

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL  
SPECIAL SESSION  
6:30 P.M., TUESDAY, OCTOBER 10, 2017  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**SPECIAL SESSION – FOR CONSIDERATION OF THE CITY’S COMPREHENSIVE PLAN  
(AS PROPOSED BY RESOLUTION 17-28)**

- I. ROLL CALL**
- II. AGENDA SUMMATION**
- III. PRESENTATION, DISCUSSION, AND PUBLIC COMMENT ON  
CHAPTER 3: ENVIRONMENT**
- IV. CONSENT AGENDA (*Awaiting Suggestions for Items Suitable for Action by Unanimous  
Consent*)**
- V. CONSIDERATION OF AMENDMENTS FOR CHAPTER 7: LAND USE**

**Am 32 (Cm. Sturbaum) – Land Use, Development Themes (Page 80) – Addresses the theme of “Maintain” and “Transform” in order that they don’t go “beyond the concepts in the vision statement.”**

**Land Use Districts (Pages 82-93)**

**Am 33 (Cm. Sturbaum) – Mixed Urban Residential, Land Use Development Approvals (Page 82) – Calling for conditional use approval when higher densities encroach into existing single family neighborhoods.**

**Am 34 (Cm Sturbaum) – Downtown, Land Use Development Approvals (Page 84) – Deletes references to higher density development in the Downtown.**

**Am 36 (Cm. Sturbaum) – Urban Corridor, Land Use Development Approvals (Page 89) – Adds a sentence calling for conditional use approval when development encroaches into single family neighborhoods.**

**Focus Areas & Strategies (Pages 94-97)**

**Am 37 (Cm. Sturbaum) –Focus Areas & Strategies (Page 94) – Changes form based code to form based guidelines.**

**Am 38 (Cm. Sturbaum) – Focus Areas & Strategies, West 2<sup>nd</sup> Street – Former Bloomington Hospital, Background and Intent (Page 95) – Proposing a more robust and participatory planning process for that site.**

**Am 40 (Cm. Sturbaum) – Focus Areas & Strategies, Switchyard North, Background and Intent (Page 96) – Adding language to protect existing neighborhoods near the park from the adverse impacts of higher density development.**

**Am 41 (Cm. Sturbaum) – Focus Areas & Strategies, Gateway South and Gateway North (Pages 96-97) – Adding text calling for public input on any “branding” decisions in those areas.**

**Am 42 (Cm. Sandberg) – Focus Areas & Strategies, Land Use Approvals under the Mixed Urban Residential (Page 82), Downtown (84), Neighborhood Residential (Page 86), and Urban Corridor (Page 89) Land Use districts – Adding language supporting incentives for affordable home ownership.**

## **VI. CONSIDERATION OF AMENDMENTS TO CHAPTER 5: HOUSING AND NEIGHBORHOODS**

### **Housing & Neighborhoods – Overview – Housing Trends and Issues (Page 60-61)**

**Am 43 (Cm. Sturbaum) – Overview – Housing Trends and Issues (Page 60) – Deletes justification for increasing density in single family neighborhoods and finds existing density and diversity sufficient in core neighborhoods**

**Am 44 (Cm. Sturbaum) – Overview – Housing Trends and Issues (Page 60) – Removes reference to “supply-side solutions” as a means to enhance availability of quality housing and asserts that such an approach does not “represent Bloomington’s planning tradition.”**

**Am 45 (Cm. Piedmont-Smith) – Overview – Housing Trends and Issues (Page 60-61) – Clarifies upper income limit for workforce housing and corrects grammar.**

### **Housing & Neighborhoods – Overview – Neighborhoods (Page 61)**

**Am 46 (Cm. Sturbaum) – Overview – Neighborhoods (Page 61) – Deletes text that imply that single family neighborhoods are “monocultures” and makes clear that the addition of multifamily options will not be aimed at single family neighborhoods.**

### **Housing & Neighborhoods - Goals & Policies (Page 63 -64)**

**Am 47 (Cms. Granger and Sandberg) – Housing & Neighborhoods – Goals & Policies (Page 63) – Revises Goal 5.1 to more accurately target the need for local housing affordability.**

**Am 48 (Cms. Granger and Sandberg) - Housing & Neighborhoods – Goals & Policies (Page 63) – Deletes and replaces Policy 5.1.1 to add parity for all income levels while retaining the call for income diversity and inclusivity.**

**Am 49 (Cm. Sturbaum) - Housing & Neighborhoods – Goals & Policies (Page 63) – Deletes Policy 5.1.3 and revises Policy 5.3.1 recognizing the threat of rental investment on the quality of life and affordable home ownership in single family neighborhoods.**

**Am 50 (Cm. Piedmont-Smith) - Housing & Neighborhoods – Goals & Policies (Page 63) – Revises Goal 5.4 to clarify the meaning of “security of housing tenure.”**

### **Housing & Neighborhoods – Programs – Affordable Housing (Page 64)**

**Am 51 (Cms. Granger and Sandberg) – Housing & Neighborhoods – Programs – Affordable Housing (Page 64) – Inserts a new, third bullet-point, calling for a strategy to follow-up on evaluation of programs presented in the first two bullet-points**

**Am 52 (Cms. Granger and Sandberg) - Housing & Neighborhoods – Programs – Affordable Housing (Page 64) – Inserts a new bullet-point that would create a Housing Commission or other appointed body to gather and study information and make policy recommendations to the Mayor and Council regarding issues affecting affordable housing and supportive services in the community.**

**Am 53 (Cm. Piedmont-Smith) - Housing & Neighborhoods – Programs – Affordable Housing (Page 64) – Revises the last bullet-point to recognize the diverse programs and populations served by the Bloomington Housing Authority and identify expansion options the City could play a key role in supporting.**

**Am 54 (Cms. Granger and Sandberg) - Housing & Neighborhoods – Programs – Affordable Housing (Page 64) – Inserts a new bullet-point recognizing the multi-jurisdictional nature of the problem and the need to partner with Monroe County on solutions**

### **Housing & Neighborhoods – Programs – Neighborhood Character and Quality of Life (Page 65)**

**Am 55 (Cm. Sturbaum) - Housing & Neighborhoods – Programs – Neighborhood Character and Quality of Life (Page 65) – Adds a new bullet-point at the end of the list of programs supporting affordable home ownership and its benefits to the home owner and community**

**Am 56 (Cm. Sturbaum) - Housing & Neighborhoods – Programs – Neighborhood Character and Quality of Life (Page 65) – Inserts a sentence at the end of the first bullet-point calling for an increase in Council Sidewalk Committee funding.**

### **Housing & Neighborhoods – Outcomes & Indicators (Page 65)**

**Am 57 (Cm. Sandberg) - Housing & Neighborhoods – Outcomes & Indicators (Page 65) – Revises one bullet-point to clarify the intent of the “percentage ownership” indicator and connect it to households making 80% or less of Area Median Income.**

**Am 58 (Cm. Piedmont-Smith) - Housing & Neighborhoods – Outcomes & Indicators (Page 65) – Replaces the bullet-point regarding “non-monoculture neighborhood characteristics” with more detailed indicators regarding racial and ethnic diversity, participation of such individuals in neighborhood association leadership, and neighborhood-level cultural events.**

## **VII. COUNCIL SCHEDULE**

**VIII. RECESS** *until Tuesday, October 24<sup>th</sup> where the Council will have a presentation, discussion & public comment on the Plan: Introduction and Executive Summary (Pages 6-17), Community Profile (Pages 18-24), Chapter 1: Community Services and Economy (Pages 25-33), Chapter 2: Culture and Identity (Pages 34-40), and Appendix (Pages 98-123) and consider amendments carried-over from the previous agenda, and consider amendments on Chapter 3: Environment.*