

**NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL SPECIAL SESSIONS
7:00 P.M., MONDAY, SEPTEMBER 23RD, SEPTEMBER 30TH, AND OCTOBER 7TH 2002
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON**

MONDAY, SEPTEMBER 23RD, 2002

Roll Call

Agenda Summation

Explanation Of Procedure And Schedule As Previously Adopted With The Motion To Consider In Seriatim

CONSIDERATION OF THE REVISIONS TO THE GROWTH POLICIES PLAN IN SERIATIM

Part One: Policy Essence

Introduction (Pages 1 - 4)

Compact Urban Form (Pages 5 - 7)

Amendment 1 (Willsey) - Amending Policy 1: Limit Spatial Extent of Community Growth - Affecting Implementation Measure (CUF-2)

Synopsis - This amendment recommends that the decision regarding sewer extension be approved by the Common Council. The purpose of this amendment is to assure that the Common Council exercises its authority as established by ordinance on matters of fundamental utility policy formation and adoption.

Amendment 2 (Cole) - Amending Policy 2: Increase Residential Densities in the Urbanized Area - Affecting Implementation Measure (CUF-4)

Synopsis - This amendment recommends that the Downtown Development Opportunity Overlay (DDOO) district be revised to remove high-density incentives in specific areas that would negatively impact historic and culturally important buildings.

Nurture Environmental Integrity (Pages 8 - 11)

Amendment 3 (Gaal) - Amending Policy 2: Protect Trees and Greenspace from Development Impacts - Affecting Narrative and Implementation Measure (insert NEI-8)

Synopsis - This amendment is sponsored by Councilmember Gaal and revises the language and inserts a new implementation measure in Nurture Environmental Integrity Policy 2, on Page 9, entitled "Protect Trees and Greenspace from Development Impacts." These revisions enable the City to develop more effective greenspace acquisition mechanisms. They also require inserting a new Implementation Strategy with a proposed timeline of 1-2 years as well as some other minor editorial revisions, which are presented in Amendment 17.

Leverage Public Capital (Pages 12 -13)

Amendment 4 (Ruff) - Amending Opening Narrative and Policy 3: Link Public Facility Impacts to the Development Process - Affecting Narrative and Implementation Measure (LPC-7)

Synopsis - This amendment adds a sentence to the opening narrative for Leverage Public Capital and adds a phrase to implementation measure LPC-7 recommending that the City provide missing services and repair outdated infrastructure for affordable housing projects.

Amendment 5 (Sabbagh) - Amending Opening Narrative and Policy 1:Comprehensively

Evaluate Public Facilities - Affecting Narrative and Implementation Measure (LPC-3)

Synopsis - The proposed amendment is sponsored by Councilmember Sabbagh and addresses the concurrency language in the GPP. The amendment deletes language regarding concurrency and the consideration of the adequacy of current levels of service when evaluating development petitions. It is based on the premise that the proposed level of concurrency planning is unnecessary and cannot be supported by existing resources; is ineffective unless it is matched with the market forces that drive growth and development; and, is subject to other basic, but as yet, unresolved questions.

Amendment 6 (Sabbagh) - Amending Policy 3: Link Public Facility Impacts to the Development Process - Affecting Implementation Measures (LPC-6 and LPC-8)

Synopsis - This amendment is sponsored by Councilmember Sabbagh and revises two implementation measures in Policy 3 on page 13. The changes remove references that would create guidelines for evaluating development projects based upon the adequacy of infrastructure and that acknowledge the existing practice of acquiring land for public use through the development process. They are based on the premise that the city government should be primarily responsible for identifying and ameliorating deficiencies in infrastructure through an effective capital-planning program. These changes are also intended to introduce more predictability in the planning process and reduce the current level of negotiation as development petitions are reviewed by the City.

Motion to Recess (may be made earlier in the agenda if the meeting extends late into the evening)

Note: The Council will proceed no further than the end of Leverage Public Capital on this evening and will proceed from where they stopped at the next meeting on Monday, September 30th

MONDAY, SEPTEMBER 30TH, 2002

Roll Call

Agenda Summation

Mitigate Traffic (Pages 14 – 16)

Amendment 7 (Andy Ruff) - Amending Policy 1: Enhance and Expand Public Transit Services - Affecting Implementation Measures (Inserting New Measure (MT-6)

Synopsis - This amendment affects Part 1, Part 4, and Part 5 of the Growth Policies Plan. It adds a new implementation measure to Policy 1 of "Mitigate Traffic" regarding enhancing and expanding public transit services. The new measure recommends a fast and reliable, dedicated east/west busway connecting major destinations along a line extending along Third Street west of State Highway 37, through Downtown to residential development east of College Mall on East Third Street. The amendment also reflects the new implementation measure in Part 4, Implementation Strategies, and adds the route to the map in Part 5, Master Thoroughfare Plan.

Conserve Community Character (Pages 17 – 19)

Amendment 8 (Patricia Cole) – Amending Opening Narrative and Policy 2: Improve Downtown Vitality - Affecting Both Narratives

Synopsis – These amendments replace words like "vital" and "eclectic," which are used to describe the City's downtown and replaces them with words like "traditional," "mainstreet," and "historic." They also add these terms to sections that call for preserving the downtown's character and, in one instance, recommend a "visually cohesive" look to our downtown that is compatible with its historic character.

Amendment 9 (Patricia Cole) – Amending Policy 2: Improve Downtown Vitality - Affecting Implementation Measures (CCC-5, CCC-6 & CCC-8)

Synopsis – This amendment recommends use of a professional urban planning consultant and a public process involving key stakeholders and community input to develop a comprehensive plan for the sub-area form districts for the downtown.

Amendment 10 (Patricia Cole) – Amending Policy 3: Maintain Bloomington's Historic Character - Affecting Implementation Measures (CCC-11)

Synopsis – This amendment recommends delay before demolition of any surveyed historic structures.

Sustain Economic and Cultural Vibrancy (Pages 20 – 21)

Amendment 11 (Patricia Cole) – Amending Policy 2: Spur Redevelopment Activity and Policy 3: Link Economic Vibrancy with Quality of Life Amenities - Affecting Narratives

Synopsis – This amendment changes page 21 of the Growth Policies Plan by adding the words "traditional" and "historic" to Policy 3 of "Sustain Economic and Cultural Vibrancy" which is entitled "Link Economic Vibrancy with Quality of Life Amenities." It is intended to emphasize the historic character of the downtown as one of the qualities that bring people there and make it economically vibrant.

Amendment 12 (Patricia Cole) – Amending Policy 2: Spur Redevelopment Activity and Policy 3: Link Economic Vibrancy with Quality of Life Amenities - Affecting Narrative and Implementation Measure (SECV-10)

Synopsis – This amendment affects policies 2 and 3 of Sustain Economic and Cultural Vibrancy in Part One of the Growth Policies Plan. It affirms the link between economic development and historic preservation and adds the Historic Preservation Commission to the list of agencies to be consulted when developing programs for promoting this link.

Amendment 13 (Andy Ruff) – Amending Policy 3: Link Economic Vibrancy with Quality of Life Amenities - Affecting Implementation Measure (Inserting New SECV-11)

Synopsis - This amendment adds an implementation measure under Policy 3 of Sustain Economic and Cultural Vibrancy that encourages institutional uses (including post office and churches) to remain downtown.

Public Comment on Part One - This is an opportunity for the public to comment and offer other amendments to Part One (Note: These amendments would need to be sponsored by a council member by October 14th, 2002 in order to be heard before final adoption of the document)

Part Two: The Geography of the Policies

Downtown (Pages 28 – 29)

Amendment 14 (Patricia Cole) – Amending Downtown Area - Affecting Intent and Site Design

Synopsis – This amendment affects the "Downtown" area in Part Two of the Growth Policies Plan. It ties the downtown's "architecturally distinctive" qualities to its "traditional historic pattern" and recommends that the site planning standards assure that development is compatible with and does not negatively effect the traditional character of the area.

Amendment 15 (Patricia Cole) – Amending Downtown Area - Affecting Site Design

Synopsis – This amendment changes one of the bullet-points in the Site Design section of the Downtown area in Part Two of the Growth Policies Plan. The document currently encourages taller buildings beyond the courthouse square in order to provide for higher residential densities.

The amendment recommends that increased building heights in this area should either follow the requirements of a design district or be approved as a conditional use.

Motion to Recess (may be made earlier in the agenda if the meeting extends late into the evening)

Note: The Council will proceed no further than the end of Leverage Public Capital on this evening and will proceed from where they stopped at the next meeting on Monday, October 7th

MONDAY, OCTOBER 7TH, 2002

Roll Call

Agenda Summation

Core Residential (Beginning on Page 30)

Urban Residential (Beginning on Page 31)

Amendment 16 (Tim Mayer) – Amending Urban Residential Area - Affecting Intent, Land Use, and Site Design

Synopsis – This amendment distinguishes between the development of large parcels and the development of small parcels or the redevelopment of existing structures in Urban Residential areas. It keeps the language in regard to the large, vacant parcels (e.g., Ramsey Farm), but imports language from the existing GPP and adds other language to assure compatibility of the small development and redevelopment project with the surrounding neighborhood.

Conservation Residential (Beginning on Page 32)

Neighborhood Activity Center (NAC) (Beginning on Page 33)

Community Activity Center (CAC) (Beginning on Page 35)

Regional Activity Center (RAC) (Beginning on Page 36)

Employment Center (Beginning on Page 37)

Public/Semi-Public/Institutional (Beginning on Page 38)

Parks/Open Space (Beginning on Page 39)

Quarry (Beginning on Page 40)

Public Comment on Part Two - This is an opportunity for the public to comment and offer other amendments to Part Two (Note: These amendments would need to be sponsored by a council member by October 14th, 2002 in order to be heard before final adoption of the document)

Part Three: Critical Subareas

Introduction and Overview (Beginning on Page 41)

State Road 37 Corridor and Map (Beginning on Page 44)

Acuff Road/Kinser Pike Subarea and Map (Beginning on Page 46)

State Road 37/Tapp Road Subarea and Map (Beginning on Page 48)

North College Mall District Subarea and Map (Beginning on Page 50)

Huntington Farm/Moores Pike Subarea and Map (Beginning on Page 52)

East Jackson Creek Subarea and Map (Beginning on Page 54)

Winston-Thomas Subarea and Map (Beginning on Page 56)

Ramsey Farm Subarea and Map (Beginning on Page 58)

Adams Street/Patterson Drive Subarea and Map (Beginning on Page 60)

West 17th Street Subarea and Map (Beginning on Page 62)

Twin Lakes Park North Subarea and Map (Beginning on Page 64)

McDoel Switchyard Subarea and Map (Beginning on Page 66)

Public Comment on Part Three - This is an opportunity for the public to comment and offer other amendments to Part Three (Note: These amendments would need to be sponsored by a council member by October 14th, 2002 in order to be heard before final adoption of the document)

Part Four: Implementation Strategy

Introduction (Beginning on Page 70)

Implementation Strategies (for each Seven Principles in Part One) (Beginning on Page 71)

Amendment 17 (Chris Gaal) – Amending Nurturing Environmental Integrity Implementation Strategies - Inserting New Measure (NEI-8)

Synopsis – This amendment is sponsored by Councilmember Gaal and supplements Amendment 3, which recommended a program for the acquisition of greenspace. It adds a new implementation measure NEI-8 to Part Four of the GPP. The new implementation measure proposes a timeline of 1-2 years as well as some other minor editorial revisions.

Public Comment on Part Four - This is an opportunity for the public to comment and offer other amendments to Part Four (Note: These amendments would need to be sponsored by a council member by October 14th, 2002 in order to be heard before final adoption of the document)

Part Five: Master Thoroughfare Plan

Introduction, Relationship to Other Plans, and Purpose (Beginning on Page 79)

Street and Bicycle/Pedestrian Facility Classifications and Cross Sections (Beginning on Page 81)

Amendment 18 (Tim Mayer) – Amending Neighborhood (Page 85) and Secondary Collector (Page 86) Streets - Affecting "Typical Characteristics" and Figures (Depicting Cross-section of Roadway)

Synopsis – The Master Thoroughfare Plan (Part 5 of the document) currently does not provide for parking on newly designed streets, unless it is required to serve higher density developments with limited on-site parking. This amendment would include one lane of parking on the two smallest residential streets - Neighborhood Streets and Secondary Collectors - in order to accommodate the on-street parking by visitors, service personnel, and other users that inevitably occurs in neighborhoods.

Official Thoroughfare Plan Map (Beginning on Page 92)

Public Comment on Part Five - This is an opportunity for the public to comment and offer other amendments to Part Five (Note: These amendments would need to be sponsored by a council member by October 14th, 2002 in order to be heard before final adoption of the document)

Appendix

Index, Glossary, and Demographic Profile (Beginning on Page 96)

Foreword

Acknowledgements, Vision, and Format (Pages iv - x)

Public Comment on the Appendix and Foreword - This is an opportunity for the public to comment and offer other amendments to these parts of the document. (Note: These amendments would need to be sponsored by a council member by October 14th, 2002 in order to be heard before final adoption of the document).

Motion to Recess

Note: The Council is scheduled to meet on Wednesday, October 23rd, 2002 at 7:30 p.m. to take final action on the plan as amended.