



# The Planning Post

The Newsletter of the City of Bloomington Planning Department



## City of Bloomington Planning Department

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## MPO Accessibility Policy

The Bloomington/Monroe County MPO (BMCMPPO) Policy Committee approved a policy statement on Accessibility and Design Principles. The statement ensures that all transportation planning activities will strive to achieve accessibility for persons with disabilities with the following strategies:

- Proactively seek direction on transportation investments from citizens with disabilities such that any investment can improve their ability to travel within the area.
- Encourage participation on BMCMPPO committees and subcommittees by citizens with disabilities.
- Hold regular educational training for BMCMPPO members on best practices of accessibility, ADA compliance, and universal design for public spaces and thoroughfares.
- Require adoption of ADA Transition Plans for local member agencies.



## Two New Affordable Housing Projects Approved

Bloomington continues to make progress in developing more affordable housing for its residents. Two new affordable housing projects have recently been approved by the Plan Commission or Board of Zoning Appeals, one at the Patterson Pointe Planned Unit Development (PUD) and a second on S. Walnut Street, currently the site of the Southern Winds Inn motel and Roosters bar.

Affordable housing is an ongoing need for Bloomington residents. According to the U.S. Census Bureau, more than 60% of Bloomington renters are cost-burdened, paying more than 30% of their income to gross rent, compared to just 48.6% of all Indiana renters. These two projects will reduce burdens on hundreds of Bloomington renters.

Patterson Pointe is a 61-unit affordable housing project for seniors, which includes 42 one-bedroom units and 19 two-bedroom units. This project will remain affordable for 30 years, available to seniors earning 60% or less of the area median income. The senior development scored third out of all submissions to the State of Indiana Housing and Community Development Authority during their round of Affordable Housing Tax Credits last year. The project also received HOME funds from the City's Housing and Neighborhood Development (HAND) Department. The overall Patterson Pointe PUD, located on the southwest corner of S. Patterson Drive and W. 3rd Street, was first approved in June 2011. This project will be the first built in the PUD. The property has been mostly vacant since 2006, but market-rate housing and mixed-used buildings are also being planned for development. The project is being developed by Miller-Valentine Group from Cincinnati, OH.

*Continued on page 3*

# Meet This Year's IU Interns

The Planning Department is joined this year by three interns from Indiana University: two School of Public and Environmental Affairs (SPEA) Service Corps fellows and one Environmental Commission (EC) intern. Service Corps is a collaborative fellowship program which places masters-level SPEA students at local nonprofit and public agencies. The EC hires two undergraduate or graduate student interns each year, one in the summer and one during the school year.



*Meg Hathaway*

Meg Hathaway is a third year SPEA fellow, pursuing a joint Master of Public Administration (MPA)/Master of Science in Environmental Science degree. Meg has worked on a variety of projects in the Department, including the Water and Green Infrastructure sections of the Bloomington Environmental Quality Indicators (BEQI) Report and several projects which help people take environmental action in their daily lives. Meg spent the past two summers working for the EPA and hopes to work in the federal government after graduation.

Around town, Meg enjoys Bloomington's restaurants, Lotus Festival, and taking classes through People's University. Meg has enjoyed the different projects she has worked on in the Department and thanks everyone for the opportunity to work there.



*Dani Rossi*

Dani Rossi is a second year SPEA fellow, pursuing an MPA in Policy Analysis. Since joining the Department last fall, Dani has worked on several projects including affordable housing research for ImagineBloomington and Bicycle Friendly Community initiatives such as the city-wide bicycle rack inventory. Dani's favorite things about working in the Department are feeling more closely connected to the community and exploring new areas of the city through fieldwork. In her free time, Dani enjoys traveling, attending community arts and culture events, and working with youth.

After graduating, Dani hopes to work on anti-poverty initiatives at a community-based agency.



*Emily Kasnak*

Emily Kasnak is the 2012-2013 EC Intern. She is currently a senior pursuing a Bachelor in Public Affairs and Public Management with a Business Administration and Non-Profit Management Certificate and a Legal Studies minor. As an EC Intern, Emily's primary responsibilities will be the Lawns for Life campaign and the Eco-Hero Awards. Originally from Indianapolis, Emily spent her summer in Oxford studying environmental policy. After graduating, Emily would like to work in the public sector in a policy-related job.

Outside of classes, Emily enjoys vegetarian cooking, golf, and spending time with her family.

## ImagineBloomington Open Houses

The City of Bloomington is seeking input from residents on a newly drafted vision statement that was developed as a result of the ImagineBloomington planning process. The vision statement will be used as the foundation for the community's next comprehensive plan, to be developed starting in early 2013.

The draft vision statement was crafted by City staff and a community steering committee based directly on input received from residents online and during the ImagineBloomington public workshops held last spring. The steering committee consists of citizens that represent a wide spectrum of community interests.

Both open houses will follow a format that allows residents to stop by at any time to provide their input.

Monday, October 29  
12:00-2:00 PM and 5:00-7:00 PM  
Monroe County Public Library  
Ground Floor Atrium  
303 E. Kirkwood Avenue

Tuesday, October 30  
4:00-7:00 PM  
City Hall Atrium  
401 N. Morton Street

Residents may also comment by taking an online survey or by participating in an online forum, both available at: <http://bloomington.in.gov/imaginebloomington>

## Construction Buzz

### 1 300 W. 11th St.

#### The Park on Morton

A mixed use development, The Park on Morton, is currently under construction. The development will include 152 apartment units with 472 total bedrooms. The development will also include retail and office uses.



Rendering of The Park on Morton

### 2 126 S. Franklin Rd.

#### Cheddar's Restaurant

A new 8,600 square foot Cheddar's restaurant is being built on the city's westside on the former site of the Scottish Inn suites.



Partial front elevation of Cheddar's

### 3 301 S. Walnut St.

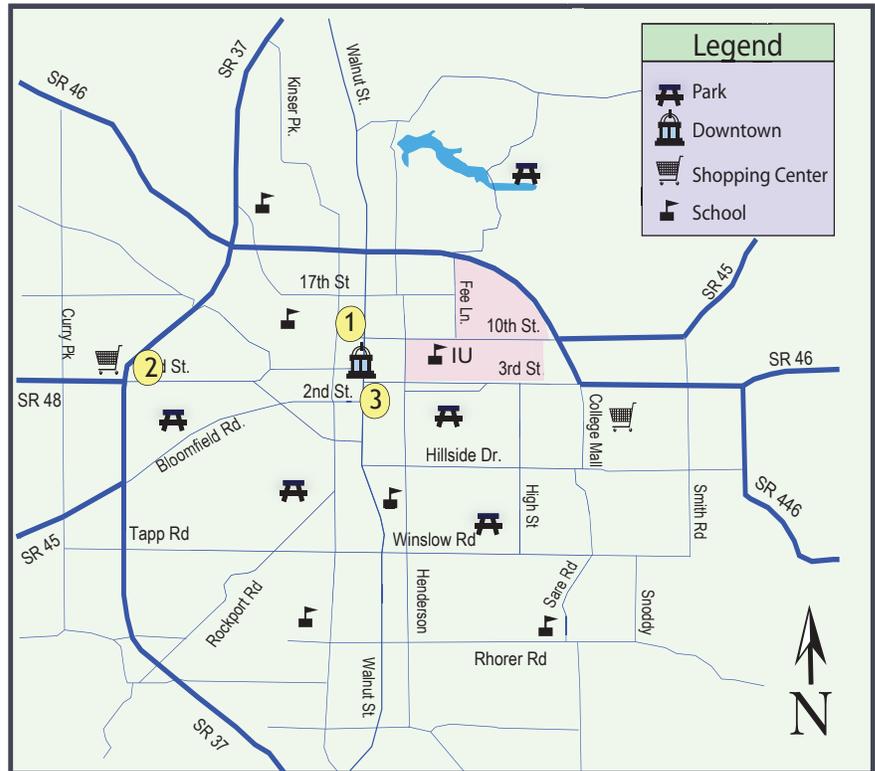
#### BT Transit

BT Transit received approval from the Plan Commission in September to construct a two-story downtown transportation terminal and emergency dispatch center.



Rendering of new transit center

## Construction Buzz Location Map



## Affordable Housing (continued)

A second affordable housing development, on the Southern Winds Inn/ Roosters site, was approved at October's Plan Commission and Board of Zoning Appeals meetings. Located at 2960 S. Walnut St., this major redevelopment project will ensure more effective land use. All existing buildings, other than the limestone clubhouse, will be removed. The three-story multi-family development will contain 108 units available to residents generally between 30% and 60% of the area median income. The project is led by NRP Group, a national affordable housing developer, who hopes to secure the same State and local funding sources as Patterson Pointe.

These two projects contribute to Bloomington's ongoing effort to increase the availability of affordable housing. The City continues to encourage new affordable developments and is considering affordable housing into the development of the new comprehensive plan, ImagineBloomington.



Front elevation of the proposed apartments at 2960 S. Walnut Street

# Bloomington Hosts 2012 State MPO Conference



Over 150 transportation planners and engineers from across Indiana visited Bloomington from October 16 through 18 for the annual statewide MPO conference. Metropolitan Planning Organizations (MPOs) are regional transportation planning organizations for urban areas. The conference is an opportunity for local, state, and federal transportation professionals to exchange best practices and strengthen working relationships. The location of the conference changes every year, and the host town showcases many of its transportation facilities.

This year's conference included breakout sessions and three mobile tours. The Bloomington Bicycle Tour explored newly completed projects that exhibit innovative bicycle designs, and it provided participants with a feel for what makes Bloomington conducive to bicycling. There was also a behind-the-scenes tour of the Indiana Hoosiers' most beloved sports facilities, including Memorial Stadium and Assembly Hall, and a cultural tour of the Tibetan Monoglian Buddhist Cultural Center, which nurtures and preserves the cultures of Tibet and Mongolia on 108 acres just southeast of Bloomington.

The keynote address was given by Todd Litman, founder and executive director of the Victoria Transport Policy Institute, an independent research organization dedicated to developing innovative solutions to transportation problems. Litman is a prolific writer, and his work has helped expand the range of impacts and options considered in transportation decision-making, improve evaluation methods, and make specialized technical concepts accessible to a larger audience. The City of Bloomington and Bloomington Transportation Options for People (B-TOP) also hosted a free public presentation by Litman called "A Healthy Community through Transportation Policy" on Tuesday, October 16 in City Hall Council Chambers.

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