

**RESOLUTION 18-01****TO ADOPT THE CITY'S COMPREHENSIVE PLAN**

- WHEREAS, pursuant to IC 36-7-4-501, the Plan Commission is responsible for preparing comprehensive plans and amendments thereto and forwarding them to the Common Council; and
- WHEREAS, on November 6, 2002, with the passage of Resolution 02-19, the Common Council adopted the City's current comprehensive plan, which is known as the Growth Policies Plan (Plan); and
- WHEREAS, almost 10 years later, the City Planning Department and Plan Commission were directed to evaluate and update this Plan, starting in 2011; and
- WHEREAS, the Plan Commission completed this process, conducted public hearings, and developed a new Comprehensive Plan; and
- WHEREAS, on June 26, 2017, the Plan Commission approved the proposed new Comprehensive Plan which, on July 5, 2017, was certified to the Common Council; and
- WHEREAS, at the Regular Session on August 9, 2017, the Common Council introduced Resolution 17-28, which proposed adoption of the new Comprehensive Plan, and then met over a series of seven meetings in one long Special Session held from the month of August and into December, where it undertook the review of, and consideration of two rounds of amendments to, the proposed new Comprehensive Plan; and
- WHEREAS, at the Regular Session on December 20, 2017, the Council voted to extend the deliberations into January 2018; and
- WHEREAS, that extension entailed the introduction of an amended and renumbered resolution (Resolution 18-01), affirmation and ratification of past actions in regard to the new Comprehensive Plan, conclusion of consideration of second-round amendments, and consideration of additional amendments before consideration of the Comprehensive Plan in its entirety and as amended by the Council; and
- WHEREAS, in light of Common Council amendments to the Comprehensive Plan, upon adoption by the Common Council, the Plan must be returned to the Plan Commission with a written statement of reasons for the amendments and an opportunity for it to review and respond in accordance with IC 36-7-4-510;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The Council hereby affirms and ratifies actions it has taken in regard to its deliberations of the proposed new Comprehensive Plan in 2017. Those actions include but are not limited to the disposition of amendments along with the conduct of its deliberations.


SECTION 2. The City's Comprehensive Plan, as certified by the Plan Commission, shall be adopted as amended by the Common Council.

SECTION 3. If any section, sentence or provision of this legislation, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.


PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17<sup>th</sup> day of January, 2018.

  
DOROTHY GRANGER, President  
Bloomington Common Council

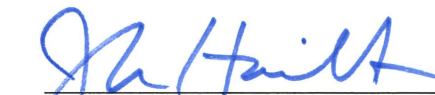
ATTEST:

  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ~~19<sup>th</sup>~~ day of ~~January~~, 2018.  
20<sup>th</sup> March

  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED by me upon this 21<sup>st</sup> day of March, 2018.

  
JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution amends and adopts the City's new Comprehensive Plan, which was certified to the Common Council in July 2017. This proposed City of Bloomington Comprehensive Plan replaces the existing Comprehensive Plan, which is known as the Growth Policies Plan. The Comprehensive Plan sets forth a vision for the future growth and development of Bloomington. It includes information and policies regarding Community Services & Economics, Culture & Identity, Environment, Downtown, Housing & Neighborhoods, Transportation, and Land Use. In light of Common Council amendments to the Comprehensive Plan, upon adoption by the Common Council, the Plan must be returned to the Plan Commission with a written statement of reasons for the amendments and an opportunity for it to review and respond in accordance with IC 36-7-4-510.



# 2018 Comprehensive Plan City of Bloomington





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# Acknowledgments

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Ron Walker • Bloomington Economic Development Corporation  
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RATIO Architects, Inc.  
Bill Holladay

## Photos

Visit Bloomington  
City of Bloomington Staff  
Mark Stosberg

## The Bloomington Community

Of course, the Comprehensive Plan could not have been written without the assistance of the citizens of Bloomington. Individuals and community organizations alike dedicated many hours of their time to take part in the development of this Plan. The efforts of the entire community are much appreciated.

# Executive Summary

Unlike its predecessor, Growth Policies Plans, the Bloomington Comprehensive Plan addresses not merely the physical growth of our community, but recognizes the variety of human and natural systems interactions necessary to achieve a sustainable community with a high quality of life for our residents.

We acknowledge that healthy natural systems are the foundation for flourishing human societies. Globally, the scale of human impact is undermining this foundation, and we must reverse the course of environmental degradation to ensure a livable future. Our community has resolved to do our share to protect the biosphere, and critical to this protection is recognizing that infinite growth is neither possible nor desirable in a finite world.

To track our community's progress toward greater sustainability and resilience, we require measures of success that are inclusive of environmental, social, and economic well-being. Measures of quality of life based on equity, human fulfillment, and community resilience should replace inadequate progress measures based on aggregate growth in conversion of our natural world to built capital, and corresponding increases in resources and energy.

Within a framework of sustainability, our Vision Statement establishes core principles to achieve and maintain civic engagement, human flourishing, and a high quality of life for our community as we develop into the future. These principles serve to guide us in decisions concerning our major objectives within the Comprehensive Plan.

The Bloomington Comprehensive Plan is a tool used by the mayor, City staff, Plan Commission, City Council, developers, and other community leaders to guide decisions about investments and resources. Though primarily a tool of the City's Plan Commission, the Plan is also used by others considering land use, transportation, and education decisions and business investment in the community. It can foster consensus, highlight important issues to address, and offer a platform as strategy for the greater Bloomington area. The Land Use Chapter is the policy chapter of the Plan. It describes the pattern, character, and intensity of development across the City and its planning jurisdiction. While planning decisions for specific zones or parcels may evolve over the long term, these land use policies are the overall consistent framework guiding Bloomington's development to 2040. The success of the Bloomington 2018 Comprehensive Plan will be measured in part by the application and practice of the objectives and recommendations contained within. The Bloomington Comprehensive Plan includes seven chapters that work together to provide an implementable guidance document, summarized on the following pages.





# Introduction

# Purpose of the Comprehensive Plan

The Bloomington Comprehensive Plan is the city's long-range plan for land use and development. It is a set of goals, policies, maps, illustrations, and implementation strategies that state how the City of Bloomington should address development: physically, socially, and economically. This is the third edition of the City's comprehensive plan; it renames and replaces the Growth Policies Plan of 2002, which in turn replaced the Growth Policies Plan of 1991.

While the Bloomington Comprehensive Plan has a horizon of 2040, it should be reviewed periodically and updated regularly in response to land use trends, changes in population, or any significant events that may affect Bloomington's future. These updates will ensure that the Plan and its individual elements remain relevant.

The Plan establishes the framework and provides direction for City elected and appointed officials and staff to make decisions regarding the desired location and intensity of growth, development and redevelopment opportunities, transportation facilities, parks, and other public services. Methods to help foster a healthy local economy, actions to protect and enhance the natural environment, and providing equitable access to housing and delivery of public services are also integral parts of the Plan.

The plan also provides a similar framework for coordination and collaboration with other agencies and organizations over a wide range of topics. The City of Bloomington recognizes the services Monroe County provides to residents and the mutual benefits gained through regular coordination and collaboration.

## Comprehensive Plan Mandate

Indiana State Statute (IC 36-7-4-501) provides for a comprehensive plan prepared by each Plan Commission to promote the public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.

Per IC 36-7-4-502, a comprehensive plan must contain:

- a statement of objectives for the future development of the jurisdiction;
- a statement of policy for the land use development of the jurisdiction; and
- a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

Indiana State Statute (IC 36-7-4-503) allows incorporation of additional sections to address issues and goals distinctive to the jurisdiction, including, but not limited to, natural features, parks and recreation, economic development, multimodal transportation, and redevelopment opportunities.

## How Public Input was Taken

In October 2011 the City announced ImagineBloomington, a rigorous public outreach process, as the initial step in revising the comprehensive plan. ImagineBloomington's purpose was to review the City's existing 2002 Growth Policies Plan to determine what modifications may be necessary as Bloomington continues to grow and change.

The first aspect was a visioning process. A 25-member steering committee advised staff on community engagement efforts, helped to identify key groups and emergent topics for discussion, and helped process public input to develop a Vision Statement. The Steering Committee was comprised of elected officials, board and commission members, local agency members, and area residents. A time horizon of 2040 was set to help facilitate the development of "big picture" ideas to consider. A little over two years later, the City Council adopted a new Vision Statement through Resolution 13-01. This significant milestone was made possible through collaboration and community engagement.

Various community outreach tools informed, engaged, and allowed residents to participate in developing this plan. Typically, before each public meeting or event, a city press release announced the purpose, date, and location(s). Social media replicated these announcements. Online forums and surveys mimicked these events or meetings so residents could participate if they were not able to attend in person. All steering committee meetings were open to the public, and staff provided updates to other City Boards and Commissions as another means to inform and engage residents. Feedback received was meaningful and pertinent throughout the process. Staff incorporated changes and included new ideas as the process moved forward in developing both the Vision Statement and the Comprehensive Plan. Community involvement has been central.

The adoption processes of the Vision Statement and Comprehensive Plan offered further opportunities for community involvement. First, the components needed to receive approval by the Plan Commission. The Plan Commission meetings offered occasions for residents to make comments and suggestions for the Commission to consider. Once the Plan Commission approved these documents, which often included amendments, the City Council did a similar review and approval. This phase offered residents a chance to comment and make suggestions.

## How to Use this Plan

The Bloomington Comprehensive Plan is a long-range initiative to guide the future of the City in a way that reflects our particular challenges and unique characteristics. It represents the first step in a journey. The Plan should be used to assist the mayor, City Council, Plan Commission, and City staff to ensure that development decisions are balanced with the protection and conservation of natural, cultural, and historic resources according to public preferences and input. The Plan Commission should use the Plan as the basis for decisions when approving development or subdivision plans and when recommending zoning changes.

The Plan may also be used by members of the development community when making decisions about future investments. Other agencies, organizations, and residents may use the Plan to coordinate efforts and foster collaborations. The individual chapters state goals and policies that reflect the priorities of Bloomington residents and stakeholders.

# Plan Framework

## Vision Statement

Provides the “big picture,” the overall outcome for Bloomington by the year 2040. Resolution 13-01, adopted in 2013, lists 16 statements that form the vision behind the plan. These sixteen statements were organized into six main objectives to further organize and guide the plan.

## Objectives

Provide the general policy essence and intent of the Plan and support the 16 concepts from the Vision Statement. They also serve as statements for the future development of Bloomington.

## Goals

Provide a means to further state priorities that directly support the collective efforts and ideals of the community reflected in the objectives.

## Policies

Provide a course of principle or action that can outline avenues or opportunities to achieve the intent of a goal.

## Programs

Provide examples of more specific implementation strategies taken by city officials, business leaders, community organizations, labor organizations, and residents to help accomplish the goals.

## Land Use Chapter

Indiana State Statute requires that, in addition to objectives, the plan shall contain policies regarding land use and public ways, places, lands, structures, and utilities. Following the six objectives is a Land Use Section which provides that information in addition to other considerations regarding future land use.

## Plan Evaluation

Each chapter concludes with a list of outcomes and indicators. Outcomes are broad, desired effects from the implementation of goals, policies, and programs. Indicators are bulleted points underneath outcomes that are quantitative measures to consider for evaluating the overall policies and programs within each chapter. Outcomes and Indicators are primarily aimed at measuring the long-term progress of the Vision Statement objectives identified with goals and policies within the chapters. They should not be considered as a direct measure of any one particular goal or program. These are intended as examples for tools to use in future evaluations of the Plan. Together they are intended to provide a big-picture evaluation tool to measure progress.

# Vision Statement

The vision statement provides the “big picture,” the overall outcome for Bloomington by the year 2040. Resolution 13-01, adopted in 2013, lists 16 statements that form the vision behind the plan.

These were, and are, core visions of the Council. However, this vision was approved almost five years before the consideration of this Comprehensive Plan. Upon reflection, the Council feels it necessary to be clear about two concepts reflected both in this Plan and in the Vision Statement.

## Vision Statement – Interpretive Guidance on “Growth” and “Development”

First, when it comes to the use of the terms “growth” and “development” throughout the document, when they are used in the quantitative context of physical growth (expansion of population and/or our built environment) these terms are to be interpreted as value-neutral. No part of this Plan or Vision should be construed as advocacy for population growth, growth of our built environment, or growth in consumption as goals or end points in themselves. Rather, the vision of growth and development for our community is a qualitative one. Qualitative growth includes: growth in social and economic equity; growth in environmental quality and integrity; growth in community health; growth in opportunities for quality education, quality employment, and civic engagement; and, growth in access to amenities for all. This is what we mean by “economic development.” Simple physical growth should not be confused with economic development nor be understood as a means to foster economic development. It is the intent of the Council that this position on growth and development shall inform the interpretation of this Plan.

## Vision Statement and Objectives – Guidance on Regional Economic Hub

Second, the Council wishes to clarify the intent of the eighth bullet listed in the Council’s 2013 Vision Statement, reading “Enhance the community’s role as a regional economic hub.” This statement should be interpreted in a regional context which includes the effects of such a strategy on other regional communities. Policies and decisions for enhancing our community’s economic role in the region should be primarily based on accurate assessments of providing truly regional benefits and should not come at the expense of the economic health and well-being of other communities in our region. Any discussion of the enhancement of Bloomington as a regional hub should be accompanied by a review of the economic impact of such hub on surrounding communities.

*Passed 9-0*

**RESOLUTION 13-01**

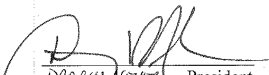
**TO ADOPT A NEW VISION STATEMENT FOR UPDATING THE GROWTH POLICIES PLAN**


- WHEREAS, the Plan Commission, in deference to I.C. 36-7-4, has responsibility for preparing comprehensive plans and amendments thereto and forwarding them to the Common Council; and
- WHEREAS, with the passage of Resolution 02-19 on November 6, 2002, the Common Council updated the comprehensive plan, also known as the Growth Policies Plan; and
- WHEREAS, it has now been ten years since the Growth Policies Plan was last updated; standard practice for local governments is to update their comprehensive plans every decade; the City Planning Department and the Plan Commission initiated a process to begin updating the Growth Policies Plan beginning in 2011; and
- WHEREAS, a citizen Steering Committee was formed to assist and guide the Growth Policies Plan update process; their recommendation was to begin the update process by first developing a Vision Statement; and
- WHEREAS, a public participatory process has been completed for developing the Vision Statement; and the Plan Commission has made a positive recommendation on the Vision Statement and forwarded it to the Common Council for adoption; and
- WHEREAS, the Vision Statement will be utilized as a foundation to define the specific policies and topic areas of the Growth Policies Plan update.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. A new Vision Statement shall be adopted for the purpose of updating the Growth Policies Plan, which is attached to, and made a part of, this resolution.

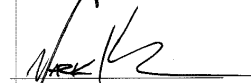
PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16<sup>th</sup> day of JANUARY, 2013.

  
 DARRYL WETHER, President  
 Bloomington Common Council

ATTEST:  
  
 REGINA MOORE, Clerk  
 City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 17<sup>th</sup> day of JANUARY, 2013.

SIGNED and APPROVED by me upon this 17<sup>th</sup> day of January, 2013.

  
 MARK KRIZAN, Mayor  
 City of Bloomington

## SYNOPSIS

This resolution adopts a new Vision Statement for the City's Growth Policies Plan (GPP). The Vision Statement was developed based on the priorities that were identified by the public during numerous outreach meetings as well as input from a representative Steering Committee. This Vision Statement will be utilized as a foundation to define the specific policies and topic areas of the GPP update.

*Note: On January 16, 2013, the Council adopted Am 01 amending the Vision Statement, which is attached to this resolution.*

## Vision Statement Adopted in the interest of updating the Growth Policies Plan

This vision statement reflects the concerns, wishes and aspirations of the residents of Bloomington, Indiana. ImagineBloomington engaged hundreds of residents, along with elected officials and members of City boards and commissions, to develop this vision for the future of Bloomington. This vision statement will provide both City government and the broader community with policy guidance and a common understanding of the values and themes that will shape Bloomington in the future.

We begin by recognizing Bloomington's strong foundation. We are culturally rich, cherish our progressive college town atmosphere and embrace diversity. We respect our past, while using innovation and collaboration to keep moving forward. Our wealth of natural and community resources allows us to maintain a highly desirable quality of life. Together, these are the defining features of a community with many strengths and a bright future.

This is our vision. Bloomington achieves excellence through collaboration, creativity, cultural vitality, inclusion and sustainability. We establish the following as core principles that will guide Bloomington's future.

- Fortify our strong commitment to equality, acceptance, openness and public engagement.
- Nurture our vibrant and historic downtown as the flourishing center of the community.
- Ensure all land development activity makes a positive and lasting community contribution.
- Recognize the many virtues of historic preservation, rehabilitation and reuse of our historic structures.
- Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure, assistance, historic protection and access to small-scaled mixed-use centers.
- Celebrate our rich, eclectic blend of arts, culture and local businesses.
- Invest in diverse, high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community's role as a regional hub, and is responsive towards larger concerns of sustainability.
- Enhance the community's role as a regional economic hub.
- Offer a wide variety of excellent educational opportunities for our residents at every stage of life.
- Deliver efficient, responsive and forward-thinking local government services.
- Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system.
- Offer a wide variety of quality housing options for all incomes, ages and abilities.
- Provide a safe, efficient, accessible and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile.
- Meet basic needs and ensure self-sufficiency for all residents.
- Encourage healthy lifestyles by providing high quality public places, greenspaces, and parks and an array of recreational activities and events.
- Fortify our progress toward improving public safety and civility.



# Objectives

The 16 principles of the Vision Statement adopted by the Common Council in Resolution 13-01 were reorganized for this Plan into six objectives. These objectives correspond with the first six chapters in Section One, which serve as the strategic component of this plan.

Each chapter includes general Goals, specific Policies to help fulfill each Goal, and descriptions of Programs for achieving each Goal and Policy. Each chapter also includes Outcomes and Indicators to help track the effectiveness of the Goals, Policies, and Programs. These performance measures may also help re-prioritize Goals, Policies, and Programs when necessary.

The intent of these chapters is strategic. They identify aspirations and preliminary steps on the journey towards achieving Bloomington's 2040 Vision. Strategies will vary and modify over time, but the Outcomes should remain consistent.

Below is a general outline of each chapter. Note that some of the vision statements adopted by the City Council could fall under more than one of the headings below, but in this plan we have matched them most closely with the appropriate plan objective.

## 01 | Community Services & Economics

### Objective: Support Comprehensive Community Services and Economic Vibrancy

The Community Services chapter offers a platform to provide and develop critical infrastructure, services, and access as the City of Bloomington grows and changes. This chapter highlights the government services and partnerships that contribute to the governmental structure. The chapter also provides a brief synopsis of the economic functions and goals of the City. Overall this chapter supports the following Vision Statement principles:

1. Fortify our strong commitment to equality, acceptance, openness, and public engagement
2. Deliver efficient, responsive, and forward-thinking local government services
3. Meet basic needs and ensure self-sufficiency for all residents
4. Fortify our progress toward improving public safety and civility
5. Invest in diverse, high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community's role as a regional hub, and is responsive towards larger concerns of sustainability
6. Enhance the community's role as regional economic hub

## 02 | Culture & Identity

### Objective: Nurture Education and Cultural Vibrancy

The City of Bloomington has a high quality of life, supported by its rich culture and identity. Bloomington is often cited as one of the most livable communities, both regionally and nationally. This chapter introduces priorities that define the culture and identity that help make Bloomington such a desirable and attractive community, including history, Indiana University, tourism, and educational opportunities. Overall this chapter supports the following Vision Statement principles:

7. Celebrate our rich, eclectic blend of arts, culture, and local businesses
8. Offer a wide variety of excellent educational opportunities for our residents at every stage of life

## 03 | Environment

### Objective: Work Toward a Resilient, Environmentally Responsible Community

The City of Bloomington has a long-held commitment to protecting the environment, and this chapter underscores new goals, policies, and programs that reflect this commitment. This chapter introduces ways to ensure that the current natural environment is not only protected, but nurtured and enhanced for the future. We have ways of thinking about what environmental protection is, and how it is accomplished now, that are different than years ago, and the philosophy of this chapter reflects that change. Overall this chapter supports the following Vision Statement principles:

9. Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system

## 04 | Downtown

### Objective: Nurture our Vibrant City Center

Downtown is a highly walkable district that is enhanced by a mix of commercial, entertainment, residential, and cultural amenities with strong multimodal access. This chapter contains priorities that support mixed-use cultural opportunities that bring life and vibrancy to Bloomington's downtown. Overall this chapter supports the following Vision Statement principles:

10. Nurture our vibrant and historic downtown as the flourishing center of the community

## 05 | Housing & Neighborhoods

### Objective: Enhance Quality of Place for Neighborhoods and Development

Issues regarding housing and neighborhoods are central to providing a strong quality of life for residents. This chapter introduces goals, policies, and programs that illustrate Bloomington's long-term commitment to revitalizing its housing stock and neighborhoods to work well for people from all walks of life, as well as providing smart-growth supply strategies for future development and redevelopment. Overall this chapter supports the following Vision Statement principles:

11. Ensure all land development activity makes a positive and lasting community contribution
12. Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures
13. Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure assistance, historic protection, and access to small-scaled mixed-use centers
14. Offer a wide variety of quality housing options for all incomes, ages, and abilities
15. Encourage healthy lifestyles by providing high quality public places, green space and parks, and an array of recreational activities and events

## 06 | Transportation

### Objective: Provide Multimodal Transportation Options

This chapter highlights Bloomington's mobility needs and the plans, programs, and investments necessary to address them. Continuing to enhance Bloomington's multimodal transportation system is a priority. Overall this chapter supports the following Vision Statement principle:

16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile

## 07 | Land Use

This chapter is directed only towards policy; it does not take a strategic approach with goals and programs. The policies within the chapter place a strong focus on land use that is aimed not at separating uses, but instead on mixing uses. As the city experiences change over time, policies are aimed at maintaining, transforming, or enhancing various areas of the community. This section contains the Future Land Use Map and corresponding land use designations that will help guide future development and zoning in Bloomington.

# Community Profile

While no one exactly knows what will happen in Bloomington from now through 2040, we can be confident that certain demographic patterns and economic sectors will have significant future impacts on our community. These impacts will create certain types of development pressures within the region.

We can anticipate many of these pressures through this planning process and respond to them through local planning policies that will greatly benefit the entire community. This overview highlights anticipated socioeconomic and demographic trends and projections that will inform and influence the future development of Bloomington, as described in the following chapters.



## Existing Conditions

The corporate boundary of the City is just over 23 square miles and has a 2015 population density of approximately 3,600 people per square mile, where Monroe County’s population density is approximately 370. Bloomington’s population has historically outpaced the growth of the rest of Monroe County (Exhibit 1).

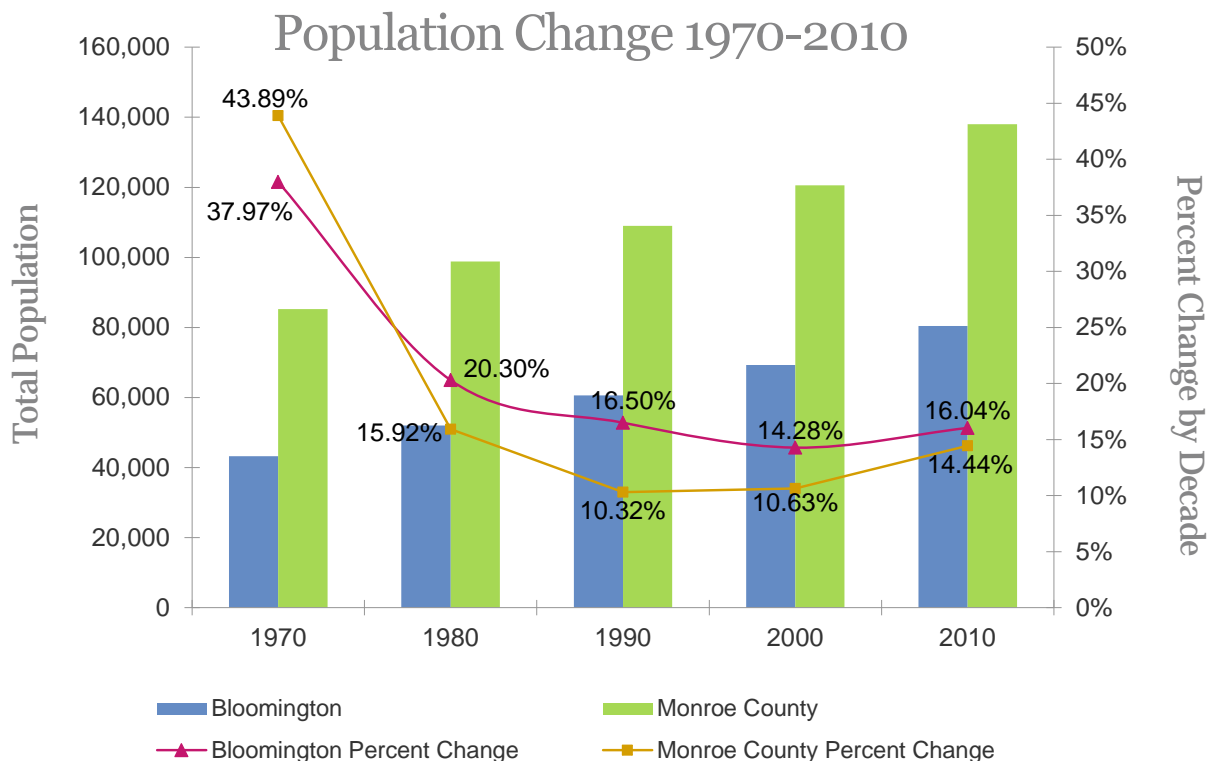
The City’s demographics reflect fairly closely those of Indiana and the U.S., with notable exceptions of the community’s higher percentage of Asian persons and its lower percentage of African-Americans and Hispanics (Exhibit 2). Bloomington’s foreign-born population percentage resembles the nation’s, and is more than twice as high as the state of Indiana’s which likely speaks to the international attraction of Indiana University as one of the world’s great research universities (Exhibit 3).

Like most cities across the country, Bloomington suffered some economic decline during the recession from 2008 to 2010. New housing construction permits fell dramatically for Single Family Residential (SFR) units. The number of

Multifamily Residential (MFR) units fell during the worst years in 2009–2011, but have since rebounded. This is likely due to continued demand for off-campus student housing for IU students. Much of this growth has been in and around Downtown.

While construction permits for housing mirrored the national economy, Bloomington’s economic performance has lagged behind the national recovery. Overall, the unemployment rate continues to be lower than the state of Indiana’s over the last 10 years. Real Gross Domestic Product (GDP) has shrunk since its peak in 2010, showing only a minimal upturn in 2014 and 2015, an upturn that can be largely attributed to the City’s population increase. Similarly, real per capita personal income has yet to fully recover since 2008, despite demonstrating a recent growth trend; it remains well below the state and national averages (reflecting the impact of the student population). The poverty rate remains above that of comparable college towns of similar size.

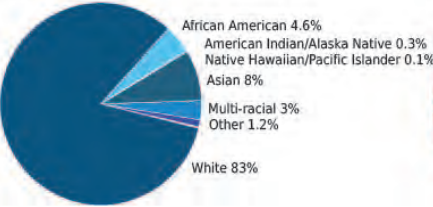
## Exhibit 1



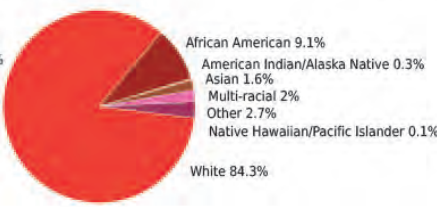
The blue and green bars indicate the total population by decade. The lines are the respective percent change from one decade to the next. For example, between 2000 and 2010 the percent growth in population for the City was 14.44%.

# Population by Race 2010

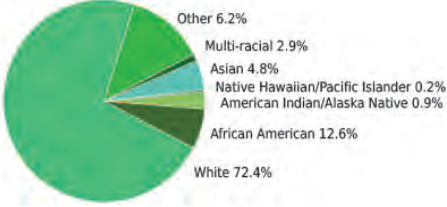
Bloomington



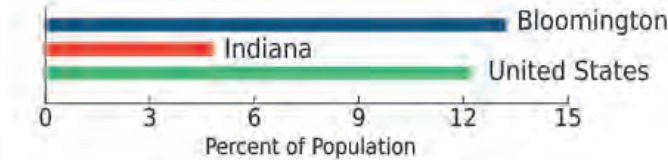
Indiana



United States



# Foreign Born Population 2011- 2015



Sources: exhibit 1 Census Bureau Decennial Census (2010) & exhibit 2 Census Bureau Decennial Census (2010) & U. S. Census Bureau, American Community Survey (ACS) and Puerto Rico Community Survey (PRCS), 5-Year Estimates (2015)

Bloomington continues to deliver sluggish aggregate jobs growth, despite strength in some sectors. According to the IBRC, total payroll employment for 2016 was only 4% higher than in 2000, with much of the growth attributable to accommodation, food services, and public administration. The healthcare and social services sector has delivered significant growth in the same period, retracting somewhat in 2015. Manufacturing, construction, and retail have shed jobs since 2000.

Despite its recent performance, Bloomington’s economy appears to be poised for growth. This is due in part to the diverse employment and resilient economy that Bloomington has with Indiana University, Ivy Tech, and Naval Surface Warfare Center as major attractors of talent. IU tends to operate year to year with similar levels of activities, and it has a number of research programs that work with existing local businesses. Even with a substantial amount of employment in the public sector related to IU, local government, and schools, the private-sector economy still supports 74% of the local employment base, with more than 45,000 jobs in 2013 compared to the public sector’s 16,000. This has allowed Bloomington to weather the recent

Great Recession better than most Midwest metropolitan areas that were much more dependent on manufacturing or one specific industrial sector.

When reviewing the resiliency and sustainability of local economies, it is important to understand the concept of import substitution as well as the importance of industrial sectors and the clustering of those sectors that bring in trade and dollars from outside the local economy. Encouraging local production for local consumption to replace some imports- goods and services imported from outside the local economy, has the community benefits of reducing dependence on imports, reducing leakage of income from the local economy, and developing a more diverse, resilient, and sustainable local economy. Energy purchase and consumption for example represents a large amount of economic leakage, and energy conserved or produced locally represents money not lost from the local economy. Education and awareness of the concept of import substitution as it relates to the local economy is critical, as benefits are not realized if income prevented from leakage is subsequently leaked in other ways.

Exhibit 4 indicates the location quotient, which is a measure of the amount of industrial concentration relative to the national economy. Generally, any industry that has a Location Quotient (LQ) of greater than one is considered to have an employment concentration important to the local economy.

The highlighted industrial sectors in the Location Quotient chart illustrate Bloomington's diverse local economy. The industrial sectors with significant employment concentrations are:

- Arts, Entertainment, Recreation, and Visitors
- Biomedical/Biotechnical (Life Sciences)
- Chemical & Chemical Related Products
- Forest & Wood Products
- Information Technology & Telecommunications
- Computer & Electronic Products
- Mining (Non-metal)
- Defense and Security
- Education and Knowledge Creation
- Advanced Materials
- Electric Equipment Manufacturing
- Printing and Publishing

Using knowledge based occupation clusters and skill-based occupation clusters these industrial sectors can be further organized into two groups: a creative knowledge-production group and a processing and logistics group. Bloomington's economy has concentrations in both groups:

**Creative Knowledge-Production Group:**

- Arts, Entertainment, Recreation, and Visitors
- Biomedical/Biotechnical (Life Sciences)
- Information Technology & Telecommunications

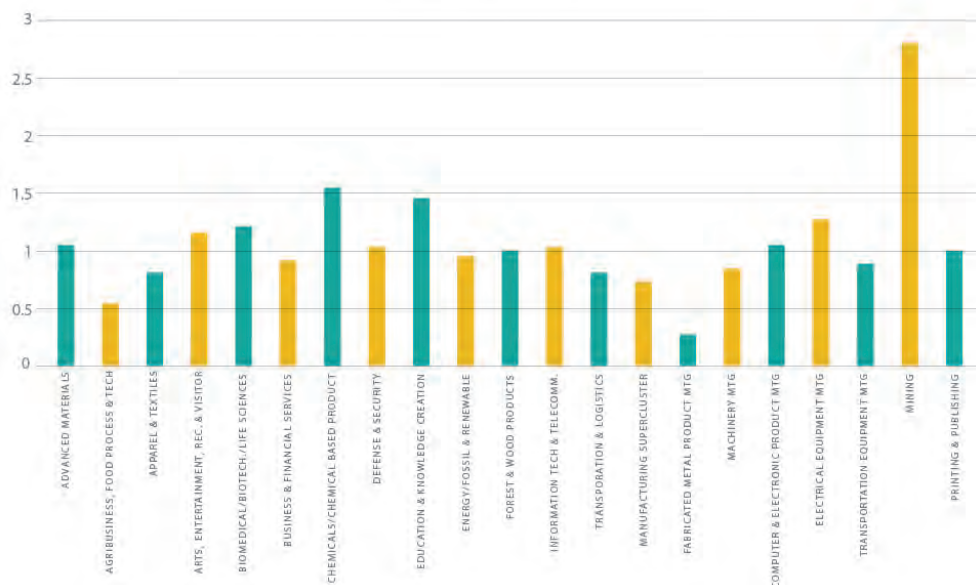
**Processing & Logistics Group:**

- Chemical & Chemical Related Products
- Computer & Electronic Products
- Mining (Non-metal)

This diversity in private sector industry, combined with a significant level of public employment, gives Bloomington a resilient economy that reflects a broad range of salaries and wages with a broad range of skills. Bloomington's high percentage of adult population with college degrees (around 57%) is more than double that of the rest of Indiana. This bodes well for Bloomington to be positioned to attract firms and most importantly to allow existing local companies to expand.

## Exhibit 4

Bloomington MSA Industry



This exhibit indicates the Location Quotients or concentration of major industrial categories within the local Bloomington economy. A location quotient greater than 1 indicates an important Bloomington industrial cluster for employment and investment. The Bloomington MSA includes Owen and Monroe Counties. Source: Ratio Architects, Inc.

The future projections on the demographics and economics of Bloomington are optimistic. With our highly-educated workforce, Bloomington will be positioned to take advantage of the expanding creative, knowledge-driven economy of the 21st century.

## Future Projections

Bloomington’s demographic changes suggest that its population will exceed 100,000 by 2035. As it has historically, Bloomington is projected to grow faster than other portions of Monroe County. This steady population growth will put pressure on City services and the housing and commercial markets.

The anticipated population growth will occur across all age groups. In order to meet this population growth, opportunities for housing, retail, employment, and entertainment should expand.

According to research completed by the City of Bloomington Commission on Aging, within the years 2020 to 2040 the population of the Bloomington metro area age 55 and above will grow by 20%. The non-student adult population (25-54) will grow by 13%, and the youth population (0-20) by only 7%. (The population which corresponds most closely with college students, 20-25, was not included in this study.) The

fastest growing group will need a community that prioritizes health care, supportive housing, and increased mobility services.

One of the major pressure points of this population growth is the increased demand for housing. Currently, there is a greater demand for housing than the market has supplied. Much of this demand appears to be driven by IU students.

This has priced housing rents and home sale prices out of the affordable range for many Bloomington households. It will be important for Bloomington to provide opportunities and locations for a growing student housing demand while ensuring there is a full mix of housing choices and price points for the balance of Bloomington households.

By 2040, the population of Bloomington is expected to reach over 100,000 individuals (Exhibit 5). These individuals will need services to meet their needs, especially housing. As we look to the future, projections are a way to create an estimate of a future situation based on a study of present data, although it is not a guarantee as to what will exactly happen over time. Using current housing and population data for the City of Bloomington from the American Community Survey and anticipating the future population, we are able to generate a forecast of how much housing will be needed by 2040.

Bloomington Projected Population 2040

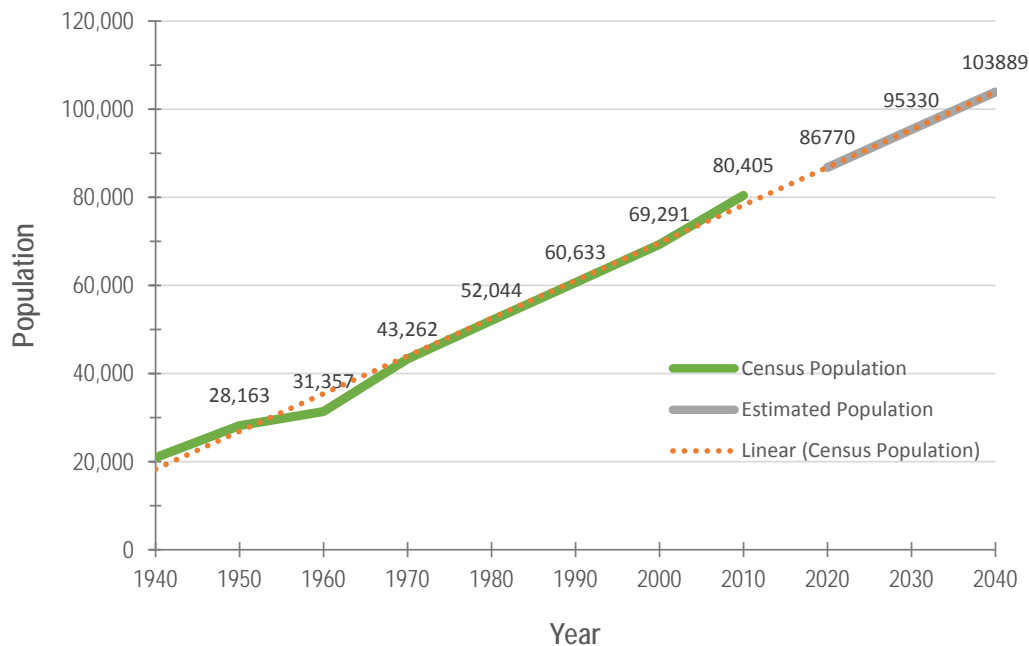


Exhibit 5

Exhibit 6 identifies the existing housing stock and existing households by a scale of income brackets and projects the number of households and required units by the target date (2040). According to the projected housing needs, 12,225 additional units will be needed to meet the growing population demand by 2040. This is approximately 556 units per year. This number includes both rental and owner occupied units. With a growing population and aging of the existing housing stock, the projection also estimates that around 2,610 existing units will become obsolete by 2040 and need to be at a minimum renovated to meet code.

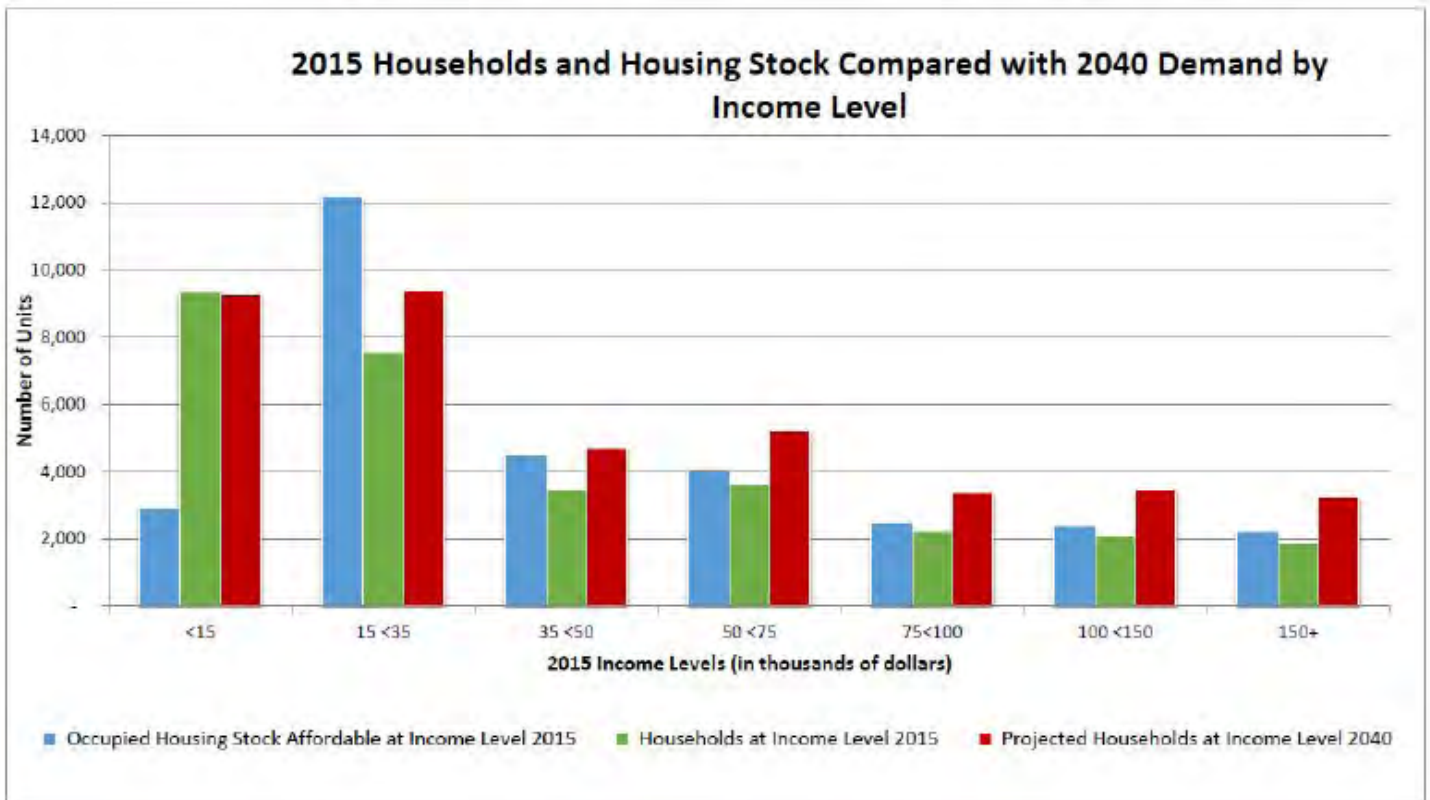
In exhibit 6, the blue bars indicate the existing occupied affordable housing stock per income bracket, the green bars indicate the number of households in 2015 in each income bracket, and the red bars indicate the projected number of households per income bracket by the year 2040. Examining the relationship between the blue bars and green bars per income bracket show the existing affordable housing supply per household within an income bracket. The red bar indicates the projected number of households per income bracket in 2040. To understand the potential housing need by 2040, the blue bar should be compared to the red bar.

Students living off-campus counted by the American Community Survey are included in the projection. Institutional housing including but not limited to university dormitories and fraternities are excluded from the housing projection, meaning there is a large population that lives in Bloomington not considered in this projection. Estimating the impact of universities on data sets can be challenging due to data collection methods. It is important to acknowledge this large part of the overall population of Bloomington that is not considered in the projected housing need.

It will be important that future growth is managed as much as possible within the City’s existing developed sewer service utility area or “footprint” (Exhibit 7). This will limit the negative environmental impact of further suburban sprawl over Bloomington’s unique and environmentally sensitive karst geology.

With additional housing comes the challenge of preserving vital green space and protecting the environment. These are real challenges facing Bloomington in the near future as it adjusts to its population increase and expansion of the built environment.

## Exhibit 6



Source: Envision Tomorrow Scenario analysis; U.S. Census Bureau ACS 2010-2015 5-year estimates, Bloomington (city), Indiana.



It is projected that about two-thirds of the new housing demand will be for Multifamily Residential (MFR) apartments. While Bloomington has opportunities for “infill” housing that could be located on land that is vacant and/or under-used, this will not likely provide enough land to satisfy demand. There are some existing large vacant land parcels within the utility service area that may provide areas for future housing growth.

A consistent challenge to managing growth in a college town is the ability to provide higher density residential development for both renters and owners while still maintaining access to retail, restaurants, and parks.

Denser developments, if well planned, can be much more protective of the environment while providing much more value per acre for both property owners and in terms of revenue to the City for its services and utilities. The City of Bloomington has often been a leader in environmental protection, and the City may need to guide future denser development patterns to the best locations to support walkable and livable environments, in more neighborhoods than only Downtown. Other highly traveled corridors would support such dense redevelopment and an increase in resident population.

The manufacturing industry will likely continue to evolve and change as technology advances. Jobs that remain in manufacturing will require ongoing training and advanced degrees, and in adapting to new and evolving trends, labor should play an important role along with management. Future projections indicate that professional office and institutional employment will lead to new job growth over the next few decades. Retail and accommodation employment will continue to grow as well.

While Bloomington has seen a reduction in manufacturing employment in past decades, and some project a continuing trend, it is not a foregone conclusion. Most communities realize that real sustained economic growth comes from within the local economy. Most of the highest-paid jobs require an advanced college or associate level degree. Developing educational programs and job training opportunities is critical in establishing a strong future workforce. People who have this level of education are in high demand not only in Indiana and the nation but around the world. Young, highly sought-after professionals demand a high quality of life where they can live, work, and play. Bloomington has the right environment to attract and retain this workforce.

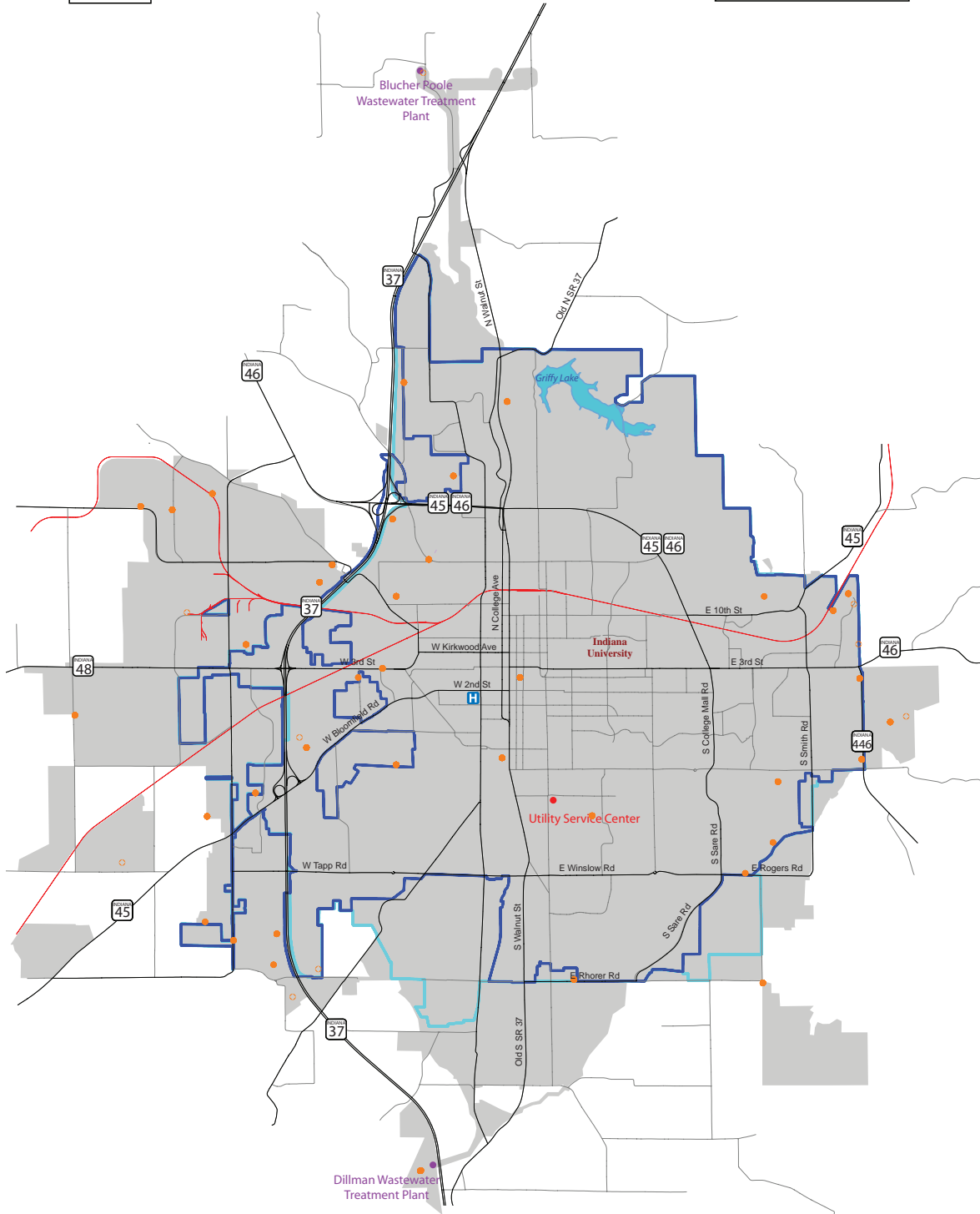
To sustain future economic growth, current major economic employers must be supported and new businesses must be created and grow locally. If a community like Bloomington can provide the right business and entrepreneurial atmosphere and space, then it will have a high number of new small businesses form every year. Many of those will need a collaborative environment to exchange ideas and advance their businesses. Bloomington has several centers associated with IU and the pending Trades District incubator that could serve this purpose.

As our economic landscape changes, we must incorporate the ideas of both employers and workers. Employees and employers must be supported by local government and community to sustain our economy. Employees must have a say in their workplaces and in the future of their economic sectors. With this vision and capital provided we will be able to work together for a sustainable local economy.



**Legend**

- Sewer Service Jurisdiction
- Municipal Boundary
- AIFA \*



\* The AIFA shown in the map (Areas Intended for Annexation) is no longer in existence.

Scale  
Apprx. 4600'

Monroe Water Treatment Plant



# Section One: Policy Objectives



# Community Services & Economics

## Overview

This chapter offers a progressive vision to continue to provide and develop critical infrastructure, services, and access as the City of Bloomington grows and changes. It also provides the foundation to build a sustainable economy that will retain, cultivate, and attract quality jobs for residents. Community Services is a broad topic that can cover an array of public and non-profit community services. The chapter's narrative introduces subtopics and their respective goals, policies, and programs for which the City of Bloomington can provide leadership and work with other agencies and organizations.

## Municipal Services and Critical Infrastructure

Municipal government services and critical infrastructure directly affect daily life for residents and businesses – whether it is simply going to the kitchen for a glass of water, turning on a light, having your street plowed during a late night snowstorm, finding a new dog or cat for your family, having a place for the kids to go swimming on a hot summer night or a fitness center for adults to stay fit, knowing that rental properties in your neighborhood are safe, having waste landfilled or recyclables processed, or hearing a dispatcher answer your 911 call during an emergency. These services not only allow a community to function, but also impact its overall quality of life.

In order to deliver these services efficiently without interruption, municipal governments, in partnership with other critical service providers like utilities and waste management companies, must actively plan and budget for necessary infrastructure, facilities, employee training, and program delivery to the community.

## Local Government Partnerships

Across the nation, many local governments are looking to maximize efficiencies and reduce costs by exploring joint services or contract agreements with other local governmental units. The City of Bloomington currently works in close cooperation with nearby units of local government and anchor institutions. These include Monroe County, Indiana University and Ivy Tech, IU Health/Hospital, Monroe County Community School Corporation, Town of Ellettsville, township governments, and many others. Bloomington should continue to identify ways to develop new or expanded local government partnership opportunities in the future.

## Open Government and Transparency

The City continues to explore initiatives that provide efficient and forward-thinking government services that are open and accessible to the public. This is an important issue both



here in Bloomington and nationwide. Through innovation and openness, restoring and sustaining public trust in local government is not only possible but essential for effective local governance.

## Annexation

Over the past generation, Bloomington has increasingly extended city services to support economic development within the City and in surrounding unincorporated areas. There has been a delay in the past decade in annexing areas where city utilities have been extended. Over time, this has created a “patchwork” of properties inside and outside the city limits that now presents confusion over jurisdiction, as well as service inefficiencies. The City is currently considering the feasibility, advantages, and disadvantages of annexing these patchwork properties. In February 2017, the City proposed the annexation of seven urbanized areas just outside the municipal boundaries that would take effect in 2020. The annexation process must follow Indiana Code 36-4-3, but can result in enhanced services for annexed areas. Once annexed, City services are generally provided or made available in the same manner as for current residents and businesses.

## Economic Development

Retaining, developing, and attracting quality jobs for all is essential for the health of Bloomington’s economy. The City of Bloomington will continue to promote a diverse economy

to ensure Bloomington’s long-term economic vitality. The City will aim to increase opportunities for its residents by focusing on innovation and entrepreneurship, retaining and supporting existing businesses, attracting and retaining workers, supporting the growth of future-oriented jobs, encouraging arts, entertainment and culture, and maintaining a positive business climate through local policy. Innovation and entrepreneurship are essential qualities to promote. A robust digital infrastructure; smart city technology that integrates information and communication; the strong performance and interactivity of community services; and a vigorous sharing or access economy, will all play important roles in the City’s future success.

The City of Bloomington will aim to capitalize on the talent and intelligence attracted by the City’s educational institutions and its proximity to NSWC Crane by cultivating Bloomington’s emerging tech and startup scene, by pursuing programs to leverage these institutions’ intellectual property, and by pursuing labor/management partnerships and other strategies to increase wage growth, including initiatives proposed by the Mayor’s 2017 Wage Growth Task Force. Bloomington needs jobs that will not only encourage its residents to stay in Bloomington and recruit outside talent, but also enable all workers to earn a living wage. In the next 20 years, we aim to strengthen and spread Bloomington’s reputation as an excellent place to live, work, and play.

The City will continue to address issues affecting business growth, quality job creation, and Bloomington's long-term economic competitiveness. The City will pursue opportunities to more effectively use incentives to promote economic vitality. The City will continue working with businesses to facilitate retention and expansion of primary employers and key industries such as healthcare, manufacturing, and technology services, while exploring opportunities to further diversify its economy by strengthening other sectors and also supporting import substitution as part of that strategy. This will ensure Bloomington's prosperity and its role as a regional economic leader.

## Goals & Policies

*The policies in this chapter most closely respond to the adopted 2013 Vision Statement objectives to:*

- 1. Fortify our strong commitment to equality, acceptance, openness, and public engagement*
- 2. Deliver efficient, responsive, and forward-thinking local government services*
- 3. Meet basic needs and self-sufficiency for all residents*
- 4. Fortify our progress toward improving public safety and civility*
- 5. Invest in diverse high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community's role as a regional hub, and is responsive towards larger concerns of sustainability*
- 6. Enhance the community's role as a regional economic hub*

*The policies in this chapter also respond to the following 2013 Vision Statement objectives:*

- 8. Offer a wide variety of excellent educational opportunities for our residents at every stage of life*
- 11. Ensure all land development activity makes a positive and lasting community contribution*
- 15. Encourage healthy lifestyles by providing high quality public places, green space, and parks, and an array of recreational activities and events*

**Goal 1.1 Inclusivity:** Prioritize programs and strategies that support inclusive recreational and cultural activities.

**Policy 1.1.1:** Promote City stewardship of its parks, facilities, programs, and services as well as partnerships with local groups for present and future generations.

**Policy 1.1.2:** Continue and enhance programs that embrace Bloomington's diversity of cultures, languages, gender orientations, and abilities, and support populations that have traditionally been excluded.

**Policy 1.1.3:** Increase accessibility of parks, trails, recreation facilities, libraries, and arts/cultural centers for all users, both in terms of getting to the facilities and getting around in the facilities.

**Goal 1.2 Health & Safety:** Support programs and strategies that sustain and enhance the health and safety of residents and visitors.

**Policy 1.2.1:** Work with community partners to facilitate access to mental health services and addictions treatments.

**Policy 1.2.2:** Prioritize appropriate staffing, resources, and training for the City Police and Fire Departments.

**Goal 1.3 Partnerships:** Engage the community by working with regional partners, schools, businesses, and non-profits to create partnerships that provide community services and programs for all age groups.

**Policy 1.3.1:** Encourage partnerships with non-profits in Monroe County and adjacent communities to develop solutions to shared problems, provide social services, and leverage State and Federal Resources.

**Policy 1.3.2:** Foster partnerships among the City of Bloomington, Monroe County, Indiana University, and Ivy Tech Community College to provide shared use of facilities, programs, and services.

**Policy 1.3.3:** Collaborate with the Monroe County Community School Corporation (MCCSC) and private schools to integrate the use of school services, playing fields and facilities for public benefit, particularly for young people, families, and seniors.

**Policy 1.3.4:** Publicly support the continued high standards of local schools and help schools as feasible to obtain and maintain educational excellence.

**Policy 1.3.5:** Work with property developers during the development/redevelopment process to identify means to create spaces and/or programming that enhance community services.



**Policy 1.3.6:** Engage labor in educating youth and workforce about available apprenticeship programs and opportunities in the trades.

**Goal 1.4 Parks and Civic Spaces:** Maintenance, Improvement, Expansion: Enhance the everyday importance and plan for the future of City parks, trails, and community centers/spaces, libraries, and civic buildings by investing in their maintenance, improvement, and expansion.

**Policy 1.4.1:** Maintain existing facilities with investments that improve their usefulness, efficiency, and appearance. Avoid deferred maintenance of City infrastructure.

**Policy 1.4.2:** Continue and expand the city's commitment to public land use for the production and distribution of local food.

**Policy 1.4.3:** Include parks, trails, and open space in planning for preservation of the natural environment and reduction of carbon emissions.

**Policy 1.4.4:** Seek opportunities to develop new parks and recreation facilities to meet the emerging needs of residents and visitors to the City of Bloomington.

**Policy 1.4.5:** Consider the location of existing parks, trails, plazas, and other public gathering spaces when reviewing development plans.

**Policy 1.4.6:** Encourage private development proposals to include parks, trails, plazas, or other recreational and art facilities within the development to meet the needs of the community.

**Goal 1.5 Resilience:** Plan for a future in which the services we provide to our community continue to thrive and adapt to Bloomington's growth and change.

**Policy 1.5.1:** Ensure that growth does not eclipse our ability to provide equitable community services.

**Policy 1.5.2:** Partner locally to make available quality wired and wireless connectivity throughout the City of Bloomington

**Policy 1.5.3:** Implement infrastructure plans and projects that anticipate growth and reduce community vulnerability.

**Policy 1.5.4:** Partner with the utility and other companies and local organizations to create plans for the safe, efficient, and future-facing maintenance and development of energy and waste management infrastructure.

**Goal 1.6 Public Engagement:** Commit to, and plan for, transparency, open government, and effective, accessible and inclusive public engagement so that exemplary services are provided to our residents, businesses, non-profit organizations, and visitors, while also promoting more participatory citizenship.

**Policy 1.6.1:** Foster inclusive and representative engagement to steer and direct development processes toward community benefit.

**Policy 1.6.2:** Develop and operate government services that maximize transparency and public engagement.

**Policy 1.6.3:** Maintain highly motivated, professional, engaged staff and volunteers who are valued for their integrity, commitment, and contributions to the City and the community.

**Policy 1.6.4:** Promote staff public engagement knowledge and competencies; and support City departments to assess and document their public engagement experiences and to share their learning across departments.

**Goal 1.7 Employment:** Retain, develop, and attract quality jobs by fostering a healthy economic climate for area employers.

**Policy 1.7.1:** Make full use of workers and their skills that Indiana University, Ivy Tech, and NSWC Crane attract and generate through programs that foster retention and expansion of key industries.

**Policy 1.7.2:** Prioritize the growth of local non-service sector employers, meaning businesses that meet economic demand generated outside the community, through strategies that sustain a positive business climate for long term employment opportunities.

## Programs

### Municipal Services

- Survey community health and satisfaction levels regularly, identifying changing needs and quality of local services.
- Implement a recurring quality of life survey to determine our residents' overall quality of life and to ask about needs and concerns that could be addressed by policy initiatives.
- Explore opportunities to partner and secure affordable wireless service packages for low-income community members.
- Use the City of Bloomington Parks and Recreation Master Plan to prepare coordinated area plans for open spaces, parks, and trails.
- Support higher residential densities near parks and trails to be within 1/4 of a mile of residents.
- Consider opportunities to acquire land that may be needed to fill gaps in service to growing areas of the city.
- Work with City departments to provide safe and enjoyable sidewalks, trails, or multi-use paths as routes to parks, workplaces, schools, and other destinations.
- Support MCCSC in an effort to develop a Safe Routes to School program, including the "Walking School Bus."
- Provide parks and trails near elder care facilities and evaluate park and recreation opportunities for elderly residents.
- Implement the Bloomington ADA Transition Plan to comply with the Americans with Disabilities Act (ADA).







- Prioritize maintenance and repair projects based upon safety, usage, and accessibility standards to parks, community centers/spaces, schools, libraries, and civic buildings.
- Support multigenerational community centers and work to provide intergenerational activities and programs that increase senior activity within the community.
- Implement an infrastructure management system to analyze the costs of City infrastructure maintenance, operation, depreciation, and replacement.
- Leverage City capital funds with statewide and regional grants and other outside funding sources.
- Develop improvement plans to maintain, restore, and enhance key community assets by attracting investments and other resources.
- Expand the city's public garden programs to create more plots for individuals to garden, with a focus on food production.
- Assess the feasibility of adding fruit and nut trees to city parks and other public places to grow more local food.

### Local Government Partnerships

- Coordinate with Monroe County and the Town of Ellettsville on respective plans for future growth and services provided.
- Support opportunities to partner with Indiana University and utilize parks and trails near the campus.

- Assess the potential for complementary use of City, MCCSC, and non-profit facilities including libraries, playing fields, pools, gymnasiums, recreational facilities, community meeting spaces, education, health care, culture, local food production, and computer resources.
- Increase the number of older adult volunteers working and playing on a daily basis with MCCSC students.
- Work with MCCSC to identify ways that weekend, after-school, and evening use of school facilities such as gyms, pools, and fields can contribute to community programs.
- Collaborate with public and private schools to provide programs, services, and facilities that enhance the social and economic vitality of the city (e.g. Ivy Tech Community College's Center for Lifelong Learning).

### Open Government and Transparency

- Provide all public areas and meeting rooms with accessible Wi-Fi and computer devices to retrieve and transmit information available for use.
- Enhance public involvement through information technologies for public notices, road/trail projects, road closures, street cleaning, and other community announcements.
- Create opportunities for additional public access such as online document search, permit application, inspection scheduling, and a development or project online dashboard.

- Involve Housing & Neighborhood Development and the Council of Neighborhood Associations in determining how the city can be more responsive to neighborhood participation and public forums.
- Assure a knowledgeable, professional, and responsive staff by providing education, training, and skill building for employees.
- Use incentives tied to consistent assessments and feedback on overall performance and accountability.
- Experiment with and learn quickly new innovative city responses and programs.

### Annexation

- Develop an annexation strategy after consultation with the county government that provides efficient community services and maintains an equitable service to all residents of Bloomington.

### Economic Development

- Develop an affordable workforce-housing program as a means to retain and attract employees to live and work in Bloomington.
- Monitor the business and regulatory climate for traded/basic employers and identify strategies that can enable desired growth within this local employment sector.
- Support innovative and creative industries, including arts and entertainment sectors, public-private partnerships, and initiatives aimed at local entrepreneurship.

- Assess the affordability and availability of childcare and employer programs that include family leave and other incentives supporting long-term employment.
- Leverage marketing strategies that highlight local assets, programs, and other attributes to attract and retain workers.
- Utilize incentive programs consistent with the mission of the City of Bloomington's Department of Economic and Sustainable Development to enhance the quality of life for residents.
- Promote partnerships with higher education institutions and union apprentice programs that aim to enhance entrepreneurship and competitiveness.
- Encourage and support collective bargaining and a general understanding of labor's role in a robust, healthy, equitable economy and overall community well-being.

## Outcomes & Indicators

**Outcome:** Public safety is enhanced.

- Annual composite index score of crimes against persons and property
- Annual indices of crimes against persons or property by age, ability, gender, and ethnicity
- Community survey of perceptions on public safety



**Outcome:** Public health is enhanced.

- Tobacco use (estimated smoking rate)
- Obesity prevalence (estimated obesity rate)
- Healthcare professional shortage areas (severity of clinician shortage)
- Preventable hospitalization rate (number of hospital admissions for conditions that could be effectively treated through outpatient care per 1,000 patients)

**Outcome:** Engagement processes are inclusive and representative.

- Percentage of population engaged in public consultation processes (e.g. attendance rates, social media, subscribers)
- Demographic makeup of engagement participants

**Outcome:** Community engagement is strong.

- Number of hours per capita volunteered annually by residents and business employees
- Percentage of eligible residents voting in local elections
- Opportunity for community involvement (number of civic, social, religious, political, and business organizations per 10,000 people)
- Social involvement index (extent to which residents eat dinner with household members, see or hear from friends or family, talk with neighbors, and do favors for neighbors)

**Outcome:** Quality wired and wireless connectivity is available throughout the City.

- Percentage of residential and nonresidential users with access to Internet download speeds of at least 100 megabyte and one gigabyte per second
- Number of free Wi-Fi hot spots per square mile
- Percentage of public spaces with Wi-Fi capabilities
- Number of individuals participating in computer literacy training and support programs

**Outcome:** Income inequality is reduced across and between all ages, races, and genders.

- Income inequality (Gini coefficient: statistical measurement of wealth distribution among a population)
- Household income and education levels
- Percentage of population living below the poverty line of non-student/adult-led households

- Percentage of 65+ population living below the poverty line, as compared to similar Midwestern college towns
- Rate of unionization of workers and percentage of union membership in the workforce

**Outcome:** Career pathways and training are engaging residents and businesses.

- High school graduation rate (adjusted four-year high school cohort graduation rate)
- Number of training programs matched to community job opportunities
- Percentage of eligible residents, by age, enrolled in training programs
- Employment/unemployment rates by sector
- Workforce retention, recruitment, and growth by sector
- Number, availability, and awareness of union and other apprenticeship and outreach programs

**Outcome:** Respond to the results from Community Survey.

- Identify needed services
- Prioritize service needs

**Outcome:** Entrepreneurial activity has increased and a culture of entrepreneurialism is being sustained.

- Annual self-employment rates by age group
- Number of “local sourcing” agreements and programs in operation
- Number of locally owned business formations annually
- Total square footage and enrollment numbers of local incubators, accelerators, maker spaces, and co-working spaces
- Number of programs and enrollment levels to cultivate business innovation

**Outcome:** Wages, jobs, and GDP are outpacing population growth.

- Real per capita personal income
- Jobs per worker (number of jobs per person in the workforce)
- Payroll employment
- Per capita GDP
- Trends in sector employment



# Culture & Identity

## Overview

The City of Bloomington is fortunate to have a high quality of life that is supported by its rich culture and identity. Multiple sources have characterized Bloomington as one of the most livable communities both regionally and nationally. This chapter introduces subsections that define the culture and identity that help make Bloomington such a desirable and attractive community.

## History and Culture

Bloomington was settled by Europeans in 1816, the same year Indiana became a State. President James Monroe chose it as the site of the Indiana Seminary. Located on a trading route with available spring water, the new settlement attracted European settlers. Following the creation of Monroe County in 1818, the settlement was designated a town and the seat of Monroe County.

No precise evidence or record suggests the basis on which the name Bloomington was adopted. One theory suggests the name reflected the blooming flowers and foliage, while another that the name was given in honor of William Bloom, one of the first European settlers. By 1821, Covenanters had started to settle the area. Associated with the Scotch-Irish Presbyterians, Covenanters had outlawed slavery in 1800 amongst all its members. Later on, Bloomington provided a route for escaped slaves traveling north on the Underground Railroad.

Limestone quarrying was one of the early major industries in Bloomington, and a long history of manufacturing brought many people and institutions to town over many decades. Since 1820, a major reason for the town's growth was and remains Indiana University. Indiana University attracts students and faculty from across the nation and around the world. The university's growth has greatly contributed to the growth and development of the town and IU shares with Bloomington its distinctively progressive, tolerant, diverse, and innovative character, as seen in its residents, businesses, and its cultural arts community. Bloomington will celebrate its bicentennial in 2018, an occasion for reflecting on our past while looking to the future. Likewise, Indiana University will celebrate its bicentennial in 2020. The Bicentennial Strategic Plan for IU is organized around a master plan and lays the groundwork to assure that the University as a whole continues to thrive.

## Higher Education

There is more to education in Bloomington than Indiana University. Bloomington's current and future employees must have access to advanced technical training that results in employable skills in the 21st century. Ivy Tech Community College works closely with area employers to design curriculum and training programs that are advanced enough to provide the skills necessary for employment. Robust opportunities must be created for people to access cutting-edge workforce education and formal training programs.



Allowing people to be better prepared for emergent career fields will encourage existing employers to stay and expand, while attracting new employers to Bloomington.

Indiana University and Ivy Tech both offer a multitude of learning and cultural attractions for residents. Bloomington is fortunate to have higher education institutions that influence and shape the diversity of residents, the innovation of local businesses and industries, and the breadth and depth of the cultural arts. Bloomington's identity is interwoven with its higher education institutions: Approximately half of Bloomington's population is students.

Higher education brings people of all races, ethnicities, and backgrounds that enrich the entire Bloomington community. In 2015, 7,875 incoming freshmen arrived at Indiana University. Almost all of Indiana's 92 counties were represented. More than 1,000 incoming freshmen were underrepresented minority students, and over 1,000 came from outside of the U.S. Estimates indicate that the 7,000+ foreign students and staff at Indiana University generate 3,500 local jobs and an economic impact of \$250 million annually.

## Elementary and Secondary Education

The Monroe County Community School Corporation (MCCSC) is the primary public K-12 educational provider for the Bloomington area. It serves nearly 11,000 students. According to federal data, the overall high school graduation rate in the U.S. has reached 80% for the first time. Bloomington high schools exceed a 90% graduation rate. The community must be strong partners with the public school system that is the bedrock of Bloomington's educational success. Seven MCCSC schools received the prestigious 4-star designation from the Indiana Department of Education in 2014–2015. Bloomington also has a number of quality private and charter schools such as the Harmony School and the Project School.

Teaching students that have language barriers and integrating them into the educational system is another important issue facing public schools. Annually, MCCSC typically classifies over 300 students as having limited English proficiency. Early childhood education is another critical area. Support for non-profit organizations that contribute to the backbone of services for early education is an important consideration. This is especially true for children from low- to moderate-income families. These early education support programs are crucial to preparing young children for regular school programs.

## Diversity

Bloomington welcomes all. The fusion of nationalities, races, cultures, ethnicities, religions, and sexual orientations brings strength through diversity.

One area where Bloomington's diversity is well established is its history of embracing the Lesbian, Gay, Bisexual, Transgender, and Queer or Questioning (LGBTQ) communities. Over 20 years ago, the City Council passed a Human Rights Ordinance that took a stand against denying people basic rights because of their sexual orientation. Additionally, the City of Bloomington was one of the first municipal governments in the Midwest and the nation to extend same-sex partner insurance benefits to its employees. Ongoing efforts in program areas from volunteerism and healthy living to community outreach foster diversity. Bloomington's friendly and inviting atmosphere for all people is essential to building upon its historical tradition of inclusion. The open and collaborative culture and environment attract all types of creative individuals who provide Bloomington with an economic advantage in developing those industries that need innovative and creative employees.

A 2007 U.S. Census report found that women-owned businesses generated more than \$189 million in receipts, and minority-owned businesses generated \$90 million, of a total of \$6.1 billion within the City. Women and minorities continue to be underrepresented in our country's economy, but expectations here continue to push diversity. Progress is

being made. The comparable 2012 U.S. Census report found that women owned businesses generated more than \$1.2 billion in receipts, and minority owned businesses generated \$157 million, of a total of \$6.4 billion within the City. In order to unleash innovation, creativity, and productivity, Bloomington needs a much greater representation by women and minorities.

Diversity also encompasses key socioeconomic factors. While Bloomington is often portrayed by illustrating its collegiate youth, older adults contribute significantly to the vibrancy of the community. The 55-80 age group is active and a growing population in Bloomington, estimated at around one-third of the population.

Safety concerns, a lack of awareness of available services, and the incidence of boredom or depression can limit and hamper the contributions these populations offer. Similar concerns affect the youngest one-third of the population. Building a community for a lifetime, from the very young to the very old, is a concept that furthers Bloomington's diversity.

The natural beauty of the area, the high quality of healthcare and supportive services, the high level of education, the outstanding sports and cultural activities, and the wealth of opportunities for lifelong learning help to build and sustain this concept. One example of sustaining momentum is Bloomington's Creative Aging Festival, sponsored by the Commission on Aging. It is the first of its kind in the nation and has become well known among national arts leaders as a model for other communities.





## Arts and Tourism

Arts are an important part of the culture of Bloomington. The renowned IU Jacobs School of Music and the Lotus World Music and Arts Festival attract world-class musical talent and performances from around the world. Stage performances, concerts, and many other live entertainment options can be enjoyed locally at the Musical Arts Center, the IU Auditorium, the Buskirk-Chumley Theater, and the Bloomington Playwrights Project – just to name a few. Fine arts opportunities also abound, from world-class art exhibits at the IU Eskenazi Museum of Art to distinguished shows at more than ten local galleries.

Fostering an environment conducive to arts participation is an essential part of Bloomington’s social, educational, and economic growth and its residents’ quality of life. The Bloomington Arts Commission plays an important role in cultivating a thriving arts community and has developed a Public Art Master Plan. It puts forth a blueprint for the ideal public art environment, such that the arts exist within a physical, artistic, sociological, governmental, and economic paradigm. Another aspect to fostering arts and tourism is to consider the “string of pearls” along the B-Line Trail. The Trades District, in the Certified Technology Park,

the Monroe County Convention Center, the IU Health Hospital site on West 2nd, and the Switchyard Park all offer opportunities for creative development, including opportunities within arts and tourism.

Indiana University arts and sports represent a major tourism draw, though there are many non-university amenities that attract tourists as well. The Bloomington Entertainment and Arts District (BEAD), located in downtown Bloomington, is a focused arts area designed to promote tourism and economic development. BEAD was formally recognized as an official Indiana Cultural District by the Indiana Arts Commission. It promotes a robust grouping of festivals and events that draw thousands to downtown Bloomington each year. These regional events include the Fourth Street Festival of the Arts, the Taste of Bloomington, and the Arts Fair on the Square.

According to Visit Bloomington, over 1.8 million visitors travel to Bloomington every year. These visits include vacations, business trips, convention travel, visiting family and friends, and attending various sporting events. The economic impact generated by these visitors during 2015 included \$362 million in total gross sales, which directly supported more than 7,611 jobs in Monroe County and

contributed about \$174 million in wages. It also contributed \$78 million in total tax revenue. VisitBloomington awarded ten 2016 Tourism Awards for positive contributions to the area's tourism industry, ranging from the Limestone Comedy Festival to the Lilly Library.

Visitors spent \$69 million on lodging, \$123 million on food and beverages, \$75 million on shopping, \$18 million on entertainment and recreation, and \$75 million on transportation. Tourism is a major industry for Bloomington. If tourism continues to grow, it can provide a number of excellent benefits for local residents and businesses. Creative ways to further showcase Bloomington as a prominent Midwestern travel destination should be developed and aggressively pursued.

## Equity

Establishing a level playing field or equal access for all residents is essential in a democratic society. This can take on many aspects, from equal access to services and the ability to participate, to equal opportunities for employment. This chapter previously discussed the role of education and the importance it plays to the success of the community. Equity in housing, environment, and transportation are covered in subsequent chapters. Bloomington is a regional health care center for much of South Central Indiana. Providing equal access to health care is one area where the City of Bloomington has worked closely with other non-



profit social service organizations to provide all persons access to affordable health care services.

These services may include, but are not limited to, substance abuse counseling, mental health evaluations, and general health care services.

However, it is important to not confuse equality with equity. Equity moves beyond equal access to examine how some residents may need additional help to level the playing field. This too is part of Bloomington's identity and culture. For example, while there may be equal access to health care, Volunteers in Medicine of Monroe County provides free and preventive care to the medically under-served for both chronic and acute illnesses. It is operated by volunteers and receives support from the community and from IU Health Bloomington Hospital. The Bloomington community must continue to work together to make sure all have equal and equitable access to the services, events, markets, and many other aspects that define Bloomington's culture and identity.

## Goals & Policies

*The policies in this chapter most closely respond to the adopted 2013 Vision Statement objectives to:*

- 7. Celebrate our rich, eclectic blend of arts, culture, and business*
- 8. Offer a wide variety of excellent educational opportunities for our residents at every stage of life*

*The policies in this chapter also respond to the following 2013 Vision Statement objectives:*

- 6. Enhance the community's role as a regional economic hub*
- 9. Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system*
- 10. Nurture our vibrant and historic downtown as the flourishing center of the community*
- 11. Ensure all land development activity makes a positive and lasting community contribution*
- 12. Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures*
- 15. Encourage Healthy Lifestyles by providing high quality public places, greenspaces, and parks and an array of recreational activities and events*



16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile

**Goal 2.1 Public Space for Culture:** Support cultural spaces in all areas of Bloomington, especially Urban Village Centers (see Chapter 7), Downtown, and around the Indiana University campus, where they are publicly accessible to a broad and diverse range of people (ages, incomes, backgrounds, and races) and can help activate the public realm. These cultural spaces should be collaborative, whenever possible, and incorporate or represent a broad range of art types, art forms, and artists.

**Policy 2.1.1:** Place an emphasis on public space design within the private development realm – including, but not limited to, the pedestrian and active transportation environments surrounding the sites, any opportunities for public art or engagement within the development, and how the development aesthetically blends in with its surroundings – through Unified Development Ordinance amendments and incentives.

**Policy 2.1.2:** Ensure culturally significant places and spaces are preserved and celebrated.

**Policy 2.1.3:** Encourage partnerships with Indiana University and Ivy Tech, and the public, private, and non-profit sectors, to engage in creative placemaking projects.

**Policy 2.1.4:** Encourage the use of public art to create a neighborhood identity.

**Policy 2.1.5:** Support the temporary re-use of vacant and/or underutilized spaces or building facades for art production, exhibitions, and murals.

**Policy 2.1.6:** Create infrastructure and signage for better transportation connections to and among cultural venues.

**Policy 2.1.7:** Explore opportunities to enhance and expand the Monroe County Convention Center to create additional venue and activity space.

**Policy 2.1.8:** Incorporate an arts component that engages sight, sound, and/or texture into the planning, construction, or renovation of all city facilities as deemed feasible.

**Goal 2.2 Preservation:** Preserve assets of historical, architectural, archaeological, or social significance.

**Policy 2.2.1:** Work with the department of Housing and Neighborhood Development (HAND) and the Historic Preservation Commission (HPC) to aid in the advocacy and monitoring of historic structures and places, placemaking, and opportunities for art installations that explore our history.

**Goal 2.3 Resilient Public Spaces:** Ensure public spaces are of high quality, engaging, and active.

**Policy 2.3.1:** Consider the use of natural art and beauty through the preservation of trees, waterways, and other environmental features.

**Policy 2.3.2:** Ensure public spaces are accessible to all ages and abilities and serve to connect all generations.

**Policy 2.3.3:** Ensure public spaces and facilities are well-maintained and frequently updated and that these spaces and facilities are responsive to cultural and technological changes.

**Goal 2.4 Education for All:** Maintain and improve educational opportunities for children and adults in our community as well as partnerships between the city and educational institutions.

**Policy 2.4.1:** Reach out to Indiana University to continue and strengthen research partnerships to address community problems and long-range planning.

**Policy 2.4.2:** Encourage job training programs for local business through Ivy Tech and other educational institutions.

**Policy 2.4.3:** Support public primary and secondary education through community outreach and involvement of children and teens in city events.

## Programs

- Explore the possibility of a joint partnership/endeavor with Visit Bloomington and Monroe County Convention Center by analyzing the market and conducting a feasibility study for convention center expansion.
- Hold festivals, celebrations, or other events that help to highlight the community's heritage and important cultural assets.
- Create and maintain a cultural and archaeological asset map as an inventory resource for decision making.
- Study the benefits/costs of designating existing clusters of cultural spaces as additional cultural districts.
- Incorporate works of public art and performances in high-traffic transportation corridors and pedestrian areas.
- Include Percentage for the Arts requirements or incentives for private-sector developments.
- Partner with the Glenn A. Black Laboratory of Archaeology and other stakeholders to coordinate efforts in value-added assessments of historic and archaeological assets.
- Encourage the integration of green building practices into historic district guidelines and assist districts in adopting sustainability guidelines.
- Encourage new neighborhood preservation plans.
- Public places and events held in public places should be as affordable as is feasible, particularly for full access to people of all walks of life.

## Outcomes & Indicators

**Outcome:** Historic and culturally significant places are preserved and celebrated.

- Number of historic/archaeological/cultural preservation projects completed and/or programs operated annually
- Number of public spaces available for cultural events
- Reference the numbers of requests for historic designation of properties, and number of neighborhoods seeking Conservation or Historic District status
- Number of demolition requests

**Outcome:** Attendance at cultural events is high.

- Number of residents to number of attendees at cultural events within the City
- Number of public art and/or activities annually
- Number of cultural, arts, and entertainment institutions

**Outcome:** Public spaces are high quality, engaging, and active.

- Number of activities programmed annually for public spaces, including streets downtown and in neighborhoods and parks
- Number of people using public places daily, at peak and off-peak periods

**Outcome:** Enhance the arts and culture industry in Bloomington.

- Investments in local creative industries
- Number of creative jobs in the arts and culture sector
- Community social engagement opportunities through the arts and culture lens
- Economic assessment of tourism
- Assess the competitive edge for arts and business retention and recruitment
- Survey community attitudes toward art and cultural opportunities

**Outcome:** Celebrate all forms of difference in Bloomington.

- Number of cases investigated and resolved through municipal anti-discrimination laws
- Number of local festivities and events that celebrate diverse cultures (racial, ethnic, sexual, artistic, etc.)
- Rates of retiree attraction and retention



# 3

# Environment

## Overview

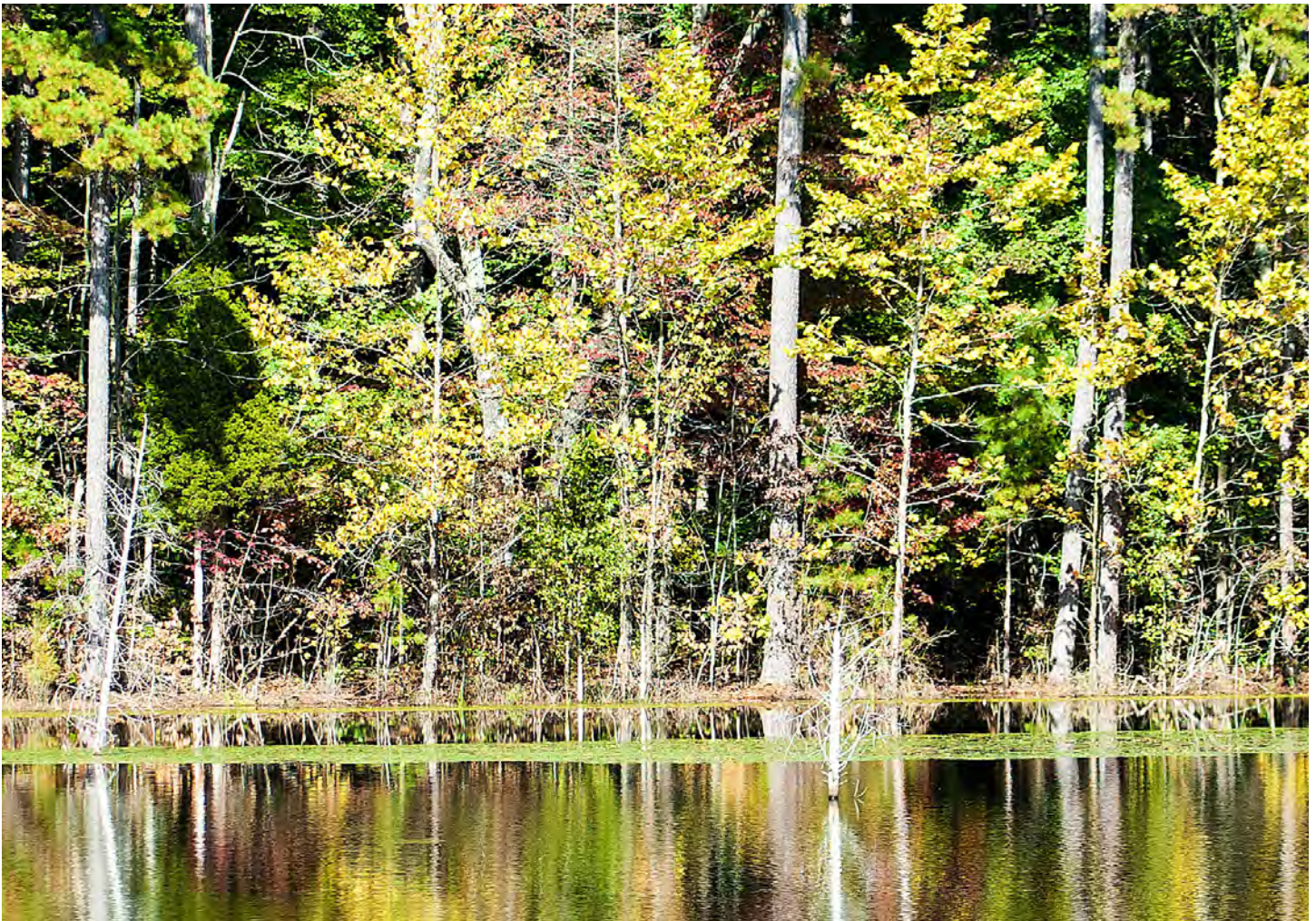
All life depends on the vitality and interplay between three main categories of the natural environment: air, water, and land. Residents of Bloomington have long held the protection of these vital systems close to their hearts and high among their priorities. This chapter is organized around some of the threats and opportunities to the natural environment and associated ecological services regarding breathable air, drinkable water, energy consumption, food production, waste mitigation, and a stable climate.

Bloomington residents consistently express their hopes for a better natural environment on local, regional, and global levels. These hopes include: reducing air-contaminating pollutants by lessening our reliance on fossil fuels; reducing waste and increasing recycling and composting; protecting both water quality and quantity for humans and nature; and enhancing urban ecology through increased biodiversity. Bloomington has also committed to climate protection and a reduction in greenhouse gas emissions through The U.S. Mayor's Climate Protection Agreement (signed in 2006), the work of the Peak Oil Task Force (2009), the support of the International Paris Climate Accord (2017), and the Commission on Sustainability (ongoing), as well as the Bloomington Environmental Action Plan of the City's Environmental Commission (2017).

In order to foster a healthy environment, protect our climate, and reduce greenhouse gas emissions, we need to work together to improve natural resource stewardship. The biggest source of greenhouse gas emissions in Bloomington is the use of fossil fuels, which provide most of our electricity and are needed for most transportation options. Therefore, the City's efforts to reduce energy use and to diversify its sources of energy are important and should be increased. The Green Building Ordinance, City facility and community-wide solar initiatives (2017 Solarize Bloomington Initiative), and community-based efforts like Earth Care and the Monroe County Energy Challenge have all targeted a cleaner, reduced energy footprint.

Developing a long-term environmental plan, as part of a larger sustainability plan, is a priority that recognizes that environmental protections and enhancements are critical parts of our urban infrastructure. These and other efforts will contribute towards a more sustainable Bloomington.

This chapter highlights key components of the environment and sets goals for creating an environmentally sustainable community in the categories of energy, the built environment, water, urban ecology, waste, air quality, and food and agriculture.



## Energy

Energy use plays a key role in community development. Reliability, efficiency, and a diverse portfolio of energy services all contribute to community resiliency. The use of fossil fuels impacts water quality, air quality, floral and faunal health, as well as human health. Furthermore, fossil energy sources, such as petroleum, are depleting and will inevitably decline in quality (net energy) and overall availability. Reducing our reliance on these energy sources is a prudent strategy for community adaptation to this decline.

In Bloomington, our particular challenges include a major dependence on fossil fuels and a housing stock made up of two-thirds rental properties, which creates barriers to significant progress in efficiency. While the City has already engaged in numerous efforts to reduce energy use and to diversify its sources of energy, more remains to be done. There are encouraging developments nationwide as well as local opportunities that will help Bloomington reach a better, more resilient energy future.

These include:

- “Smart city” technology that will enable better use of data, better communication with consumers, and more nuanced control of demand.
- Steadily decreasing prices in renewable energy.
- Increased opportunities to integrate renewables like solar and wind with other technologies to create fossil-fuel-independent, and potentially localized, generation and distribution systems.
- Opportunities for increased efficiency and renewable energy in new and existing facilities.

## Built Environment

The built environment includes all of our human-constructed surroundings: buildings, roads, bridges, parking lots, and much more. It is where most people live, work, and play. The choices we make about our built environment have critical consequences for how we live and for the health of the broader environment. Much of the impact of the built environment overlaps with the other sections of this chapter, from the way

materials used in construction and operations affect air quality, to the ramifications of how we handle stormwater, to the implications of location on transportation choices.

Increasing opportunities exist to reduce the environmental footprint of this sector, including rating systems for buildings, public infrastructure, and cities. Communities share and build on best practices. However, as population and wealth grow, so does the built environment.



## Water

Water is a vital natural resource for human survival. Most of us now live in an urban ecosystem, and we all need to be more cognizant of how water functions in it. Consider the hidden environmental costs associated with both drinking water and surface water. In 2015, to prepare and transport clean water for human consumption, the City of Bloomington Utilities Department accounted for 46% of energy use and 60% of greenhouse gas emissions by the city government as a whole, according to a City operations inventory through the Department of Economic and Sustainable Development. These represent large portions of our environmental footprint and have impacts on the City's budget.

Human consumption is not the only use for the water sanitized and transported by our Utilities Department. Commercial and industrial processes have a range of needs for water. Heating and cooling, cleaning, and manufacturing all require water. And, of course, clean water is necessary to support the plants and animals in our ecosystems and food systems. Access to clean water is an essential component of a sustainable community, and Lake Monroe – a reservoir created in 1964 with an estimated lifespan of just 100 years

- is the sole source of water supply to the city and is a critical contributor to Bloomington's ability to flourish into the future.

Sanitary sewer service is another key component to sustaining clean water. Sanitary sewer overflows (SSOs) are when untreated sewage is discharged into the environment prior to reaching sewage treatment facilities. Some sanitary sewer systems were designed to combine both storm water and waste water, which during storm events and other conditions can result in increased SSO events. CBU provides sanitary sewer service using a system designed for just waste water. Overflows resulting from rain/snow melt infiltration, sewer main blockages, grease-related blockages, and private system overflows do occur and are a priority to prevent. Investments and best practices have reduced SSOs from approximately 30 million gallons in 1996 to 5 million in 2015.

Surface and stormwater quantity and quality are different, yet related, issues to consider in addition to drinking water. Moving surface water needs to be slowed down enough that it has the opportunity to infiltrate instead of flowing away at speeds that can cause dangerous and costly flooding and erosion and prevent the filtering of pollutants.

Installing modern "green infrastructure" features around town could improve the overall quality of surface and stormwater going to drinking water sources, support a healthy ecosystem, and mitigate flooding.

## Urban Ecology

The amount of land and resources it takes to support urban population growth degrades the natural environment to the point that it needs protection and enhancement. As urban populations increase, cities will increasingly become test beds of how to preserve local ecological functions in the midst of urban growth.

Bloomington's growth over the last generation has carried with it challenges in balancing dense infill development and greenspace preservation. Going forward, the community has an opportunity to integrate urban ecosystem services into the built environment by increasing the use of native plants for landscaping, protecting waterways, optimizing green infrastructure, enhancing urban forests and providing habitat for native fauna.

## Solid Waste

Increasing urbanization and unsustainable consumption practices likewise create challenges for managing waste and recycling streams. Recycling markets are highly volatile, and municipalities struggle to provide expected recycling services in a cost-effective way. The situation demands creative, lifecycle-focused new approaches.

In Bloomington, the community's lack of control over critical waste infrastructure and resource streams render it particularly vulnerable to market volatility and minimize the community's ability to align practices with sustainability principles. Both waste and recycled materials travel more than 50 miles away to final disposal and processing, producing both greenhouse gasses and particulate pollution. Careful planning and strategic targeting of materials could significantly increase diversion rates, with particular focus on construction and demolition debris, organic waste, recycling for apartment-dwellers and businesses, and new approaches to recycling and reuse of glass.

## Air Quality and Emissions

Air quality is essential to the health of humans, flora, and fauna in our community. Human activity affects air quality through the generation and the use of energy, both in the built environment and the transportation sector. Both the pollutants in the air we breath and the greenhouse gases emitted through energy production are a concern in the City of Bloomington. On the one hand, we cannot survive without oxygen (O<sub>2</sub>) for much longer than three minutes, and health problems such as asthma, emphysema, lung cancer, and other respiratory disorders are associated with polluted air. On the other hand, energy production through the use of fossil fuels creates greenhouse gas emissions that lead to the global climate change, whose effects we have already seen throughout the world.

Reducing pollution and particulate matter is directly beneficial to human health, but carbon dioxide (and related methane emissions) is the primary threat to a stable climate. Simple reduction in emissions through efficiency is an important strategy that our City should undertake in all processes. For instance, energy-efficient buildings and the use of alternative energy sources can reduce air emissions from the building sector. In the transportation sector, reducing miles traveled by vehicles with internal-combustion engines is one effective strategy for improving air quality.

Together these two sectors contribute approximately 38% of greenhouse gas emissions.

For decades, transportation policy and infrastructure investments have focused on supporting motorized vehicles. That focus created a legacy that we are now working to overcome. Chapter 6, Transportation, focuses on a shift to retrofitting our infrastructure and policies to emphasize non-motorized and public transportation, and to create a diverse, safe, efficient, and well connected transportation system that also stands to benefit air quality and emissions.

## Food & Agriculture

The City of Bloomington Common Council endorsed the Bloomington Food Charter in 2015 as "helping to guide community decisions and programs that affect the local food system." The Food Charter recognizes that food security is a basic human right; that collaborations among local government, businesses, and community groups should take place to support a sustainable, well-functioning local food system; that urban agriculture should be supported, including farming, community gardens, rooftop and home gardens, orchards, and edible landscaping; and that local food processing and marketing should be facilitated and not hindered by local regulations.

Residents have consistently demonstrated an interest in the economic, social, and health issues connected to local food access. These concerns have found expression through the Bloomington Food Policy Council and relate to the three E's of sustainability: environmental impact, equity of access to food, and economic impact of local food production and processing. Taken together, they establish a holistic way of thinking about food or local food systems. Urban agriculture reexamines the traditional mindset of agriculture uses and activities within rural settings. It assesses the cultivation, processing, and distribution of food within an urban context.

Food and agriculture offer a key opportunity to work locally and regionally to develop a more sustainable and resilient local economy that supports health, the natural world, as well as improved quality of life for residents. The City of Bloomington supports and recognizes that residents desire opportunities to produce, process, sell, purchase, and consume local foods of their choosing. The City itself has embraced these goals through adoption of the Bloomington Food Charter.

## Goals & Policies

The policies in this chapter most closely respond to the adopted 2013 Vision Statement objective to:

9. Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system

The policies in this chapter also respond to the following 2013 Vision Statement objective:

11. Ensure all land development activity makes a positive and lasting community contribution

15. Encourage Healthy Lifestyles by providing high quality public places, greenspaces, and parks and an array of recreational activities and events

### Energy

**Goal 3.1** Increase renewable energy sources and reduce community-wide fossil fuel consumption.

**Policy 3.1.1:** Serve the community's energy needs using renewable energy sources and target efficiency improvements in the public and private sectors.

### Built Environment and Green Space

**Goal 3.2** Drive increased efficiency and reduced environmental impacts in the built environment.

**Policy 3.2.1:** Continue to limit the amount of impervious surface in new development or public improvement projects and increase green infrastructure to reduce urban runoff into storm drains, creeks, and other watersheds.

**Policy 3.2.2:** Increase greenspace and protect environmentally sensitive areas.

**Policy 3.2.3:** Encourage and facilitate tree planting on both public and private properties with developed standards to minimize damage to critical infrastructure like sidewalks.

**Policy 3.2.4:** Implement best management practices to reduce non-point pollution and localized flooding.

**Policy 3.2.5:** Implement maintenance requirements for green infrastructure such as pervious parking surfaces.

### Water

**Goal 3.3** Conserve water resources and protect water quality to support our natural environment, public health and safety, plant and animal life, and our urban activities.

**Policy 3.3.1:** Reduce pollution in urban runoff from residential, commercial, industrial, municipal, and transportation land uses.

**Policy 3.3.2:** Encourage conservation and protection of water sources in our region.

**Policy 3.3.3:** Work with regional partners to prolong the life and improve the quality of Lake Monroe as Bloomington's drinking water supply, flood-control reservoir, and important ecosystem.

### Urban Ecology

**Goal 3.4** Increase the areas of native shrubs, trees, and herbaceous plants to increase ecosystem services associated with green infrastructure, including improved soil, air, and water quality and increased carrying capacity of pollinators, birds, and other wildlife.

**Policy 3.4.1:** Create a vegetated-habitat connectivity plan.

**Policy 3.4.2:** Eliminate, to the greatest extent feasible, invasive plant and animal species.

### Solid Waste

**Goal 3.5** Increase the amount of solid waste diverted from landfills.

**Policy 3.5.1:** Increase community resilience by taking greater control of waste management infrastructure and critical waste streams, including exploring the establishment of a local Materials Recovery Facility.

**Policy 3.5.2:** Explore and cultivate local uses and markets for waste and recycled materials.

**Policy 3.5.3:** Create targeted diversion and/or reuse programs for challenging waste streams like glass, organic waste, construction and demolition debris, and recyclable materials generated in commercial or multi-family facilities.



## Air Quality and Emissions

### Goal 3.6 Protect local air quality from pollutants.

**Policy 3.6.1:** Ensure that the air we breathe is safe for all Bloomington residents and visitors.

### Goal 3.7: Reduce greenhouse gas emissions.

**Policy 3.7.1:** Promote energy-saving retrofitting of public and private buildings and informed decision-making for building renters based on energy consumption.

**Policy 3.7.2:** Reduce vehicle miles travelled per capita.

**Policy 3.7.3:** Utilize tree, shrub, and native prairie perennials to sequester carbon in order to reduce our carbon dioxide emissions.

## Food and Agriculture

### Goal 3.8 Promote and protect local food culture and Bloomington's food system.

**Policy 3.8.1:** Work to provide residents with access to safe, nutritious, and affordable food, including through a sustainable, resilient local food sector.

**Policy 3.8.2:** Support diverse, native-plant conservation and restoration efforts, to foster the plant pollinating network of animals, which greatly influences crop production.

## Programs

### Energy

- Create an energy efficiency program aimed at cost-effective, energy-saving strategies for residential households.
- Improve the information available to renters and homeowners to encourage increased energy efficiency.
- Assess incentive programs that encourage greater energy efficiency and the use of renewable energy sources (solar, geothermal, biomass, etc.) in new developments.
- Assess solar programs that enable lower-income households to utilize solar energy.

### Built Environment

- Develop a City-wide Green Infrastructure Plan.
- Encourage adaptive reuse and rehabilitation as a viable option to demolition of existing facilities.
- Develop strategies and incentives that ensure new development is sustainable and adaptable to the changing needs of market forces.

### Water

- Increase the use of modern best practices for water quality and quantity control.
- Work with regional, state and federal governments to prolong the life of Lake Monroe and improve water quality coming from the lake.
- Create and implement a plan to reduce water leakage in the City of Bloomington Utilities infrastructure.
- Prevent sanitary sewer overflows to ensure compliance with applicable state and federal requirements and to avoid pollution of surface or ground water.
- Utilize Low Impact Development measures such as rainwater harvesting and storm runoff infiltration, when feasible, as mitigation strategies for stormwater discharge.
- Assess karst features and regulations to protect sinkholes and other karst features.
- Simplify floodplain regulations without making them less restrictive.
- Develop an assistance and education program for private property owners to install raingardens.
- Incorporate a stream classification system into the UDO to use in waterway and riparian buffer protection and enhancement.

## Urban Ecology

- Develop a method to appropriately manage the population growth of urban wildlife.
- Create an action plan to evaluate and prioritize strategies that reduce or eliminate invasive plants and animals.
- Assess rules and regulations that restrict the planting of invasive plant species and curtail the dumping of aquarium plants in any waterways.
- Measure baseline tree canopy coverage and explore options to expand baseline coverage.
- Amend existing tree protection rules to better protect existing trees during construction.
- Encourage the creation of small, neighborhood-scaled “pocket parks.”
- Secure additional property to preserve urban green space.
- Evaluate regulations for new developments to increase vegetative cover and utilize alternatives such as green roofs in very dense or urban contexts.
- Identify existing vegetated areas and the connections between them.
- Develop a greenspace per capita goal.
- Gradually purchase or protect key properties to improve connections and ecological quality between vegetated areas.

## Solid Waste

- Improve the City’s sanitation system.
- Develop a City-wide program for organic waste (composting), possibly partnering with a private company.
- Assess rules, regulations, and incentives for providing adequate space for recyclable materials collection in new multifamily, mixed use, and commercial developments and within existing apartment buildings.
- Develop safeguards to ensure the City’s recycling contractors are having materials recycled according to regulations.
- Develop “pay as you throw” pricing for solid waste pick-up for sanitation customers.
- Create and manage, or see to the creation and management of, one or more recycling drop-off points, on and/or adjacent to underutilized parking lots, to give the many residences and businesses in the city unserved by city sanitation pickup a closer location to recycle.

## Air Quality and Emissions

- Assess regulations regarding environmental concerns such as fugitive dust, hazardous waste releases, cleanup policies, and required secondary containment protection.
- Educate the population on how to identify and remediate possible air contaminants in their homes and workplaces.
- Develop a carbon emission goal for our community to reduce our carbon footprint, determine the best quantitative methods to measure greenhouse gas emissions and periodically report on our status.

## Food and Agriculture

- Assess “Bloomington’s Food System: A First Look” and partner with the Bloomington Food Policy Council, other community organizations, residents, businesses, schools, and government agencies to implement the goals of the Bloomington Food Charter.
- Encourage community gardens throughout the City.
- Modify regulations for protective fence heights surrounding urban agriculture to allow for best practices and flexibility in dealing with white-tailed deer and other nuisance animals.
- Assess the creation of an agricultural zoning district and/or permitted urban agriculture uses within other existing zoning districts.
- Increase the use of native pollinator-attracting plants through the UDO.
- Enhance education about pollinators as a necessity for growing food, and encourage the use of pollinator-attracting native plants on private property.
- Encourage neighborhood associations and home owners associations to be more tolerant of vegetative alternatives to lawns, clotheslines, and other environmentally beneficial practices.

## Outcomes & Indicators

**Outcome:** Detrimental environmental impacts from the built environment are reduced.

- Changed policies and programs that encompass new green building codes
- Development of protocols for new City projects
- Number of LEED and/or Energy Star Certified buildings
- Number of LEED/ND certified projects or environments

**Outcome:** Fossil fuel consumption is reduced community-wide.

- Monitor community-wide electric, gasoline, diesel, and natural gas consumption data

**Outcome:** Green space has increased.

- Parks and green space area
- Vegetative cover in the downtown area
- Percentage of tree canopy coverage
- Number of community garden plots used and available
- Square footage of green roofs

**Outcome:** Recycling practices have increased City-wide.

- Amount of waste diverted from landfill as a percent of all waste

**Outcome:** Water consumption has been reduced.

- Collect water loss data from City of Bloomington Utilities Department
- Gallons of drinking water per household account

**Outcome:** Water quality in Lake Monroe is improved.

- A watershed management plan has been created and implemented
- Toxic algal blooms have been reduced or eliminated

**Outcome:** A local food culture has been promoted and protected.

- Number of restaurants and businesses serving and/or producing local food products
- Number of home gardens and community gardens
- Economic value of local food economy
- Local regulatory framework facilitates local food production and distribution
- Food desert inventory

**Outcome:** Air quality is maintained at a high level, and our carbon emissions are significantly reduced.

- Relevant measurements of air quality, including ground-level ozone, particulate matter, carbon monoxide, sulfur dioxide, and nitrogen dioxide, taken on a regular basis at appropriate locations around the community.
- Tracking of greenhouse gas emissions indicate that our community is emitting fewer greenhouse gases over time.

**Outcome:** The City of Bloomington Utilities department meets or exceeds federal drinking water standards 100 percent of the time.

- Measurements of water quality as compared with federal standards





# Downtown

## Overview

Downtown Bloomington is a vibrant, historic, and flourishing center of the community. Downtown offers many things for Bloomington residents, employees, and visitors alike. Traditionally, downtowns have served as central hubs of activity. Across the United States, downtowns continue to grow, adapt, and evolve in a variety of ways that make them unique, lively, diverse, and safe places. Due to varying strategies toward growth and planning, some cities have achieved greater levels of success than others. Currently, many in the community believe that Downtown Bloomington is doing quite well and consider it the heart of the city. This was not always the case. Not long ago, Downtown Bloomington seemed to be in decline and losing its significance as the center of local commerce and activity.

Developing and enhancing policies that ensure the long-term success of Downtown can enrich Bloomington as a whole. Nationally, Main Street trends show a surge in small business startups, a wide-range of social media applications used to engage and build loyal customer bases, and a prominent role of food within the downtown marketplace. Movements ranging from offering high-quality snacks in hotel lobbies to opening locally sourced, “farm to fork” restaurants are making significant contributions to the life and vitality of downtowns.

Placemaking continues to shape the physical characteristics of downtowns with additional focus on human-scaled design and streets that are walkable, bikeable, and safe for users of all ages. This approach not only supports the commercial and retail aspects of downtown areas but also improves livability as people continue to seek living options within city centers. Downtown Bloomington has recently undergone significant student housing growth, while local and national trends indicate Millennials and Baby Boomers also find the Downtown a great place to live, work, and play.

Successful downtowns are integrally linked to the economic health of local businesses, which are the foundation of the local economy and serve the needs of residents and visitors alike. Because local owners live in the community they do business in, they are free to make decisions based on local needs rather than on corporate policies handed down from decision-makers far removed. Additionally, studies have shown that independent, local owners spend more money at other local businesses creating a “multiplier effect”: Money recirculates within the community rather than “leaking out” to remote corporate headquarters or centralized purchasing departments. Listed below are some examples of how locally owned businesses are good for a city’s long-term viability. They provide a perspective on sustaining Downtown Bloomington.



- **Buy Local – Support Yourself:** Several studies have shown that when you buy from an independent, locally owned business rather than from a nationally owned business, significantly more of your money is used to make purchases from other local businesses, service providers, and farms. For example, for every \$100 spent in locally owned, independent stores, \$68 returns to the community through taxes, payroll, and other expenditures. The same amount spent in a national chain, returns only \$43 locally; and with online spending, almost nothing is returned to the community.
- **Support Community Groups:** Non-profit organizations receive an average 250% more support from smaller, locally owned businesses than they do from national businesses.
- **Keep The Community Unique:** The one-of-a-kind businesses are an integral part of the distinctive character of Bloomington. Tourism increases as visitors seek out destinations that offer them the sense of being someplace, not just anyplace.
- **Reduce Environmental Impact:** Locally owned businesses can make more local purchases requiring less transportation and contributing less to sprawl, congestion, habitat loss, and pollution.
- **Create More Good Jobs:** Small, locally owned businesses are the largest employers nationally offering jobs to residents.
- **Get Better Service:** Locally owned businesses often hire people with a better understanding of the products they are selling and who take more time to get to know customers.
- **Invest In Community:** Locally owned businesses have owners and employees who live in the community, are less likely to leave, and are vested in the community's future.
- **Create an Age-Friendly Business Environment:** Older adults are generally more loyal to local businesses when the environment is accessible and employees are trained to value and work sensitively with older customers. Older employees have been shown to demonstrate a strong work ethic. Older shop owners will be less likely to abandon their businesses upon retirement if their legacy can be passed to apprentices supported through local economic development activity.

## Sense of Place

Density is of principal importance to Downtown Bloomington's sense of place. As density continues to increase, however, a balance needs to be struck between student-centric development and mixed-use Downtown amenities that support the entire community. In the year 2000, there were just over 1,800 residential units located in the Downtown. Today, with roughly 1,900 units added; the number of units has more than doubled to 3,700 as more people are choosing to live Downtown. Allowing relatively higher housing densities through zoning, plus a very strong multifamily rental market (featuring occupancy rates well over 90 percent), has significantly driven the Downtown housing market. Almost all of this residential growth has been targeted to Indiana University's off-campus student housing demand, a result that has triggered concerns that Downtown's socioeconomic makeup has become too homogenous. This high rate of student demand has driven up rental prices per square foot, and it appears to have priced many non-student households out of the Downtown market. The inadvertent centralization of student housing around Downtown could weaken the community's strong and inclusive atmosphere to all age groups. The Housing and Neighborhoods Chapter covers applicable housing issues that should also not be overlooked for Downtown Bloomington. It is important that Bloomington continue to support a diverse and robust Downtown that is neither made up of purely student-centric businesses nor dominated by multifamily student housing. Bloomington's Downtown has a rich sense of place that is key to the continued success of the city and Indiana University alike.

Moving ahead, senior resident, workforce, and affordable housing options must be part of the housing solutions for Downtown Bloomington. We must beware of gentrification which removes older, affordable housing options and replaces them with new, high priced housing options.

## Main Street Corridors

Downtown is a highly walkable district that is enhanced by a mix of commercial, entertainment, residential, spiritual, and cultural amenities with robust multimodal access. Along with changes in Downtown housing, changes in hospitality, entertainment, transportation, and commercial establishments continue to enhance Downtown. There are grocery stores that provide everyday items. Over 700 hotel

rooms welcome overnight visitors to stay, shop, and enjoy a walkable Downtown. Plus over 900 businesses featuring retail, restaurants, and professional services – each sector topping over 100 establishments – offer a wide variety of choices for customers and also signify a healthy local economy. Through a joint venture between Bloomington Transit and the Central Emergency Dispatch Center, a new, all-in-one central transit station and emergency dispatch facility was opened along South Walnut Street and 3rd Street in 2014. The project included extensive streetscape improvements along South Walnut Street. This has transformed South Walnut into a more pedestrian-friendly and lively area. Parking meters returned in 2013 and deserve mention, as vehicular parking demands have increased relative to a limited public parking supply. By some metrics, a parking 'problem' is a good indicator of a vibrant downtown.

Several galleries and venues, such as the Bloomington Playwrights Project and the Buskirk-Chumley Theater, along with an array of locally owned bars and restaurants, offer many arts and entertainment options. Ivy Tech Community College purchased the John Waldron Arts Center in 2010, a move that added another important player to the Downtown arts community. The Monroe County Convention Center regularly books conventions, trade shows, professional training seminars, special events, and even religious services, which, combined, have brought more than 1.2 million people into Downtown since it first opened in 1991. The Farmers Market, Fourth Street Festival of the Arts, Lotus World Music & Arts Festival, Taste of Bloomington, and the Fourth of July parade are all long-standing events in Downtown. Clearing the way for anticipated technology-based employment in the Certified Technology Park and incorporated "Trades District," the recent clearance of vacant warehouses north of City Hall is another positive sign for further business and residential growth in Downtown. These are just a few highlights that demonstrate change, vitality, and positive opportunities for increased business investment and residential livability of Downtown Bloomington.

## Design

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels,

convention center expansion, retail mix, and other hot topics have generated community conversations. These issues reflect the complex nature of Downtown's vibrancy. They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses need some revision as Downtown continues to grow and evolve.



There is a need for clearer policy guidance for each character area. Fine-tuning of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so special. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

## Bloomington Entertainment and Arts District (BEAD)

BEAD is a geographically defined, mixed-use, cultural district in Downtown Bloomington. It encompasses entertainment and arts amenities that positively influence the quality of life and sense of place for the entire community.

Downtown Bloomington intersects and enhances the performing and visual arts venues at Indiana University to create a regional arts center accessible to all. The Bloomington Entertainment and Arts District was conceived as an economic development project, and the Indiana Arts Commission has designated it as an official Cultural District. It acts as the promotional hub for a robust festival and events scene that draws thousands of people, both locally and regionally. BEAD seeks to bring the business and creative sectors together to advance commerce and culture, build community, and spur economic development. It emphasizes the high concentration of creative assets and related activities to strengthen and enhance the overall economic development of the community. BEAD links a variety of incentive programs and grants to benefit the community and visitors as well as the small business, creative cultural, and entertainment sectors.

With so many artists, artisans, and talented craftspeople calling Bloomington home, the community has become a strong arts hub. According to the 2012 Americans for the Arts study, Bloomington's non-profit arts sector contributes \$72.3 million to the local economy annually through direct spending by arts organizations and their audiences. In addition, this sector supports 3,430 full-time equivalent jobs and generates nearly \$6.3 million in local and state government revenues. The City of Bloomington has been actively working to leverage these economic benefits through promotion and assistance programs.

## Trades District

The Trades District is within Bloomington's Certified Tech Park. This district, located just northwest of City Hall, is a prime redevelopment site and a rare opportunity to revitalize a key component of the City's core. The Trades District offers an excellent opportunity to attract new private investment and jobs to the core of the community. This has the potential to begin diversifying the predominantly service-oriented employment base of Downtown with more technical and entrepreneurial business start-up jobs. Accordingly, the City of Bloomington and its Redevelopment Commission have begun planning efforts to create a new business incubator in the Dimension Mill building located within the Trades District. The Dimension Mill project should help catalyze private investment and job creation in the district.



One of the main goals of the Trades District is to create jobs in the technology sector. The Trades District is planned to develop organically over time, with new businesses as a primary use and work force focused residences to help serve and support those businesses. Finally, the Trades District will be environmentally sensitive, with stormwater and green building designs that will highlight how future developments in and outside of the Trades District can be developed that are energy efficient, environmentally low-impact, and provide positive economic results for private job growth and investment.

## Conference Center Area

Bloomington's conference center is a strong Downtown anchor and provides a community and regional asset. The Monroe County Convention Center and surrounding properties present another wonderful opportunity for growth of tourism, hospitality jobs, and investment in Downtown Bloomington. A feasibility study, completed in 2012, conducted a trade show schedule survey that illustrated that Bloomington was the second-most-selected conference location in Indiana, behind only the Downtown Indianapolis-Indiana Convention Center. The study also suggested that the conference center could more than double its number of attendees, from 63,000 to roughly 130,000, if it had adequate space to accommodate the demand. To that end, the study identified that an additional 130,000 square feet of conference space could be supported with an adjoining 200-room hotel. The total capital investment for the convention center expansion was estimated to be \$38.3 million, and the new hotel would be a \$30 million private investment. The economic impact was suggested to be about \$18.3 million annually while creating 260 full-time hospitality related jobs. The streetscape improvements to South Walnut Street have prepared the south side of Downtown for redevelopment. Supporting the expansion of the Monroe County Convention Center in conjunction with a new hotel would further sustain this Downtown anchor through its increased ability to hold events and meetings. Concurrently, this expansion would foster and support more diversified redevelopment interests in this area.



## Goals & Policies

*Policies in this chapter most closely respond to the adopted 2013 Vision Statement objective to:*

*10. Nurture our vibrant and historic Downtown as the flourishing center of the community*

*The policies in this chapter also respond to the following 2013 Vision Statement objectives:*

*6. Enhance the community's role as a regional economic hub*

*7. Celebrate our rich, eclectic blend of arts, culture, and local businesses*

*11. Ensure all land development activity makes a positive and lasting community contribution*

*16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile*

**Goal 4.1 Maintain Historic Character:** Encourage redevelopment that complements and does not detract from the Downtown's historic, main-street character.

**Policy 4.1.1:** Recognize the significance of traditional architecture, innovative yet durable, compatible, high-quality architecture, and compact urban form in supporting community character.

**Policy 4.1.2:** Provide public and private investment in maintaining historic buildings Downtown, and utilize historic preservation as an economic development tool.

**Policy 4.1.3:** Encourage that large, amalgamated lots Downtown be developed as a set of smaller buildings to fit in with the historic character and pedestrian-friendly feel of this area and to provide for more options for reuse in the future.

**Goal 4.2 Support Local Businesses:** Encourage and support local businesses, the arts, and cultural events Downtown.

**Policy 4.2.1:** Whenever fiscally feasible, use local vendors for city events and purchases.

**Policy 4.2.2:** Collaborate with Downtown Bloomington Inc. and other local businesses associations to support locally owned businesses.

**Policy 4.2.3:** Continue to support the Buskirk-Chumley Theater, the Bloomington Entertainment and Arts District, and other downtown arts and cultural organizations.

**Goal 4.3 Promote Walking, Biking and Public Transit:** Promote walking, biking and public transit for all ages and abilities by integrating housing, and employment, with entertainment, shopping and other forms of commerce.

**Policy 4.3.1:** Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

**Policy 4.3.2:** Collaborate better with Indiana University, the Indiana University Foundation, Downtown Bloomington, Inc., and the Chamber of Commerce to integrate planning efforts.

**Goal 4.4 Diversify Housing:** Encourage a range of diverse housing types in the Downtown and nearby areas where appropriate, with an emphasis on affordable and workforce housing.

**Policy 4.4.1:** Work with social service agencies and state and federal grant sources to incentivize the development of housing for lower-income individuals and families.

**Policy 4.4.2:** When considering redevelopment petitions, weigh the benefits of more affordable housing in existing buildings against the benefits of building new structures with more expensive residential units.

**Policy 4.4.3:** Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.

**Policy 4.4.4:** Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.

**Policy 4.4.5:** Encourage special design qualities such as universal design, 1-2 bedroom limits, adequate storage space, and use of sustainable and enduring materials, that promote housing which is built for all citizens and for a range of ages and affordability options.

**Goal 4.5: Promote a Sustainable Downtown:** Seek to establish Downtown as a model of sustainability, with special attention to inclusivity and safety.

**Policy 4.5.1:** Pursue sustainability projects that can serve as models for private residents, non-profits, and businesses throughout the community.

**Policy 4.5.2:** Collaborate with public safety and social services professionals, as well as residents, merchants and landowners, to work toward an environment where everyone feels safe and welcome.

**Goal 4.6 Optimize Parking:** Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.

**Policy 4.6.1:** Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity.

**Policy 4.6.2:** Increase efficiency of parking inventory by providing more dedicated parking for two-wheeled motorized and non-motorized vehicles.

**Policy 4.6.3:** Establish a maximum for parking facilities in new residential projects.

**Policy 4.6.4:** Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

**Policy 4.6.5:** Design facilities to anticipate potential changing mobility solutions, and to reduce stormwater runoff, to increase compatibility with street trees, and add visual interest to streets and other public locations.

**Policy 4.6.6:** Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

## Programs

### Downtown Vitality and Sense of Place

- Develop measures that limit the pace and extent of student housing in Downtown to steer market forces towards more non-student and affordable housing opportunities.
- Conduct a retail market assessment to identify what is currently missing, based on market demand, in the Downtown landscape to help encourage more retail diversity and promote business development.
- Assist local businesses with means of securing additional financial capital to expand and/or remain in Downtown.
- Create targeted marketing of Downtown in regional markets to capture new businesses, as well as those that are considering relocating to Bloomington.
- Develop partnerships with Downtown Bloomington, Inc., the Greater Bloomington Chamber of Commerce, Indiana University, and local real estate organizations to identify potential Downtown redevelopment sites.
- Utilize the City of Bloomington's Gigabit-class fiber Internet services to promote and increase both Downtown business and visitor activity.
- Draft an updated future land use study and facility needs assessment (10-15 year outlook) for the Monroe County Convention Center.
- Ensure that all affordable housing developments proposed for the Trades District or anywhere else in the Downtown area have an age- and ability-friendly component.
- Ensure ADA compliance in public spaces and incentivize universal design in private spaces to assure the built environment will serve a market of all ages and abilities.
- Consult with stakeholders to find the best option for the installation of public restrooms downtown.
- Develop strategies to stabilize and diversify the Downtown residential population by identifying and encouraging missing housing forms in the Downtown area (such as row houses, condominiums, and live/work space).
- Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a size greater than a quarter of a block) in order to encourage local developers and businesses and create a more pedestrian-friendly public realm.

## Downtown Design

- Update and revise the Downtown overlay districts and the Vision and Infill Strategy Plan with “form-based code” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or other compatible new designs.
- Create an architectural inventory of celebrated structures in the Downtown area to provide guidance for development petitions.
- Create a design or architectural review committee with representatives from the Common Council for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington, and implement the measures identified in the update.
- Make streetscape and other public improvements to Downtown focus areas and gateways.
- As a development tool, map the available public space Downtown (indoor and outdoor) including plazas, outside dining, and mini-parks to identify areas where more public space is needed.

## Downtown Transportation and Parking

- Create a plan for improving multimodal connectivity within the Downtown area.
- Create and promote programs to encourage bike use and car sharing among employees and residents.
- Collaborate with the City’s Parking Commission to lead the development of a Parking Management Plan that includes programs to promote alternative transportation modes.
- Cover public parking in parking lots and structures with canopies of trees and/or photo-voltaic solar panels and incentivize private lots to do the same.
- Increase covered parking for bicycles.
- Work with Bloomington Transit to add more bus shelters where they are most needed.

## Outcomes & Indicators

**Outcome:** Downtown events are frequent and well attended.

- Number of Downtown public events
- Number of Downtown events visited by both residents and non-residents
- Number of Downtown events visited by attendees, by age range
- Number of cultural and arts venues in Downtown

**Outcome:** The Downtown business environment is vibrant and sustainable.

- Retail Revenue
- Restaurant Revenue
- Employment levels and salary and wage levels
- Downtown safety incidents and crime reporting
- Public and private capital improvement investments
- Increase in assessed value for Downtown properties
- Occupancy rate for Downtown commercial spaces
- Office and professional services revenue
- Parking turnover and utilization rates

**Outcome:** Downtown buildings and sites with blight or disrepair have been identified and remedied.

- Number of properties with code violations
- Percentage of properties in Downtown with code violations
- Map of Downtown properties with known environmental contamination issues
- Map of Downtown abandoned properties and/or “shovel ready” clear sites

**Outcome:** Downtown facilities provide services and year-round community programming that is age- and ability-friendly.

- Number of early childhood education facilities in Downtown
- Number of Downtown facilities that offer ongoing community programming for all ages
- Number of participants in Downtown community programming by age range
- Number of hours per month the public library is open

**Outcome:** Residential growth Downtown is inclusive of all ages and abilities.

- Demographic profile of residential units in the Downtown overlay districts

# 5

## Housing & Neighborhoods

### Overview

Bloomington has a strong housing market and unique neighborhoods. Much of the city's recent growth has occurred in the downtown and near the university. Growth is restricted in many post-WWII neighborhoods, built with larger lots and single-use development, due to both covenants and zoning that restrict infill growth and diverse land uses. Each neighborhood's unique character, strengths and assets must be respected and considered. This chapter contains goals, policies, and programs that express Bloomington's long-term commitment to revitalizing its housing stock and neighborhoods as well as providing smart-growth, strategies for future development and redevelopment. This chapter will set the stage for Housing and Neighborhoods by considering today's context, looking into housing trends and issues, and analyzing Bloomington's neighborhoods.

### Today's Context

Within Bloomington's current housing stock, the affordability and accessibility of quality single-family and multifamily housing continue to be a concern. The impact of an expensive, high-demand housing market within multiple cohort groups is profound. According to the 2010 Census, there were 33,239 total housing units located within the City of Bloomington (estimated to be 33,338 total housing units in 2015). Of that 2010 total, 31,425 housing units, or 94%, were occupied, while only around 1,800 housing units, or 6%, were considered to be vacant. This is a sign of a healthy

housing market, which typically has a vacancy rate of around 5%. Considering the 2010 Census was taken near the bottom of the Great Recession, this is indeed indicative of a robust market, as most metro areas were suffering much higher vacancy rates at that time.

This market condition indicates demand is exceeding supply, a situation that can further explain the relatively high cost of housing in Bloomington. Furthermore, the vacancy rate for lower income households may be closer to 0% as market pressures continue to increase the costs of housing.

About 50% of Bloomington's population consists of Indiana University and Ivy Tech students, causing the percentage of rental housing units to be higher than in many communities. Nationally, the Census reports that the homeownership rate is around 64%. Other college towns often have a lower percentage of population that are students, and consequently a lower percentage of rental housing.

Current Census figures estimate that Bloomington's rental percentage is about 66% of the total housing units within the city. This increased rental demand has pushed apartment rents to very high levels, especially compared to surrounding areas. According to the Indiana Business Research Center's 2015 report on Indiana's Housing Market, a general pattern of decline in respect to current rental vacancy (10.8%) and homeowner vacancy (2.3%) rates since 2006 indicates a tightening housing market. The 2011–2015 American Community Survey indicates an even tighter housing market



for Bloomington: It sets the rental vacancy rate at 4.8% and the homeowner vacancy rate at 1.4%.

Currently, 82% of households in Bloomington spend more than 45% of their annual income on housing and transportation costs (Center for Neighborhood Technology H+T Index). For low-income households, utility costs can account for as much as another 20% of household expenses, and the high percentage of rental properties creates an additional “split incentive” problem that disincentivizes landlords from making significant improvements to rental housing. Therefore, there is a concern that many residents looking for quality rental or owner-occupied housing within the City are being priced out of the market. The community must offer living options across the community for people from a wide range of life circumstances, incomes, and capacities.

The average selling price of homes in Monroe County has increased approximately \$21,000 since 2013. In 2015, Bloomington Township saw 214 housing units sold at an average price of \$191,823. This was the third-highest number of units sold by townships in Monroe County. Bloomington fell below the average selling price for Monroe County of \$202,763, and above the statewide average price of \$159,702 (Source: Stats Indiana/Bloomington Board of Realtors, Exhibit 8). Many communities have a “missing middle” for housing types where there are not many housing options beyond large multifamily units or detached single-family units. These options include duplex,

triplex, courtyard apartments, bungalow courts, townhomes, multiplex, and live/work units. Bloomington is no different.

Such housing varieties used to be common in American cities, and they offer opportunities to further explore affordable housing options for Bloomington.

## Exhibit 8

Units Sold & Average Sales Price in Monroe County (2015)		
Townships in Monroe County	Units Sold	Average Selling Price
MONROE COUNTY	1,604	\$202,763
BEAN BLOSSOM	26	\$168,794
BENTON	49	\$240,408
BLOOMINGTON	214	\$191,823
CLEAR CREEK	116	\$185,009
INDIAN CREEK	8	\$168,713
PERRY	776	\$222,667
POLK	3	\$193,633
RICHLAND	215	\$162,099
SALTCREEK	11	\$349,000
VANBUREN	165	\$168,651
WASHINGTON	21	\$251,540
Statewide Average*	81	\$159,702

Source: IAR Data Warehouse

\*Statewide average does not include 15 townships in Wayne County, Indiana, as that is the only MLS/BLC that is not part of the statewide partnership that generates the IAR DW.

## Housing Trends and Issues

Some of Bloomington's neighborhoods are relatively diverse, both economically and by housing type, whereas others are comprised almost entirely of single-family homes and limited in development by covenants. Most core neighborhoods are stable but are trending towards a lower percentage of new single-family homes. With greater density in the city comes the challenge to preserve neighborhood character and the opportunity to strengthen neighborhoods by developing small commercial nodes as community gathering places. Existing core neighborhoods should not be the focus of the city's increasing density.

We should examine housing trends and increase housing supply. The two most dominant trends in Bloomington are the decrease in construction of new, single-family, detached dwellings and the increase in multifamily residential (MFR) rental housing development in the Downtown and neighboring areas. The recent trend has been toward large-scale monolithic development that disrupts the neighborhood pedestrian realm and disregards street life and the existing urban form. On the multifamily side, construction of new units has been strong for many decades. However, policies in the 2002 Growth Policies Plan redirected the location of new MFR units away from larger tracts of land in suburban locations. Rather, new MFR construction was encouraged and guided towards Downtown and near-campus areas.

In response, approximately 1,900 units or 2,500 new bedrooms have been added in these areas. The consensus in the community in 2016 is that Downtown housing is catering largely to Indiana University students. New multifamily housing projects catering largely to students must be better planned and distributed adjacent to campus or in underdeveloped commercial corridors along transit routes outside Downtown, but still relatively close to the university.

In addition to these local trends, national trends in the housing market are rapidly changing. The surge of the Baby Boomer generation into retirement, the consequent downsizing of their residential footprint, and the increase in energy and transportation costs are all factors that are shifting markets toward the need for fewer detached housing units on large lots. The desire and preference for smaller, more sustainably designed units, a growing interest in attached housing and co-housing arrangements, and the need for both physical accessibility of housing units and proximity of such units to basic day-to-day service hubs are increasingly important issues. Livability, or an overall assessment of a neighborhood's quality of life, has increased significantly as a factor in housing choice for residential neighborhoods.

After many years of development that focused specifically on Indiana University students, the City has started to reevaluate housing markets across the city and especially in Downtown. Affordable housing for the community has become a major issue that both administration and City Council are working to address.



Local policy makers have affirmed affordable housing as a major focus area of the City's administration, while the City Council formed the Affordable Living Committee to specifically address this challenge. Increasing housing supply, along with offering a range of housing programs for extremely low income households through (workforce) households with up to 120% of annual median income, will help ensure accessible mixed-income neighborhoods. Bloomington's older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected. Building a growing stock of affordable housing requires assuring sustainability so unaffordable stock is not the only option for future generations. Mixed income neighborhoods are fundamental to successful, sustained, affordable housing stock. New multifamily housing projects catering largely to students must be better planned and distributed adjacent to campus or in underdeveloped commercial corridors along transit routes outside Downtown, but still relatively close to the university.

One area of interest the Affordable Living Committee is looking at is the number of individuals living alone. Based on 2010 numbers, they estimate about 40% of all households in Bloomington are one-person households, where 1,300 are 65+ and living alone. Furthermore, recognizing that a vast majority of residents over 50 years old desire to "age in place," the Working Group identified eight neighborhoods along the B-Line Trail as potentially becoming naturally occurring retirement communities (NORCs). Challenges and opportunities within both the age-in-place category and the larger issue of housing affordability are a high priority.

## Neighborhoods

Appreciating Bloomington's existing neighborhoods and understanding previous neighborhood planning efforts is important in our efforts to preserve and revitalize urban neighborhoods. It also is important to acknowledge that new neighborhoods will emerge and others may reinvent themselves and further strengthen Bloomington's livability.

Bloomington's neighborhoods are essential to a strong and economically diverse community; they further contribute to its unique character. More than 70 neighborhood associations have registered with the City's Housing &

Neighborhood Development Department (HAND). The Council of Neighborhood Associations (CONA) acts as an umbrella organization that represents neighborhood associations regarding public policy development and government relations.

The 2002 Growth Policies Plan recognized the importance of preserving and enhancing neighborhoods, as well as improving the quality of life for both current and future residents. This has not changed. New neighborhoods will be established as the community grows. Embracing innovation and creativity will foster vibrant new neighborhoods. All of Bloomington's neighborhoods must avoid monocultures that serve only a small range of household incomes and attract a limited segment of the market. Monocultures are not a healthy characteristic of a community. Serving a mix of household incomes should help define Bloomington's most vibrant neighborhoods.

Through the City's Neighborhood Planning Initiative, several neighborhoods participated in a comprehensive planning process to construct clear visions of overall needs and priorities, as well as a step-by-step outline of the methods needed to achieve their goals. The Planning and Transportation Department collaborated with the following neighborhoods to draft plans through the Neighborhood Planning Initiative: McDoel (2002), Broadview (2003), Prospect Hill (2005), and Green Acres (2006). The Downtown Vision and Infill Strategy Plan (2005) focused on the emergent Downtown residential market. Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments), the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner-occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative environmental impacts of traffic congestion.

Changing markets and consumer demands create opportunities to further the diversification of existing housing stock and neighborhoods. Accessory dwelling units (ADUs), tiny homes, and co-operative housing are some examples of housing options used throughout the country. Through experimentation and pilot programs the City supports ADUs,

tiny homes, cooperative housing, and other housing options that address long-term affordability, aging in place, and create fewer monocultures of housing stock. This should not be done at the cost of losing naturally occurring affordable home ownership and existing affordable rentals in single family neighborhoods.

Many neighborhoods in Bloomington were developed during a span from the late 1800s through the 1950s. These older homes are generally well built and have distinctive architectural features. They also often have smaller footprints compared to more modern homes. As seen in communities across the nation, this can lead to the phenomenon of people purchasing these homes purely for their desirable urban locations and tearing down the existing structure to make way for a brand-new home, which often features an excessively large footprint and a contemporary architectural style. Such homes may not fit into the period context of their surroundings and can negatively impact the fabric of the entire neighborhood. Unchecked, this practice can lead to the large-scale loss of a community's historic integrity and also the loss of affordable housing stock.

The City's Demolition Delay Ordinance was specifically developed to address this situation and protect the fabric of its older neighborhoods and historic districts. The City of Bloomington applies the demolition delay to certain structures and neighborhoods that have been recognized as historically important. Protected structures are also subject to review, in some cases, when additions, major renovations, or exterior remodeling are planned.

This allows locally designated areas to receive a higher level of protection through architectural plan review, historical compatibility assessment, and compliance with design guidelines.

Historic preservation can effectively contribute to affordability by keeping existing housing stock in place. (Historic housing is typically smaller than most modern structures, which improves affordability.) It allows for home improvements, protects older neighborhoods, and ensures a gradual transition that does not harm the character of a neighborhood. If the historic guidelines are enforced over time, they will stabilize older neighborhoods and protect them from neglect and incompatible in-fill development. Through re-use rather than replacement of historic structures, historic preservation can be a way to both preserve the physical heritage of the community and enhance affordability and sustainability. It is essential to consider the benefits of historic preservation alongside those of affordability, compatibility, and innovation.

The City of Bloomington has worked with many interested neighborhoods to create several historic districts that are administered through the Historic Preservation Commission. In recent years this has included the Garden Hill, Matlock Heights, and Elm Heights neighborhoods.



Above: The Paris Dunning House located in the Prospect Hill Historic District



## Goals & Policies

*Policies in this chapter most closely respond to the adopted 2013 Vision Statement objectives to:*

- 11. Ensure all land development activity makes a positive and lasting community contribution*
- 12. Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures*
- 13. Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure assistance, historic preservation, and access to small-scaled mixed-use centers*
- 14. Offer a wide variety of quality housing options for all incomes, ages, and abilities*
- 15. Encourage healthy lifestyles by providing high quality public places, green space and parks, and an array of recreational activities and events*

*The policies in this chapter also respond to the following 2013 Vision Statement objective:*

- 3. Meet basic needs and ensure self-sufficiency for all residents*

**Goal 5.1 Housing Affordability:** Improve access to affordable housing for a continuum of needs in Bloomington, including people experiencing homelessness, low-income, and moderate-income households. Strive for permanent affordability in rental and owner-occupied housing options, with policies that recognize differences among the needs of extremely low-income (0-30% Area Median Income), very low-income (31%-50% AMI), low-income (51%-80% AMI) and moderate income (81%-120% AMI) households.

**Policy 5.1.1:** Expand and sustain housing programs designed to serve the identified long-term housing affordability needs of moderate-income, low-income, and extremely low-income households, to achieve an income-diverse and inclusive city.

**Policy 5.1.2:** Establish affordable housing in locations with close proximity to schools, employment centers, transit, recreational opportunities, and other community resources to increase access.

**Policy 5.1.3:** Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.

**Goal 5.2 Housing Planning and Design:** Guide growth, change, and preservation of residential and business areas through planning policies that create and sustain neighborhood character and green space, and that build a sense of community, civic involvement, and neighborhood pride.

**Policy 5.2.1:** Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.

**Policy 5.2.2:** Ensure that expansion of existing neighborhoods and development of new neighborhoods includes access to green space and recreation areas.

**Policy 5.2.3:** In historic neighborhoods and districts, preserve or enhance authentic design characteristics, such as building form, by encouraging new or remodeled structures to be historically compatible with the neighborhood and adjacent structures. Design elements from the prevailing existing neighborhood fabric should be utilized in new building and renovation, even if the overall building design is more contemporary.

**Policy 5.2.4:** Design and arrange new multifamily buildings, including entries and outdoor spaces, so that dwellings have a clear relationship with the public street and operate on a pedestrian scale.

**Policy 5.2.5:** Encourage the development of small-scale commercial developments close to all neighborhoods to serve the daily needs of residents.

**Policy 5.2.6:** Existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. This built character may be complemented by both traditional and contemporary architecture

**Policy 5.2.7:** Encourage the addition of visitability and accessibility features, where practicable, and where not otherwise required, in all single family and multi-family residential new housing construction and modification.

**Goal 5.3 Housing Supply:** Help meet current and projected regional housing needs of all economic and demographic groups by increasing Bloomington’s housing supply with infill development, reuse of non-residential developed land, and developments on vacant land if it is at least partially surrounded by existing development.

**Policy 5.3.1:** Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. Avoid placing these high density forms in single family neighborhoods.

**Policy 5.3.2:** Enable seniors to remain in their own homes to “age in place,” and consider locating a variety of housing options for seniors near gathering places such as the public library, parks, recreation or community centers, and other community resources.

**Policy 5.3.3:** Support home modifications (e.g. Universal Design standards) for non-student-oriented, multifamily housing to accommodate the needs of older adults and people with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care.

**Policy 5.3.4:** Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.

**Goal 5.4 Neighborhood Stabilization:** Promote a variety of homeownership and rental housing options, mitigate against unforeseen eviction and rapid price changes, and promote opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes.

**Policy 5.4.1:** Promote and maintain housing options within neighborhoods to ensure that a diversity of housing types, a mix of household incomes, and a variety of homeownership and rental opportunities exist, including for locally protected classes of vulnerable residents.

**Policy 5.4.2:** Enhance the appearance, safety, and walkability of sidewalks, multi-use paths and trails, and streets in all neighborhoods through proactive repair and cleaning programs to reinforce an open network connecting each neighborhood to adjacent land uses and to the city as a whole.

**Policy 5.4.3:** Work with private property owners to encourage the conversion of abandoned and/or neglected properties back into neighborhood or community assets.

## Programs

### Affordable Housing

- Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.
- Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.
- Develop a detailed housing strategy for the City of Bloomington based on findings in the completed housing evaluation, residential market analysis, and housing inventory. Update Chapter 5, “Housing and Neighborhoods” to coordinate with the final housing strategy.
- Create a Housing Commission to acquire information on and study residents’ housing needs and opportunities, make policy recommendations to the Mayor and City Council regarding issues affecting affordable housing and supportive services in the community.

- To the extent permitted by law, develop and implement programs that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities.
- Seek to expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units, and similar housing solutions, in a manner that attracts workforce and senior populations or otherwise complements the surrounding neighborhood.
- Encourage reuse of existing structures in order to maintain or increase the city's housing supply.
- Expand opportunities for affordable housing partnerships with non-profits and the development community.
- Evaluate new development and redevelopment proposals with the goal of minimizing displacement of lower income residents from Bloomington neighborhoods and from the city as a whole.
- Adopt zoning regulations that ensure, to the extent possible, that any student-oriented multifamily housing developments can successfully transition to serving other populations as the student market evolves and demand changes.
- Support the development of senior housing organized around affinities such as LGBTQ housing, Senior Arts Colony housing, and senior and intergenerational cooperative housing.
- Develop policies and enforcement programs around new housing options that assure neighborhood stability and preserve neighborhood character.
- Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients, including but not limited to, Public Housing, Section 8 Housing Choice Vouchers, and Section 8 Project-based Vouchers.
- Partner with Monroe County government to coordinate and maximize affordable housing strategies and to leverage available resources.

## Neighborhood Character and Quality of Life

- Implement priority street and sidewalk improvements that would make a substantial contribution to the quality of neighborhoods.
- Evaluate multi-modal access to public schools, grocery stores, parks, restaurants, health care and other community services and amenities for all ages and abilities.
- Survey existing neighborhoods to measure livability by examining the connection to neighbors for safety and assistance, home modification policies, assistance with utilities and weatherization, ease of transportation options, number of older adults who suffer from cost-burdened housing, and connection to social services as needed.
- Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep residents from poverty while they build equity and security in the local community.
- Encourage a variety of housing options to meet the needs of seniors such as shared housing, accessory dwelling units, smaller homes and lots, adult foster homes and other assisted residential living arrangements.
- Work with community partners to develop visitability standards. At minimum, such standards shall include: at least one zero-step entrance; main floor doors that provide at least 32" of clear passage; and, at least one half bath on ground floor that is sufficiently convenient for use by a person using a wheelchair or other mobility device.
- Work with community partners to develop ongoing educational programs for consumers, developers, and builders on the topics of accessibility and visitability.
- Discourage covenants in single-family residential neighborhoods that restrict green building practices or alternative, affordable housing types.

## Outcomes & Indicators

**Outcome:** Increase the range of affordable housing options that are universally designed and environmentally sustainable.

- Block group measures of housing cost burden (</> 30% of income to gross housing costs) relative to Median Household Income.
- Availability and demand for subsidized housing by block group
- Percentage of dwelling units occupied
- Percentage of dwelling units in poor condition
- Housing and Transportation (H +T) Affordability Index Score relative to Median Household Income
- Long-term affordability – greater than 10 years
- Percentage of home ownership in households making 80% or less of the area median income
- Basic passage: Percentage of housing units with no-step entrance
- Neighborhood housing type diversity index

**Outcome:** Improved access of neighborhood housing to community amenities, employment, and essential services.

- Percentage of population within 0.25-mile walk of public and private indoor or outdoor recreation and socialization spaces
- Walk Scores™ of US Census block groups within the city
- Walk and transit scores of parks, schools, community service providers, health care facility locations, and subsidized housing
- Percentage of dwelling units within a 0.25-mile and 0.5 mile walk of a grocery store and/or farmers market
- Number of parks within a half-mile by US Census block group
- Number of jobs accessible within a 45-minute transit commute (EPA Smart Location Database)
- Mix of jobs within a mile by block group (US Census)
- Annual comprehensive inventory of sidewalk conditions by neighborhood (multiple extant methodologies)

**Outcome:** Increased diversity within neighborhoods.

- Index of housing by category and costs by neighborhood or census-determined geography
- Ratio of ownership to rental units by neighborhood
- Neighborhood Diversity Index to view changes to racial and ethnic diversity in neighborhoods over time
- Participation of individuals from diverse backgrounds in neighborhood association leadership
- Neighborhood-level cultural events



# Transportation

## Overview

Transportation is a basic need that enables residents and visitors to connect with people, services, and places in the community. Rights of way are the foundation of the transportation system and must accommodate the diverse needs of the population, from a child walking to school to a delivery truck taking products to a local restaurant. The City's right of way is the City's largest asset, and functions as more than a space to move from point A to point B. The City's right of way also serves as a place to interact socially, to conduct business, and to gather for events such as markets, parades, or festivals. Additionally, space surrounding streets is where utilities such as telecommunications, water, sewer, and more are typically located. Transportation and the right of way it generally occurs within is complex and impacts our lives, health, economic prosperity, and environment in many ways.

This chapter discusses transportation concepts and provides a perspective on the role they can play in the Bloomington transportation network. Although the document discusses each of these categories separately, they are interconnected and must be considered together to create an equitable, multimodal transportation system.

## Multimodal Transportation Planning

The transportation modes and routes utilized depend on many variables such as what modes are available, what paths are available, the safety of the routes, and the travel time required. It also depends on the relative cost, the quality of the experience, and more.

Since the 1950s, transportation systems across the United States have focused on motor vehicles, specifically on moving lots of motor vehicles quickly through spaces. As cities began to stretch outward, land use policies increased the distance between destinations while auto-focused designs increased the travel speeds: farther and faster. The repercussions of this approach are widely documented and include inequality, increased emissions, and an inefficient system that is expensive to maintain. Many cities across the globe are working actively to diversify their transportation systems and change transportation's focus from one mode to many; from a focus on throughput to a focus on place. Taking this focus it is helpful to replace the word transportation with the phrase "mobility management."

A multimodal transportation system that is accessible to all users has numerous benefits for the entire community. According to the Federal Highway Administration, households, on average, spend 19% of household income on transportation, second only to housing. However, the portion of income dedicated to transportation varies dramatically depending on the home's location and the context: ex-urban locations spend nearly 25% of household income



on transportation, whereas homes in compact, connected areas spend only 9% of household income on transportation. Investing in multimodal transportation can result in a reduced cost of living for Bloomington residents: Paying less for transportation means having more disposable income for other necessities (housing, food, etc.) or amenities (shopping at local businesses, dining at local restaurants, etc.). More importantly, approximately 20% of Bloomington’s population has a disability (Council for Community Accessibility).

Ensuring greater access to the transportation network can result in better mobility throughout the community for the disabled. By prioritizing our walking, bicycling, and transit networks, more destinations will be more accessible for all residents. Our entire community will receive large returns from transportation investments.

Connectivity within the existing network, and linkages between modes, play a key role in improving a multimodal transportation system. Installing bike racks on transit buses is an easy way to expand the service area for either bicycle or transit users by creating a simple linkage between modes. This can reduce travel times to and from transit stops and increase the area for destinations, compared to a pedestrian using transit. “Smart vehicle” technology is another consideration that can improve the safety and efficiency of the network. Real-time route selection, anti-crash sensing, and self-driving vehicles are examples that offer benefits. The “sharing economy” also contributes to

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improving the multimodal network. Ride, car, and bike share programs skirt the economic barriers to vehicle ownership and offer very good options over typical mode choices. These are important aspects to incorporate into multimodal transportation planning.

Multi-modal transportation planning is an essential component of Transportation Demand Management (TDM). Many communities including Bloomington and the Indiana University-Bloomington campus pursue TDM, which is the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time. Managing demand can be a cost-effective and environmentally friendly alternative to increasing capacity, both for vehicle movement (traffic lanes and streets) and for parking.

## Health Impacts of Transportation

Obesity and physical inactivity are serious public health problems that are related to transportation. According to the Center for Disease Control, approximately 80% of adults do not regularly get the recommended amount of aerobic and muscle-strengthening activity per day. Nearly 70% of adults are either overweight or obese, and childhood obesity (ages 1-19) is also rising across the country. In 2016, for Monroe County, 21% of adults were considered obese (Centers for Disease Control). Improvements in the transportation network that encourage walking and bicycling will result in healthier and more active lifestyles.

Transportation crashes also have a significant impact on health. Nationally, in 2014, accidents were the fourth leading cause of death (136,053); of these fatalities, 35,398 were traffic crashes (Centers for Disease Control and Prevention - National Center for Health Statistics). Locally, from 2012–2014, there were 12,448 car crashes reported in Monroe County, with approximately 21% resulting in injuries or fatalities, and a total of 21 fatalities (BMCMPPO 2012–2014 Crash Report). That is an average of over 4,000 traffic crashes per year, or 11 crashes per day.

Around the world, cities and towns are taking a bold new approach to reducing transportation crashes and their associated injuries and deaths. Vision Zero takes the simple stance that traffic crashes are not “accidents,” but rather preventable incidents that can be systematically addressed. By using a multifaceted approach to enforcement, education, better roadway engineering and design, and improved emergency response, Vision Zero has transformed attitudes regarding traffic death and injury to a series of actions that can be changed or prevented. Advocates of Vision Zero note that improved safety is possible without losing freedom or mobility. The program aims to reduce speeding, driving under the influence, and other risky behaviors. Sweden successfully chartered Vision Zero in 1997, and the approach continues to pay dividends in that country today. More recently, the Netherlands and many cities in the U.S., such as New York City, San Francisco, Chicago, and Austin, have implemented similar efforts. The United States Department of Transportation has also launched a Road to Zero coalition with a goal of achieving zero fatalities nationwide within the next 30 years. Bloomington should take note of what this concept has to offer and work to reduce the frequency and severity of crashes on our road network.

## Pedestrian Transportation

Beyond walking to work, nearly everyone is a pedestrian at some point in their day, whether by parking a vehicle and walking to the final destination, walking to a transit stop, or walking the entire way. Despite the fact that most people walk every day for a portion of their trips, few people identify as pedestrians. Nearly 15% of Bloomington workers walk to work regularly. This percentage is among the highest in the nation (American Community Survey).

Many City initiatives have helped make walking a transportation option for many Bloomington residents. People are more likely to choose walking when there are

places to walk to and the route is safe, convenient, and enjoyable. In order to ensure there are places to walk to, land uses should be mixed in order to develop destinations. To make walking safe and convenient, infrastructure such as sidewalks, paths, or trails need to be provided and well connected. To be sure that walking transportation is enjoyable, street trees, benches, and streetlights should be included in the right of way as part of the transportation system. Interesting buildings, outdoor seating areas, and public art or creative spaces also greatly contribute to pedestrian interest and enjoyment.

As an example, for more than 20 years, Bloomington has been actively working to improve walking in the community. In 1992, the Common Council established the Alternative Transportation Fund, which receives excess revenues from the Residential Neighborhood Parking permit program. The City Council Sidewalk Committee oversees a portion of the funds and prioritizes projects. The funds are used to improve and build sidewalks across the City in order to enhance walking transportation.

Bloomington will continue to improve walking transportation, and more residents will be comfortable choosing to walk for transportation. Planning and designing for pedestrians results in a town that is more accessible and enjoyable for all. A successful walking transportation system should be comfortable to people in wheelchairs or with other mobility aids, young children, families with strollers, and senior citizens.

## Bicycle Transportation

Bloomington residents ride bicycles for transportation, fitness, and enjoyment. According to the 2014 American Community Survey (ACS), 5.3% of Bloomingtonians use a bicycle as their primary transportation to commute to work. This number has been growing steadily as the City has improved its transportation network to better accommodate people on bicycles. Increased bicycling benefits not just those who bicycle, but the whole community by helping to achieve goals in every chapter of the Comprehensive Plan. These benefits are similar to those achieved through increased pedestrian transportation: reduced traffic congestion, improved health, an activated public realm, reduced environmental impact, encouragement of compact and connected development, improved affordability, and much more.

In recognition of Bloomington's commitment to improving bicycle transportation, the League of American Bicyclists identified the City of Bloomington as a Bicycle Friendly Community with a bronze designation in 2003, a silver designation in 2010, and a gold designation in 2014. Bloomington established a goal to achieve platinum designation, which is held by only a few municipalities nationwide, by 2016.

To achieve that goal, a Platinum Biking Task Force was established in 2010 to assess Bloomington's strengths and weaknesses in regard to bicycling and to create a plan for the City to achieve a platinum designation. The resulting report, *Breaking Away: Journey to Platinum*, was adopted by the City Council in 2011. While Bloomington was not awarded a platinum designation in 2016, the recommendations of this report and the subsequent Bikeways Implementation Plan are well underway, with a 94% increase in mileage of bikeways, trails, and paths since 2010. In order to achieve a platinum designation and to realize the full benefits that bicycling can offer to the entire community, Bloomington continues working to provide transportation infrastructure that attracts more people to use a bicycle for transportation.

Bloomington's enormously popular rails-to-trails project, the B-Line Trail, was completed in 2011. The trail links many neighborhoods that did not previously have a separated

biking and walking route to Downtown. People use the trail for a wide variety of reasons, from transportation and fitness to festivals and people-watching. The B-Line's strong north-south pedestrian and bicycle connection has led to greater demand from residents for other connections that provide improved safety and comfort for bicyclists and pedestrians; such connections should link people's residences with the businesses, parks, schools, restaurants, and other destinations throughout the City.

Recent improvements to the bicycle and pedestrian transportation network have increased users and general interest. However, safety, level of comfort, and seamless integration with other modes remain significant challenges. Safety is a top priority that benefits every user. Improving the level of comfort for a wide range of users provides more options and is more inclusive regarding age and ability. Seamless integration improves connectivity and accessibility such that all modes are more or less equal overall. Addressing these challenges will be an important focus going forward.

A celebrated aspect of Bloomington is its close cultural association with bicycles, brought to national attention with the acclaimed 1979 movie *Breaking Away*. The film features the Little 500 bicycle race, an annual IU event since 1951. "Little 5" is one of the most well-known collegiate traditions.



Photo Credit: Mark Stosberg



Additionally, the Hilly Hundred is a major non-collegiate bicycle touring event held in the area that attracts thousands of bicycling enthusiasts. These and other recreational activities are integral parts of Bloomington's bicycle culture. Leveraging them is a way to sustain and broaden participation in the bicycle transportation network.

## Public Transportation

Public transportation is an important option for community members. Driving is not always an option; in Bloomington, approximately 11% of residents are too young to drive (US Census, 2011-2015 American Community Survey 5-year Estimates), and among adults, driver's license rates are decreasing in most age groups (University of Michigan Transportation Research Group, January 2016, Report number UMTRI-2016-4). For some, the cost of owning and maintaining a motor vehicle is too high. Efficient and frequent public transportation allows residents of all ages and abilities to function independently, avoid isolation, and access destinations around town.

Bloomington Transit has an impressive track record over the last decade. The agency was named the 2010 Outstanding Public Transportation System in North America (Small Transit Category). Ridership has increased 70%, from 2.06 million in 2004 to 3.45 million riders in 2016. Bloomington Transit now offers service to previously underserved areas, such as from the Arlington Park area to the Clear Creek Shopping Center.

Service has been extended until 11:30 p.m. on some routes, includes Sunday service for a few others, and even includes a "Night Owl" service that operates near the IU Campus until 3:30 a.m. on Friday and Saturday nights. The opening of a modern downtown Transit Center, investments in hybrid buses, and implementation of a live bus-tracker system have also helped to bolster Bloomington Transit's ridership and success. Indiana University's Campus Bus Service and the Area 10 Agency on Aging's Rural Transit also operate within the City of Bloomington and carry many riders each year.

Even with a great performance record and wide support for transit, service gaps remain. Weekend, Sunday, and extended hours can be improved. Headway time, or the time between buses on a transit route, is another consideration as some headway times are an hour. Reduced headway

times make transit a more appealing option to consider, especially when they are less than a half hour. Locating multifamily housing, employment, and other intensive land uses near or along transit routes helps to improve access, and vice-versa. For example, transit oriented developments (TOD) are high density or multifamily communities that are compact, pedestrian-oriented, walkable, and located within close proximity to transit service. TOD is one method used to consider new development with transit service. Using access to transit as an analysis tool is necessary for land use decisions. It can improve ridership, mitigate traffic, and lower a household's transportation expenses.

## Motor Vehicle Transportation

The City of Bloomington owns and maintains more than 230 centerline miles of streets and 82 traffic signals. This infrastructure, complemented by numerous other State and County facilities, provides an extensive network for motor vehicle use. Personal motor vehicles, delivery vehicles, emergency response vehicles, bikes, and public transit all use this network to reach destinations within and around the City.

With the exception of areas of new development, this network has very few opportunities for new connections. Investments in infrastructure for motor vehicles should focus on maintenance, improved efficiency within existing space, and reductions in crash risk and severity.

High motor vehicle speeds are a constant cause for complaints from nearby residents, other drivers, and people using other transportation modes. The increased headway requirement for higher speeds also decreases the carrying capacity of streets.

Speed is directly related to crash severity. Enforcement and education are critical to achieve low speed driving behavior. Urban infrastructure can also be designed to encourage flow that lowers speeds and minimizes crash risk and severity for all users.

## Transportation Investments

Transportation investments are significant undertakings, and costs are always a limiting factor. The daily operation and maintenance costs of these facilities are substantial. The total costs associated with network improvements must account for engineering, design, land acquisition, construction, inspection, and maintenance.

The city does not have the space or resources to significantly expand roads and intersections within the built-out, urban environment. Many medium and large-sized cities with similar challenges are using transportation demand management to reduce travel demand, or to redistribute travel demand in space or time. Cities also manage congestion and improve transportation long-term by investing in multiple transportation modes such as walking, bicycling, and public transportation rather than solely building motor vehicle capacity. While investments in active and public transportation most obviously benefit users of those modes, every person walking, cycling, or in a bus represents one less car on the street. We must also consider the impact of the growing “shared” or “access” economy and “driverless” or autonomous vehicles in the future.

The on-going construction of Interstate 69 through Bloomington presents a number of challenges to the community. The completion of Interstate 69 will have the practical effect of moving the City of Bloomington closer to Indianapolis. This fact will likely create significant physical growth and development pressures and may bring to Bloomington some of the challenges of being a bedroom community to a major metropolitan area. Alterations to highway access points and local roadway configurations near the corridor will impact residents and the businesses they seek to access. Traffic diverted to new routes on local roads may force the City to re-evaluate its priorities for future transportation projects. In addition, bicycle and pedestrian accessibility across the Interstate 69 corridor are important future considerations. The city must also carefully manage development around highway interchanges to ensure that only the most appropriate land uses develop in those areas. Making new investments in the transportation network should be carefully evaluated, not only considering fiscal, locational, and demand contexts, but also the implications for climate change, economic prosperity, and community health.

One tool to evaluate and guide progress toward our transportation objectives is the Master Thoroughfare Plan.

## Master Thoroughfare Plan

As a requirement of Indiana code IC-36-7-4-502, the comprehensive plan must contain a “statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.” The Master Thoroughfare Plan fulfills this requirement by establishing general policy guidance for public ways. Other chapters provide policy guidance on the development of public places and lands (such as parks), public utilities, services, and structures. The Master Thoroughfare Plan establishes a means to plan for various investments needed to address a wide range of community transportation needs.

Because public ways provide the conduits that transport goods, services, and utilities across all land uses, transportation policy guidance must be closely tied to land use. Public ways and land use influence one another. Without consistent policies in both areas, unintended consequences from growth and development could occur. Providing even basic services, such as sanitary sewers, police services, fire protection, and walkable public schools, becomes problematic if not coordinated with land use development and public ways policies.

In the past, the Master Thoroughfare Plan (MTP) served Bloomington well in this basic fashion. It established right-of-way needs for roadways and utility infrastructure for a growing community. The Plan shaped street design to handle traffic flows and addressed general safety concerns through typical cross sections. All of this was achieved by using a standard functional classification system commonly used throughout the U.S. However, the 2002 MTP does not always respect context and focuses on the automobile mode. The City currently focuses on context and the multimodal transportation system as a whole. As an example, the forthcoming Transportation Plan will combine what has traditionally been contained within a thoroughfare plan and an active transportation plan.

National trends in context-sensitive solutions and “Complete Streets” are being embraced. New approaches balance speed, traffic flow, and roadway design while enhancing historic neighborhoods and natural features, which support sustainability goals, in order to create streets that support vibrant work, living, and shopping areas. Streets are public spaces that must interact with and enhance surrounding land uses, both existing and planned.

Therefore, Bloomington is adopting a new approach in planning and designing public streets that will draw on the concept of Complete Streets and focus on the movement of people using inviting, context-sensitive design.

The MTP update should include a local classification system to provide spatial guidance for the application of its general policies. Major future public ways (for example, Adams Street) that will provide main connections would be identified and classified in the plan, while minor future connections (for example, new connections off of Adams Street) would not be identified but are expected to be consistent with the MTP, most specifically Goal 6.1 of this section.

#### Purpose of the Master Thoroughfare Plan (MTP):

- Preserve and establish rights of way
- Establish street design guidelines that follow Complete Streets policy and provide continuity for each mode: pedestrians, bicyclists, transit, and motor vehicles
- Promote context-sensitive designs for the many different land uses and natural contexts within the community that the transportation system serves and/or transects
- Coordinate the upgrade or development of new transportation system investments

Operations and maintenance programs should use roadway classifications as criteria when prioritizing work. Other factors may include pedestrian and bicyclist use, presence of transit routes, and quantitative condition ratings. Operations and maintenance programs include, but are not limited to, the following:

- A. Establishment of emergency routes
- B. Establishment of truck routes and delivery zones
- C. Establishment of snow removal routes and priorities
- D. Establishment of paving and signal needs and priorities
- E. Establishment of detour routes

#### General Policies of the Master Thoroughfare Plan:

Provide and maintain a safe, efficient, accessible, and connected system of transportation that emphasizes walking, public transit, bicycling and shared travel methods to enhance options that reduce our overall dependence on the individual automobile.

To the greatest extent possible, minimize injury and the loss of life from transportation-related crashes by using vehicle speed suitability linked to the context of adjacent land uses, modal safety priorities, and congestion and air quality outcomes.

Ensure that the safety and convenience of all users of the transportation system are accommodated in the daily operations and maintenance of the existing transportation network, and that future transportation system investments likewise accommodate all users.

Recognize both the City’s constrained ability and limited interest in expanding or widening most roadways within an urban and built context, such that retrofitting existing roadways and designing innovative solutions for pedestrians, transit users, shared riders, and bicyclists are prioritized and considered before plans for roadway widening.

Identify locations where new or improved transportation facilities are needed while establishing a land use and transportation context to guide the scope, scale, context, and priority for any (public/private) transportation capital improvement project.

## Goals & Policies

*Policies in this chapter most closely respond to the adopted 2013 Vision Statement objective to:*

*16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile*

*The policies in this chapter also respond to the following 2013 Vision Statement objective:*

- 3. Meet basic needs and ensure self-sufficiency for all residents*
- 4. Fortify our progress toward improving public safety and civility*
- 5. Invest in diverse high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community's role as a regional hub, and is responsive towards larger concerns of sustainability*
- 6. Enhance the community's role as a regional economic hub*
- 11. Ensure all land development activity makes a positive and lasting community contribution*

### **Goal 6.1 Increase Sustainability: Improve the sustainability of the transportation system.**

**Policy 6.1.1:** Maintain a local Master Thoroughfare Plan, as required by state law, that plans for all modes of transportation.

**Policy 6.1.2:** Balance economic, environmental, accessibility, and equity issues in local transportation decisions.

**Policy 6.1.3:** In land use decisions, require sufficient density through infill, redevelopment, and reuse of vacant or under-utilized parcels to support multimodal transportation and discourage urban sprawl.

**Policy 6.1.4:** Locate transit and multimodal facilities near higher-density developments and employment and retail centers, social services, and community facilities.

**Policy 6.1.5:** Encourage the concept of streets as not merely for transportation, but as important public spaces where community thrives.

**Policy 6.1.6:** Ensure City transportation and land use decisions are coordinated with anticipated developments in automated/autonomous vehicles, to ensure safety and increase mobility.

**Policy 6.1.7:** Prioritize safety and accessibility over capacity in transportation planning, design, construction, and maintenance decisions.

**Policy 6.1.8:** Evaluate city roads, sidewalks, paths, trails, ramps, and traffic devices regularly and implement an adequately funded maintenance program.

### **Goal 6.2 Improve Public Transit: Maintain, improve, and expand an accessible, safe, and efficient public transportation system.**

**Policy 6.2.1:** Support public transit access to regional destinations.

**Policy 6.2.2:** Encourage the provision of seating, lighting, and signage (including real-time arrival information) at transit stops to increase rider comfort, safety, and convenience.

**Policy 6.2.3:** Support the adoption and use of technologies that reduce emissions of greenhouse gases and pollutants from vehicles.

### **Goal 6.3 Improve the Bicycle and Pedestrian Network: Maintain, improve, and expand an accessible, safe, and efficient network for pedestrians, and attain platinum status as a Bicycle Friendly Community, as rated by the League of American Bicyclists.**

**Policy 6.3.1:** Prioritize pedestrian and bicycle infrastructure within Bloomington and to connect with surrounding communities.

**Policy 6.3.2:** Encourage and require (where legally feasible) new private developments to dedicate easements or right of way and provide improvements for pedestrian and bicycle facilities to complete the connectivity in the networks.

**Policy 6.3.3:** Enhance the pedestrian and bicycle network with benches, pedestrian-scaled lighting, bicycle parking, street trees and landscaping, interpretive stations, public art, and/or other features to further improve the physical conditions that support walking and biking.

**Policy 6.3.4:** Require pedestrian-friendly design features.

**Policy 6.3.5:** Require provision of covered bicycle parking in new construction.

**Goal 6.4 Prioritize Non-Automotive Modes:** Continue to integrate all modes into the transportation network and to prioritize bicycle, pedestrian, public transit, and other non-automotive modes to make our network equally accessible, safe, and efficient for all users.

**Policy 6.4.1:** Consider all ages, all abilities, and all modes, including pedestrians, bicyclists, transit vehicles, emergency responders, and freight when planning, designing, modifying, and constructing transportation facilities.

**Policy 6.4.2:** As capacity needs increase, focus on multimodal improvements and optimization of the existing transportation system rather than adding more lanes for passenger vehicles.

**Goal 6.5 Protect Neighborhood Streets:** Protect neighborhood streets that support residential character and provide a range of local transportation options.

**Policy 6.5.1:** Implement traffic calming measures where safety concerns exist to manage motor vehicle traffic on residential streets.

**Policy 6.5.2:** Balance vehicular circulation needs with the goal of creating walkable and bike-friendly neighborhoods.

**Policy 6.5.3:** Continue to improve connectivity between existing neighborhoods, existing and proposed trails, and destinations such as commercial areas and schools.

**Goal 6.6 Optimize Public Space for Parking:** Plan and develop parking for cars and bicycles with a focus on efficiency and equity.

**Policy 6.6.1:** Implement creative parking strategies to minimize inefficiencies and facilitate equitable use of public space, including potential adaptive reuse of structures as needs may evolve.

**Policy 6.6.2:** Encourage attractive and environmentally sensitive parking areas.

**Policy 6.6.3:** Prioritize on-street parking spaces for equitable and environmentally conscious uses, such as for people with physical handicaps, or spaces set aside for carpools or car sharing.

**Policy 6.6.4:** Encourage provision of covered bicycle parking.

**Goal 6.7 Educate the Public:** Increase residents' safe use of transportation options that minimize negative environmental and infrastructure impacts.

**Policy 6.7.1:** Educate drivers, bicyclists, and pedestrians on sharing the public right-of-way safely.

**Policy 6.7.2:** Collaborate with community organizations to educate residents about using public transit and bicycling.

**Policy 6.7.3:** Utilize enforcement programs to support desired motorist and active transportation user behavior.

**Policy 6.7.4:** Educate the public about the multiple entry points to the city's parking system, including its menu of options for where to park, how to use the system, and wherever feasible, real-time space availability.

# Programs

## General

- Update the existing Master Thoroughfare Plan to include pedestrian and bicycle facilities in addition to traditional motor vehicles. The Plan should be updated regularly, identify long-term needs for preservation purposes, and provide a mechanism for prioritizing projects.
- Formally adopt a city-wide Complete Streets Policy that requires accommodation for users of all ages, abilities, and modes.
- Create City Street Design Specifications and Standards that are consistent with Complete Streets best practices, and long-term maintenance costs.
- Enhance safety for all modes by reducing motor vehicle speeds through engineering, enforcement, and education.
- The City Capital Improvement Plan (CIP) should spread capital investments geographically through the City.
- Prioritize connectivity improvements on bicycle and pedestrian use while also supporting motor vehicle connections.
- Partner with private developers to expand the transportation network and improve pedestrian and bicycle facilities.
- Require installation of vertical curbs, rather than rolled curbs, when constructing, maintaining, or modifying roadways.
- Encourage appropriate community events at appropriate locations and times in the public right of way.
- Enhance the understanding of maintenance of traffic and ADA compliance standards.
- Enhance the standards for maintenance of traffic and ADA compliance approvals.
- Manage right of way use and excavation policies, permits, and work to meet desired standards and specifications.

- Utilize Smart City technology to improve efficiency, energy savings, and signal preemption for transit.
- Utilize experimentation, temporary traffic countermeasures, and pilot programs to improve streets and control traffic.
- Implement measures to increase civic participation, and educational outcomes through art and other creative activities in the public right of way.
- Evaluate facility, equipment, vehicle, material, and staffing demands to assure appropriate maintenance capabilities for evolving and growing transportation network
- Maintain traffic devices (e.g., traffic signals, signage, pavement markings, guard rails, etc.) in compliance with applicable standards and regulations.
- Quickly respond to immediate safety concerns like potholes, missing stop signs, etc. 24/7/365.
- Require all transportation facilities (e.g., sidewalks) to be acceptably constructed before accepting streets into the City's inventory.
- Inspect all capital projects (City and non-City) to assure compliance with applicable standards and specifications.
- Develop standards and specifications for street trees and landscaping to minimize maintenance and sight line concerns, and maintain trees and landscaping to not obstruct use of streets, sidewalks, etc.

## Mass Transit

- Develop transit-oriented development standards.
- Coordinate with area transit providers (BT, IU, Rural, etc.) for opportunities to enhance service and efficiencies from a regional perspective.
- Work with area transit providers (BT, IU, Rural, etc.) to study opportunities for Park & Ride at strategic locations around the community.



- Work with Bloomington Transit to expand bicycle storage on public transit vehicles.
- Support statewide initiatives to assist in funding area transit.
- Develop a plan to expand transit service (days, times, service areas) and accessibility to transit stops (sidewalks).

### Bicycle and Pedestrian Transportation

- Update the Unified Development Ordinance (UDO) to ensure pedestrian-friendly buildings and pedestrian interest along streets.
- Design, maintain, and construct pedestrian facilities to be compliant with Public Rights Of Way Access Guidelines (PROWAG) and the Americans with Disabilities Act (ADA).
- Improve pedestrian and bicycle access to and between local destinations, including public facilities, schools, parks, open space, employment districts, neighborhoods, shopping centers, and more.
- Implement the prioritized bicycle and pedestrian facilities improvements included in the most recent Transportation Plan.
- Identify, prioritize, and program/fund pedestrian roadway crossings that should be improved.
- Support the creation of a pedestrian environment for all ages and abilities through improvements to accessible curb ramps, elimination of tripping hazards, landscape maintenances, lighting, benches, and other innovative strategies.
- Use engineering, enforcement, and educational tools to improve traffic safety on City sidewalks, paths, trails, and roadways. Monitor the performance of safety initiatives.
- Partner with Indiana University to further investigate and analyze a bike-sharing program and facility improvements to better serve trips between the University and the City.
- Continue to periodically publish a local area bicycle route map in coordination with adjacent jurisdictions.
- Install bicycle parking corrals in on-street parking locations in order to increase the availability and convenience of bicycle parking, especially where demand is high.
- Maintain a sidewalk, path, trail, and curb ramp maintenance program.

### Motor Vehicles

- Continually monitor traffic patterns and evaluate changes (e.g., signal timing adjustments) to enhance efficient flow of traffic.
- Make safety improvements in infrastructure, design, or regulations that reduce crashes without reducing safety for bicycles and pedestrians.
- Update the Neighborhood Traffic Safety Program to aid in the identification of appropriate contexts and tools for traffic calming.
- Assess the new Bloomington Hospital campus and its influence on access, emergency response, and general trip-generation demands.
- Measure and consider the effects of street modifications on emergency vehicle response time. Any negative effects to response time should be carefully weighed against potential safety benefits achieved by the modifications.
- Employ an annual monitoring program to identify locations with high crash risk, and use that information to prioritize infrastructure investments.
- Adopt a City-wide Vision Zero policy that recognizes traffic crashes as preventable incidents and establishes a goal of eliminating all transportation-related fatalities and serious injuries.
- Promote incentives and create public-private partnerships to establish programs within the City that help reduce emissions of greenhouse gases and pollutants, such as vehicle-sharing, electric- or alternative-fuel vehicles, and other strategies to increase multimodal trips.
- Promote programs to encourage ride-sharing among employees within specific districts.
- Further encourage the installation of facilities that support alternative-fuel vehicles by reviewing and amending the UDO where appropriate.
- Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicle charging stations.
- Develop on-street parking design and typical application standards and specifications, according to professional best practices.
- Evaluate the existing electronic, communication, and information technology transportation infrastructure and prioritize investments to operate and maintain an accessible, safe, and efficient network.

- Manage and operate an efficient and effective street sweep and snow removal program.
- Develop targets to meet desired street pavement conditions and implement an asset management plan to achieve these targets.
- Coordinate the street maintenance and capital project programs with utility providers and their project programs to minimize cuts in facilities with good pavement condition indexes.

### Motor Vehicle Parking

- Regularly examine parking demand, utilization, and alternatives in the Downtown area and City-wide.
- Develop a Parking Management Program for the Downtown area that supports downtown businesses while encouraging a walkable, urban core.
- Provide clear information about parking and transportation options, such as educational materials about the parking meter hours and garage locations.
- Develop criteria and standards for neighborhood parking applications.
- Assess appropriate ADA/PROWAG design and compliance for on-street parking locations.
- Assess layout configurations to minimize safety risk (sight distance, bike lanes, space, function).
- Utilize on-street parking to assist in managing traffic speeds.
- In existing parking areas, encourage and develop incentive-based approaches to beautify, reduce negative environmental impacts (heat, storm water, etc.), promote ADA compliance, and improve safety.
- Update City ordinances to encourage parking areas that reduce stormwater runoff, increase compatibility with street trees, and add visual interest.
- Explore the use of both temporary and permanent “parklets” in parking areas to diversify public space, promote local businesses, and improve livability.
- Prioritize accessible parking spaces in compliance with the City’s adopted accessibility guidelines.
- Plan, prioritize, and designate on-street parking spaces for car-share vehicles.
- Encourage special events, like Open Streets and balance them with their impacts on mobility, parking, business, and emergency response and consider parking needs and access for the special events.

## Outcomes and Indicators

**Outcome:** The transportation network supports all travel modes for people of all ages and abilities.

- Percentage of people walking to work
- Percentage of people bicycling to work
- Percentage of people taking transit to work
- Percentage of students walking and bicycling to school
- City-wide vehicle miles traveled (VMT)
- Percentage of people driving alone to work
- Motor vehicle lane, sidewalk, path, trail, and bike lane mileages
- Estimated household transportation cost
- Estimated walk trips per household per day
- Estimated total hours that the average commuter spends in traffic each year
- Total number of buses per hour in both directions for all stops within one-quarter mile
- Percentage of age and ability-friendly signs related to transportation of all kinds

**Outcome:** Public streets and rights of way have positive public health impacts.

- Number of fatalities and incapacitating injuries
- Crash rates for people walking and bicycling
- Motor vehicle crash rates
- Average pavement condition index by road typology
- Number of known sidewalk and ramp ADA violations
- Percentage of transit stations and vehicles that are ADA-accessible
- Percentage of streets that meet the “complete streets” criteria

**Outcome:** Public parking demands are managed efficiently and effectively, to an optimum level of 85% of supply.

- Downtown public parking utilization rates
- Neighborhood parking zone utilization rates



A photograph of a man and a child riding bicycles on a dirt path through a forest. The man is in the background, wearing a red and white striped helmet and an orange shirt. The child is in the foreground, wearing a pink shirt and a colorful helmet. The path is covered with fallen leaves, and the trees have some autumn-colored foliage. The text "Section Two: Land Use" is overlaid on the image in a large, black, serif font.

# Section Two: Land Use



# Land Use

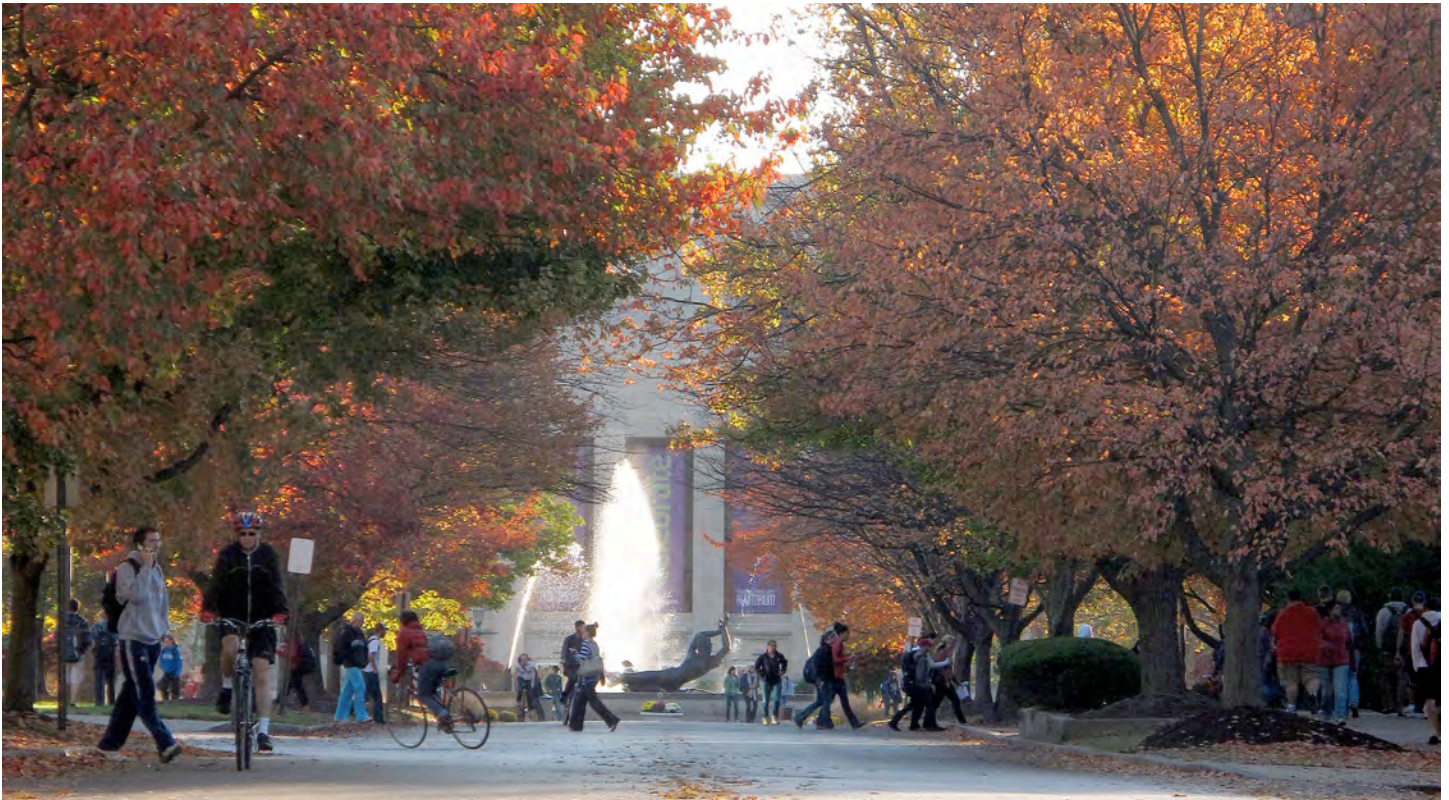
## Overview

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, socioeconomics, and transportation. Bloomington must continue to direct future population growth toward a compact, well connected, integrated, and sustainable urban community, while balancing these goals with economic development and access for many to a higher quality of life. Sound land use planning and design practices can address several of these important community issues. Examples include providing fair housing opportunities, protecting sensitive natural habitats, and reducing dependence on the private automobile.

This chapter identifies a range of land use categories (“uses”) and their respective intents, their context, and their site design characteristics. This is important for establishing baseline land use expectations when considering historic preservation, zoning changes, site and building design, infrastructure needs, and community services to better prepare for future growth and redevelopment. It also helps to provide a spatial context for how various policies and programs within this Plan can indirectly be tied to land uses and design policies.

The Plan’s land use categories are organized in the following Districts: Mixed Urban Residential, Urban Village Center, Downtown, Neighborhood Residential, Urban Corridor, Regional Activity Center, Employment Center, Institutional/Civic, and Parks/Open Space. The Plan further identifies several Focus Areas to provide additional policy guidance for locations that are expected to see the most immediate or anticipated development/redevelopment interest over the next decade.

The Future Land Use Map establishes spatial land use and design objectives for Bloomington’s future development as required by Indiana Code IC 36-7-4-502. The Map illustrates “broad-brush” depictions of land activities including Focus Areas and Districts. The boundaries are drawn using streets, natural features, alleys, and/or spatial landmarks. The boundaries too are “broad-brushed” and are intended to be flexible when evaluating parcel level or sub-block level considerations. The Map is used as a foundation and guide and should not be confused with zoning: Land use describes the type of activity on the land, where zoning is the legal mechanism to define and separate land uses. Actual patterns of land development activity may vary somewhat, but the District’s background and intent, urban services, and site design principles should be maintained and used as a decision-making guide by the public, City staff, the Plan Commission, and the City Council in the following instances:



- Development petitions for site plans, variances, Planned Unit Developments, and rezone requests that seek to establish land use development intensity, neighborhood transitions, and other levels of land use and design context (e.g. to maintain, to enhance, or to transform);
- Amendments to the official Zoning Map;
- Amendments to zoning regulations on building height, bulk, architecture, and site design;
- The use of incentives such as, but not limited to, tax abatement, bonding, and public-private partnerships for employment, affordable housing, and other community benefits;
- Provision of public art, public or common space, and natural habitat protection;
- Investment, siting of public facilities, and/or providing economic development incentives that provide long-term public benefits;
- Prioritizing locations for detailed sub-area planning and redevelopment studies;
- Leveraging high-value activity nodes for property transformations to facilitate additional investment opportunities; and
- Consideration of pilot programs and experiments that are aimed towards long-term goals and may need more flexibility to implement; for example, for Urban Village Centers, Transit Oriented Developments, and “Tiny House,” accessory dwelling unit, and co-housing proposals.

In addition, the city should identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider preplanning potential development options.

As land is developed and redeveloped, the city should evaluate the cumulative impact of regulations and the development review process and how it affects the ability to meet current and future housing demand. This evaluation should include the impact of regulations for all stakeholders.

The following section provides information on land use Development themes, land use Districts, and Focus Areas. Maintain, Enhance, and Transform are Development themes used to bring a higher level of context in regards to future land use policy for urban services, site design, and land use development approvals. The Development themes, can be used along with the Future Land Use Map to identify locations where today’s land uses are expected to change or remain similar over the next five to ten years.

# Development Themes for Land Use Classifications

## Maintain

Locations where the prevailing existing built and natural attributes should be maintained, protected, and replicated throughout. Generally these areas are mostly uniform in both the built and natural contexts, but can vary from one to another in regards to their attributes (architectural style, block pattern, natural features, etc.). These attributes vary depending on the time period when the built context was created, any natural or man-made barriers that define their respective borders and edges, and other key elements that influenced an area such as socioeconomic conditions. For example, an older residential area versus a newer residential area can have very different built and natural attributes that should be maintained, protected, and replicated. This does not mean that newer neighborhoods should not evolve in the future as housing needs and demographic changes cause new requirements for different housing options and consumer needs. Past examples of Maintain areas include Restaurant Row, single-family residential infill on platted vacant lots, and areas with neighborhood conservation districts.

## Enhance

Locations that draw upon the existing, more desired surrounding land uses to enhance the area over time. Generally these areas have lost a contextual uniformity in both the built and natural contexts, but have desired remnant attributes to build upon and enhance. These areas can vary greatly from one to another in regards to their characteristics (architectural style, site design, natural features, etc.) because of the general lack of a strong contextual uniformity. Important attributes may vary based upon the time period the built context was created. Likewise, we need to identify important natural or man-made barriers that define their respective borders and edges, and other key elements that influenced an area such as socioeconomic conditions. Careful examination of these features and elements are necessary when determining which ones to enhance and replicate. Past examples of

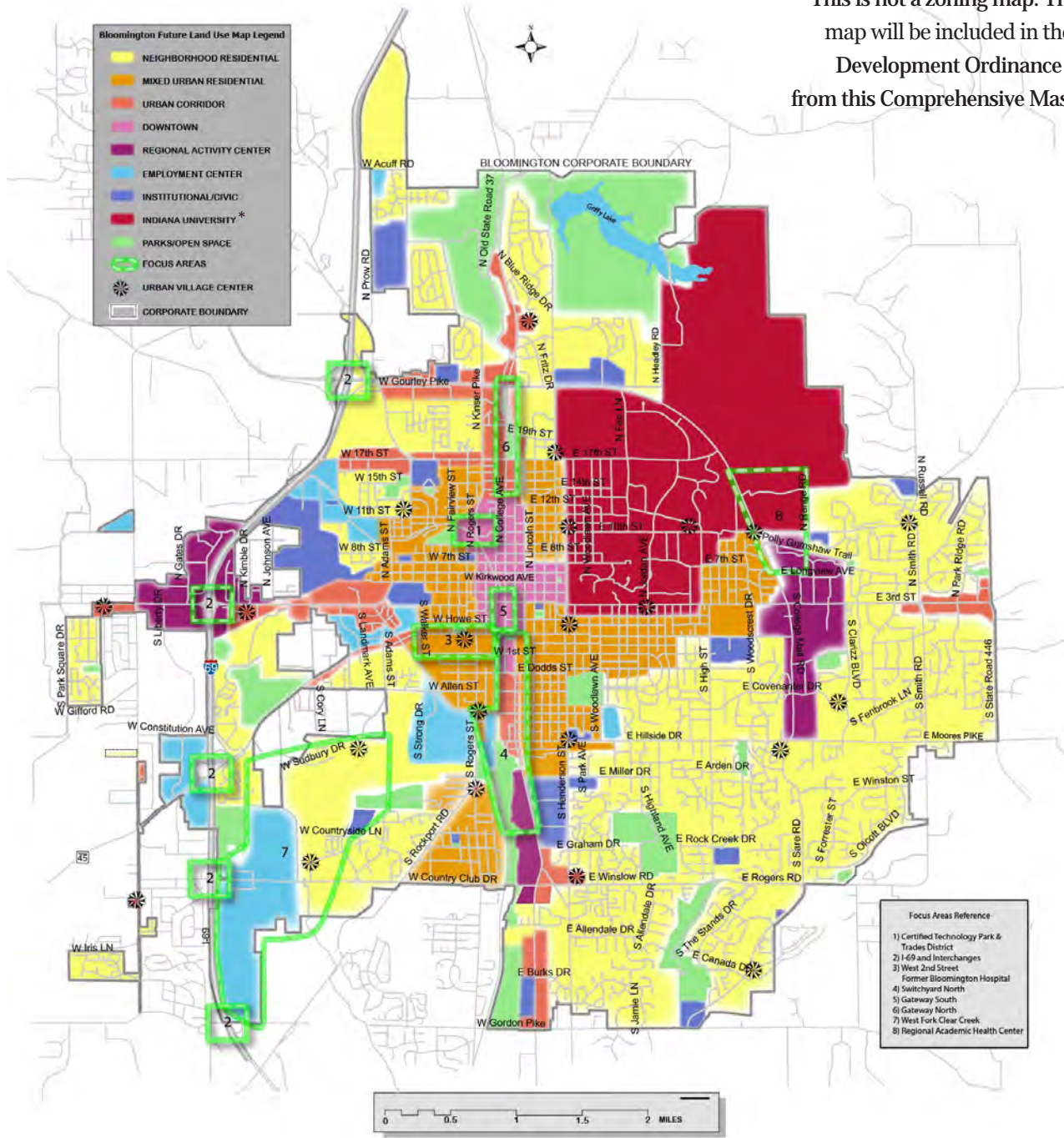
enhanced areas include the Broadview Neighborhood, the Downtown Edges, and North Walnut Street/College Avenue. Efforts to modernize infrastructure in the Broadview Neighborhood have established new sidewalks and walking paths at the neighborhood edges, new sanitary sewer lines, and a neighborhood park (all were originally lacking in this residential neighborhood). At the edge of the Prospect Hill Neighborhood, historic rehabilitation of the I-Fell building, along with some sidewalk and on-street parking improvements, supports an appropriate pedestrian-scaled, mixed-use area as a transition from the Downtown into the older neighborhoods. Stormwater improvements and public space investments at Miller Showers Park, along with redevelopment activity, continue towards mixing uses along North Walnut Street/College Avenue to create a higher density context near Indiana University.

## Transform

Locations that establish a brand new identity for land use and natural attributes in order to significantly change the area from its current condition. Generally these areas are mostly undeveloped or underdeveloped and /or they present great opportunities to redevelop into a transformed built and natural environment. These areas can have the most variability from one to another in regards to their desired attributes (architectural style, site design, natural features, etc.) because of their opportunity to establish a new contextual identity. Natural and man-made barriers, such as environmental constraints, neighborhood edges, and historic considerations, should still be respected when defining borders and transition areas. Development principles in these areas include introducing mixed-use, green building principles, re-establishing grid circulation where feasible, promoting higher densities, and diversifying housing types. Past examples of transformed areas include properties adjacent to the B-Line Trail south of 6th Street to Allen Street, and the redevelopment of the area southwest of Patterson Drive and 3rd Street. Additionally, while the land use map has defined areas of use, we must recognize that some use areas are transitional in nature and the community must be prepared to rethink existing land use designations.

# Exhibit 9 Future Land Use Map

This is not a zoning map. The zoning map will be included in the Unified Development Ordinance to follow from this Comprehensive Master Plan.



\* Indiana University is within the Institutional/Civic Land Use Category, but it is illustrated differently because it does not fall under the City's land use planning jurisdiction. Some of the streets, however, are part of the City's right-of-ways.

# Mixed Urban Residential

## *Background and Intent*

Mixed Urban Residential refers to older neighborhoods that were developed using a traditional block and grid-like street pattern. Many of these are the most central neighborhoods of Bloomington. The district includes both single-family residences and larger 2-4 story apartment buildings.

They are built at higher densities than the Neighborhood Residential district: Overall densities range from 2 units to 30 units per acre. Architectural styles largely consist of cottages and bungalows of less than two stories that were mostly built prior to the 1950s. Many structures are architecturally and historically distinctive, drawing upon their respective era's influence in design, scale, and use of materials. Neighborhood-serving mixed-use properties also exist along higher volume street corridors and nodes within neighborhoods. The district is essentially built out; the most appropriate development activity is the rehabilitation of older structures for residential uses. Most areas are urban in context with mature landscaping and trees, with few natural habitats or unsuitable areas for development. Protecting and/or restoring sensitive habitats within this district is a priority.

Given the grid-like street system, with alley access to garages and small building setbacks, on-site parking is purposely limited to the rear of buildings. Furthermore, on-street parking is encouraged and heavily utilized. This supports the mixture of single-family and multifamily residential buildings within the district. The continuous network of blocks connected by streets and sidewalks provides great access to parks, schools, and other neighborhood destinations.

## *Urban Services*

The Mixed Urban Residential district has complete access to a full complement of urban services. (Water, sewer, storm sewer, sanitation, police, fire, and other public services offer very good coverage.) Existing public streets, sidewalks, and other facilities provide access and mobility at a "20-minute neighborhood" level of service. However, aging infrastructure and capacity limits may result in deficient services.

Additionally, many of these areas were built without essential urban amenities such as storm sewers, curbs, and sidewalks. Capital investments and upgrades are necessary to maintain adequate levels of services for this district, which is the main objective for these areas.

## *Site Design*

The majority of centrally located neighborhoods have been built out, so major changes will occur with redevelopment and property turnover. Redevelopment and rehabilitation of existing structures must respect the prevailing character and development pattern of adjacent properties. Although there may be various architectural styles that would be appropriately compatible with the existing architecture in these older neighborhoods, the district must continue to emphasize pre-WWII neighborhood characteristics regarding building mass, scale, landscaping, and other site planning features.

## *Land Use Development Approvals*

New and redevelopment activity for this district is mostly limited to remodeling or new construction for single-family residential uses. In some instances development activity will involve larger lots (larger than one acre) where attached single-family residential, accessory dwelling, and minor subdivision is appropriate. Both instances require the Maintain theme for development approvals. A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scaled neighborhood mixed uses (see Urban Village Center). These instances require the Enhance theme for development approvals. It is important to protect the existing single-family housing stock within this district. The conversion of dwellings to multifamily or commercial uses should be discouraged. The following provide additional land development policy guidance:

- Historic designations are common within this district, and adjacent infill activities must respect the historic character of adjacent properties. Vacant lots should be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.
- Accessory dwelling units for single-family residential offer options to consider for affordability, aging in place, and to meet other housing needs.
- Safeguards should be considered to hinder or reverse the conversion of owner-occupied residential units to multifamily units.
- Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.

- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- Promote neighborhood enhancements of public improvements such as sidewalks, streetlights, street trees and landscaping, and playgrounds and play areas.
- Preserve, repair, or upgrade the capacity of aging utilities and sidewalks within the district.
- The close proximity to the downtown, Indiana University, and area employers, along with good access to urban services, makes this district a priority area for affordable housing initiatives.
- In new development or redevelopment projects, utilities should be placed underground and located so as to minimize potential conflicts with trees and other landscaping features.
- Develop additional guidance for infill and redevelopment through a form-based code approach, creating one or more overlay districts for the Mixed Urban Residential areas.

## Downtown

### *Background and Intent*

The Downtown district is the vibrant core of Bloomington. It is crucial to the principle of a compact, urban, high intensity, mixed-use center that serves regional, community-wide, and neighborhood markets. The district serves as the social and economic heart of Bloomington by providing land use choices that accommodate residents, businesses, shoppers, and visitors. Seven unique “character areas” (zoning overlay areas) further identify architecturally distinctive areas within the Downtown (see the Downtown Vision and Infill Strategy Plan Map in the Appendix). These character areas help to further describe the many unique built-environment aspects needed to accommodate growth, sustain the vibrancy of the district, and to further slow sprawl at the city’s edge. Overall the district embodies a classic Main Street appeal (display windows, outdoor seating, trees, benches, street lights, on-street parking, walkable distances and human scale buildings) while also welcoming progress through a well designed, vibrant, and appealing built environment.

### *Urban Services*

Downtown Bloomington, as the developed core of the City, has a wide range of urban services including, but not limited to, utilities, a traditional grid roadway network, sidewalks, public open spaces, and transit services. However, some services must be enhanced or expanded in order to sustain a flourishing Downtown. Opportunities to improve the entire portfolio of public urban services to meet the growing demand must be planned well before reaching capacity levels of service.

### *Site Design*

The Downtown district is diverse, but care must be taken to see that future development complements the urban look and feel of the seven character areas.

Site planning standards must ensure that development activity within each of the character areas is compatible in scale and design. Overall site design must safeguard first-floor architectural and site design features that provide a vibrant pedestrian-scale environment — large sidewalks, plaza space, public art, planters, activated storefronts, and minimal building setbacks. Furthermore, architectural and site designs must stay within the context of each character area for height and bulk. Special attention must be given to the protection, restoration, and/or reuse of historic structures. Parking must not discourage or harm the pedestrian nature of the Downtown, but must at the same time be sufficient to support its diverse land use mix and economic vitality.

### *Land Use Development Approvals*

Downtown development activity must be consistent with the respective character areas of the district. The Courthouse Square character area anchors the historic center of downtown, and therefore the Maintain theme should be used for development approvals. University Village and the Downtown Edges character areas are important as transitions to adjacent districts, and therefore the Maintain theme should also be used for development approvals. The two Gateway character areas, along with the Downtown Core character area, offer the most potential to urbanize into the intent of their respective areas; therefore the Transform theme should be used for development approvals. The Showers Technology Park character area has a mix of historic structures and opportunities to urbanize. It is adjacent to other districts and also serves as a transition area; therefore the Enhance theme should be used for development approvals.

The following provide additional land development policy guidance:

- For the past 10-15 years, housing pressure for this district has been strong for multifamily residential that targets Indiana University students. Preference towards other multifamily markets, affordable housing units, and owner-occupied housing is necessary to balance the housing market within the Downtown Gateway, Downtown Edges, and Showers Technology Park character areas.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- The Trades District, within the Showers Technology Park, and locations associated with the Convention Center are necessary for employment and business growth. These highly valued goals must be preferred when considering development approvals.
- In order to develop higher residential densities Downtown, diversified density calculations for new unit types should be considered in the Downtown Core character area.
- Curb cuts along Downtown streets are strongly discouraged. Rather, site access should be primarily from sidewalks for pedestrians or alleys for vehicles.
- Downtown green space should be improved by encouraging plazas and common streetscape themes, in coordination with new development and redevelopment.

- Surface parking lots and drive-through uses should be highly restricted within the Downtown area.
- First-floor uses can vary within the district and can be largely dependent upon the respective character area. In some locations, office and retail space is appropriate along the first floor as long as the scale and architectural design does not conflict with a vibrant pedestrian and Main Street context. In other locations along main roadways, the ground level should primarily be oriented toward retail.
- The mix of retail goods and services should be expanded and diversified when economically supported at both the neighborhood and community levels of activity, including such uses as groceries, drug stores, and specialty item stores.
- Land dedicated to parking should be minimized by building, preferring multi-story parking garages to surface parking lots, and by encouraging active transportation (bicycling and walking).
- Utilities improvement projects, especially those dealing with stormwater drainage, must be coordinated with streetscape improvement projects to minimize impacts on Downtown businesses and residents.
- Development along the B-Line Trail requires a higher level of site design, with a preference for residential uses facing the trail, and mixed or retail uses located near trail intersections with public streets.
- In new development or redevelopment projects, utilities should be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.





# Neighborhood Residential

## *Background and Intent*

Today, these areas are largely built out, homogenous neighborhoods, but some vacant tracts of land exist as well as opportunities for small-scale neighborhood redevelopment activity (see Urban Village Center). The Neighborhood Residential district is primarily composed of residential land uses with densities ranging from 2 units per acre to 15 units per acre. Single family residential development is the dominant land use activity for this district. Other land use activities include places of religious assembly, schools, small-scale commercial, and some multifamily housing. Buildings are no more than three, but most often two stories or less and have natural or landscaped front, side, and rear yards. The architectural building styles vary greatly within and between neighborhoods and/or subdivisions for this district. The wide range of architectural styles is a characteristic that should be maintained for this district. Sensitive habitats and unsuitable areas for development should be protected and restricted from high-intensity human activities. Public streets, sidewalks, and other facilities provide good access to other uses within the district, to area parks and schools, and to adjacent districts.



## *Urban Services*

Neighborhood Residential districts have full access to all modern public and private services including transit, police, fire, sewer, sanitation, water, storm sewer, natural gas, electric, and telecommunication services. Public streets, sidewalks, and other facilities provide access and mobility which in some cases meets the “20-minute neighborhood” metric: Some destinations are accessible within a 20-minute walk. Using “Complete Street” guidance to achieve a well connected, active transportation network is a priority, especially since these areas typically do not have a traditional street grid and have longer blocks, making trips more circuitous. Thus, the main urban services objectives for this district are to maintain and enhance adequate levels of service for the 21st century residents of Bloomington.

## *Site Design*

Neighborhood Residential districts contain a mixture of densities, housing types (single-family and multifamily), and a curvilinear street network of local, often with limited connectivity, low traffic volume streets. Buildings face the primary street with a range of small to large front yards in relation to the building setback from the street. For lower density developments (four units per acre), limited on-site parking is often provided within the front or side yard areas. Higher density developments (greater than four units per acre) provide on-site parking in the side or backyard areas.

On-site parking is not the dominant site design feature, and on-street parking is available on at least one side of the street. Sidewalks and front yard landscaping further establish a more traditional residential context. Natural and landscaped areas are important to buffer adjacent uses, protect and enhance natural resources, and to further reconnect the urban to our natural environment.

## *Land Use Development Approvals*

New and redevelopment activity for this district is mostly limited to remodeling existing or constructing new single-family residences. These instances require the Maintain development theme for development approvals. For larger lots (larger than one acre), attached single-family residential, accessory dwelling, and minor subdivision are appropriate residential uses and require the Enhance theme for development approvals. For larger tracts of land, single-family, attached single-family (duplex, triplex, and fourplex buildings), bungalow courts, townhouses, row houses), and multifamily residential uses may be appropriate, and in some instances small-scaled neighborhood mixed use is also appropriate (see Urban Village). These instances require the Enhance theme for development approvals. The following provide additional land development policy guidance:

- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.
- Create neighborhood focal points, gateways, and centers. These could include such elements as a pocket park, formal square with landscaping, or a neighborhood-serving land use. These should convey a welcoming and open-to-the-general-public environment.
- Ensure that appropriate linkages to neighborhood destinations are provided.
- Respect historic and environmental assets through site design, transportation networks, and architectural design strategies.
- Redevelopment or rehabilitation of existing structures, or new infill development of single lots or developments less than one acre, should complement the context of the surrounding land uses. Furthermore, single lots or small-scaled developments should not dominate or detract from the neighborhood context.
- In new development or redevelopment projects, utilities should be placed underground if feasible and located so as to minimize potential conflicts with trees and other landscaping features.
- Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).

## Urban Village Center

### *Background and Intent*

The Urban Village Center is a neighborhood-scaled, mixed-use node that serves as a retail, business, and service destination for neighborhood residents. Urban Village Centers are found in several districts throughout Bloomington. They should be designed to serve the neighborhood adequately while also balancing usage from surrounding areas. First floor uses are mostly retail-oriented, with upper floors focusing on residential and office uses. The Urban Village Center can lead to environmental, social, and economic progress by reducing the neighborhoods' carbon footprint, improving neighborhood diversity and interaction, and providing employment opportunities and convenient access to goods and services. Attracting interest for redevelopment and employment is an important part of strengthening and sustaining these neighborhoods. Given the potential benefits, consideration of appropriate new Urban Village Centers is warranted for the future.

### *Urban Services*

For maximum service, Urban Village Centers are best located within existing developed neighborhoods in order to support their retail, office, and residential uses. Most urban services have been previously provided and can support the increased activity that a Center can bring into a neighborhood. Existing public streets, sidewalks, and other facilities provide good access and mobility. The Urban Village Center can fulfill the "20-minute neighborhood" level of service by locating desired uses and services closer to neighborhood residents. This type of development is preferable to strip commercial, which typically focuses on automobile access.

### *Site Design*

An Urban Village Center represents the smallest scale of commercial and mixed land use that serves as a high activity node and destination within a neighborhood. The introduction of an Urban Village Center into a primarily residential area requires a high level of site design, compatible building mass and scale, and responsiveness to the needs of the surrounding residents. Sidewalks, street trees, pedestrian-scale lighting, outdoor seating or plaza space, and decorative features such as public art must be standard elements in site design. Urban Village Centers must not detract from the livability of these neighborhoods through unreasonable traffic, lighting, noise, litter, or other impacts.

Balancing the benefits of Urban Village Centers with the livability of neighborhoods necessitates careful planning and can vary from one location to another. It requires thorough neighborhood outreach, from preliminary concepts through final project approval. Creating a harmonious relationship between the new development and the existing fabric is essential. A particular focus on the seams between the commercial centers and abutting neighborhood should be sensitively treated drawing from the prevailing context.

### *Land Use Development Approvals*

Urban Village Centers typically involve larger lots and the assembling of multiple parcels of land, for a combined total of at least one acre and no more than five acres. Development activity for this district is mostly new construction through redevelopment; in some instances it may include the restoration of historic or other significant structures. Centers should locate along higher volume roads and along neighborhood edges. Urban Village Centers significantly change the existing land use to a more active context; therefore the Transform theme should be used for development approvals. The following provide additional land development policy guidance:

- Residential uses should be limited to multifamily development on floors above street-level retail and office uses.
- On-site parking should primarily serve any residential units that are a part of the development and must be located beneath or on the side or rear of buildings, with access from an improved alley system or from minimal street cuts.

- Adequate on-street parking must be provided to ensure successful commercial/retail.
- Public transit is a key support of Urban Village Centers: A transit stop should be within a 10-minute walk, though preferably less.
- Incentivize increased energy efficiency and use of renewable energy sources, such as wind and geothermal energy.
- Consider sustainable stormwater management strategies, such as rain gardens, that can also be landscaped as public amenities for plazas and as spaces for public art.
- Consider opportunities for affordable housing set-asides and incentives that will draw residents of all income levels.
- Consider a mix of retail and office uses that brings essential services such as pharmacies, groceries, education, and health services to neighborhood residents.
- Increase the connectivity and walkability to and between Urban Village Centers through pedestrian and bicycle connections via cul-de-sacs or dead-end streets and pass-through connections between long blocks.
- In new development or redevelopment projects, utilities should be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.



# Urban Corridor

## *Background and Intent*

The Urban Corridor district is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher, more intensive uses to other districts, Focus Areas, and regional activity centers. The district serves nearby neighborhoods, but also the larger community. Integrating multifamily residential uses into existing retail and commercial areas within the district can apply a mixed-use approach within individual buildings sites or between adjacent properties. The district is larger in scale and higher in intensity than the Urban Village Center district. It is intended to incorporate a balance of land uses by taking advantage of the proximity to other land uses and urban services. The size, scale, and intensity should not reflect that of a Regional Activity Center.

## *Urban Services*

Urban Corridor districts have excellent access to major roadways, utilities, and other services like transit, fire, and police service. This access reduces the need for extensions of sewer, water, and road facilities, compared to locations that are not currently developed or not within close proximity to existing urban services. In some instances, upgrading capacity for utilities and multimodal transportation amenities may be required (or provide an incentive) to develop or redevelop some locations.

*Site Design:* Many sites within this district are currently built out using design templates based on single-story buildings, large front-yard building setbacks, and large surface parking lots. Site design must reimagine the built context into a mixed-use district. Emphasis must be placed on urban design and the creation of a distinctive design style in each area. Site design features to consider include building to street frontages, structures that are multistory and pedestrian-scaled, and indoor and outdoor public gathering spaces. To transform the existing automobile-centric context into a mixed-use district, it is essential to provide safe and convenient access for pedestrians.

Strategies for parking will become more important in order to avoid large open areas of asphalt. Site design must consider building height and mass, building orientation, uses, landscaping, and other features to appropriately transition from one district to another.

## *Land Use Development Approvals*

The Urban Corridor district generally has existing high intensity uses and has some levels of past zoning protections in place for adjacent, less intensive zoning districts. The district is expected to change by incorporating mixed uses and increasing activity. For locations that have some level of existing mixed uses, changing to a more robust and active mixed-use context is not a significant change; therefore the Enhance theme should be used for development



approvals. For locations that have a dominant single-use context, changing to a robust and active mixed-use context is significant; in such cases, the Transform theme should be used for development approvals. The following provide additional land development policy guidance:

- Buildings should be developed with minimal street setbacks, with parking located behind the building, and with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- To increase pedestrian and transit accessibility, street cuts should be limited as much as possible to reduce interruptions of the streetscape, tree plots, and sidewalks.
- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial use and taller building heights, with the possibility of three or four-story buildings.
- Affordable housing units are an important component of the Urban Corridor district.
- Access to public transit service is an important component of the Urban Corridor district.
- Connections to a network of City trails, paths, and bikeways create access to other destinations and provide active, healthy means of transportation.
- Districts are located along major roadways in order to provide convenient pedestrian, bicycle, transit, automobile, and truck (e.g. delivery) access.
- In new development or redevelopment projects, utilities should be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.
- Consider opportunities for infill and redevelopment to increase residential densities, with housing types such as duplex, triplex and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses and live/work spaces. In order to preserve the character of existing single family neighborhoods, this increased residential density and diversity in housing types should be located outside those neighborhoods.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- Create public on-street parking along the Urban Corridor district where feasible.

## Regional Activity Center

### *Background and Intent*

The Regional Activity Center district is a large regional commercial area that provides high intensity retail activity. The district serves both the Bloomington community and other communities in the region. Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment. Uses in the Regional Activity Center will include typical “big box” and/or “anchor” retailers. Large-scale department stores, movie theatres, hardware/home improvement stores, and similar uses are typically located in these centers. Accessory uses, such as restaurants, banks, or additional retail stores are supported. The district may also incorporate medium- to high-density multifamily residential uses. As the City continues to urbanize, this district must shift the existing dominant automobile orientation to a more balanced orientation by increasing access for transit, bicycle, and walking modes of transportation. The main purpose of the district is to provide semi-urban activity centers that complement, rather than compete with, the Downtown district.

### *Urban Services*

No new Regional Activity Centers are identified. All three existing regional activity centers have good access to all urban services. As sites redevelop and users change, infill and redevelopment projects will offer opportunities to upgrade urban services, including improved access to transit, complete sidewalk networks, alternative stormwater management practices, reduced impervious surface areas, green building technology, renewable energy, and other mitigation practices for very high intensity uses.

### *Site Design*

This district is oriented around major thoroughfares and prominent intersections to provide convenient access. A Regional Activity Center consists of aggregated uses that require several hundred thousand square feet of space: predominantly large one-story structures, often with covered walkways or main entrances that are subdivided to contain a mix of uses. Each Regional Activity Center has a cohesive architectural style. With redevelopment and infill, centers should be updated with site designs that use high-quality materials and provide landscaping, lighting, pedestrian accommodations, and open space if over a

certain size. Opportunities must be seized to minimize automobile impacts while retooling on-site parking strategies, circulation, and site design. To mitigate traffic congestion, the district must employ access management strategies and improve cross-access easements between businesses (connecting parking lots). Bicycle traffic should be accommodated in parking areas with clearly marked paths to bicycle parking to improve the safety of cyclists and thus encourage bicycle use. Sites have been designed to accommodate an excess of peak demand parking for a few times a year. On-site vehicle parking is an important component to Regional Activity Centers, where spillover beyond the district should rarely occur.

### *Land Use Development Approvals*

The Regional Activity Center district is built out with established high-intensity retail uses. The district is expected to change with increasing activity through infill and

redevelopment. Incorporating multifamily residential within the district is supported. Changing the context of the district towards mixed uses is a significant change; therefore the Transform theme should be used for development approvals. The following provide additional land development policy guidance:

- The typical “big box” site design should not be an element of new construction within a Regional Activity Center. Infill and redevelopment projects within this area should work toward creating a more unified urban design theme.
- Less intense commercial uses should be developed adjacent to residential areas to buffer the impacts of such development. Multifamily residential and office uses could likewise serve as transitional elements.
- The mix of uses is predominantly retail, with office and residential being secondary in the district.
- Redevelopment within the district should be encouraged to grow vertically, with the possibility of two- or three-story buildings to accommodate denser office development, residential multifamily, structured parking, and improved multimodal connectivity.
- Internal roadway networks must provide sidewalks and walkways so that once users have parked, they can circulate throughout the development on foot.
- Public open spaces, including green spaces, should be a standard element of redevelopment within a Regional Activity Center. This open space could come in the form of public plazas or pocket parks, and include multiuse paths and trails that connect to nearby neighborhoods.
- The goal for redevelopment is to create a few high-density (retail with office and residential) activity nodes.
- In new development or redevelopment projects, utilities should be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.



# Employment Center

## *Background and Intent*

The Employment Center district includes professional and business offices, light assembly plants, flex-tenant facilities, and research and development centers. Well planned employment centers will allow Bloomington to keep pace with the changing economy — the main purpose of the district. Employment Centers should have good access and connectivity to main thoroughfares as well as good access to transit service. The Employment Center district should contain a mix of office and light/high-tech manufacturing uses that provide quality employment opportunities for the Bloomington community. Quality job creation is essential as the community continues to grow.

## *Urban Services*

The provision of urban services is essential to the development of Employment Centers. Such sites offer an incentive for recruitment and retention of quality employers, a factor that should be considered when providing or upgrading urban services. Large conglomerations of employers and light manufacturing buildings need a high level of support from utilities, roadways, and other urban services. These centers must be carefully designed to provide essential services such as sewer, water, and fiber optic connections to online networks and databases. Renewable energy and green building techniques within the district offer strategies to mitigate the overall impact. The City must be proactive in extending such services to these districts to support and attract high quality employers.

## *Site Design*

Land uses in the district focus on corporate headquarters, major employers, and light/high-tech manufacturing. 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 district may produce the greatest amount of large truck traffic and will require access management along the roadway network. Employment Centers may also generate noise, vibration, dust, and odors; such factors may create a need to locate large lots that are separated from adjacent residential areas. Perimeter fencing, landscaped berms, and vegetative screening may be necessary. Site design should support the commercial uses

integrated within an Employment Center. These commercial uses should typically be at a scale that primarily serves the Employment Center.

## *Land Use Development Approvals*

The Employment Center district has a mix of established employers and other existing uses. Some large vacant land exists, but it may have environmental or urban service constraints. Because existing spatial context within the district varies greatly, and because the trend is toward research, high-tech, and light manufacturing employment uses, the spatial context is expected to change significantly. Therefore, the Transform theme should be used for development approvals. The following provide additional land development policy guidance:

- In a traditional Employment Center, site and architectural design throughout the Center should reflect a consistent style. This includes adjacent uses that may co-locate within a Center. Architectural themes should be replicated throughout the Employment Center site. Consistency within each Employment Center can further aid in an overall recruitment and retention strategy.
- Common space that serves the various areas of the development should be provided for employees, along with connections to trails and non-motorized transportation facilities for alternative means of travel to work.
- Distinctive entry features provide site users with a means to identify the development.
- Where Employment Center sites have exposure to multiple street frontages, a 360-degree building profile should be utilized for facades facing these frontages.
- Extend fiber optic conduit and other key utilities to important employment sites as an incentive for new and redevelopment opportunities of quality employers.
- Employment Center developments must not have an undue impact on existing local roadway networks, and should also have carefully planned internal roadway systems to create efficient flows of traffic.
- Coordination with public transit is important to develop incentives for employee ridership programs.
- Development phasing must emphasize the creation of the office, research, and light-manufacturing base before, or concurrently with, the commercial areas that will serve them.
- In new development or redevelopment projects, utilities should be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.

- Some Employment Centers of the future are likely to utilize newer models based on an integration of employment, commercial, housing, and recreational uses. For such non-traditional Employment Centers, consistency of architectural and site design may not be as important as innovative design that serves the needs and preferences of employees who choose to live and play in close proximity to their places of employment. Phasing may also need to be more flexible to encourage such newer development models. The zoning code should be flexible enough to accommodate these new kinds of Employment Centers as well as more traditional ones.

## Institutional/Civic

### *Background and Intent*

The Institutional/Civic designation includes uses such as libraries, schools, cemeteries, municipal buildings, fire stations, and utility stations as well as hospitals and similar land uses essential to the City's efficient operation and residents' overall well-being. The intent of this district is to provide adequate land to support the activities of compatible government, social service, and limited non-profit entities. These uses are distributed community-wide; special attention should be paid to how they interact with adjacent properties, especially residential uses. Careful site planning and appropriate architectural design is important to establish the tone, image, and identity of the community. Furthermore, the uses must attain high standards that demonstrate a commitment to reaching the community outcomes detailed within this plan.

Indiana University is part of this land use category, but the Future Land Use Map separates and highlights the general ownership by the Board of Trustees. While institutional/civic coordination and collaboration frequently occur, under state law the City has no authority over site design, land use, or urban service decisions that are made by the Indiana University Board of Trustees, except as it affects city maintained right of way.

### *Urban Services*

No public, semi-public, or institutional use should be allowed to locate at a site that does not already have adequate urban services to support its respective use and purpose. It is critical that civic and institutional uses that directly provide on-site community services are easily accessible via all modes of transportation. Sites and buildings must meet the standards of the Americans with Disabilities Act and/or the Public Right of

Way Access Guidelines. All new developments must be required to connect to municipal utilities and services.

### *Site Design*

The Institutional/Civic district has a variety of different uses that support a wide range of community needs. Uses must consider the most appropriate architectural and site design, based upon the level of public use and its impacts on adjacent uses. Some uses, such as a wastewater treatment site, require screening, limited access, and buildings with a more basic utilitarian architectural design. Others, such as a community recreation center, require a well designed site plan with full access and a detailed architectural design for buildings. The baseline measure for site design must be that it serves the public interest.

### *Land Use Development Approvals*

The Institutional/Civic district is mostly built out with established and existing public and semi-public uses. The district encompasses properties controlled by public and private institutions such as schools (including Indiana University); non-profit facilities; government facilities; hospitals and research parks; and cemeteries. The district is not expected to change much over time, with the exception of updating facilities in response to growth demands, functional obsolescence, or to comply with respective facility operation standards and/or requirements. Changes to context of the district, at most, would be to improve public services or at least to sustain an adequate level of public service. Therefore, the Enhance theme should be used for development approvals. The following provide additional land development policy guidance:

- Public agencies (City of Bloomington, Indiana University, Ivy Tech Community College, Monroe County Community School Corporation, Monroe County government, and IU Health) should periodically meet to coordinate future facilities needs in advance of land acquisition/construction.
- Non-profit land uses should be located in every sector of the community to provide a balanced distribution of services.
- Land dedications must have clear agreements in place — including dates and timelines — as part of the land development approval process.
- Uses in this category should provide measures to mitigate undesirable operational impacts such as light and noise pollution, traffic congestion, and spillover parking.

## Parks/Open Space



## *Background and Intent*

The Parks/Open Space district includes neighborhood and community parks, natural areas, multi-use trails, golf courses, and other recreational amenities. Parks/Open Space areas should provide opportunities for both active and passive recreation, as well as opportunities to produce local food through community gardening and the planting of fruit trees. These areas also provide natural habitat, conservation areas, and other protection areas important for their environmental and/or cultural significance. For example, the Griffy Lake Nature Preserve is used for recreation, but much of this area is characterized by steep, forested hills, bluffs, and cliffs; it offers many other benefits for conservation and natural habitat. The intent of this district is to maintain and expand the inventory of public/private parks and open spaces for the residents of Bloomington.

## *Urban Services*

Some urban services may not be necessary for certain parks or open space areas. However, all are public property, so they must meet minimum levels of urban services. Programming of activities, events, and other functions can affect the range and level of urban services necessary. Thus, public access is essential and can further the success of an individual park or open space. Sites and buildings must meet the standards of the Americans with Disabilities Act and/or the Public Right of Way Access Guidelines. Access to large community parks must accommodate community-wide needs; smaller, neighborhood-sized parks should focus more on serving the needs of the immediate surroundings. Parks and open spaces should be well connected to schools, shopping areas and neighborhoods.

## *Site Design*



Traditionally, parks and open spaces have not had to struggle with issues of compatibility with surrounding uses. By a vast majority, most community residents are supportive of such facilities and benefit from living in proximity to a park or other open space. Appropriately increased residential density around parks and open space is supported, particularly to protect affordable housing around public parks. When updating facilities and making new investments in parks and open space, site design must maximize accessibility. Improved connections for access — within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile from the park or open space — should be considered. Preservation and restoration of sensitive natural areas is a priority in site design. Low-impact development practices can further enhance the passive and active recreation value that this district provides to residents.

## *Land Use Development Approvals*

The Parks/Open Space district is mostly developed and offers various programs and services. The district is not expected to significantly change even with facility updates and other public investments. Changing the context of most parks and open spaces is a gradual and long-term process; therefore the Maintain theme should be used for development approvals. The following provide additional land development policy guidance:

- Use the City of Bloomington Parks and Recreation Master Plan for policy guidance and site-specific details. This is especially important for land development activities adjacent to existing parks and open space, and to help identify opportunities for expansion of parks and open spaces.
- Consider land dedications for environmentally sensitive areas in sectors that are underserved by neighborhood-serving parks and open space.
- Land dedications must have clear agreements in place — including dates and timelines — as part of the land development approval process.
- Access to and from parks and open space should provide connections within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile for all City residents.
- In new development or redevelopment projects, utilities should be placed underground and located so as to minimize potential conflicts with trees and other landscaping features.

# Focus Areas & Strategies

Specific areas for additional policy guidance are listed below and identified on the Land Use Map. Focus Areas are locations expected to see significant change in land use activities over the next decade; however, they should follow their respective development themes (Maintain, Enhance, and Transform) as noted within each area. Focus Area boundaries are flexible when considering parcel level or sub-block level issues. Each area has unique economic, spatial, and other characteristics, such as parcel ownership and developed or undeveloped composition. The overall aims of the Focus Areas are to better coordinate public and private investments and to attract appropriate development interests. Coordinating and attracting investments and interests can be achieved by using one or more of the following strategies:

## Sustainability

To ensure the health of the environment, social equity, and economic prosperity are enhanced and not harmed by development at the individual site level and the neighborhood level. Sustainability goals are incorporated into many new trends in urban design, so our community should be open to new ideas in this area. Demographic shifts favor more urban, interconnected development with increased mobility and green amenities. Often, transforming an area depends upon changes in the highest and best use for the community as a whole. Sustainable development is by definition the best long-term investment of private and public funds.

## Historic Preservation

To enhance our sense of community, to preserve the stories of older cultures found in the landmarks and landscapes we visit, and to protect the memories of people, places, and events honored in our local monuments and markers. Historic preservation can apply to individual buildings or neighborhoods and is an essential component to maintaining the unique character of our community.

## Form Based Code

To better respond to the relationship of buildings to the street, architectural massing, shape and design, and the location of on-site parking. A form-based code focuses on the physical shape and configuration of the built environment rather than land uses. Using this approach can offer more predictability than flexible Planned Unit Development processes offer. This strategy should not be used exclusively but rather in balance with use-based zoning. Land use decisions should be based both on compatible uses as well as on form.

## Livability or Lifetime Community

To leverage opportunities for city and private planning and investment to achieve a “Lifetime Community,” defined as a place that promotes social, physical, mental, and emotional well-being for persons of all abilities, across the entire lifespan. The Lifetime Community concept is part of the international effort to make cities more livable by emphasizing quality of life for people of all ages, abilities, and socio-economic backgrounds.

# Certified Technology Park and the Trades District

## Background and Intent

The Bloomington Certified Technology Park (CTP) encompasses 65 acres of Downtown and is home to several technology companies as well as other professional offices with mixed-use components. The State-certified designation allows for the local recapture of up to \$5 million of state and local tax revenue, which can be invested in the development of the park to attract technology-focused businesses that will create jobs. The Trades District is within the CTP and represents an area within Downtown that offers employment and residential opportunities — a live-work district — and is a top priority of the City. The vision of this Focus Area is that of an urban district, in the immediate proximity of Downtown, that fosters networking and new, dynamic employment uses through a well connected, campus-like context. With open spaces and historic structures, it is a vibrant, high-performance district that nevertheless embraces its historical heritage.

## Land Use Development Approvals

Land use policy guidance shall first utilize the 2013 Certified Technology Park Master Plan and Redevelopment Strategy to aid in land development approvals. Subsequently, land use policy guidance shall then refer to the underlying Land Use District designations within this chapter and apply the Enhance development theme for approvals.

The aforementioned principle of Historic Preservation should be used to coordinate and attract investments and interests, and the principle of sustainability should be considered to ensure social equity through access to affordable housing as well as the provision of green space.



PREPARED FOR:  
CITY OF BLOOMINGTON / BLOOMINGTON REDEVELOPMENT COMMISSION  
CONSULTANT TEAM:  
ANDERSON • BOHLANDER, LLC - CRAWFORD, MURPHY & TILLY - BLEDSOE RIGGERT COOPER JAMES

TRADES DISTRICT - SITE & INFRASTRUCTURE IMPROVEMENTS  
VIEW FROM MADISON STREET OF THE MILL PLAZA



## I-69 and Interchanges

### *Background and Intent:*

I-69 may reduce east/west mobility across the corridor, but it will significantly increase vehicular mobility to and from other regional centers. These changes in mobility will impact the existing land uses in the vicinity of the I-69 corridor and especially around interchanges. These locations have significant employment or commercial interests, and the completion of I-69 is expected to increase these interests. Interchanges offer key opportunities as premier entry points into Bloomington. More importantly, while serving regional employment and commercial interests, the overarching context along the corridor should convey a sense of arrival to Bloomington. The interchanges must welcome and invite everyone to access the whole community and not simply provide a generic respite along an interstate highway. Commercial, employment, and multifamily residential uses along the corridor offer opportunities to re-imagine and redevelop in order to attract and retain employers, employees, and residents.

### *Land Use Development Approvals*

Locations along the I-69 corridor should utilize the underlying Land Use District designations within this chapter and apply the Enhance and Transform development themes for approvals. Furthermore, the aforementioned principle of Sustainability should be used to coordinate and attract investments and interests.

While specific interchanges should create unique land use environments, a balance of uses should be present at each to avoid creating isolated destinations. Care should be taken that the land uses are balanced at each interchange so that they do not cannibalize each other and dilute the specific development markets. Coordination with Monroe County can provide additional policy guidance.

## West 2nd Street – Former Bloomington Hospital

### *Background and Intent*

The IU Health Bloomington Hospital is expected to vacate the original hospital site in or around 2020 or 2021. This change will present a redevelopment challenge and opportunity. The hospital site encompasses nearly an entire large city block, and with adjacent supportive professional offices and parking lots, the Focus Area encompasses a much

larger expanse. Because of the challenges and opportunities presented by this move, a detailed Focus Area plan will be developed in a process that includes a community charette with an urban planner and other forms of deep public participation. Once the plan is completed, it shall serve as the primary planning policy document for redevelopment of this Focus Area. Until that time, land use policy shall defer to the underlying districts.

### *Land Use Development Approvals*

Until a Focus Area plan is developed, land development activity is not encouraged. The Focus Area plan will better define the intent and context in order to identify the most appropriate development theme. However, in the interim, locations should utilize the underlying Land Use District designations within this chapter and apply the Maintain development theme for approvals. Furthermore, the aforementioned principles of Sustainability and Livability or Lifetime Community should be used to coordinate and attract investments and interests.

## Switchyard North

### *Background and Intent*

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.” The Trades District, Gateway South, and the Switchyard North are three Focus Areas that are part of the B-Line’s redevelopment pearls. Investment in the B-Line Trail has already spurred redevelopment opportunities. Coupled with the pending development of the Switchyard Park, the adjacent corridors near the Switchyard should attract redevelopment interest. This Focus Area extends roughly from South Drive to 1st Street and along mostly the west side of South Walnut Street to Morton Street. The City is making a long-term investment in the Switchyard Park, and redevelopment interests must focus on capitalizing on both the direct and indirect benefits of that commitment. These interests must serve multiple needs related to entrepreneurship, employment, single-family and multifamily housing, and green building. In this area, existing single-family zoning should be respected and any changes to use should be weighed against the value of the existing affordable housing.

### *Land Use Development Approvals*

Non-motorized access and needs should be thoroughly considered. Properties adjacent to the Switchyard Park should use the Switchyard Park Master Plan for coordination of site plan details. Increases in residential densities around the Switchyard Park are strongly supported for both market rate and sustainably affordable units. Secondly, locations should also utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Furthermore, the aforementioned principles of Sustainability and Livability or Lifetime Community should be used to coordinate and attract investments and interests.

## Gateway South

### *Background and Intent*

Just north of the Switchyard North Focus Area is an important transition and gateway into the Downtown. This Focus Area includes the Monroe County Convention Center, which is important to the character of this Focus Area. Additional redevelopment opportunities can be supported along this corridor to strengthen Bloomington's hospitality sector, especially retail, restaurant, and recreation opportunities that will appeal to Bloomington visitors and will complement the wide range of activities the Convention Center hosts.

Establishing a sense of arrival into the Downtown is an important gateway function. College Avenue and Walnut Street provide excellent access to and from the Downtown. The context of these heavily traveled corridors transitions from rural, suburban, strip commercial, and mixed urban, to an active Downtown urban context. While the Downtown context around the Courthouse Square is well established and highly desired, the gateways into the downtown have much to improve upon.

### *Land Use Development Approvals*

Locations should utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Emphasis should be on architectural and site design characteristics that establish Gateway South branding. The product of the branding should be informed by the 2005 Downtown Vision and Infill Strategy Plan, which was a successful local effort at establishing form-based design guidelines, and should

also include a robust public process. Approvals should also consider the importance and economic impact of the Convention Center, such that land uses should complement and not substantially hinder Convention Center activities. Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new development.

## Gateway North

### *Background and Intent*

This Focus Area is the complement to the Gateway South Focus Area. It provides an important transition and gateway into the Downtown from the SR45/46 Bypass to approximately 14th Street. Due to its close proximity to Indiana University, the character of this Focus Area can support the diversification of housing types, including, but not limited to, multifamily residential and commercial uses — such as student housing and service facilities. While being sensitive to the diversity and mix of housing in this corridor, incentives can be used to steer the development toward underutilized markets and high quality design. Establishing a sense of arrival into the Downtown is an important gateway function. College Avenue and Walnut Street provide excellent access to and from the Downtown. The context of these heavily traveled corridors transitions from rural, suburban, strip commercial, and mixed urban, to an active Downtown urban context. While the Downtown context around the Courthouse Square is well established and highly desired, the gateways into the downtown have much to improve upon.

### *Land Use Development Approvals*

Locations should utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Emphasis should be on architectural and site design characteristics that establish Gateway North branding. The product of the branding should be informed by the 2005 Downtown Vision and Infill Strategy Plan, which was a successful local effort at establishing form-based design guidelines, and should also include a robust public process. Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new developments.

## West Fork Clear Creek

### *Background and Intent*

This area is one of the larger undeveloped areas currently within the City. Located in the southwest quadrant of the City, it is surrounded by developed areas with access to many urban services. Development activities have not come to fruition, as much of the area is regulated using a Planned Unit Development (PUD) that was approved almost 20 years ago. Land speculation, changing economic markets, and constraints associated with old PUD requirements may have hindered development activity. Changes to the PUD further add complexity to any development interests within this Focus Area. As the City continues to grow, there are few opportunities to accommodate growth within larger vacant tracts of land. This Focus Area offers a unique opportunity to reset and redirect development interests toward a vision consistent with this Plan.

### *Land Use Development Approvals*

In order to assure integrated site design, this Focus Area should be developed under a master development plan. Until a master development plan is approved, land development activity is not encouraged. However, in the interim, locations should utilize the underlying Land Use District designations within this chapter and apply the Transformation development theme for approvals. Emphasis should be on architectural and site design characteristics, connectivity, and sustainability, and should make allowance for local food production.

## Regional Academic Health Center

### *Background and Intent*

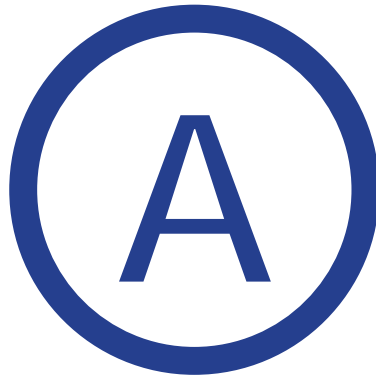
The relocation of the hospital onto the Indiana University campus will allow for the hospital to grow and meet the needs of the region. However, there are many ancillary support services, businesses, and medical offices that also may relocate near the hospital. Together, the relocation of these uses will require that the performance of the transportation network surrounding the hospital meets high safety and access standards. These will be detailed within the updated Thoroughfare Plan, anticipated to commence in 2017. Improved coordination between all agencies is necessary for development opportunities around this Focus Area and connectivity to Griffy Lake.

## Unincorporated Areas

### *Background and Intent*

Locations outside of the corporate boundaries of the City of Bloomington may someday be incorporated into the City. While the City has no regulatory control over their land use and development, opportunities to evaluate unincorporated areas should be explored. These evaluations must follow mandated State procedures and should be carefully vetted in order to enhance and maintain fiscal responsibility. However, the evaluation process may consider other factors that support the Vision Statement objectives and/or outcomes identified within this Plan.

Once any areas are annexed into the City by ordinance, a separate process will evaluate and assign land use and City zoning districts as close to their existing land use and zoning designations as possible, or create new ones where necessary. The recently adopted Monroe County Urbanizing Area Plan will provide valuable guidance as part of this process, and close coordination with County officials and other interested parties should be pursued.



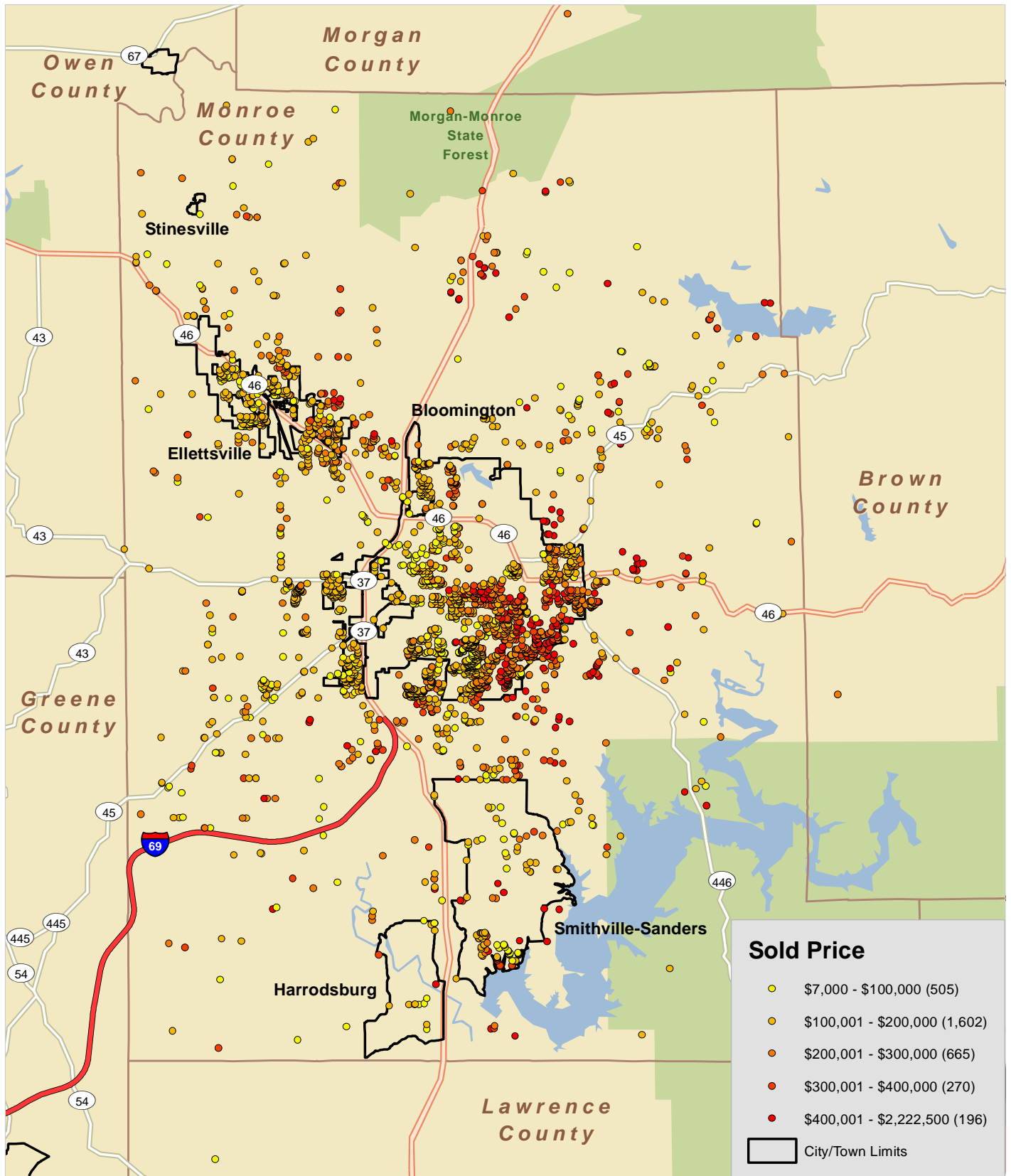
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# Monroe County Home Sales (January 2011-September 2016)



Source: Indiana Business Research Center, using data from the Indiana Association of Realtors, September 2016

## Chapter 1: Community Services and Economics

### Program:

#### Municipal Services

Survey community health and satisfaction levels regularly, identifying changing needs and quality of local services.

Implement a recurring quality of life survey to determine our residents' overall quality of life and to ask about needs and concerns that could be addressed by policy initiatives.

Explore opportunities to partner and secure affordable wireless service packages for low-income community members.

Use the City of Bloomington Parks Master Plan to prepare coordinated area plans for open spaces, parks, and trails.

Support higher residential densities near parks and trails to be within 0.25 of a mile of residents.

Consider opportunities to acquire land that may be needed to fill gaps in service to growing areas of the city.

Work with City departments to provide safe and enjoyable sidewalks, trails, or multi-use paths as routes to parks, workplaces, schools, and other destinations.

Support MCCSC in an effort to develop a Safe Routes to School program, including the "Walking School Bus."

Provide parks and trails near elder care facilities and evaluate park and recreation opportunities for elderly residents.

Implement the Bloomington ADA Transition Plan to comply with the Americans with Disabilities Act (ADA).

Prioritize maintenance and repair projects based upon safety, usage, and accessibility standards to parks, community centers/spaces, schools, libraries, and civic buildings.

Support multigenerational community centers and work to provide intergenerational activities and programs that increase senior activity within the community.

Implement an infrastructure management system to analyze the costs of City infrastructure maintenance, operation, depreciation, and replacement.

Leverage City capital funds with statewide and regional grants and other outside funding sources.

Develop improvement plans to maintain, restore, and enhance key community assets by attracting investments and other resources.

Expand the city's public garden programs to create more plots for individuals to garden, with a focus on food production.

Assess the feasibility of adding fruit and nut trees to city parks and other public places to grow more local food.

#### Local Government Partnerships

Coordinate with Monroe County and the Town of Ellettsville on respective plans for future growth and services provided.

Support opportunities to partner with Indiana University and utilize parks and trails near the campus.

Assess the potential for complementary use of City, MCCSC, and non-profit facilities including libraries, playing fields, pools, gymnasiums, recreational facilities, community meeting spaces, education, health care, culture, local food production, and computer resources.

Increase the number of older adult volunteers working and playing on a daily basis with MCCSC young people.

Work with MCCSC to identify ways that weekend, after-school, and evening use of school facilities such as gyms, pools, and fields can contribute to community programs.

Collaborate with public and private schools to provide programs, services, and facilities that enhance the social and economic vitality of the city (e.g. Ivy Tech Community College's Center for Lifelong Learning).

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
OOTM	on-going		X			X
OOTM	on-going		X			
CFRD and ITS	short			X		X
Parks and P+T	mid		X	X		
P+T	short	X			X	
P+T	on-going			X	X	
Parks and P+T	short					X
P+T	short	X		X		
Parks and P+T	short	X	X			X
P+T and PW	short			X		
P+T, Parks, and PW	short		X	X		
Parks and CFRD	short		X			X
P+T and PW	short		X	X		
Controller	on-going			X		
P+T and ESD	short		X			
Parks	short			X		X
Parks	on-going		X	X		X
P+T	on-going			X		
Parks	short			X		
P+T, CFRD, and Parks	on-going			X		
CFRD	on-going			X		X
Parks and CFRD	short		X	X		
ESD, Parks, and CFRD	short			X		

## Chapter 1 Continued: Community Services and Economics

### Program:

#### Open Government and Transparency

Provide all public areas and meeting rooms with accessible Wi-Fi and computer devices to retrieve and transmit information available for use.

Enhance public involvement through information technologies for public notices, road/trail projects, road closures, street cleaning, and other community announcements.

Create opportunities for additional public access such as online document search, permit application, inspection scheduling, and a development or project on-line dashboard.

Involve Housing & Neighborhood Development and the Council of Neighborhood Associations in determining how the city can be more responsive to neighborhood participation and public forums.

Assure a knowledgeable, professional, and responsive staff by providing education, training, and skill building for employees.

Use incentives tied to consistent assessments and feedback on overall performance and accountability.

Experiment with and learn quickly new innovative city responses and programs.

#### Annexation

Develop an annexation strategy after consultation with the county government that provides efficient community services and maintains an equitable service to all residents of Bloomington.

#### Economic Development

Develop an affordable workforce-housing program as a means to retain and attract employees to live and work in Bloomington.

Monitor the business and regulatory climate for traded/basic employers and identify strategies that can enable desired growth within this local employment sector.

Support innovative and creative industries, including arts and entertainment sectors, public-private partnerships, and initiatives aimed at local entrepreneurship.

Assess the affordability and availability of childcare and employer programs that include family leave and other incentives supporting long-term employment.

Leverage marketing strategies that highlight local assets, programs, and other attributes to attract and retain workers.

Utilize incentive programs consistent with the mission of the City of Bloomington's Department of Economic and Sustainable Development to enhance the quality of life for residents.

Promote partnerships with higher education institutions and union apprentice programs that aim to enhance entrepreneurship and competitiveness.

Encourage and support collective bargaining and a general understanding of labor's role in a robust, healthy, equitable economy and overall community well-being.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
ITS	short			X		X
ITS	short			X		
ITS	short			X		
HAND	on-going			X		X
HR	short		X			
OOTM	short			X		X
OOTM	on-going			X		X
OOTM	mid	X	X	X		X
ESD, HAND, and P+T	short	X		X		X
ESD	on-going		X	X		
ESD	on-going			X		X
CFRD	short		X			X
ESD	on-going					X
EDS	short	X		X		
ESD	short			X		X
OOTM & ESD	on-going		X			X

## Chapter 2: Culture and Identity

### Program:

Explore the possibility of a joint partnership/endeavor with Visit Bloomington and the Monroe County Convention Center by analyzing the market and conducting a feasibility study for convention center expansion.

Hold festivals, celebrations, or other events that help to highlight the community's heritage and important cultural assets.

Create and maintain a cultural and archeological asset map as an inventory resource for decision making.

Study the benefits/costs of designating existing clusters of cultural spaces as additional cultural districts.

Incorporate works of public art and performances in high-traffic transportation corridors and pedestrian areas.

Include Percentage for the Arts requirements or incentives for private-sector developments.

Partner with the Glenn A. Black Laboratory of Archeology and other stakeholders to coordinate efforts in value-added assessments of historic and archaeological assets.

Encourage the integration of green building practices into historic district guidelines and assist districts in adopting sustainability guidelines.

Encourage new neighborhood preservation plans.

Public places and events held in public places should be as affordable as is feasible, particularly for full access to people of all walks of life.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
OOTM and Monroe County	short		X	X		
CFRD and ESD	on-going			X		X
HAND and ESD	short		X	X		X
HAND and ESD	mid		X	X		
ESD, PW, and P+T	short			X		X
ESD, PW, and P+T	on-going	X		X	X	X
HAND and IU	short		X	X		
P+T and HAND	short	X	X	X	X	X
P+T and HAND	mid	X	X	X		X
CFRD, ESD, and PW	on-going			X		

## Chapter 3: Environment

### Program:

#### Energy

Create an energy efficiency program aimed at cost-effective, energy-saving strategies for residential households.

Improve the information available to renters and homeowners to encourage increased energy efficiency.

Assess incentive programs that encourage greater energy efficiency and the use of renewable energy sources (solar, geothermal, biomass, etc.) in new developments.

Assess solar programs that enable lower-income households to utilize solar energy.

#### Built Environment

Develop a City-wide Green Infrastructure Plan.

Encourage adaptive reuse and rehabilitation as a viable option to demolition of existing facilities.

Develop strategies and incentives that ensure new development is sustainable and adaptable to the changing needs of market forces.

#### Water

Increase the use of modern best practices for water quality and quantity control.

Work with regional, state, and federal governments to prolong the life of Lake Monroe and improve water quality coming from the lake.

Create and implement a plan to reduce water leakage in the City of Bloomington Utilities infrastructure.

Prevent sanitary sewer overflows to ensure compliance with applicable state and federal requirements and to avoid pollution of surface or ground water.

Utilize Low Impact Development measures such as rainwater harvesting and storm runoff infiltration, when feasible, as mitigation strategies for stormwater discharge.

Assess karst features and regulations to protect sinkholes and other karst features.

Simplify floodplain regulations without making them less restrictive.

Develop an assistance and education program for private property owners to install raingardens.

Incorporate a stream classification system into the UDO to use in waterway and riparian buffer protection and enhancement.

#### Urban Ecology

Develop a method to manage appropriately the population growth of urban wildlife.

Create an action plan to evaluate and prioritize strategies that reduce or eliminate invasive plants and animals.

Assess rules and regulations that restrict the planting of invasive plant species and curtail the dumping of aquarium plants in any waterways.

Measure baseline tree canopy coverage and explore options to expand baseline coverage.

Amend existing tree protection rules to better protect existing trees during construction.

Encourage the creation of small, neighborhood-scaled "pocket parks."



General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
ESD	on-going					X
HAND and ESD	short					X
P+T	short	X			X	X
P+T and HAND	short		X			
P+T and CBU	mid		X			
P+T	on-going	X			X	X
P+T and ESD	on-going	X		X	X	
P+T	short			X		X
CBU	short		X	X		
CBU	short	X		X		
CBU	short		X			
P+T and CBU	short	X	X		X	
P+T and CBU	short	X	X		X	
P+T	short	X		X		
P+T and HAND	short		X			X
P+T	short	X		X		
PW and Parks	short		X			X
P+T	short		X			
P+T and Parks	short		X	X		
P+T	short		X		X	
P+T	short	X			X	
P+T and Parks	short	X	X		X	

## Chapter 3 Continued: Environment

### Program:

Secure additional property to preserve urban green space.

Evaluate regulations for new developments to increase vegetative cover and utilize alternatives such as green roofs in very dense or urban contexts.

Identify existing vegetated areas and the connections between them.

Develop a greenspace per capita goal.

Gradually purchase or protect key properties to improve connections and ecological quality between vegetated areas.

#### Solid Waste

Improve the City's sanitation system.

Develop a City-wide program for organic waste (composting), possibly partnering with a private company.

Assess rules, regulations, and incentives for providing adequate space for recyclable materials collection in new multifamily, mixed use, and commercial developments and within existing apartment buildings.

Develop safeguards to ensure the City's recycling contractors are having materials recycled according to regulations.

Develop "pay as you throw" pricing for solid waste pick-up for sanitation customers.

Create and manage, or see to the creation and management of, one or more recycling drop-off points, on and/or adjacent to underutilized parking lots, to give the many residences and businesses in the city unserved by city sanitation pickup a closer location to recycle.

#### Air Quality and Emissions

Assess regulations regarding environmental concerns such as fugitive dust, hazardous waste releases, cleanup policies, and required secondary containment protection.

Educate the population on how to identify and remediate possible air contaminants in their homes and workplaces.

Develop a carbon emission goal for our community to reduce our carbon footprint, determine the best quantitative methods to measure greenhouse gas emissions and periodically report on our status.

#### Food and Agriculture

Assess "Bloomington's Food System: A First Look" and partner with the Bloomington Food Policy Council, other community organizations, residents, businesses, schools, and government agencies to implement the goals of the Bloomington Food Charter.

Encourage community gardens and green roofs throughout the City.

Modify regulations for protective fence heights surrounding urban agriculture to allow for best practices and flexibility in dealing with white-tailed deer and other nuisance animals.

Assess the creation of an agricultural zoning district and/or permitted urban agriculture uses within other existing zoning districts.

Increase the use of native pollinator-attracting plants through the UDO.

Enhance education about pollinators as a necessity for growing food, and encourage the use of pollinator-attracting native plants on private property.

Encourage neighborhood associations and home owners associations to be more tolerant of vegetative alternatives to lawns, clotheslines, and other environmentally beneficial practices.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T	short	X	X		X	
P+T	short	X	X	X	X	
P+T	short		X			
P+T	short					X
P+T	mid		X			
PW	mid		X	X		
ESD and PW	mid	X	X	X		X
P+T and PW	short		X			
ESD and PW	short	X		X		
PW	short	X				X
P+T and PW	mid		X	X	X	
P+T	short		X			
HAND	on-going					X
ESD	mid					X
ESD and P+T	short		X	X		
P+T and Parks	short		X			X
P+T	short	X			X	X
P+T	short	X			X	
P+T	short	X				
ESD and P+T	on-going					X
P+T and HAND	on-going			X		X

## Chapter 4: Downtown

### Program:

#### Downtown Vitality and Sense of Place

Develop measures that limit the pace and extent of student housing in Downtown to steer market forces towards more non-student and affordable housing opportunities.

Conduct a retail market assessment to identify what is currently missing, based on market demand, in the Downtown landscape to help encourage more retail diversity and promote business development.

Assist local businesses with means of securing additional financial capital to expand and/or remain in Downtown.

Create targeted marketing of Downtown in regional markets towards capturing new businesses, as well as those that are considering relocating to Bloomington.

Develop partnerships with Downtown Bloomington, Inc., the Greater Bloomington Chamber of Commerce, Indiana University, and local real estate organizations to identify potential Downtown redevelopment sites.

Utilize the City of Bloomington's Gigabit-class fiber Internet services to promote and increase both Downtown business and visitor activity.

Draft an updated future land use study and facility needs assessment (10-15 year outlook) for the Monroe County Convention Center.

Ensure that all affordable housing developments proposed for the Trades District or anywhere else in the Downtown area have an age- and ability-friendly component.

Ensure ADA compliance in public spaces and incentivize universal design in private spaces to assure the built environment will serve a market of all ages and abilities.

Consult with stakeholders to find the best option for the installation of public restrooms downtown.

Develop strategies to stabilize and diversify the downtown residential population by identifying and encouraging missing housing forms in the downtown area (such as row houses, condominiums, and live/work space).

Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a size greater than a quarter of a block) in order to encourage local developers and businesses and create a more pedestrian-friendly public realm.

#### Downtown Design

Update and revise the Downtown overlay districts with "form-based code" guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or compatible new designs.

Create an architectural inventory of celebrated structures in the Downtown area to provide guidance for development petitions.

Create a design or architectural review committee with representatives from the Common Council for Downtown approvals.

Update the Historic Preservation Commission's 2012 Preservation Plan for Historic Bloomington, and implement the measures identified in the update.

Make streetscape and other public improvements to Downtown focus areas and gateways.

As a development tool, map the available public space Downtown (indoor and outdoor) including plazas, outside dining, and mini-parks to identify areas where more public space is needed.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T	short	X		X	X	X
ESD and P+T	mid		X			X
ESD	mid			X		
ESD	on-going			X		X
P+T	on-going			X		
ESD	short			X		X
P+T and ESD	short		X	X		
P+T	on-going			X	X	X
P+T	on-going			X	X	
PW	on-going			X		X
P+T, HAND, and ESD	on-going	X	X	X	X	X
P+T and ESD	long			X	X	
P+T	short	X		X	X	X
P+T and HAND	short	X		X	X	X
P+T	short	X			X	
HAND	long		X			
P+T, PW, and ESD	on-going		X	X	X	
P+T	on-going				X	X

## Chapter 4 Continued: Downtown

### Program:

#### Downtown Transportation and Parking

Create a plan for improving multimodal connectivity within the Downtown area.

Create and promote programs to encourage bike use and car sharing among employees and residents.

Collaborate with the City's Parking Commission to lead the development of a Parking Management Plan that includes programs to promote alternative transportation modes.

Cover public parking in parking lots and structures with canopies of trees and/or photo-voltaic solar panels and incentivize private lots to do the same.

Increase covered parking for bicycles.

Work with Bloomington Transit to add more bus shelters where they are most needed.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T	on-going			X		
P+T, BT, ESD	on-going			X		
P+T, PW, and ESD	short		X	X		X
P+T, PW, and ESD	short	X		X	X	X
P+T and PW	on-going			X		X
P+T, BT, PW	on-going		X	X		X

## Chapter 5: Housing and Neighborhoods

### Program:

#### Affordable Housing

Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.

Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.

Develop a detailed housing strategy for the City of Bloomington based on findings in the completed housing evaluation, residential market analysis, and housing inventory. Update Chapter 5, "Housing and Neighborhoods" to coordinate with the final housing strategy.

Create a Housing Commission to acquire information on and study residents' housing needs and opportunities, make policy recommendations to the Mayor and City Council regarding issues affecting affordable housing and supportive services in the community.

To the extent permitted by law, develop and implement laws that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities.

Seek to expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units, and similar housing solutions, in a manner that attracts workforce and senior populations or otherwise complements the surrounding neighborhood.

Encourage reuse of existing structures in order to maintain or increase the city's housing supply.

Expand opportunities for affordable housing partnerships with non-profits and the development community.

Evaluate new development and redevelopment proposals with the goal of minimizing displacement of lower income and working residents from Bloomington neighborhoods and from the city as a whole.

Adopt zoning regulations that ensure, to the extent possible, that any student-oriented multifamily housing developments can successfully transition to serving other populations as the student market evolves and demand changes.

Support the development of senior housing organized around affinities such as LGBTQ housing, Senior Arts Colony housing, and senior and intergenerational cooperative housing.

Develop policies and enforcement around new housing options that assure neighborhood stability and preserve neighborhood character.

Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients, including but not limited to, Public Housing, Section 8 Housing Choice Vouchers, and Section 8 Project-based Vouchers.

Partner with Monroe County government to coordinate and maximize affordable housing strategies and to leverage available resources.

#### Neighborhood Character and Quality of Life

Implement priority street and sidewalk improvements that would make a substantial contribution to the quality of neighborhoods.

Evaluate multi-modal access to public schools, grocery stores, parks, restaurants, health care and other community services and amenities for all ages and abilities.

Survey existing neighborhoods to measure livability by examining the connection to neighbors for safety and assistance, home modification policies, assistance with utilities and weatherization, ease of transportation options, number of older adults who suffer from cost-burdened housing, and connection to social services as needed.

Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep citizens from poverty while they build equity and security in the local community.

Encourage a variety of housing options to meet the needs of seniors such as shared housing, accessory dwelling units, smaller homes and lots, adult foster homes and other assisted residential living arrangements.

Work with community partners to develop visitability standards. At minimum, such standards shall include: at least one zero-step entrance; main floor doors that provide at least 32" of clear passage; and, at least one half bath on ground floor that is sufficiently convenient for use by a person using a wheelchair or other mobility device.

Work with community partners to develop ongoing educational programs for consumers, developers, and builders on the topics of accessibility and visitability.

Discourage covenants in single-family residential neighborhoods that restrict green building practices or alternative, affordable housing types.



General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T and HAND	short	X	X			X
HAND and P+T	mid		X			
P+T and HAND	long		X	X		
HAND	short	X				
P+T and HAND	short	X		X	X	
P+T	on-going	X			X	X
P+T	short	X			X	
HAND	short			X		X
P+T and HAND	on-going				X	
P+T	short	X			X	
P+T	on-going				X	X
P+T and HAND	short	X			X	X
HAND	on-going			X		X
HAND	on-going	X		X		
P+T	short		X			
P+T	short		X			
P+T	short		X			X
HAND	long	X				X
P+T	long	X			X	
P+T	long	X			X	X
P+T and HAND	long			X		X
Developers	on-going				X	X

## Chapter 6: Transportation

### Program:

#### General

Update the existing Master Thoroughfare Plan to include pedestrian and bicycle facilities in addition to traditional motor vehicles. The Plan should be updated regularly, identify long-term needs for preservation purposes, and provide a mechanism for prioritizing projects.

Formally adopt a city-wide Complete Streets Policy that requires accommodation for users of all ages, abilities, and modes.

Create City Street Design Specifications and Standards that are consistent with Complete Streets best practices, and long-term maintenance costs.

Enhance safety for all modes by reducing motor vehicle speeds through engineering, enforcement, and education.

The City Capital Improvement Plan (CIP) should spread capital investments geographically through the City.

Prioritize connectivity improvements on bicycle and pedestrian use while also supporting motor vehicle connections.

Partner with private developers to expand the transportation network and improve pedestrian and bicycle facilities.

Require installation of vertical curbs, rather than rolled curbs, when constructing, maintaining, or modifying roadways.

Encourage appropriate community events at appropriate locations and times in the public right of way.

Enhance the understanding of maintenance of traffic and ADA compliance standards.

Enhance the standards for maintenance of traffic and ADA compliance approvals.

Manage right of way use and excavation policies, permits, and work to meet desired standards and specifications.

Utilize Smart-City technology to improve efficiency, energy savings, and signal prevention for transit.

Utilize experimentation, temporary traffic countermeasures, and pilot programs to improve streets and control traffic.

Implement measures to increase civic participation, and educational outcomes through art and other creative activities in the public right of way.

Evaluate facility, equipment, vehicle, material, and staffing demands to assure appropriate maintenance capabilities for evolving and growing transportation network.

Maintain traffic devices (e.g., traffic signals, signage, pavement markings, guard rails, etc.) in compliance with applicable standards and regulations.

Quickly respond to immediate safety concerns like potholes, missing stop signs, etc. 24/7/365.

Require all transportation facilities (e.g., sidewalks) to be acceptably constructed before accepting streets into the City's inventory.

Inspect all capital projects (City and non-City) to assurance compliance with applicable standards and specifications.

Develop standards and specifications for street trees and landscaping to minimize maintenance and sight line concerns, and maintain trees and landscaping to not obstruct use of streets, sidewalks, etc.

#### Mass Transit

Develop transit-oriented development standards.

Coordinate with area transit providers (BT, IU, Rural, etc.) for opportunities to enhance service and efficiencies from a regional perspective.

Work with area transit providers (BT, IU, Rural, etc.) to study opportunities for Park & Ride at strategic locations around the community.

Work with Bloomington Transit to expand bicycle storage on public transit vehicles.

Support statewide initiatives to assist in funding area transit.

Develop a plan to expand transit service (days, times, service areas) and accessibility to transit stops (sidewalks).

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T	short	X	X	X		X
P+T	short	X		X		X
P+T and PW	short	X	X	X		
P+T and BPD	on-going			X		X
OOTM	short			X		
P+T	short		X	X		X
P+T	mid		X	X	X	
P+T and PW	short	X		X	X	X
ESD and PW	on-going	X		X		X
P+T and PW	on-going			X	X	X
P+T	on-going			X		X
IT, ESD, and PW	on-going		X	X		
P+T, ESD, PW, and OOTM	on-going			X		X
P+T, ESD, and PW	on-going			X		X
P+T, PW, and BT	on-going			X		
P+T and PW	on-going			X		X
P+T and PW	on-going			X		X
P+T and PW	on-going	X		X		X
P+T	on-going			X		X
P+T, PW, and CBU	short	X		X		X
P+T and BT	mid	X		X	X	
BMCMPO	long		X	X		
P+T	short		X	X		X
BT and P+T	short			X		
BMCMPO	on-going			X		
BT and P+T	mid		X	X		X

## Chapter 6 Continued: Transportation

### Program:

#### Bicycle and Pedestrian Transportation

Update the Unified Development Ordinance (UDO) to ensure pedestrian-friendly buildings and pedestrian interest along streets.

Design, maintain, and construct pedestrian facilities to be compliant with Public Rights Of Way Access Guidelines (PROWAG) and the Americans with Disabilities Act (ADA).

Improve pedestrian and bicycle access to and between local destinations, including public facilities, schools, parks, open space, employment districts, neighborhoods, shopping centers, and more.

Implement the prioritized bicycle and pedestrian facilities improvements included in the most recent Transportation Plan.

Identify, prioritize, and program/fund pedestrian roadway crossings that should be improved.

Support the creation of a pedestrian environment for all ages and abilities through improvements to accessible curb ramps, elimination of tripping hazards, landscape maintenances, lighting, benches, and other innovative strategies.

Use engineering, enforcement, and educational tools to improve traffic safety on City sidewalks, paths, trails, and roadways. Monitor the performance of safety initiatives.

Partner with Indiana University to further investigate and analyze a bike-sharing program and facility improvements to better serve trips between the University and the City.

Continue to periodically publish a local area bicycle route map in coordination with adjacent jurisdictions.

Install bicycle parking corrals in on-street parking locations in order to increase the availability and convenience of bicycle parking, especially where demand is high.

Maintain a sidewalk, path, trail, and curb ramp maintenance program.

#### Motor Vehicles

Continually monitor traffic patterns and evaluate changes (e.g., signal timing adjustments) to enhance efficient flow of traffic.

Make safety improvements in infrastructure, design, or regulations that reduce crashes without reducing safety for bicycles and pedestrians.

Update the Neighborhood Traffic Safety Program and to aid in the identification of appropriate contexts and tools for traffic calming.

Assess the new Bloomington Hospital campus and its influence on access, emergency response, and general trip-generation demands.

Measure and consider the effects of street modifications on emergency vehicle response time. Any negative effects to response time should be carefully weighed against potential safety benefits achieved by the modifications.

Employ an annual monitoring program to identify locations with high crash risk, and use that information to prioritize infrastructure investments.

Adopt a City-wide Vision Zero policy that recognizes traffic crashes as preventable incidents and establishes a goal of eliminating all transportation-related fatalities and serious injuries.

Promote incentives and create public-private partnerships to establish programs within the City that help reduce emissions of greenhouse gases and pollutants, such as vehicle-sharing, electric- or alternative-fuel vehicles, and other strategies to increase multimodal trips.

Promote programs to encourage ride-sharing among employees within specific districts.

Further encourage the installation of facilities that support alternative-fuel vehicles by reviewing and amending the UDO where appropriate.

Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicle charging stations.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T	mid			X	X	X
P+T	on-going			X	X	
P+T	mid			X	X	
P+T	mid		X	X		X
P+T and PW	short			X		X
P+T	on-going			X	X	X
P+T and BPD	on-going			X		X
ESD, P+T, and IU	short			X		
P+T and County	short			X		X
P+T and PW	short			X		X
P+T, Parks, and PW	on-going			X		X
P+T and PW	on-going			X		X
P+T, BPD, and Fire	on-going		X	X		X
P+T	short	X		X		X
P+T, BPD, and Fire	short			X		
P+T, BPD, and Fire	on-going			X	X	
P+T	on-going		X	X		
P+t	short	X		X		X
ESD and P+T	on-going			X		X
ESD and BMCMPPO	on-going			X		X
P+T	on-going	X		X	X	X
P+T, PW, and BT	on-going	X		X	X	X

## Chapter 6 Continued: Transportation

### Program:

Develop on-street parking design and typical application standards and specifications, according to professional best practices.

Evaluate the existing electronic, communication, and information technology transportation infrastructure and prioritize investments to operate and maintain an accessible, safe, and efficient network.

Manage and operate an efficient and effective street sweep and snow removal program.

Develop targets to meet desired street pavement conditions and implement an asset management plan to achieve these targets.

Coordinate the street maintenance and capital project programs with utility providers and their project programs to minimize cuts in facilities with good pavement condition indexes.

### Motor Vehicle Parking

Regularly examine parking demand, utilization, and alternatives in the Downtown area and City-wide.

Develop a Parking Management Program for the Downtown area that supports downtown businesses while encouraging a walkable, urban core.

Provide clear information about parking and transportation options, such as educational materials about the parking meter hours and garage locations.

Develop criteria and standards for neighborhood parking applications.

Assess appropriate ADA/PROWAG design and compliance for on-street parking locations.

Assess layout configurations to minimize safety risk (sight distance, bike lanes, space, function).

Utilize on-street parking to assist in managing traffic speeds.

In existing parking areas, encourage and develop incentive-based approaches to beautify, reduce negative environmental impacts (heat, storm water, etc.), promote ADA compliance, and improve safety.

Update City ordinances to encourage parking areas that reduce stormwater runoff, increase compatibility with street trees, and add visual interest.

Explore the use of both temporary and permanent "parklets" in parking areas to diversify public space, promote local businesses, and improve livability.

Prioritize accessible parking spaces in compliance with the City's adopted accessibility guidelines

Plan, prioritize, and designate on-street parking spaces for car-share vehicles.

Encourage special events, like Open Streets and balance them with their impacts on mobility, parking, business, and emergency response and consider parking needs and access for the special events.

General		Action				
Lead Department or Agency	Expected timeline (short, mid, long, on-going)	Policy, Ordinance, or other Legislation	Study or Plan	Interagency coordination	Development Review	Ongoing Public Education & Outreach
P+T and PW	short	X		X	X	X
P+T, PW, and ITS	on-going			X		X
P+T and PW	on-going			X		X
P+T and PW	on-going		X	X		
P+T, PW, and CBU	on-going			X		X
PW, BPD, and P+T	on-going			X		X
P+T, ESD, and PW	short		X	X		X
PW and P+T	short			X		
P+T	short	X		X		X
PW and P+T	on-going		X	X		
P+T	short			X		
P+T	on-going	X		X		X
P+T and ESD	short	X		X		X
P+T	short	X		X	X	X
ESD, PW, and P+T	short			X		X
P+T and PW	short			X		X
ESD, PW, and P+T	short	X		X		X
ESD, PW, BPD, BFD, and P+T	on-going			X		X

\*\*\*\* REPORT TO THE COMMON COUNCIL \*\*\*\*

In accordance with IC 36-7-4-510, I hereby file this Report to the Common Council on the action of the Plan Commission in regard to the return of Resolution 18-01 on February 14, 2018. Resolution 18-01 adopted the City's Comprehensive Plan as amended by the Common Council and was accompanied by the amendments and a statement of reasons for those amendments. I certify that the Plan Commission considered the aforementioned materials via Case Number MP-12-17 and approved the Comprehensive Plan as amended by a unanimous vote of 7 Ayes at a public hearing held on March 19, 2018.

Note on Legislative History: The Plan Commission certified the proposed Comprehensive Plan to the Common Council on June 26, 2017. The Common Council then considered and adopted amendments to the Comprehensive Plan over the remainder of that year and completed its deliberations on January 17, 2018 under Resolution 18-01.

Date: March 20, 2018



\_\_\_\_\_  
Terri Porter, Secretary Plan Commission

Received by the Common Council Office this 20<sup>th</sup> day of March, 2018.



\_\_\_\_\_  
Nicole Bolden, City Clerk





**City of Bloomington  
Office of the Common Council**

February 14, 2018

Joe Hoffmann, President  
City of Bloomington Plan Commission  
City Hall, Suite 160  
Bloomington, IN 47402

Dear Mr. Hoffmann,

On January 17, 2018, the Common Council approved Resolution 18-01 with 162 amendments. As you may recall, on July 6, 2017, the Plan Commission forwarded a proposal to adopt a new City Comprehensive Plan under Resolution 17-28. The Common Council began its deliberations in August 2017 and concluded them in January 2018 under Resolution 18-01.

I.C. 36-7-4-510 provides that, in the event the Common Council amends Plan Commission proposals to amend the City's Comprehensive Plan, the Council must return the proposal with a written statement of reasons for the amendments. Unless extended by the Common Council, the Plan Commission then has 60 days to file a report approving or rejecting the amendments. If you have any questions about how the Plan Commission should proceed under statute, please consult your attorney.

This letter and the accompanying materials are intended to commence your review of these changes. The accompanying materials include a signed copy of Resolution 18-01 and an amendment packet. This amendment packet is comprised of an Index of all amendments, including both amendments that were adopted and those that were not (the latter of which are indicated by gray rows in the Index). However, the amendment packet only includes copies of the amendments adopted by the Council (along with any attachments). Please see the Synopsis of the amendments (which also appear in the Index) for the written statement of reasons for the amendments. In addition to this information, please see the version of the Comprehensive Plan incorporating the adopted amendments which was prepared and will be distributed by Planning and Transportation staff.

Thank you for the hard work of your commission in helping formulate these important policies for the City.

Sincerely,

Dorothy Granger, District II, President  
Bloomington Common Council

attachments: resolution 18-01; amendment packet, which includes the Index of Amendments and copies of the adopted amendments (with any attachments)

cc: Council Members; City Clerk

Index of Amendments to Bloomington Common Council Res 18-01 (To Adopt the City's Comprehensive Plan)  
(Legislation which, in 2017, came forward as Res 17-28)

Council Am # <sup>1</sup>	Chapter & Page Affected <sup>2</sup>	Section of Chapter	Sponsor	Synopsis <i>(Including the Required Statement of Reason(s) for the Amendment)</i>	Action	Vote <sup>3</sup>	Date of Action <sup>4</sup>
01	Ch 4, P 53	Overview - Design	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Design section. It emphasizes form-based design guidelines instead of form-based code. In so doing, it favors compatibility of designs and stricter design guidelines over innovative design in charting the future success of the downtown. <i>Note: Am 01 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revision made a grammatical change in the second-to-last sentence in the affected paragraph.</i>	Adopt	9 – 0 - 0	9/12/17

<sup>1</sup> There were three rounds of amendments during the five months of Council deliberations on the proposed Comprehensive Plan. The first round of amendments addressed a chapter or chapters which had been introduced and discussed at an earlier meeting. These amendments initially appeared in Council Legislative Packets issued on the Thursday or Friday before the various meetings held in September and October of 2017. Please see last column in this table and Footnote 4 for more information about all of the meetings where deliberations on the Comprehensive Plan took place. The second-round amendments addressed the Comprehensive Plan as a whole and appeared in the December 1, 2017 Council Legislative Packet for consideration on December 5, 2017 (except for two amendments that were carried-over for consideration on January 10, 2018). The third, and last, round of amendments also addressed the Comprehensive Plan as a whole and appeared in the January 12, 2018 Council Legislative Packet for consideration on January 17, 2018. Please note that the suffix “- R”, as it appears in this column was inserted to indicate amendments that had been, at some point, revised. Please also note that the suffix “-A” and “-B” as they appear in this column are intended to indicate an amendment to the numerical amendment.

<sup>2</sup> There were two drafts of the Comprehensive Plan considered by the Council during its August to January deliberations. The first draft was the one forwarded to the Council in July 2017 (July Draft Plan). The second draft incorporated amendments adopted by the Council by the end of its meeting on December 5, 2017 and was released online on December 15, 2017 (December Draft Plan). The reference to page numbers (and, to some extent, specific policy numbers in the third column) for almost all first and second round amendments apply to the July Draft Plan and for all third round amendments apply to the December Draft Plan. A few exceptions will be found for first and second round amendments that were revised and reintroduced or reconsidered in January.

<sup>3</sup> Please see the Memoranda and Minutes prepared by the Office of City Clerk to learn the votes of Council member on each amendment.

<sup>4</sup> The Council considered legislation regarding the Comprehensive Plan at meetings and dates which are grouped in following manner (and include attendance at those meetings): 1) Regular Session on August 9, 2017 for introduction of legislation and initial adoption of procedures and a schedule (Cm. Sturbaum - Absent: 1 At-Large Seat - Vacant); 2) Seven meetings of one long Special Session, for substantive consideration of the Comprehensive Plan and associated amendments, which were held on - Tuesday, August 29, 2017 (All Present); Tuesday, September 12, 2017 (All Present); Monday, September 25, 2017 (Cm. Sturbaum - Left before the meeting ended); Tuesday, October 10, 2017 (Cm. Chopra - Absent); Tuesday, October 24, 2017 (Cms. Granger & Ruff - Absent); Tuesday, November 7, 2017 (Cms. Chopra & Sims - Absent); and, Tuesday, December 5, 2017 (Cms. Chopra & Sims - Absent); 3) Regular Session on Wednesday, December 20, 2017 where the schedule was amended under Council Schedule (All Present); 4) Organizational Meeting on Wednesday, January 10, 2018 for introduction of amended and renumbered resolution, affirmation and ratification of previous actions, and continuation of deliberations (All Present); and, 5) Regular Session on Wednesday, January 17, 2018 for conclusion of Council deliberations regarding the Comprehensive Plan (All Present).

02	Ch 4, P 55	Goals & Policies – 4.1.2	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Goals & Policies section. The change adds the word “compatible” before the word ‘architecture” in Policy 4.1.2 in order to emphasize that both traditional and innovative architecture must not only be of high-quality but also be compatible with its surroundings in order to support community character and urban design.	Adopt	9 – 0 - 0	9/12/17
03	Ch 4, P 55	Goals & Policies – 4.4.5 (New)	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Goals & Policies section. The change adds a new Policy 4.4.5 advocating special design qualities that open residential uses up to a more diverse demographic. <i>Note: Am 03 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revisions are noted in bold above and add some missing text.</i>	Adopt	9 – 0 - 0	9/12/17
04 <sup>5</sup>	Ch 4, P 55	Programs Vitality & Sense of Place	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Programs section. The change would clarify that downtown public restrooms should not just be considered but also be installed.	Motion to Adopt  DEFEATED	4 – 5 - 0	9/12/17
04-R	Same	Same	Volan	Supplemental Note: After defeat at the meeting on September 12, 2017, the amendment was revised (now Am 04-R) to address concerns by dropping the word “guide” and adding the words “find the best options for” and readied for reconsideration at the meeting on December 5, 2017 by the addition of a co-sponsor who voted on the prevailing side in September.	To Reconsider, Amend, and Adopt as Amended  ADOPTED	7 – 0 - 0 Via Consent Agenda	12/5/17  Absent: Chopra & Sims
05	Ch 4, P 55	Programs Vitality & Sense of Place	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Programs section. The change would add a bullet-point in the Downtown Vitality and Sense of Place section that would discourage development of large footprint projects in the downtown in order to encourage local developers and create a more pedestrian-friendly public realm. <i>Note: Am 05 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revisions affect the latter three lines of the bullet-point and are indicated in bold and strikeout above.</i>	Adopt	9 – 0 - 0	9/12/17

<sup>5</sup> Rows with Gray-Shade indicate the ~ 28 Amendments that were not adopted. These include amendments (including amendments of amendments) that were either: 1) not assigned a number (one); 2) withdrawn (four); 3) not introduced (six); or defeated (seventeen). The latter, defeated amendments, include amendments to amendments that were adopted, but the amendments as amended were defeated.

06	Ch 4, P 55	Programs Design	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Programs section. The change would add and delete text in the Downtown Design section to assure better urban design and the inclusion of more public space. <i>Note: Am 01 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revision made changes to the first and third bullet-points.</i>	Adopt	5 – 4 - 0	9/25/17
07	Ch 4, P 55	Programs Transportation & Parking	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Programs section. The change would clarify that downtown public restrooms should not just be considered but also be installed.	Motion to Adopt DEFEATED	2 – 7 - 0	9/25/17
07-R	Same	Same	Volan	In addition to the above, please note: After defeat on September 12, 2017, this amendment was revised (now Am 07-R) to address concerns by including “work with Bloomington Transit” and “where [shelters] are most needed” and readied for reconsideration at the meeting on December 5, 2017 with the addition of a co-sponsor who voted on the prevailing side in September.	To Reconsider, Amend, and Adopt as Amended  ADOPTED	7 – 0 - 0 Via Consent Agenda	12/5/17
08	Ch 4, P 55	Programs Design	Sturbaum	This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Program - Design section. The change would add a bullet-point that calls for mapping the available public space downtown (both indoor and outdoor) with the goal of enhancing the public realm. One technique the sponsor envisions during the implementation stage is the use of “Nolli” maps as part of each presentation of any new building in the downtown. <i>Note: Am 01 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revisions strike reference to “Nolli” maps because it is an unfamiliar term for most people and is a more suitable matter for discussion during consideration of amendments to the UDO.</i>	Adopt (as Amended)	8 – 1 - 0	9/25/17
08-A	Same	Same	Same	This amendment to the amendment strikes the words “Prior to approving further development” and inserts “As a development tool,” to dispel the implication that adoption would forestall further development until this mapping was in place.	Adopt	Voice Vote 8 – 1 - 0	9/25/17
09	Ch 4, P 52	Overview - Main Street Corridors	Piedmont-Smith	This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Main Street Corridors. It adds dates when certain landmark changes took place downtown in order to provide specificity to when important changes took place there.	Adopt	9 - 0 – 0 Via Consent Agenda	9/12/17

10	Ch 4, P 53	Overview - Design	Piedmont-Smith	This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Design. It rewords text to improve the clarity and better characterize the community’s ongoing conversation about the Downtown’s vibrancy.	Adopt	9 – 0 – 0 Via Consent Agenda	9/12/17
11	Ch 4, P 53	Overview - Design	Piedmont-Smith	This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Design. It rewords text in the second paragraph to avoid nebulous and ungrammatical words.	Withdrawn		9/12/17
12	Ch 4, P 56	Programs – All Three Programs	Piedmont-Smith	This amendment is sponsored by Cm. Piedmont-Smith and amends bullet-points in two of the three Chapter 4 (Downtown), programs. The changes add or delete words to clarify or correct text. (Please see below for the changes in context of that provision.) <i>Note: On 25 September 2017, the sponsor revised the amendment by striking changes proposed under Downtown Design in favor of changes proposed for that section by Am 06.</i>	Adopt (as Amended)	8 – 0 - 0	9/25/17
12-A	Same	Same	Same	This amendment to the amendment removed proposed changes regarding Downtown Transportation and Parking as result of adoption of Am 22	Adopt	8 – 0 Voice vote	9/25/17
13	Ch 4, P 57	Outcomes & Indicators	Piedmont-Smith	This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Outcomes, by correcting a typographical error in the second Outcome & Indicators.	Adopt	9 – 0 – 0 Via Consent Agenda	9/12/17
14	Ch 4	Entire	Rollo & Volan	This amendment is sponsored by Councilmembers Volan and Rollo and directs that the capitalization of “Downtown” shall be rendered consistent throughout the Chapter.	Adopt	9 - 0 – 0 Via Consent Agenda	9/12/17
15	Ch 4, P 55	Goals & Policies – Policy 4.1	Rollo & Volan	This amendment is sponsored by Cm. Volan and proposes changes to the Downtown Goals & Policies. The changes restructure and combine text for directness and clarity. In particular, ‘durable’ was added because ‘innovative’ architecture (using materials like EIFS) often means cheaper and likely to become dilapidated sooner. ‘Urban design’ is generic and unclear; the term ‘compact urban form’ is better-known and a long-standing goal of this city.”	Adopt	9 – 0- 0	9/12/17
16	Ch 4, P 55	Goals & Policies – 4.2 / 4.3	Rollo & Volan	This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies. The changes swap the order of Goals 4.2 and 4.3, break one policy into two policies, add a new policy, and restructures another for directness	Adopt as Amended	9 – 0 – 0	9/12/17

				and clarity. Importantly, the second half of what was 4.3.1 "is expanded to cover bicycles as well as motorcycles, and acknowledges that we already have some dedicated parking for two-wheelers." Lastly, the added policy 4.3.3 "says that new projects should have a maximum parking requirement. This requirement is consistent with Planning policy for the past decade, and has been demonstratedly successful at reducing unnecessary parking and increasing use of public transit."			
16-A	Same	Goals & Policies – 4.3	Rollo & Volan	This amendment to an amendment addressed part (d) regarding renumbered Policy 4.3.3 and part (e) regarding the newly renumbered Policy 4.3.4 as indicated in yellow on the amendment	Adopt	8 – 0 – 0	9/12/17
17	Ch 4, P 55	Goals & Policies – Policies 4.2 / 4.3	Rollo & Volan	This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies. The changes swap the order of Goal 4.2 and Goal 4.3 which is proposed for the following reasons: "To truly promote walking, biking and transit, any discussion of parking should be subsequent, if not subsidiary, to it; thus, the swap of the order of these two goals. Meanwhile, entertainment and shopping are two types of commerce." The changes reflect the need for Indiana University to collaborate with the City and other entities in Downtown. The reasons for that change are as follows: "'Collaboration' implies that both sides are working together. As can be seen in its own master plan, IU does not collaborate with the city in planning, although it is always the city's hope that IU will rethink this stance. Meanwhile, the Chamber is collaborative and invested in the Downtown, and should be added."	Adopt as Amended	8 – 1 – 0	9/12/17
17-A	Same		Rollo & Volan	This amendment to the amendment addressed the newly renumbered Policy 4.4.2 by adding the word "better" after the word "collaborate" and adding I.U. Foundation to the entities listed in the provision.	Adopt	9 – 0 – 0	9/12/17
18	Ch 4, P 55	Goals & Policies – Policy 4.4	Rollo & Volan	This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies by rephrasing the statement for Goal 4.4 and broadens the call for diversifying housing to include areas nearby the Downtown. As a whole, the changes are intended to restructure goal statement for directness and clarity.	Adopt	5 – 4 – 0	9/12/17
18-A	Same	Same	Same	This amendment to the amendment qualified where diverse housing types would be encouraged in areas "nearby" the downtown.	Adopt	6 – 3 – 0	9/12/17
19	Ch 4, P 55	Goals & Policies – Policy 4.5	Rollo & Volan	This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies, Goal 4.5. The changes continue to add a heading to each goal, clarify that "inclusivity and safety" are modifiers of "sustainability," and adds	Adopt	7 – 1 – 1	9/12/17

				<p>"residents, merchants, and landowners" to those who should be part of any collaboration to promote a safe and welcome Downtown. These changes "emphasize 'sustainability' as the operative word here. Sustainability has three legs: economic, environmental, and social. As this document is being created, social sustainability is of greatest concern; Inclusivity and safety are two keys to it, and should be subsidiary to the word 'sustainability.'" The changes also acknowledge that "public safety and social service professionals alone should not be expected to make everyone feel safe and welcome. That must fall upon anyone who claims Downtown as their own."</p>			
20	Ch 4, P 56	Programs – Vitality and Sense of Place	Rollo & Volan	<p>This amendment is sponsored by Councilmembers Volan and Rollo and makes a number of changes to the Programs outlined in the "Downtown Vitality and Sense of Place" Chapter. Those changes include language changes made in the interest of clarity and action, the inclusion of "nearby areas in the mention of Downtown, and added specificity to the Program discussing the Convention Center.</p> <p>The rationale for each of the sections cited in the amendment are as follows:  1) <u>Elimination of the reference to IU</u>. IU simply does not partner for planning purposes, as can be seen in their master plan. Nor should the city want to encourage IU to expand its campus further into the city, placing more of the city's most significant territory under state jurisdiction. IU's partnership in Downtown development should not be solicited;  2) <u>Deletion of the fiber Internet bullet point</u>. Removal of this point does not prevent the city from utilizing its fiber. However, this point doesn't say anything actionable or worth measuring;  3) <u>Embellishment of the bullet point re: the Convention Center</u>. The new Convention Center should feel like a downtown area, with compact; 4) articulated, building-forward design that includes storefronts. It should not be a monolith.  5) Typographical correction; and 6) <u>Addition of "nearby areas" to the Downtown reference</u>. The definition of Downtown expanded vastly since the GPP. Areas like the Old Northeast Downtown neighborhood already provide such diversity of housing and should be considered part of Downtown for this purpose.</p>	Motion to Adopt  DEFEATED	4 – 5 – 0	9/12/17
20-A	Same	Same	Same	This amendment to Am 20 would delete Part (3) amended the seventh bullet-point regarding a land use study and facility needs assessment for the Convention Center	Adopt	5 – 4 – 0	9/12/17

20-B	Same	Same	Same	This amendment to Am 20 would amend Part (4) to incorporate Am 04	Adopt	9 – 0 – 0 Voice Vote	9/12/17
21	Ch 4, P 56	Programs - Design	Rollo & Volan	This amendment is sponsored by Councilmember Volan and Rollo and makes a number of changes to the Programs outlined in the "Downtown Design" Chapter. The previous Program bullet points were passive, redundant and unclear, (e.g., "urban design guidelines"). They have been restructured and combined for directness and clarity.	Adopt, as amended	7 – 1 - 1	9/25/17
21-A	Same	Same	Same	This amendment to Am 21 deletes Section 2 as this section is largely (but not entirely) redundant with the language successfully passed by the Council with Am 06.	Amend	9 – 0 – 0 Voice Vote	9/25/17
22	Ch 4, P 56	Programs – Transportation and Parking	Rollo & Volan	<p>This amendment is sponsored by Councilmembers Volan and Rollo and makes a number of changes to the Programs outlined in the "Downtown Transportation and Parking" Chapter. Sections 1, 3 and 4 cited in the amendment are language and structural changes made in the interest of directness and clarity. Sections 2, 5, and 6 make substantive programmatic changes to text. The change and the rationale for those changes are as follows:</p> <ol style="list-style-type: none"> <li>1. Frankly, since there is already a master thoroughfare plan and a whole division to implement it, this point should be eliminated.</li> <li>2. <u>Eliminates reference to bike "sharing" and eliminates reference to bike and car sharing within "specific districts."</u> This point was unnecessarily narrow. Promoting "bike use" does not exclude the possibility of developing a bike sharing program. Both bike use and car sharing help decrease motor vehicle miles traveled. We want both employees and residents to reduce VMT everywhere, not just "in specific districts."</li> <li>5. <u>Eliminates the call for a joint study by the Parking Commission and Plan Commission to address aesthetics of Downtown parking and open spaces.</u> The best way to improve the aesthetics of parking spaces, lots or garages is to build anything in their place other than parking spaces, lots or garages. Improving the aesthetics of "open space/common areas" is already the jurisdiction of the Plan Commission, and should also be the jurisdiction of the Arts Commission and the Assistant Director for the Arts, not the Parking Commission."</li> <li>6. This change makes clear that there should be more covered bike parking for all Downtown users.</li> </ol>	Adopt as Amended	7 – 1 - 0	9/25/17



22-A	Same	Same	Same		Adopt	Voice Vote	9/25/17
23	Ch 6, P 73	Overview – Pedestrian Transportation	Volan	This amendment clarifies the beginning of the “Pedestrian Transportation” subsection. It moves two sentences to the end of the first paragraph, strikes the lead sentence (“Bloomington is a walking town,” which is contradicted by the last sentence of the paragraph, “few people identify as pedestrians”), and characterizes the character of walking as a transportation option.	Adopt	7 – 1 - 0	9/25/17
24	Ch 6, P 70	Overview – Motor Vehicle Transportation	Volan	This amendment adds a sentence at the end of “Motor Vehicle Transportation” subsection on p. 70 to make clear another characteristic of speed on a street: the higher it is, the fewer cars the street can carry.	Adopt	7 – 1 - 0	9/25/17
25	Ch 6, P 73	Goal 6.1 & Policy 6.1.2A	Volan	This amendment adds a title to Goal 6.1, and revises the text of the goal to reflect the existing degree of sustainability of the local transportation system, and to seek instead to improve upon what the city is already doing right. The amendment also adds a policy point after 6.1.2, to be numbered 6.1.2A, to call for seeing streets as public spaces as well as transportation vectors.	Adopt	6 – 1 - 1	9/25/17
26	Ch 6, P 73-74	Goals & Policies, 6.1-6.4	IPS, Granger, & Rollo	This amendment reorganizes the 11 policies under Goal 1 and the 6 policies under Goal 2 into 4 goals focusing on (1) general sustainability, including economic, environmental, and social; (2) public transit; (3) bicycle and pedestrian infrastructure, including the attainment of platinum status as a Bicycle Friendly Community; and (4) the integration of all modes. The final 3 goals of the chapter are to be renumbered. The purpose of the amendment is to clarify and better categorize the policies, and to specifically articulate some implied goals. In addition, there are a few revisions in language to increase clarity and avoid redundancy. Explanations of those are in <i>red italics</i> . <i>Red italics</i> are not intended to be changes to text.	Adopt, as amended	8 – 0 - 0	9/25/17
26-A	Same	Same	Same	To make Am 26 consonant with the changes of Am 25	Adopt	8 – 0 – 0 Voice vote	9/25/17
27	Ch 6, P 74	Goal 6.2 & Policies 6.2.1 and 6.2.3-6.2.6	Volan	This amendment adds a short title to Goal 6.2 and modifies the text of the goal to make the goal more active. It also modifies the text of Policy 6.2.1 to render the text more active and strikes Policies 6.2.3, 6.2.4, and 6.2.6, as these are passive policies that state current practice. The amendment re-numbers 6.2.5 to reflect the foregoing deletions.	Withdrawn	Voice vote	9/25/17
28	Ch 6, P 74	Policy 6.2.4	IPS & Granger	This amendment deletes policy 6.2.4, a policy about use of the right-of-way that is not really related to transportation and is the common practice of the City’s Board of Public Works.	Adopt	8 – 0 - 0	9/25/17

29	Ch 6, P 74	Goal 6.3 & Policies 6.3.1-6.3.3	Volan	Eliminates Goal 6.3, as the goal pronouncement is empty and moves the three policy points currently listed under Goal 6.3 to Goal 6.2, as those policies are consistent with the goal of 6.2 of "Efficient, Accessible, Safe Transport."	Not introduced	None	9/25/17
30	Ch 6, P 74	Goal 6.4 & Policy 6.4.2	Volan	This amendment adds a title to Goal 6.4, deletes the current policy 6.4.2 as this policy is oxymoronic — parking is the least attractive, least environmentally sensitive form of urban development. The amendment replaces the text of the current policy 6.4.2 with a policy of increasing the overall mode share of transportation methods other than cars	Failed	1 – 7 - 0	9/25/17
31	Ch 6, P 75	Goal 6.5 & Policy 6.5.1	Volan	This amendment adds a title to Goal 6.5, replaces the first word of the Goal, and replaces passive policy 6.5.1 with a policy to reduce one-way streets and extra car lanes whenever possible to improve efficiency, accessibility and safety.	Failed	2 – 6 - 0	9/25/17
32	Ch 7, P 80	Development Themes for Land Use Classifications	Sturbaum	This change deletes editorial language in the <i>Land Use, "Development Themes for Land Use Classification"</i> section that goes beyond the concepts of the vision statement. These could encourage more than is intended in the interpretation of these general themes.	Adopted as Amended	7 – 1 - 0	10/10/17
32-A	Same	Same	Same	This amendment to the Amendment restores the latter part of deletions in the first paragraph and all the deletions in the third paragraph.	Adopted	7 – 1 - 0	10/10/17
33	Ch 7, p 82	Mixed Urban Residential – Land Use Development Approvals	Sturbaum	This amendment changes the "Land Use Development Approvals" section of the Mixed Urban Residential district by adding conditional use as a process in allowing higher densities within or on the edge of existing single family neighborhoods. <i>Note: See Am 111 for another approach to the issue.</i>	Failed	1 – 7 - 0	10/10/17
34	Ch 7, p 84	Land Use Districts - Downtown – Land Use Approvals	Sturbaum	This amendment deletes the last sentence of the first bullet point and the third bullet point under <i>Downtown, "Land Use Development Approvals."</i> This is to delete references to higher density development downtown. It also defends the mixed use component of development.	Failed	3 – 5 – 0	10/10/17 (Carried-Over from 9/25/17)
35	Ch 7 P 86	Urban Village Center – Site Design	Sturbaum	This amendment deletes the word "significantly" from the last sentence under the <i>Urban Village Center, "Site Design."</i> This change is intended to preserve the quality of life or livability of the neighborhoods surrounding these Urban Village Centers by not implying that a higher level of adverse impacts would be allowed there than would otherwise be considered acceptable in other single family neighborhoods.	Adopt	8 – 0 via consent agenda	9/25/17

36	Ch 7, P 89	Urban Corridor – Land Use Approvals	Sturbaum	This amendment adds a sentence to the last bullet-point under Urban Corridors, “Land Use Development Approvals.” In order to account for the adverse impacts along Urban Corridors, the sentence calls for the conditional use process when higher density (up-zoning) proposals encroach into single family zoned neighborhoods.	<i>Not Introduced</i>	<i>None</i>	10/10/17
36-R	Ch 7, P 92	Same	Same	This amendment has been revised since it appeared on the October 10 <sup>th</sup> agenda but was not introduced. The initial amendment added a sentence to the last bullet-point under Urban Corridors, “Land Use Development Approvals,” that called for the conditional use process to mitigate the adverse impacts of higher density (up-zoning) proposals which encroach upon single family zoned neighborhoods. The revised amendment replaces the proposed text with one recommending that the greater residential density and diversity of housing types be located in order to preserve the character of existing single family neighborhoods and are more appropriate for the multi-family and commercial zones with the Urban Corridor district.	<i>Not Introduced</i>  <i>Introduced</i>  <i>ADOPTED AS AMENDED</i>	<i>None</i>  <i>9 – 0 - 0</i>	12/5/17  1/10/18  1/10/18
36-R-A	Ch 7, P 92	Same	Same	Same  Amended language is indicated by bold and strikeout as follows: <b>In order to preserve the character of existing single family neighborhoods</b> , this increased residential density and diversity in housing types should be located <b>outside those neighborhoods.</b> <del>in order to preserve the character of existing single family neighborhoods, this mixed-density development is more appropriate for the multi-family and commercial zones within the Urban Corridor district.</del>	<i>Amend Am 36-R</i>	9 – 0 - 0	1/10/18
37	Ch 7, P 94	Focus Areas & Strategies	Sturbaum	This amendment amends one of the four “strategies” for coordinating and attracting public and private investment under Focus Areas & Strategies. It changes “Form Based Code” to “Form Based Guidelines” and makes other revisions that stress the importance of evaluating “uses” as well as form in this regard.	Failed (as amended)	2 – 5 - 1	10/10/17
37-A	Same	Same	Same	This amendment to the amendment restores the last sentence.	Adopted	8 – 0 - 0	10/10/17
38	Ch 7, P 95	Focus Areas & Strategies – West 2 <sup>nd</sup> Street – Former Bloomington Hospital	Sturbaum	This change adds text to West 2nd Street-Former Bloomington Hospital, “Background and Intent.” The additions call for the cooperation with SPEA and the use of an urban planner as well as adding the phrase “other forms of deep public participation”. Cm. Sturbaum notes, “This is a critical area for our community and there is no time to waste on starting the process. The reference to the charrette process and deep public participation intends to assure that the process will be motivated by quality-of-place	Adopted (As Amended)	8 – 0 - 0	10/10/17

				goals rather than strictly economic ones. The trust is that a better outcome will be found by including the broader community of IU as well as the local stakeholders and neighborhoods.”			
38-A	Same	Same	Same	This amendment to the amendment restored the original first part of the sentence, kept it as one sentence, and adopted the latter part of the proposed amendment.	Adopted	8 – 0- 0	10/10/17
39	Ch 7, P 95	Focus Areas & Strategies: West 2nd Street – Former Bloomington Hospital	Sturbaum	This amendment comes at the request of Phil Stafford of the Commission on Aging and encourages that the Lifetime Community concept be applied to the Former Hospital Site, “Land Use Approvals.” Notably, this phrase is currently listed in the Switchyard North, “Land Use Approvals” section. This change adds that prioritization to the Former Hospital Site section.	Adopted	8-0-0	9/25/17
40	Ch 7, P 96	Focus Areas & Strategies: Switchyard North	Sturbaum	This amendment adds language to the intent of the Switchyard North section of the Plan. The added language is intended to give some protection to single family zoning in the areas to be up-zoned near the trail and to protect against loss of affordable living in this area.	Not Introduced	N/A	10/10/17 <i>(carried-over from 9/25/17)</i>
41	Ch 7 P. 96-97	Focus Areas & Strategies: Gateway South and Gateway North Sections	Sturbaum	This amendment adds process language to the vague term “branding” in both the Gateway South and Gateway North Sections. There should be community input regarding the branding decisions of our city’s gateways.	Failed	1 – 7 – 0	10/10/17 <i>(carried-over from 9/25/17)</i>
41-R	Same	Same	Rollo	This amendment was defeated at the 10 October 2017 meeting of the Special Session. It has been revised with the intent that it be reconsidered by the Council with support from a member who voted on the prevailing side in October. Both the initial and revised amendment address the “branding” in both the Gateway South and Gateway North Focus Areas and Strategies. The revisions recommend that the 2005 Downtown Vision and Infill Strategy Plan inform the “branding” process and that the process include robust public input.	Motions to: Reconsider Amend Adopt as Amended  ADOPTED	7 – 0 - 0 Via <i>Consent Agenda</i>	12/5/17
42	Ch 7 P 82, 84, 86, 89	Land Use Development Approvals	Sandberg	This amendment adds language to the “Land Use Development Approvals” subsections in the Mixed Urban Residential, Downtown, Neighborhood Residential, and Urban Corridor Sections of the Land Use Chapter. The added language supports the idea that low-income families require a continuum of affordable housing options. This includes	Adopt	7 – 0 – 0	9/25/17

				permanent affordable housing, necessary for those on fixed incomes, and home ownership for low-income families that have the means to increase their incomes. This change also provides consistency concerning the City's commitment to incentivize affordability and home ownership across land use categories.			
43	Ch 5, P 60	Overview – Housing Trends and Issues	Sturbaum	This amendment deletes a statement justifying increasing density in single family neighborhoods in the first paragraph of this section. It also adds a clarifying statement in the second paragraph of the second column in this section that protects single family zoning and explains that density and diversity is already existing in the core neighborhoods. (Changes in the second paragraph are addressed in Am #44.) The sponsor notes that: "The call for higher densities and diverse housing types should not be aimed at single family neighborhoods. Prior to zoning changes, these neighborhoods were over-occupied and under-maintained so that home ownership was declining. Up-zoning single family neighborhoods will have a negative impact on affordable homeownership as buyers compete with rental investors in an already scarce housing market. There are new areas to zone for higher residential occupancy such as entry corridors and previous commercial zoned properties along the B-Line trail and elsewhere."	Failed	1 – 7 – 0	10/10/17
44	Ch 5, P 60	Housing Trends and Issues	Sturbaum	This amendment makes two changes to the second paragraph in the first column of the section on <i>Housing Trends and Issues</i> . The first change deletes the statement that exploring "supply-side solutions to further enhance the availability of quality housing in Bloomington is an appropriate approach." The sponsor notes that "This was not something that came from the "Envision Bloomington" exercise and clearly doesn't represent Bloomington's planning tradition. The think tank "Adam Smith Institute" put out a study on supply side solutions for the housing crisis. The summary is quoted below: <i>"Recommended measures set out in the paper included the release of limited farmland for suburban development, "radical" liberalization of urban planning laws and the abolition of mandatory affordable housing provision in new housing development.</i> <i>"What such solutions have in common is that the obstacles to their implementation are political and regulatory, not economic," the paper said. It concluded that radical</i>	Failed	3 – 5 – 0	10/10/17

				<p><i>liberalization would present the possibility of making an "immediate and significant impact" on the housing crisis by freeing up national income for "productive enterprise" while keeping risk with property lenders, purchasers and developers rather than taxpayers."</i></p> <p>The second removes incorrect text regarding MFRs and established core neighborhoods. Multifamily rentals, MFRs, were happening on the outskirts of town in 2002 where autos were needed to get students or workers into town which added to fuel consumption and the parking problems. There were no MFR proposals in 2002 to be directed away from established core neighborhoods. This piece of inaccuracy fits the concept of supply-side economics that zoning is our problem, as well as trying to justify the persistent vision to up-zone our single-family neighborhoods that keeps reappearing in this Comprehensive Plan.</p>			
44-A	Same	Same	Same	This amendment to the amendment would have revised the change to the first paragraph to read: "We should examine housing trends and increase housing supply."	Failed	4 – 4 - 0	10/10/17
45	Ch 5, p. 60-61	"Overview: Housing Trends and Issues"	Piedmont-Smith	This amendment (1) clarifies the upper income limit for workforce housing and (2) adds a verb to one sentence where a verb is lacking.	Adopted	Voice Vote - Via Consent Agenda	10/10/17
46	Ch 5, p 61	Housing & Neighborhoods – Overview – Neighborhoods	Sturbaum	<p>This amendment deletes the language from the first paragraph in the second column of the Neighborhoods section referring to Bloomington's neighborhoods as "monocultures." It also adds text to the last paragraph in that column which makes it clear that the addition of multifamily housing options will not be aimed at single family neighborhoods.</p> <p>The call for higher densities and diverse housing types should not be aimed at single family neighborhoods. Prior to zoning changes, these neighborhoods were over-occupied and under- maintained so that home ownership was declining. Up-zoning single family neighborhoods will have a negative impact on affordable homeownership as buyers compete with rental investors in an already scarce housing market. There are new areas to zone for higher residential occupancy such as entry corridors and previous commercially-zoned properties along the B-Line trail and elsewhere. Core</p>	Failed	1 – 7 – 0	10/10/17

				neighborhoods are anything but mono-cultures, especially on the west side, where most of these neighborhoods with affordable housing exist.			
46-R	Same	Same	Sandberg and Sturbaum	This amendment was rejected at the October 10, 2017 meeting of the Special Session and has been revised with the intent for the Council to reconsider it with the support of a co-sponsor who voted on the prevailing side in October. The revisions keep the text supporting income-diverse neighborhoods in the first paragraph of the second column of the Neighborhoods section. The revisions also replace proposed text in the third paragraph of that column with language recommending that new, more dense housing types be located in multi-family and commercial zones along with opportunities that arise with new, greenfield development. Otherwise, the synopsis and rationale remain the same as Am 46.	Adopt as Amended by Am 46-R-A & Am 46-R-B	6 – 0 – 1	12/05/17
46-R-A	Same	Same	Same	This amendment would amend Am 46-R by striking the word “core” in the first sentence of the new language in the last paragraph of the displayed text.	Adopted	6 – 0 – 1	12/5/17
46-R-B	Same	Same	Same	This amendment strikes the last two sentences of the last paragraph that indicate where these new housing types should be located because it does not foresee the evolution of these new housing types.	Adopted	7 – 0 - 0	12/5/17
47	Ch 5, P 63	Housing & Neighborhood – Goals and Policies	Granger and Sandberg	This amendment revises Goal 5.1 to target more accurately local housing affordability needs.	Adopted	Voice Vote – <i>via Consent Agenda</i>	10/10/17
48	Ch 5, P 63	Policy 5.1.1	Granger and Sandberg	This amendment deletes the language of Policy 5.1.1 and replaces it with language to recognize more accurately, the housing needs of low-income households. The original language of this passage emphasized “expanding” options for middle income households, while “sustaining” programs for low-income households. This amendment adds in parity for all income levels while retaining the call for income diversity and inclusivity.	Adopted	8 – 0 - 0	10/10/17
49	Ch 5, P 63	Housing & Neighborhoods Goals & Policies – Goal 5.1 (Policy 5.1.3) and Goal 5.3 (Policy 5.3.1)	Sturbaum	This amendment deletes Policy 5.1.3 and adds a clarifying statement to Policy 5.3.1 to: “Avoid impacting single family neighborhoods with increased density beyond 3 unrelated occupants.” The idea that we can insert a large variety of housing types into a single family neighborhood is inconsistent with the 3 unrelated zoning that created home ownership and revitalization of these neighborhoods in the first place. They were being destroyed by rental investors who were renting houses with over-occupancy and	Adopted as Amended	6 – 1 - 0	10/24/17  (carried-over from 10/10/17)

				not maintaining them. The property value was based on the rental occupancy and the instability of this condition made single family home ownership decline. Up-zoning these neighborhoods which have established a healthy balance of rental and home ownership and a livable density would destabilize these successful neighborhoods and have a negative impact on affordable home ownership.			
49-A	Same	Same	Same	This amendment to the amendment revises Policy 5.3.1 to avoid “placing these higher-density forms in single-family neighborhoods.”	Adopted	6 – 1 - 0	10/24/17
49-B	Same	Same	Same	This amendment to the amendment removes the words “within neighborhoods in Policy 5.1.3 and reflects that in the synopsis.	Adopted	5 – 1 - 1	10/24/17
50	Ch 5, P 64	Goal 5.1	Piedmont-Smith	This amendment clarifies the language of Goal 5.4 since most people don’t know what “security of housing tenure” means.	ADOPTED	7 – 0 - 0	10/24/17  (carried-over from 10/10/17)
51	Ch 5, P 64	Programs - Affordable Housing	Granger and Sandberg	This amendment adds a program bullet, which shall be inserted as the third bullet point under “Affordable Housing.” The new program calls for developing a strategy for following-up on the housing evaluation, residential market analysis, and housing inventory described in first and second bullet points.	ADOPTED	7 – 0 - 0	10/24/17  (carried-over from 10/10/17)
52	Ch 5, P 64	Programs – Affordable Housing	Granger and Sandberg	This amendment adds a program bullet to “Affordable Housing,” to be listed as the fourth bullet point to designate a citizen commission to acquire information on housing needs and to make policy recommendations to the Mayor and City Council on affordable housing in the community.	ADOPTED (Amended by Am 52A)	7 – 0 - 0	10/24/17  (carried-over from 10/10/17)
52-A	Same	Same	Same				
53	Ch 5, P 64	Programs, “Affordable Housing”	Piedmont-Smith	This amendment revises the bullet point currently listed as the last program point under “Affordable Housing.” The revision recognize the diverse affordable housing programs administered and clients served by the BHA and target affordable housing expansion options the City could play a key role in supporting.	Adopted	Voice Vote – <i>via Consent Agenda</i>	10/10/17



53-R	Ch 5, p 64	Programs – Affordable Housing	Piedmont-Smith	This amendment was adopted via the consent agenda on 10 October and is being revived for Council reconsideration to make a technical correction. With this reconsideration, the phrase "Project-based Section 8" shifts to "Section 8 Project-Based Vouchers" as HUD is no longer providing new funding for Project-Based Section 8 and this program is not under the authority of the Bloomington Housing Authority.	Motion to Reconsider, Amend & Adopt as Amended ADOPTED	7 – 0 – 0  Via Consent Agenda	12/5/17
54	Ch 5, P 64	Programs - Affordable Housing	Granger and Sandberg	This amendment adds a program bullet to "Affordable Housing," to recognize that housing needs and solutions are a multi-jurisdictional concern. For that reason, the amendment adds a program bullet calling upon the City of Bloomington and Monroe County governments to partner in an effort to maximize affordable housing efforts.	Adopted	Voice Vote – <i>via Consent Agenda</i>	10/10/17
55	Ch 5, P 65	Programs – Neighborhood Character and Quality of Life	Sturbaum	<p>This amendment inserts a new bullet-point at the end of the Neighborhood Character and Quality of Life program supporting affordable home ownership. While affordable rental is a good thing for citizens, many have the goal that is referred to as "the American Dream": Home Ownership. By working with Habitat and with Bloomington Restorations and other affordable housing providers, while providing home ownership counseling and assistance, the city of Bloomington has helped a large number of citizens become homeowners.</p> <p>This frees individuals from ever-increasing rental costs and they can build equity in a home of their own. This allows bank loans for business or for home improvement and creates stability in our neighborhoods and our community. In the rush for affordable rentals, let us not forget the life-changing hand-up that this kind of support can give some of our citizens when home ownership becomes increasingly difficult to achieve.</p>	Adopted	8 – 0 - 0 Voice Vote  <i>via Consent Agenda</i>	10/10/17
56	Ch 5, P 65	Programs – Neighborhood Character and Quality of Life	Sturbaum	This amendment inserts a sentence at the end of the first bullet-point under the Neighborhood Character and Quality of Life program that calls for an increase in Council Sidewalk Committee funding. There is a call to identify and prioritize sidewalk improvements. The Council Sidewalk Committee already has done that. We need the funding to follow through on more than two or three sidewalk projects per year.	Adopted as Amended	6 - 1 - 0	10/24/17  (Carried-over from 10/10/17)
56-A	Same	Same	Same	This amendment would amend Am 56 by keeping the initial bullet-point and replacing the word "identify" and replace with the word "Implement."	Adopted	6 - 1 - 0	10/24/17

57	Ch 5, P 65	Outcomes & Indicators	Sandberg	This amendment provides clarification of the intent of the "Percentage Ownership" indicator and connects it to the outcome, "Increase the range of affordable housing options that are universally designed and environmentally sustainable."	Adopted	7 - 0 - 0	10/24/17
58	Ch 5, P 65	Outcomes & Indicators	Piedmont-Smith	This amendment clarifies what is meant by "non-monoculture neighborhood characteristics" and how they can be measured.	Adopted	Voice Vote – via Consent Agenda	10/10/17
59	Ch 3, P 42	Overview	Granger, Piedmont-Smith, and Rollo	This amendment adds greenhouse gas emissions as a concern for Bloomington and acknowledges that climate protection and the attendant reduction in greenhouse gas emissions has long been a policy priority of the City.	Adopted	7 - 0 - 0	10/24/17
60	Ch 3, P 44	Overview: Energy	Rollo	The amendment revises the Energy Overview to introduce the concept of risk of dependence on fossil fuels - a depleting energy resource.	ADOPTED	Voice Vote – <i>via</i> <i>Consent</i> <i>Agenda</i>	10/24/17
61	Ch 3, P 45	Overview: Urban Ecology	Rollo	This amendment revises the Urban Ecology Overview by adding terms for clarification and by adding recognition that habitat for non-human organisms is an important part of ecosystem services.	ADOPTED	Voice Vote – <i>via</i> <i>Consent</i> <i>Agenda</i>	10/24/17
62	Ch 3, p. 46	Overview: Air Quality and Emissions	Rollo	This amendment revises the Air Quality and Emissions Overview to clarify the threat of particulate pollutants vs. threat of CO2 emissions.	NOT INTRODUCED: Merged with Am 63		10/24/17
63	Ch 3, P 46	Overview: Air Quality and Emissions	Piedmont-Smith	This amendment clarifies the distinction between the human health effect of polluted air and the long-term environmental impacts of greenhouse gas emissions. It also clarifies that one of our main transportation goals is to encourage more non-motorized and public transit modes in the city.	ADOPTED	Voice Vote – <i>via</i> <i>Consent</i> <i>Agenda</i>	10/24/17
64	Ch 3, P 48	Goals & Policies – Air Quality and Emissions	Piedmont-Smith and Rollo	This amendment inserts a new goal (Goal 3.7) and three policies under Air Quality and Emissions and rennumbers the current Goal 3.7 and related policies. This amendment makes reduction of greenhouse gas emissions a specific goal for the city and adds three policies to help achieve that goal. These policies come from the Bloomington	ADOPTED	Voice Vote – <i>via</i> <i>Consent</i> <i>Agenda</i>	10/24/17

				Environmental Action Plan of the Environmental Commission (2017). The first two policies are not specifically mentioned elsewhere in this chapter. The third is mentioned elsewhere, but is also important in achieving this newly articulated goal.			
65	Ch 3, P 49	Programs – Solid Waste	Granger & Rollo	This amendment changes the first bullet-point under “Programs – Solid Waste.” The change is intended to correct ambiguous and disingenuous language, since we have already “modernized” and upgraded the system (including “smart technology”).	Adopted	6 – 1 - 0	10/24/17
65-A	Same	Same	Same	This amendment to the Am 65 deletes the bullet-point entirely	Failed	2 – 5 - 0	10/24/17
66	Ch 3, P 49	Programs – Solid Waste	Piedmont-Smith	This amendment adds another bullet-point under “Programs: Solid Waste.” In particular, the amendment adds development of a “pay as you throw” solid waste pickup program to the list of ways to implement the city’s solid waste goals.	Adopt	5 – 2 - 0	10/24/17
66-A	Same	Same	Same	This amendment would drop “Develop” and replace with “Consider developing.”	Failed	3 – 4 - 0	10/24/17
67	Ch. 3 P.49	Programs – Solid Waste	Volan	<p>This amendment inserts a new bullet-point under “Programs: Solid Waste” regarding the re-establishment of one or more recycling drop-off facilities within city limits. When the Downtown Bloomington Recycling Center (DBRC) was operating, it was collecting 300 tons of recyclables a year. It served a great many local residents and businesses unable to be served by city sanitation who wanted a place to recycle that was nearer than one of the Monroe County Solid Waste Management District’s drop-off points, all of which are rural. It proved the demand for such recycling services, and it did so while using fewer than 20 parking spaces.</p> <p>Yet since the end of November 2016 the DBRC remains closed, despite there being a responsible not-for-profit organization of experienced volunteers prepared to manage it, and despite no obvious other use for the land it occupied except parking for city and city employees’ vehicles. There is underutilized parking to be found all over the city.</p> <p>This amendment calls for an explicit commitment to establishing one or more similar recycling drop-off points, whether operated by the city or by a volunteer not-for-profit. It is consistent with Policy 3.5.1, which calls for “taking greater control of waste management infrastructure and critical waste streams.” While the District continues to explore a local Materials Recovery Facility (MRF), this is an obvious, demonstrably successful way to divert more of the waste stream, and will likely continue to be of use</p>	Adopt as Amended	7 – 0 - 0	11/7/17
					<i>Not Introduced</i>		<i>(carried-over from 10/24/17)</i>

				even if a MRF is created. The city should identify small plots of land in its inventory (particularly in and/or adjacent to public parking), or negotiate with a property owner or developer, for locating similarly sized centers Downtown, on the Eastside, the Southside, and/or wherever large numbers of unserved residences may be concentrated.			
67-A	Same	Same	Same	Amend the Amendment by striking "nearer-by" with "closer" to avoid use of an awkward phrased.	Adopt	7 – 0 - 0	11/7/17
68	Ch 3, P 49	Programs – Air Quality and Emissions	Rollo	This amendment adds a program under "Air Quality and Emissions." It adds a program with a goal of reducing greenhouse gas emissions.	Adopt	7 – 0 - 0	(11/7/17)  (Carried-over from 10/24/17)
69	Ch 3, P 49	Outcomes & Indicators – Air Quality ...	Rollo	This amendment modifies the title for "Outcome: Air quality is maintained at a high level" and adds another indicator. The revised title addresses the reduction of carbon emissions. The new indicator would track whether our efforts in employing alternative energy, conservation of energy, and sequestration, has yielded a reduction of carbon emissions.	Adopt	6 – 0 – 0  Via Consent Agenda	10/24/17
70	ToC, P 5	Table of Contents	Piedmont-Smith	This amendment adds chapter numbers to the Table of Contents, capitalizes the chapter titles, and adds dashes to separate chapter titles from page numbers.	Adopt	7 – 0 - 0 Adopt via consent	11/7/17
71	Intro, P 8	Plan Framework	Piedmont-Smith	This amendment moves "Objectives" above "Goals," since in the Comprehensive Plan, "Objectives" appear before "Goals."	Adopt	7 – 0 - 0 Adopt via consent	11/7/17
72	Intro, P 15	Major Objectives	Piedmont-Smith	This amendment seeks to clarify that some of the 16 statements adopted in City Council Res. 13-01 could fall under more than one Objective listed in this comprehensive plan. For example, "Fortify our strong commitment to equality, acceptance, openness and public engagement" is listed under Objective 1 (Community Services) but could also fall under Objective 2 (Culture & Identity).	Adopt	7 – 0 - 0 Adopt via consent	11/7/17

73	Intro, P 15-17	Major Objectives & Chapters	Piedmont-Smith	For each objective/chapter, this amendment achieves consistency between the heading text of the list of major objectives (pg. 15) and the last sentence in each chapter description on the following two pages. In some cases, the text on pg. 15 (list of objectives) is used for pg. 16-17 (list of chapters), and in some cases the text on pg. 16-17 (list of chapters) is used for pg. 15 (objectives). The goal is consistency, and there are no substantive changes in wording proposed. Note: Objective/Chapter 4 does change the word "town" to "city" and with this change accepts the wording on pg. 15.	Adopt	7 – 0 - 0 Adopt via consent	11/7/17
74	Intro, P 18	Community Profile	Volan	Bloomington's higher percentage of Asian and foreign-born persons gives it diversity; Bloomington's lower percentage of African-Americans and Hispanics does not. Due to this asymmetry, this amendment deletes the assertion that Bloomington's variation in race and ethnicity gives Bloomington its rich heritage and cultural diversity.	Adopt	7 – 0 - 0 Adopt via consent	11/7/17
75	Intro, P 22	Community Profile, Future Projections	Volan	College students are adults. Their range should have been measured from 18-24, but the changes as indicated should suffice to make clear that ages 25-54 refer to the non-student population and ages 20-25 refer to the student population.	Adopt	7 – 0 - 0 Adopt via consent	11/7/17
76	Intro, P 22	Community Profile, Future Projections	Piedmont-Smith and Sturbaum	This amendment seeks to delete a controversial paragraph about future housing needs in Bloomington because (1) the data is for the Bloomington Metropolitan Statistical Area and not for the City of Bloomington only, (2) the data is misleading regarding replacement of 6,100 housing units, which has been interpreted by some as condoning such replacement, (3) the paragraph is not essential background information for the Plan, as it is widely known and accepted that more housing is currently needed and will be needed for the foreseeable future. It also makes a related minor, non-substantive change to the following paragraph to shift the reference from "this growth" to "future growth."	Adopted	5 – 0 - 2	11/7/17
77	Ch 1, P 28	Goal 1.1	Piedmont-Smith	This amendment divides Goal 1.1 into two goals: One focused on recreation and well-being, the other focused on health and safety. The amendment also would add one policy under the second goal – a policy about supporting mental health and addictions services.	Adopted	7 – 0 - 0 Adopt via consent	11/7/17

78	Ch 1, P 28	Policy 1.2.1	Piedmont-Smith	This amendment seeks to improve the wording of Policy 1.2.1 without changing its meaning.	Adopted	7 – 0 - 0 Adopt via consent	11/7/17
79	Ch 1, P 29	Goal 1.5	Piedmont-Smith	This amendment removes an unnecessary and unclear phrase from the end of Goal 1.5. If we commit to public engagement we will obviously promote more participatory citizenship. We don't have to spell that out.	Adopted	7 – 0 - 0 Adopt via consent	11/7/17
80	Ch 2, P 34	Overview	Volan	Indiana means "land of the Indians." The least we could do is not pretend that they weren't here first. This amendment makes clear that references to "settlers" are to "European settlers" and makes other edits for clarity.	Adopted	7 – 0 - 0 Adopt via consent	11/7/17
81	Ch 2, P 35	Overview	Piedmont-Smith	This amendment replaces a photo that is obviously sideways with a photo that is oriented horizontally.	<i>Not introduced; issue remedied by rotating photo.</i>	<i>None</i>	
82	Ch 2, P 38	Overview	Piedmont-Smith	This amendment replaces the undefined terms Urban Centers and Neighborhood Villages with the term Urban Village Centers, which is defined in Chapter 7. It also clarifies that we definitely want cultural spaces in our Downtown.	Adopt	7 - 0 - 0 Adopt via consent	11/7/17
83	Ch 2, P 39	Goal 2.3	Sandberg	This amendment adds a new policy to Goal 2.3 "Ensure public spaces are of high quality, engaging, and active." The new policy makes clear that we should ensure that all public spaces are maintained, updated and are responsive to cultural and technological changes. Keeping these public spaces well maintained and relevant will encourage a high volume of users.	Adopt	7 – 0 - 0	11/7/17
84	Ch 1, P 28 Ch 2, P 38 Ch 3, P 47 Ch 4, P 55 Ch 5, P 63	Goals & Policies	Piedmont-Smith	This amendment seeks to align the Vision Statement objectives (City Council Res. 13-01) given at the beginning of the "Goals & Policies" section of chapters 1, 2, 3, 4, 5, and 6 with the Vision Statement objectives listed under each Major Objective on page 15. On page 15, the 16 statements from Res. 13-01 are broken up into 6 major objectives that correspond with chapters in the document. However, when you go the beginning of the	Adopt	7 – 0 – 0  Via Consent Agenda	12/5/17

	Ch 6, P 73			<p>"Goals &amp; Policies" section of each chapter, the objectives listed there are not the same as those listed under the 6 major headings on page 15. This amendment seeks to rectify this discrepancy.</p> <p>Other objectives addressed by a certain chapter (outside those listed specifically on pg. 15 under the appropriate heading) can also be maintained in each chapter's list with a special explanation. After all, the text before the list on pg. 15 now says "Note that some of the vision statements adopted by the City Council could fall under more than one of the headings below, but in this plan we have matched them most closely with the appropriate plan objective." This wording passed as Am. 72 on Nov. 7. So the amendment keeps those additional objectives in the lists under "Goals &amp; Policies" with a special explanation. Note that red text is intended to be instructional only, and is not intended to be a text change.</p>			
85	Ch 1, P 28	Goals & Policies	Piedmont-Smith	<p>This amendment deletes a duplicate policy point (Policy 1.1.3) and rewords Goal 1.1 accordingly. Currently Policy 1.1.3 and Policy 1.3.3 are exactly the same, and the policy seems to fit better under Goal 1.3 than under Goal 1.1. After deleting Policy 1.1.3, the Goal 1.1 statement no longer needs to include "food production opportunities," so this amendment also does away with that reference. Note that Goal 1.3 and subsequent policies were renumbered Goal 1.4 (and Policies 1.4.1, 1.4.2, and 1.4.3) through the adoption of Amendment 77 on Nov. 7. Note that red text is intended to be instructional only, and is not intended to be a text change.</p>	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
86	Ch 1, P 32	Outcomes & Indicators	Council Office	<p>This amendment makes a minor clean up to text by adding a missing public health outcome header under "Outcomes and Indicators." The addition was passed by the Plan Commission, but inadvertently not included in the Comprehensive Plan certified to the Council.</p>	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
87	Ch 2, P 38	Goals & Policies	Piedmont-Smith	<p>This amendment deletes an objective from the 2013 Vision Statement from the preliminary text in Chapter 2 because the objective is not actually addressed in this chapter. Note that red text is intended to be instructional only, and is not intended to be a text change.</p>	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17

88	Ch 2, P 38	Goals & Policies	Piedmont-Smith	This amendment seeks to address the Vision Statement objective "Offer a wide variety of excellent educational opportunities for our residents at every stage of life." Educational opportunities in Bloomington are discussed in the opening text of this chapter but are not reflected in any of the goals or policies. This amendment adds a new goal and three policies intended to achieve that goal. Note that red text is intended to be instructional only, and is not intended to be a text change.	Adopt	7 – 0 – 0	12/5/17
89	Ch 3, P 47	Goals & Policies	Piedmont-Smith	This amendment deletes an objective from the 2013 Vision Statement from the preliminary text in Chapter 3 because the objective is not actually addressed in this chapter. Note that red text is intended to be instructional only, and is not intended to be a text change.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
90	Ch 4, P 55	Goals & Policies	Piedmont-Smith	This amendment adds a policy to Goal 4.1 to address the problem of amalgamating lots to create large, inappropriately-scaled buildings that detract from the historic character and main-street feel of the Downtown. Note that red text is intended to be instructional only, and is not intended to be a text change. See Am 15 for previous changes to Goal 4.1.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
91	Ch 4, P 55	Goals & Policies	Piedmont-Smith	This amendment adds a new goal and three new policies to address the 2013 Vision Statement objective "Celebrate our rich, eclectic blend of arts, culture, and local businesses." Currently there is no goal or policy in Ch. 4, Downtown, that deals with local business, although there are several paragraphs in the opening text that describe the benefits of locally-owned businesses. This amendment seeks to make up for this deficiency and also to underline the importance of the arts Downtown. Note that red text is intended to be instructional only, and is not intended to be a text change.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
92	Ch 5, P 58	Chapter Overview	Piedmont-Smith & Rollo	This amendment clarifies the diverse nature of existing neighborhoods and presents the challenges of exercising legislation in neighborhoods with covenants. "Supply-end strategies" is loaded with various meanings and potentially confusing concepts. Note: This amendment is CONA's Am. #1.	Adopt	6 – 0 – 1	12/5/17
93	Ch 5, P 60	Housing Trends and Issues	Piedmont-Smith, Rollo & Sturbaum	This amendment deletes generalized, confusing and inaccurate language. Core neighborhoods are diverse whereas other residential zones are single-use. The majority of the apartments are currently being built in the downtown and along corridors, not	Adopt	6 – 1 – 0	12/5/17



				inside neighborhoods. The amendment also makes clear that existing neighborhoods close to the city center should not bear the burden of increased density needed as the city grows. Note: This amendment reflects CONA's Am. #2 but was revised.			
94	Ch 5, P 60	Housing Trends and Issues	Piedmont-Smith, Rollo & Sturbaum	This amendment removes mention of "supply side" housing solutions, since "supply side" has negative or confusing connotations. Also, the amendment corrects a reference to the 2002 GPP and describes inappropriate development that has occurred since the GPP was adopted. Note that this amendment includes CONA's Am. #3.	Adopt as Amended	7 – 0 – 0	12/5/17
94-A	Same	Same	Same	This amendment to Am 94 deletes a sentence stating that "[m]uch of this new MFR housing is inappropriately scaled to its surroundings."	Adopt Amendment to Amendment	7 – 0 – 0	12/5/17
95	Ch 5, P 60-61	Housing Trends and Issues	Piedmont-Smith & Rollo	This amendment recognizes that existing older neighborhood housing stock is affordable and should be protected. Also, long term affordability is a strategy that can discourage home ownership and not allow owners to realize full value of their home. The amendment also breaks one long paragraph into two paragraphs. Notes: - the red text is intended to be instructional only, and is not intended to be a text change. - this amendment is CONA's Am. #4, slightly revised. - this amendment was revised after released in the December 1, 2017 packet.	Adopt <i>(as revised)</i>	7 – 0 – 0	12/5/17
96	Ch 5, P 62	Neighborhoods	Piedmont-Smith & Rollo	This amendment corrects the use of words that have specific meaning in historic preservation. Demolition Delay was developed to protect housing stock 50+ years old, not just in designated historic districts. In addition, it was developed to protect the fabric of a neighborhood, not just individual buildings. Note: This is CONA's Am. #5.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
97	Ch 5, P 63	Goals & Policies – Goal 5.2	Piedmont-Smith & Rollo	This amendment adds language to acknowledge that new developments and redevelopments have both a positive and negative impact on the surrounding neighborhood. Note: This is CONA's Am. 6	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
98	Ch 5, P 63	Goals & Policies – Goal 5.2	Piedmont-Smith	This amendment seeks to address the vision statement objective #15 "Encourage healthy lifestyles by providing high quality public places, green space and parks, and an array of recreational activities and events" at an appropriate place in the Goals and	Adopt	7 – 0 – 0	12/5/17

				Policies of Chapter 5, since this objective is listed as being met in Chapter 5 on page 15. Note that red text is intended to be instructional only, and is not intended to be a text change.		Via Consent Agenda	
99	Ch 5, P 63	Goals & Policies – Goal 5.2	Piedmont-Smith and Rollo	This amendment removes language that opens the door to incompatible development in historic neighborhoods. The words “complementary” and “contemporary” are subjective and incompatible with historic character found in older neighborhoods. The amendment also adds language to make clear that design elements of the prevailing fabric should be used in new and renovated buildings.	Adopt	7 – 0 - 0	12/5/17
100	Ch 5, P 63	Goals & Policies – Policy 5.2.5	Piedmont-Smith and Rollo	This amendment deletes language encouraging incompatible architecture in neighborhoods and replaces it with language encouraging the maintenance of built character. The original text negates the intent of demolition delay in unprotected older neighborhoods. Note: This is CONA’s Am. #8	Accept Withdrawal	7 - 0 - 0	12/5/17
100-R	Ch 5, P 63	Goals & Policies	Piedmont-Smith & Rollo	This amendment deletes language encouraging incompatible architecture in neighborhoods and replaces it with language encouraging the maintenance of built character. The original text negates the intent of demolition delay in unprotected older neighborhoods. Note: This is a revision to the previously-withdrawn amendment #100. The only change made with this revision is to shift the word “density” in the original amendment submission to “distribution.”	Revised and Reintroduced  ADOPTED AS AMENDED	5 – 3 - 1	1/17/18
100-R-A	Same	Same	Same	The amendment to Am 100-R corrects the number of Policy from 5.2.5 to 5.2.6 was offered and adopted.	Adopted	Unanimous Consent	1/17/18
101	Ch 5, P 63 & 65	Goals and Policies – New Policy 5.2.6 Programs – Neighborhood Character and Quality of Life	Granger and Sandberg	This amendment adds the prioritization of “visitability” standards to the Comprehensive Plan by adding a new policy and two new program points. The new policy encourages the addition of visitability and accessibility features, where practicable, and where not otherwise required, in all single and multi-family residential housing construction and modification. The two new program points call for working with community partners to develop ongoing educational programs regarding visitability and accessibility and to develop visitability standards.  The term “visitable” describes a housing unit that enables persons with disabilities to visit, with an accessible entrance, bathroom and common area, while “accessible” addresses the configuration of a unit to accommodate persons with disabilities.	Adopted	7 – 0 – 0	12/5/17

				Accessible housing presumes that a person with a disability will live in the unit, while visitable housing provides merely the ability to visit it.			
102	Ch 5, P 63	Goals & Policies – Goal 5.3	Piedmont-Smith & Rollo	This amendment is intended to encourage the redevelopment of non-residential developed land (parking lots and other underutilized property) instead of land that is already developed for housing. As currently worded, Goal 5.3 could imply that land already development as single-family housing be redeveloped with greater density, which would threaten the integrity of our core neighborhoods. Note: This is CONA's Am. 9, with an additional sentence added to the synopsis.	Adopted	7 – 0 – 0 <i>via Consent Agenda</i>	12/5/17
103	Ch 5, P 63 & P 65	Goals and Policies – Goal 5.3.2 & Programs – Neighborhood Character and Quality of Life	Piedmont-Smith & Rollo	This amendment has two parts: 1) By revising Policy 5.3.2, it clarifies awkward language as well as encourages the creation of community activity centers for seniors. The language about types of housing that may benefit seniors is moved to a program point. 2) By adding a program point under Neighborhood Character and Quality of Life it appropriately situates encouraging a range of senior housing options in the "Programs" section of the chapter. Note: This is a revised version of CONA's Am. #10.	Adopt	6 – 0 – 1	12/5/17
104	Ch 5, P 64	Programs – Affordable Housing	Piedmont-Smith & Rollo	This amendment removes the encouragement of placing these alternative housing types everywhere in the city rather than defining appropriate compatible locations. Note: This is CONA's Am. #11	Accept Withdrawal	7 – 0 – 0	12/5/17
104- R	Ch 5, P 64	Programs – Affordable Housing	Piedmont-Smith & Rollo	This amendment removes the encouragement of placing these alternative housing types everywhere in the city rather than defining appropriate compatible locations. <u>Note:</u> This is a revision to the previously-withdrawn amendment #104. <u>Note further:</u> This amendment was revised after it was issued in the Legislative Packet, but before it was introduced, to add senior populations to the populations the City wishes to attract by expanding compact housing solutions.	ADOPT	9 - 0 - 0	1/17/18
105	Ch 5, P 64	Programs – Affordable Housing	Piedmont-Smith & Rollo	Adaptive reuse should be encouraged. Zoning does not need to be changed to obtain this goal. Note: This is CONA's Am. #12.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
106	Ch 5, P 65	Programs – Affordable Housing	Piedmont-Smith & Rollo	This amendment strives to make the language of this particular program point more inclusive by expanding the amenities and making them available to everyone. Note: This is CONA's Am. #13.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17

107	Ch 5, P 65	Programs – Affordable Housing	Piedmont-Smith	This amendment adds another program under “Neighborhood Character and Quality of Life” discouraging covenants in single-family neighborhoods that thwart community goals of sustainable development (both environmental, through green building practices, and economic, through affordable housing models that allow higher density and/or shared amenities). We have seen in 2017 that covenants restrict the implementation of ADUs and pocket neighborhoods, and co-housing is also restricted by covenants although it is encouraged implicitly in this document.	Adopt	7 – 0 – 0	12/5/17
108	Ch 5, P 65 Ch 7, P 79	Programs – Affordable Housing Overview	Piedmont-Smith & Rollo	This amendment moves a bullet point from the Housing Chapter, “Neighborhood Character and Quality of Life,” to the Land Use Chapter, “Overview,” as the bullet is applicable to the entire city, not just neighborhoods. In so moving, the amendment also renders the bullet as a new paragraph to make clear that this paragraph is an action item that attaches to the whole of Chapter 7. Note: red text is intended to be instructional only, and is not intended to be a text change. Note further: This is CONA’s Am. #14	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
109	Ch 5, P 65 Ch 7, P 79	Outcomes & Indicators Overview	Piedmont-Smith & Rollo	This amendment moves a bullet point from the Housing and Neighborhoods Chapter, “Outcomes and Indicators” to the Land Use Chapter, “Overview,” as the bullet is applicable to the entire city, not just neighborhoods. In so moving, the amendment also renders the bullet as a new paragraph to make clear that this paragraph is an action item that attaches to the whole of Chapter 7. Note: red text is intended to be instructional only, and is not intended to be a text change. Note further: This is CONA’s Am. #15.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
110	Ch 7, P 81	Exhibit 7 – Future Land Use Map	Piedmont-Smith	This amendment adds a note to the Future Land Use Map to clarify that this is not a zoning map. Note that red text is intended to be instructional only, and is not intended to be a text change.	Adopt	7 – 0 – 0 Via Consent Agenda	12/5/17
111	Ch 7, P 82	Mixed Urban Residential – Land Use Development Approvals	Sturbaum	This amendment is proposed as a second-round amendment following the defeat of Am 33, which recommended the conditional use process as a way of meditating the incursion of higher densities within or on the edges of existing single family neighborhoods located in Mixed Urban Residential land use districts. In lieu of that approach, this amendment recommends that “these denser uses are more appropriate in existing multi-family and commercial zones and new areas of development.” It also	Accept Withdrawal	7 - 0 - 0	12/5/17

				recommends that “higher densities within or on the edge of existing single family neighborhoods “should respect existing zoning.”			
112	Ch 7, p 84	Land Use Districts - Downtown – Land Use Approvals	Piedmont-Smith	This amendment revisits the concerns expressed in the defeated amendment 34. While Amendment 34 deleted the provision on higher densities and increased heights in the downtown, this amendment revises the passage to narrow the focus to building heights downtown. It reflects a desire to increase heights above one story but to limit heights to five stories, or less depending on the overlay district.	<i>Not Introduced</i>	<i>None</i>	12/5/17
112-R	Same	Same	Same	This amendment revisits some of the concerns expressed in the defeated Amendment 34. While Amendment 34 deleted both the suggestions for increased heights and for diversified density calculations, this amendment deletes only the suggestion for increased heights Downtown. Diversified density calculations are an issue that came up at the Plan Commission when the new Bloomington Bagel Company building was approved in the summer of 2016. The micro-units that were proposed and approved for that development should be encouraged by not counting them equivalent to a standard-sized studio apartment. However, increased building heights downtown are not supported by many in the community and should only be approved if other community benefits are offered.	<i>Introduced in Revised Form</i>  ADOPTED	9 – 0 – 0	01/10/18
113	Ch 7, P 94	Focus Areas & Strategies	Piedmont-Smith	This amendment is meant to allay concerns that Form Based Code would replace use-based zoning in Bloomington.	ADOPTED	7 – 0 – 0 Via Consent Agenda	12/5/17
114	Ch 7, P 96	Focus Areas & Strategies – Switchyard North	Piedmont-Smith	This amendment seeks to protect the affordable single-family neighborhoods near the future Switchyard Park from rezoning for more intensive land use purposes, which may well make living there less affordable.	ADOPTED	7 – 0 – 0 Via Consent Agenda	12/5/17
115	Intro & Exec Summary, P 6	Purpose	Ruff	This amendment clarifies that the Comprehensive Plan includes methods to “foster” -- not “create” -- a healthy local economy and include actions that not only protect, but also enhance the natural environment.	ADOPTED	9 – 0 – 0 Via Consent Agenda	1/17/18

116	Intro & Executive Summary, P 7	Executive Summary	Rollo	The amendment adds text to the Executive Summary to note that the Comprehensive Plan differs from a "Growth Policies Plan" as it provides a framework and tools for realizing general community well-being and quality of life that is not simply achievable by standard measures of growth. It notes that our challenge is to flourish while developing in a sustainable fashion. It refers to the community-derived Vision Statement as providing the core principles to guide our course.	ADOPTED as amended	9 - 0 - 0	01/17/18
116-A	Same	Same	Same	Changes "previous" to "its predecessor" prior to mention of the Growth Policies Plan	ADOPTED	9 - 0 - 0	1/17/18
117	Intro & Executive Summary, P 10	Vision Statement	Ruff	This amendment adds two paragraphs before Resolution 13-01, the 2013 resolution adopting the Council's Vision Statement. One of these paragraphs clarifies the meaning of the terms "growth" and "development" as used in both the Vision Statement and throughout the document to make clear that the terms are qualitative, not quantitative. The other makes it clear that Bloomington's enhancement as a regional economic hub should not come at the cost of the health and wellbeing of surrounding regional economies.  Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to move the interpretive guidance to p. 10, rather than p. 8.	ADOPTED	9 - 0 - 0	1/17/18
118	Plan Fr., Com Prof & Ch 1 P 1, 8, 24, 31, 32 & 33	Programs, Future Projections, Programs, Economic Development, Outcomes & Indicators	Ruff	The existing Comprehensive Plan is silent on the role and importance of labor. This amendment corrects this oversight by making a number of changes to add the voice and important nature of labor throughout the document.  First, the amendment includes labor organizations as one of the community's key stakeholders and agents when it comes to the programs outline in the Plan. Secondly, the amendment acknowledges and includes labor's role as an important participant in adapting to evolving trends in the manufacturing sector and workplace. Lastly, the amendment adds a new paragraph to recognizing the importance of supporting workers and the role they play in a healthy local economy in improving the overall well-being of the community. It also expresses support for the need for collaboration and cooperation of labor and management to maximize progress towards improving the economy and our larger community goals. The amendment add two new Outcome	ADOPTED	9 - 0 - 0	1/17/18

				indicators and otherwise adds in the voice and important nature of labor throughout the document.			
119	Com Prof, P 20	Existing Conditions	Ruff	This amendment deletes a sentence discussing the Bloomington MSA falling behind the average MSA. This sentence does not clearly cite a referent and does not otherwise follow from the previous statement discussing Bloomington's low unemployment rate.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
120	Com Prof, P 20	Existing Conditions	Ruff	This amendment introduces the key concept of "import substitution" relative to the health of the local economy for the following reasons. The importance of "basic/traded" sector business is emphasized in several places in the plan. However, reducing the leakage of income from the local economy can have a similar effect on the local economy as money coming in from export. The draft talks in places about local business and the importance of local business, but it does not make the linkage to the economic concept of import substitution - that income retained in local economy that otherwise would have leaked out can have a similar benefit to the local economy as income brought in through exports.	ADOPTED, as AMENDED	9 – 0 - 0	01/17/18
120-A	Same	Same	Same	Added language making clear that "imports" are goods and services from outside of the community	ADOPTED	9 – 0 – 0 via unanimous consent	01/17/18
121	Com Prof, P 21	Existing Conditions	Ruff	This amendment re-frames the last sentence to eliminate the assertion that Bloomington must be "positioned to grow" based on future demographic and economic projections.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
122	Com Prof, P 22	Future Projections	Sandberg & Volan	This amendment provides housing and household projections for Bloomington.  Envision Tomorrow is an open-access planning package that allows professional planners to analyze how their community's current growth pattern and future decisions affecting growth will impact a range of measures from public health, fiscal resiliency and environmental sustainability. The Balanced Housing Model is a component of the Envision Tomorrow package which can be used to analyze a community's existing housing supply, using data such as age, household income and tenure (rental or owner-occupied) collected from the U.S. Census Bureau. It can also be used when identifying	ADOPTED	9 - 0 - 0	01/17/18

				future housing needs based on population and age and income cohorts. This amendment uses the 2011-2015 American Community Survey 5-Year Estimates. The chart below shows the projected data for the City of Bloomington.			
123	Com Prof, P 21	Future Projections	Ruff	This amendment re-frames the last sentence to it make clear that the preservation of green space and environmental protection are challenges posed by the quantitative growth measures of population increase and an expansion of the built environment.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
124	Com Prof, P 24	Future Projections	Ruff	This amendment deletes the word “best” in the passage asserting that the best and highest-paid jobs require an advanced ....degree; “best” is subjective in this context. This amendment also inserts the word “retain” in the passage reading that Bloomington has the right environment to attract an educated workforce.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
125	Com Serv & Econ, P 27	Economic Development	Ruff	This amendment makes a number of clarifying changes to the first three paragraphs of the “Economic Development” section, including: changing “creating” to “maintaining” in the discussion of a positive business environment; shifting “graduates” to “residents” in the passage calling jobs that encourage people to stay in the community; and, using the word “quality” to describe job creation. The amendment also eliminates the phrase “..such as concerns related to regulation” used in this same sentence with the term “economic competitiveness” as it implies that local regulations likely reduce or inhibit economic competitiveness. It plays too much to the trope that regulations are often at odds with community good. Further, the amendment makes import substitution as part of the City’s approach to strengthen economic health. Because this paragraph notes the importance of primary employers -- which have been defined as businesses that bring income into the community from outside the local economy – it is just as important to include the economic strategy of import substitution which reduces the leakage of local income from inside the local economy.	ADOPTED	9 – 0 - 0	01/17/18
126	Ch 1, P 27	Overview	Piedmont- Smith	The commonly understood terminology for a wage that a worker can live off of is “living wage” not “livable wage.” This amendment makes that correction in the second paragraph in the right column of pg. 27.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
127	Ch 1, P 29	Goal 1.6	Rollo & Piedmont- Smith	This amendment adds language to Goal 1.6 to make clear that local governments have an important role to play in resident participation in policymaking. This engagement helps create more informed and engaged citizens, and importantly, helps engender	ADOPTED	9 - 0 - 0	1/17/18



				greater trust in government.  Note: This amendment adds back in language that is substantially similar to the language deleted by the Council with Am#79, adopted via a consent agenda. While #79 deleted this language to rid the passage of perceived redundancy, it is nonetheless worth highlighting the importance of promoting participatory citizenship; hence, the reinsertion.		Via Consent Agenda	
128	Ch 1, P 29	Goal 1.6	Rollo	This amendment adds a policy to Goal 1.6. In order for the City of Bloomington to improve its capacities to design and deliver effective and inclusive public engagement in support of City Planning and services, attention should be paid to developing staff capacities for such design and delivery, learning and retaining learning from experiences gained, and ensuring that this knowledge building is not isolated within one City department.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
129	Ch 1, P 29	Policy 1.7.2	Piedmont-Smith	"Traded/basic employers" is not a well-known term, nor does it come up in a simple Google search. This amendment seeks to use more commonplace language.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
130	Ch. 1, P 29, 31, & 108	Goal 1.7; Programs; and Economic Development	Ruff	This amendment changes all references to "human capital" to "worker" or "workers and their skills" wherever it appears in the document, as the use of "human capital" carries a de-humanizing and commodified connotation.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
131	Ch 1, P 30	Programs, Municipal Services	Rollo	This amendment adds a new bullet point to include the implementation of a quality of life survey asking about residents' well-being and needs that could be address via policy initiatives.	ADOPTED	9 - 0 - 0	01/17/18
131-A	Same	Same	Same	Adds the word "recurring" prior to the Quality of Life Survey	ADOPTED	9 - 0 - 0 via unanimous consent	1/17/18
132	Ch 1, P 31	Programs	Piedmont-Smith	During the annexation process of 2017, cut short by the actions of our state legislature and governor, there was significant dissatisfaction expressed by county government officials about the lack of inclusion in the development of the original proposal. This	ADOPTED	9 - 0 - 0	1/17/18

				amendment calls for greater inclusion of the county government in future annexation proposals by the city.			
133	Ch 2, P 40	Outcomes & Indicators	Piedmont-Smith	This amendment corrects a typographical error by replacing the word "and" with the word "at" in the first bullet point under the second outcome in Ch. 2.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
134	Ch 3, P 44	Overview	Piedmont-Smith	This amendment clarifies text that indicates how much energy is used by the City of Bloomington Utilities to treat and distribute water. The current text is unclear what the 46% and 60% refers to.	ADOPTED	9 - 0 Via Consent Agenda	1/17/18
135	Ch 3, P 44	Overview	Piedmont-Smith	This amendment adds language to make it clear that Lake Monroe is the community's only source of water.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
136	Ch 3, P 47	Goal & Policies	Rollo	This amends expands the collaborating entities working to prolong the life of Lake Monroe and to improve water quality to include all those that control and participate in protecting the Lake.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
137	Ch 3, P 47	Goals & Policies	Rollo	This amendment adds a new Outcome and two new indicators to the Environment chapter. The Outcome states that water quality is improved. The indicators reflect that, as a consequence of working with state, local, and federal governmental agencies, a management plan will be put in place to protect the lake and that would reduce runoff of fertilizers and sediment that would reduce or eliminate the algal blooms that are commonplace today.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
138	Ch 3, P 49	Outcomes & Indicators	Rollo	This amendment adds a new Outcome and Indicator to the Environment chapter calling for CBU to meet or exceed federal drinking water standards 100% of the time. As we improve water quality, we aim never to deliver water failing at federal standards. Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to add an indicator to the new outcome.	ADOPTED	9 - 0 - 0	1/17/18
139	Ch 5, P 58	Overview	Piedmont-Smith	This amendment clarifies text regarding high rental housing rates in Bloomington, in the last paragraph on pg. 58 under the heading "Today's Context."	ADOPTED	9 - 0 - 0	1/17/18

						Via Consent Agenda	
140	Ch 5, P 60	Housing Trends & Issues	Piedmont-Smith	This amendment clarifies text regarding "livability" as an increasingly used criterion for people seeking a place to live in Bloomington. According to livability.org, "Livability is the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities." The text the amendment seeks to clarify is in the last paragraph on page 60, about half-way through the paragraph.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
141	Ch 5, P 63	Policy 5.1.3	Piedmont-Smith	This amendment seeks to clarify the intention of this policy as intermingling residents of different income levels in the same neighborhoods or multi-family housing developments. We don't just want to see a wide range of housing types in the city, but we would like to see a wide range within each neighborhoods, as feasible.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
142	Ch 5, P 64	Goal 5.4	Piedmont-Smith	This amendment adds a missing word in Goal 5.4, where the wording is currently incorrect due to incorporating a previous amendment.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
143	Ch 5, P 65	Programs	Piedmont-Smith	This amendment specifies that student-oriented multi-family housing should be built in such a way that the space may be adopted to other uses in the future. As currently written, part of the sentence refers to student-oriented housing while the other part refers to "any multifamily housing." This is a program point under the heading Affordable Housing, the 4th bullet in the left column on page 65.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18
144	Ch 5, P 66	Outcomes & Indicators	Piedmont-Smith	This amendment seeks to incorporate employment in the second outcome statement at the end of Ch. 5, since 2 of the indicators (the 6th and 7th) deal directly with employment, and indeed employment should be located close to housing when possible.	ADOPTED	9 - 0 - 0 Via Consent Agenda	1/17/18

145	Ch 6, P 73	Overview, Transportation Investments	Piedmont-Smith	This amendment corrects a sentence that currently has no verb and moves this sentence to a more appropriate location within the text of the overview, under the heading of Transportation Investments. It also clarifies the sentence that introduces the Master Thoroughfare Plan.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
146	Ch 6, P 73	Overview, Transportation Investments	Ruff	This amendment adds context to the discussion of community challenges presented by I-69 by making it clear that I-69 will have the practical effect of moving the City of Bloomington closer to Indianapolis.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
147	Ch 6, 73	Overview, Motor Vehicle Transportation	Piedmont-Smith	This amendment corrects a typographical error in the first full paragraph on pg. 73, under the heading Motor Vehicle Transportation.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
148	Ch 6, P 74	General Policies, Master Thoroughfare Plan	Ruff	This amendment clarifies the policy of the Master Thoroughfare Plan associated with retrofitting existing roadways to accommodate non-single occupancy vehicle travel. Specifically, the amendment adds language making clear that the City has limited interest in widening roadways and seeks to decrease per-capita VMT (vehicle miles traveled).  Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to make it clear that plans for bicyclists, pedestrian, transit users, and shared riders are not only prioritized before any roadway widening, but are considered before any such plans for widening (emphasis added)	ADOPTED	9 – 0 - 0	1/17/18
149	N/A	N/A	N/A	Number not assigned to an amendment	N/A	N/A	N/A
150	Ch 6, P 77	Programs	Piedmont-Smith	This amendment clarifies the 5th, 6th, and 15th bullet points under Programs, specifically under the heading “General” (Ch. 7). 5th bullet: Clarify that this point is addressing events in the ROW. 6th bullet: Replace it with two separate bullet points to make the meaning more clear. Note that this clarification was approved by City traffic engineer Andrew Cibor. 15th bullet: Correct a typo.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
151	Ch 6, P 78	Programs, Motor Vehicles	Ruff	This amendment makes it clear that safety improvements made to reduce motor vehicle crashes should not decrease safety for bicycles and pedestrians.	ADOPTED	9 – 0 - 0	1/17/18

						Via Consent Agenda	
152	Ch 6, P 79	Outcomes & Indicators	Piedmont-Smith	This amendment clarifies the desired outcome of efficient and effective management of public parking by specifying a desired utilization rate and by including neighborhood parking zones.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
153	Ch 7, P 82	Development Themes for Land Use Classifications	Piedmont-Smith	This amendment adds language in the paragraph under the heading Transform. The current text says this theme should apply to land that is currently mostly undeveloped, but if you read through Ch. 7, it is also applied to land that is underdeveloped, like the Urban Corridors. There is very little completely undeveloped land in the city, so I think underdeveloped should be added here.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
154	Ch 7, P 83	Future Land Use Map	Ruff & Piedmont-Smith	This amendment re-draws the Future Land Use Map to slightly contract the area designated "Employment Center" and replace it with "Neighborhood Residential" just south of S. Strong Drive and west of S. Rogers Street. The change is denoted by the area circled in red. This minor change reflects the new Habitat for Humanity project scheduled to be built on the old Thompson site. (Includes Map as an Attachment)	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
155	Ch 7, P 84	Land Use Districts, Mixed Urban Residential, Urban Services	Rollo	This amendment acknowledges that in addition to aging infrastructure in much of the Mixed Urban Residential district, there are many areas that totally lack essential urban amenities.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
156	Ch 7, P 85	Land Use District, Mixed Urban Residential, Site Design	Rollo	This amendment removes the word "unique" when describing development patterns. Unique means "one of a kind" whereas the intent is to be consistent with the overall character.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
157	Ch 7, P 85	Land Use District, Mixed Urban Residential, Land Use Development Approvals	Rollo	This amendment adds language to emphasize that property in the Mixed Urban Residential area should only be converted to multifamily or commercial if the property is along neighborhood edges or high volume roads.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18

158	Ch 7, P 85	Land Use District, Mixed Urban Residential, Land Use Development Approvals	Rollo	This amendment changes the word "desired" to "prevailing" regarding what type of infill is compatible. The word "desire" relates to an individual's wishes, rather than respecting the existing historic pattern.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
159	Ch 7, P 85	Land Use District, Mixed Urban Residential, Land Use Development Approvals	Rollo	The second bullet under Land Use Development Approvals mixes two important ideas: the importance of ADUs and the importance of safeguarding owner-occupied residential from conversion to multifamily. This amendment splits this into two separate bullet points.	ADOPTED	9 – 0 - 0	1/17/18
160	Ch 7, P 85	Land Use District, Mixed Urban Residential, Land Use Development Approvals	Piedmont-Smith	This amendment adds sidewalks to the list of important infrastructure that should be preserved/repaired/upgraded in the Urban Mixed Residential areas.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
161	Ch 7, P 85	Land Use District, Mixed Urban Residential, Land Use Development Approvals	Piedmont-Smith & Rollo	This amendment changes, in the text of several Land Use Districts, the word "could" to "should" in the bullet point relaying that utilities could be placed underground where feasible. The shift of the term "could" to "should" mirrors the language used regarding utilities in the discussion of the Village Center and Parks/Open Space. The intent is to make the language consistent in all land use sections where it occurs, and to make it clear the city prefers underground utilities to above-ground utilities.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
162	Ch 7, P 86	Land Use District, Downtown, Background and Intent	Piedmont-Smith & Rollo	This amendment removes the word "innovation" when describing what's desired in downtown architecture. Much like "unique" it is ill-defined and open-ended. In addition, this amendment adds "human scale buildings" to the list of desirable attributes of the existing main-street appeal of downtown Bloomington.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
163	Ch 7, P 86	Land Use Districts, Downtown, Urban Services	Piedmont-Smith	This amendment makes minor language modifications to the "Urban Services" section to make clear that the list of services cited is representative, not exhaustive.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
164	Ch 7, P 87	Land Use Districts, Downtown, Land	Piedmont-Smith	This amendment deletes a statement asserting that in the Downtown Gateway, Downtown Edges, and Showers Technology Park, higher density and minimal mixed-use aspects are appropriate as mixed-use features should not be minimized in these areas.	ADOPTED	9 – 0	1/17/18

		Use Development Approvals				Via Consent Agenda	
165	Ch 7, P 88	Land Use Districts, Neighborhood Residential, Background and Intent & Urban Services	Piedmont-Smith	This amendment removes redundant language at the end of the first paragraph on pg. 88 and clarifies language about the "20-minute neighborhood" in the second paragraph.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
166	Ch 7, P 88	Land Use Districts, Neighborhood Residential, Land Use Development Approvals	Rollo	This amendment removes a bullet-point that suggests maintaining existing context in large tracts of land in Neighborhood Residential. This bullet contradicts text in the narrative that suggests higher densities may be appropriate in this district.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
167	Ch 7, P 90	Land Use Districts, Urban Village Center, Site Design	Rollo	This amendment highlights the importance of Urban Village Centers fitting into the existing context. Outreach to the neighborhood is important, but equally important is blending the Urban Village Center with the surrounding context.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
168	Ch 7, P 90	Land Use Districts, Urban Village Center, Land Use Development Approvals	Rollo	This amendment highlights the importance of locating Urban Village Centers along high volume roads. While neighborhoods can support Urban Village Centers, they cannot sustain them. These centers require the exposure of higher volume roads.	ADOPTED	9 – 0 Via Consent Agenda	1/17/18
169	Ch 7, P 90	Land Use Districts, Urban Village Center, Land Use Development Approvals	Rollo	This amendment relates to parking at Urban Village Centers. On-site parking for residents is important. Equally important is on-street parking for successful commercial retail. The last bullet-point needs to be split into two separate bullets.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
170	Ch 7, P 92	Land Use Districts, Urban Corridor, Land Use	Piedmont-Smith	This amendment adds a new bullet point making clear that the Urban Corridor district is particularly suited for residential use and is suited for both higher densities and taller building heights.	ADOPTED	7 – 1 – 1	1/17/18

		Development Approvals					
171	Ch 7, P 92	Land Use Districts, Urban Corridor, Land Use Development Approvals	Rollo	This amendment adds a bullet to Land Use Developments Approvals for Urban Corridor. On-street parking will provide convenient and essential parking needs for successful commercial/retail while creating a more pedestrian friendly buffer between speeding traffic and the public realm.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
172	Ch 7, P 97	Land Use Districts, Parks/Open Space, Land Use Development Approvals	Piedmont-Smith	This amendment deletes the fourth bullet and clarifies the fifth bullet to make clear that the City prioritizes park and open space access for City residents and is not calling for increased residential densities around existing parks nor calling for increased densities that might drive up housing costs.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
173	Ch 7, P 98	Focus Areas & Strategies, Introduction	Piedmont-Smith	This amendment slightly revises the language describing the Sustainability strategy for development of the Focus Areas. It affects the last sentence under the heading Sustainability.	ADOPTED	9 – 0 - 0 Via Consent Agenda	1/17/18
174	Ch 7, P 98	Focus Areas & Strategies	Piedmont-Smith	This amendment clarifies what is meant by the development strategy of “Livability or Lifetime Community.” Sponsor consulted with Phil Stafford, who serves on the Bloomington Commission on Aging and is an expert in this area, on the revised text.	ADOPTED	9 – 0 - 0	1/17/18
175	Chs 1 – 6	Goals	Volan	This amendment is sponsored by Cm Volan. To be consistent throughout the document, it adds titles to goals for chapters where those titles have not yet been entered. In the process it reorders the words in one goal statement to conform to the title. It also moves two policy statements from one goal to another for better coherence. Lastly it adds a new policy (Policy 6.7.4). Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to add the words “and Civic Spaces” to the title for Goal 1.4 so that the title now reads: “Goal 1.4 Parks and Civic Spaces – Maintenance, Improvement, Expansion”.	ADOPTED	9 – 0 - 0	1/17/18
176	Entire Plan	Cover to Cover	Volan	This amendment brings forward Cm. Volan’s recommendations for reorganizing, formatting and indexing changes to the Bloomington Comprehensive Plan. While the notes below are extensive, they are largely stylistic, and intended solely to clarify the ideas in the Plan, but not make any substantive changes. The directions are intended to	ADOPT	9 – 0 - 0 Via Consent Agenda	1/17/18



				provide guidance on formatting done by staff before the Comprehensive Plan is returned to the Plan Commission for its review and response to Council amendments			
177	Ch 1, P 3, 31	Acknowledgments and Programs	Volan	This amendment is sponsored by Cm. Volan and contains two formatting provisions not included in Am 176. The first provision calls for the Acknowledgments to be more comprehensive as was done with the 2002 Growth Policies Plan. The second provision addresses a photograph on Page 31 of children in the Council Chambers visiting from Mongolia. Cm. Volan is concerned that it may inaccurately imply a level of diversity we do not currently have within the City. In the absence of a caption, which staff was disinclined to do, the amendment calls for replacement of the photograph.	ADOPT AS AMENDED (WITH NOTE)	9 – 0 - 0	1/17/18
177-A	Same	Same	Volan	<i>Note: Council amended the amendment to include Council Office staff in the acknowledgments. It also requested that staff would share final acknowledgments with Council President prior to return of Plan to the Plan Commission.</i>	ADOPT	Unanimous Consent	1/17/18
178	Appendix, P 106-127	Entire	Volan	<p>The Appendix imports programs identified in each chapter of the Comprehensive Plan and sets forth an implementation chart for the programs one chapter at a time. The implementation charts are administrative in nature and list: 1) the program; 2) the “lead department or agency” 3) the “expected timing” (short, mid, long, ongoing); and, whether it: 4) is a “policy, ordinance, or other legislation” 5) a study or a plan; 6) involves interagency coordination; 7) involves development review; and 8) involves ongoing public education and outreach. The Appendix in the December 15th draft of the Comprehensive Plan reflects changes in the implementation charts based upon changes in programs (i.e. additions, deletions, and modifications) made by the Council as of December 5th.</p> <p>This amendment addresses changes in the program implementation charts needed to reflect subsequent amendments made by the Council. <i>It authorizes the Planning &amp; Transportation staff to complete the implementation charts to account for subsequent changes in programs and submit them to the Council President for review and approval prior the return of the amendments to Comprehensive Plan to the Plan Commission for its statutory review and response (in accordance with IC 36-7-4-510).</i></p>	ADOPT	9 – 0 - 0 Via Consent Agenda	1/17/18

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 01  
**Submitted By:** Cm. Sturbaum, District I  
**Date:** September 1, 2017  
**Proposed Amendment:**

1. Chapter 4 (Downtown), Overview – Design, page 53, shall be amended by striking text from and adding text to the following language in the second paragraph:

~~Attitudes of complacency and standardization can begin to erode Downtown’s success and should be avoided.~~ The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses ~~are coming under scrutiny~~ **need some revision** as Downtown continues to grow and evolve. ~~Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much~~ **There is a need for** clearer policy guidance for each character area. ~~Form-based codes and/or f~~ **Fine-tuning** of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so ~~unique~~ **special**. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Design section. It emphasizes form-based design guidelines instead of form-based code. In so doing, it favors compatibility of designs and stricter design guidelines over innovative design in charting the future success of the downtown.

*Note: Am 01 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revision made a grammatical change in the second-to-last sentence in the affected paragraph.*

**September 12, 2017 Special Session Action: 9 – 0  
Adopted**

(September 12, 2017)

## Changes to Chapter 4 (Downtown), Overview – Design (*assuming adoption of Am 01*)

### Design

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels, convention center expansion, retail mix, and other hot topic issues have played out. These issues are good proxies for Downtown's vibrancy. They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

~~Attitudes of complacency and standardization can begin to erode Downtown's success and should be avoided.~~ The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses ~~are coming under scrutiny~~ **need some revision** as Downtown continues to grow and evolve. ~~Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much~~ **There is a need for** clearer policy guidance for each character area. ~~Form-based codes and/or f~~ **F**ine-tuning of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so ~~unique~~ **special**. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 02  
**Submitted By:** Cm. Sturbaum, District I  
**Date:** September 1, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by adding text to Policy 4.1.2, so that it reads as follows:

Policy 4.1.2: Recognize the significance of both traditional and innovative, high-quality **compatible** architecture in supporting community character and urban design.

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Goals & Policies section. The change adds the word “compatible” before the word ‘architecture’ in Policy 4.1.2 in order to emphasize that both traditional and innovative architecture must not only be of high-quality but also be compatible with its surroundings in order to support community character and urban design. (See below for the change in context of Goal 4.1)

**September 12, 2017 Special Session Action: 9 – 0 – 0**  
**Adopt**

(September 1, 2017)

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### Changes in Context of Goal 4.1

Goal 4.1 Ensure that the Downtown retains its historic character and main street feel, encouraging redevelopment that complements and does not detract from its character.

Policy 4.1.1: Ensure that public investments in infrastructure and technology do not detract from historic preservation and that they enhance pedestrian-friendly character in the downtown.

Policy 4.1.2: Recognize the significance of both traditional and innovative, high-quality **compatible** architecture in supporting community character and urban design.

Policy 4.1.3: Recognize historic preservation as an economic development tool and encourage public and private investment in maintaining historic buildings downtown.



#### Changes in Context of Goal 4.4

Goal 4.4 Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.

Policy 4.4.1: Work with social service agencies and state and federal grant sources to incentivize the development of housing for lower-income individuals and families.

Policy 4.4.2: When considering redevelopment petitions, weigh the benefits of more affordable housing in existing buildings against the benefits of building new structures with more expensive residential units.

Policy 4.4.3: Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.

Policy 4.4.4: Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.

**Policy 4.4.5 Encourage special design qualities such as universal design, 1-2 bedroom limits, adequate storage space, and use of sustainable and enduring materials, that promote housing which is built for all citizens and for a range of ages and affordability options.**

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 04 - R

**Submitted By:** Cm. Sturbaum, District I & Cm Roll, District VI

**Date:** November 27, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs – Downtown Vitality and Sense of Place, page 56, shall be amended by striking text from, and adding text to, the first bullet-point in the second column which will now reads as follows:

- Consult with stakeholders to **find the best options for** ~~considering~~ the installation of public restrooms downtown.

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Programs section. The change would clarify that downtown public restrooms should not just be considered but also be installed. (See below for the changes in context of Programs – Downtown Vitality and Sense of Place.)

Supplemental Note: After defeat at the meeting on September 12, 2017, the amendment was revised (now Am 04-R) to address concerns by dropping the word “guide” and adding the words “find the best options for” and readied for reconsideration at the meeting on December 5, 2017 by the addition of a co-sponsor who voted on the prevailing side in September.

**September 12, 2017 Special Session Action:** 4 (Chopra, Granger, Sims & Sturbaum)  
**Motion to Adopt** - 5  
**Defeated**

**December 5, 2017 Special Session Action:** **Reconsider – Amend – Adopt as Amended**  
**7 – 0 (via Consent Agenda)**  
**Absent: Cm. Chopra & Sims**  
**ADOPTED**



## Changes in Context of Programs – Downtown Vitality and Sense of Place

### Programs

#### Downtown Vitality and Sense of Place

- Develop measures that limit the pace and extent of student housing in Downtown to steer market forces towards more non-student and affordable housing opportunities.
- Conduct a retail market assessment to identify what is currently missing, based on market demand, in the Downtown landscape to help encourage more retail diversity and promote business development.
- Assist local businesses with means of securing additional financial capital to expand and/or remain in Downtown.
- Create targeted marketing of Downtown in regional markets towards capturing new businesses, as well as those that are considering relocating to Bloomington.
- Develop partnerships with Downtown Bloomington, Inc., the Greater Bloomington Chamber of Commerce, Indiana University, and local real estate organizations to identify potential Downtown redevelopment sites.
- Utilize the City of Bloomington's Gigabit-class fiber Internet services to promote and increase both Downtown business and visitor activity.
- Draft an updated future land use study and facility needs assessment (10-15 year outlook) for the Monroe County Convention Center.
- Ensure that all affordable housing developments proposed for the Trades District or anywhere else in the Downtown area have an age- and ability-friendly component.
- Ensure ADA compliance in public spaces and incentivize universal design in private spaces to assure the built environment will serve a market of all ages and abilities.
- Consult with stakeholders to ~~considering~~ **find the best options for** ~~guide~~ the installation of public restrooms downtown.
- Develop strategies to stabilize and diversify the downtown residential population by identifying and encouraging missing housing forms in the downtown area (such as row houses, condominiums, and live/work space).



Changes in Context of Programs – Downtown Vitality and Sense of Place (assuming adoption of Am 04)

Programs

Downtown Vitality and Sense of Place

- Develop measures that limit the pace and extent of student housing in Downtown to steer market forces towards more non-student and affordable housing opportunities.
- Conduct a retail market assessment to identify what is currently missing, based on market demand, in the Downtown landscape to help encourage more retail diversity and promote business development.
- Assist local businesses with means of securing additional financial capital to expand and/or remain in Downtown.
- Create targeted marketing of Downtown in regional markets towards capturing new businesses, as well as those that are considering relocating to Bloomington.
- Develop partnerships with Downtown Bloomington, Inc., the Greater Bloomington Chamber of Commerce, Indiana University, and local real estate organizations to identify potential Downtown redevelopment sites.
- Utilize the City of Bloomington's Gigabit-class fiber Internet services to promote and increase both Downtown business and visitor activity.
- Draft an updated future land use study and facility needs assessment (10-15 year outlook) for the Monroe County Convention Center.
- Ensure that all affordable housing developments proposed for the Trades District or anywhere else in the Downtown area have an age- and ability-friendly component.
- Ensure ADA compliance in public spaces and incentivize universal design in private spaces to assure the built environment will serve a market of all ages and abilities.
- **Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a size greater than a quarter of a block) in order to encourage local developers and businesses and better urban form create a more pedestrian-friendly public realm.**
- Consult with stakeholders to guide the installation of public restrooms downtown.
- Develop strategies to stabilize and diversify the downtown residential population by identifying and encouraging missing housing forms in the downtown area (such as row houses, condominiums, and live/work space).

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 06

**Submitted By:** Cm. Sturbaum, District I

**Date:** September 1, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs – Downtown Design, page 56, shall be amended by adding text to, and deleting text from, the existing language so that the section will now read as follows:

Downtown Design

- Update and revise the Downtown overlay districts **and the Vision and Infill Strategy Plan** with “form-based code” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or **other compatible innovative** new designs.
- Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area
- ~~Investigate the option of~~ **Create** a design or architectural review committee **with representatives from the Common Council** for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington.
- Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.
- Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Programs section. The change would add and delete text in the Downtown Design section to assure better urban design and the inclusion of more public space. *(See below for the changes in context of Programs – Downtown Design.)*

*Note: Am 01 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revision made changes to the first and third bullet-points.*

September 12, 2017 Special Session Action: Motion to Adopt

5

4 – (Chopra, Granger, Piedmont-Smith & Sims)

ADOPTED

(September 25, 2017)

## Changes in Context of Programs – Downtown Design

### Downtown Design

- Update and revise the Downtown overlay districts **and the Vision and Infill Strategy Plan** with “form-based code” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or **other compatible innovative** new designs.
- Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area.
- ~~Investigate the option of~~ **Create** a design or architectural review committee **with representatives from the Common Council** for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington.
- Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.
- Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 07 - R

**Submitted By:** Cm. Sturbaum, District I & Cm. Volan, District 6

**Date:** November 28, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs – Downtown Transportation and Parking, page 56, shall be amended by adding another bullet-point which will read as follows:

Downtown Transportation and Parking (New Bullet-Point)

- Work with Bloomington Transit to add more bus shelters where they are most needed.

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Programs section. The change would add another bullet-point in the Downtown Transportation and Parking section to assure more bus shelters with the comfort, convenience, safety, and resulting higher use of the transit system that will likely flow from that investment. (See below for the changes in context of Programs – Downtown Design.)

Supplemental Note: After defeat on September 12, 2017, this amendment was revised (now Am 07-R) to address concerns by including “work with Bloomington Transit” and “where [shelters] are most needed” and readied for reconsideration at the meeting on December 5, 2017 with the addition of a co-sponsor who voted on the prevailing side in September.

**September 12, 2017 Special Session Action:** 2 (Rollo & Sturbaum) - 5  
**Motion to Adopt**

**Defeated**

**December 5, 2017 Special Session Action:** Reconsider – Amend – Adopt as Amended  
7 – 0 (via Consent Agenda)  
**Absent: Cm. Chopra & Sims**  
**ADOPTED**

Changes Downtown Transportation and Parking (Illustrative) – New Bullet-point (with revisions since September highlighted)

- Continue to improve multimodal connectivity with the Downtown area.
- Promote programs to encourage bike sharing and car sharing among employees or residents within specific districts.
- Develop a Parking Management Plan/Program for the Downtown area that supports alternative transportation modes.
- Work with the City’s Parking Commission to implement Downtown parking strategies and policies.
- Encourage covered vehicle parking in parking lots or structures through the use of tree canopies or photo-voltaic solar panel canopies.
- Task the Parking Commission and Plan Commission to undertake a joint planning study that develops guidelines and innovative approaches for improving the aesthetics of Downtown public parking and open space/common areas.
- Encourage covered bicycle parking for visitors downtown.
- **Work with Bloomington Transit to add more bus shelters and create funding for them where they are most needed.**

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 08  
**Submitted By:** Cm. Sturbaum, District I  
**Date:** September 1, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs – Downtown Design, page 56, shall be amended by adding another bullet-point which would read as follows:

Downtown Design

- **As a development review too, Prior to approving further development, map the available public space downtown (indoor and outdoor) including plazas, outside dining, and mini-parks to identify areas where more public space is needed.**
- **Create “Nolli” maps of new project proposals and their context showing both spaces the public has access to versus private space where the public is excluded, such as offices and apartment-serving uses along with private residential space. This map will illustrate the presence of public space on ground floors and plazas, outside dining, and mini-parks as well as the lack of same, which creates pedestrian impermeability and public access desserts.**

~~• *Note: “Nolli” maps were utilized by Giambattista Nolli in his famous black and white map of Rome in 1748. His map utilizes the mass to void relationship which included public spaces. Thus, when one views the Nolli map, not only is the void of street elements apparent against the mass of buildings, but the voids of public spaces are visible as well.*~~

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Program - Design section. The change would add a bullet-point that calls for mapping the available public space downtown (both indoor and outdoor) with the goal of enhancing the public realm. One technique the sponsor envisions during the implementation stage is the use of “Nolli” maps as part of each presentation of any new building in the downtown. *(See below for the changes in context of Programs – Downtown Design.)*

*Note: Am 01 was revised after the amendment was released on Friday, September 8<sup>th</sup> and before the meeting on Tuesday, September 12<sup>th</sup>. The revisions strike reference to “Nolli” maps because it is an unfamiliar term for most people and is a more suitable matter for discussion during consideration of amendments to the UDO.*

September 12, 2017 Special Session Action: Motion to Amend the Amendment (Am 8 A)  
*(in blue font above)*  
8 – 1 (Chopra)  
Am 08A Adopted  
Motion to Adopt Am 08 as Amended  
8 – 1 (Chopra)  
Adopted

(September 25, 2017)



## Changes in Context of Programs – Downtown Design

### Downtown Design (Assuming Adoption of Am 06 – bold and strikeout text)

- Update and revise the Downtown ~~overlay districts~~ **Vision and Strategy Plan** with “form-based ~~code~~” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or **other compatible innovative** new designs.
- Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area **with representatives from the Common Council.**
- ~~Investigate the option of~~ **Create** a design or architectural review committee for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington.
- Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.
- Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.
- **Prior to approving further development, map the available public space downtown (indoor and outdoor) including plazas, outside dining, and mini-parks to identify areas where more public space is needed.**

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 09

**Submitted By:** Cm. Piedmont-Smith, District V

**Date:** September 5, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Overview – Main Street Corridors, page 52, shall be amended in the following manner:

a) Amend the last five sentences in the first paragraph by adding and deleting text so that those sentences read as follows:

Through a joint venture between Bloomington Transit and the Central Emergency Dispatch Center, a new, all-in-one central transit station and emergency dispatch facility was ~~built~~**opened** along South Walnut Street and 3rd St. **in 2014**. The project included extensive streetscape improvements along South Walnut Street. This has transformed South Walnut into a more pedestrian-friendly and lively area. Parking meters returned **in 2013** and deserve mention, as vehicular parking demands have increased relative to a limited public parking supply. By some metrics, a parking ‘problem’ is a good indicator of a vibrant downtown.

b) Amend the first two sentences of the second paragraph by adding text so that those sentence will read as follows:

Several galleries and venues, such as the Bloomington Playwrights Project and the Buskirk-Chumley Theater, along with an array of locally owned bars and restaurants, offer many arts and entertainment options. Ivy Tech Community College purchased the John Waldron Arts Center **in 2010**, a move that added another important player to the Downtown arts community.

**Synopsis**

This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Main Street Corridors. It adds dates when certain landmark changes took place downtown in order to provide specificity to when important changes took place there. (Please see below for the changes in context of that provision.)

*Note: This amendment was adopted pursuant to the Council’s Consent Agenda September 12, 2017.*

**September 12, 2017 Special Session Action:** **Adopt via Consent Agenda**  
**9 – 0 – 0**  
**Adopted**

(September 12, 2017)

Changes to Chapter 4 (Downtown), Overview – Main Street Corridors (Illustrative – Showing Changes in context of the entire section but without reflecting other changes that might be made to this section.)

## Main Street Corridors

Downtown is a highly walkable district that is enhanced by a mix of commercial, entertainment, residential, spiritual, and cultural amenities with robust multimodal access. Along with changes in downtown housing, changes in hospitality, entertainment, transportation, and commercial establishments continue to enhance Downtown. There are grocery stores that provide everyday items. Over 700 hotel rooms welcome overnight visitors to stay, shop, and enjoy a walkable Downtown. Plus over 900 businesses featuring retail, restaurants, and professional services – each sector topping over 100 establishments – offer a wide variety of choices for customers and also signify a healthy local economy. Through a joint venture between Bloomington Transit and the Central Emergency Dispatch Center, a new, all-in-one central transit station and emergency dispatch facility was ~~built~~ opened along South Walnut Street and 3rd St. in 2014. The project included extensive streetscape improvements along South Walnut Street. This has transformed South Walnut into a more pedestrian-friendly and lively area. Parking meters returned in 2013 and deserve mention, as vehicular parking demands have increased relative to a limited public parking supply. By some metrics, a parking ‘problem’ is a good indicator of a vibrant downtown.

Several galleries and venues, such as the Bloomington Playwrights Project and the Buskirk-Chumley Theater, along with an array of locally owned bars and restaurants, offer many arts and entertainment options. Ivy Tech Community College purchased the John Waldron Arts Center in 2010, a move that added another important player to the Downtown arts community.

The Monroe County Convention Center regularly books conventions, trade shows, professional training seminars, special events, and even religious services, which, combined, have brought more than 1.2 million people into Downtown since it first opened in 1991. The Farmers Market, Fourth Street Festival of the Arts, Lotus World Music & Arts Festival, Taste of Bloomington, and the Fourth of July parade are all long-standing events in Downtown. Clearing the way for anticipated technology-based employment in the Certified Technology Park and incorporated “Trades District,” the recent clearance of vacant warehouses north of City Hall is another positive sign for further business and residential growth in Downtown. These are just a few highlights that demonstrate change, vitality, and positive opportunities for increased business investment and residential livability of Downtown Bloomington.

**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 10

**Submitted By:** Cm. Piedmont-Smith, District V

**Date:** September 5, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Overview – Design, page 53, shall be amended by adding and deleting text to the language of the first paragraph so that the paragraph reads as follows:

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels, convention center expansion, retail mix, and other hot topics **have generated community conversations have played-out.** These issues ~~are good proxies for~~ **reflect the complex nature of** Downtown's vibrancy. They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

**Synopsis**

This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Design. It rewords text to improve the clarity and better characterize the community's ongoing conversation about the Downtown's vibrancy. (Please see below for the changes in context of that provision.)

**September 12, 2017 Special Session Action: 9 – 0 – 0**  
**Adopt – Via Consent Agenda**

(September 12, 2017)

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## Changes to Chapter 4 (Downtown), Overview – Design

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels, convention center expansion, retail mix, and other hot topics ~~-s have generated community conversations~~ ~~issues have played out.~~ These issues ~~are good proxies for~~ ~~reflect the complex nature of~~ Downtown's vibrancy. They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

Attitudes of complacency and standardization can begin to erode Downtown's success and should be avoided. The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses are coming under scrutiny as Downtown continues to grow and evolve. Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much clearer policy guidance for each character area. Form-based codes and/or fine-tuning of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so unique. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 12

**Submitted By:** Cm. Piedmont-Smith, District V

**Date:** September 5, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs – Downtown Vitality and Sense of Place, Downtown Design, Downtown Transportation and Parking, page 56, shall be amended by adding and deleting text to various bullet-points so that the following *bullet-points* shall read as follows:

Programs –

Downtown Vitality and Sense of Place

- Create targeted marketing of Downtown in regional markets ~~towards captureing~~ new businesses, as well as those that are considering relocating to Bloomington.
- Consult with stakeholders to ~~considering~~ the installation of public restrooms downtown.

Downtown Design

*(Note: no change proposed for Downtown Design after 25 September 2017 revision.)*

Downtown Transportation and Parking

*(Note: no change proposed for Downtown Transportation and Parking after passage of Am 22)*

**Synopsis**

This amendment is sponsored by Cm. Piedmont-Smith and amends bullet-points in two of the three Chapter 4 (Downtown), programs. The changes add or delete words to clarify or correct text. (Please see below for the changes in context of that provision.)

*Note: On 25 September 2017, the sponsor revised the amendment by striking changes proposed under Downtown Design in favor of changes proposed for that section by Am 06.*

**25 Sept 2017 Special Session Action:**

**Amend Am 12 to Delete Changes to Downtown  
Development and Planning – Bullet-point**

**8 – 0 (Voice Vote)**

**Adopted**

**Adopt as Amended**

**8- 0**

**ADOPTED AS AMENDED**

(25 September 2017)

## Changes to Chapter 4 (Downtown) – Bullet-Points in All Three Programs

### Programs

#### Downtown Vitality and Sense of Place

- Develop measures that limit the pace and extent of student housing in Downtown to steer market forces towards more non-student and affordable housing opportunities.
- Conduct a retail market assessment to identify what is currently missing, based on market demand, in the Downtown landscape to help encourage more retail diversity and promote business development.
- Assist local businesses with means of securing additional financial capital to expand and/or remain in Downtown.
- Create targeted marketing of Downtown in regional markets towards capturing new businesses, as well as those that are considering relocating to Bloomington.
- Develop partnerships with Downtown Bloomington, Inc., the Greater Bloomington Chamber of Commerce, Indiana University, and local real estate organizations to identify potential Downtown redevelopment sites.
- Utilize the City of Bloomington's Gigabit-class fiber Internet services to promote and increase both Downtown business and visitor activity.
- Draft an updated future land use study and facility needs assessment (10-15 year outlook) for the Monroe County Convention Center.
- Ensure that all affordable housing developments proposed for the Trades District or anywhere else in the Downtown area have an age- and ability-friendly component.
- Ensure ADA compliance in public spaces and incentivize universal design in private spaces to assure the built environment will serve a market of all ages and abilities.
- Consult with stakeholders to considering the installation of public restrooms downtown.
- Develop strategies to stabilize and diversify the downtown residential population by identifying and encouraging missing housing forms in the downtown area (such as row houses, condominiums, and live/work space).

#### Downtown Design *(no change proposed after 9/25/17 revision)*

#### Downtown Transportation and Parking

- Continue to improve multimodal connectivity with the Downtown area.
- Promote programs to encourage bike sharing and car sharing programs among employees or residents within specific districts.
- Develop a Parking Management Plan/Program for the Downtown area that supports alternative transportation modes.
- Work with the City's Parking Commission to implement Downtown parking strategies and policies.
- Encourage covered vehicle parking in parking lots or structures through the use of tree canopies or photo-voltaic solar panel canopies.
- Task the Parking Commission and Plan Commission to undertake a joint planning study that develops guidelines and innovative approaches for improving the aesthetics of Downtown public parking and open space/common areas.
- Encourage covered bicycle parking for visitors downtown.

**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 13

**Submitted By:** Cm. Piedmont-Smith, District V

**Date:** September 5, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Outcomes and Indicators, page 57, shall be amended by correcting a typographical error in the second Outcome & Indicators so that the provision reads as follows:

Outcome: The Downtown business environment is vibrant and sustainable.

- Retail Revenue
- Restaurant Revenue
- Employment levels and salary and wage levels
- Downtown safety incidents and crime reporting
- Public and private capital improvement investments
- Increased~~d~~ in assessed value for Downtown properties
- Occupancy rate for Downtown commercial spaces
- Office and professional services revenue
- Parking turnover and utilization rates

**Synopsis**

This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Outcomes, by correcting a typographical error in the second Outcome & Indicators. (Please see below for the changes in context of that provision.)

**September 12, 2017 Special Session Action: 9 – 0 – 0**  
**Adopted – Via Consent Agenda**

(September 12, 2017)



Changes to Chapter 4 (Downtown) – Outcomes & Indicators (Illustrative and without reflecting other changes that may be made to this section of Chapter 4)

Outcome: Downtown events are frequent and well attended.

- Number of Downtown public events
- Number of Downtown events visited by both residents and non-residents
- Number of Downtown events visited by attendees, by age range
- Number of cultural and arts venues in Downtown

Outcome: The Downtown business environment is vibrant and sustainable.

- Retail Revenue
- Restaurant Revenue
- Employment levels and salary and wage levels
- Downtown safety incidents and crime reporting
- Public and private capital improvement investments
- **Increased in assessed value for Downtown properties**
- Occupancy rate for Downtown commercial spaces
- Office and professional services revenue
- Parking turnover and utilization rates

Outcome: Downtown buildings and sites with blight or disrepair have been identified and remedied.

- Number of properties with code violations
- Percentage of properties in Downtown with code violations
- Map of Downtown properties with known environmental contamination issues
- Map of Downtown abandoned properties and/or “shovel ready” clear sites

Outcome: Downtown facilities provide services and year- round community programming that is age- and ability- friendly.

- Number of early childhood education facilities in Downtown
- Number of Downtown facilities that offer ongoing community programming for all ages
- Number of participants in Downtown community programming by age range
- Number of hours per month the public library is open

Outcome: Residential growth Downtown is inclusive of all ages and abilities.

- Demographic profile of residential units in the Downtown overlay districts

**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 14

**Submitted By:** Cms. Volan, District VI and Rollo, District IV

**Date:** September 7, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), shall be modified by rendering consistent the capitalization of "Downtown," where appropriate, throughout the Chapter.

**Synopsis**

This amendment is sponsored by Councilmembers Volan and Rollo and directs that the capitalization of "Downtown" shall be rendered consistent throughout the Chapter.

**September 12, 2017 Special Session Action:** **9 – 0 – 0**  
**Adopted– Via Consent Agenda**

(September 7, 2017)

*Note: This amendment was adopted pursuant to the Council's Consent Agenda September 12, 2017.*

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**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 15

**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV

**Date:** September 6, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by revising Goal 4.1 and the associated policies so that they read as follows:

a) The statement of Goal 4.1 is deleted and revised as follows:

~~Goal 4.1 Ensure that the Downtown retains its historic character and main street feel, encouraging redevelopment that complements and does not detract from its character.~~

**GOAL 4.1: Maintain Historic Character.** Encourage redevelopment that complements and does not detract from the downtown's historic, main-street character.

b) Delete Policy 4.1.1 and renumber the following policies.

~~**Policy 4.1.1:** Ensure that public investments in infrastructure and technology do not detract from historic preservation and that they enhance pedestrian-friendly character in the downtown.~~

c) Revise renumbered Policy 4.1.1 to read as follows:

**Policy 4.1.2 1:** Recognize the significance of both traditional **architecture**, and innovative **yet durable**, high-quality architecture, **and compact urban form** in supporting community character ~~and urban design.~~

d) Revise renumbered Policy 4.1.2 to read as follows:

~~**Policy 4.1.3 2:** Recognize historic preservation as an economic development tool and encourage~~ **Provide** public and private investment in maintaining historic buildings downtown, **and utilize historic preservation as an economic development tool.**

### Synopsis

This amendment is sponsored by Cm. Volan and proposes changes to the Downtown Goals & Policies. The changes restructure and combine text for directness and clarity. In particular, 'durable' was added because 'innovative' architecture (using materials like EIFS) often means cheaper and likely to become dilapidated sooner. 'Urban design' is generic and unclear; the term 'compact urban form' is better-known and a long-standing goal of this city."  
*(Please see below for the current language for that provision.)*

**September 12, 2017 Special Session Action:** **Adopt**  
**9 – 0 – 0**  
**Adopted**

(September 12, 2017)

### Current Text for Goal 4.1 and Associated Policies

Goal 4.1 Ensure that the Downtown retains its historic character and main street feel, encouraging redevelopment that complements and does not detract from its character.

#### Goal

Policy 4.1.1: Ensure that public investments in infrastructure and technology do not detract from historic preservation and that they enhance pedestrian-friendly character in the downtown.

Policy 4.1.2: Recognize the significance of both traditional and innovative, high-quality architecture in supporting community character and urban design.

Policy 4.1.3: Recognize historic preservation as an economic development tool and encourage public and private investment in maintaining historic buildings downtown.

**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 16 (Am 16a)  
**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV  
**Date:** September 6, 2017  
**Proposed Amendment:**

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by reordering and revising Goal 4.2 and Goal 4.3, with the renumbered Goal 4.2 and associated policies as set forth below:

- a) The numbers for Goal 4.2 and Goal 4.3 shall be switched.
- b) The previous goal statement shall be deleted and replaced as follows:

~~Goal 4.2 Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.~~

**GOAL 4.3: Optimize Parking.** Encourage attractive, cost-effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.

- c) The new Policy 4.3.1 shall be amended as indicated below:

**Policy 4.3.1:** Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity. ~~Increase efficiency of our parking inventory by providing dedicated parking for two-wheeled motorized vehicles.~~

- d) The new Policy 4.3.2 shall be amended as indicated below:

Policy 4.23.1-2: Increase efficiency of ~~our~~ parking inventory by providing **more** dedicated parking for two-wheeled **motorized and non-motorized** vehicles.

- e) A new Policy 4.3.3 shall be added and read as follows and subsequent Policies shall be renumbered accordingly:

**Policy 4.3.3:** ~~Limit~~ **Establish a maximum** for new parking facilities in residential projects. ~~to a maximum of 0.5 spaces per bedroom.~~

- f) The renumbered Policy 4.3.4 shall read as follows:

**Policy 4.2-3.2 4:** Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

- g) The renumbered Policy 4.3.5 shall read as follows:

**Policy 4.2 3.3 5:** Design ~~vehicle parking areas in light of facilities to anticipate~~ potential changing mobility solutions<sup>1</sup>, and to reduce stormwater runoff, **to** increase compatibility with street trees, and add visual interest to streets and other public locations.

- h) The last policy shall be renumbered as follows:

**Policy 4.2-3.4 6:** Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

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<sup>1</sup> Sponsors' Note for Deliberations and not for text of Comprehensive Plan: If "mobility solutions" and "visual interest" are not defined elsewhere in this Plan, definitions must be written.

## Synopsis

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies. The changes swap the order of Goals 4.2 and 4.3, break one policy into two policies, add a new policy, and restructures another for directness and clarity. Importantly, the second half of what was 4.3.1 “is expanded to cover bicycles as well as motorcycles, and acknowledges that we already have some dedicated parking for two-wheelers.” Lastly, the added policy 4.3.3 “says that new projects should have a maximum parking requirement. This requirement is consistent with Planning policy for the past decade, and has been demonstrated successful at reducing unnecessary parking and increasing use of public transit.”

*(Please see below for the current language for that provision.)*

**September 12, 2017 Special Session Action: Amend Part (d) and Part (e) as indicated in Yellow 8 – 0 (Granger – Out of the room)  
Adopted  
Adopt Am 16 as Amended (Am 16a)  
9 – 0  
Adopted**

(September 12, 2017)

### Current Text for Goals 4.2 and 4.3 and Associated Policies

**Goal 4.2 Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.**

**Policy 4.2.1:** Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity. Increase efficiency of our parking inventory by providing dedicated parking for two wheeled motorized vehicles.

**Policy 4.2.2:** Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

**Policy 4.2.3:** Design vehicle parking areas in light of potential changing mobility solutions, and to reduce stormwater runoff, increase compatibility with street trees, and add visual interest to streets and other public locations.

**Policy 4.2.4:** Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

**Goal 4.3 Integrate housing, entertainment, employment, shopping, and commerce in a way that promotes walking, biking, and transit for all ages and abilities.**

**Policy 4.3.1:** Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

**Policy 4.3.2:** Collaborate with Indiana University and Downtown Bloomington, Inc., to integrate planning efforts.

**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 17 (17a)

**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV

**Date:** September 6, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by switching Goal 4.3 and Goal 4.2 along with the associated policies, and making other changes so that the renumbered Goal 4.2 as indicated below:

a) The renumbered statement of Goal 4.3 shall be deleted and replaced as follows:

~~**Goal 4.3 Integrate housing, entertainment, employment, shopping, and commerce in a way that promotes walking, biking, and transit for all ages and abilities.**~~

**Goal 4.2: Promote Walking, Biking and Public Transit.** Promote walking, biking and public transit for all ages and abilities by integrating housing **and employment** with entertainment, shopping **and other forms of commerce**.

b) The renumbered Policy 4.2.1 otherwise remains unchanged as indicated below:

**Policy 4.3 2.1:** Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

c) The renumbered Policy 4.4.2 shall be revised to read as follows:

**Policy 4.3 2.2:** Collaborate ~~better~~ with **Indiana University, the I.U. Foundation,** Downtown Bloomington, Inc., ~~and the Chamber of Commerce in, and appeal to Indiana University~~ to integrate, planning efforts.

**Synopsis**

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies. The changes swap the order of Goal 4.2 and Goal 4.3 which is proposed for the following reasons: "To truly promote walking, biking and transit, any discussion of parking should be subsequent, if not subsidiary, to it; thus, the swap of the order of these two goals. Meanwhile, entertainment and shopping are two types of commerce." The changes reflect the need for Indiana University to collaborate with the City and other entities in Downtown. The reasons for that change are as follows: "'Collaboration' implies that both sides are working together. As can be seen in its own master plan, IU does not collaborate with the city in planning, although it is always the city's hope that IU will rethink this stance. Meanwhile, the Chamber is collaborative and invested in the Downtown, and should be added."

*(Please see below for the current language for that provision.)*

**September 12, 2017 Special Session Action:** Amend Part (c) as indicated above  
**9 – 0 – 0**  
**Adopted**  
**Adopt Am 17 as Amended (Am 17a)**  
**8 – 1 (Granger) – 0**  
**Adopted**

(September 12, 2017)

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Current Text for Goals 4.2 and 4.3 and Associated Policies

**Goal 4.2 Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.**

**Policy 4.2.1:** Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity. Increase efficiency of our parking inventory by providing dedicated parking for two wheeled motorized vehicles.

**Policy 4.2.2:** Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

**Policy 4.2.3:** Design vehicle parking areas in light of potential changing mobility solutions, and to reduce stormwater runoff, increase compatibility with street trees, and add visual interest to streets and other public locations.

**Policy 4.2.4:** Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

**Goal 4.3 Integrate housing, entertainment, employment, shopping, and commerce in a way that promotes walking, biking, and transit for all ages and abilities.**

**Policy 4.3.1:** Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

**Policy 4.3.2:** Collaborate with Indiana University and Downtown Bloomington, Inc., to integrate planning efforts.



**\*\* Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 18 (Am 18a)  
**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV  
**Date:** September 6, 2017  
**Proposed Amendment:**

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by revising the statement for Goal 4.4 (with the associated policies remaining as proposed) so that the statement will read as follows:

~~Goal 4.4 Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.~~

**GOAL 4.4: Diversify Housing.** Encourage a range of diverse housing types **in the Downtown and nearby areas where appropriate**, with an emphasis on affordable and workforce housing.

*(Note: Policies 4.4.1 – 4.4.4 continue unchanged)*

### Synopsis

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies by rephrasing the statement for Goal 4.4 and broadens the call for diversifying housing to include areas nearby the Downtown. As a whole, the changes are intended to restructure goal statement for directness and clarity.

*(Please see below for the current language for that provision.)*

**September 12, 2017 Special Session Action:** Amend as indicated in yellow above  
**6 – 3 (Chopra, Granger & Sandberg)**  
**Adopted**  
**Adopt Am 18 as Amended (Am 18a)**  
**5 – 4 (Chopra, Granger, Piedmont-Smith & Sandberg)**  
**Adopted**

(September 12, 2017)

Res17-28 - Legis - Am 18a - ADOPTED

Current Text for Goals 4.4 and Associated Policies

**Goal 4.4 Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.**

**Policy 4.4.1:** Work with social service agencies and state and federal grant sources to incentivize the development of housing for lower-income individuals and families.

**Policy 4.4.2:** When considering redevelopment petitions, weigh the benefits of more affordable housing in existing buildings against the benefits of building new structures with more expensive residential units.

**Policy 4.4.3:** Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.

**Policy 4.4.4:** Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.

**\*\* Amendment Form for Res 17-28 (To Adopt the City’s Comprehensive Plan) \*\***

**Amendment #:** 19  
**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV  
**Date:** September 6, 2017  
**Proposed Amendment:**

1. Chapter 4 (Downtown), Goals & Policies, page 56, shall be amended in regard to Goal 4.5 by revising the statement for Goal 4.5 and revising Policy 4.5.2, so that Goal 4.5 and its associated policies will read as follows:

a) The statement for Goal 4.5 shall be revised to read as follows:

**Goal 4.5: Promote a Sustainable Downtown.** Seek to establish Downtown as a model of ~~inclusivity, safety, and sustainability, with special attention to inclusivity and safety.~~

b) Policy 4.5.1 shall remain unchanged and read as follows:

Policy 4.5.1: Pursue sustainability projects that can serve as models for private residents, non-profits, and businesses throughout the community.

c) Policy 4.5.2 shall be revised to read as follows:

Policy 4.5.2: Collaborate with public safety and social services professionals, **as well as residents, merchants and landowners**, to work toward an environment where everyone feels safe and welcome.

**Synopsis**

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies, Goal 4.5. The changes continue to add a heading to each goal, clarify that “inclusivity and safety” are modifiers of “sustainability,” and adds “residents, merchants, and landowners” to those who should be part of any collaboration to promote a safe and welcome Downtown. These changes “emphasize 'sustainability' as the operative word here. Sustainability has three legs: economic, environmental, and social. As this document is being created, social sustainability is of greatest concern; Inclusivity and safety are two keys to it, and should be subsidiary to the word 'sustainability.’” The changes also acknowledge that “public safety and social service professionals alone should not be expected to make everyone feel safe and welcome. That must fall upon anyone who claims Downtown as their own.”

*(Please see below for the current language for that provision.)*

**September 12, 2017 Special Session Action: Adopt  
7 – 1 - 1  
Adopted**

(September 12, 2017)

**Current Text for Goals 4.4 and Associated Policies**

**Goal 4.5: Seek to establish Downtown as a model of inclusivity, safety, and sustainability.**

Policy 4.5.1: Pursue sustainability projects that can serve as models for private residents, non-profits, and businesses throughout the community.

Policy 4.5.2: Collaborate with public safety and social services professionals to work toward an environment where everyone feels safe and welcome.

**\*\* Amendment Form for Res 17-28  
(To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 21

**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV

**Date:** September 7, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs, "Downtown Design" page 56, second bullet point, shall be amended by deleting and adding text as follows:

- ~~Provide guidance for urban design guidelines using~~ **Create an architectural inventory of celebrated structures currently in the Downtown area to provide guidance for development petitions.**

~~2. Chapter 4 (Downtown), Programs, "Downtown Design," page 56, third bullet, shall be amended by deleting and adding text as follows:~~

- ~~• Investigate the option of~~ **Create a design or architectural review committee for Downtown approvals.**

3. Chapter 4 (Downtown), Programs, "Downtown Design," page 56, fourth bullet point, shall be amended by deleting and adding text as follows:

- Update the Historic Preservation Commission's 2012 Preservation Plan for Historic Bloomington, **and implement the measures identified in the update.**

4. Chapter 4 (Downtown), Programs, "Downtown Design," page 56, shall be amended by deleting the fifth bullet point.

- ~~• Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.~~

5. Chapter 4 (Downtown), Programs, “Downtown Design,” page 56, sixth bullet, shall be amended by deleting and adding text as follows:

~~Prioritize opportunities for~~ **Make** streetscape and other public improvements ~~that enhance to~~ Downtown focus areas and gateways.

### Synopsis

This amendment is sponsored by Councilmember Volan and Rollo and makes a number of changes to the Programs outlined in the “Downtown Design” Chapter. The previous Program bullet points were passive, redundant and unclear, (e.g., "urban design guidelines"). They have been restructured and combined for directness and clarity.

**September 12, 2017 Special Session Action:**

*None*

**September 25, 2017 Special Session Action:**

Am01 to Am 21, approved by voice vote.

ADOPTED: Am 21, as amended – 7-1-1

(September 25, 2017)

**\*\* Amendment Form for  
Res 17-28 (To Adopt the City's Comprehensive Plan) \*\***

**Amendment #:** 22

**Submitted By:** Cm. Volan, District VI and Cm. Rollo, District IV

**Date:** September 7, 2017

**Proposed Amendment:**

1. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, first bullet point, shall be amended by deleting and adding text as follows:

- ~~Continue to improve~~ **Create a plan for improving** multimodal connectivity with the Downtown area.

2. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, second bullet point, shall be amended by deleting and adding text as follows:

- **Create and P**romote programs to encourage bike ~~sharing use~~ and car sharing among employees ~~or~~ **and** residents ~~within specific districts~~.

3. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, third and fourth bullet points, shall be amended by being combined and by deleting and adding text as follows:

- ~~Develop a Parking Management Plan/Program for the Downtown area that supports alternative transportation modes.~~
- ~~Work with~~ **Coordinate with** the City's Parking Commission to ~~implement Downtown parking strategies and policies.~~ **lead the development of a Parking Management Plan that includes programs to promote alternative transportation modes.**

4. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, fifth bullet point, shall be amended by deleting and adding text as follows:

- ~~Encourage covered vehicle parking in~~ **Cover public** parking lots ~~or~~ **and** structures ~~through the use of tree~~ **with** canopies **of trees and/or** photo-voltaic solar panels ~~canopies,~~ **and incentivize private lots to do the same.**

5. Chapter 4 (Downtown), Programs, “Downtown Transportation and Parking” page 56, shall be amended by deleting the sixth bullet point.

- ~~Task the Parking Commission and Plan Commission to undertake a joint planning study that develops guidelines and innovative approaches for improving the aesthetics of Downtown public parking and open space/common areas.~~

6. Chapter 4 (Downtown), Programs, “Downtown Transportation and Parking” page 56, seventh bullet point shall be amended by deleting and adding text as follows:

- Encourage **Increase** covered bicycle parking for visitors downtown **bicycles**.

### Synopsis

This amendment is sponsored by Councilmembers Volan and Rollo and makes a number of changes to the Programs outlined in the “Downtown Transportation and Parking” Chapter. Sections 1, 3 and 4 cited in the amendment are language and structural changes made in the interest of directness and clarity. Sections 2, 5, and 6 make substantive programmatic changes to text. The change and the rationale for those changes are as follows:

1. Frankly, since there is already a master thoroughfare plan and a whole division to implement it, this point should be eliminated.
2. Eliminates reference to bike “sharing” and eliminates reference to bike and car sharing within “specific districts.” This point was unnecessarily narrow. Promoting “bike use” does not exclude the possibility of developing a bike sharing program. Both bike use and car sharing help decrease motor vehicle miles traveled. We want both employees and residents to reduce VMT everywhere, not just “in specific districts.”
5. Eliminates the call for a joint study by the Parking Commission and Plan Commission to address aesthetics of Downtown parking and open spaces. The best way to improve the aesthetics of parking spaces, lots or garages is to build anything in their place other than parking spaces, lots or garages. Improving the aesthetics of "open space/common areas" is already the jurisdiction of the Plan Commission, and should also be the jurisdiction of the Arts Commission and the Assistant Director for the Arts, not the Parking Commission."
6. This change makes clear that there should be more covered bike parking for all Downtown users.

**September 12, 2017 Special Session Action:** *None*

**September 25, 2017 Special Session Action:** Amendment to Am 22, voice vote Adopted

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ADOPTED, Am 22, as amended, 7-1-0  
(September 25, 2017)

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## AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

*Please complete all fields indicated in **yellow**.*

Amendment Number: #23

Name of Sponsor(s): CM Volan

Date

Submitted: 9/19/17

### Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Overview – “Pedestrian Transportation”	68

### Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the beginning of the “Pedestrian Transportation” subsection. It moves two sentences to the end of the first paragraph, strikes the lead sentence (“Bloomington is a walking town,” which is contradicted by the last sentence of the paragraph, “few people identify as pedestrians”), and characterizes the character of walking as a transportation option.

### Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Pedestrian Transportation  
~~Bloomington is a walking town. Nearly 15% of Bloomington workers walk to work regularly. This percentage is among the highest in the nation (American Community Survey). Beyond walking to work, nearly everyone is a pedestrian at some point in their day, whether by parking a vehicle and walking to the final destination, walking to a transit stop, or walking the entire way. Despite the fact that most people walk every day for a portion of their trips, few people identify as pedestrians.~~  
**Nearly 15% of Bloomington workers walk to work regularly. This percentage is among the highest in the nation (American Community Survey).**

Special Session Action: Adopted, 7-1-0  
 (25 September 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #24

Name of Sponsor(s):

CM Volan

Date Submitted:

9/19/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Overview – "Motor Vehicle Transportation"	70

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a sentence at the end of "Motor Vehicle Transportation" subsection on p. 70 to make clear another characteristic of speed on a street: the higher it is, the fewer cars the street can carry.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Motor Vehicle Transportation

The City of Bloomington owns and maintains more than 230 center lane miles of streets and 82 traffic signals. This infrastructure, complemented by numerous other State and County facilities, provides an extensive network for motor vehicle use. Personal motor vehicles, delivery vehicles, emergency response vehicles, bikes, and public transit all use this network to reach destinations within and around the City.

With the exception of areas of new development, this network has very few opportunities for new connections. Investments in infrastructure for motor vehicles should focus on maintenance, improved efficiency within existing space, and reductions in crash risk and severity. High motor vehicle speeds are a constant cause for complaints from nearby residents, other drivers, and people using other transportation modes. **The increased headway requirement for higher speeds also decreases the carrying capacity of streets.**

Special Session Action: 7-1-0  
(25 Sept 2017)

Roll call vote on the introduction: Move forward to

## AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

*Please complete all fields indicated in yellow.*

Amendment Number: #25

Name of Sponsor(s):

CM Volan

Date Submitted:

9/19/17

### Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Goal 6.1 & Policy 6.1.2A	73

### Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a title to Goal 6.1, and revises the text of the goal to reflect the existing degree of sustainability of the local transportation system, and to seek instead to improve upon what the city is already doing right. The amendment also adds a policy point after 6.1.2, to be numbered 6.1.2A, to call for seeing streets as public spaces as well as transportation vectors.

### Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

1) Add goal title and revise text of Goal 6.1 as follows:

Goal 6.1 ~~Create and maintain a sustainable~~ **IMPROVE TRANSPORT SUSTAINABILITY**. Improve the ~~sustainability of the~~ transportation system.

2) Add a new policy, Policy 6.1.2A as follows:

Policy 6.1.1: In land use decisions, require sufficient density to promote infill, redevelopment, and reuse of vacant or under-utilized parcels and also to support multimodal transportation.

Policy 6.1.2: Locate transit and multimodal facilities near higher-density developments and employment and retail centers.

Policy 6.1.2A: Encourage the concept of streets as not merely for transportation, but as important public spaces where community thrives.

Special Session Action: Adopted, 6-1-1  
(25 Sept 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #26

Name of Sponsor(s): Piedmont-Smith, Granger and Rollo

Date Submitted: 9/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Goals & Policies, 6.1-6.4	73-74

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment reorganizes the 11 policies under Goal 1 and the 6 policies under Goal 2 into 4 goals focusing on (1) general sustainability, including economic, environmental, and social; (2) public transit; (3) bicycle and pedestrian infrastructure, including the attainment of platinum status as a Bicycle Friendly Community; and (4) the integration of all modes. The final 3 goals of the chapter are to be renumbered. The purpose of the amendment is to clarify and better categorize the policies, and to specifically articulate some implied goals. In addition, there are a few revisions in language to increase clarity and avoid redundancy. Explanations of those are in *red italics*. *Red italics* are not intended to be changes to text.

*Note: This amendment was revised on 25 September 2017 to reword Goals 6.2, 6.3 & 6.4 and add a new policy 6.2.4. The amendment also divides the amendment into four sections in order to facilitate consideration by division of the question.*

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~) (see following page)

## Section One

**Goal 6.1: IMPROVE TRANSPORT SUSTAINABILITY.** ~~Create and maintain a sustainable~~  
**Improve the sustainability of the transportation system.**

~~Policy 6.2.4:~~ **Policy 6.1.1:** Maintain a local Master Thoroughfare Plan, as required by state law, that plans for all modes of transportation.

~~Policy 6.1.3:~~ **Policy 6.1.2:** Balance economic, environmental, accessibility, and equity issues in local transportation decisions.

~~Policy 6.1.1:~~ **Policy 6.1.3:** In land use decisions, require sufficient density to promote **through** infill, redevelopment, and reuse of vacant or under-utilized parcels ~~and also~~ to support multimodal transportation **and discourage urban sprawl.**

~~Policy 6.1.2:~~ **Policy 6.1.4:** Locate transit and multimodal facilities near higher-density developments, employment and retail centers, **social services, and community facilities.** *(adding language from the current 6.1.4)*

~~Policy 6.1.11:~~ **Policy 6.1.5:** Ensure City transportation and land use decisions are coordinated with anticipated developments in automated/autonomous vehicles, ~~such that City decisions complement multimodal transportation, improve~~ **to ensure** safety and **increase** mobility, and ~~support urban growth without encouraging sprawling development with longer commutes.~~ *(Discouraging sprawl is already covered in the new 6.1.3)*

~~Policy 6.2.5:~~ **Policy 6.1.6:** Prioritize safety and accessibility over capacity in transportation planning, design, construction, and maintenance decisions.

~~Policy 6.2.6:~~ **Policy 6.1.7:** Evaluate city roads, sidewalks, paths, trails, ramps, and traffic devices regularly and implement an adequately funded maintenance program.

## Section Two

**New Goal 6.2: Maintain, improve, and expand an accessible, safe, and efficient public transportation system.**

~~Policy 6.1.4:~~ **Policy 6.2.1:** Support public transit access to regional destinations, high-density residential areas, social services, community facilities, and employment centers. *(This last phrase is incorporated into new Policy 6.1.4.)*

~~Policy 6.1.5:~~ **Policy 6.2.2:** Encourage the provision of seating, lighting, and signage (including real-time arrival information) at transit stops to increase rider comfort, safety, and convenience.

~~Policy 6.1.10:~~ **Policy 6.2.3:** ~~Continue to s~~ Support the adoption and use of technologies that reduce emissions of greenhouse gases and pollutants from vehicles.

## Section Three

**New Goal 6.3: Maintain, improve, and expand an accessible, safe, and efficient network for pedestrians, and attain platinum status as a Bicycle Friendly Community, as rated by the League of American Bicyclists.**

~~Policy 6.1.6:~~ **Policy 6.3.1:** Prioritize pedestrian and bicycle infrastructure within Bloomington and to connect with surrounding communities.

~~Policy 6.1.7:~~ **Policy 6.3.2:** Encourage and require (where legally feasible) new private developments to dedicate easements or right of way and provide improvements for pedestrian and bicycle facilities to complete the connectivity in the networks.

~~Policy 6.1.8:~~ **Policy 6.3.3:** Enhance the pedestrian and bicycle network with benches, pedestrian-scaled lighting, bicycle parking, street trees and landscaping, interpretive stations, public art, and/or other features to further improve the physical conditions that support walking and biking.

~~Policy 6.1.9:~~ **Policy 6.3.4:** Encourage, and when possible require, **Require** pedestrian-friendly design features. *(Pedestrian-friendly design is already required in various parts of the UDO, and should continue to be required.)*

**Policy 6.3.5: Require provision of covered bicycle parking in new construction.**

## Section Four

**New Goal 6.4: Continue to integrate all modes into the transportation network and to prioritize bicycle, pedestrian, public transit, and other non-automotive modes to make our network equally accessible, safe, and efficient for all users.**

~~Policy 6.2.2:~~ **Policy 6.4.1:** Consider all ages, all abilities, and all modes, including pedestrians, bicyclists, transit vehicles, emergency responders, and freight when planning, designing, modifying, and constructing transportation facilities.

~~Policy 6.2.3:~~ **Policy 6.4.2: As capacity needs increase, focus on multimodal improvements and optimization of the existing transportation system rather than adding more lanes for passenger vehicles.**

Existing goals 6.3, 6.4, and 6.5 shall be renumbered to follow new Goals outlined above.

Special Session Action: Am 01 to Am 26 approved by voice vote (Am 01 - reflects congruence with Am 25)  
Adopt AM 26 as amended, 8-0-0

(25 Sept 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #28

Name of Sponsor(s):

Granger and Piedmont-Smith

Date Submitted:

9/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Policy 6.2.4	74

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes policy 6.2.4, a policy about use of the right-of-way that is not really related to transportation and is the common practice of the City's Board of Public Works.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

~~Policy 6.2.4: Permit the use of public right of way and parks for activities such as construction, maintenance, and special events as appropriate.~~

Special Session Action: Adopted, 8-0-0  
(25 Sept 2017)



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #32

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	Development Themes for Land use Classifications	80

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This change deletes editorial language in the *Land Use*, "Development Themes for Land Use Classification" section that goes beyond the concepts of the vision statement. These could encourage more than is intended in the interpretation of these general themes.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

## Development Themes for Land Use Classifications

1) Strike sentence from first paragraph:

### Maintain

Locations where the prevailing existing built and natural attributes should be maintained, protected, and replicated throughout. Generally these areas are mostly uniform in both the built and natural contexts, but can vary from one to another in regards to their attributes (architectural style, block pattern, natural features, etc.). These attributes vary depending on the time period when the built context was created, any natural or man-made barriers that define their respective borders and edges, and other key elements that influenced an area such as socioeconomic conditions. For example, an older residential area versus a newer residential area can have very different built and natural attributes that should be maintained, protected, and replicated. This does not mean ~~that infrastructure investments and mixing of complementary land uses should not be introduced into older, well-established areas of the community, or that newer neighborhoods should not evolve in the future as housing needs and demographic changes cause new requirements for different housing options and consumer needs.~~ Past examples of Maintain areas include Restaurant Row, single-family residential in all platted vacant lots, and areas with neighborhood conservation districts.

*(Second paragraph inserted for context – no change)*

### Enhance

Locations that draw upon the existing, more desired surrounding land uses to enhance the area over time. Generally these areas have lost a contextual uniformity in both the built and natural contexts, but have desired remnant attributes to build upon and enhance. These areas can vary greatly from one to another in regards to their characteristics (architectural style, site design, natural features, etc.) because of the general lack of a strong contextual uniformity. Important attributes may vary based upon the time period the built context was created. Likewise, we need to identify important natural or man-made barriers that define their respective borders and edges, and other key elements that influenced an area such as socioeconomic conditions. Careful examination of these features and elements are necessary when determining which ones to enhance and replicate. Past examples of enhanced areas include the Broadview Neighborhood, the Downtown Edges, and North Walnut Street/College Avenue. Efforts to modernize infrastructure in the Broadview Neighborhood have established new sidewalks and walking paths at the neighborhood edges, new sanitary sewer lines, and a neighborhood park (all were originally lacking in this residential neighborhood). At the edge of the Prospect Hill Neighborhood, historic rehabilitation of the I-Fell building, along with some sidewalk and on-street parking improvements, supports an appropriate pedestrian-scaled, mixed-use area as a transition from the Downtown into the older neighborhoods. Storm water improvements and public space investments at Miller Showers Park, along with redevelopment activity, continue towards mixing uses along North Walnut Street/College Avenue to create a higher density context near Indiana University.

2) Strike sentence from third paragraph:

### Transform

Locations that establish a brand new identity for land use and natural attributes in order to significantly change the area from its current condition. Generally these areas are mostly undeveloped or have great opportunities to redevelop into a transformed built and natural environment. These areas can have the most variability from one to another in regards to their desired attributes (architectural style, site design, natural features, etc.) because of their opportunity to establish a new contextual identity. Natural and man-made barriers, such as environmental constraints, neighborhood edges, and historic considerations, should still be respected when defining borders and transition areas. Development principles in these areas include introducing mixed-use, green building principles, re-establishing grid circulation where feasible, promoting higher densities, and diversifying housing types. Past examples of transformed areas include properties adjacent to the B-Line Trail south of 6th Street to Allen Street, and the redevelopment of the area southwest of Patterson Drive and 3rd Street. Additionally, while the land use map has defined areas of use, we must recognize that some use areas are transitional in nature and the community must be prepared to rethink existing land use designations.

Special Session Action:

**Amend Am #32 by keeping all but the middle part of the changes in the first paragraph and keeping the original text in the third paragraph.**

**7 – 1 (Volan)**

**Amendment Adopted**

**Adopt as Amended**

**7 – 1 (Volan)**

**Adopted**

*(10 October 2017)*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #35

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	Urban Village Center – Site Design	86

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes the word “significantly” from the last sentence under the *Urban Village Center*, “Site Design.” This change is intended to preserve the quality of life or livability of the neighborhoods surrounding these Urban Village Centers by not implying that a higher level of adverse impacts would be allowed there than would otherwise be considered acceptable in other single family neighborhoods.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Urban Village Center*

*Site Design:* An Urban Village Center represents the smallest scale of commercial and mixed land use that serves as a high activity node and destination within a neighborhood. The introduction of an Urban Village Center into a primarily residential area requires a high level of site design, compatible building mass and scale, and responsiveness to the needs of the surrounding residents. Sidewalks, street trees, pedestrian-scale lighting, outdoor seating or plaza space, and decorative features such as public art must be standard elements in site design. Urban Village Centers must not ~~significantly~~ detract from the livability of these neighborhoods through unreasonable traffic, lighting, noise, litter, or other impacts.

Special Session Action: Adopt  
8 – 0 (Via Consent Agenda – Roll Call Vote)  
ADOPTED

(25 Sept. 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #36 - R

Name of Sponsor(s):

Chris Sturbaum

Date Submitted:

9/18/17 - Revised 11/27/17;  
Updated 1/4/18

Comp Plan Chapter,  
Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Urban Corridor - Land Use Development Approvals	<del>89</del> 92

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment has been revised since it appeared on the October 10<sup>th</sup> agenda, but was not introduced. The initial amendment added a sentence to the last bullet-point under Urban Corridors, "Land Use Development Approvals," that called for the conditional use process to mitigate the adverse impacts of higher density (up-zoning) proposals which encroach upon single family zoned neighborhoods. The revised amendment replaces the proposed text with one that recommends that the greater residential density and diversity of housing types be located in order to preserve the character of existing single family neighborhoods and are more appropriate for the multi-family and commercial zones with the Urban Corridor district.

### *Urban Corridor – Land Use Development Approvals*

*(Note: The eight bullet-points associated with this section are included below for context; the amendment adds a sentence to the last entry in this excerpt.)*

The following provide additional land development policy guidance:

- Buildings should be developed with minimal street setbacks, with parking located behind the building, and with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- To increase pedestrian and transit accessibility, street cuts should be limited as much as possible to reduce interruptions of the streetscape, tree plots, and sidewalks.
- Affordable housing units are an important component of the Urban Corridor district.
- Access to public transit service is an important component of the Urban Corridor district.
- Connections to a network of City trails, paths, and bikeways create access to other destinations and provide active, healthy means of transportation.
- Districts are located along major roadways in order to provide convenient pedestrian, bicycle, transit, automobile, and truck (e.g. delivery) access.
- In new development or redevelopment projects, utilities could be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.
- Consider opportunities for infill and redevelopment to increase residential densities, with housing types such as duplex, triplex and four-plex buildings, courtyard apartments, bungalow courts, townhouses, row houses and live/work spaces. **In order to preserve the character of existing single family neighborhoods, this increased residential density and diversity in housing types should be located outside those neighborhoods. ~~in order to preserve the character of existing single family neighborhoods, this mixed-density development is more appropriate for the multi-family and commercial zones within the Urban Corridor district.~~**

Special Session Action – 10 October 2017  
Special Session Action – 5 December 2017

Special Session Action – 10 January 2018  
(under Res 18-01)  
*All Present*

None – Not Introduced  
None – Not Considered – Council Recessed Until  
10 January 2018  
Motion to Amend Am 36-R (as indicated in bold and  
strikeout above)  
9 – 0  
AMENDMENT TO AMENDMENT ADOPTED  
Motion to Adopt Am 36-R as Amended (Am 36-Ra)  
9 – 0  
ADOPTED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #38

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	West 2 <sup>nd</sup> Street-Former Bloomington Hospital – Background and Intent	95

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This change adds text to West 2<sup>nd</sup> Street-Former Bloomington Hospital, "Background and Intent." The additions call for the cooperation with SPEA and the use of an urban planner as well as adding the phrase "other forms of deep public participation". As sponsor, Cm. Sturbaum notes, "This is a critical area for our community and there is no time to waste on starting the process. The reference to the charrette process and deep public participation intends to assure that the process will be motivated by quality-of-place goals rather than strictly economic ones. The trust is that a better outcome will be found by including the broader community of IU as well as the local stakeholders and neighborhoods."

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**West 2nd Street – Former Bloomington Hospital**

*Background and Intent:* The IU Health Bloomington Hospital is expected to vacate the original hospital site in or around 2020 or 2021. This change will present a redevelopment challenge and opportunity. The hospital site encompasses nearly an entire large city block, and with adjacent supportive professional offices and parking lots, the Focus Area encompasses a much larger expanse. Because of the challenges and opportunities presented by this move, ~~the City of Bloomington should cooperate with the SPEA Capstone program at the earliest convenience to explore the widest range of ideas for the new site.~~ **a** detailed Focus Area plan will be developed in a process that includes a community charrette **with an urban planner and other forms of deep public participation.** Once the plan is completed, it shall serve as the primary planning policy document for redevelopment of this Focus Area. Until that time, land use policy shall defer to the underlying districts.

Special Session Action:

Amend the Amendment to strike text within this quote “, the City of Bloomington ... A” and leave the rest of the amendment

8 – 0

Amendment to Amendment Adopted

Adopt as Amended

8 – 0

ADOPTED AS AMENDED

(10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #39

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Focus Areas & Strategies: West 2nd Street – Former Bloomington Hospital	95

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment comes at the request of Phil Stafford of the Commission on Aging and encourages that the Lifetime Community concept be applied to the Former Hospital Site, "Land Use Approvals." Notably, this phrase is currently listed in the Switchyard North, "Land Use Approvals" section. This change adds that prioritization to the Former Hospital Site section.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

West 2nd Street -  
Former Bloomington Hospital

*Land Use Development Approvals:* Until a Focus Area plan is developed, land development activity is not encouraged. The Focus Area plan will better define the intent and context in order to identify the most appropriate development theme. However, in the interim, locations should utilize the underlying Land Use District designations within this chapter and apply the Maintain development theme for approvals. **Furthermore, the aforementioned principles of Sustainability and Livability or Lifetime Community should be used to coordinate and attract investments and interests.**

Special Session Action: ADOPTED, 8-0-0  
(25 Sept 2017)

**AMENDMENT FORM**

**Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)**

*Please complete all fields indicated in yellow.*

Amendment Number: #41 - R

Name of Sponsor(s): Cms. Sturbaum & Rollo

Date Submitted: 9 / 17 /18

**Comp Plan Chapter, Section, and Page**

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Focus Areas & Strategies: Gateway South and Gateway North	96-97

**Synopsis and Legislative Intent** (brief description of amendment and its motivation)

This amendment was defeated at the 10 October 2017 meeting of the Special Session. It has been revised with the intent that it be reconsidered by the Council with support from a member who voted on the prevailing side in October. Both the initial and revised amendment address the "branding" in both the Gateway South and Gateway North Focus Areas and Strategies. The revisions recommend that the 2005 Downtown Vision and Infill Strategy Plan inform the "branding" process and that the process include robust public input.

**Amendment** (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Gateway South  
*Land Use Development Approvals:* Locations should utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Emphasis should be on architectural and site design characteristics that establish Gateway South branding. **The product of the branding should be informed by the 2005 Downtown Vision and Infill Strategy Plan, which was a successful local effort at establishing form-based design guidelines, and should also include a robust public process.** Approvals should also consider the importance and economic impact of the Convention Center, such that land uses should complement and not substantially hinder Convention Center activities. Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new development.

Gateway North  
*Land Use Development Approvals:* Locations should utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Emphasis should be on architectural and site design characteristics that establish Gateway North branding. **The product of the branding should be informed by the 2005 Downtown Vision and Infill Strategy Plan, which was a successful local effort at establishing form-based design guidelines, and should also include a robust public process.** Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new developments.

Special Session Action – 10 October 2017      1 – 7 – 0      Failed

Special Session Action – 5 December 2017      **Reconsider – Amend – Adopt as Amended  
 7 – 0 (via Consent Agenda)  
 Absent: Cm. Chopra & Sims  
 ADOPTED**



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #42

Name of Sponsor(s):

Susan Sandberg

Date Submitted:

9/19/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Land Use Development Approvals	82; 84; 86; 89

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds language to the "Land Use Development Approvals" subsections in the Mixed Urban Residential, Downtown, Neighborhood Residential, and Urban Corridor Sections of the Land Use Chapter. The added language supports the idea that low-income families require a continuum of affordable housing options. This includes permanent affordable housing, necessary for those on fixed incomes, and home ownership for low-income families that have the means to increase their incomes. This change also provides consistency concerning the City's commitment to incentivize affordability and home ownership across land use categories.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- 1) Page 82, Bullet 4 under *Mixed Urban Residential*, "Land Use Approvals," shall be revised as follows:  
  - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- 2) Page 84, add a new Bullet, to follow Bullet 1 under *Downtown*, "Land Use Approvals," to read as follows:  
  - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- 3) Page 86, add a new Bullet under *Neighborhood Residential*, "Land Use Approvals" to read as follows:  
  - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- 4) Page 89, add a new Bullet, following Bullet 3 under *Urban Corridor*, "Land Use Approvals," to read as follows:  
  - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).

Special Session Action: ADOPTED, 7-0-0  
(10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #45

Name of Sponsor(s):

Isabel Piedmont-Smith, District 5

Date Submitted:

Oct. 1, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Overview, under heading "Housing Trends and Issues"	60-61

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment (1) clarifies the upper income limit for workforce housing and (2) adds a verb to one sentence where a verb is lacking.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Bottom of pg. 60, last sentence:

Local policy makers have affirmed affordable housing as a major focus area of the City's administration, while the City Council formed the Affordable Living Committee to specifically address this challenge. Increasing housing supply, along with offering a range of housing programs for extremely low income households through (workforce) households with ~~upwards of~~ **up to** 120% of annual median income, ~~to~~ **will** help ensure accessible mixed-income neighborhoods.

Special Session Action: *Adopted via Consent Agenda by voice vote*  
(10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #46 - R

Name of Sponsor(s):

Cms. Sturbaum & Sandberg

Date Submitted:

11/27/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5 (Housing & Neighborhoods)	NEIGHBORHOODS	61

Synopsis and Legislative Intent (brief description of amendment and its motivation)

**This amendment was rejected at the October 10, 2017 meeting of the Special Session and has been revised with the intent for the Council to reconsider it with the support of a co-sponsor who voted on the prevailing side in October. The revisions keep the text supporting income-diverse neighborhoods in the first paragraph of the second column of the Neighborhoods section. The revisions also replace proposed text in the third paragraph of that column with language recommending that new, more dense housing types be located in multi-family and commercial zones along with opportunities that arise with new, greenfield development.**

*As stated in the original, unrevised amendment, the call for higher densities and diverse housing types should not be aimed at single family neighborhoods. Prior to zoning changes, these neighborhoods were over-occupied and under-maintained so that home ownership was declining. Up-zoning of single family neighborhoods will have a negative impact on affordable homeownership as buyers compete with rental investors in an already scarce housing market. There are new areas to zone for higher residential occupancy such as entry corridors and previous commercially-zoned properties along the B-Line trail and elsewhere.*

## Neighborhoods

*This amendment makes changes to the first and last paragraph in the second column of the Neighborhoods section as follows:*

The 2002 Growth Policies Plan recognized the importance of preserving and enhancing neighborhoods, as well as improving the quality of life for both current and future residents. This has not changed. New neighborhoods will be established as the community grows. Embracing innovation and creativity will foster vibrant new neighborhoods. **All of Bloomington's neighborhoods must avoid monocultures that serve only a small range of household incomes and attract a limited segment of the market. Monocultures are not a healthy characteristic of a community. Ensuring a diversity of housing types and -s** Serving a mix of household incomes should help define Bloomington's most vibrant neighborhoods.

Through the City's Neighborhood Planning Initiative, several neighborhoods participated in a comprehensive planning process to construct clear visions of overall needs and priorities, as well as a step-by-step outline of the methods needed to achieve their goals. The Planning and Transportation Department collaborated with the following neighborhoods to draft plans through the Neighborhood Planning Initiative: McDoel (2002), Broadview (2003), Prospect Hill (2005), and Green Acres (2006). The Downtown Vision and Infill Strategy Plan (2005) focused on the emergent Downtown residential market. Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments), the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner-occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative environmental impacts of traffic congestion.

Changing markets and consumer demands create opportunities to further the diversification of existing housing stock and neighborhoods. Accessory dwelling units (ADUs), tiny homes, and co-operative housing are some examples of housing options used throughout the country. Through experimentation and pilot programs the City supports ADUs, tiny homes, cooperative housing, and other housing options that address long-term affordability, aging in place, and create fewer monocultures of housing stock. **This should not be done at the cost of losing naturally occurring affordable home ownership and existing affordable rentals in single family core neighborhoods. New housing types should be developed in multi-family and commercial zones. These mixed density residential projects will also be suitable in new, greenfield developments.**

<b>Special Session Action – 10 October 2017</b>	<b>1 (Sturbaum) – 7 (Absent: Chopra) Failed</b>
<b>Special Session action – 05 December 2017</b>	<b>Motion to Reconsider and Adopt Adopt Am 46-R-A by striking word “core” in the last paragraph.</b>
<b>Absent: Cm. Chopra &amp; Sims</b>	<b>6 – 0 – 1 (Volan - Abstain) Am 46-R-A adopted Adopt Am 46-R-B by striking the last two sentences of the last paragraph 7 – 0 - 0 Am 46-R-B Adopted Adopt Am 46-R as Amended by Am A and B 6 – 0 – 1 (Granger – Abstain) ADOPTED AS AMENDED BY AM 46-R-A AND AM 46-R-B</b>

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #47

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Goal 5.1	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment revises Goal 5.1 to target more accurately local housing affordability needs.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 5.1 Housing Affordability: ~~Sustain~~ **Improve** access to a ~~wide range of affordable housing types for a continuum of needs~~ in Bloomington, **including people experiencing homelessness, low-income, and moderate-income households.** ~~and~~ ~~s~~**Strive** for permanent affordability in rental and owner-occupied housing options, with policies that recognize differences among the needs of extremely low-income (0-30% Area Median Income), very low-income (31%-50% AMI), low-income (51%-80% AMI) and moderate-income (81%-120% AMI) households ~~for households making less than 120% of the annual median income.~~

Special Session Action: Adopted via Consent Agenda by a Voice Vote (10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #48

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Policy 5.1.1	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes the language of Policy 5.1.1 and replaces it with language to recognize more accurately, the housing needs of low-income households. The original language of this passage emphasized "expanding" options for middle income households, while "sustaining" programs for low-income households. This amendment adds in parity for all income levels while retaining the call for income diversity and inclusivity.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

~~Policy 5.1.1: Promote an income-diverse and inclusive city by expanding programs that serve middle-income and workforce households and by sustaining programs that serve extremely low to low-income households for long-term affordability.~~  
Expand and sustain housing programs designed to serve the identified long-term housing affordability needs of moderate-income, low-income, and extremely low-income households, to achieve an income-diverse and inclusive city.

Special Session Action: ADOPTED, 8-0-0  
(10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #49

Name of Sponsor(s):

Chris Sturbaum

Date Submitted:

10/5/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	HOUSING & NEIGHBORHOODS GOALS AND POLICIES – Policies 5.1.3 & 5.3.1	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

**This amendment deletes the term "within neighborhoods" within Policy 5.1.3 and adds a clarifying statement to Policy 5.3.1 to: "Avoid impacting single family neighborhoods with increased density beyond 3 unrelated occupants."** The idea that we can insert a large variety of housing types into a single family neighborhood is inconsistent with the 3 unrelated zoning that created home ownership and revitalization of these neighborhoods in the first place. They were being destroyed by rental investors who were renting houses with over-occupancy and not maintaining them. The property value was based on the rental occupancy and the instability of this condition made single family home ownership decline. Up-zoning these neighborhoods which have established a healthy balance of rental and home ownership and a livable density would destabilize these successful neighborhoods and have a negative impact on affordable home ownership.

## Housing & Neighborhoods Goals & Policies

This amendment makes two changes to this section:

1) First, the amendment deletes Policy 5.1.3, which is shown in context below:

**Goal 5.1 Housing Affordability:** Sustain access to a wide range of housing types in Bloomington and strive for permanent affordability for households making less than 120% of the annual median income.

**Policy 5.1.1:** Promote an income-diverse and inclusive city by expanding programs that serve middle-income and workforce households and by sustaining programs that serve extremely low to low-income households for long-term affordability.

**Policy 5.1.2:** Establish affordable housing in locations with close proximity to schools, employment centers, transit, recreational opportunities, and other community resources to increase access.

**Policy 5.1.3:** Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels ~~within neighborhoods.~~

2) Second the amendment adds a sentence to the end of Policy 5.3.1, which is shown in context below:

**Goal 5.3 Housing Supply:** Help meet current and projected regional housing needs of all economic and demographic groups by increasing Bloomington's housing supply with infill development, reuse of developed land for housing, and developments on vacant land if it is at least partially surrounded by existing development.

**Policy 5.3.1:** Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. **Avoid placing the higher-density forms in single-family neighborhoods. forms impacting existing single family neighborhoods with increased density beyond 3 unrelated occupants.**

**Policy 5.3.2:** Enable people who are elderly and moving into later life to remain in their own homes to "age in place," and consider options to meet their needs through shared housing, accessory dwellings, smaller homes and lots, adult foster homes, and other assisted residential living arrangements.

**Policy 5.3.3:** Support home modifications (e.g. Universal Design standards) for non-student-oriented, multifamily housing to accommodate the needs of older adults and people with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care.

**Policy 5.3.4:** Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.

### *Special Session Action:*

*Am 49A - To Amend Policy 5.3.1 (see green shaded area)*

*6 – 1 (Chopra) – ADOPTED*

*Am 49B – To Amend Policy 5.1.3 to remove “within neighborhoods” and reference to that policy in the Synopsis.*

*5 – 1 (Chopra) – 1 (Volan) – ADOPTED*

*Adopt Am 49 as Amended by Am49A and Am49B*

*6 – 1 (Chopra) – ADOPTED AS AMENDED BY AM49A and AM49B*

*(24 October 2017)*



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #50

Name of Sponsor(s): Isabel Piedmont-Smith, District 5

Date Submitted: Oct. 1, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Housing & Neighborhoods – Goals – Goal 5.4	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the language of Goal 5.4 since most people don't know what "security of housing tenure" means.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 5.4 Neighborhood Stabilization: Promote a variety of homeownership and rental housing options, ~~security of housing tenure,~~ **mitigate against unforeseen eviction and rapid price changes**, and encourage opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes., ~~and strategies that avoid monocultures within neighborhoods.~~

Special Session Action: adopted, 7-0-0  
(24 October 2017)

*Note: This amendment was modified after it was issued in the Legislative Packet, but before introduction, to change the word "protect" to "mitigate."*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #51

Name of Sponsor(s):

Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted:

10/3/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Programs - Affordable Housing	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a program bullet, which shall be inserted as the third bullet point under "Affordable Housing." The new program calls for developing a strategy for following-up on the housing evaluation, residential market analysis, and housing inventory described in first and second bullet points.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*(Shown in partial context)*

Affordable Housing

- Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.
- Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.
- **Develop a detailed Housing Strategy for the City of Bloomington, based on findings in the completed housing evaluation, residential market analysis, and housing inventory. Update Chapter 5, "Housing and Neighborhood Development" to coordinate with the final Housing Strategy.**
- To the extent permitted by law, develop and implement programs that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities. ...

Special Session Action: ADOPTED, 7-0-0  
(10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #52

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Programs - Affordable Housing	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a program bullet to "Affordable Housing," to designate a citizen commission to acquire information on housing needs and to make policy recommendations to the Mayor and City Council on affordable housing in the community. If Am 51 is adopted, then this shall be the fourth bullet point. If Am 51 is not adopted, then this shall become the third bullet point.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*(Shown in partial context)*

Affordable Housing

- Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.
- Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.
- *Develop a detailed Housing Strategy for the City of Bloomington, based on findings in the completed housing evaluation, residential market analysis, and housing inventory. Update Chapter 5, "Housing and Neighborhood Development" to coordinate with the final Housing Strategy. (Am 51, if adopted)*
- Create a Housing Commission to acquire information on and study residents' housing needs and opportunities, make policy recommendations to the Mayor and City Council regarding issues affecting affordable housing and supportive services in the community.
- To the extent permitted by law, develop and implement programs that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities. ...

Special Session Action: ADOPTED, AS AMENDED, 7-0-0

Am 52 was amended by Am 52A to remove the words "or other advisory body" via voice vote. (24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: # 53-R

Name of Sponsor(s): Cm. Piedmont-Smith, District 5

Date Submitted: November 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5: Housing & Neighborhoods	Programs, "Affordable Housing"	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment was adopted via the consent agenda on 10 October and is being revived for Council reconsideration to make a technical correction. With this reconsideration, the phrase "Project-based Section 8" shifts to "Section 8 Project-Based Vouchers" as HUD is no longer providing new funding for Project-Based Section 8 and this program is not under the authority of the Bloomington Housing Authority.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Blue text indicates the additions made by Am 53; bold text indicates the change with this reconsideration.*

- Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients, including, but not limited to, Public Housing, Section 8 Housing Choice Vouchers, and ~~Project-based-Section 8~~ Project-Based Vouchers.

Special Session Action – 05 December 2017:

Motion to Reconsider

Motion to Amend

Motion to Adopt as Amended

Absent: Cm. Chopra and Sims.

7 – 0 – 0 (Via Consent Agenda)

ADOPTED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #54

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Programs - Affordable Housing	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a program bullet to "Affordable Housing," to recognize that housing needs and solutions are a multi-jurisdictional concern. For that reason, the amendment adds a program bullet calling upon the City of Bloomington and Monroe County governments to partner in an effort to maximize affordable housing efforts.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*(Shown in partial context)*

Affordable Housing (partial excerpt)

- Support the development of senior housing organized around affinities such as LGBTQ housing, Senior Arts Colony housing, and senior and intergenerational cooperative housing.
- Develop policies and enforcement programs around new housing options that assure neighborhood stability and preserve neighborhood character.
- Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients. (Subject to change via Am 53)
- Partner with Monroe County government to coordinate and maximize affordable housing strategies and to leverage available resources.

Special Session Action: Adopted via Consent Agenda by Voice Vote (10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #55

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 10/5/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	PROGRAMS - NEIGHBOERHOOD CHARACTER AND QUALITY OF LIFE	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

**This amendment inserts a new bullet-point at the end of the Neighborhood Character and Quality of Life program supporting affordable home ownership.** While affordable rental is a good thing for citizens, many have the goal that is referred to as "the American Dream": Home Ownership. By working with Habitat and with Bloomington Restorations and other affordable housing providers, while providing home ownership counseling and assistance, the city of Bloomington has helped a large number of citizens become homeowners.

This frees individuals from ever-increasing rental costs and they can build equity in a home of their own. This allows bank loans for business or for home improvement and creates stability in our neighborhoods and our community. In the rush for affordable rentals, let us not forget the life-changing hand-up that this kind of support can give some of our citizens when home ownership becomes increasingly difficult to achieve.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- Neighborhood Character and Quality of Life**
- Identify priority street and sidewalk improvements that would make a substantial contribution to the quality of neighborhoods.
  - Evaluate access to health care and other community services and amenities for older adults and people with disabilities.
  - Survey existing neighborhoods to measure livability by examining the connection to neighbors for safety and assistance, home modification policies, assistance with utilities and weatherization, ease of transportation options, number of older adults who suffer from cost-burdened housing, and connection to social services as needed.
  - Identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider pre- planning potential development options.
  - Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep citizens from poverty while they build equity and security in the local community.**

Special Session Action: Adopted Via Consent Agenda: 8 – 0 (Chopra: absent)  
(10 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #56

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 10/5/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	PROGRAMS - NEIGHBOERHOOD CHARACTER AND QUALITY OF LIFE	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

**This amendment inserts a sentence at the end of the first bullet-point under the Neighborhood Character and Quality of Life program that calls for an increase in Council Sidewalk Committee funding.** There is a call to identify and prioritize sidewalk improvements. The Council Sidewalk Committee already has done that. We need the funding to follow through on more than two or three sidewalk projects per year.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Neighborhood Character and Quality of Life**

- ~~Identify~~ **Implement** priority street and sidewalk improvements that would make a substantial contribution to the quality of neighborhoods. **Increase Council Sidewalk Committee funding.**
- Evaluate access to health care and other community services and amenities for older adults and people with disabilities.
- Survey existing neighborhoods to measure livability by examining the connection to neighbors for safety and assistance, home modification policies, assistance with utilities and weatherization, ease of transportation options, number of older adults who suffer from cost-burdened housing, and connection to social services as needed.
- Identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider pre- planning potential development options.

*Special Session Action:*

*Amend Am 56A – which would keep first bullet-point and replace “identify” with “implement.”*

*6 – 1 (Volan) – ADOPTED*

*Adopt AM 56 as amended by AM56A*

*6-1 (Volan) – ADOPTED AS AMENDED BY AM56A*

*(24 October 2017)*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #57

Name of Sponsor(s): Susan Sandberg, At-Large Representative

Date Submitted: 10/03/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Outcomes & Indicators	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment provides clarification of the intent of the "Percentage Ownership" indicator and connects it to the outcome, "Increase the range of affordable housing options that are universally designed and environmentally sustainable."

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*(Shown in partial context)*

Outcomes & Indicators  
Outcome: Increase the range of affordable housing options that are universally designed and environmentally sustainable.

- Block group measures of housing cost burden (</> 30% of income to gross housing costs) relative to Median Household Income.
- Availability and demand for subsidized housing by block group
- Percentage of dwelling units occupied
- Percentage of dwelling units in poor condition
- Housing and Transportation (H +T) Affordability Index Score relative to Median Household Income
- Long-term affordability – greater than 10 years
- Percentage of **home ownership in households making 80% or less of the area median income.**
- Basic passage: Percentage of housing units with no-step entrance
- Neighborhood housing type diversity index
- Evaluate the cumulative impact of regulations and the development review process and how it affects the ability of housing developers to meet current and future housing demand

Special Session Action: ADOPTED, 7-0-0  
(24 October 2017)

*Note: Please note that this amendment was revised after issuance in the Legislative Packet, but before it was introduced to remove the word "Increase in" prefacing "percentage of home ownership."*



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #58

Name of Sponsor(s): Isabel Piedmont-Smith, District 5

Date Submitted: Oct. 1, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Outcomes and Indicators	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies what is meant by "non-monoculture neighborhood characteristics" and how they can be measured.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Outcome: Increased diversity within neighborhoods

- Index of housing by category and costs by neighborhood or census-determined geography
- ~~Non-monoculture neighborhood characteristics~~
- Neighborhood Diversity Index to view changes to racial and ethnic diversity in neighborhoods over time.
- Participation of individuals from diverse backgrounds in neighborhood association leadership.
- Neighborhood-level cultural events.
- Ratio of ownership to rental units by ~~city and~~ neighborhood

Special Session Action: Adopted via Consent Agenda by a Voice Vote (10 October 2017)

## AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #59

Name of Sponsor(s): Dave Rollo, Dorothy Granger, and Isabel Piedmont-Smith

Date Submitted: 10/15/17

### Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	Overview	42

### Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds greenhouse gas emissions as a concern for Bloomington and acknowledges that climate protection and the attendant reduction in greenhouse gas emissions has long been a policy priority of the City.

### Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

#### Overview

All life depends on the vitality and interplay between three main categories of the natural environment: air, water, and land. ~~While these are broad categories of interrelated systems,~~ Residents of Bloomington have long held ~~their~~ **the protection of these vital systems** close to their hearts and high among their priorities. This chapter is organized around some of the threats and opportunities to the natural environment and associated ecological services regarding breathable air, drinkable water, energy consumption, food production, waste mitigation, and ~~ecologic protection~~ **a stable climate**.

Bloomington residents consistently express their hopes for a better natural environment **on local, regional, and global levels**. These hopes include: reducing air-contaminating pollutants by lessening our reliance on fossil fuels; reducing waste and increasing recycling and composting; protecting both water quality and quantity for humans and nature; and enhancing urban ecology through increased biodiversity. **Bloomington has also committed to climate protection and a reduction in greenhouse gas emissions through The U.S. Mayor's Climate Protection Agreement (signed in 2006), the work of the Peak Oil Task Force (2009), the support of the International Paris Climate Accord (2017), and the Commission on Sustainability (ongoing), as well as the Bloomington Environmental Action Plan of the City's Environmental Commission (2017).**

In order to foster a healthy environment, **protect our climate, and reduce greenhouse gas emissions, we need to work together to improve natural resource stewardship. The biggest source of greenhouse gas emissions in Bloomington is the use of fossil fuels, which provide most of our electricity and are needed for most transportation options. For example,** ~~Therefore, the City's has engaged in efforts to reduce-energy use and to diversity its sources of energy~~ **are important and should be increased**. The Green Building Ordinance, City facility and community-wide solar initiatives (2017 Solarize Bloomington Initiative), and community-based efforts like Earth Care and the Monroe County Energy Challenge have all targeted a cleaner, reduced energy footprint.

Developing a long-term environmental plan, as part of a larger sustainability plan, **is a priority that** ~~The City~~ recognizes that environmental protections and enhancements are critical parts of our urban infrastructure. **These and other efforts** will contribute towards a more sustainable Bloomington.

This chapter highlights key components of the environment and sets goals for creating an environmentally sustainable community ~~through~~ **in the categories of energy, the built environment, water, urban ecology, waste, air quality, and food and agriculture.**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #60

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter 3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Environment	Overview: Energy	44

Synopsis and Legislative Intent (brief description of amendment and its motivation)

The amendment revises the Energy Overview to introduce the concept of risk of dependence on fossil fuels - a depleting energy resource.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Energy

Energy use plays a key role in community development. Reliability, efficiency, and a diverse portfolio of energy services all contribute to community resiliency. The use of fossil fuels impacts water quality, air quality, floral and faunal health, as well as human health. Furthermore, fossil energy sources, such as petroleum, are depleting and will inevitably decline in quality (net energy) and overall availability. Reducing our reliance on these energy sources is a prudent strategy for community adaptation to this decline.

Special Session Action: 7-0-0, adopted via consent  
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #61

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Overview: Urban Ecology	45

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment revises the Urban Ecology Overview by adding terms for clarification and by adding recognition that habitat for non-human organisms is an important part of ecosystem services.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Urban Ecology

The amount of land and resources it takes to support urban population growth degrades the natural environment to the point that it needs protection and enhancement. As urban populations increase, cities will increasingly become test beds of how to preserve local ecological functions in the midst of urban growth.

Bloomington's growth over the last generation has carried with it challenges in balancing dense infill development with greenspace **preservation**. Going forward, the community has an opportunity to integrate urban ecosystem services **into the built environment** by increasing the use of native plants for landscaping, protecting waterways, optimizing green infrastructure, ~~and~~ enhancing urban forests **and providing habitat for native fauna**.

Special Session Action: 7-0-0, adopted via consent  
(24 October 2017)

# AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: 63

Name of Sponsor(s):

Isabel Piedmont-Smith and Dave Rollo

Date Submitted:

10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	Overview	46

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the distinction between the human health effect of polluted air and the long-term environmental impacts of greenhouse gas emissions. It also clarifies that one of our main transportation goals is to encourage more non-motorized and public transit modes in the city.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

**Air Quality and Emissions – note this amendment breaks the first paragraph into 2 separate paragraphs**

**Air quality is essential to the health of humans, flora, and fauna in our community. Human activity affects air quality through the generation and use of energy, both in the built environment and the transportation sector.** possibly the most important of all environmental issues facing humankind. ~~Air quality is directly affected by the built environment, from the way we generate energy, to the energy we use for heating and cooling buildings, to the energy used in the transportation sector.~~ **Both the pollutants in the air we breathe and the greenhouse gases emitted through energy production are a concern in the city of Bloomington.** All of these activities emit gasses. ~~On the one hand, we cannot survive without oxygen (O2) for much longer than three minutes, and health problems such as asthma, emphysema, lung cancer, and other respiratory disorders are associated with polluted air.~~ **On the other hand, energy production through the use of fossil fuels creates greenhouse gas emissions that lead to global climate change, whose effects we have already seen throughout the world.**

**Reducing pollution and particulate matter benefits everyone is directly beneficial to human health, but carbon dioxide (and related methane emissions) is the primary threat to a stable climate.** Simple reduction in emissions through efficient use of energy can improve air quality **efficiency is an important strategy that our City should undertake in all processes.** ~~For instance, E~~energy-efficient buildings and the use of alternative energy sources can reduce air emissions from the building sector. In the transportation sector, reducing miles traveled by vehicles with internal-combustion engines is one effective strategy for improving air quality. Together these two sectors contribute approximately 38% of greenhouse gas emissions.

**For decades, transportation policy and infrastructure investments have focused on supporting motorized vehicles. That focus created a legacy that we are now working to overcome. Chapter 6, Transportation, focuses on a shift to retrofitting our infrastructure and policies to emphasize non-motorized and public transportation, and to create a diverse, safe, efficient, and well connected transportation system that also stands to benefit air quality and emissions.**

Special Session Action: 7-0-0, adopted via consent  
(24 October 2017)

*Note: This amendment was revised subsequent to its issuance in the Legislative Packet to combine Amendments 62 and 63*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 64

Name of Sponsor(s): Isabel Piedmont-Smith and Dave Rollo

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3:Environment	Goals & Policies: Air Quality and Emissions	48

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment inserts a new goal (Goal 3.7) and three policies under Air Quality and Emissions and renumbers the current Goal 3.7 and related policies. This amendment makes reduction of greenhouse gas emissions a specific goal for the city and adds three policies to help achieve that goal. These policies come from the Bloomington Environmental Action Plan of the Environmental Commission (2017). The first two policies are not specifically mentioned elsewhere in this chapter. The third is mentioned elsewhere, but is also important in achieving this newly articulated goal.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Air Quality and Emissions*

*Note: Goal 3.6 and Policy 3.6.1 are listed to provide context for the proposed new goal and policies below:*

Goal 3.6: Protect local air quality from pollutants.  
 Policy 3.6.1: Ensure that the air we breathe is safe for all Bloomington residents and visitors.

*1) Insert new goal and policies as follows:*

**Goal 3.7: Reduce greenhouse gas emissions.**  
**Policy 3.7.1: Promote energy-saving retrofitting of public and private buildings and informed decision-making for building renters based on energy consumption.**  
**Policy 3.7.2: Reduce vehicle miles travelled per capita.**  
**Policy 3.7.3: Utilize tree, shrub, and native prairie perennials to sequester carbon in order to reduce our carbon dioxide emissions.**

*2) Renumber existing goal and policies under Goal 3.7 as follows:*

*Food and Agriculture*

~~Goal 3.7~~**3.8:** Promote and protect local food culture and Bloomington’s food system.  
~~Policy 3.7.1~~**3.8.1:** Work to provide residents with access to safe, nutritious, and affordable food, including through a sustainable, resilient local food sector.  
~~Policy 3.7.2~~**3.8.2:** Support diverse, native-plant conservation and restoration efforts, to foster the plant pollinating network of animals, which greatly influences crop production.

Special Session Action: 6 – 0 Roll Call Vote via Consent Agenda - ADOPTED (24 October 201)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 65

Name of Sponsor(s): Granger and Rollo

Date Submitted: 17 October 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Solid Waste	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment changes the first bullet-point under "Programs - Solid Waste." The change is intended to correct ambiguous and disingenuous language, since we have already "modernized" and upgraded the system (including "smart technology").

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Solid Waste*

*Reword the first bullet-point to read as follows:*

- ~~Modernize~~ Improve the City's sanitation system. ~~including upgrading to safe, more efficient equipment, and integrating smart technology.~~

Special Session Action:

*Amend Am 65 by adoption of Am65A (which deletes the bullet-point entirely.*

*2 (Sims and Piedmont-Smith) – 5 FAILED*

*Adopt Am 65*

*6- 1 (Piedmont-Smith)*

*ADOPTED*

(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 66

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Solid Waste	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds another bullet-point under "Programs: Solid Waste." In particular, the amendment adds development of a "pay as you throw" solid waste pickup program to the list of ways to implement the city's solid waste goals.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Solid Waste

- Modernize the City's sanitation system, including upgrading to safer, more efficient equipment, and integrating smart technology.
- Develop a City-wide program for organic waste (composting), possibly partnering with a private company.
- Assess rules, regulations, and incentives for providing adequate space for recyclable materials collection in new multifamily, mixed use, and commercial developments and within existing apartment buildings.
- Develop safeguards to ensure the City's recycling contractors are having materials recycled according to regulations.
- Develop "pay as you throw" pricing for solid waste pick-up for city sanitation customers.

*Note: The program title and existing bullet-points are included to provide context for this change.*

**Special Session Action:**

Amend Am 66 by adoption of Am66A – which would delete "develop" and add "Consider developing"

3 (Sturbaum, Sandberg & Rollo) – 4

Failed

Adopt

5 – 2 (Sims & Sturbaum)

Adopted

**(24 October 2017)**



## AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

*Please complete all fields indicated in yellow.*

Amendment Number: 67

Name of Sponsor(s): Cm. Volan

Date Submitted: 10/17/17

Comp Plan

Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3; Environment	Programs: Solid Waste	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment inserts a new bullet-point under "Programs: Solid Waste" regarding the re-establishment of one or more recycling drop-off facilities within city limits. When the Downtown Bloomington Recycling Center (DBRC) was operating, it was collecting 300 tons of recyclables a year. It served a great many local residents and businesses unable to be served by city sanitation who wanted a place to recycle that was nearer than one of the Monroe County Solid Waste Management District's drop-off points, all of which are rural. It proved the demand for such recycling services, and it did so while using fewer than 20 parking spaces.

Yet since the end of November 2016 the DBRC remains closed, despite there being a responsible not-for-profit organization of experienced volunteers prepared to manage it, and despite no obvious other use for the land it occupied except parking for city and city employees' vehicles. There is underutilized parking to be found all over the city.

This amendment calls for an explicit commitment to establishing one or more similar recycling drop-off points, whether operated by the city or by a volunteer not-for-profit. It is consistent with Policy 3.5.1, which calls for "taking greater control of waste management infrastructure and critical waste streams." While the District continues to explore a local Materials Recovery Facility (MRF), this is an obvious, demonstrably successful way to divert more of the waste stream, and will likely continue to be of use even if a MRF is created. The city should identify small plots of land in its inventory (particularly in and/or adjacent to public parking), or negotiate with a property owner or developer, for locating similarly sized centers Downtown, on the Eastside, the Southside, and/or wherever large numbers of unserved residences may be concentrated.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Solid Waste* - add new bullet-point as follows:

- **Create and manage, or see to the creation and management of, one or more recycling drop-off points, on and/or adjacent to underutilized parking lots, to give the many residences and businesses in the city unserved by city sanitation pickup a closer nearer-by location to recycle.**

**Special Session Action:**

Amend Am 67 by striking the words "nearer-by" with "closer."

Adopt - 7 - 0 (with Cm. Chopra and Cm. Sims absent)

ADOPTED

Adopt Am 67 as amended

Adopt - 7 - 0 (with Cm. Chopra and Cm. Sims absent)

ADOPTED AS AMENDED

(7 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 68

Name of Sponsor(s): Rollo

Date Submitted: 10/17/17 (Revised 11/7/17)

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Air Quality and Emissions	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a program under "Air Quality and Emissions." It adds a program with a goal of reducing greenhouse gas emissions.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Air Quality and Emissions- add new program that reads as follows:

- **Develop a carbon emission goal for our community to reduce our carbon footprint, determine the best quantitative methods to measure greenhouse gas emissions and periodically report on our status.**

Special Session Action:  
Adopt 7 – 0 (with Cm. Chopra and Sims absent)  
ADOPTED

(7 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 69

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Outcomes & Indicators: Air Quality is maintained at a high level.	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment modifies the title for "Outcome: Air quality is maintained at a high level" and adds another indicator. The revised title addresses the reduction of carbon emissions. The new indicator would track whether our efforts in employing alternative energy, conservation of energy, and sequestration, has yielded a reduction of carbon emissions.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Outcome: Air Quality is maintained at a high level, **and our carbon emissions are significantly reduced.**

- **Tracking of greenhouse gas emissions indicate that our community is emitting fewer greenhouse gases over time.**

Special Session Action:

6 – 0 Roll Call Vote via Consent Agenda  
ADOPTED

(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #70

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Table of Contents		5

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds chapter numbers to the Table of Contents (TOC). Other matters of style regarding the TOC shall be left to the discretion of Planning and Transportation.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

table of contents  
 introduction & executive summary 6  
 community profile 18  
**chapter 1: community services & economics 26**  
**chapter 2: culture & identity 34**  
**chapter 3: environment 42**  
**chapter 4: downtown 50**  
**chapter 5: housing & neighborhoods 58**  
**chapter 6: transportation 66**  
**chapter 7: land use 78**  
 appendix 98

Special Session Action: 7-0-0, Adopted via Consent (07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #71

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Plan Framework		8

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment moves "Objectives" above "Goals," since in the Comprehensive Plan, "Objectives" appear before "Goals."

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Vision Statement**  
Provides the "big picture," the overall outcome for Bloomington by the year 2040. Resolution 13-01, adopted in 2013, lists 16 statements that form the vision behind the plan. These sixteen statements were organized into six main objectives to further organize and guide the plan.

**Objectives**  
Provide the general policy essence and intent of the Plan and support the 16 concepts from the Vision Statement. They also serve as statements for the future development of Bloomington.

**Goals**  
Provide a means to further state priorities that directly support the collective efforts and ideals of the community reflected in the objectives.

**Policies**  
Provide a course of principle or action that can outline avenues or opportunities to achieve the intent of a goal.

**Programs**  
Provide examples of more specific implementation strategies taken by city officials, business leaders, community organizations, and residents to help accomplish the goals.

~~Objectives~~  
~~Provide the general policy essence and intent of the Plan and support the 16 concepts from the Vision Statement. They also serve as statements for the future development of Bloomington.~~

Special Session Action: : 7-0-0, Adopted via Consent (07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #72

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Major Objectives		15

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to clarify that some of the 16 statements adopted in City Council Res. 13-01 could fall under more than one Objective listed in this comprehensive plan. For example, "Fortify our strong commitment to equality, acceptance, openness and public engagement" is listed under Objective 1 (Community Services) but could also fall under Objective 2 (Culture & Identity).

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The 16 statements adopted by Resolution 13-01 are categorized below into six major objectives of the Plan. These objectives correspond with the first six chapters that ~~follow~~ follow, which serve as the strategic component of this plan. **Note that some of the vision statements adopted by the City Council could fall under more than one of the headings below, but in this plan we have matched them most closely with the appropriate plan objective.**

Special Session Action: : 7-0-0, Adopted via Consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #73

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Major Objectives & Chapters		15-17

Synopsis and Legislative Intent (brief description of amendment and its motivation)

For each objective/chapter, this amendment achieves consistency between the heading text of the list of major objectives (pg. 15) and the last sentence in each chapter description on the following two pages. In some cases, the text on pg. 15 (list of objectives) is used for pg. 16-17 (list of chapters), and in some cases the text on pg. 16-17 (list of chapters) is used for pg. 15 (objectives). The goal is consistency, and there are no substantive changes in wording proposed. Note: Objective/Chapter 4 does change the word "town" to "city" and with this change accepts the wording on pg. 15.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Page 15**  
 Objective 1: Community Services - ~~Fortify Community and Economic Vibrancy~~ **Support Comprehensive Community Services and Economic Vibrancy**

Objective 2: Culture & Identity - ~~Sustain and Celebrate the Arts and Education~~ **Nurture Education and Cultural Vibrancy**

Objective 3: Environment - Work Toward a Resilient, Environmentally Responsible Community

Objective 4: Downtown - Nurture our Vibrant ~~Town~~ **City Center**

Objective 5: Housing & Neighborhoods - Enhance Quality of Place **for Neighborhoods and Development**

Objective 6: Transportation - ~~Reduce Dependence on the Automobile~~ **Provide Multimodal Transportation Options**

**Pages 16-17: Last sentences of each paragraph.**  
 01/Community Services & Economics  
 ...supports Objective 1: Support Comprehensive Community Services and Economic Vibrancy.

02/Culture & Identity  
 ...supports Objective 2: Nurture Education and Cultural Vibrancy.

03/Environment  
 ...supports Objective 3: ~~Protect Environmental Quality~~ **Work Toward a Resilient, Environmentally Responsible Community.**



04/Downtown

...supports Objective 4: ~~Create a Vibrant Downtown for Residents and Visitors~~  
**Nurture our Vibrant City Center.**

05/Housing & Neighborhoods

...supports Objective 5: Enhance Quality of Place for Neighborhoods and Development

06/Transportation

...supports Objective 6: Provide Multimodal Transportation Options

Special Session Action: 7-0-0, Adopted via Consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #74

Name of Sponsor(s): CM Volan

Date Submitted: 10/31/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Intro/Exec Summary	Community Profile	18

Synopsis and Legislative Intent (brief description of amendment and its motivation)

Bloomington's higher percentage of Asian and foreign-born persons gives it diversity; Bloomington's lower percentage of African-Americans and Hispanics does not. Due to this asymmetry, this amendment deletes the assertion that Bloomington's variation in race and ethnicity gives Bloomington its rich heritage and cultural diversity.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The City's demographics reflect fairly closely those of Indiana and the U.S., with notable exceptions of the community's higher percentage of Asian persons and its lower percentage of African-Americans and Hispanics, Exhibit 2. Bloomington's foreign-born population percentage resembles the nation's, and is more than twice as high as the state of Indiana's:

~~This variation in race and ethnicity gives Bloomington its rich heritage and cultural diversity. It also~~ **which** likely speaks to the international attraction of Indiana University as one of the world's great research universities.

Special Session Action: : 7-0-0, Adopted via Consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #75

Name of Sponsor(s):

CM Volan

Date Submitted:

10/31/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Future Projections	22

Synopsis and Legislative Intent (brief description of amendment and its motivation)

College students are adults. Their range should have been measured from 18-24, but the changes as indicated should suffice to make clear that ages 25-54 refer to the non-student population and ages 20-25 refer to the student population.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

According to research completed by the City of Bloomington Commission on Aging, within the years 2020 to 2040 the population of the Bloomington metro area age 55 and above will grow by 20%. The **non-student** adult population (25-54) will grow by 13%, and the youth population (0-20) by only 7%. (The ~~college-age~~ population **which corresponds most closely with college students**, 20-25, was not included in this study.) The fastest growing group will need a community that prioritizes health care, supportive housing, and increased mobility services.

Special Session Action: : 7-0-0, Adopted via Consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #76

Name of Sponsor(s):

Isabel Piedmont-Smith and Chris Sturbaum

Date Submitted:

10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Community Profile – Future Projections	22

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to delete a controversial paragraph about future housing needs in Bloomington because (1) the data is for the Bloomington Metropolitan Statistical Area and not for the City of Bloomington only, (2) the data is misleading regarding replacement of 6,100 housing units, which has been interpreted by some as condoning such replacement, (3) the paragraph is not essential background information for the Plan, as it is widely known and accepted that more housing is currently needed and will be needed for the foreseeable future. It also makes a related minor, non-substantive change to the following paragraph to shift the reference from "this growth" to "future growth."

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

One of the major pressure points of this population growth is the increased demand for housing. Currently, there is a greater demand for housing than the market has supplied. Much of this demand appears to be driven by IU students. This has priced housing rents and home sale prices out of the affordable range for many Bloomington households. It will be important for Bloomington to provide opportunities and locations for a growing student housing demand while ensuring there is a full mix of housing choices and price points for the balance of Bloomington households.

Between 2010 and 2030, Ratio Architects Inc. project that the Bloomington area will need about 7,500 new housing units. In addition, some current housing will need to be replaced, a figure projected at 6,100 units. Add replacement to new housing, and there will be demand for 13,600 new housing units between 2010 and 2030.

It will be ~~critical~~ **important** that ~~this~~ **future** growth is managed as much as possible within the City's existing developed sewer service utility area or "footprint" (Exhibit 6). This will limit the negative environmental impact of further suburban sprawl over Bloomington's unique and environmentally sensitive karst geology.

Special Session Action: Adopt, 5-0-2 (Volan and Sandberg)  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #77

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Goals & Policies: Goal 1.1	28

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment divides Goal 1.1 into two goals: One focused on recreation and well-being, the other focused on health and safety. The amendment also would add one policy under the second goal – a policy about supporting mental health and addictions services.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 1.1 Prioritize programs and strategies that **support** ~~sustain the health, well-being,~~ recreational, **cultural and food production opportunities.** ~~, and safety of residents and visitors.~~

Policy 1.1.1: Promote City stewardship of its parks, facilities, programs, and services as well as partnerships with local groups for present and future generations.

Policy 1.1.2: Continue and enhance programs that embrace Bloomington's diversity of cultures, languages, gender orientations, and abilities, and support populations that have traditionally been excluded.

Policy 1.1.3: Continue and expand the city's commitment to public land use for the production and distribution of local food.

~~Policy 1.1.4: Prioritize appropriate staffing, resources, and training for the City Police and Fire Departments.~~

Goal 1.2 Support programs and strategies that sustain and enhance the health and safety of residents and visitors.

Policy 1.2.1: **Work with community partners to facilitate access to mental health services and addictions treatment.**

~~Policy 1.1.4~~ 1.2.2: Prioritize appropriate staffing, resources, and training for the City Police and Fire Departments.

*Subsequent Goals and Policies shall be renumbered accordingly.*

Special Session Action: 7-0-0, Adopted via Consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #78

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Goals & Policies: Policy 1.2.1	28

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to improve the wording of Policy 1.2.1 without changing its meaning.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Policy 1.2.1: Encourage partnerships with non-profits in Monroe County and adjacent communities to develop solutions to shared problems, ~~serve community service needs~~ **provide social services**, and leverage State and Federal Resources.

*(Note: The numbering of the underlying Goal and subordinate polices may change depending on outcome of other amendments – e.g. Am 77).*

Special Session Action: 7-0-0, Adopted via Consent (07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #79

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Goals & Policies: Goal 1.5	29

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes an unnecessary and unclear phrase from the end of Goal 1.5. If we commit to public engagement we will obviously promote more participatory citizenship. We don't have to spell that out.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 1.5 Commit to, and plan for, transparency, open government, and effective, accessible and inclusive public engagement so that exemplary services are provided to our residents, businesses, non-profit organizations, and visitors ~~to promote more participatory citizenship.~~

*(Note: The numbering of this Goal and subordinate polices may change depending on outcome of other amendments - e.g. Am 77.)*

Special Session Action: 7-0-0, Adopted via Consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #80

Name of Sponsor(s): CM Volan

Date Submitted: 10/31/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
2: Culture & Identity	Overview	34

Synopsis and Legislative Intent (brief description of amendment and its motivation)

Indiana means "land of the Indians." The least we could do is not pretend that they weren't here first. This amendment makes clear that references to "settlers" are to "European settlers" and makes other edits for clarity.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Bloomington is ~~the county seat of Monroe County, Indiana.~~ It was settled by **Europeans** in 1816, the same year Indiana became a State. President James Monroe chose it as the site of the Indiana Seminary. Located on a trading route with available spring water, the new settlement attracted **European** settlers. Following the creation of Monroe County in 1818, the settlement was ~~given the designation of a town.~~ **designated a town and the seat of Monroe County.**

No precise evidence or record suggests the basis on which the name Bloomington was adopted. One theory suggests the name reflected the blooming flowers and foliage, while another ~~theory suggests~~ that the name was given in honor of William Bloom, one of the first **European** settlers.

*(Note: the remainder of the second paragraph is not affected by this amendment.)*

Special Session Action: : 7-0-0, Adopted via Consent (07 November 2017)



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #82

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2: Culture & Identity	Goal 2.1	38

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment replaces the undefined terms Urban Centers and Neighborhood Villages with the term Urban Village Centers, which is defined in Chapter 7. It also clarifies that we definitely want cultural spaces in our Downtown.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 2.1 Support cultural spaces in all areas of Bloomington, especially Urban **Village** Centers (see **Chapter 7**), **Downtown**, ~~Neighborhood Villages~~, and around the Indiana University campus, where they are publicly accessible to a broad and diverse range of people (ages, incomes, backgrounds, and races) and can help activate the public realm. These cultural spaces should be collaborative, whenever possible, and incorporate or represent a broad range of art types, art forms, and artists.

Special Session Action: 7-0-0, adopted via consent  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #83

Name of Sponsor(s):

Susan Sandberg

Date Submitted:

10/22/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2; Culture & Identity	Goal 2.3	39

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a new policy to Goal 2.3 "Ensure public spaces are of high quality, engaging, and active." The new policy makes clear that we should ensure that all public spaces are maintained, updated and are responsive to cultural and technological changes. Keeping these public spaces well maintained and relevant will encourage a high volume of users.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 2.3 Ensure public spaces are of high quality, engaging, and active.

Policy 2.3.1: Incorporate an arts component that engages sight, sound, and/or texture into the planning, construction, or renovation of all city facilities as deemed feasible.

Policy 2.3.2: Consider the use of natural art and beauty through the preservation of trees, waterways, and other environmental features.

Policy 2.3.3: Ensure public spaces are accessible to all ages and abilities and serve to connect all generations.

Policy 2.3.4: Ensure public spaces and facilities are well-maintained and frequently updated and that these spaces and facilities are responsive to cultural and technological changes.

Special Session Action: ADOPTED, 7-0-0  
(07 November 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 84

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

11/20/2017

Comp Plan Chapter, Section, and Page

Chapters	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapters 1-6	Goals & Policies – Preface of Each Chapter	28, 38, 47, 55, 63 & 73

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to align the Vision Statement objectives (City Council Res. 13-01) given at the beginning of the “Goals & Policies” section of chapters 1, 2, 3, 4, 5, and 6 with the Vision Statement objectives listed under each Major Objective on page 15. On page 15, the 16 statements from Res. 13-01 are broken up into 6 major objectives that correspond with chapters in the document. However, when you go the beginning of the “Goals & Policies” section of each chapter, the objectives listed there are not the same as those listed under the 6 major headings on page 15. This amendment seeks to rectify this discrepancy.

Other objectives addressed by a certain chapter (outside those listed specifically on pg. 15 under the appropriate heading) can also be maintained in each chapter’s list with a special explanation. After all, the text before the list on pg. 15 now says “Note that some of the vision statements adopted by the City Council could fall under more than one of the headings below, but in this plan we have matched them most closely with the appropriate plan objective.” This wording passed as Am. 72 on Nov. 7. So the amendment keeps those additional objectives in the lists under “Goals & Policies” with a special explanation.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Chapter 1, Community Services & Economics, pg. 28 – “Goals & Policies”**

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objectives to:

1. Fortify our strong commitment to equality, acceptance, openness, and public engagement
2. Deliver efficient, responsive, and forward-thinking local government services
3. Meet basic needs and self-sufficiency for all residents
4. Fortify our progress toward improving public safety and civility
5. Invest in diverse high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community’s role as a regional hub, and is responsive towards larger concerns of sustainability
6. Enhance the community’s role as a regional economic hub

The policies in this chapter also respond to the following 2013 Vision Statement objectives:

8. Offer a wide variety of excellent educational opportunities for our residents at every stage of life
11. Ensure all land development activity makes a positive and lasting community contribution
15. Encourage healthy lifestyles by providing high quality public places, green space, and parks, and an array of recreational activities and events

## **Chapter 2, Culture & Identity, pg. 38 – “Goals & Policies”**

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objectives to:

**7. Celebrate our rich, eclectic blend of arts, culture, and business**

**8. Offer a wide variety of excellent educational opportunities for our residents at every stage of life**

**The policies in this chapter also respond to the following 2013 Vision Statement objectives:**

**6. Enhance the community’s role as a regional economic hub**

**9. Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system**

**10. Nurture our vibrant and historic downtown as the flourishing center of the community**

**11. Ensure all land development activity makes a positive and lasting community contribution**

**12. Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures**

**15. Encourage Healthy Lifestyles by providing high quality public places, greenspaces, and parks and an array of recreational activities and events**

**16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile**

## **Chapter 3, Environment, pg. 47 – “Goals & Policies”**

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective to:

**9. Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system.**

**The policies in this chapter also respond to the following 2013 Vision Statement objectives:**

**11. Ensure all land development activity makes a positive and lasting community contribution**

**15. Encourage healthy lifestyles by providing high quality public places, green space, and parks and an array of recreational activities and events**

## **Chapter 4, Downtown, pg. 55 – “Goals & Policies”**

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective to:

**10. Nurture our vibrant and historic downtown as the flourishing center of the community**

**The policies in this chapter also respond to the following 2013 Vision Statement objectives:**

**6. Enhance the community’s role as a regional economic hub**

**7. Celebrate our rich, eclectic blend of arts, culture, and local businesses.**

**11. Ensure all land development activity makes a positive and lasting community contribution**

**16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile**

**Chapter 5, Housing & Neighborhoods, pg. 63 – “Goals & Policies”**

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective to:

- 11. Ensure all land development activity makes a positive and lasting community contribution**
- 12. Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures**
- 13. Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure assistance, historic preservation, and access to small-scaled mixed-use centers
- 14. Offer a wide variety of quality housing options for all incomes, ages, and abilities
- 15. Encourage healthy lifestyles by providing high quality public places, green space and parks, and an array of recreational activities and events**

The policies in this chapter also respond to the following 2013 Vision Statement objective:

- 3. Meet basic needs and ensure self-sufficiency for all residents

**Chapter 6, Transportation, pg. 73 – “Goals & Policies”**

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

Policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objectives to:

- 16. Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile.

The policies in this chapter also respond to the following 2013 Vision Statement objectives:

- 3. Meet basic needs and ensure self-sufficiency for all residents
- 4. Fortify our progress toward improving public safety and civility
- 5. Invest in diverse high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community’s role as a regional hub, and is responsive towards larger concerns of sustainability
- 6. Enhance the community’s role as a regional economic hub
- 11. Ensure all land development activity makes a positive and lasting community contribution**

05 December 2017 Special Session Action: *Adopted via Consent Agenda, 7-0-0*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #85

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1 – Community Services & Economics	Goals & Policies	28

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes a duplicate policy point (Policy 1.1.3) and rewords Goal 1.1 accordingly. Currently Policy 1.1.3 and Policy 1.3.3 are exactly the same, and the policy seems to fit better under Goal 1.3 than under Goal 1.1. After deleting Policy 1.1.3, the Goal 1.1 statement no longer needs to include "food production opportunities," so this amendment also does away with that reference. Note that Goal 1.3 and subsequent policies were renumbered Goal 1.4 (and Policies 1.4.1, 1.4.2, and 1.4.3) through the adoption of Amendment 77 on Nov. 7.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Goals 1.1 and policies under this goal are as revised via Amendment 77. Also, Goal 1.3 was renumbered Goal 1.4 via Am. 77.*

Goal 1.1 Prioritize programs and strategies that support **inclusive** recreational, **and** cultural ~~and food production opportunities~~ activities.

Policy 1.1.1: Promote City stewardship of its parks, facilities, programs, and services as well as partnerships with local groups for present and future generations.

Policy 1.1.2: Continue and enhance programs that embrace Bloomington's diversity of cultures, languages, gender orientations, and abilities, and support populations that have traditionally been excluded.

~~Policy 1.1.3: Continue and expand the city's commitment to public land use for the production and distribution of local food.~~

Goal 1.4 Enhance the everyday importance and plan for the future of City parks, trails, and community centers/spaces, libraries, and civic buildings by investing in their expansion, maintenance and improvement.

Policy 1.4.1: Increase accessibility of parks, trails, recreation facilities, libraries, and arts/cultural centers for all users, both in terms of getting to the facilities and getting around in the facilities.

Policy 1.4.2: Maintain existing facilities with investments that improve their usefulness, efficiency, and appearance. Avoid deferred maintenance of City infrastructure.

Policy 1.4.3: Continue and expand the city's commitment to public land use for the production and distribution of local food.

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: # 86

Name of Sponsor(s): Council Staff

Date Submitted: November 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Outcomes and Indicators	32

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment makes a minor clean up to text by adding a missing public health outcome header under "Outcomes and Indicators." The addition was passed by the Plan Commission, but inadvertently not included in the Comprehensive Plan certified to the Council.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Outcomes & Indicators**

**Outcome: Public safety is enhanced.**

- Annual composite index score of crimes against persons and property
- Annual indices of crimes against persons or property by age, ability, gender, and ethnicity
- Community survey of perceptions on public safety

**Outcome: Public health is enhanced**

- Tobacco use (estimated smoking rate)
- Obesity prevalence (estimated obesity rate)
- Healthcare professional shortage areas (severity of clinician shortage)
- Preventable hospitalization rate (number of hospital admissions for conditions that could be effectively treated through outpatient care per 1,000 patients)

Special Session Action – 05 December 2017: *Adopted via Consent Agenda, 7-0-0*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #87

Name of Sponsor(s): Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2: Culture & Identity	Goals & Policies – preliminary text	38

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes an objective from the 2013 Vision Statement from the preliminary text in Chapter 2 because the objective is not actually addressed in this chapter.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goals & Policies

*The policies in this chapter respond to the adopted 2013 Vision Statement objectives to:*  
*"Ensure all land development activity makes a positive and lasting community contribution";*  
*"Encourage Healthy Lifestyles by providing high quality public places, greenspaces, and parks and an array of recreational activities and events";*  
*"Celebrate our rich, eclectic blend of arts, culture, and business";*  
*"Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile";*  
*"Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures";*  
*"Nurture our vibrant and historic downtown as the flourishing center of the community";*  
*"Enhance the community's role as a regional economic hub"; and to*  
~~*"Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system."*~~

Note that this is objective 9 in the list on page 15.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cm. Chopra & Sims**



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #88

Name of Sponsor(s):

Piedmont-Smith

Date Submitted:

11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2 – Culture & Identity	Goals & Policies	38

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to address the Vision Statement objective "Offer a wide variety of excellent educational opportunities for our residents at every stage of life." Educational opportunities in Bloomington are discussed in the opening text of this chapter but are not reflected in any of the goals or policies. This amendment adds a new goal and three policies intended to achieve that goal. See Amendment 84, which proposes to add this overlooked objective to the Preface of this Goals & Policies section.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Add a new goal and policies as follows:*

Goal 2.4 Maintain and improve educational opportunities for children and adults in our community as well as partnerships between the city and educational institutions.

Policy 2.4.1: Reach out to Indiana University to continue and strengthen research partnerships to address community problems and long-range planning.

Policy 2.4.2: Encourage job training programs for local business through Ivy Tech and other educational institutions.

Policy 2.4.3: Support public primary and secondary education through community outreach and involvement of children and teens in city events.

Special Session Action – 05 December 2017:

7 – 0 – 0

Absent: Cm. Chopra and Sims

ADOPTED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #89

Name of Sponsor(s):

Piedmont-Smith

Date Submitted:

11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 3: Environment	Goals & Policies – preliminary text	47

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes an objective from the 2013 Vision Statement from the preliminary text in Chapter 3 because the objective is not actually addressed in this chapter.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goals & Policies

*The policies in this chapter respond to the adopted 2013 Vision Statement objectives to: "Ensure all land development activity makes a positive and lasting community contribution"; "~~Encourage healthy lifestyles by providing high quality public places, green space, and parks and an array of recreational activities and events,~~" and to "Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system."*

**Note that this is objective 15 in the list on page 15.**

Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0

Absent: Cm. Chopra & Sims.

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #90

Name of Sponsor(s): Piedmont-Smith

Date Submitted: 11/24/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 4, Downtown	Goal 4.1	55

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a policy to Goal 4.1 to address the problem of amalgamating lots to create large, inappropriately-scaled buildings that detract from the historic character and main-street feel of the Downtown.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Note: This amendment incorporates changes made through Am. 15, adopted 9/12/17.**

Goal 4.1 Maintain Historic Character. Encourage redevelopment that complements and does not detract from the downtown's historic, main-street character.

Policy 4.1.1: Recognize the significance of traditional architecture, innovative yet durable, high-quality architecture, and compact urban form in supporting community character.

Policy 4.1.2: Provide public and private investment in maintaining historic buildings downtown and utilize historic preservation as an economic development tool.

Policy 4.1.3: Encourage that large, amalgamated lots Downtown be developed as a set of smaller buildings to fit in with the historic character and pedestrian-friendly feel of this area and to provide for more options for reuse in the future.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cm. Chopra and Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #91

Name of Sponsor(s): Piedmont-Smith

Date Submitted: November 20, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 4 – Downtown	Goals & Policies	55

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a new goal and three new policies to address the 2013 Vision Statement objective "Celebrate our rich, eclectic blend of arts, culture, and local businesses." Currently there is no goal or policy in Ch. 4, Downtown, that deals with local business, although there are several paragraphs in the opening text that describe the benefits of locally-owned businesses. This amendment seeks to make up for this deficiency and also to underline the importance of the arts Downtown.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 4.2 Encourage and support local businesses, the arts, and cultural events Downtown.  
 Policy 4.2.1: Whenever fiscally feasible, use local vendors for city events and purchases.  
 Policy 4.2.2: Collaborate with Downtown Bloomington Inc. and other local business associations to support locally owned businesses.  
 Policy 4.2.3: Continue to support the Buskirk-Chumley Theater, the Bloomington Entertainment and Arts District, and other downtown arts and cultural organizations.

*Subsequent goals and policies in this chapter shall be renumbered.*

Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0

Absent: Cm. Chopra and Sims

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #92 – Revised after issuance in Legislative Packet on 12/1/17

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing and Neighborhoods	Chapter Overview	58

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the diverse nature of existing neighborhoods and presents the challenges of exercising legislation in neighborhoods with covenants. "Supply-end strategies" is loaded with various meanings and potentially confusing concepts.

*Note: This amendment is CONA's Am. #1.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Bloomington has a strong housing market and unique neighborhoods. Much of the city's recent growth has occurred in the downtown and near the university. Growth is restricted in many post-WWII neighborhoods, built with larger lots and single-use development, due to both covenants and zoning that restrict infill growth and diverse land uses. Each neighborhood's unique character, strengths and assets must be respected and considered. This chapter contains goals, policies, and programs that express Bloomington's long-term commitment to revitalizing its housing stock and neighborhoods as well as providing smart-growth, ~~supply-end~~ strategies for future development and redevelopment. This chapter will set the stage for Housing and Neighborhoods by considering today's context, looking into housing trends and issues, and analyzing Bloomington's neighborhoods.

**Special Session Action – 05 December 2017: Motion to Adopt**  
**Absent: Cm. Chopra and Sims 6-0-1 (Volan)**  
**ADOPTED**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #93

Name of Sponsor(s):

Cms. Piedmont-Smith, Rollo, and Sturbaum

Date Submitted:

Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing and Neighborhoods	Housing Trends and Issues	60

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes generalized, confusing and inaccurate language. Core neighborhoods are diverse whereas other residential zones are single-use. The majority of the apartments are currently being built in the downtown and along corridors, not inside neighborhoods. The amendment also makes clear that existing neighborhoods close to the city center should not bear the burden of increased density needed as the city grows.

*Note: This amendment reflects CONA's Am. #2 but was revised.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

~~Some of~~ Bloomington's neighborhoods are relatively diverse, both economically and by housing types, although they could benefit from greater diversity in housing types within each neighborhood. ~~whereas others are comprised almost entirely of single-family homes and limited in development by covenants.~~ Most core neighborhoods are stable but are trending towards a lower percentage of new single-family homes and a higher proportion of apartments. With greater density in the city comes the challenge to preserve neighborhood character and the opportunity to strengthen neighborhoods as active community centers. ~~by developing small commercial nodes as community gathering places.~~ Existing core neighborhoods should not be the focus of the city's increasing density.

Special Session Action – 05 December 2017: 6-1 (Volan) -0

Absent: Cms. Chopra & Sims

ADOPTED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #94

8

Name of Sponsor(s):

Cms. Piedmont-Smith, Rollo, and Sturbaum

11/27/17

Date Submitted:

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch 5 – Housing and Neighborhoods	Overview – Housing Trends and Issues	60

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes mention of "supply side" housing solutions, since "supply side" has negative or confusing connotations. Also, the amendment corrects a reference to the 2002 GPP and describes inappropriate development that has occurred since the GPP was adopted.

*Note that this amendment includes CONA's Am. #3.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Housing Trends and Issues

*Revising the second paragraph in first column of page 60.*

We should **examine housing trends and increase housing supply**. ~~Examining housing trends and exploring supply-side solutions to further enhance the availability of quality housing in Bloomington is an appropriate approach.~~ The two most dominant trends in Bloomington are the decrease in construction of new, single-family, detached dwellings and the increase in multifamily residential (MFR) **rental housing development in the Downtown and neighboring areas**. ~~Much of this new MFR housing is inappropriately scaled to its surroundings.~~ The recent trend has been **toward large-scale monolithic development that disrupts the neighborhood pedestrian realm and disregards street life and the existing urban form**. On the multifamily side, construction of new units has been strong for many decades. However, policies in the 2002 Growth Policies Plan redirected the location of new MFR units away from ~~established core neighborhoods and larger tracts of land in suburban locations~~. Rather, new MFR construction was encouraged and guided towards Downtown and near-campus areas. In response, approximately 1,900 units or 2,500 new bedrooms have been added in these areas. The consensus in the community in 2016 is that Downtown housing is catering largely to Indiana University students.

**Special Session Actions – 05 December 2017:** Amend Am 94 by adoption of Am 94-A (which strikes the whole blue sentence)

**Absent: Cm. Chopra and Sims**

7 - 0 - 0 - Adopted

Adopt Am 94 as Amended by Am 94-A

7 - 0 - 0

ADOPTED AS AMENDED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #95 -- Revised after issuance in the 12/1/17 Legislative Packet.

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing and Neighborhoods	Housing Trends and Issues	60-61

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment recognizes that existing older neighborhood housing stock is affordable and should be protected. Also, long term affordability is a strategy that can discourage home ownership and not allow owners to realize full value of their home. The amendment also breaks one long paragraph into two paragraphs.

Note: red text is intended to be instructional only, and is not intended to be a text change.  
Note further: This amendment is CONA's Am. #4, slightly revised.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

In addition to these local trends, national trends in the housing market are rapidly changing. The surge of the Baby Boomer generation into retirement, the consequent downsizing of their residential footprint, and the increase in energy and transportation costs are all factors that are shifting markets toward the need for fewer detached housing units on large lots. The desire and preference for smaller, more sustainably designed units, a growing interest in attached housing and co-housing arrangements, and the need for both physical accessibility of housing units and proximity of such units to basic day-to-day service hubs are increasingly important issues. Therefore, walkability or preference towards livability has increased significantly as a factor in housing choice for residential neighborhoods. After many years of development that focused specifically on Indiana University students, the City has started to reevaluate housing markets across the city and especially in Downtown. Affordable housing for the community has become a major issue that both administration and City Council are working to address.

(New paragraph)

Local policy makers have affirmed affordable housing as a major focus area of the City's administration, while the City Council formed the Affordable Living Committee to specifically address this challenge. Increasing housing supply, along with offering a range of housing programs for extremely low income households through (workforce) households with up to 120% of annual median income, will help ensure accessible mixed-income neighborhoods.

**Bloomington's older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected.** Building a growing stock of affordable housing requires assuring sustainability and long term affordability so unaffordable stock is not the only option for future generations. Mixed income neighborhoods are fundamental to successful, sustained, and permanent affordable housing stock.

Special Session Action – 05 December 2017:  
Absent: Cm. Chopra and Sims.

**Adopt**  
**7 – 0 – 0**  
**ADOPTED**



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #96

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Neighborhoods	62

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment corrects the use of words that have specific meaning in historic preservation. Demolition Delay was developed to protect housing stock 50+ years old, not just in designated historic districts. In addition, it was developed to protect the fabric of a neighborhood, not just individual buildings.

*Note: This is CONA's Am. #5.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The City's Demolition Delay Ordinance was specifically developed to address this situation and protect the fabric of **its older neighborhoods and** historic ~~neighborhoods~~ **districts**. The City of Bloomington applies the demolition delay to certain structures and neighborhoods that have been ~~designated~~ **recognized** as historically **important** ~~significant~~. Protected structures are also subject to review, in some cases, when additions, major renovations, or exterior remodeling are planned.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #97

Name of Sponsor(s): Cm. Isabel Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goals & Policies	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds language to acknowledge that new developments and redevelopments have both a positive and negative impact on the surrounding neighborhood.

*Note: This is CONA's Am. 6*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to ~~contribute to~~ **positively or adversely impact** the overall health and well-being of the people who live in the surrounding neighborhood.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #98

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goals & Policies – Goal 5.2	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to address the vision statement objective #15 "Encourage healthy lifestyles by providing high quality public places, green space and parks, and an array of recreational activities and events" at an appropriate place in the Goals and Policies of Chapter 5, since this objective is listed as being met in Chapter 5 on page 15.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 5.2 Housing Planning and Design: Guide growth, change, and preservation of residential and business areas through planning policies that create and sustain neighborhood character **and green space**, and that build a sense of community, civic involvement, and neighborhood pride.

Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to contribute to the overall health and well-being of the people who live in the surrounding neighborhood.

Policy 5.2.2: Ensure that expansion of existing neighborhoods and development of new neighborhoods includes access to green space and recreation areas.

*Subsequent policies shall be renumbered.*

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

**AMENDMENT FORM**

**Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)**

*Please complete all fields indicated in yellow.*

Amendment Number: #99 -- Revised after issuance in the 12/1/17 Legislative Packet

Name of Sponsor(s): Isabel Piedmont-Smith and Dave Rollo

Date Submitted: Nov. 27, 2017

**Comp Plan Chapter, Section, and Page**

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goals & Policies	63

**Synopsis and Legislative Intent** (brief description of amendment and its motivation)

This amendment removes language that opens the door to incompatible development in historic neighborhoods. The words “complementary” and “contemporary” are subjective and incompatible with historic character found in older neighborhoods. The amendment also adds language to make clear that design elements of the prevailing neighborhood fabric should be used in new and renovated buildings.

**Amendment** (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Policy 5.2.2: In historic neighborhoods and districts, preserve or enhance authentic design characteristics, such as building form, by encouraging new or remodeled structures to be historically compatible with ~~or complementary to~~ the neighborhood and adjacent structures, including those using ~~more contemporary design characteristics~~. **Design elements from the prevailing existing neighborhood fabric should be utilized in new building and renovation, even if the overall building design is more contemporary.**

Special Session Action - 05 December 2017 <i>(Revised after 12/1/17 Packet was distributed):</i>	Motion to Adopt
Absent: Cms. Chopra & Sims.	7 – 0 – 0
	<b>ADOPTED</b>

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #100-R

Name of Sponsor(s):

Isabel Piedmont-Smith and Dave Rollo

Date Submitted:

January 9, 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5 – Housing & Neighborhoods	Housing & Neighborhoods Goals & Policies	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes language encouraging incompatible architecture in neighborhoods and replaces it with language encouraging the maintenance of built character. The original text negates the intent of demolition delay in unprotected older neighborhoods.

*Note: This is a revision to the previously-withdrawn amendment #100. The only change made with this revision is to shift the word "density" in the original amendment submission to "distribution."*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Blue text indicates the additions made by the withdrawn Am 100; bold text indicates the additional proposed changes with this reintroduction.*

Policy 5.2.6: Encourage diverse architectural designs, from traditional to contemporary, except as restricted in designated historic areas. Existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. This built character may be complemented by both traditional and contemporary architecture.

Regular Session Action – 17 January 2018:

*Motion anticipated to reintroduce and adopt this revised Am 100-R.*

AM 100-R INTRODUCED

AMEND Am 100-R to correct Policy Number from Policy 5.2.5 to Policy 5.2.6

ADOPTED BY Unanimous Consent

ADOPT AM 100-R AS AMENDED

5 – 3 (Ruff, Sims & Volan) – 1 (Chopra)

ADOPTED AS AMENDED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #101

Name of Sponsor(s): Cms Granger and Sandberg

Date Submitted: 11/28/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5: Housing & Neighborhoods	Both Goals & Policies (Goal 5.2) and Programs (Neighborhood Character and Quality of Life)	63 and 65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds the prioritization of "visitability" standards to the Comprehensive Plan by adding a new policy and two new program points. The new policy encourages the addition of visitability and accessibility features, where practicable, and where not otherwise required, in all single and multi-family residential housing construction and modification. The two new program points call for working with community partners to develop ongoing educational programs regarding visitability and accessibility and to develop visitability standards.

The term "visitable" describes a housing unit that enables persons with disabilities to visit, with an accessible entrance, bathroom and common area, while "accessible" addresses the configuration of a unit to accommodate persons with disabilities. Accessible housing presumes that a person with a disability will live in the unit, while visitable housing provides merely the ability to visit it.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**ADD A NEW POLICY AS FOLLOWS (p. 63)**

Policy 5.2.6: Encourage the addition of visitability and accessibility features, where practicable, and where not otherwise required, in all single and multi-family residential new housing construction and modification.

**ADD TWO NEW PROGRAM POINTS UNDER "NEIGHBORHOOD CHARACTER AND QUALITY OF LIFE" AS FOLLOWS (p. 65)**

- Work with community partners to develop visitability standards. At minimum, such standards shall include: at least one zero-step entrance; main floor doors that provide at least 32" of clear passage; and, at least one half bath on ground floor that is sufficiently convenient for use by a person using a wheelchair or other mobility device.
- Work with community partners to develop ongoing educational programs for consumers, developers, and builders on the topics of accessibility and visitability.

Special Session Action – 05 December 2017: **Motion to Adopt: 7 - 0 - 0**  
Absent: Cms. Chopra & Sims. **ADOPTED**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: # 102

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goal 5.3: Housing Supply	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is intended to encourage the redevelopment of non-residential developed land (parking lots and other underutilized property) instead of land that is already developed for housing. As currently worded, Goal 5.3 could imply that land already development as single-family housing be redeveloped with greater density, which would threaten the integrity of our core neighborhoods.

*Note: This is CONA's Am. 9, with an additional sentence added to the synopsis.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 5.3 Housing Supply: Help meet current and projected regional housing needs of all economic and demographic groups by increasing Bloomington's housing supply with infill development, reuse of **non-residential** developed land ~~for housing~~, and developments on vacant land if it is at least partially surrounded by existing development.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #103

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Policy 5.3.2 and Programs under "Neighborhood Character and Quality of Life"	63, 65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment has two parts:

- 1) By revising Policy 5.3.2, it clarifies awkward language as well as encourages the creation of community activity centers for seniors. The language about types of housing that may benefit seniors is moved to a program point.
- 2) By adding a program point under Neighborhood Character and Quality of Life it appropriately situates encouraging a range of senior housing options in the "Programs" section of the chapter.

*Note: This is a revised version of CONA's Am. #10.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**PAGE 63:**

Goal 5.3 Housing Supply: Help meet current and projected regional housing needs of all economic and demographic groups by increasing Bloomington's housing supply with infill development, reuse of developed land for housing, and developments on vacant land if it is at least partially surrounded by existing development.

...

Policy 5.3.2: Enable ~~seniors people who are elderly and moving into later life~~ to remain in their own homes to "age in place," and consider **locating a variety of housing options for seniors near gathering places such as the public library, parks, recreation or community centers, and other community resources** ~~options to meet their needs through shared housing, accessory dwellings, smaller homes and lots, adult foster homes, and other assisted residential living arrangements.~~

**PAGE 65:**

Neighborhood Character and Quality of Life

- Encourage a variety of housing options to meet the needs of seniors such as shared housing, accessory dwelling units, smaller homes and lots, adult foster homes and other assisted residential living arrangements.

Special Session Action – 05 December 2017:  
**Absent: Cms. Chopra & Sims**

Motion to Adopt: 6-0-1 (Volan)  
**ADOPTED**



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #104-R

Name of Sponsor(s): Isabel Piedmont-Smith and Dave Rollo

Date Submitted: January 9, 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Programs Affordable Housing	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes the encouragement of placing alternative housing types everywhere in the city rather than defining appropriate compatible locations.

*Note: This is a revision to the previously-withdrawn amendment #104.*

*Note further: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced, to add senior populations to the populations the City wishes to attract by expanding compact housing solutions.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Blue text indicates the additions made by Am 104; bold text indicates the change with this reintroduction.*

- Seek to expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units, and similar housing solutions, ~~wherever they can be implemented~~ in a manner that ~~does not~~ attracts ~~primarily student populations~~ **workforce and senior populations** ~~that would adversely affect~~ or otherwise complements the surrounding neighborhood.

Regular Session Action – 17 January 2018: *ADOPT 9-0-0.*

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #105

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Programs - Affordable Housing	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

Adaptive reuse should be encouraged. Zoning does not need to be changed to obtain this goal.

*Note: This is CONA's Am. #12.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Programs – Affordable Housing – revise the following bullet-point:

- ~~Adopt zoning regulations that allow for flexible and safe~~ Encourage reuse of existing structures in order to maintain or increase the city's housing supply

Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0

Absent: Cms. Chopra & Sims

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #106

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Programs - Neighborhood Character and Quality of Life	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment strives to make the language of this particular program point more inclusive by expanding the amenities and making them available to everyone.

*Note: This is CONA's Am. #13.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Programs – Neighborhood Character and Quality of Life – *revise the following bullet-point:*

- Evaluate multi-modal access to public schools, grocery stores, parks, restaurants, health care and other community services and amenities for ~~older adults and people with disabilities~~ all ages and abilities.

Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0

Absent: Cms. Chopra \*& Sims

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #107

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/24/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5, Housing and Neighborhoods	Programs – Neighborhood Character and Quality of Life	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds another program under "Neighborhood Character and Quality of Life" discouraging covenants in single-family neighborhoods that thwart community goals of sustainable development (both environmental, through green building practices, and economic, through affordable housing models that allow higher density and/or shared amenities). We have seen in 2017 that covenants restrict the implementation of ADUs and pocket neighborhoods, and co-housing is also restricted by covenants although it is encouraged implicitly in this document.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Neighborhood Character and Quality of Life - add bullet-point:

- Identify priority street and sidewalk improvements that would make a substantial contribution to the quality of neighborhoods.
- Evaluate access to health care and other community services and amenities for older adults and people with disabilities.
- Discourage covenants in single-family residential neighborhoods that restrict green building practices or alternative, affordable housing types.

Special Session Action – 05 December 2017:  
Absent: Cms. Chopra & Sims

Motion to Adopt: 7-0-0  
ADOPTED

**AMENDMENT FORM**

**Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)**

*Please complete all fields indicated in yellow.*

Amendment Number: #108

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: November 28, 2017

**Comp Plan Chapter, Section, and Page**

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
a) Ch. 5, Housing & Neighborhoods	a) Programs -- Neighborhood Character & Quality of Life	a) 65
b) Ch. 7, Land Use	b) Overview text	b) 79

**Synopsis and Legislative Intent** (brief description of amendment and its motivation)

This amendment moves a bullet point from the Housing Chapter, "Neighborhood Character and Quality of Life," to the Land Use Chapter, "Overview," as the bullet is applicable to the entire city, not just neighborhoods. In so moving, the amendment also renders the bullet as a new paragraph to make clear that this paragraph is an action item that attaches to the whole of Chapter 7.

*Note: red text is intended to be instructional only, and is not intended to be a text change.*

*Note further: This is CONA's Am. #14*

**Amendment** (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*Delete the following bullet from p.65, Housing and Neighborhoods, Programs, "Neighborhood Character and Quality of Life."*

- ~~• Identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider preplanning potential development options.~~

*Add the following paragraph (not to be listed as a bullet) immediately following the bulleted list on p.79, Land Use, "Overview."*

In addition, the city should identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider preplanning potential development options.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #109

Name of Sponsor(s):

Cms. Piedmont-Smith and Rollo

Date Submitted:

Nov. 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
a) Ch. 5, Housing & Neighborhoods b) Ch. 7, Land Use	a) Outcomes & Indicators b) Overview	a) 65 b) 79

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment moves a bullet point from the Housing and Neighborhoods Chapter, "Outcomes and Indicators" to the Land Use Chapter, "Overview," as the bullet is applicable to the entire city, not just neighborhoods. In so moving, the amendment also renders the bullet as a new paragraph to make clear that this paragraph is an action item that attaches to the whole of Chapter 7.

*Note: red text is intended to be instructional only, and is not intended to be a text change.*

*Note further: This is CONA's Am. #15*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Delete the following bullet from p.65, Housing and Neighborhoods, "Outcomes and Indicators"*

- ~~• Evaluate the cumulative impact of regulations and the development review process and how it affects the ability of housing developers to meet current and future housing demand~~

*Add the following paragraph (not to be listed as a bullet) to immediately precede the last paragraph on p. 79, Land Use, "Overview."*

As land is developed and redeveloped, the city should evaluate the cumulative impact of regulations and the development review process and how it affects the ability to meet current and future housing demand. This evaluation should include the impact of regulations for all stakeholders.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #110

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

11/21/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 7 – Land Use	Future Land Use Map	81

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a note to the Future Land Use Map to clarify that this is not a zoning map.

*Note that red text is intended to be instructional only, and is not intended to be a text change.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Add the following bold text.*

exhibit 7

Future Land Use Map

This is not a zoning map. The zoning map will be included in the Unified Development Ordinance to follow from this Comprehensive Master Plan.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

**AMENDMENT FORM**

**Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)**

*Please complete all fields indicated in yellow.*

Amendment Number: #112-R

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 08 January 2018 – *References the December 15<sup>th</sup> draft of the Comprehensive Plan – Revised after released in the January 5<sup>th</sup> Council Legislative Packet.*

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts > Downtown > Land Use Development Approvals	87

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment revisits some of the concerns expressed in the defeated Amendment 34. While Amendment 34 deleted both the suggestions for increased heights and for diversified density calculations, this amendment deletes only the suggestion for increased heights Downtown. Diversified density calculations are an issue that came up at the Plan Commission when the new Bloomington Bagel Company building was approved in the summer of 2016. The micro-units that were proposed and approved for that development should be encouraged by not counting them equivalent to a standard-sized studio apartment. However, increased building heights downtown are not supported by many in the community and should only be approved if other community benefits are offered.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*Make the following changes to the 4<sup>th</sup> bullet-point:*

- In order to develop higher residential densities Downtown, ~~increased building heights and diversified density calculations~~ for new unit types should be considered in the Downtown Core character area.

<b>Special Session Action – 05 December 2017</b>	<b>None – Not Considered before Council Recessed Until 10 January 2018</b>
<b>Regular Session Action – 10 January 2018:</b>	<b>Motion to Adopt</b>
<b>Introduced in Revised Form</b>	<b>9 – 0</b>
<b><i>All Present at the Meeting</i></b>	<b>ADOPTED</b>



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #113

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

11/22/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch 7 – Land Use	Focus Areas and Strategies	94

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is meant to allay concerns that Form Based Code would replace use-based zoning in Bloomington.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Form Based Code

To better respond to the relationship of buildings to the street, architectural massing, shape and design, and the location of on-site parking. A form-based code focuses on the physical shape and configuration of the built environment rather than land uses. Using this approach can offer more predictability than flexible Planned Unit Development processes offer. **This strategy should not be used exclusively but rather in balance with use-based zoning.** Land use decisions should be based both on compatible uses as well as on form.

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #114

Name of Sponsor(s):

CM Piedmont-Smith

Date Submitted:

11/22/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch 7 – Land Use	Focus Areas & Strategies: Switchyard North, "Background and Intent"	96

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to protect the affordable single-family neighborhoods near the future Switchyard Park from rezoning for more intensive land use purposes, which may well make living there less affordable.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Switchyard North

Background and Intent: 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." The Trades District, Gateway South, and the Switchyard North are three Focus Areas that are part of the B-Line's redevelopment pearls. Investment in the B-Line Trail has already spurred redevelopment opportunities. Coupled with the pending development of the Switchyard Park, the adjacent corridors near the Switchyard should attract redevelopment interest. This Focus Area extends roughly from South Drive to 1st Street and along mostly the west side of South Walnut Street to Morton Street. The City is making a long-term investment in the Switchyard Park, and redevelopment interests must focus on capitalizing on both the direct and indirect benefits of that commitment. These interests must serve multiple needs related to entrepreneurship, employment, single-family and multifamily housing, and green building. **In this area, existing single-family zoning should be respected and any changes to use should be weighed against the value of the existing affordable housing.**

**Special Session Action – 05 December 2017: Adopted via Consent Agenda, 7-0-0**

**Absent: Cms. Chopra & Sims**

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #115

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Introduction & Executive Summary	Purpose of the Bloomington Comprehensive Plan	6

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies that the Comprehensive Plan includes methods to "foster" -- not "create" -- a healthy local economy and include actions that not only protect, but also *enhance* the natural environment.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The Plan establishes the framework and provides direction for City elected and appointed officials and staff to make decisions regarding the desired location and intensity of growth, development and redevelopment opportunities, transportation facilities, parks, and other public services. Methods to help **foster** ~~create~~ a healthy local economy, actions to protect **and enhance** the natural environment, and providing equitable access to housing and delivery of public services are also integral parts of the Plan.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

*Please complete all fields indicated in yellow.*

Amendment Number: #116

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Introduction and executive summary	Executive Summary	7

Synopsis and Legislative Intent (brief description of amendment and its motivation)

The amendment adds text to the Executive Summary to note that the Comprehensive Plan differs from a "Growth Policies Plan" as it provides a framework and tools for realizing general community well-being and quality of life that is not simply achievable by standard measures of growth. It notes that our challenge is to flourish while developing in a sustainable fashion. It refers to the community-derived Vision Statement as providing the core principles to guide our course.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*The following text is to be added at the beginning of the Executive Summary, preceding other text.*

#### Executive Summary

Unlike its predecessor, the Growth Policies Plan, the Bloomington Comprehensive Plan addresses not merely the physical growth of our community, but recognizes the variety of human and natural systems interactions necessary to achieve a sustainable community with a high quality of life for our residents.

We acknowledge that healthy natural systems are the foundation for flourishing human societies. Globally, the scale of human impact is undermining this foundation, and we must reverse the course of environmental degradation to ensure a livable future. Our community has resolved to do our share to protect the biosphere, and critical to this protection is recognizing that infinite growth is neither possible nor desirable in a finite world.

To track our community's progress toward greater sustainability and resilience, we require measures of success that are inclusive of environmental, social, and economic well-being. Measures of quality of life based on equity, human fulfillment, and community resilience should replace inadequate progress measures based on aggregate growth in conversion of our natural world to built capital, and corresponding increases in resources and energy.

Within a framework of sustainability, our Vision Statement establishes core principles to achieve and maintain civic engagement, human flourishing, and a high quality of life for our community as we develop into the future. These principles serve to guide us in decisions concerning our major objectives within the Comprehensive Plan.

The Bloomington Comprehensive Plan is a tool used by the mayor, City staff, Plan Commission, City Council ...

Regular Session Action – 17 January 2018:

Amendment to Am 116 to change "previous" to "its predecessor"

*9-0-0, as amended*

*Adopted by unanimous consent*

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #117

Name of Sponsor(s): Andy Ruff

Date Submitted: 09 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Introduction & Executive Summary	Vision Statement	10

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds two paragraphs before Resolution 13-01, the 2013 resolution adopting the Council's Vision Statement. One of these paragraphs clarifies the meaning of the terms "growth" and "development" as used in both the Vision Statement and throughout the document to make clear that the terms are qualitative, not quantitative. The other makes it clear that Bloomington's enhancement as a regional economic hub should not come at the cost of the health and well being of surrounding regional economies.

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to move the interpretive guidance to p. 10, rather than p. 8.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Vision Statement**

The vision statement provides the "big picture," the overall outcome for Bloomington by the year 2040. Resolution 13-01, adopted in 2013, lists 16 statements that form the vision behind the plan.

These were, and are, core visions of the Council. However, this vision was approved almost five years before the consideration of this Comprehensive Plan. Upon reflection, the Council feels it necessary to be clear about two concepts reflected both in this Plan and in the Vision Statement.

**Vision Statement – Interpretive Guidance on "Growth" and "Development"**

First, when it comes to the use of the terms "growth" and "development" throughout the document, when they are used in the quantitative context of physical growth (expansion of population and/or our built environment) these terms are to be interpreted as value-neutral. No part of this Plan or Vision should be construed as advocacy for population growth, growth of our built environment, or growth in consumption as goals or end points in themselves. Rather, the vision of growth and development for our community is a qualitative one. Qualitative growth includes: growth in social and economic equity; growth in environmental quality and integrity; growth in community health; growth in opportunities for quality education, quality employment, and civic engagement; and, growth in access to amenities for all. This is what we mean by "economic development." Simple physical growth should not be confused with economic development nor be understood as a means to foster economic development. It is the intent of the Council that this position on growth and development shall inform the interpretation of this Plan.

**Vision Statement and Major Objectives – Guidance on Regional Economic Hub**

Second, the Council wishes to clarify the intent of the eighth bullet listed in the Council's 2013 Vision Statement, reading "Enhance the community's role as a regional economic hub." This statement should be interpreted in a regional context which *includes* the effects of such a strategy on other regional communities. Policies and decisions for enhancing our community's economic role in the region should be primarily based on accurate assessments of providing truly regional benefits and should not come at the expense of the economic health and well-being of other communities in our region. Any discussion of the enhancement of Bloomington as a regional hub should be accompanied by a review of the economic impact of such hub on surrounding communities.

Regular Session Action – 17 January 2018:

*Adopt, 9-0-0*

## AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

*Please complete all fields indicated in yellow.*

Amendment Number: #118

Name of Sponsor(s):

Andy Ruff

Date Submitted:

08 January 2017

### Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Plan Framework	Programs	8, 115
Community Profile	Future Projections	24, 114
Community Profile	Future Projections	24
1 – Community Services & Economics	Programs, Economic Development	31
1 – Community Services & Economics	Outcomes & Indicators	32
1 – Community Services & Economics	Outcomes & Indicators	33

### Synopsis and Legislative Intent (brief description of amendment and its motivation)

The existing Comprehensive Plan is silent on the role and importance of labor. This amendment corrects this oversight by making a number of changes to add the voice and important nature of labor throughout the document.

First, the amendment includes labor organizations as one of the community's key stakeholders and agents when it comes to the programs outline in the Plan. Secondly, the amendment acknowledges and includes labor's role as an important participant in adapting to evolving trends in the manufacturing sector and workplace. Lastly, the amendment adds a new paragraph to recognizing the importance of supporting workers and the role they play in a healthy local economy in improving the overall well-being of the community. It also expresses support for the need for collaboration and cooperation of labor and management to maximize progress towards improving the economy and our larger community goals. The amendment add two new Outcome indicators and otherwise adds in the voice and important nature of labor throughout the document.

Note: The proposed amendment #125 also adds language to Chapter 1, "Economic Development," p. 27 calling for the City to pursue labor/management strategies to increase wage growth. Please consult that change for a complete labor-specific changes proposed by the sponsor.)

Note further: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to slightly re-word the language of suggested indicators to make those bullets consistent with other indicator bullets.



*Page 8: Amend the description of "Programs" under "Plan Framework" such that the entire provision shall read as follows:*

## Programs

Provide examples of more specific implementation strategies taken by city officials, business leaders, community organizations, **labor organizations**, and residents to help accomplish the goals.

*Page 24, ¶4: Amend the paragraph on the manufacturing industry such that the entire paragraph shall read as follows:*

The manufacturing industry will likely continue to evolve and change as technology advances. Jobs that remain in manufacturing will require ongoing training and advanced degrees, **and in adapting to new and evolving trends, labor should play an important role along with management.** Future projections indicate that professional office and institutional employment will lead to new job growth over the next few decades. Retail and accommodation employment will continue to grow as well.

*Page 24: Add the following paragraph at the end of the page.*

As our economic landscape changes, we must incorporate the ideas of both employers and workers. Employees and employers must be supported by local government and community to sustain our economy. Employees must have a say in their workplaces and in the future of their economic sectors. With this vision and capital provided we will be able to work together for a sustainable local economy.

*Page 28: Under Goal 1.3 add a new policy to read as follows in bold:*

Goal 1.3 Engage the community by working with regional partners, schools, businesses, and non-profits to create partnerships that provide community services and programs for all age groups.

**Policy 1.3.6 Engage labor in educating youth and workforce about available apprenticeship programs and opportunities in the trades.**

*Page 31: Amend the last bullet point so that it reads as follows:*

- Promote partnerships with higher education institutions **and union apprentice programs** that aim to enhance entrepreneurship and competitiveness.

*Page 31: Add a new bullet point that shall read as follows:*

- Encourage and support collective bargaining and a general understanding of labor's role in a robust, healthy, equitable economy and overall community well-being.

*Page 32: Add a new bullet point under the last "Outcome" section that shall read as follows in bold:*

Outcome: Income inequality is reduced across and between all ages, races, and genders.

- **Rate of unionization of workers and percentage of union membership in the workforce**

*Page 33: Add a new bullet point that shall read as follows:*

Outcome: Career Pathways and training are engaging residents and businesses.

- **Number, availability, and awareness of union and other apprenticeship and outreach programs**

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #119

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Existing Conditions	20, first ¶

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes a sentence discussing the Bloomington MSA falling behind the average MSA. This sentence does not clearly cite a referent and does not otherwise follow from the previous statement discussing Bloomington's low unemployment rate.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

While construction permits for housing mirrored the national economy, Bloomington's economic performance has lagged behind the national recovery. Overall, the unemployment rate continues to be lower than the state of Indiana's over the last 10 years. According to the Indiana Business Research Center (IBRC), in the years between 2005 and 2015, the Bloomington Metropolitan Statistical Area (MSA) fell farther behind the average metro area. Real Gross Domestic Product (GDP) has shrunk since its peak in 2010, showing only a minimal upturn in 2014 and 2015, an upturn that can be largely attributed to the City's population increase. Similarly, real per capita personal income has yet to fully recover since 2008, despite demonstrating a recent growth trend; it remains well below the state and national averages (reflecting the impact of the student population). The poverty rate remains above that of comparable college towns of similar size.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #120

Name of Sponsor(s):

Andy Ruff

Date Submitted:

08 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Existing Conditions	20, ¶ 4

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment introduces the key concept of "import substitution" relative to the health of the local economy for the following reasons. The importance of "basic/traded" sector business is emphasized in several places in the plan. However, reducing the leakage of income from the local economy can have a similar effect on the local economy as money coming in from export. The draft talks in places about local business and the importance of local business, but it does not make the linkage to the economic concept of import substitution - that income retained in local economy that otherwise would have leaked out can have a similar benefit to the local economy as income brought in through exports.

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to shift the phrase "concentrations of industries" to "industrial sectors and the clustering of those sectors" in the first sentence of the passage.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

When reviewing the resiliency and sustainability of local economies, it is important to understand the ~~concentration and~~ concept of import substitution as well as the importance of industrial sectors and the clustering of those sectors ~~critical industries~~ that bring in trade and dollars from outside the local economy. Encouraging local production for local consumption to replace some imports – goods and services imported from outside the local economy -- has the community benefits of reducing dependence on imports, reducing leakage of income from the local economy, and developing a more diverse, resilient, and sustainable local economy. Energy purchase and consumption for example represents a large amount of economic leakage, and energy conserved or produced locally represents money not lost from the local economy. Education and awareness of the concept of import substitution as it relates to the local economy is critical, as benefits are not realized if income prevented from leakage is subsequently leaked in other ways.

Exhibit 4 indicates the location quotient, which is a measure of the amount of industrial concentration relative to the national economy. Generally, any industry that has a Location Quotient (LQ) of greater than one is considered to have an employment concentration important to the local economy.

**Regular Session Action – 10 January 2018:  
Amendment to Am 120 to explain more  
clearly the definition of “imports.”**

ADOPT, 9-0-0, as amended  
Adopted by unanimous consent

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #121

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Existing Conditions	21, last fl

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment re-frames the last sentence to eliminate the assertion that Bloomington must be "positioned to grow" based on future demographic and economic projections.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The future projections on the demographics and economics of Bloomington are optimistic. **With our highly-educated workforce, Bloomington will be positioned to take advantage of** ~~The City~~ **must be well positioned to grow with the expanding creative, knowledge-driven economy of the 21st century.**

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #122

Name of Sponsor(s):

Susan Sandberg and Steve Volan

Date Submitted:

January 5, 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Future Projections	22, 2 <sup>nd</sup> column, 1 <sup>st</sup> paragraph

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment provides housing and household projections for Bloomington.

Envision Tomorrow is an open-access planning package that allows professional planners to analyze how their community's current growth pattern and future decisions affecting growth will impact a range of measures from public health, fiscal resiliency and environmental sustainability. The Balanced Housing Model is a component of the Envision Tomorrow package which can be used to analyze a community's existing housing supply, using data such as age, household income and tenure (rental or owner-occupied) collected from the U.S. Census Bureau. It can also be used when identifying future housing needs based on population and age and income cohorts. This amendment uses the 2011-2015 American Community Survey 5-Year Estimates. The chart below shows the projected data for the City of Bloomington.

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced, to change the word "fraternities" to "Greek housing" in the last paragraph.*

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*The following text shall be added immediately following the first paragraph in the second column:*

By 2040, the population of Bloomington is expected to reach over 100,000 individuals. These individuals will need services to meet their needs, especially housing. As we look to the future, projections are a way to create an estimate of a future situation based on a study of present data, although it is not a guarantee as to what will exactly happen over time. Using current housing and population data for the City of Bloomington from the American Community Survey and anticipating the future population, we are able to generate a forecast of how much housing will be needed by 2040.

Exhibit 6 identifies the existing housing stock and existing households by a scale of income brackets and projects the number of households and required units by the target date (2040). According to the projected housing needs, 12,225 additional units will be needed to meet the growing population demand by 2040. This is approximately 556 units per year. This number includes both rental and owner occupied units. With a growing population and aging of the existing housing stock, the projection also estimates that around 2,610 existing units will become obsolete by 2040 and need to be at a minimum renovated to meet code.

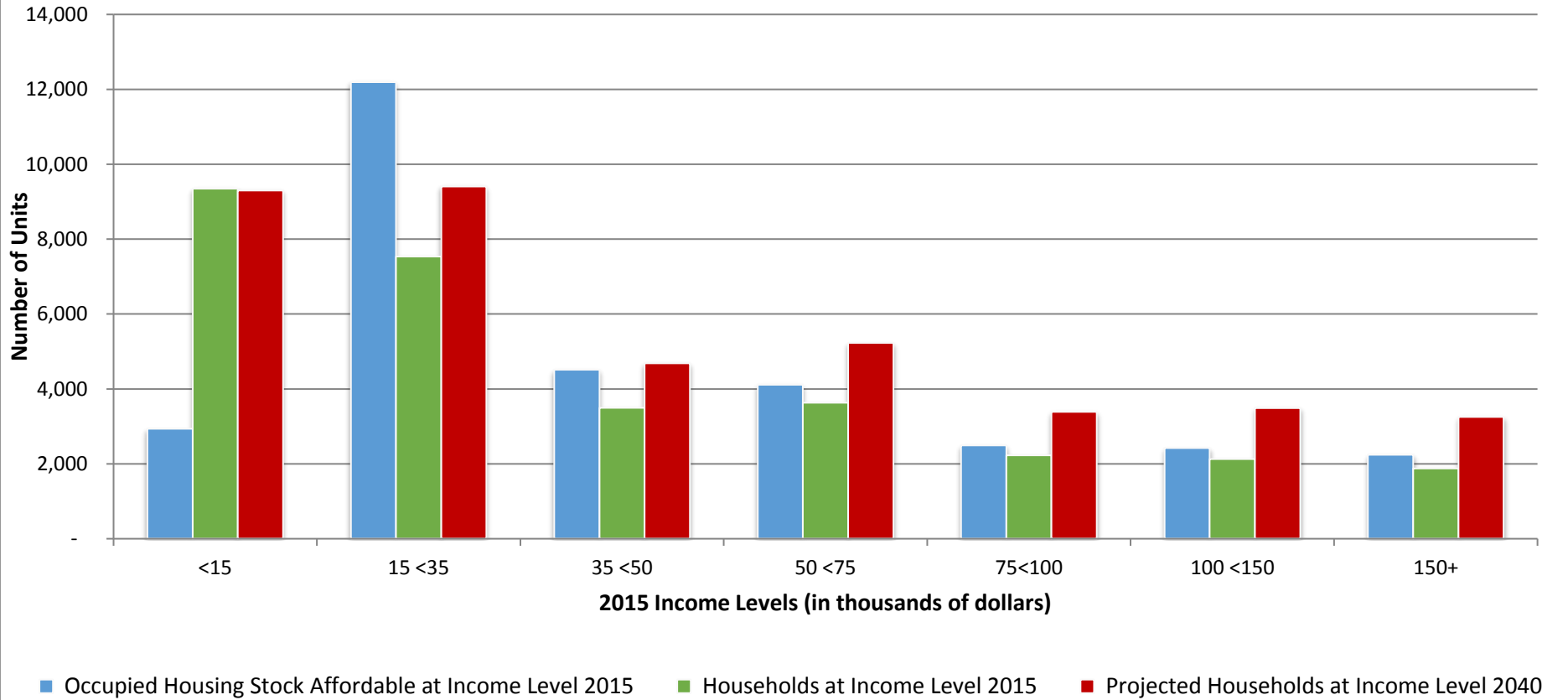
In exhibit 6, the blue bars indicate the existing occupied affordable housing stock per income bracket, the green bars indicate the number of households in 2015 in each income bracket, and the red bars indicate the projected number of households per income bracket by the year 2040. Examining the relationship between the blue bars and green bars per income bracket show the existing affordable housing supply per household within an income bracket. The red bar indicates the projected number of households per income bracket in 2040. To understand the potential housing need by 2040, the blue bar should be compared to the red bar.

Students living off-campus counted by the American Community Survey are included in the projection. Institutional housing, including but not limited to university dormitories and Greek housing, are excluded from the housing projection, meaning there is a large population that lives in Bloomington not considered in this projection. Estimating the impact of universities on data sets can be challenging due to data collection methods. It is important to acknowledge this large part of the overall population of Bloomington that is not considered in the projected housing need.

*The following Exhibit shall be titled "Exhibit 6" and shall immediately follow Exhibit 5. All subsequent exhibits and references thereto shall be re-numbered accordingly.*

Exhibit 6

### 2015 Households and Housing Stock Compared with 2040 Demand by Income Level



Source: Envision Tomorrow Scenario analysis; U.S. Census Bureau ACS 2010-2015 5-year estimates, Bloomington (city), Indiana.



Regular Session Action – 10 January 2018:

**ADOPTED, 9-0-0**

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #123

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Future Projections	22, last ¶

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment re-frames the last sentence to it make clear that the preservation of green space and environmental protection are challenges posed by the *quantitative* growth measures of population increase and an expansion of the built environment.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

With additional housing comes the challenge of preserving vital green space and protecting the environment. These are real challenges facing Bloomington in the near future as it adjusts to its ~~population and economic growth~~ **population increase and expansion of the built environment.**

Regular Session Action – 17 January 2018:

ADOPTED, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #124

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Future Projections	24, 2nd to last ¶

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes the word "best" in the passage asserting that the best and highest-paid jobs require an advanced ...degree; "best" is subjective in this context. This amendment also inserts the word "retain" in the passage reading that Bloomington has the right environment to attract an educated workforce.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

While Bloomington has seen a reduction in manufacturing employment in past decades, and some project a continuing trend, it is not a foregone conclusion. Most communities realize that real sustained economic growth comes from within the local economy. Most of the ~~best and~~ highest paid jobs require an advanced college or associate level degree. Developing educational programs and job training opportunities is critical in establishing a strong future workforce. People who have this level of education are in high demand not only in Indiana and the nation but around the world. Young, highly sought-after professionals demand a high quality of life where they can live, work, and play. Bloomington has the right environment to attract **and retain** this workforce.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #125

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Services & Economics	Economic Development	27, 1st 3 ¶s under subsection

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment makes a number of clarifying changes to the first three paragraphs of the "Economic Development" section, including: changing "creating" to "maintaining" in the discussion of a positive business environment; shifting "graduates" to "residents" in the passage calling jobs that encourage people to stay in the community; and, using the word "quality" to describe job creation. The amendment also eliminates the phrase "...such as concerns related to regulation" used in this same sentence with the term "economic competitiveness" as it implies that local regulations likely reduce or inhibit economic competitiveness. It plays too much to the trope that regulations are often at odds with community good. Further, the amendment makes import substitution as part of the City's approach to strengthen economic health. Because this paragraph notes the importance of primary employers -- which have been defined as businesses that bring income into the community from *outside* the local economy -- it is just as important to include the economic strategy of import substitution which reduces the leakage of local income from *inside* the local economy.

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to change the phrase "labor/management strategies" to "labor/management partnerships."*

Amendment (indicated text added in **bold** and text to be deleted via ~~strikeout~~).

### Economic Development

Retaining, developing, and attracting quality jobs for all is essential for the health of Bloomington's economy. The City of Bloomington will continue to promote a diverse economy to ensure Bloomington's long-term economic vitality. The City will aim to increase opportunities for its residents by focusing on innovation and entrepreneurship, retaining and supporting existing businesses, attracting and retaining ~~human capital workers~~, supporting the growth of future-oriented jobs, encouraging arts, entertainment and culture, and ~~creating~~ **maintaining** a positive business climate through local policy. Innovation and entrepreneurship are essential qualities to promote. A robust digital infrastructure; smart city technology that integrates information and communication; the strong performance and interactivity of community services; and a vigorous sharing or access economy, will all play important roles in the City's future success.

The City of Bloomington will aim to capitalize on the talent and intelligence attracted by the City's educational institutions and its proximity to NSWC Crane by cultivating Bloomington's emerging tech and startup scene, by pursuing programs to leverage these institutions' intellectual property, and by pursuing **labor/management partnerships and other** strategies to increase wage growth, including initiatives proposed by the Mayor's 2017 Wage Growth Task Force. Bloomington needs jobs that will not only encourage its ~~graduates residents~~ to stay in Bloomington and recruit outside talent, but also enable all workers to earn a livable wage. In the next 20 years, we aim to strengthen and spread Bloomington's reputation as an excellent place to live, work, and play.

The City will continue to address issues affecting business growth, **quality** job creation, and Bloomington's long-term economic competitiveness., ~~such as concerns related to regulation, and~~ **The City** will pursue opportunities to more effectively use incentives to promote economic vitality. The City of Bloomington will continue working with businesses to facilitate retention and expansion of primary employers and key industries such as healthcare, manufacturing, and technology services, while exploring opportunities to further diversify its economy by strengthening other sectors **and also supporting import substitution as part of that strategy**. This will ensure Bloomington's prosperity and its role as a regional economic leader.

Regular Session Action – 17 January 2018:

**ADOPTED, 9-0-0**

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #126

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1	Overview	27

Synopsis and Legislative Intent (brief description of amendment and its motivation)

The commonly understood terminology for a wage that a worker can live off of is "living wage" not "livable wage." This amendment makes that correction in the second paragraph in the right column of pg. 27.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

...Bloomington needs jobs that will not only encourage its graduates to stay in Bloomington and recruit outside talent, but also enable all workers to earn a **livable living** wage.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #127

Name of Sponsor(s): Dave Rollo and Isabel Piedmont-Smith

Date Submitted: 1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
1 – Community Services & Economics	Goal 1.6	29

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds language to Goal 1.6 to make clear that local governments have an important role to play in resident participation in policymaking. This engagement helps create more informed and engaged citizens, and importantly, helps engender greater trust in government.

*Note: This amendment adds back in language that is substantially similar to the language deleted by the Council with Am#79, adopted via a consent agenda. While #79 deleted this language to rid the passage of perceived redundancy, it is nonetheless worth highlighting the importance of promoting participatory citizenship; hence, the reinsertion.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 1.6 Commit to, and plan for, transparency, open government, and effective, accessible and inclusive public engagement so that exemplary services are provided to our residents, businesses, non-profit organizations, and visitors, while also promoting more participatory citizenship.

Regular Session Action – 17 January 2018: ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #128

Name of Sponsor(s): Dave Rollo

Date Submitted: 1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
1 – Community Services & Economics	Goal 1.6: new Policy 1.6.4	29

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a policy to Goal 1.6. In order for the City of Bloomington to improve its capacities to design and deliver effective and inclusive public engagement in support of City Planning and services, attention should be paid to developing staff capacities for such design and delivery, learning and retaining learning from experiences gained, and ensuring that this knowledge building is not isolated within one City department.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Policy 1.6.4: Promote staff public engagement knowledge and competencies; and support City departments to assess and document their public engagement experiences and to share their learning across departments.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0



AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #129

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1	Policy 1.7.2	29

Synopsis and Legislative Intent (brief description of amendment and its motivation)

"Traded/basic employers" is not a well-known term, nor does it come up in a simple Google search. This amendment seeks to use more commonplace language.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Policy 1.7.2: Prioritize the growth of local "traded/basic" employers, **meaning businesses that meet economic demand generated outside the community**, through strategies that sustain a positive business climate for long term employment opportunities.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #130

Name of Sponsor(s):

Andy Ruff

Date Submitted:

09 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section	Page #
1 – Community Services & Economics	Goal 1.7, Policy 1.7.1	29
1 – Community Services & Economics	Programs, Economic Development	31, 3rd from last bullet
Appendix		108

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment changes all references to "human capital" to "worker" or "workers and their skills" wherever it appears in the document, as the use of "human capital" carries a de-humanizing and commodified connotation.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*p. 29: Amend text to read as follows:*

Policy 1.7.1: Make full use of the ~~human capital~~ **workers and their skills** that Indiana University, Ivy Tech, and NSWC Crane attract and generate through programs that foster retention and expansion of key industries.

*p. 31: Amend text to read as follows:*

Leverage marketing strategies that highlight local assets, programs, and other attributes to attract and retain ~~human capital~~ **workers**.

*p. 108: Appendix: Amend text to read as follows:*

Leverage marketing strategies that highlight local assets, programs, and other attributes to attract and retain ~~human capital~~ **workers**.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #131

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
1 – Community Services	Programs – Municipal Services – 1st bullet	30, 2nd bullet

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a new bullet point to include the implementation of a quality of life survey asking about residents' well-being and needs that could be address via policy initiatives.

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to separate out the new language into a separate bullet point.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- Survey community health and satisfaction levels regularly, identifying changing needs and quality of local services.
- Implement a recurring Quality of Life Survey to determine our residents' overall quality of life and to ask about needs and concerns that could be addressed by policy initiatives.

Regular Session Action – 17 January 2018:  
Amendment to add "recurring" before Quality  
of Life Survey:

ADOPT: 9-0-0, as amended  
Adopted by unanimous consent

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #132

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1	Programs	31

Synopsis and Legislative Intent (brief description of amendment and its motivation)

During the annexation process of 2017, cut short by the actions of our state legislature and governor, there was significant dissatisfaction expressed by county government officials about the lack of inclusion in the development of the original proposal. This amendment calls for greater inclusion of the county government in future annexation proposals by the city.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Annexation  
Develop an annexation strategy **after consultation with the county government** that provides efficient community services and maintains an equitable service to all residents of Bloomington.

Regular Session Action – 17 January 2018:

ADOPT: 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #133

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2	Outcomes & Indicators	40

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment corrects a typographical error by replacing the word "and" with the word "at" in the first bullet point under the second outcome in Ch. 2.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Outcome: Attendance at cultural events is high.

- Number of residents to number of attendees ~~and~~ **at** cultural events within the City

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

*Please complete all fields indicated in yellow.*

Amendment Number: #134

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 3	Overview	44

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies text that indicates how much energy is used by the City of Bloomington Utilities to treat and distribute water. The current text is unclear what the 46% and 60% refers to.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

In 2015, to prepare and transport clean water for human consumption, the City of Bloomington Utilities Department accounted for 46% of energy use and 60% of greenhouse gas emissions **by the city government as a whole**, according to a City operations inventory through the Department of Economic and Sustainable Development.

Regular Session Action – 17 January 2018:

ADOPTED, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #135

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3 -- Environment	Overview: Water	44, 1st ¶, last sentence

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds language to make it clear that Lake Monroe is the community's only source of water.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Water**

Water is a vital natural resource for human survival. Most of us now live in an urban ecosystem, and we all need to be more cognizant of how water functions in it. Consider the hidden environmental costs associated with both drinking water and surface water. In 2015, to prepare and transport clean water for human consumption, the City of Bloomington Utilities Department accounted for 46% of energy use and 60% of greenhouse gas emissions according to a City operations inventory through the Department of Economic and Sustainable Development. These represent large portions of our environmental footprint and have impacts on the City's budget.

Human consumption is not the only use for the water sanitized and transported by our Utilities Department. Commercial and industrial processes have a range of needs for water. Heating and cooling, cleaning, and manufacturing all require water. And, of course, clean water is necessary to support the plants and animals in our ecosystems and food systems. Access to clean water is an essential component of a sustainable community, and Lake Monroe- a reservoir created in 1964 with an estimated lifespan of just 100 years **is the sole source of water supply to the city** and is a critical contributor to Bloomington's ability to flourish into the future.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #136

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3 -- Environment	Goals and Policies: Water (2 <sup>nd</sup> bullet)	47

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amends expands the collaborating entities working to prolong the life of Lake Monroe and to improve water quality to include all those that control and participate in protecting the Lake.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- Increase the use of modern best practices for water quality and quantity control.
- Work with ~~the Army Corps of Engineers~~ **regional, state and federal governments** to prolong the life of Lake Monroe and create and implement a plan to improve water quality in the Lake.
- Create and implement a plan to reduce water leakage in the City of Bloomington Utilities infrastructure.
- Prevent sanitary sewer overflows to ensure compliance with applicable state and federal requirements and to avoid pollution of surface or ground water.
- Utilize Low Impact Development measures such as rainwater harvesting and storm runoff infiltration, when feasible, as mitigation strategies for stormwater discharge.
- Assess karst features and regulations to protect sinkholes and other karst features.
- Simplify floodplain regulations without making them less restrictive
- Develop an assistance and education program for private property owners to install raingardens.
- Incorporate a stream classification system into the UDO to use in waterway and riparian buffer protection and enhancement.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #137

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3 -- Environment	Outcomes & Indicators (new Outcome-#6)	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a new Outcome and two new indicators to the Environment chapter. The Outcome states that water quality is improved. The indicators reflect that, as a consequence of working with state, local, and federal governmental agencies, a management plan will be put in place to protect the lake and that would reduce runoff of fertilizers and sediment that would reduce or eliminate the algal blooms that are commonplace today.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*The following new Outcome and Indicators is to be added and listed as the sixth outcome, following the Outcome discussing the reduction of water consumption.*

**Outcome: Water quality in Lake Monroe is improved.**

- A watershed management plan has been created and implemented**
- Toxic algal blooms have been reduced or eliminated.**

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #138

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3 Environment	Outcomes and Indicators: New Outcome and Indicator- #7	49

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a new Outcome and Indicator to the Environment chapter calling for CBU to meet or exceed federal drinking water standards 100% of the time. As we improve water quality, we aim never to deliver water failing at federal standards.

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to add an indicator to the new outcome.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*The following new Outcome to be added and listed as the seventh outcome, following the Outcome discussing the water quality at Lake Monroe. Note: If AM #137 is not approved, then this shall become the sixth bullet.*

Outcome: The City of Bloomington Utilities department meets or exceeds federal drinking water standards 100% of the time.

- Measurements of water quality as compared with federal standards.

Regular Session Action – 17 January 2018:

ADOPTED: 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #139

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5	Overview	58

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies text regarding high rental housing rates in Bloomington, in the last paragraph on pg. 58 under the heading "Today's Context."

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Current Census figures estimate that Bloomington's rental percentage is about 66% of the total housing units within the city. This increased rental demand has pushed apartment rents to ~~disproportionate~~ **very high** levels, especially compared to surrounding areas.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #140

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5	Overview	60

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies text regarding "livability" as an increasingly used criterion for people seeking a place to live in Bloomington. According to livability.org, "Livability is the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities." The text the amendment seeks to clarify is in the last paragraph on page 60, about half-way through the paragraph.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The desire and preference for smaller, more sustainably designed units, a growing interest in attached housing and co-housing arrangements, and the need for both physical accessibility of housing units and proximity of such units to basic day-to-day service hubs are increasingly important issues. ~~Therefore, walkability or preference towards livability~~ **Livability, or an overall assessment of a neighborhood's quality of life,** has increased significantly as a factor in housing choice for residential neighborhoods.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #141

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5	Policy 5.1.3	63

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to clarify the intention of this policy as intermingling residents of different income levels in the same neighborhoods or multi-family housing developments. We don't just want to see a wide range of housing types in the city, but we would like to see a wide range within each neighborhoods, as feasible.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Policy 5.1.3: Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #142

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5	Goal 5.4	64

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a missing word in Goal 5.4, where the wording is currently incorrect due to incorporating a previous amendment.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Goal 5.4 Neighborhood Stabilization. Promote a variety of homeownership and rental housing options, mitigate against unforeseen eviction and rapid price changes, and **promote** opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #143

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5	Programs	65

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment specifies that student-oriented multi-family housing should be built in such a way that the space may be adopted to other uses in the future. As currently written, part of the sentence refers to student-oriented housing while the other part refers to "any multifamily housing." This is a program point under the heading Affordable Housing, the 4<sup>th</sup> bullet in the left column on page 65.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- Adopt zoning regulations that ensure, to the extent possible, that any **student-oriented** multifamily housing developments can successfully transition to serving other populations as the student market evolves and demand changes.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #144

Name of Sponsor(s):

Isabel Piedmont-Smith

Date Submitted:

1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5	Outcomes & Indicators	66

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment seeks to incorporate employment in the second outcome statement at the end of Ch. 5, since 2 of the indicators (the 6<sup>th</sup> and 7<sup>th</sup>) deal directly with employment, and indeed employment should be located close to housing when possible.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Outcome: Improved access of neighborhood housing to community amenities, **employment**, and essential services.

- Percentage of population within 0.25-mile walk of public and private indoor or outdoor recreation and socialization spaces
- Walk Scores™ of US Census block groups within the city
- Walk and transit scores of parks, schools, community service providers, health care facility locations, and subsidized housing
- Percentage of dwelling units within a 0.25-mile and 0.5 mile walk of a grocery store and/or farmers market
- Number of parks within a half-mile by US Census block group
- Number of jobs accessible within a 45-minute transit commute (EPA Smart Location Database)
- Mix of jobs within a mile by block group (US Census)
- Annual comprehensive inventory of sidewalk conditions by neighborhood (multiple extant methodologies)

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0



AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #145

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 6	Overview – Transportation Investments	73

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment corrects a sentence that currently has no verb and moves this sentence to a more appropriate location within the text of the overview, under the heading of Transportation Investments. It also clarifies the sentence that introduces the Master Thoroughfare Plan.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Transportation Investments

Transportation investments are significant undertakings, and costs are always a limiting factor. The daily operation and maintenance costs of these facilities are substantial. The total costs associated with network improvements must account for engineering, design, land acquisition, construction, inspection, and maintenance.

The city does not have the space or resources to significantly expand roads and intersections within the built-out, urban environment. Many medium and large-sized cities with similar challenges are using transportation demand management to reduce travel demand, or to redistribute travel demand in space or time. Cities also manage congestion and improve transportation long-term by investing in multiple transportation modes such as walking, bicycling, and public transportation rather than solely building motor vehicle capacity. While investments in active and public transportation most obviously benefit users of those modes, every person walking, cycling, or in a bus represents one less car on the street. **We must also consider the impact of the growing "shared" or "access" economy and "driverless" or autonomous vehicles in the future.**

The on-going construction of Interstate 69 through Bloomington presents a number of challenges to the community. Alterations to highway access points and local roadway configurations near the corridor will impact residents and the businesses they seek to access. Traffic diverted to new routes on local roads may force the City to re-evaluate its priorities for future transportation projects. In addition, bicycle and pedestrian accessibility across the Interstate 69 corridor are important future considerations. The city must also carefully manage development around highway interchanges to ensure that only the most appropriate land uses develop in those areas. Making new investments in the transportation network should be carefully evaluated, not only considering fiscal, locational, and demand contexts, but also the implications for climate change, economic prosperity, and community health.

One tool to ~~foster such evaluations~~ **evaluate and guide progress toward** ~~for~~ our transportation objectives is the Master Thoroughfare Plan. ~~Understanding that the "shared" or "access" economy and "driverless" or autonomous vehicles will also have long-term effects.~~

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #146

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6 – Transportation	Transportation Investments, third paragraph	73

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds context to the discussion of community challenges presented by I-69 by making it clear that I-69 will have the practical effect of moving the City of Bloomington closer to Indianapolis.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

The on-going construction of Interstate 69 through Bloomington presents a number of challenges to the community. The completion of Interstate 69 will have the practical effect of moving the City of Bloomington closer to Indianapolis. This fact will likely create significant physical growth and development pressures and may bring to Bloomington some of the challenges of being a bedroom community to a major metropolitan area. Alterations to highway access points and local roadway configurations near the corridor will impact residents and the businesses they seek to access. Traffic diverted to new routes on local roads may force the City to re-evaluate its priorities for future transportation projects. In addition, bicycle and pedestrian accessibility across the Interstate 69 corridor are important future considerations. The city must also carefully manage development around highway interchanges to ensure that only the most appropriate land uses develop in those areas. Making new investments in the transportation network should be carefully evaluated, not only considering fiscal, locational, and demand contexts, but also the implications for climate change, economic prosperity, and community health.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #147

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 6	Overview – Motor Vehicle Transportation	73

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment corrects a typographical error in the first full paragraph on pg. 73, under the heading Motor Vehicle Transportation.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Speed is directly related to crash severity. Enforcement and education are critical to achieve low speed driving behavior. Urban infrastructure can also be designed to encourage ~~low~~ **flow** that lowers speeds and minimizes crash risk and severity for all users.

Regular Session Action – 17 January 2018:

ADOPTED, 9-0-0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #148

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6- Transportation	General Policies of the Master Thoroughfare Plan	74, second-to-last policy

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the policy of the Master Thoroughfare Plan associated with retrofitting existing roadways to accommodate non-single occupancy vehicle travel. Specifically, the amendment adds language making clear that the City has limited interest in widening roadways and seeks to decrease per-capita VMT (vehicle miles traveled).

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to make it clear that plans for bicyclists, pedestrian, transit users, and shared riders are not only prioritized before any roadway widening, but are considered before any such plans for widening (emphasis added)*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Recognize both the City's constrained ability and limited interest to in expanding or widening most roadways within an urban and built context, such that retrofitting existing roadways and designing innovative solutions for pedestrians, transit users, shared riders, and bicyclists are prioritized and considered before plans for roadway widening.

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #150

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 6	Programs	77

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the 5<sup>th</sup>, 6<sup>th</sup>, and 15<sup>th</sup> bullet points under Programs, specifically under the heading "General" (Ch. 7).

- 5<sup>th</sup> bullet: Clarify that this point is addressing events in the ROW.
- 6<sup>th</sup> bullet: Replace it with two separate bullet points to make the meaning more clear. Note that this clarification was approved by City traffic engineer Andrew Cibor.
- 15<sup>th</sup> bullet: Correct a typo.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

- Encourage appropriate community events at appropriate locations and times **in the public Right of Way.**
- ~~Enhance the understanding of and standards for approvals, maintenance of traffic, and ADA compliance.~~
- Enhance the understanding of maintenance of traffic and ADA compliance standards.
- Enhance the standards for maintenance of traffic and ADA compliance approvals.
  
- Inspect all capital projects (City and non-City) to ~~assurance~~ **assure** compliance with applicable standards and specifications.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #151

Name of Sponsor(s):

Andy Ruff

Date Submitted:

03 January 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6- Transportation	Programs, Motor Vehicles	78, 2nd bullet point

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment makes it clear that safety improvements made to reduce motor vehicle crashes should not decrease safety for bicycles and pedestrians.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Motor Vehicles

- Make safety improvements in infrastructure, design, or regulations that reduce crashes **without reducing safety for bicycles and pedestrians.**

Regular Session Action – 17 January 2018:

ADOPTED Via Consent Agenda: 9 - 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #152

Name of Sponsor(s):

Isabel Piedmont-Smith & Stephen Volan

Date Submitted:

1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 6	Outcomes & Indicators	79

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies the desired outcome of efficient and effective management of public parking by specifying a desired utilization rate and by including neighborhood parking zones.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Outcome: Public parking demands are managed efficiently and effectively, to an optimum level of 85% of supply.

- Downtown public parking utilization rates.
- Neighborhood parking zone utilization rates.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT AGENDA: 9 - 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #153

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 7	Development Themes for Land Use Classifications	82

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds language in the paragraph under the heading Transform. The current text says this theme should apply to land that is currently mostly undeveloped, but if you read through Ch. 7, it is also applied to land that is underdeveloped, like the Urban Corridors. There is very little completely undeveloped land in the city, so I think underdeveloped should be added here.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Transform  
Locations that establish a brand new identity for land use and natural attributes in order to significantly change the area from its current condition. Generally these areas are mostly undeveloped or **underdeveloped, and/or they have present** great opportunities to redevelop into transformed built and natural environments. ...

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT AGENDA: 9 - 0



AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #154

Name of Sponsor(s):

Andy Ruff and Isabel Piedmont-Smith

Date Submitted:

05 January 2017

Comp Plan Chapter, Section, and Page

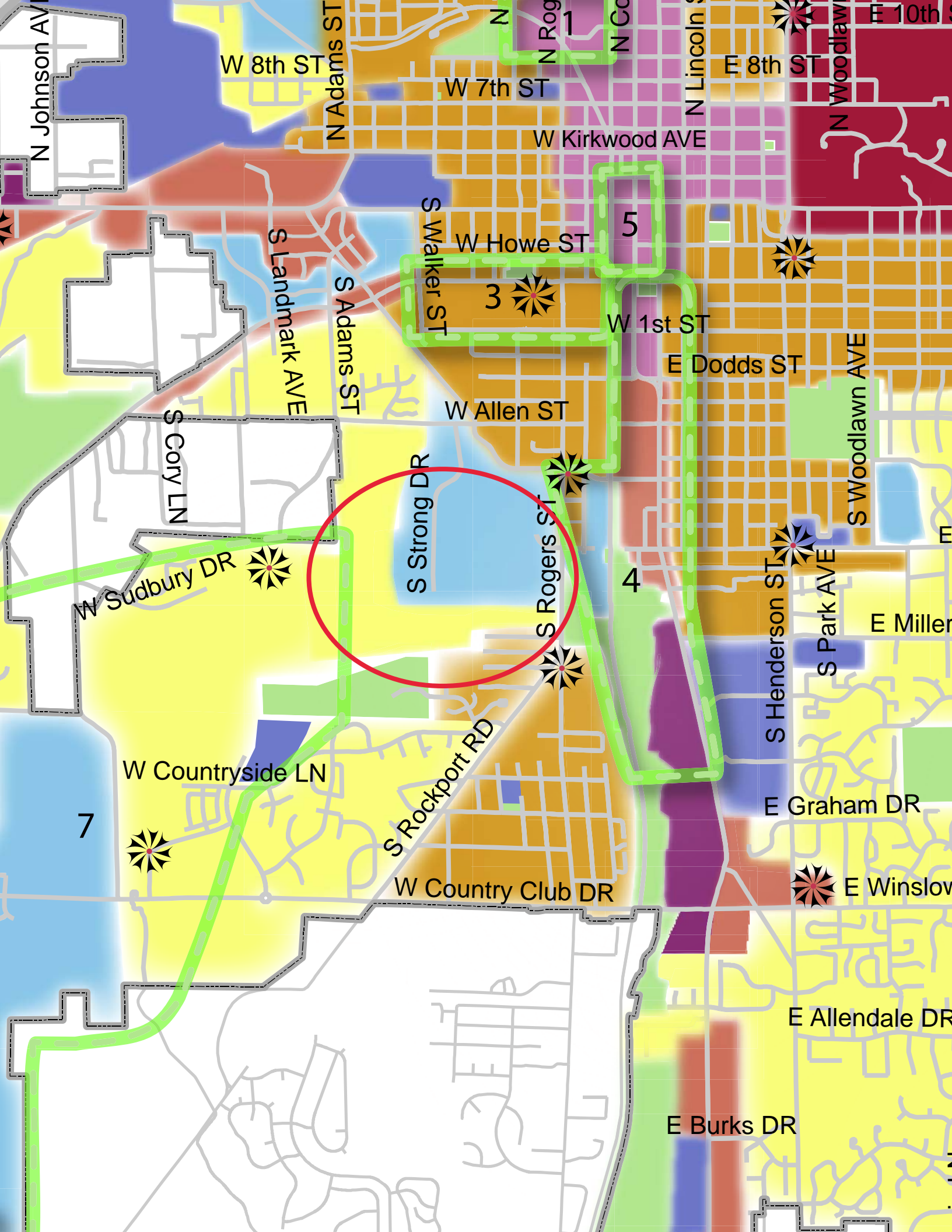
Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Future Land Use Map	83

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment re-draws the Future Land Use Map to slightly contract the area designated "Employment Center" and replace it with "Neighborhood Residential" just south of S. Strong Drive and west of S. Rogers Street. The change is denoted by the area circled in red. This minor change reflects the new Habitat for Humanity project scheduled to be built on the old Thompson site.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

See map following page.



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #155

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Mixed Urban Residential, Urban Services	84

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment acknowledges that in addition to aging infrastructure in much of the Mixed Urban Residential district, there are many areas that totally lack essential urban amenities.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

**Mixed Urban Residential -**

*Urban Services:* The Mixed Urban Residential district has complete access to a full complement of urban services. (Water, sewer, storm sewer, sanitation, police, fire, and other public services offer very good coverage.) Existing public streets, sidewalks, and other facilities provide access and mobility at a "20-minute neighborhood" level of service. However, aging infrastructure and capacity limits may result in deficient services. **Additionally, many of these areas were built without essential urban amenities such as storm sewers, curbs, and sidewalks.** Capital investments and upgrades are necessary to maintain adequate levels of services for this district, which is the main objective for these areas.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #156

Name of Sponsor(s): Dave Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use District, Mixed Urban Residential, Site Design	85

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes the word "unique" when describing development patterns. Unique means "one of a kind" whereas the intent is to be consistent with the overall character.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Mixed Urban Residential -*  
*Site Design:* The majority of centrally located neighborhoods have been built out, so major changes will occur with redevelopment and property turnover. Redevelopment and rehabilitation of existing structures must respect the ~~unique~~ **prevailing** character and development pattern of adjacent properties. Although there may be various architectural styles that would be appropriately compatible with the existing architecture in these older neighborhoods, the district must continue to emphasize pre-WWII neighborhood characteristics regarding building mass,

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #157

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Mixed Urban Residential, Land Use Development Approvals	85

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds language to emphasize that property in the Mixed Urban Residential area should only be converted to multifamily or commercial if the property is along neighborhood edges or high volume roads.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Land Use Development Approvals:* New and redevelopment activity for this district is mostly limited to remodeling or new construction for single-family residential uses. In some instances development activity will involve larger lots (larger than one acre) where attached single-family residential, accessory dwelling, and minor subdivision is appropriate. Both instances require the Maintain theme for development approvals. A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scaled neighborhood mixed uses (see Urban Village Center). These instances require the Enhance theme for development approvals. It is important to protect the existing single-family housing stock within this district. The conversion of dwellings to multifamily or commercial uses **should be discouraged** ~~should carefully balance market demand with overall neighborhood integrity towards single-family residential~~. The following provide additional land development policy guidance:

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #158

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Mixed Urban Residential, Land Use Development Approvals	85, 1 <sup>st</sup> bullet

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment changes the word "desired" to "prevailing" regarding what type of infill is compatible. The word "desire" relates to an individual's wishes, rather than respecting the existing historic pattern.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Amend the 1<sup>st</sup> bullet-point under Mixed Urban Residential, Land Use Approvals to read as follows:*

- Historic designations are common within this district, and adjacent infill activities must respect the historic character of adjacent properties. Vacant lots should be redeveloped with compatible infill that reflects the ~~desired~~ **prevailing** character of the neighborhood.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #159

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Mixed Urban Residential, Land Use Development Approvals, 2 <sup>nd</sup> Bullet-Point	85

Synopsis and Legislative Intent (brief description of amendment and its motivation)

The second bullet under Land Use Development Approvals mixes two important ideas: the importance of ADUs and the importance of safeguarding owner-occupied residential from conversion to multifamily. This amendment splits this into two separate bullet points.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Amend the second bullet-point under Mixed Urban Residential, Land Use Development Approvals to read as follows:*

- Accessory dwelling units for single-family residential offer options to consider for affordability, aging in place, and to meet other housing needs. ~~Safeguards should be considered to hinder or reverse the conversion of owner-occupied residential units to multifamily units.~~
- Safeguards should be considered to hinder or reverse the conversion of owner-occupied residential units to multifamily units.

Regular Session Action – 17 January 2018:

MOTION TO ADOPT  
9 - 0  
ADOPTED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #160

Name of Sponsor(s): Cm. Piedmont-Smith & Dave Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Mixed Urban Residential, Land Use Development Approvals	85, 6th bullet pt.

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds sidewalks to the list of important infrastructure that should be preserved/repaired/upgraded in the Urban Mixed Residential areas.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Add the following text to the sixth bullet-point:*

- Preserve, repair, or upgrade the capacity of aging utilities **and sidewalks** within the district.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0



AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #161

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts:	
	Mixed Urban Residential	85
	Downtown	87
	Neighborhood Residential	89
	Urban Corridor	92
	Regional Activity Center	93
	Employment Center	95

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment changes, in the text of several Land Use Districts, the word “could” to “should” in the bullet point relating that utilities could be placed underground where feasible. The shift of the term “could” to “should” mirrors the language used regarding utilities in the discussion of the Village Center and Parks/Open Space. The intent is to make the language consistent in all land use sections where it occurs, and to make it clear the city prefers underground utilities to above-ground utilities.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*Amend the following bullet-point as it appears in the Mixed Urban Residential, Downtown, Neighborhood Residential, Urban Corridor, Regional Activity Center, and Employment Center Land Use narratives:*

- In new development or redevelopment projects, utilities ~~could~~ **should** be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #162

Name of Sponsor(s): Cm. Piedmont-Smith & Dave Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use District, Downtown, Background and Intent	86

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes the word "innovation" when describing what's desired in downtown architecture. Much like "unique" it is ill-defined and open-ended. In addition, this amendment adds "human scale buildings" to the list of desirable attributes of the existing main-street appeal of downtown Bloomington.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Background and Intent:* The Downtown district is the vibrant core of Bloomington. It is crucial to the principle of a compact, urban, high intensity, mixed-use center that serves regional, community-wide, and neighborhood markets. The district serves as the social and economic heart of Bloomington by providing land use choices that accommodate residents, businesses, shoppers, and visitors. Seven unique "character areas" (zoning overlay areas) further identify architecturally distinctive areas within the Downtown (see the Downtown Vision and Infill Strategy Plan Map in the Appendix). These character areas help to further describe the many unique built-environment aspects needed to accommodate growth, sustain the vibrancy of the district, and to further slow sprawl at the city's edge. Overall the district embodies a classic Main Street appeal (display windows, outdoor seating, trees, benches, street lights, on-street parking, walkable distances, **and human scale buildings**) while also welcoming ~~innovation and~~ progress through a well designed, vibrant, and appealing built environment.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #163

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Downtown, Urban Services	86

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment makes minor language modifications to the "Urban Services" section to make clear that the list of services cited is representative, not exhaustive.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Urban Services

Downtown Bloomington, as the developed core of the City, has ~~the full~~ a wide range of urban services including, but not limited to, utilities, a traditional grid roadway network, sidewalks, public open spaces, and transit services. ~~Many~~ However, some services must be enhanced or expanded in order to sustain a flourishing Downtown. Opportunities to improve the entire portfolio of public urban services to meet the growing demand must be planned well before reaching capacity levels of service.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #164

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Downtown, Land Use Approvals	87, first bullet

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes a statement asserting that in the Downtown Gateway, Downtown Edges, and Showers Technology Park, higher density and *minimal* mixed-use aspects are appropriate as mixed-use features should not be minimized in these areas.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- For the past 10-15 years, housing pressure for this district has been strong for multifamily residential that targets Indiana University students. Preference towards other multifamily markets, affordable housing units, and owner-occupied housing is necessary to balance the housing market within the Downtown Gateway, Downtown Edges, and Showers Technology Park character areas. ~~In these instances, higher density developments and minimal mixed-use aspects are appropriate.~~

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #165

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts > Neighborhood Residential . Background and Intent - Urban Services	88

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes redundant language at the end of the first paragraph on pg. 88 and clarifies language about the "20-minute neighborhood" in the second paragraph.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

...Public streets, sidewalks, and other facilities provide good access to other uses within the district, to area parks and schools, and to adjacent districts. ~~Water, sewer, storm sewer, sanitation, police, fire, and other public services offer very good coverage.~~

Urban Services: Neighborhood Residential districts have full access to all modern public and private services including transit, police, fire, sewer, sanitation, water, storm sewer, natural gas, electric, and telecommunication services. Public streets, sidewalks, and other facilities provide ~~limited~~ access and mobility **which in some cases meets the** ~~at a level of service using a~~ "20-minute neighborhood" metric: Some destinations are accessible within a 20-minute walk.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #166

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Neighborhood Residential, Land Use Development Approvals	88, 1st bullet pt.

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment removes a bullet-point that suggests maintaining existing context in large tracts of land in Neighborhood Residential. This bullet contradicts text in the narrative that suggests higher densities may be appropriate in this district.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Land Use Development Approvals:* New and redevelopment activity for this district is mostly limited to remodeling existing or constructing new single-family residences. These instances require the Maintain development theme for development approvals. For larger lots (larger than one acre), attached single-family residential, accessory dwelling, and minor subdivision are appropriate residential uses and require the Enhance theme for development approvals. For larger tracts of land, single-family, attached single-family (duplex, triplex, and fourplex buildings), bungalow courts, townhouses, row houses), and multifamily residential uses may be appropriate, and in some instances small-scaled neighborhood mixed use is also appropriate (see Urban Village). These instances require the Enhance theme for development approvals. The following provide additional land development policy guidance:

- ~~Developments larger than one acre should emphasize neighborhood context and draw upon surrounding densities, building scales and types, landscaping, and other surrounding neighborhood features.~~
- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations. ...

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #167

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Urban Village Center - Site Design, 2nd ¶	90

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment highlights the importance of Urban Village Centers fitting into the existing context. Outreach to the neighborhood is important, but equally important is blending the Urban Village Center with the surrounding context.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Site Design:* An Urban Village Center represents the smallest scale of commercial and mixed land use that serves as a high activity node and destination within a neighborhood. The introduction of an Urban Village Center into a primarily residential area requires a high level of site design, compatible building mass and scale, and responsiveness to the needs of the surrounding residents. Sidewalks, street trees, pedestrian-scale lighting, outdoor seating or plaza space, and decorative features such as public art must be standard elements in site design. Urban Village Centers must not detract from the livability of these neighborhoods through unreasonable traffic, lighting, noise, litter, or other impacts.

Balancing the benefits of Urban Village Centers with the livability of neighborhoods necessitates careful planning and can vary from one location to another. It requires thorough neighborhood outreach, from preliminary concepts through final project approval. **Creating a harmonious relationship between the new development and the existing fabric is essential.** A particular focus on the seams between the commercial centers and abutting neighborhood should be sensitively treated drawing from the prevailing context.

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #168

Name of Sponsor(s): Cm. Rollo

Date Submitted: 1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Urban Village Center – Land Use Development Approvals	90

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment highlights the importance of locating Urban Village Centers along high volume roads. While neighborhoods can support Urban Village Centers, they cannot sustain them. These centers require the exposure of higher volume roads.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

*Land Use Development Approvals:* Urban Village Centers typically involve larger lots and the assembling of multiple parcels of land, for a combined total of at least one acre and no more than five acres. Development activity for this district is mostly new construction through redevelopment; in some instances it may include the restoration of historic or other significant structures. Centers should locate along higher volume roads and along neighborhood edges ~~or easily accessible destinations within a neighborhood~~. Urban Village Centers significant change the existing land use to a more active context; therefore the Transform theme should be used for development approvals. The following provide additional land development policy guidance:

Regular Session Action – 17 January 2018:

FINAL ADOPTED VIA CONSENT: 9 – 0



AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #169

Name of Sponsor(s):

Cm. Rollo

Date Submitted:

1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Urban Village Center – Land Use Development Approvals	90

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment relates to parking at Urban Village Centers. On-site parking for residents is important. Equally important is on-street parking for successful commercial retail. The last bullet-point needs to be split into two separate bullets.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- On-site parking should primarily serve any residential units that are a part of the development and must be located beneath or on the side or rear of buildings, with access from an improved alley system or from minimal street cuts. ~~On-street parking must be provided.~~
- Adequate public on-street parking must be provided to ensure successful commercial/retail.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 - 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #170

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Urban Corridor, Land Use Development Approvals	92

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a new bullet point making clear that the Urban Corridor district is particularly suited for residential use and is suited for both higher densities and taller building heights.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*The following shall be added as the 3rd bullet point in the Land Use Development Approvals section:*

- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial use and taller building heights, with the possibility of three or four-story buildings.

Regular Session Action – 17 January 2018:

MOTION TO ADOPT  
7 – 1 (CHOPRA) – 1 (VOLAN)  
ADOPTED

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #171

Name of Sponsor(s):

Dave Rollo

Date Submitted:

1/9/2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Urban Corridor – Land Use Development Approvals	92

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds a bullet to Land Use Developments Approvals for Urban Corridor. On-street parking will provide convenient and essential parking needs for successful commercial/retail while creating a more pedestrian friendly buffer between speeding traffic and the public realm.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- Create public on-street parking along the Urban Corridor district where feasible.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: #172

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Land Use Districts, Parks/Open Space, Land Use Approvals	97, 4th and 5th bullets

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes the fourth bullet and clarifies the fifth bullet to make clear that the City prioritizes park and open space access for City residents and is not calling for increased residential densities around existing parks nor calling for increased densities that might drive up housing costs.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

- ~~Adjacent land uses should support increased residential densities.~~
- Access to and from parks and open space should provide connections within ¼ to ½ mile **for all City residents.**

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #173

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Focus Areas & Strategies (Introduction)	98

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment slightly revises the language describing the Sustainability strategy for development of the Focus Areas. It affects the last sentence under the heading Sustainability.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

...Often, transforming an area depends upon changes in the highest and best use for the community as a whole. Sustainable development is ~~almost always~~ **by definition** the best long-term investment of private and public funds.

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #174

Name of Sponsor(s):

Cm. Piedmont-Smith

Date Submitted:

05 January 2018

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7 – Land Use	Focus Areas & Strategies (introduction)	98

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment clarifies what is meant by the development strategy of "Livability or Lifetime Community." Sponsor consulted with Phil Stafford, who serves on the Bloomington Commission on Aging and is an expert in this area, on the revised text.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Livability or Lifetime Community

To leverage opportunities ~~outside of land use zoning and controls that can account for sustainability, demographics, and affordability, such that each area represents a diversity of household incomes and interests for city and private planning and investment to achieve a~~ "Lifetime Community," defined as a place that ~~Such districts are designed to promote~~ promotes social, physical, mental and economic well-being for ~~all ages and abilities.~~ persons of all abilities, across the entire lifespan. The Lifetime Community concept is part of the international effort to make cities more livable by emphasizing quality of life for people of all ages, abilities, and socio-economic backgrounds.

Regular Session Action – 17 January 2018:

MOTION TO ADOPT  
9 – 0  
ADOPTED

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 175

Name of Sponsor(s): Cm. Volan

Date Submitted: 1/9/18 – referencing the December 15<sup>th</sup> draft of the Comprehensive Plan

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
1-6	Goals	Passim

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is sponsored by Cm Volan. To be consistent throughout the document, it adds titles to goals for chapters where those titles have not yet been entered. In the process it reorders the words in one goal statement to conform to the title. It also moves two policy statements from one goal to another for better coherence. Lastly it adds a new policy (Policy 6.7.4).

*Note: This amendment was revised after it was issued in the Legislative Packet, but before it was introduced to add the words “and Civic Spaces” to the title for Goal 1.4 so that the title now reads: “Goal 1.4 Parks and Civic Spaces – Maintenance, Improvement, Expansion”.*

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

E.g., Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a ~~maximum~~ size **greater than** of a quarter of a block) in order to encourage local developers and businesses and ~~better urban form~~ **create a more pedestrian-friendly public realm.**

*Changes proposed by this Amendment:*

1) *Insert titles for goals in the following chapters, where titles do not yet appear and, in regard to Goal 1.4, reword the statement to conform to the title, as indicated below:*

Chapter 1. Community Services & Economics

Goal 1.1: Inclusivity

Goal 1.2: Health & Safety

Goal 1.3: Partnerships

Goal 1.4: Parks and Civic Spaces -- Maintenance, Improvement, Expansion

[Also, in regard to Goal 1.4, reorder the phrase at the end of that statement from "expansion, maintenance, improvement" to "maintenance, improvement and expansion."]

Goal 1.5: Resilience

Goal 1.6: Public Engagement

Goal 1.7: Employment

Chapter 2. Culture & Identity

Goal 2.1: Public Space for Culture

Goal 2.2: Preservation

Goal 2.3: Resilient Public Spaces

Goal 2.4: Education for All

Chapter 4. Downtown: *(where one goal needs a title)*

Goal 4.2: Support Local Businesses

Chapter 6. Transportation

Goal 6.1: Increase Sustainability

Goal 6.2: Improve Public Transit

Goal 6.3: Improve the Bicycle and Pedestrian Network

Goal 6.4: Prioritize Non-Automotive Modes

Goal 6.5: Protect Neighborhood Streets

Goal 6.6: Optimize Public Space for Parking

Goal 6.7: Educate the Public



**2) Move the following policies from one goal to another as follows:**

a) Move Policy 1.4.1, about accessibility, from “Goal 1.4: Parks – Maintenance, Improvement, Expansion” to the end of “Goal 1.1: Inclusivity” and renumber affected provisions accordingly.

b) Move Policy 2.3.1, about public engagement with art, from “Goal 2.3: Resilient Public Spaces”, to Goal 2.1: Public Space for Culture” and renumber affected provisions accordingly.

**3) Add a new policy as follows:**

Add the Policy 6.7.4 under Goal 6.7: Educate the Public. The new policy reads as follows:

Policy 6.7.4: “Educate the public about the multiple entry points to the city's parking system, including its menu of options for where to park, how to use the system, and wherever feasible, real-time space availability.”

Regular Session Action – 17 January 2018:

**MOTION TO ADOPT**

**9 - 0**

**ADOPTED**

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in **yellow**.

Amendment Number: 176

Name of Sponsor(s): Cm. Volan

Date Submitted: 1/9/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Entire Document	Cover to Cover	0 - 127

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment brings forward Cm. Volan’s recommendations for reorganizing, formatting and indexing changes to the Bloomington Comprehensive Plan. While the notes below are extensive, they are largely stylistic, and intended solely to clarify the ideas in the Plan, but not make any substantive changes. The directions are intended to provide guidance on formatting done by staff before the Comprehensive Plan is returned to the Plan Commission for its review and response to Council amendments

Amendment - Attached

**See Attached Sheets for Amendment Instructions**

Regular Session Action – 17 January 2018:

ADOPTED VIA CONSENT: 9 – 0

## **AMENDMENT 176 - RECOMMENDED REORGANIZING, FORMATTING, INDEXING CHANGES**

All page numbers referenced below refer to the Comp Plan draft of 2017 December 15. "GPP" refers to the 2002 Growth Policies Plan, which this plan is replacing.

### **FORMATTING, STYLE, AND MARGINALIA**

-- **Upper Case for First Letter of Chapter and Exhibit Titles.** The first letter of all chapter and exhibit titles should be upper case.

-- **Put Titles for Parts Appearing Prior to Chapter 1 in Heading Format.** While there are different formats for chapters, headings, and subheadings, their use is inconsistent, particularly preceding Chapter 1. The Plan Framework, Vision Statement, Major Objectives, Chapters, and Community Profile all are formatted as chapters, but are not listed as such in the Table of Contents. Their titles should be downgraded to heading format.

-- **Distinguish Headings from Subheadings.** Subheadings are currently insufficiently distinguishable from headings. The Plan should provide a clearer distinction between Chapter, Heading, and Subheading formats.

### **Page Presentation**

-- **Even (Left/Verso) – Odd (Right/Recto) with Footers on Every Page.** All pages should be checked to ensure that verso (left-side) pages are even numbered, recto (right)-side pages are odd-numbered, and the footers are flush to the outside of each page when the document is laid open as a book.

-- Verso footer should read: "[pg#] | City of Bloomington, Indiana"

-- **Rename Plan in Footer (and Elsewhere – see below).** Recto footer should read: "2018 Comprehensive Plan | [pg#]"

-- Every page should be checked to make sure it has a footer (e.g., p.14, 28).

-- There is a blank page between pages 5 and 6, throwing off verso and recto.

### **Editing Pages 82 & 102**

-- Page 82 (which introduces the Focus Areas & Strategies and associated themes) should be in two columns. As an example, in order to retain the emphasis of transition to the new section, the three themes could be broken into three sections on one page, and have each item spread across two columns as indicated below:

Maintain

tex xte

tte xtt

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Enhance

tex xte

tte xtt

-----

Transform

tex xte

tte xtt

-- **Capitalize “a” in Front-Sheet for Appendices (Page 102)** The "a" in the circle on p.102 (Appendices) should be capitalized.

## USAGE

### **References to Bloomington Comprehensive Plan; 2018 Comprehensive Plan; City Council; and mayor.**

-- All references to "Bloomington Comprehensive Plan" should just read "Comprehensive Plan" (e.g., p. 7).

-- All references to the "2040 Comprehensive Plan" should read the "2018 Comprehensive Plan."

-- All references to "City Council" should read "Common Council."

-- The word "Mayor" should be capitalized throughout when it refers to the Mayor of Bloomington.

## COVER

### **Change Font, Change Title, Change Logo on Cover.**

-- Title font on the cover is not used anywhere else in the document. It should be replaced by Bookman font, which appears to be the one used for chapter titles and headings.

-- Plan title should include "2018". Suggested format: "2018 Comprehensive Plan | City of Bloomington, Indiana"

-- The Bicentennial logo should replace the regular city logo on the cover.

## ORGANIZATION

### **Place Executive Summary First (see below for edits to Executive Summary); Treat remainder of Parts Prior to Chapter 1 as Introduction (with some retitling and editing); Put Chapters 1 – 6 under Section One: Policy Objectives; and Put Chapter 7 under Section Two: Land Use.**

-- The front matter after the Executive Summary should be put into an unnumbered chapter called Introduction. The six chapters should be put into a Section One: Policy Objectives. Because it is more significant than the policy chapters, the land use chapter should be renamed Section Two: Land Use.

-- In the new Introduction, these should be these headings: Purpose of the Comprehensive Plan, Plan Framework, Vision Statement, Major Objectives, Chapters, Community Profile.

-- "Major Objectives" should just be called "Objectives." The Heading should be merged with "Chapters," as each objective has a chapter of its own.

## TABLE OF CONTENTS

### **Move ToC before Acknowledgments; Reformat and revise text on ToC; and, Remove tables on p84 & p102**

-- The Table of Contents should be moved to p.3. Acknowledgments should appear on p.5.

-- The mini-tables of contents on pages 84 and 102 should be removed.

- The ToC should probably be formatted in two columns. All items in it should be flush left.
- Lines in all caps should take chapter-title formatting.
- Unindented lines in upper and lowercase should take heading-title formatting.
- Indented lines should take subheading-title formatting.
- The TOC should be revised as follows:

\*  
\*

-----  
Acknowledgments

Executive Summary

INTRODUCTION

Plan Framework

Vision Statement

Objectives

Community Profile

SECTION I: OBJECTIVES

Chapter 1: Community Services & Economics

Overview

Goals & Policies

Programs

Outcomes & Indicators

Chapter 2: Culture & Identity

Overview

Goals & Policies

Programs

Outcomes & Indicators

Chapter 3: Environment

Overview

Goals & Policies

Programs

Outcomes & Indicators

Chapter 4: Downtown

Overview

Goals & Policies

Programs

Outcomes & Indicators

Chapter 5: Housing & Neighborhoods

Overview

Goals & Policies

Programs

Outcomes & Indicators

## Chapter 6: Transportation

Overview

Goals & Policies

Programs

Outcomes & Indicators

## SECTION II: LAND USE

Overview

Development Themes for Land Use Classifications

Land Use Districts

Mixed Urban Residential

Downtown

Neighborhood Residential

Urban Village Center

Urban Corridor

Regional Activity Center

Employment Center

Institutional/Civic

Parks/OpenSpace

Focus Areas & Strategies

## Appendices

Appendix A. Downtown Character Map

Appendix B. Monroe County Home Sales 2011-2016

Appendix C. Programs Chart, 1. Community Services

Appendix D. Programs Chart, 2. Culture & Identity

Appendix E. Programs Chart, 3. Environment

Appendix F: Programs Chart, 4, Downtown

Appendix G: Programs Chart, 5. Housing & Neighborhoods

Appendix H: Programs Chart, 6. Transportation

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## EXECUTIVE SUMMARY AND INTRODUCTION "CHAPTERS" [FORMERLY INTRODUCTION & EXECUTIVE SUMMARY)

### **Treat Executive Summary and Introduction like unnumbered chapters; Edit Page 7.**

-- These should be broken up. "Executive Summary" should be its own page preceding the Introduction and treated as an unnumbered chapter. "Introduction" should also be treated as an unnumbered chapter.

-- The heading "Public Input" should be renamed either "How Public Input Was Taken" or "History of the 2018 Plan"

-- line 3: "developing and adopting a new planning guide" should be replaced with "revising comprehensive plan."

-- p. 7, col. 2, final paragraph: "The success of the 2040 Plan" should read "The success of the 2018 Comprehensive Plan".

**OBJECTIVES HEADING [FORMERLY MAJOR OBJECTIVES/CHAPTERS HEADINGS]**

**Combine and Reformat Objectives and Chapters in New Introduction.**

-- The headings "Major Objectives" and "Chapters" have many redundancies and do not need to be separate. They should be merged to a single heading called "Objectives." The paragraph describing each chapter from "Chapters" should be inserted before the principles from the Vision Statement for that objective.

-- The opening paragraph of the former Chapters heading should be merged with the first paragraph of the Objectives heading. The introductory text of the new "Objectives" heading should read as follows.

\*  
\*

-----  
"The sixteen principles of the Vision Statement adopted by the Common Council in Resolution 13-01 were reorganized for this Plan into six objectives. These objectives correspond with the six chapters in Section One, which serve as the strategic component of the plan.

"Each chapter includes general Goals, specific Policies to help fulfill each Goal, and descriptions of Programs for achieving each Goal and Policy. Each chapter also includes Outcomes and Indicators to help track the effectiveness of the Goals, Policies, and Programs. These performance measures may also help re-prioritize Goals, Policies, and Programs when necessary.

"The intent of these chapters is strategic. They identify aspirations, and steps toward achieving the principles in the Vision Statement by 2040. Strategies may need to be modified over time, but the Outcomes should remain consistent.

"Below is a general outline of each chapter. (Note that some of the principles from the Vision Statement could fall under more than one objective. Each has been placed under the objective that was deemed most closely appropriate.)"

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\*  
\*

-- Each Objective title should be formatted as a subheading.

Here's an example of how to combine objectives and chapters:

\*  
\*

"2 | Culture & Identity

Nurture education and cultural vibrancy

The City of Bloomington has a high quality of life, supported by its rich culture and identity. It is often cited as one of the most livable communities, both regionally and nationally. This chapter introduces priorities that help define the city's culture and identity, including its history, Indiana University, Tourism, and educational opportunities. Overall this chapter supports the following Vision Statement principles:

Principle 7: Celebrate our rich, eclectic blend of arts, culture, and local businesses.

Principle 8: Offer a wide variety of excellent educational opportunities for our residents at every stage of life."

-- The "Chapters" heading was the only one that had a picture behind its text. This is distracting and not done elsewhere in the document. The Little Five race should be a verso page somewhere instead.

## COMMUNITY PROFILE HEADING

EXHIBIT 7 (p.83)

### **Renumber the Duplicate Exhibit 7s; Note Some Streets on Campus are IU-Managed.**

-- There is already an Exhibit 7 on p.59. Exhibits should be correctly numbered.  
-- While IU does not fall under the City's land use planning jurisdiction, some of the roads and rights-of-way going through it do. The notation at the bottom of the page should include an additional sentence like the following: "Some of the streets, however, are part of the City's right-of-ways."

## BACK MATTER

### **Replace Appendix with Appendices (Lettered); Add Some Images at the End.**

-- The page titled "Appendix" should be retitled "Appendices." The Appendices should be lettered instead of numbered.  
-- If Plan staff have another image or two that can be appended to the end of the document, that would be preferable to a page of dry, appended text.



**AMENDMENT FORM**

**Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)**

*Please complete all fields indicated in yellow.*

Amendment Number: 177

Name of Sponsor(s): Cm. Volan

Date Submitted: 1/9/18

**Comp Plan Chapter, Section, and Page**

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Beginning of Plan	Acknowledgements	Page 3
Chapter 1: Community Services & Economics	Programs	Page 31

**Synopsis and Legislative Intent** (brief description of amendment and its motivation)

This amendment is sponsored by Cm. Volan and contains two formatting provisions not included in Am 176. The first provision calls for the Acknowledgements to be more comprehensive as was done with the 2002 Growth Policies Plan. The second provision addresses a photograph on Page 31 of children in the Council Chambers visiting from Mongolia. Cm. Volan is concerned that it may inaccurately imply a level of diversity we do not currently have within the City. In the absence of a caption, which staff was disinclined to do, the amendment calls for replacement of the photograph. *Note: Council amended the amendment to include Council Office staff in the acknowledgments. It also requested that staff would share final acknowledgments with Council President prior to return of Plan to the Plan Commission.*

**Amendment** (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

*This Amendment proposes the following changes to the following parts of the Comprehensive Plan*

- Acknowledgements** – The Acknowledgements should be more extensive and include more names of persons who participated in the process similar to what was done for the Growth Policies Plan. In that regard, the persons should include:  
past mayors, past Council members, past Plan Commission members, past and present Directors of the Planning and Transportation Department (as it is currently named), and members of the Steering Committee.
- Photograph on Page 31 (within Chapter 1: Community Services & Economics)** – in absence of a caption indicating that these were children visiting from Mongolia, the photo should be replaced with another one suitable for the surrounding text.

**Regular Session Action – 17 January 2018:**

Add Council Staff to acknowledgements  
*Note: Council also requested that the final version of acknowledgments be shared with Council President prior to return of Plan to Plan Commission.*

Amend - Adopted by Unanimous Consent  
 MOTION TO ADOPT AS AMENDED  
 9 – 0  
 ADOPTED

AMENDMENT FORM

Resolution 18-01: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #178

Name of Sponsor(s): Offered by Council Office

Date Submitted: 1/8/18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Appendix	Programs Charts	106 - 127

Synopsis and Legislative Intent (brief description of amendment and its motivation)

The Appendix imports programs identified in each chapter of the Comprehensive Plan and sets forth an implementation chart for the programs one chapter at a time. The implementation charts are administrative in nature and list: 1) the program; 2) the "lead department or agency" 3) the "expected timing" (short, mid, long, ongoing); and, whether it: 4) is a "policy, ordinance, or other legislation" 5) a study or a plan; 6) involves interagency coordination; 7) involves development review; and 8) involves ongoing public education and outreach. The Appendix in the December 15<sup>th</sup> draft of the Comprehensive Plan reflects changes in the implementation charts based upon changes in programs (i.e. additions, deletions, and modifications) made by the Council as of December 5<sup>th</sup>.

This amendment addresses changes in the program implementation charts needed to reflect subsequent amendments made by the Council. It authorizes the Planning & Transportation staff to complete the implementation charts to account for subsequent changes in programs and submit them to the Council President for review and approval prior the return of the amendments to Comprehensive Plan to the Plan Commission for its statutory review and response (in accordance with IC 36-7-4-510).

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Planning & Transportation staff shall complete the implementation charts in the Appendix to account for changes in programs made by the Council not currently reflected in the Appendix and to submit the implementation charts to the Council President for review and approval prior the return of the amendments to Comprehensive Plan to the Plan Commission for its statutory review and response (in accordance with IC 36-7-4-510).

Regular Session Action – 17 January 2018:


ADOPTED VIA CONSENT: 9 - 0

**CERTIFICATION OF THE COMPREHENSIVE PLAN FOR  
THE CITY OF BLOOMINGTON, INDIANA**

To certify to the Common Council of Bloomington, Indiana the approval of a Comprehensive Plan by the Bloomington Plan Commission.

A new Comprehensive Plan was approved on June 26, 2017 in accordance with Indiana Code 36-7-4-501 et seq; Plan Commission members voting seven (7) ayes, one (1) nays, and zero (0) abstentions. One (1) member of the Plan Commission was absent and did not vote.

The Comprehensive Plan and accompanying maps are hereby certified and brought forward on this date, July 5, 2017, to the Common Council for adoption in accordance with the Indiana statutes governing planning jurisdictions.

Signed  \_\_\_\_\_  
Terri Porter  
Director and Secretary of the Plan Commission  
Bloomington Planning and Transportation Department

Received by the Common Council Office this 5<sup>th</sup> day of July, 2017.

 \_\_\_\_\_  
Nicole Bolden  
City Clerk