

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Tuesday, August 29, 2017 at 6:33 pm with Council President Susan Sandberg presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
Tuesday, August 29, 2017

Roll Call: Sturbaum, Ruff, Chopra, Granger, Sandberg, Volan, Piedmont-Smith, Sims, Rollo
Members Absent: None

ROLL CALL

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION

Councilmember Steve Volan moved and it was seconded that Resolution 17-28 be introduced and read by title and synopsis only. The motion was approved by voice vote. Deputy Clerk Stephen Lucas read the legislation by title and synopsis.

Resolution 17-28 – To Adopt the City's Comprehensive Plan

Volan moved and it was seconded that Resolution 17-28 be adopted.

Volan moved and it was seconded to consider Resolution 17-28 and amendments thereto over a series of meetings under certain procedures as follows:

Motion on Procedure for Consideration of Resolution 17-28

"Statement of Procedure for Consideration of Resolution 17-28, Which Would Approve the City's Comprehensive Plan (Prepared for Consideration at the 8/29/17 Special Session)

Consideration of the Comprehensive Plan (Plan) and Amendments Over a Series of Meetings:

The Council will consider the Comprehensive Plan (Plan) over a series of meetings. The order of consideration will not follow the order of the chapters in the Plan and the public should refer to the Schedule in the public packet and available at the Clerk's desk to know what sections will be considered when. In general, amendments will be considered no sooner than the next meeting after the relevant chapters have been presented, discussed by the Council, and commented upon by the public, and such meetings shall be held no sooner than two weeks after the previous presentation. Once the amendments covering the previous meeting's topics have been considered, then the Council will introduce, discuss and hear comment upon the next scheduled chapter(s) of the Plan.

Except as set forth below, the conduct of the deliberations will follow the usual Council practice:

- Staff or the applicable person working for the administration will make a presentation on the relevant matter;
- Council members may then ask questions relevant to that matter for response that evening or at a later time;
- The public may offer comments on that matter; and
- The members may ask further questions (at the leave of the majority), may comment, and may take whatever actions are in order at that time.

The exceptions to the usual practice are as follows:

- Amendments on a chapter will not be considered on the night the chapter is first presented, discussed, and commented upon; and
- The Council will be deliberating over one, long session spanning many meetings which, in essence, extends the opportunity to revisit sections and amendments, and calls for the Council to end each evening with a Motion to Recess until the Next Scheduled Meeting of the session.

Motion on Procedure for
Consideration of Resolution 17-28
(cont'd)

Public Comment - Limiting Time and Occasions for Comment

When public comment is requested, members of the public may speak once and for no more than 5 minutes. In addition, members of the public are encouraged to submit written comments to the Clerk/Council Office or via email to council@bloomington.in.gov. This should not be construed to mean that the public may only speak once for five minutes during the entire three month process of the Special Session. Rather, each time public comment is called for, members of the public are limited to five minutes.

Amendments - Sponsorship and Deadlines

Amendments must be sponsored by a council member, as is normal practice. Members of the public wishing to have an amendment considered must find a council member to sponsor it. Members of the public wishing to solicit a council sponsor for a proposed amendment may either contact a council member directly, or contact the council office staff and have their proposal distributed to all council members for consideration. In order to provide time to circulate the amendment, those requests should be made well before the deadlines set forth in the Schedule of this long-running Special Session. Council Office staff (Dan Sherman and Stacy Jane Rhoads) can be reached at 812-349-3409 or at council@bloomington.in.gov.

Members of the Council must submit amendments in writing to the Council Office by noon of the deadlines set forth in the Schedule for consideration of Resolution 17-28. These deadlines are approximately one week after the respective chapter(s) of the Plan has been presented, discussed, and commented upon during one of the portions of the Special Session.

These deadlines are intended to allow distribution of the amendments prior to their formal consideration at a Council meeting. In that regard, the Council Office will: format the amendments; obtain their approval from the sponsoring council member; seek their review from the Planning and Transportation Department; distribute them to the council members, and make them available to the public prior to the hearing.

Final Hearing - New Amendments, Reconsidering Old Amendments, and Final Vote

Motion on Procedure for
Consideration of Resolution 17-28
(cont'd)

After all parts have been considered in the above manner, the Council will consider Resolution 17-28 (as amended) at a continuation of the Special Session on Wednesday, November 15, 2017 to be held 6:30 pm. During this meeting:

- The presiding officer will open the entire document to further amendment, giving council members an additional opportunity to present amendments to the Plan.
- A council member wishing to introduce a new amendment at that time may do so only after having submitting the new amendment by noon on November 8th for release by Friday, November 10th.
- In the event a council member wishes to revisit an amendment that has already be voted upon, there must be a motion to reconsider offered by someone from the prevailing side of the previous vote, and a majority must vote in favor of it.
- After considering any new amendments and revisited amendments, the Council is expected to take a single vote to adopt the entire document as amended.

Suspension of the Rules

The procedures and meetings set forth in this motion and in the schedule for the resolution anticipate actions to be taken during the course of these deliberations. They may be altered by a motion to suspend the rules, which requires a two-thirds majority in order to succeed.

Time and Place of Meetings

These meetings will be held in the Council Chambers in the Showers Center at 401 North Morton Street. All the meetings will begin at 6:30 p.m.”

Volan explained the motion was prepared by council staff for the Council’s use. He acknowledged it might seem long and deliberate, but said was essential in considering a document as complicated as the Comprehensive Plan. He thought the motion would allow for sufficient public input throughout the meetings. He encouraged everyone to take advantage of the motion, and noted members of the public were encouraged to engage the Council if they had an amendment they would like to propose.

The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Volan reviewed the schedule for consideration of the Comprehensive Plan and explained the dates each chapter and amendments would be considered.

Vote on Motion on Procedure for
Consideration of Resolution 17-28
[6:44pm]

Terri Porter, Director of the Planning and Transportation Department, introduced herself and thanked the Council for the time it was taking to review and consider the proposed Comprehensive Plan. She explained that the administration had prioritized consideration of the downtown chapter given the pressure for housing and mixed-use development projects in the downtown. She said that the feedback from and changes made by the Council to the Comprehensive Plan would help guide upcoming efforts to update or even rewrite portions of the city's unified development ordinance (UDO).

Presentation, Discussion, and
Public Comment on
Chapter 4: Downtown

Scott Robinson, Planning Services Manager, introduced himself and echoed Porter's gratitude for the time the Council was taking to review the Comprehensive Plan. He noted it had been 15 years since the Council had gone through a similar review process. He provided a brief history of the process to update the Comprehensive Plan (previously the Growth Policies Plan). He explained the process began in 2011, with Imagine Bloomington, a community-wide effort to get people to imagine what Bloomington might look like in the year 2040. He said Imagine Bloomington was an effort to take a big-picture look at the community and involved gathering feedback from residents through various methods. The process resulted in a vision statement around which the Comprehensive Plan was drafted. He said the next step in the process was to identify goals or priorities. He said there were three well-attended public workshops focused on different topics. He said there was a steering committee to help give direction to staff and to provide feedback on the priorities. That process was completed around 2014, after which staff began writing a draft plan based on the vision statement. Robinson explained that there was an extended delay in the process of drafting the plan, but eventually staff produced a draft plan to present to the Plan Commission, which was done in April 2016. He then explained how the Plan had come before the Council, and detailed the possible legal outcomes after the Council's consideration of the proposed Plan. He noted the general purpose of comprehensive plans, and broadly explained what such plans contained. He stressed that the Plan was meant to provide a first step, not to provide detailed instructions, such the language in the Plan would be broad. He reviewed the organization of the document, which included a vision statement, goals, policies, programs, objectives, outcomes and indicators. He said that the former GPP did not have any evaluation measures, while the proposed Comprehensive Plan did. He said those evaluation measures would allow the city to see if it was accomplishing the goals while also helping to predict future performance. He invited any questions from the Council.

Volan and Robinson clarified the timeline for possible actions after the Council acted on the Comprehensive Plan. Council Attorney Dan Sherman added additional detail and clarification about potential Council action.

Robinson explained each chapter was organized similarly. He displayed a "word cloud" to help provide a visual representation of the public comment that had been gathered and that reflected how the public viewed the downtown area. Robinson provided a brief introduction on the structure of the downtown chapter. He explained that many of the chapters would have overlapping content or themes and he urged people to not think of the Plan as a linear document. He said that it was important to look at the document as a whole. He explained that the downtown chapter had

five broad goals related to character, parking, access (uses), housing, and inclusion. The chapter also included 15 policies, many programs categorized by heading, and a number of outcomes and indicators. He again asked for any questions or comments from the Council.

Presentation, Discussion, and
Public Comment on
Chapter 4: Downtown (*cont'd*)

Sims asked if downtown was a defined geographic area.

Robinson said a portion of the Plan delineated where the downtown was located. He displayed a map of the downtown and surrounding character areas, which was contained as an appendix to the Plan.

Volan asked Robinson to further explain the different areas.

Robinson noted each area displayed on the map.

Chopra commented that the first sentence of the chapter sounded odd.

Robinson asked the Council to keep in mind the various audiences to whom the Plan might be directed. He said the Plan served multiple purposes and had been written to have a consistent voice. He also said the Plan Commission went through an extensive editing process for the document.

Chopra commented about the Plan's emphasis on workforce housing, affordable housing, and senior housing, but noted there was a lack of emphasis on housing for the average, middle-class family. She invited others to comment on the observation.

Robinson restated the purpose of the outcomes and indicators. He said if the goal was to make the downtown an area where people from different walks of life could live and work, there were various metrics that could be used to see if the city was accomplishing that goal.

Chopra asked if there was some certain desired demographic mix for the downtown.

Sandberg said the focus should not be on a certain demographic statistic, but about diversity, however that might develop. She thought there had been an overdevelopment of student housing and wanted to look at ways of opening up downtown to other populations. She said the Plan should have the tools in the document to encourage that diversity.

Chopra asked if the goal then was to see a shift to a more diverse demographic mix in the area.

Robinson said if that occurred it would be evidence that some of the policies implemented by the city caused that change. He noted that the 2002 Growth Policies Plan had a policy for residential density up to 100 units per acre. He said that was the policy guidance, and while the city might have been successful in accomplishing that, the discussion had changed to what kind of density the city wanted.

Chopra said a family like hers, who did not want to rent, did not have affordable housing options downtown. She thought that concern could be conveyed better in the chapter.

Piedmont-Smith commented that the outcomes and indicators referenced back to goals listed earlier in each chapter. She pointed out the various goals that referenced diversity of housing options and residents. She thought that although there might have been an emphasis on affordable workforce housing, that emphasis did not exclude families such as Chopra's.

Sturbaum asked if the Imagine Bloomington process or any other envisioning that had taken place before the Plan was drafted had called for a radical change to Bloomington's zoning or whether it had called for fine-tuning of the city's development regulations.

Robinson said he was not sure what Sturbaum meant by radical change, but noted that the process did not involve much specificity, as it was focused on big-picture ideas.

Sturbaum said that the Plan's call for form-based zoning jumped out at him. He referenced portions of the Plan that included calls for form-based code. He thought moving to form-based zoning would be a drastic change from the city's existing zoning and planning regulations. He suggested form-based design guidelines could be used successfully without eliminating the city's use-based zoning regulations. He asked if the city intended to rewrite its code to shift to a form-based code, and if not, why the Plan included references to such a change.

Robinson said that the Plan was a first step in a process, and he saw nothing in the Plan that would be a mandate to eliminate the city's zoning ordinance in favor of form-based code. He said that the vision process did demonstrate concerns people had with the design of some buildings and thought focusing on the form of buildings might be important in the future. He summarized the process that would be coming up during the city's efforts to amend the UDO and how people could voice concerns throughout that process.

Sturbaum asked how easing regulations on use would help the city achieve its goals for the downtown.

Sandberg asked if Piedmont-Smith had any response to the discussion.

Piedmont-Smith said that form-based code was just another tool in the toolbox to arrive at the kind of built environment the city wanted. She did not think it was throwing out regulations based on use. She thought form-based code was how many communities had addressed what a building would look like in addition to what activity happened within that building.

Robinson reiterated he did not see any mandate to change to a form-based code. It was meant to enhance the city's hybrid system of looking at important design aspects, such as massing, scale, and set-backs.

Sturbaum asked what the distinction was between detailed design guidelines and form-based code.

Robinson said guidelines were more flexible, while zoning ordinances were mandates.

Sturbaum asked whether the difference was that one approach ignored uses while the other did not.

Robinson said it was correct that form-based codes did not contemplate uses. But he said design guidelines did not contemplate uses either. He said there was still a desire to look at the use of a building, but design guidelines or form-based codes dealt more with what a building looked like.

Sturbaum said he liked that definition better, but was still concerned that form-based code could open up problems with getting rid of the city's use-based zoning laws.

Rollo asked whether the downtown chapter should make reference to concerns about design, more specifically to large, monolithic buildings with a lack of articulation.

Robinson said the Plan did not identify past mistakes or pitfalls to be aware of, but Rollo's concerns would be in mind during the process of updating the UDO.

Rollo wondered if specifically discouraging large-scale, monolithic, unarticulated structures in the downtown would be warranted. He said he had heard concerns from citizens about those types of buildings downtown.

Sandberg asked if Rollo was referring to building height. She said that increasing housing options and housing diversity might require building up. She said she was concerned with affordable housing, and one way to accomplish more housing might be to allow taller buildings. She understood the concerns with how buildings looked, but was worried about limiting the possibilities for housing options.

Rollo said it was not an either-or proposition. He said you could have density while also varying roof height and scale. He said Smallwood set a precedent that was unfortunately followed by other developments. He wondered whether being specific about the types of developments the city did not want to see would be appropriate.

Piedmont-Smith pointed to some of the goals in the Plan that might address Rollo's concerns. She added that Rollo could introduce an amendment if he felt more specificity was needed, but she personally felt that level of specificity would be more appropriate for the UDO rather than the Comprehensive Plan.

Robinson agreed with Piedmont-Smith, and explained that the Plan Commission was cognizant of Rollo's concerns.

Rollo asked whether any consideration had been given to building longevity.

Robinson said the Environmental and Land Use chapters did refer to the quality of structures. He reiterated that the Plan was not a linear document and a concept might be covered in multiple chapters.

Sturbaum voiced concerns he had with the possibility of loosening regulations on development and a reference in the Plan to demolishing houses as an illustration of the need for space. He noted that simply allowing taller buildings to help developers might not always be in the public interest. He asked for comment from staff.

Amelia Lewis, Zoning and Long Range Planner, said the Plan did not call for demolishing single-family houses. She said there were specific areas where the Plan suggested increasing density, but nothing called for the destruction of housing.

Robinson echoed Lewis's comments. He pointed to other portions of the Plan that spoke to Sturbaum's concerns.

Sturbaum asked for a comment specifically addressing the reference to the number of new houses that would be needed and the number of houses that would be needed to replace those that were demolished.

Robinson said that was a future projection that was in the introduction of the Plan. He said the prediction was not calling for that to happen, but was merely attempting to project what could happen. Robinson suggested that prediction might spur action to prevent such an occurrence through efforts to protect older homes from demolition.

Presentation, Discussion, and
Public Comment on
Chapter 4: Downtown (*cont'd*)

Granger asked Lewis to elaborate on areas where the city might increase density and whether those areas had already been chosen.

Lewis said there were areas identified in the Future Land Use Map located in Chapter 7 where an increase in density might occur. But she said that no decisions had been made regarding any specific locations or blocks.

Volan commented on the passive language in the proposed Plan as compared to the previous GPP. He asked who wrote the Plan and whether there had been any discussion about purposefully using that kind of passive language.

Robinson said the terminology used throughout the Plan might be different, but the issues addressed by the Plan were different than those contemplated by the GPP. He said the Plan was broader, and dealt with more than just planning issues. He also said that the passive language might appear more in the goals, rather than policies, which might be more direct. He said the Plan was written by a number of people through various processes.

Volan provided an example of what he saw as passive and meaningless language, and asked if he should only focus on the outcomes and indicators.

Robinson said no, and noted that the goals and policies did not have a one-to-one relationship with the outcomes and indicators. He said there were many different metrics that could be used to measure performance.

Volan said he was also concerned with policy 4.3.2, which called for collaboration with Indiana University and Downtown Bloomington, Inc (DBI). He said the city already collaborated with DBI, while IU often ignored the city. He asked why there should be a policy in the plan that was impossible to carry out.

Robinson reiterated there might not be a performance measure that matched up with each goal or policy, and some goals and policies might not have a metric that could easily measure progress.

Piedmont-Smith said that some of the language could be more proscriptive, but said readers of the Plan should not skip over the Programs section, as they were more concrete ways to enact policies or reach goals stated earlier in the Plan. She also thought that it was valuable to include things already being done, as the future was uncertain and some things deserved ongoing attention.

Volan said he viewed half of the points as proactive and as accomplishing something, and viewed the other half as passive and unnecessary. He agreed that some values might need to be restated, but he thought the narrative at the beginning of each chapter could serve that purpose. He said he could not address the passive voice during the meeting, but wanted to call attention to it for future meetings.

Sturbaum said he was concerned with what “alternate compliance” could mean for design guidelines and regulations, pointing out other phrases in the chapter that he took as a call to possibly loosen design guidelines in an attempt to encourage innovation and creativity. He said that the city should not get rid of its design guidelines. He thought innovative and creative design could be accomplished while also fitting into the context of the existing downtown. He invited responses to his concerns.

Chopra said she would prefer to see more cutting-edge architecture, but agreed with Sturbaum that any construction should be high-quality and built to last. She appreciated a mix between historical buildings and new design when both were high-quality and served a purpose. Chopra asked Sturbaum for his thoughts.

Sturbaum said that he wanted to keep regulations but modify what the city was doing where necessary.

Presentation, Discussion, and
Public Comment on
Chapter 4: Downtown (*cont'd*)

Piedmont-Smith commented that nothing in the Plan text led her to believe the city was eliminating regulations.

Sandberg recognized that Sturbaum was concerned with what some of the language meant. She pointed to specific language that indicated a desire to change directions. She thought Sturbaum's concern was about compatibility, which she thought was important to not lose sight of in the city's desire to also be eclectic.

Piedmont-Smith pointed out other language that might address Sturbaum's concern. Sturbaum said he had not focused on the comforting language, just the concerning language.

Sandberg called for public comment. There was none.

Public comment:

Volan suggested a way to proceed with the discussion during future meetings before allowing public comment.

Rollo said a threat to downtown was demographics that leaned one way. He said the Plan called for balance in housing for the downtown, but wondered whether the Plan should specify a desired balance, by listing the percentages of types of housing the city would like to see downtown.

Volan said yes.

Chopra also said yes. She thought the Plan's goals could be improved.

Sandberg pointed to Policy 4.4.4 and said she was uncomfortable with stating percentages. She wondered whether the Plan was actually calling for a moratorium on development until a reasonable balance of housing types was achieved. She wondered whether the city could legally impose such a moratorium.

Robinson said students were not a protected class, as he understood it. Robinson said one of the challenges in creating goals was how to measure them. He suggested that the Council be mindful of setting targets that could be difficult to measure and that could change. He said the long-range nature of the Plan made it difficult to include very specific goals, like percentages.

Rollo said he would be satisfied if the language referred to equal shares of those demographics.

Chopra said there were many ways to say what was desired.

Sandberg said there was general consensus that there was a lot of student housing in the downtown, which drove the culture. She said there had been a proliferation of new drinking establishments. She said her main concern was to ensure the downtown was vibrant, eclectic, artistic, and had many different options. She did not want it to just be a bar town. She asked how the city could encourage what it wanted and discourage what it did not want to see in the downtown area.

Robinson said the Plan did not call for a moratorium on student housing. He said that policy 5.3.4 provided guidance on where the city might redirect student housing. He said that students were an important part of the community, but the city needed to look at addressing some of the changes to the downtown. He said some changes had been driven by market forces completely separate from students. He mentioned the changing retail market and some national challenges facing retailers.

Sturbaum agreed that market forces played a large role in development. He said that during the Great Recession student developments were still in demand while other development dropped off. He hoped there could be a diversification of development in the downtown.

Volan said he appreciated Sturbaum's comments. He said he also wanted to address something he saw as an enormous issue, which was the prevalence of alcohol. He thought a lot of the concerns about downtown were related to alcohol and how alcohol was handled. He said lenders did not like financing complex projects, so mixed-use projects had a harder time obtaining financing. He said a student-housing project was easier to finance without commercial space in the first floor. Volan said he was intrigued by the Mayor's pursuit of a community development financial institution. He raised concerns with Kilroy's and underage drinking, and said that Kilroy's gave alcohol a bad name. He thought the city should be encouraging establishments that handled alcohol correctly. He suggested that having "third places" in neighborhoods was a good thing, such as neighborhood pubs that helped stimulate conversation. He said that people could remonstrate against alcohol permits for irresponsible establishments. He also said that the Council could do things to address and exercise some control over alcohol in the downtown. He said that the downtown area did not have to be the only "center" where people gathered.

Piedmont-Smith asked what the phrase "alternative compliance" meant as used on page 53 of the Plan.

Robinson said the phrase alluded to projects that would involve more discretionary approvals. He said many of the downtown projects had some discretionary component, and staff and the Plan Commission could use the language in the Plan to provide clarity when considering such projects.

Piedmont-Smith noted that the Plan called for clear policy guidance but also called for avoiding standardized templates for developments.

Robinson said the Plan Commission had been seeing many similar proposals and there was a desire to see a greater diversity of design and housing types.

Piedmont-Smith and Robinson spoke about rewording the portion of the Plan in question.

Sandberg reminded the Council of the process for proposing amendments.

Sturbaum asked whether a design or architectural review committee was any closer to creation or whether the city was still investigating that option.

Robinson said the idea had been discussed, but not thoroughly investigated, so he thought the language in the Plan calling for an investigation into the idea was appropriate.

Volan agreed with Sturbaum that the language was passive and said he might co-sponsor an amendment to change it.

Sturbaum asked whether the city had thought about or discussed banning block-sized buildings that took up an entire city block.

Piedmont-Smith could not recall any such discussions.

Presentation, Discussion, and
Public Comment on
Chapter 4: Downtown (*cont'd*)

Sims said Indiana University had a record number of freshman attending the school. He said the Plan was a guiding document, but words mattered. He thought the language could be clearer. He said the city had previously encouraged students to live in the downtown area, but did not necessarily foresee some of the alcohol-related issues that followed. He said the Plan should be fluid to enable the city to look at what was working and what was not. He thought the Plan was not giving up what had worked well in the past. He did not like the idea of specifying the percentages of desired demographics, but thought the idea of having diverse demographics downtown was the right approach.

Rollo said that the city would have to accommodate a growing population. He wondered how many new residents would be living downtown. He said the Plan's call to try to keep new residents within the existing utilities framework made sense and would help prevent sprawl. But he noted that might mean denser, more concentrated development, which was both an opportunity and a stressor for the downtown area. He said there were other activity centers around town that might be places for development. He wondered how many of the new housing units that would be needed to accommodate the growing population would be located downtown.

Granger thanked everyone that had been involved in creating the Comprehensive Plan. She said it was an important document that would help the city move into the future, which was why the Council was paying close attention to it.

Volan explained that his council district included the downtown area. He thought the downtown area should not be thought of as the only center for the city, as there were other areas that could serve as centers for the community. He wondered what other locations could be such centers, and suggested Hillside and Henderson could serve that purpose. He said there was nothing stopping the future Switchyard Park from becoming a kind of Central Park, with development around the edges. He noted other locations that might eventually resemble the downtown area, such as East Third Street. He thought there should be a specific policy section in the Plan to address alcohol, and he encouraged local awareness and participation in the process of alcohol permits where possible. He acknowledged the amount of work that had gone into the Plan, but thought the passive tone could be strengthened and improved. He commented on the "word cloud" that had been displayed earlier during the presentation by staff. He thought that new downtown housing would likely have to be apartments, as there was not room to develop single-family homes downtown, and urged people to think about that when considering affordable housing issues.

Sturbaum said that planning was the hardest job in the city and acknowledged that the downtown was everyone's neighborhood, which meant everyone was attached to it and had opinions about it. He said trying to plan decades in advance was difficult. He looked forward to the review process. He said Bloomington had the luxury of being a desirable place for developers to build, so he suggested that the Plan should be clear about what the city wanted to see.

Chopra agreed with Volan that single-family homes were unlikely to be built in the downtown. She said that there were condominiums being built, but those were not affordable for many people. She wanted the downtown to be a place for families.

Presentation, Discussion, and
Public Comment on
Chapter 4: Downtown (*cont'd*)

Piedmont-Smith thanked staff for their work on the Plan. She encouraged those people concerned with downtown development to pay attention to the upcoming Plan Commission agendas. She said the vote on the Comprehensive Plan by the Plan Commission was not unanimous. She said Brad Wisler had voted against the Plan because of language in the Plan that said the city did not want more students downtown. She agreed with Volan that there could be more than one center to the city. She said she would likely be proposing some amendments to help clear up some of the language.

Rollo agreed that people should pay attention to the Plan Commission, but also said it was possible to take a recess from development, especially large-scale developments, until work on the Comprehensive Plan and UDO amendments was completed. He also said that some of the Plan's language was passive and could be more specific about what the city would like to see. He acknowledged that the market would drive much of the development but said the city also had some discretion and the ability to say no. He said the Plan needed more active language to point to the things the city specifically needed in order to address future challenges. He said he would like to explore amendments that clarified what the city was after.

Sandberg commented that supporting downtown businesses was important and liked language in the plan that called for keeping the unique feel of the downtown. She said attracting innovative businesses that paid good wages was important, which the design of the Trades District might help address. She emphasized public safety and sustainability. She wanted the downtown to be welcoming to all ages and incomes.

Volan said there had been an effective recess on development, which had led to affordability issues. He said Bloomington was known as one of the more difficult places for development, because it had stopped handing out incentives so readily. He said that the city did not have any control over IU's Master Plan or over how many people IU enrolled. That was one big reason why the community was growing. He said if no new housing was built, rents would go up, so the city would need to figure out where to put new housing. He clarified that he wanted to see multi-family housing, not just apartments, built downtown. He also thought the recent discussions about accessory dwelling units was relevant to the discussion over housing. He thought the city should exercise discretion on planned unit developments and do a better job of integrating undergraduates into the community.

Sandberg reminded everyone of the upcoming schedule and deadlines for amendment proposals.

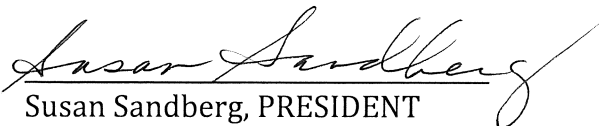
The meeting went into recess at 9:13pm.


RECESS

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this
24 day of October, 2017.

APPROVE:

ATTEST:


Susan Sandberg, PRESIDENT
Bloomington Common Council


~~Nicole Bolden, CLERK~~ Stephen Lucas
City of Bloomington Deputy Clerk

