City of Bloomington
Common Council

Legislative Packet

Tuesday, 10 October 2017
Special Session
(Further Review of Comprehensive Plan)

Wednesday, 11 October 2017
Special Session
(2018 Budget)

For legislation and background material regarding Appropriation Ordinance 17-03 through 17-05 and Ordinance 17-36 through 17-38 please consult the
27 September 2017 Legislative Packet.
For legislation and background material regarding Resolution 17-37 please consult the
04 October 2017 Legislative Packet.

Office of the Common Council
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City of Bloomington Indiana

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Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
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To: **Council Members**
From: **Council Office**
Re: **Weekly Packet Memo**
Date: **October 6, 2017**

Packet Material – Budget-Related Legislation

Memo
Agenda
Calendar
Notices and Agendas

None

Minutes for Regular and Special Sessions

None

Further Deliberation on the Comprehensive Plan at Continuing Special Session on Tuesday, October 10th

- **Schedule for review of the Comprehensive Plan *(Revised on 9/19/17 to reflect change in order of agenda items)***
- **Agenda**
- **Presentation, Public Comment, and Discussion on Chapter 3: Environment**
- **Consideration of Amendments for Chapter 7: Land Use**
  - **9 – *Carried over from September 25th***
- **Consideration of Amendments for Chapter 5: Housing and Neighborhoods**
  - **16 - *New***

Budget Legislation Scheduled for Second Reading at the Special Session on Wednesday, October 11th*)*

Please see the Council Weekly Legislative Packet issued for the 27 September 2017 Special Session for the legislation, memos, and overview.

Contact:
Mick Renneisen, Deputy Mayor at 349-3406 or renneism@bloomington.in.gov
Jeff Underwood, Controller at 349-3412 or underwoj@bloomington.in.gov
(or reach the appropriate Department Head)

<u>Three Salary Ordinances (for Police and Fire, AFSCME and Non-Union Positions, and Elected Officials) – *with Amendments to One Ordinance*</u>

Contact: Caroline Shaw, Director of Human Resources at 349-3404 or shawcaro@bloomington.in.gov

- **<u>Ord 17-36</u> (Salary Ordinance for Police Officers and Firefighters for 2018)**
- **<u>Ord 17-37</u> (Salary Ordinance for AFSCME, Appointed Officers & Non-Union Employees of the City for 2018)**
  - **Am / Division of the Question 01** – Separating vote on Department Head for HAND (Cm. Sims' spouse) from vote on remainder of the Salary Ordinance
  - **Am 02** (Cms. Chopra and Granger, Co-Sponsors) **–** Correcting Table of Common Law positions to reflect increase in pay ranges for lower-paid seasonal positions, drop unused positions, and add Meter Reader
    - Memo from Caroline Shaw, Director, Human Resources
- **<u>Ord 17-38</u> (Salary Ordinance for Elected Officials for 2018)**

<u>Three Appropriation Ordinances (for Civil City, Utilities & Transit) – *with Amendment to One Ordinance*</u>

- **<u>App Ord 17-03</u> (Civil City Budget for 2018)**
  - **Am 02 (Revised - Chopra, Sponsor) -** Cm. Chopra has revised this amendment since she introduced it at the Committee of the Whole. The revisions would reduce the appropriation for the Housing Development Fund (HDF) by $400,000 (rather than $900,000)

    Contact: Jeff Underwood, Controller, at 349-3412 or underwoj@bloomington.in.gov (or reach the appropriate department director)
- **<u>App Ord 17-04</u> (Utilities Budget for 2018)**
  - *No Change from August*

    Contact: Vic Kelson, Director, at 349-3650 or kelsonv@bloomington.in.gov
- **<u>App Ord 17-05</u> (Appropriations and Tax Rates for Bloomington Transit (2018)**
  - *No change from August*

    Contact: Lew May, Director of Bloomington Transit at 332-5688 or lmay@bloomingtontransit.com

Memo

Reminder: City Hall Closed on Monday (Fall Holiday)

Two Evenings of Meetings Next Week
Tuesday – October 10th – (Continuing) Special Session
Further Deliberation on the Comprehensive Plan on Tuesday
Wednesday – October 11th – Special Session
Ready for Final Action on 2018 Budget Package and a Related Resolution

Reminder – Return to the New Normal in Mid-October
Council will Return to a Normal Schedule for Wednesday Nights starting with Second Legislative Cycle in October - First Reading October 18th – Committee of the Whole October 25th - Second Reading November 1st
However, the Review of the Comprehensive Plan Continues on Various Tuesdays into November

After a day off on Monday (a Fall Holiday for City employees), the Council will hold meetings on both Tuesday and Wednesday evenings next week. On Tuesday evening, the Council continue to review the Comprehensive Plan. On Wednesday, the Council will hold a Special Session and is scheduled to take final action on the 2018 Budget Package and a related resolution. All the material and amendments regarding the review of the Comprehensive Plan on Tuesday are included in this packet. However, the material and legislation related to the 2018 Budget and budget-related resolution to be considered on Wednesday night are spread over three packets. All of the legislation and material regarding the 2018 City Budget – except for a few amendments that are in this packet – can be found in the Council Weekly Legislative Packet issued for the Special Session on September 27th. The legislation and material regarding Res 17-37, which would adjust, but not raise, two components of the Public Safety Local Income Tax rates, can be found in the Council Weekly Legislative Packet issued for the Special Session on October 4th.

As highlighted above, the Council returns to its normal Wednesday schedule starting on October 18th, but will continue with a separate track of evenings to continue review of the Comprehensive Plan.

Tuesday – October 10th – (Continuing) Special Session
Further Deliberation on Comprehensive Plan on Tuesday

The Council is scheduled to continue its review of the Comprehensive Plan on Tuesday night at the usual time (6:30 pm). Recall that, as a result of your motion in early September, the order of the agenda is as follows:

- Presentation of a new chapter (Chapter 3 – Environment – *which is replicated in this material*);
- Consideration of amendments carried over from the previous meeting (*where there are 9 – all related to Chapter 7 – Land Use*); and
- Consideration of amendments to Chapter 5 (Housing and Neighborhoods – *where there are 16.*)
    - When reviewing the amendments and agenda in preparation for Tuesday's meetings, please email Dan or Stacy Jane if there are items you believe are suitable for the Consent Agenda.

Next Round of Amendments Due on Tuesday October 17th at Noon
Please recall that amendments for Chapter 3 (Environment) are due at noon on Tuesday, October 17th for release that Friday, October 20th.

Wednesday - October 11th – Special Session
Budget-Related Legislation Scheduled for Final Action

The City Council will meet on Wednesday, October 11th for a Special Session to consider adoption of the Annual Budget and budget- related legislation for 2018. Please remember that this includes Res 17-37, which was postponed from last Wednesday's Special Session for further consideration (and the statutorily required public hearing). It proposes an ordinance for adoption by the Monroe County Local Income Tax (MC LIT Council to adjust the Public Safety Answering Point (PSAP) and general purpose Public Safety tax rates (without affecting any other tax rate and with no net increase in tax rates).

Amendments – Proposed Changes Since September 27th

Ord 17-37 – Salary for AFSCME, Appointed Officers & Non-Union Employees of the City for 2018 – Two Amendments There are two amendments being proposed for this ordinance (which are included in this packet).

- **Amendment / Division of the Question 01** – You may remember that we divided the question on this salary ordinance to give Cm. Sims an opportunity to participate in the vote without voting upon his wife's salary grade. Recall that there were three votes which, together, would determine the passage of this ordinance:
    - One on the conduct of the vote and its consequences;
    - Another on Part 1, which included the entire ordinance except Doris's salary range; and
    - A third, on Part 2, which covered the salary range for the Director of HAND.

- **Amendment 02 –** comes forward from Human Resources as a result of work done with Council members since August and the discussion at the Committee of the Whole and is, at this point, co-sponsored by Cms. Chopra and Granger. There is an accompanying memo which explains that the changes correct the Table of Common Law positions (in Section 2 L) to reflect an increase in pay ranges for lower-paid seasonal positions, drop unused positions, and add Meter Reader.

<u>App Ord 17-03</u> – Civil City Budget for 2018 – One Amendment – One Possible Division of the Question There is one and perhaps another amendment to the appropriation ordinance for the 2018 Civil City Budget. They are noted below:

- **Amendment 02 (Revised) (Chopra, Sponsor) –** Cm. Chopra has revised the amendment she introduced in September regarding a reduction in the Housing Development Fund (HDF), and intends to introduce this revised version on Wednesday. It would reduce the appropriation to the HDF by $400,000 (rather than by $900,000) and, therefore, would require the Administration to propose an additional appropriation if seeking to expend funds in excess of that amount from this fund

- **Possible Division of the Question** – As with voting on the salary range for his spouse, Cm. Sims has also asked me to explore ways that he may participate in the vote on the Civil City Budget without being compelled to vote on the HAND budget. I have contacted the Department of Local Government Finance for guidance, but don't yet have an answer.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL SPECIAL SESSION
6:30 P.M., WEDNESDAY, OCTOBER 11, 2017
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES: *None*

IV. APPOINTMENTS TO BOARDS AND COMMISSIONS

V. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Ordinance 17-36 – An Ordinance Fixing the Salaries of Officers of the Police and Fire Departments for the City of Bloomington, Indiana, for the Year 2018

Committee Recommendation: Do Pass: 7-0-0

2. Ordinance 17-37 – An Ordinance Fixing the Salaries of Appointed Officers, Non-Union and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana, for the Year 2018

Committee Recommendation: As Amended Part 1: Do Pass: 4-0-3
As Amended Part 2: Do Pass: 6-0-1
Am 01: Do Pass: 7-0-0

3. Ordinance 17-38 – To Fix the Salaries of All Elected City Officials for the City of Bloomington for the Year 2018

Committee Recommendation: Do Pass: 7-0-0

4. Resolution 17-37 – Resolution Proposing an Ordinance Modifying Local Income Tax Allocations in Monroe County and Casting Fifty-Eight Votes in Favor of the Ordinance - Re: Adjusting the Allocations between the Public Safety Answering Point (PSAP) and General Public Safety Purposes Tax Rates Without Changing Other Allocations or the Total Expenditure Tax Rate

Special Session Action (October 4, 2017): Postpone to October 11, 2017: 9-0-0

Note: *The public comment portion of the deliberation on this item will constitute the statutorily-required public hearing.*

5. Appropriation Ordinance 17-03 – An Ordinance for Appropriations and Tax Rates (Establishing 2018 Civil City Budget for the City of Bloomington)

Committee Recommendation: Do Pass: 6-0-1
Am 01: Do Pass: 0-5-2
Am 02: Do Pass: 1-5-1

6. Appropriation Ordinance 17-04 – An Ordinance Adopting a Budget for the Operation, Maintenance, Debt Service and Capital Improvements for the Water and Wastewater Utility Departments of the City of Bloomington, Indiana for the Year 2018

Committee Recommendation: Do Pass: 6-0-0

7. Appropriation Ordinance 17-05 – Appropriation and Tax Rates for Bloomington Transportation Corporation for 2018

Committee Recommendation: Do Pass: 7-0-0

VI. COUNCIL SCHEDULE

VII. ADJOURNMENT

** Members of the public may speak on matters of community concern not listed on the agenda at one of the two Reports from the Public opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.*

***Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call (812) 349-3409 or e-mail council@bloomington.in.gov.*

Posted & Distributed: October 6, 2017

City of Bloomington
Office of the Common Council

To Council Members
From Council Office
Re Weekly Calendar – 09 -14 October 2017

Monday, 09 October

Fall Holiday – City Offices Closed

Tuesday, 10 October

4:30 pm Commission on Aging, Hooker Conference Room
5:30 pm Parking Commission, Dunlap
6:00 pm Bloomington Commission on Sustainability, McCloskey
6:30 pm Sister Cities International, Kelly
6:30 pm Common Council – Special Session for Consideration of the Comprehensive Plan, Chambers

Wednesday, 11 October

12:00 pm Bloomington Urban Enterprise Association, McCloskey
4:30 pm Environmental Resources Advisory Council, 812 W. 9th St.
5:30 pm Commission on the Status of Black Males, Hooker Conference Room
6:30 pm Common Council Special Session, Chambers

Thursday, 12 October

12:00 pm Housing Network, McCloskey
4:00 pm Solid Waste Management District, 301 N. College Ave., Judge Nat U. Hill, III Room
5:00 pm Bloomington Historic Preservation Commission, McCloskey

Friday, 13 October

1:30 pm Metropolitan Planning Organization – Policy Committee, Chambers

Saturday, 14 October

8:00 am Bloomington Community Farmers' Market, 401 N. Morton St.

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please contact the applicable board or commission or call (812) 349-3400.

Posted and Distributed: Friday, 06 October 2017

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Amendments to the 2018 Civil City Budget for Consideration at the Special Session on Wednesday, October 11th

<u>Affecting One of Three Salary Ordinances</u>

- **<u>Ord 17-37</u> (Salary Ordinance for Civil City for 2018)**
  - **Am / Division of the Question 01** – Separating vote on Department Head for HAND (Cm. Sim's spouse) from vote on remainder of the Salary Ordinance
  - **Am 02** (Cms. Chopra and Granger, Co-Sponsors) **–** Correcting Table of Common Law positions to reflect increase in pay ranges for lower-paid seasonal positions, drop unused positions, and add Meter Reader
    - Memo from Caroline Shaw, Director, Human Resources

<u>Affecting One of Three Appropriation Ordinances (for Civil City, Utilities & Transit)</u>

- **<u>App Ord 17-03</u> (Civil City Budget for 2018)**
  - **Am 02 (Revised - Chopra, Sponsor) -** Cm. Chopra has revised since she introduced at the Committee of the Whole. It would reduce the appropriation for the Housing Development Fund (HDF) by $400,000 (rather than $900,000)

*** Amendment / Division of the Question Form ***

Ordinance #: 17-37
Amendment/Division of the Question #: 01
Submitted By: Council Office
Date: October 6, 2017
Proposed Division:

1. The vote on Ord 17-37 will be conducted in the following manner and with the following consequences:

First, the Council will vote on the entire salary ordinance except the position of the Director of HAND (Part (1)).

If this vote fails, then the *ordinance* will be recorded as having failed based upon the votes cast on Part (1).

If this vote succeeds, then Part (1) of the ordinance will be recorded as having passed based upon the votes cast on Part (1)

And, if the vote on Part (1) succeeds, then second, the Council will vote on the position of the Director of HAND position (Part 2)

If this vote succeeds, then Part (2) of the ordinance will be recorded as passed based upon the votes cast on Part (2).

If this vote fails, then Part (2) will be recorded as having not been passed based upon the votes cast on Part (2).

Synopsis

Cm. Sims is married to one of the department heads in the City. This motion was prepared by the Council Office in order to allow Cm. Sims to participate in the consideration of this salary ordinance without having to vote on his wife's salary grade. It divides the ordinance into two parts: First, the Council will vote on the entire salary ordinance except the Director of HAND. If that vote fails, then the ordinance is defeated. If that vote passes, then second, the Council will vote on the salary grade for the Director of the HAND department.

9/27/17 Committee Action:

On Conduct of Vote - 7 – 0
Part 1 – Do Pass – 4 - 0 - 3
Part 2 – Do Pass – 6 - 0 - 1

10/11/17 Regular Session Action:

On Conduct of Vote - Pending
Part 1 – Pending
Part 2 - Pending

(5 October 2017)

*** Amendment Form ***

Ordinance #: 17-37
Amendment #: 02
Sponsored By: Cms: Chopra, District 3, and Granger, District 2
Date: October 4, 2017

Proposed Amendment:

1. Section 2 L of Ord 17-37 shall be amended by striking the table entitled "Common Law Positions" and proceeding text within the section and replacing with the following:

   Section 2 L: Common Law Positions. All positions that are filled on an ad hoc basis and are of temporary or seasonal nature are considered "Common Law Positions", which are listed below. The rate ranges in the table are hourly rates, except as otherwise listed.

Job Title	Minimum	Maximum
Administrative Assistant	$10.00	$13.00
Attendant	$9.73	$10.78
Crossing Guard	$23.00/day	$25.50/day
Intern	$10.00	$12.00
Laborer	$9.73	$15.70
Law Clerk	$10.00	$15.00
Leader	$10.17	$12.50
Lifeguard	$10.53	$11.67
Motor Equipment Operator	$12.64	$17.84
Specialist	$9.73	$50.00
Staff Assistant	$13.29	$14.74
Supervisor	$11.61	$12.88
Meter Reader	$12.64	$17.23

Synopsis

This amendment is co-sponsored by Cms. Chopra and Granger. It was prepared by the Administration in response to questions raised at the Committee of the Whole on September 27th and makes changes in regard to the Common Law Positions located in Section 2 L.

9/27/17 Committee Action: None
10/11/17 Regular Session Action: Pending

(September 28, 2017)

CITY OF BLOOMINGTON

HUMAN RESOURCES DEPARTMENT

MEMORANDUM

To: City Council Members

From: Caroline Shaw, Human Resources Director

Re: Proposed Amendment 02 to Ordinance 17-37

Date: October 5, 2017

CC: Mayor John Hamilton, Deputy Mick Renneisen, Jeff Underwood, and Dan Sherman

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Amendment 02 changes Ordinance 17-37 to replace Section 2 L with an updated version. Several of the Common Law positions listed in this section have not been utilized for some time. In addition, some of the pay ranges needed adjustment. Finally, after review, we decided to add Meter Reader to the list of Common Law positions. Changes to pay rates for Common Law Positions are in response to Council's desire to increase these pay rates.

Your approval of Amendment 02 to Ordinance 17-37 is requested. Please feel free to contact me if you have any questions at 349-3578.

*** Amendment Form ***

Appropriation Ordinance #: 17-03

Amendment #: Am 02 (Revised)

Submitted By: Cm. Chopra, District III

Date: October 5, 2017

Proposed Amendment:

1. App Ord 17-03 shall be amended by reducing $400,000 as it appears in Category 3 (Services and Charges) of the Housing Development Fund (#9506) in Budget Form 4a and by reducing the lines and totals in the various other forms as is necessary to implement this reduction. accordingly.

Synopsis

This amendment is sponsored by Cm. Chopra and would reduce the Housing Development Fund (9506), Category 3 (Other Services and Charges), by $400,000 in order to require an appropriation before expenditure of more than $600,000 for affordable housing projects as proposed for the Housing and Neighborhood Development department. This is being proposed in accordance with IC § 36-4-7-7, which states, in part, that the "legislative body, in the appropriation ordinance, may reduce any estimated item from the figure submitted in the report of the fiscal officer, but it may increase an item only if the executive recommends an increase"

Prior to Revision:

9/27/17 Committee Action: Do Pass 1 (Chopra) – 5 (Granger, Piedmont-Smith, Ruff, Sandberg & Sims – 1 (Volan)

10/11/17 Regular Session Action: Pending

(05 October 2017)

<u>Council Special Session Materials</u>

Tuesday, October 10th 2017 at 6:30 pm in the Council Chambers

-Presentation and Questions on Chapter 3: Environment
-Consideration of Amendments to Chapter 7: Land use
-Consideration of Amendments to Chapter 5: Housing and Neighborhoods

- **Schedule for review of the Comprehensive Plan (*Revised on 9/19/17 to reflect change in order of agenda items*)**
- **Agenda**
- **Presentation, Public Comment and Discussion on Chapter 3: Environment**
- **Consideration of Amendments for Chapter 7: Land Use**
  - **9 – *Carried over from September 25th***
- **Consideration of Amendments for Chapter 5: Housing and Neighborhoods**
  - **16 - *New***

For legislation and material regarding
<u>Resolution 17-28</u> please consult the
09 August 2017 Legislative Packet.

Comprehensive Plan (Forwarded by Plan Commission):
https://bloomington.in.gov/boards/plan/comprehensive-plan
Amendment Packets (when available – by date of meeting):
https://bloomington.in.gov/council

REVISED NOTICE AND SCHEDULE FOR CONSIDERATION OF THE CITY'S COMPREHENSIVE PLAN (PROPOSED BY RES 17-28)

THE CITY OF BLOOMINGTON COMMON COUNCIL WILL CONSIDER THIS LEGISLATION AT A SERIES OF MEETINGS CONSTITUTING ONE LONG SPECIAL SESSION

THE MEETINGS WILL BE HELD AT THE CITY COUNCIL CHAMBERS OF THE CITY HALL, ON THE FOLLOWING EVENINGS STARTING AT 6:30 PM

August

Tuesday, August 29, 2017

The Council will have a presentation, discussion, and public comment on Chapter 4: Downtown (Pages 50 – 57)

September

Tuesday, September 5th: Amendments for Chapter 4: Downtown due. See Footnote 1 to learn more about the submission of amendments.
Friday, September 8th: Amendments for Chapter 4: Downtown released on the Council webpage.

Tuesday, September 12th

The Council will finish previous meeting's presentation (if necessary), consider amendments [1] to Chapter 4: Downtown (covered on August 29th), and have a presentation, discussion & public comment on Chapter: 6: Transportation (Page 66 – 77) and Chapter 7: Land Use (Pages 78 – 97)

Tuesday, September 19th Amendments for Chapter 6: Transportation and Chapter 7: Land Use due.
Friday, September 22nd: Amendments for Chapter 6: Transportation and Chapter 7: Land Use released on the Council webpage

Monday, September 25th[2]

The Council will have a presentation, discussion & public comment on Chapter 5: Housing and Neighborhoods (Paged 58 – 65); then consider any amendments carried-over from the previous agenda; and, lastly, consider amendments to Chapter 6: Transportation and Chapter 7: Land Use.

October

Tuesday, October 3rd Amendments for Chapter 5: Housing and Neighborhoods due.
Friday, October 6th: Amendments for Chapter 5: Housing and Neighborhoods released on the Council webpage

Tuesday, October 10th

The Council will have a presentation, discussion & public comment on Chapter 3: Environment (Pages 42 – 49); then consider any amendments carried-over from the previous agenda; and, lastly, consider amendments to Chapter 5: Housing and Neighborhoods.

Tuesday, October 17th Amendments for Chapter 3: Environment due.
Friday, October 20th: Amendments for Chapter 43: Environment released on the Council webpage.

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[1] Amendments must be sponsored by Council members and must be submitted to the Council Office at noon on the days set forth in the schedule. Amendment packets are to be released on the Council's webpage by the end of the day on the Friday after they are due.
[2] At the September 19, 2017 Regular Session, under Council Schedule, the Council adopted a motion to amend the order of each evening's deliberations to begin with a presentation of the new material, then pickup any remaining amendments from the previous agenda, and lastly take up amendments on the chapter introduced at the previous evening.

Tuesday, October 24th

The Council will have a separate presentation, discussion & public comment on the remaining parts of the Plan: Introduction and Executive Summary (Pages 6 – 17); Community Profile (Pages 18 – 24); Chapter 1 Community Services & Economy (Pages 225 – 33); Chapter 2: Culture & Identity (Pages 34 – 40); and Appendix (Pages 98 – 123); then consider any amendments carried-over from the previous agenda; and, lastly, consider amendments to Chapter 3: Environment.

Tuesday, October 31st Amendments for Plan: Introduction and Executive Summary, Community Profile, Chapter 1: Community Services & Economy, Chapter 2: Culture & Identity, and Appendix due.

November

Friday, November 3rd: Amendments for Plan: Introduction and Executive Summary, Community Profile, Chapter 1: Community Services & Economy, Chapter 2: Culture & Identity, and Appendix released on the Council webpage

Tuesday, November 7th

The Council will consider amendments to the Introduction and Executive Summary (Pages 6 – 17); Community Profile (Pages 18 – 24); Chapter 1 Community Services & Economy (Pages 225 – 33); Chapter 2: Culture & Identity (Pages 34 – 40); and Appendix (Pages 98 – 123), and then conduct a review of the document as a whole.

Wednesday, November 8th Final Amendments due.
Friday, November 10th Final Amendments released on the Council webpage

Wednesday, November 15th

The Council will continue the Special Session to this date where it will have an opportunity to consider any final amendments, reconsider any previously adopted amendments,[3] and entertain a Motion to Adopt the Res 17-28, which would approve the Plan (with any amendments).

City of Bloomington Comprehensive Plan - Index

- Introduction & Executive Summary (6)
- Community Profile (18)
- Chapter 1: Community Services & Economics (26)
- Chapter 2: Culture and 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)

Online Materials
Comprehensive Plan (Forwarded by Plan Commission):
https://bloomington.in.gov/boards/plan/comprehensive-plan

Amendment Packets (when available – by date of meeting):
https://bloomington.in.gov/council

** On August 29, 2017, the Council adopted a motion regarding the consideration of the Comprehensive Plan over a series of meetings. The motion, in large part, elaborated upon this schedule and described the conduct of deliberations. This motion can be found online on the Council webpage and provides for the public to comment once, for no more than 5 minutes at each opportunity to offer public comment. Please note that this schedule and the associated procedures may be amended by a motion of the Council made during the course of these meetings or at other Regular and Special Sessions occurring over the span of these deliberations. Members of the public may speak on the Plan and any amendments thereto in accordance with a motion or motions adopted by the Council regarding the conduct of these meetings.*
***Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call (812)349-3409 or e-mail council@bloomington.in.gov.*

[3] A packet of all previously adopted amendments is scheduled to be released on Friday, November 10th.

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 2nd 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.

*Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call (812)349-3409 or e-mail council@bloomington.in.gov.

Posted and Distributed: 06 October, 2017

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

<u>Housing & Neighborhoods – Programs – Neighborhood Character and Quality of Life (Page 65)</u>

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.

<u>Housing & Neighborhoods – Outcomes & Indicators (Page 65)</u>

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 24th 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.*

City of Bloomington Comprehensive Plan

Draft June 2017

3

environment

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 protection 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.

Bloomington residents consistently express their hopes for a better natural environment. 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.

In order to foster a healthy environment, we need to work together to improve natural resource stewardship. For example, the City has engaged in efforts to reduce energy use and to diversify its sources of energy. 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. The City recognizes that environmental protections and enhancements are critical parts of our urban infrastructure. These 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 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.

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 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 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. Going forward, the community has an opportunity to integrate urban ecosystem services by increasing the use of native plants for landscaping, protecting waterways, optimizing green infrastructure, and enhancing urban forests.

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 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. All of these activities emit gasses. We cannot survive without oxygen (O_2) for much longer than three minutes, and health problems such as asthma, emphysema, lung cancer, and other respiratory disorders are associated with polluted air. Reducing pollution and particulate matter benefits everyone. Simple reduction in emissions through efficient use of energy can improve air quality. 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 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 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."

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.

Food and Agriculture
Goal 3.7: Promote and protect local food culture and Bloomington's food system.

Policy 3.7.1: Work to provide residents with access to safe, nutritious, and affordable food, including through a sustainable, resilient local food sector.

Policy 3.7.2: 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 the Army Corps of Engineers 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

- 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.

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.

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: 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.

- 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.

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: *To be completed by Council staff.*

(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: #33

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	Mixed Urban Residential – Land Use Development Approvals	82

Synopsis and Legislative Intent (brief description of amendment and its motivation)

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.

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. **Changes allowing higher densities within or on the edge of existing single family neighborhoods should require conditional use approval**. The conversion of dwellings to multifamily or commercial uses should carefully balance market demand with overall neighborhood integrity towards single-family residential. The following provide additional land development policy guidance:

Special Session Action: *To be completed by Council staff.*
(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: #34

Name of Sponsor(s): Chris Sturbaum

Date Submitted: September 15, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	*Downtown*, Land Use Development Approvals	84

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment deletes the last sentence of the first bullet point and the third bullet point under *Downtown*, "Land Use Development Approvals." This is to delete references to higher density development downtown. It also defends the mixed use component of development.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

Downtown
Land Use Development Approvals

• 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.~~

• 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, increased building heights and diversified density calculations for new unit types should be considered in the Downtown Core character area.~~

Special Session Action: *To be completed by Council staff.*
(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: #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: *To be completed by Council staff.*
(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

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 Corridor - Land Use Development Approvals	89

Synopsis and Legislative Intent (brief description of amendment and its motivation)

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.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

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.)

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 fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses and live/work spaces. **When such infill or redevelopment would encroach into existing single family neighborhoods, then the development approval should be done through the conditional use process.**

Special Session Action: *To be completed by Council staff.*
(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: #37

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	Focus Areas & Strategies	94

Synopsis and Legislative Intent (brief description of amendment and its motivation)

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.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

This amendment changes the paragraph on Form Based Code in the following manner:

Form Based ~~Code~~ **Guidelines**

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~~ guidelines focus~~es~~ 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.~~

Special Session Action: *To be completed by Council staff.*
(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: #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 2nd 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 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". 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~~ **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: *To be completed by Council staff.*
(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: #40

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	Switchyard North, "Background and Intent"	96

Synopsis and Legislative Intent (brief description of amendment and its motivation)

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.

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 decided through the conditional use process. Additionally, the City should avoid the loss of existing affordable single-family housing in this area as the area is upzoned to accommodate new and denser development.**

Special Session Action: *To be completed by Council staff.*
(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

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9 / 17 /18

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Gateway South and Gateway North	96-97

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment adds process language to the vague term "branding" in both the Gateway South and Gateway North Sections. This language makes it clear that there should be community input regarding the branding decisions of our city's gateways.

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. **Updating the 2005 Downtown Vision and Infill Strategy Plan with an emphasis on gateway design will provide a public process for the new form-based design guidelines for this entry corridor.** 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. **Updating the 2005 Downtown Vision and Infill Strategy Plan with an emphasis on gateway design will provide a public process for the new form-based design guidelines for this entry corridor** Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new developments.

Special Session Action: *To be completed by Council staff.*
(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: #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: *To be completed by Council staff.*
(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: #43

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	OVERVIEW - HOUSING TRENDS AND ISSUES	60

Synopsis and Legislative Intent (brief description of amendment and its motivation)

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."

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Housing Trends and Issues

This amendment makes two changes to this section:

1) First, it strikes text from the first paragraph as follows:

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. Most are stable but are trending towards a lower percentage of new single-family homes and a higher proportion of apartments. With greater density comes the opportunity to strengthen neighborhoods as active community centers.~~

2) Second, it inserts a new third sentence to the second paragraph in the second column of this section *(and leaves the remainder of the paragraph intact)* so that the first three sentences read as follows:

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**. Existing core neighborhoods are dense and diverse by their original design and nature. New housing types should not exceed 3 unrelated adults in single family zones.**

Note: the remainder of this paragraph remains unchanged.

Special Session Action: To be completed by Council staff.
(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: #44

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	OVERVIEW - HOUISNG TRENDS AND ISSUES	60

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment makes two changes to the second paragraph in the first column of the section on *Housing Trends and Issues*. 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:

> ***"****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.*
> *"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 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."*

The second removes incorrect text regarding MFRs and established core neighborhoods. Multi family 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.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Housing Trends and Issues

This amendment strikes text from the first sentence of the second paragraph in the *Housing Trends and Issues* section and strikes text from a subsequent sentence in that column, but keeps the remaining text intact, so that the first five sentences starting at the beginning of the second paragraph read as follows:

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) housing development in the Downtown area. 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.

Note: the remainder of this paragraph remains unchanged.

Special Session Action: To be completed by staff.
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: *pending*
(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

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	NEIGHBORHOODS	61

Synopsis and Legislative Intent (brief description of amendment and its motivation)

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. 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. Core neighborhoods are anything but mono-cultures, especially on the west side, where most of these neighborhoods with affordable housing exist.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

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 serving a mix of household incomes should help de ne 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 at the cost of losing affordable home ownership in single family core neighborhoods that has been created by the zoning for 3 un-related adults. Investment in the opportunity to up-zone single family neighborhoods will price new homeowners out of affordable homeownership**.

Special Session Action: To be completed by Staff
(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: #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~~**S**trive 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: *pending*
(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: *pending*
(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 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.

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

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 in- come.

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.

~~**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 in 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 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: (To be completed by staff)
(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: #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,~~ **protect 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: *pending*
(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: #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: *pending*
(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 or other appointed citizen advisory body 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:
(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: #53

Name of Sponsor(s): Isabel Piedmont-Smith, District 5

Date Submitted: October 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 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.

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

- Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients~~.~~, **including public housing residents and Section 8 Housing Choice Voucher users, and to increase the use of project-based Section 8 vouchers.**

Special Session Action: *pending*.
(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: #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 effect 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: *pending*
(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: (To be completed by staff)
(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 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: (To be completed by staff)
(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: #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
- **Increase in** 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: *pending*
(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: #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: *pending*
(10 October 2017)