



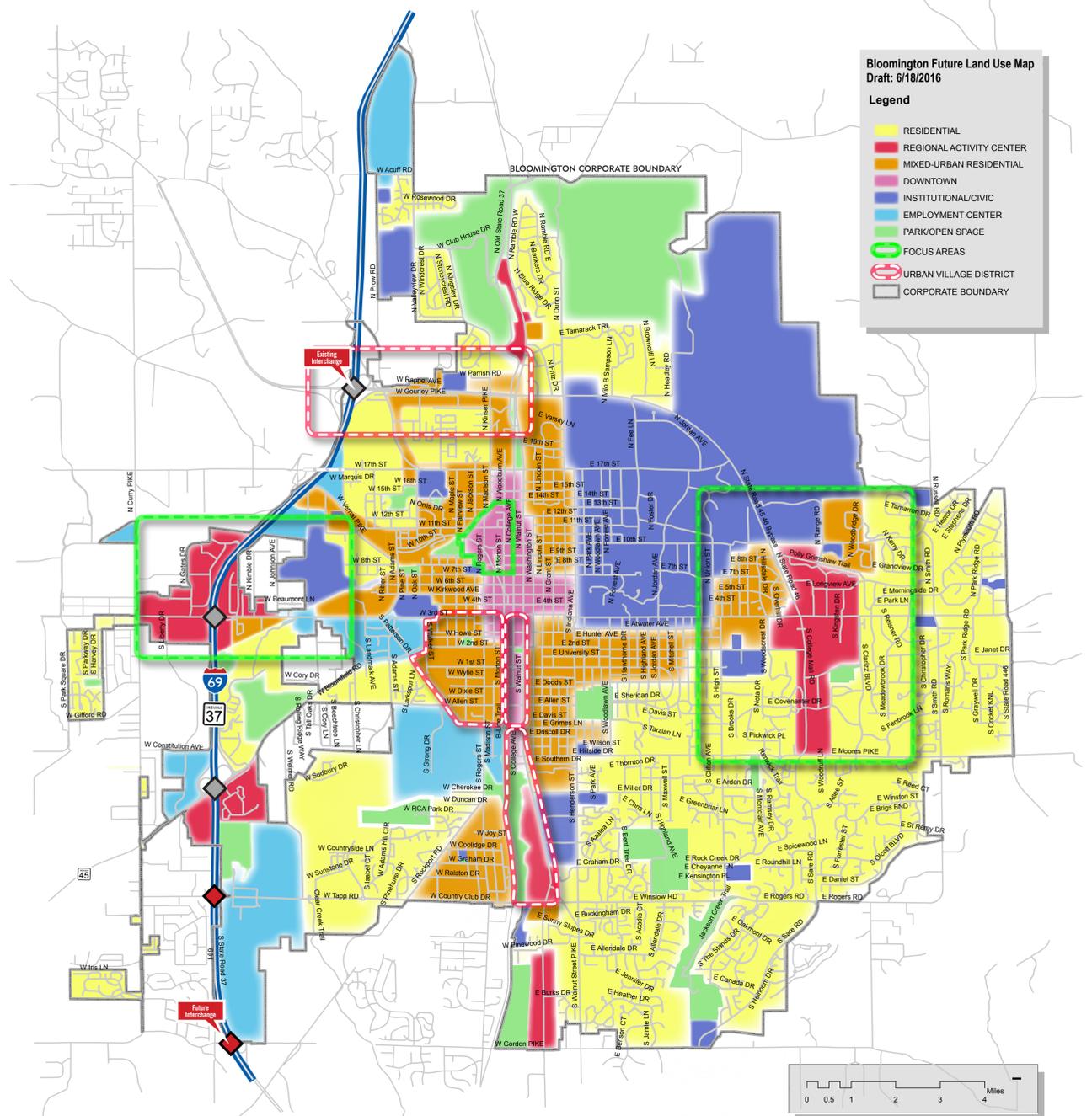
Chapter 6 Land Use

Goal 6.1

- Urban space is a limited 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.

Goal 6.2

- Plan for streets and 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.
- **Policy 6.2.4:** Promote design and site planning of on-site open space in 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 6.2.7:** 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.
- **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.

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.
- **Policy 6.3.3:** Encourage quality employment opportunities for citizens.