processes are integrated into the built environment

- Percent of bio-philic buildings and infrastructure projects

Profile

Infill Development

Effectively utilizing existing resources rather than expanding outward into "undeveloped" areas is commonly referred to as "redevelopment" or "infill development." This is an effective tool as it utilizes existing infrastructure and revitalizes vacant or underutilized lots and structures within an urban/developed area. In Bloomington, this strategy would best be applied to the existing neighborhood centers with multi-modal transportation access to create vibrant districts with a mix of commercial, institutional and residential uses and a goal to preserve or at least respect the compact, pedestrian-friendly historic development pattern. Redevelopment would only occur on properties primarily adjacent to main thoroughfares and where owners want to participate. Proposed development should be subject to review to ensure that it fits in with the existing residential and commercial properties.

** Infill differs in its scale and size and is a flexible way of dealing with the problem of vacant lots, or blocks in an urban community.*

Boston neighborhood revitalization - encouraging new business owners

Garfield Neighborhood Center

Neighborhood revitalization efforts in Kansas City

Case Study

Neighborhoods in Transition

Challenged neighborhoods across the nation have found success with their revitalization efforts by implementing planning strategies that are: market appropriate, community based and sensitive to affordable housing choices. With an emphasis on livability, these communities focus on creating opportunities for residents to have a high quality environment with supportive services such as access to transportation, convenience shopping, educational institutions, childcare and medical care. HUD's Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from negative impacts of the economic downturn. This program is one of several Federally-funded projects that combats challenging housing markets.

In Pomona, California, the city purchased a foreclosed duplex in disrepair: severe damage to the roof, walls and floor, and dangerously out-of date plumbing and electrical systems. After a "green" overhaul, the building is now home to the Garfield Neighborhood Center. The center: provides recreational and learning opportunities for area families, serves as a neighborhood site for meetings such as Neighborhood Watch Partners with other community agencies to provide nutrition classes, mentoring programs, recreation, and literacy building activities

In Columbus, Ohio, the City created Design Guidelines that outlined their goals for livability, environmental stewardship and rehabilitation standards. These standards guide any development or redevelopment and require developers and contractors meet the standards.

Public private partnerships have demonstrated successes with both revitalization of existing properties - particularly those that are in foreclosure or abandoned - and construction of new projects on vacant sites in challenged neighborhoods. Infill development can create momentum for revitalization of existing housing units.