

Council Special Session Materials

**Tuesday, October 24th 2017 6:30 pm in the
Council Chambers**

- **Schedule for review of the Comprehensive Plan
(Revised on 9/19/17 to reflect change in order of
agenda items)**
- **Agenda**
- **Remaining Parts of the Comprehensive Plan *(to be presented,
discussed, and open to public comment on Tuesday)* which include:**
 - Introduction and Executive Summary;
 - Plan Framework, Vision Statement & Major Objectives;
 - Community Profile;
 - Chapter 1: Community Services & Economy;
 - Chapter 2: Culture & Identity;., and
 - Appendix.
- **Amendments for Chapter 5: Housing and Neighborhoods**
 - **6 – *Carried over from October 10th (for consideration on
Tuesday)***
- **Consideration of Amendments for Chapter 3: Environment**
 - **11 – *New (for consideration on Tuesday)***
- **Motion to Extend Review of the Comprehensive Plan – *forthcoming;*
and**
- **Minutes for August 29th Special Session *starting formal consideration
of the Comprehensive Plan.***

For legislation and material regarding
Resolution 17-28 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 25^{th2}

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.

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.



City of Bloomington Comprehensive Plan



introduction & executive summary

Purpose of the Bloomington Comprehensive Plan

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

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

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

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

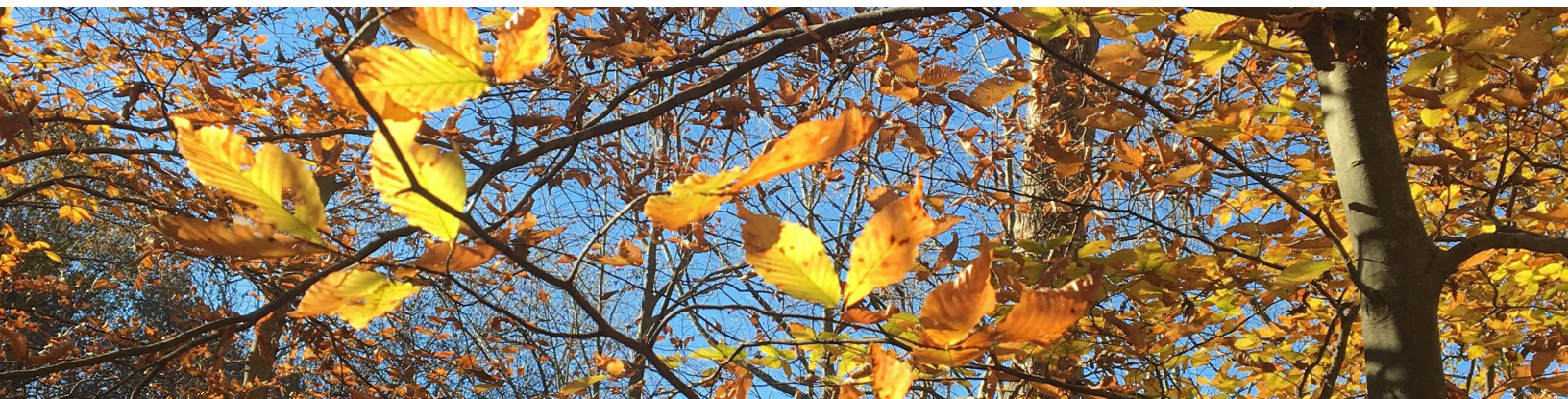
Comprehensive Plan Mandate

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

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

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

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



Public Input

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

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

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

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

How to Use this Plan

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

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

Executive Summary

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

plan framework

Vision Statement

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

Goals

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

Policies

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

Programs

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

Objectives

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

Land Use Chapter

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

Plan Evaluation

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



vision statement

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

Passed 9-0

RESOLUTION 13-01


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

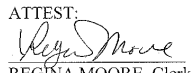
- WHEREAS, the Plan Commission, in deference to I.C. 36-7-4, has responsibility for preparing comprehensive plans and amendments thereto and forwarding them to the Common Council; and
- WHEREAS, with the passage of Resolution 02-19 on November 6, 2002, the Common Council updated the comprehensive plan,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

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

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

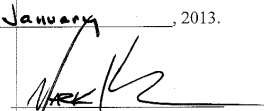
PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16th day of JANUARY, 2013.


DARRYL NEHER, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

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

SIGNED and APPROVED by me upon this 17th day of January, 2013.


MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

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

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

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

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

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

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

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

This page intentionally left blank.



LET
LOVE
BLOOM

ELECTRONIC
CIGARETTES
E-LIQUID
ACCESSORIES

NOTES
E-LIQUID • VAPORIZERS

ELI
W

major objectives

The 16 statements adopted by Resolution 13-01 are categorized below into six major objectives of the Plan. These objectives correspond with the first six of the chapters that follow, which serve as the strategic component of this plan.

Objective 1: Community Services - Fortify Community and Economic Vibrancy

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

Objective 2: Culture & Identity - Sustain and Celebrate the Arts and Education

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

Objective 3: Environment - Work Toward a Resilient, Environmentally Responsible Community

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

Objective 4: Downtown - Nurture our Vibrant Town Center

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

Objective 5: Housing & Neighborhoods - Enhance Quality of Place

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

Objective 6: Transportation - Reduce Dependence on the Automobile

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



chapters

The plan includes goals, policies, and programs that are intended to create quantifiable outcomes and indicators to help track the effectiveness of the goals, policies, and programs. Each chapter's major objectives are evaluated with these performance measures over time. At times, the performance measures may also help re-prioritize initiatives when necessary. The intent of these chapters is strategic. They identify aspirations and preliminary steps on the journey towards achieving Bloomington's 2040 Vision. Strategies will vary and modify over time, but the outcomes should remain consistent. Below is a general outline of each chapter.

01 | Community Services & Economics

The Community Services chapter offers a platform to provide and develop critical infrastructure, services, and access as the City of Bloomington grows and changes. This chapter highlights the government services and partnerships that contribute to the governmental structure. The chapter also provides a brief synopsis of the economic functions and goals of the City. Overall this chapter supports Objective 1: Support Comprehensive Community Services and Economic Vibrancy.

02 | Culture & Identity

The City of Bloomington has a high quality of life, supported by its rich culture and identity. Bloomington is often cited as one of the most livable communities, both regionally and nationally. This chapter introduces priorities that define the culture and identity that help make Bloomington such a desirable and attractive community, including history, Indiana University, tourism, and educational opportunities. Overall this chapter supports Objective 2: Nurture Education and Cultural Vibrancy.

03 | Environment

The City of Bloomington has a long-held commitment to protecting the environment, and this chapter underscores new goals, policies, and programs that reflect this commitment. This chapter introduces ways to ensure that the current natural environment is not only protected, but nurtured and enhanced for the future. We have ways of thinking about what environmental protection is, and how it is accomplished now, that are different than years ago, and the philosophy of this chapter reflects that change. Overall, this chapter supports Objective 3: Protect Environmental Quality.



04 | Downtown

Downtown is a highly walkable district that is enhanced by a mix of commercial, entertainment, residential, and cultural amenities with strong multimodal access. This chapter contains priorities that support mixed-use cultural opportunities that bring life and vibrancy to Bloomington's downtown. Overall this chapter supports Objective 4: Create a Vibrant Downtown for Residents and Visitors.

05 | Housing & Neighborhoods

Issues regarding housing and neighborhoods are central to providing a strong quality of life for residents. This chapter introduces goals, policies, and programs that illustrate Bloomington's long-term commitment to revitalizing its housing stock and neighborhoods to work well for people from all walks of life, as well as providing smart-growth supply strategies for future development and redevelopment. Overall this chapter supports Objective 5: Enhance Quality of Place for Neighborhoods and Development.

06 | Transportation

This chapter highlights Bloomington's mobility needs and the plans, programs, and investments necessary to address them. Continuing to enhance Bloomington's multimodal transportation system is a priority. Overall this chapter supports Objective 6: Provide Multimodal Transportation Options.

07 | Land Use

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

community profile

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

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

Existing Conditions

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

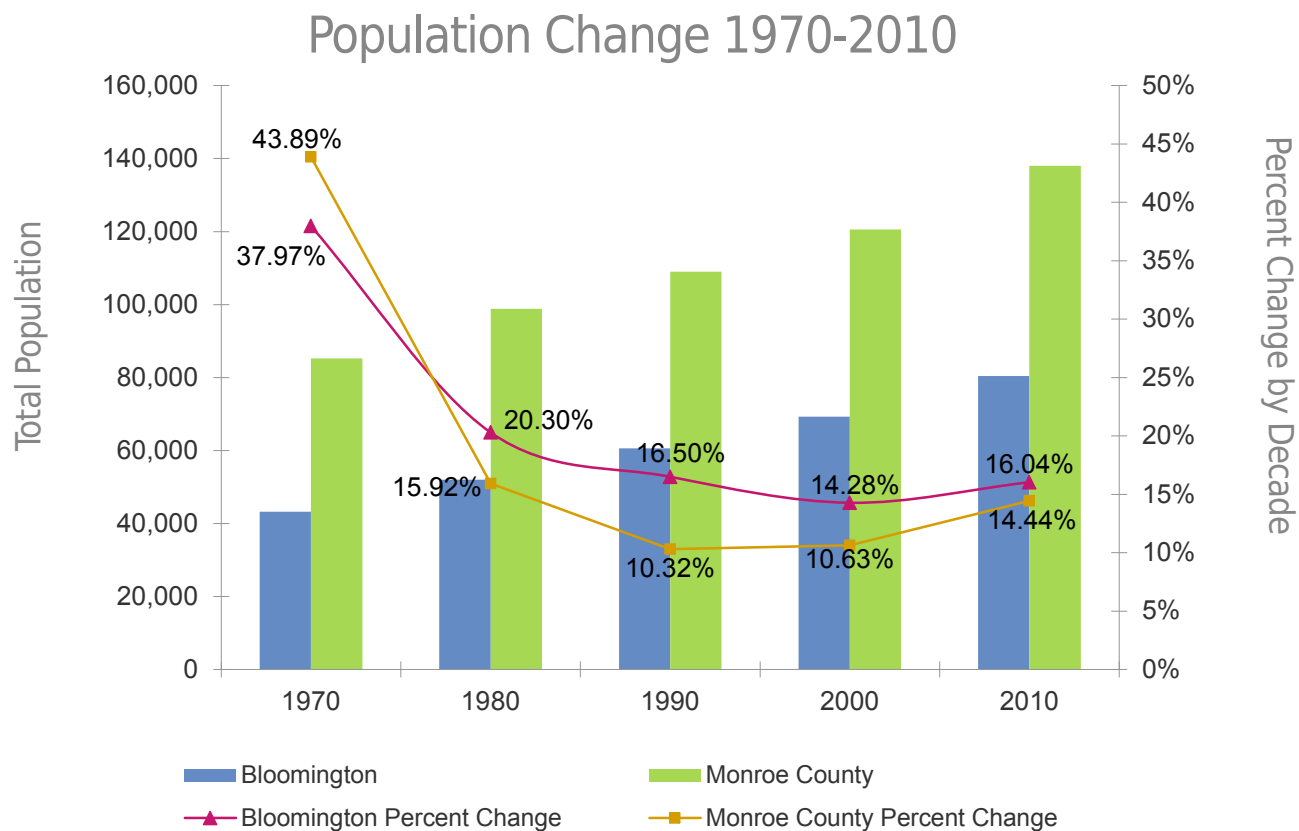
The City's demographics reflect fairly closely those of Indiana and the U.S., with notable exceptions of the community's higher percentage of Asian persons and its lower percentage of African-Americans and Hispanics, Exhibit 2. Bloomington's foreign-born population percentage resembles the nation's, and is more than twice as high as the state of Indiana's.

This variation in race and ethnicity gives Bloomington its rich heritage and cultural diversity. It also likely speaks to the international attraction of Indiana University as one of the world's great research universities.

Like most cities across the country, Bloomington suffered some economic decline during the recession from 2008 to 2010. New housing construction permits fell dramatically for Single Family Residential (SFR) units. The number of Multifamily Residential (MFR) units fell during the worst years in 2009–2011, but have since rebounded. This is likely due to continued demand for off-campus student housing for IU students. Much of this growth has been in and around Downtown.



exhibit 1



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

exhibit 2

Population by Race 2010

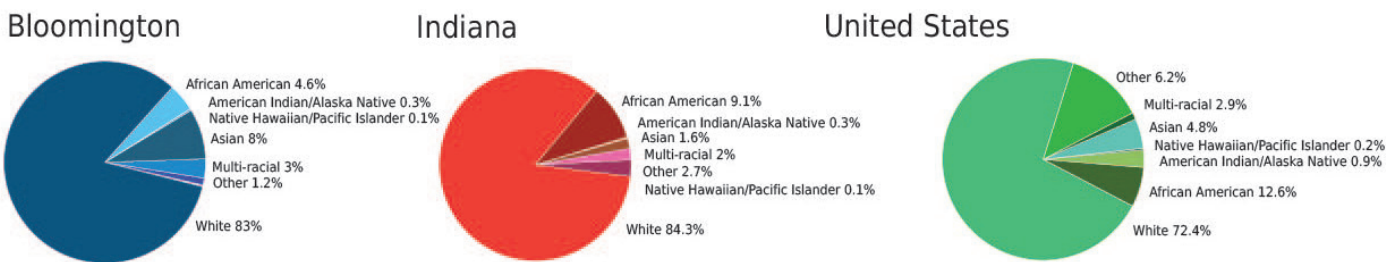
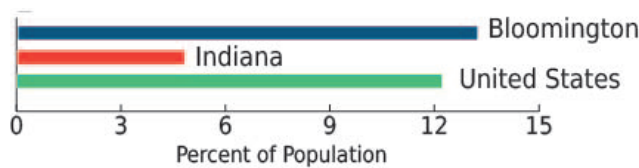


exhibit 3

Foreign Born Population 2011- 2015



While construction permits for housing mirrored the national economy, Bloomington's economic performance has lagged behind the national recovery. Overall, the unemployment rate continues to be lower than the state of Indiana's over the last 10 years. According to the Indiana Business Research Center (IBRC), in the years between 2005 and 2015, the Bloomington Metropolitan Statistical Area (MSA) fell farther behind the average metro area. Real Gross Domestic Product (GDP) has shrunk since its peak in 2010, showing only a minimal upturn in 2014 and 2015, an upturn that can be largely attributed to the City's population increase. Similarly, real per capita personal income has yet to fully recover since 2008, despite demonstrating a recent growth trend; it remains well below the state and national averages (reflecting the impact of the student population). The poverty rate remains above that of comparable college towns of similar size.

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

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

When reviewing the resiliency of local economies, it is important to understand the concentration and importance of critical industries that bring in trade and dollars from outside the local economy. Exhibit 4 indicates the location quotient, which is a measure of the amount of industrial concentration relative to the national economy. Generally, any industry that has a Location Quotient (LQ) of greater than one is considered to have an employment concentration important to the local economy.

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

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

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

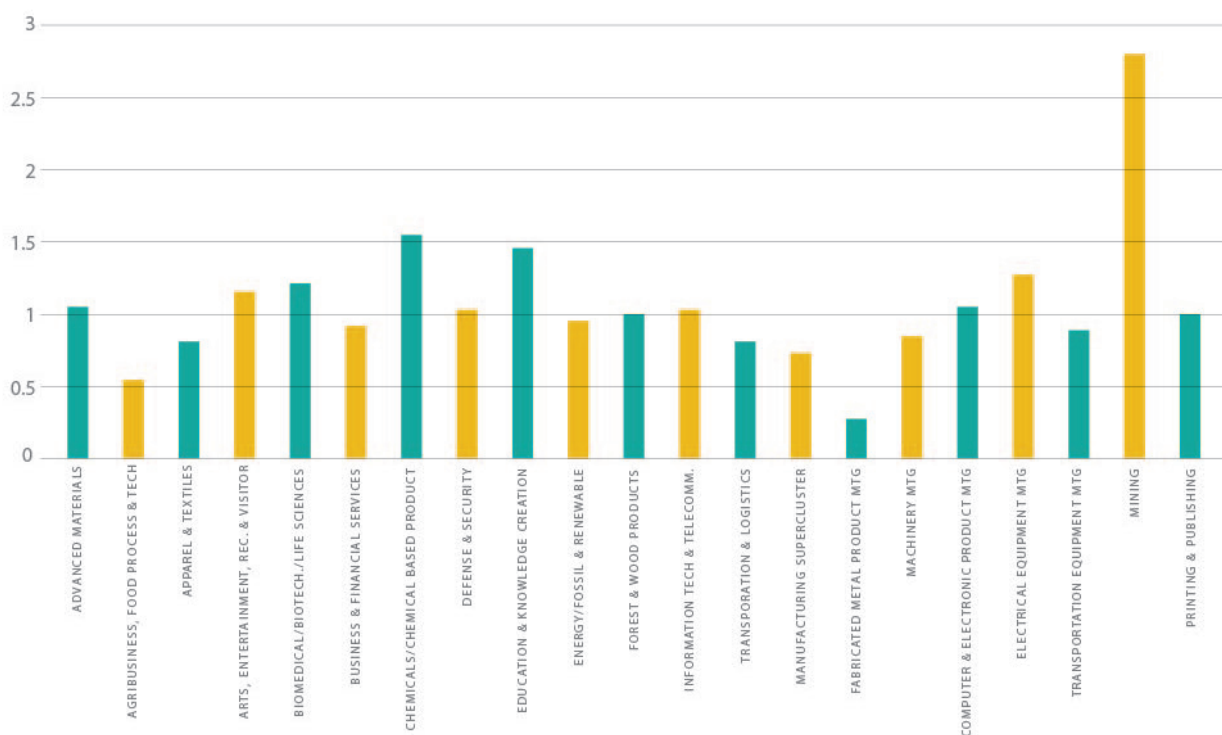
Creative Knowledge-Production Group:

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

Processing & Logistics Group:

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

Bloomington MSA Industry



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

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

The future projections on the demographics and economics of Bloomington are optimistic. The City must be well positioned to grow with the expanding creative, knowledge-driven economy of the 21st century.

Future Projections

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

The anticipated population growth will occur across all age groups (Exhibit 5). In order to meet this population growth, opportunities for housing, retail, employment, and entertainment should expand.

According to research completed by the City of Bloomington Commission on Aging, within the years 2020 to 2040 the population of the Bloomington metro area age 55 and above will grow by 20%. The adult population (25-54) will grow by 13%, and the youth population (0-20) by only 7%. (The college age population, 20-25, was not included in this study.) The fastest growing group will need a community that prioritizes health care, supportive housing, and increased mobility services.

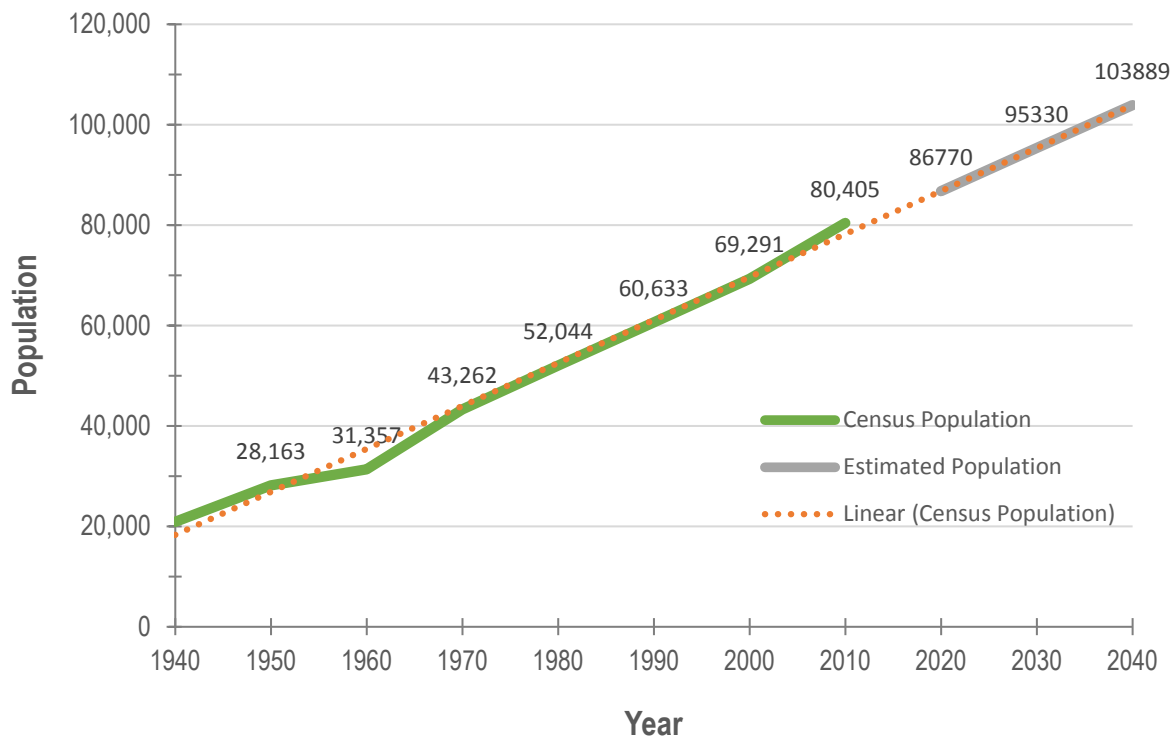
One of the major pressure points of this population growth is the increased demand for housing. Currently, there is a greater demand for housing than the market has supplied. Much of this demand appears to be driven by IU students. This has priced housing rents and home sale prices out of the affordable range for many Bloomington households. It will be important for Bloomington to provide opportunities and locations for a growing student housing demand while ensuring there is a full mix of housing choices and price points for the balance of Bloomington households.

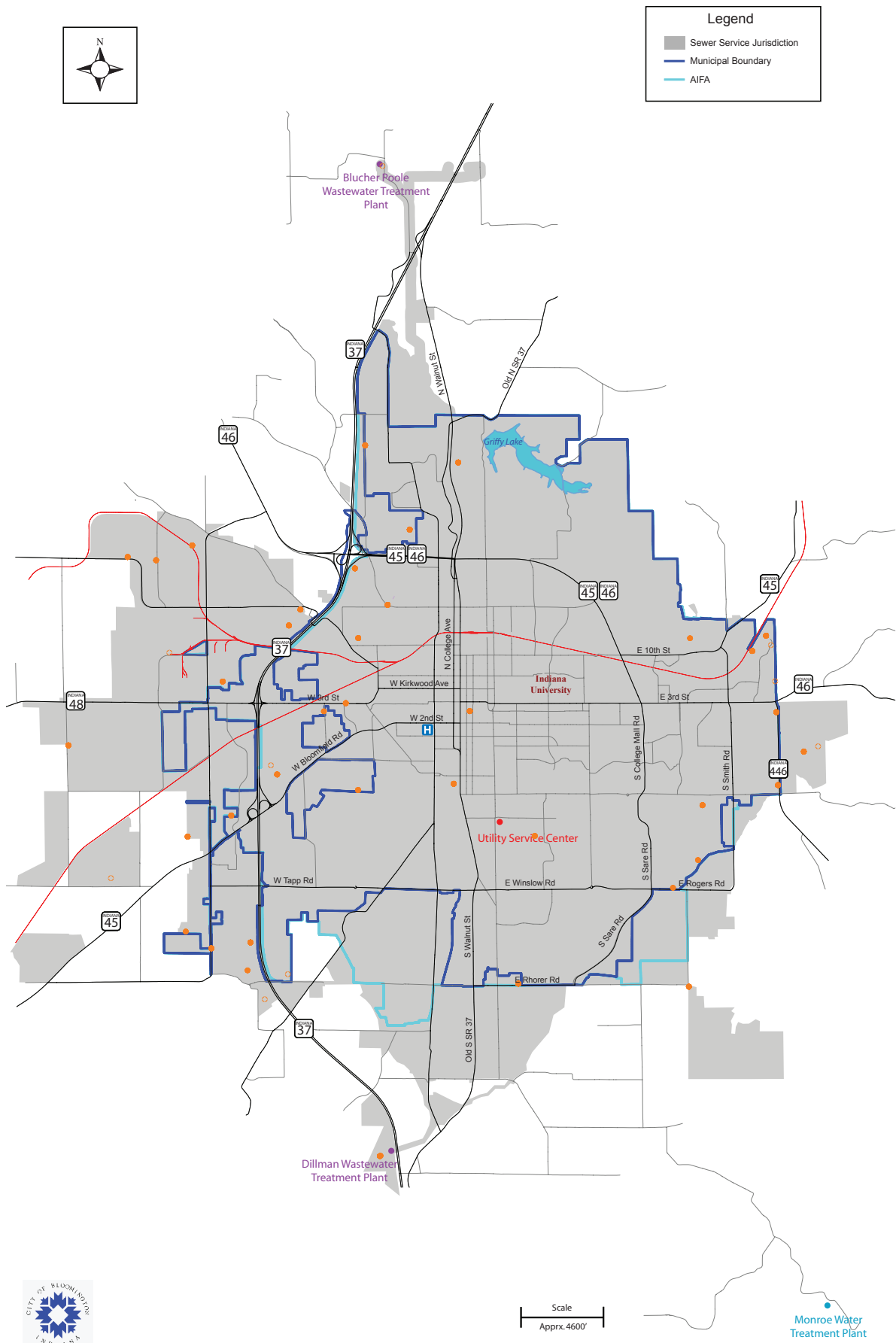
Between 2010 and 2030, Ratio Architects Inc. project that the Bloomington area will need about 7,500 new housing units. In addition, some current housing will need to be replaced, a figure projected at 6,100 units. Add replacement to new housing, and there will be demand for 13,600 new housing units between 2010 and 2030.

It will be critical that this growth is managed as much as possible within the City's existing developed sewer service utility area or "footprint" (Exhibit 6). This will limit the negative environmental impact of further suburban sprawl over Bloomington's unique and environmentally sensitive karst geology.

exhibit 5

Bloomington Projected Population 2040





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

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

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

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

The manufacturing industry will likely continue to evolve and change as technology advances. Jobs that remain in manufacturing will require ongoing training and advanced degrees. Future projections indicate that professional office and institutional employment will lead to new job growth over the next few decades. Retail and accommodation employment will continue to grow as well.

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

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



community services & economics

Overview

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

Municipal Services and Critical Infrastructure

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

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

Local Government Partnerships

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

Open Government and Transparency

The City continues to explore initiatives that provide efficient and forward-thinking government services that are open and accessible to the public. This is an important issue both here in Bloomington and nationwide. Through innovation and openness, restoring and sustaining public trust in local government is not only possible but essential for effective local governance.



Annexation

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

Economic Development

Retaining, developing, and attracting quality jobs for all is essential for the health of Bloomington’s economy. The City of Bloomington will continue to promote a diverse economy to ensure Bloomington’s long-term economic vitality. The City will aim to increase opportunities for its residents by focusing on innovation and entrepreneurship, retaining and supporting existing businesses, attracting and retaining human capital, supporting the growth of future-oriented jobs, encouraging arts, entertainment and culture, and creating a positive business climate through local policy. Innovation and entrepreneurship are essential qualities to promote. A robust

digital infrastructure; smart city technology that integrates information and communication; the strong performance and interactivity of community services; and a vigorous sharing or access economy, will all play important roles in the City’s future success.

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

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

Goals & Policies

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

“offer a wide variety of excellent educational opportunities for our residents at every stage of life”;

“invest in diverse high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, enhances the community’s role as a regional hub, and is responsive towards larger concerns of sustainability”;

“enhance the community’s role as a regional economic hub”;

“meet basic needs and self-sufficiency for all residents”;

“deliver efficient, responsive, and forward-thinking local government services”;

“encourage healthy lifestyles by providing high quality public places, green space, and parks, and an array of recreational activities and events”;

“ensure all land development activity makes a positive and lasting community contribution”; and to

“fortify our strong commitment to equality, acceptance, openness, and public engagement.”

Goal 1.1 Prioritize programs and strategies that sustain the health, well-being, recreation, and safety of residents and visitors.

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

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

Policy 1.1.3: Continue and expand the city’s commitment to public land use for the production and distribution of local food.

Policy 1.1.4: Prioritize appropriate staffing, resources, and training for the City Police and Fire Departments.

Goal 1.2 Engage the community by working with regional partners, schools, businesses, and non-profits to create partnerships that provide community services and programs for all age groups.

Policy 1.2.1: Encourage partnerships with non-profits in Monroe County and adjacent communities to develop solutions to shared problems, serve community service needs, and leverage State and Federal Resources.

Policy 1.2.2: Foster partnerships among the City of Bloomington, Monroe County, Indiana University, and Ivy Tech Community College to provide shared use of facilities, programs, and services.

Policy 1.2.3: Collaborate with the Monroe County Community School Corporation (MCCSC) and private schools to integrate the use of school services, playing fields and facilities for public benefit, particularly for young people, families, and seniors.

Policy 1.2.4: Publicly support the continued high standards of local schools and help schools as feasible to obtain and maintain educational excellence.

Policy 1.2.5: Work with property developers during the development/redevelopment process to identify means to create spaces and/or programming that enhance community services.



Goal 1.3 Enhance the everyday importance and plan for the future of City parks, trails, and community centers/spaces, libraries, and civic buildings by investing in their expansion, maintenance and improvement.

Policy 1.3.1: Increase accessibility of parks, trails, recreation facilities, libraries, and arts/cultural centers for all users, both in terms of getting to the facilities and getting around in the facilities.

Policy 1.3.2: Maintain existing facilities with investments that improve their usefulness, efficiency, and appearance. Avoid deferred maintenance of City infrastructure.

Policy 1.3.3: Continue and expand the city's commitment to public land use for the production and distribution of local food.

Policy 1.3.4: Include parks, trails, and open space in planning for preservation of the natural environment and reduction of carbon emissions.

Policy 1.3.5: Seek opportunities to develop new parks and recreation facilities to meet the emerging needs of residents and visitors to the City of Bloomington.

Policy 1.3.6: Consider the location of existing parks, trails, plazas, and other public gathering spaces when reviewing development plans.

Policy 1.3.7: Encourage private development proposals to include parks, trails, plazas, or other recreational and art facilities within the development to meet the needs of the community.

Goal 1.4 Plan for a future in which the services we provide to our community continue to thrive and adapt to Bloomington's growth and change.

Policy 1.4.1: Ensure that growth does not eclipse our ability to provide equitable community services.

Policy 1.4.2: Partner locally to make available quality wired and wireless connectivity throughout the City of Bloomington

Policy 1.4.3: Implement infrastructure plans and projects that anticipate growth and reduce community vulnerability.

Policy 1.4.4: Partner with the utility and other companies and local organizations to create plans for the safe, efficient, and future-facing maintenance and development of energy and waste management infrastructure.

Goal 1.5 Commit to, and plan for, transparency, open government, and effective, accessible and inclusive public engagement so that exemplary services are provided to our residents, businesses, non-profit organizations, and visitors to promote more participatory citizenship.

Policy 1.5.1: Foster inclusive and representative engagement to steer and direct development processes toward community benefit.

Policy 1.5.2: Develop and operate government services that maximize transparency and public engagement.

Policy 1.5.3: Maintain highly motivated, professional, engaged staff and volunteers who are valued for their integrity, commitment, and contributions to the City and the community.

Goal 1.6 Retain, develop, and attract quality jobs by fostering a healthy economic climate for area employers.

Policy 1.6.1: Make full use of the human capital that Indiana University, Ivy Tech, and NSWC Crane attract and generate through programs that foster retention and expansion of key industries.

Policy 1.6.2: Prioritize the growth of local "traded/basic" employers through strategies that sustain a positive business climate for long term employment opportunities.

Programs

Municipal Services

- Survey community health and satisfaction levels regularly, identifying changing needs and quality of local services.
- Explore opportunities to partner and secure affordable wireless service packages for low-income community members.
- Use the City of Bloomington Parks and Recreation Master Plan to prepare coordinated area plans for open spaces, parks, and trails.
- Support higher residential densities near parks and trails to be within 1/4 of a mile of residents.
- Consider opportunities to acquire land that may be needed to fill gaps in service to growing areas of the city.
- Work with City departments to provide safe and enjoyable sidewalks, trails, or multi-use paths as routes to parks, workplaces, schools, and other destinations.
- Support MCCSC in an effort to develop a Safe Routes to School program, including the “Walking School Bus.”
- Provide parks and trails near elder care facilities and evaluate park and recreation opportunities for elderly residents.
- Implement the Bloomington ADA Transition Plan to comply with the Americans with Disabilities Act (ADA).
- Prioritize maintenance and repair projects based upon safety, usage, and accessibility standards to parks, community centers/spaces, schools, libraries, and civic buildings.

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

Local Government Partnerships

- Coordinate with Monroe County and the Town of Ellettsville on respective plans for future growth and services provided.
- Support opportunities to partner with Indiana University and utilize parks and trails near the campus.
- Assess the potential for complementary use of City, MCCSC, and non-profit facilities including libraries, playing fields, pools, gymnasiums, recreational facilities, community meeting spaces, education, health care, culture, local food production, and computer resources.



- Increase the number of older adult volunteers working and playing on a daily basis with MCCSC students.
- Work with MCCSC to identify ways that weekend, after-school, and evening use of school facilities such as gyms, pools, and fields can contribute to community programs.
- Collaborate with public and private schools to provide programs, services, and facilities that enhance the social and economic vitality of the city (e.g. Ivy Tech Community College's Center for Lifelong Learning).



Open Government and Transparency

- Provide all public areas and meeting rooms with accessible Wi-Fi and computer devices to retrieve and transmit information available for use.
- Enhance public involvement through information technologies for public notices, road/trail projects, road closures, street cleaning, and other community announcements.
- Create opportunities for additional public access such as online document search, permit application, inspection scheduling, and a development or project online dashboard.
- Involve Housing & Neighborhood Development and the Council of Neighborhood Associations in determining how the city can be more responsive to neighborhood participation and public forums.
- Assure a knowledgeable, professional, and responsive staff by providing education, training, and skill building for employees.
- Use incentives tied to consistent assessments and feedback on overall performance and accountability.
- Experiment with and learn quickly new innovative city responses and programs.

Annexation

- Develop an annexation strategy that provides efficient community services and maintains an equitable service to all residents of Bloomington.

Economic Development

- Develop an affordable workforce-housing program as a means to retain and attract employees to live and work in Bloomington.
- Monitor the business and regulatory climate for traded/basic employers and identify strategies that can enable desired growth within this local employment sector.
- Support innovative and creative industries, including arts and entertainment sectors, public-private partnerships, and initiatives aimed at local entrepreneurship.
- Assess the affordability and availability of childcare and employer programs that include family leave and other incentives supporting long-term employment.
- Leverage marketing strategies that highlight local assets, programs, and other attributes to attract and retain human capital.
- Utilize incentive programs consistent with the mission of the City of Bloomington's Department of Economic and Sustainable Development to enhance the quality of life for residents.
- Promote partnerships with higher education institutions that aim to enhance entrepreneurship and competitiveness.

Outcomes & Indicators

Outcome: Public safety is enhanced.

- Annual composite index score of crimes against persons and property
- Annual indices of crimes against persons or property by age, ability, gender, and ethnicity
- Community survey of perceptions on public safety
- Tobacco use (estimated smoking rate)
- Obesity prevalence (estimated obesity rate)
- Healthcare professional shortage areas (severity of clinician shortage)
- Preventable hospitalization rate (number of hospital admissions for conditions that could be effectively treated through outpatient care per 1,000 patients)

Outcome: Engagement processes are inclusive and representative.

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

Outcome: Community engagement is strong.

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

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

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



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

- Income inequality (Gini coefficient: statistical measurement of wealth distribution among a population)
- Household income and education levels
- Percentage of population living below the poverty line of non-student/adult-led households
- Percentage of 65+ population living below the poverty line, as compared to similar Midwestern college towns

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

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

Outcome: Respond to the results from Community Survey.

- Identify needed services
- Prioritize service needs

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

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

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

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



culture & identity

Overview

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

History and Culture

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

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

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

Higher Education

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



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

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

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

Elementary and Secondary Education

The Monroe County Community School Corporation (MCCSC) is the primary public K-12 educational provider for the Bloomington area. It serves nearly 11,000 students. According to federal data, the overall high school graduation rate in the U.S. has reached 80% for the first time. Bloomington high schools exceed a 90% graduation rate. The community must be strong partners with the public school system that is the bedrock of Bloomington's educational success. Seven MCCSC schools received the prestigious



4-star designation from the Indiana Department of Education in 2014-2015. Bloomington also has a number of quality private and charter schools such as the Harmony School and the Project School.

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

Diversity

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

One area where Bloomington's diversity is well established is its history of embracing the Lesbian, Gay, Bisexual, Transgender, and Queer or Questioning (LGBTQ) communities. Over 20 years ago, the City Council passed a Human Rights Ordinance that took a stand against denying people basic rights because of their sexual orientation. Additionally, the City of Bloomington was one of the first municipal governments in the Midwest and the nation to extend same-sex partner insurance benefits to its employees.

Ongoing efforts in program areas from volunteerism and healthy living to community outreach foster diversity. Bloomington's friendly and inviting atmosphere for all people is essential to building upon its historical tradition of inclusion. The open and collaborative culture and environment attract all types of creative individuals who provide Bloomington with an economic advantage in developing those industries that need innovative and creative employees.

A 2007 U.S. Census report found that women-owned businesses generated more than \$189 million in receipts, and minority-owned businesses generated \$90 million, of a total of \$6.1 billion within the City. Women and minorities continue to be underrepresented in our country's economy, but expectations here continue to push diversity. Progress is being made. The comparable 2012 U.S. Census report found that women owned businesses generated more than \$1.2 billion in receipts, and minority owned businesses generated \$157 million, of a total of \$6.4 billion within the City. In order to unleash innovation, creativity, and productivity, Bloomington needs a much greater representation by women and minorities.

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



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

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

Arts and Tourism

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

Fostering an environment conducive to arts participation is an essential part of Bloomington's social, educational, and economic growth and its residents' quality of life. The Bloomington Arts Commission plays an important role in cultivating a thriving arts community and has developed a Public Art Master Plan. It puts forth a blueprint for the ideal public art environment, such that the arts exist within a physical, artistic, sociological, governmental, and economic paradigm. Another aspect to fostering arts and tourism is to consider the "string of pearls" along the B-Line Trail. The Trades District, in the Certified Technology Park, the Monroe County Convention Center, the IU Health Hospital site on West 2nd, and the Switchyard Park all offer opportunities for creative development, including opportunities within arts and tourism.



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

According to Visit Bloomington, over 1.8 million visitors travel to Bloomington every year. These visits include vacations, business trips, convention travel, visiting family and friends, and attending various sporting events. The economic impact generated by these visitors during 2015 included \$362 million in total gross sales, which directly supported more than 7,611 jobs in Monroe County and contributed about \$174 million in wages. It also contributed \$78 million in total tax revenue. VisitBloomington awarded ten 2016 Tourism Awards for positive contributions to the area's tourism industry, ranging from the Limestone Comedy Festival to the Lilly Library.

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

Equity

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

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

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

Goals & Policies

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

"Ensure all land development activity makes a positive and lasting community contribution";

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

"Celebrate our rich, eclectic blend of arts, culture, and business";

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

"Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures";

"Nurture our vibrant and historic downtown as the flourishing center of the community";

"Enhance the community's role as a regional economic hub"; and to

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

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

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

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

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

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

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

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

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

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

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

Goal 2.3 Ensure public spaces are of high quality, engaging, and active.

Policy 2.3.1: Incorporate an arts component that engages sight, sound, and/or texture into the planning, construction, or renovation of all city facilities as deemed feasible.

Policy 2.3.2: Consider the use of natural art and beauty through the preservation of trees, waterways, and other environmental features.

Policy 2.3.3: Ensure public spaces are accessible to all ages and abilities and serve to connect all generations.

Programs

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



Outcomes & Indicators

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

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

Outcome: Attendance at cultural events is high.

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

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

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

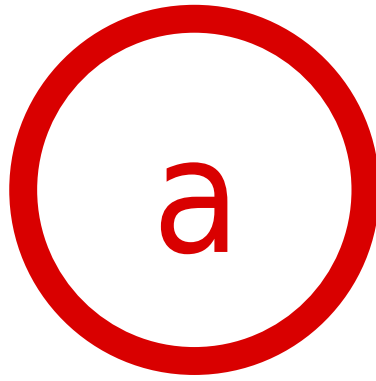
Outcome: Enhance the arts and culture industry in Bloomington.

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

Outcome: Celebrate all forms of difference in Bloomington.

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





appendix

downtown character map 99

monroe county home sales (2011-2016) 100

chapter 1 community services programs chart 102

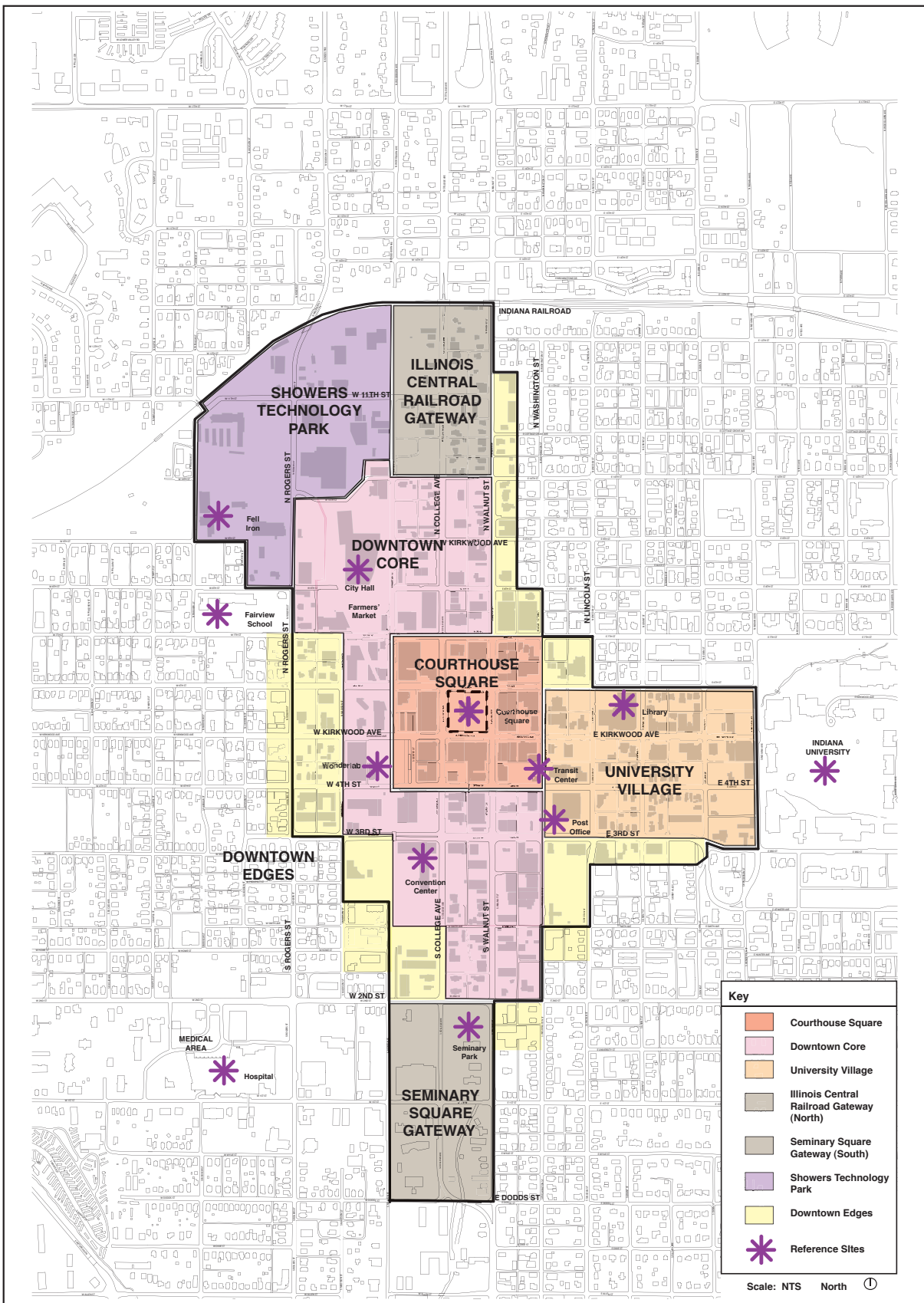
chapter 2 culture & identity programs chart 106

chapter 3 environment programs chart 108

chapter 4 downtown programs chart 112

chapter 5 housing & neighborhoods programs chart 116

chapter 6 transportation programs chart 118



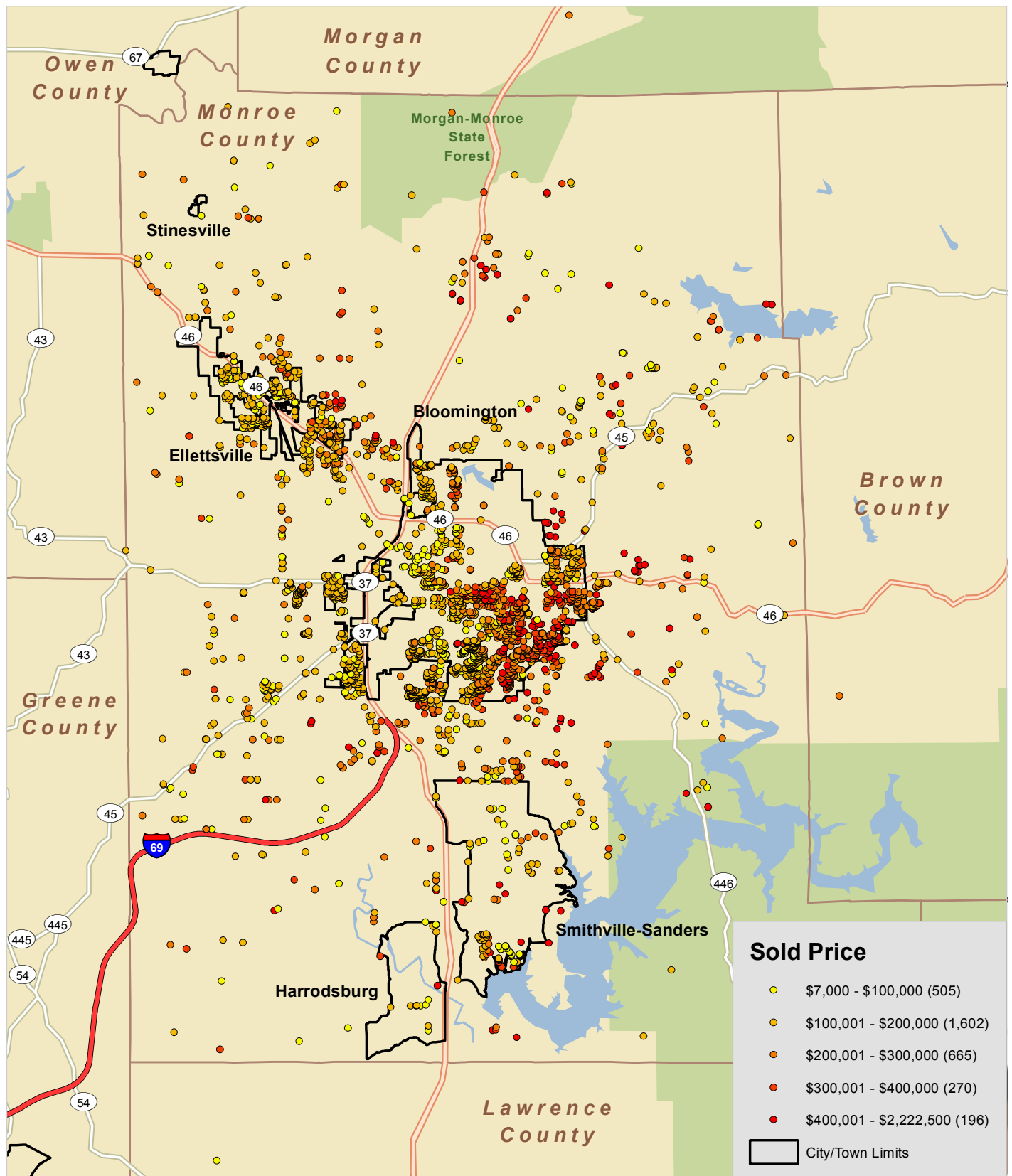
**Winter & Company with
Urban Advisors**
Tom Layman

City of Bloomington Downtown Vision and Infill Strategy Plan: Character Areas

Date:
November 2005

FINAL

Monroe County Home Sales (January 2011-September 2016)



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

Chapter 1: Community Services and Economics

Program:

Municipal Services

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Local Government Partnerships

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

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

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

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

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

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

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

Chapter 1 Continued: Community Services and Economics

Program:

Open Government and Transparency

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

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

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

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

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

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

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

Annexation

Develop an annexation strategy that provides efficient community services and maintains an equitable service to all residents of Bloomington.

Economic Development

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

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

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

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

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

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

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

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

Chapter 2: Culture and Identity

Program:

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

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

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

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

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

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

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

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

Encourage new neighborhood preservation plans.

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

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

Chapter 3: Environment

Program:

Energy

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

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

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

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

Built Environment

Develop a City-wide Green Infrastructure Plan.

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

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

Water

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

Work with the Army Corps of Engineers and regional partners 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 protective.

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

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

Urban Ecology

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

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

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

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

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

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

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

Chapter 3 Continued: Environment

Program:

Secure additional property to preserve urban green space.

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

Identify existing vegetated areas and the connections between them.

Develop a greenspace per capita goal.

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

Solid Waste

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 and green roofs throughout the City.

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

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

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

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

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

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

Chapter 4: Downtown

Program:

Downtown Vitality and Sense of Place

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

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

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

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

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

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

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

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

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

Consult with stakeholders to consider the installation of public restrooms downtown.

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

Downtown Design

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

Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area.

Investigate the option of a design or architectural review committee for Downtown approvals.

Update the Historic Preservation Commission's 2012 Preservation Plan for Historic Bloomington.

Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.

Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.

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

Chapter 4 Continued: Downtown

Program:

Downtown Transportation and Parking

- Continue to improve multimodal connectivity with the Downtown area.
- Promote programs to encourage walking, bike sharing, car sharing and public transit among employees or residents within specific districts.
- Develop a Parking Management Plan/Program for the Downtown area that supports alternative transportation modes.
- Work with the City’s Parking Commission to implement Downtown parking strategies and policies.
- Encourage covered vehicle parking in parking lots or structures through the use of tree canopies or photo-voltaic solar panel canopies.
- Task the Parking Commission and Plan Commission to undertake a joint planning study that develops guidelines and innovative approaches for improving the aesthetics of Downtown public parking and open space/common areas.
- Encourage covered bicycle parking for visitors downtown.

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

Chapter 5: Housing and Neighborhoods

Program:

Affordable Housing

Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.

Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.

To the extent permitted by law, develop and implement laws that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities.

Seek to expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units, and similar housing solutions, wherever they can be implemented in a manner that does not attract primarily student populations that would adversely affect the surrounding neighborhood.

Adopt zoning regulations that allow for flexible and safe reuse of existing structures in order to maintain or increase the city's housing supply.

Expand opportunities for affordable housing partnerships with non-profits and the development community.

Evaluate new development and redevelopment proposals with the goal of minimizing displacement of lower income and working residents from Bloomington neighborhoods and from the city as a whole.

Adopt zoning regulations that ensure, to the extent possible, that any multifamily housing developments can successfully transition to serving other populations as the student market evolves and demand changes.

Support the development of senior housing organized around affinities such as LGBTQ housing, Senior Arts Colony housing, and senior and intergenerational cooperative housing.

Develop policies and enforcement around new housing options that assure neighborhood stability and preserve neighborhood character.

Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients.

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.

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

Chapter 6: Transportation

Program:

General

Update the existing Master Thoroughfare Plan to include pedestrian and bicycle facilities in addition to traditional motor vehicles. The Plan should be updated regularly, identify long-term needs for preservation purposes, and provide a mechanism for prioritizing projects.

Formally adopt a city-wide Complete Streets Policy that requires accommodation for users of all ages, abilities, and modes.

Create City Street Design Specifications and Standards that are consistent with Complete Streets best practices, and long-term maintenance costs.

Enhance safety for all modes by reducing motor vehicle speeds through engineering, enforcement, and education.

The City Capital Improvement Plan (CIP) should spread capital investments geographically through the City.

Prioritize connectivity improvements on bicycle and pedestrian use while also supporting motor vehicle connections.

Partner with private developers to expand the transportation network and improve pedestrian and bicycle facilities.

Require installation of vertical curbs, rather than rolled curbs, when constructing, maintaining, or modifying roadways.

Encourage appropriate community events at appropriate locations and times.

Enhance the understanding of and standards for approvals, maintenance of traffic, and ADA compliance.

Manage right of way use and excavation policies, permits, and work to meet desired standards and specifications.

Utilize Smart-City technology to improve efficiency, energy savings, and signal prevention for transit.

Utilize experimentation, temporary traffic countermeasures, and pilot programs to improve streets and control traffic.

Implement measures to increase civic participation, and educational outcomes through art and other creative activities in the public right of way.

Evaluate facility, equipment, vehicle, material, and staffing demands to assure appropriate maintenance capabilities for evolving and growing transportation network.

Maintain traffic devices (e.g., traffic signals, signage, pavement markings, guard rails, etc.) in compliance with applicable standards and regulations.

Quickly respond to immediate safety concerns like potholes, missing stop signs, etc. 24/7/365.

Require all transportation facilities (e.g., sidewalks) to be acceptably constructed before accepting streets into the City's inventory.

Inspect all capital projects (City and non-City) to assurance compliance with applicable standards and specifications.

Develop standards and specifications for street trees and landscaping to minimize maintenance and sight line concerns, and maintain trees and landscaping to not obstruct use of streets, sidewalks, etc.

Mass Transit

Develop transit-oriented development standards.

Coordinate with area transit providers (BT, IU, Rural, etc.) for opportunities to enhance service and efficiencies from a regional perspective.

Work with area transit providers (BT, IU, Rural, etc.) to study opportunities for Park & Ride at strategic locations around the community.

Work with Bloomington Transit to expand bicycle storage on public transit vehicles.

Support statewide initiatives to assist in funding area transit.

Develop a plan to expand transit service (days, times, service areas) and accessibility to transit stops (sidewalks).

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

Chapter 6 Continued: Transportation

Program:

Bicycle and Pedestrian Transportation

Update the Unified Development Ordinance (UDO) to ensure pedestrian-friendly buildings and pedestrian interest along streets.

Design, maintain, and construct pedestrian facilities to be compliant with Public Rights Of Way Access Guidelines (PROWAG) and the Americans with Disabilities Act (ADA).

Improve pedestrian and bicycle access to and between local destinations, including public facilities, schools, parks, open space, employment districts, neighborhoods, shopping centers, and more.

Implement the prioritized bicycle and pedestrian facilities improvements included in the most recent Transportation Plan.

Identify, prioritize, and program/fund pedestrian roadway crossings that should be improved.

Support the creation of a pedestrian environment for all ages and abilities through improvements to accessible curb ramps, elimination of tripping hazards, landscape maintenances, lighting, benches, and other innovative strategies.

Use engineering, enforcement, and educational tools to improve traffic safety on City sidewalks, paths, trails, and roadways. Monitor the performance of safety initiatives.

Partner with Indiana University to further investigate and analyze a bike-sharing program and facility improvements to better serve trips between the University and the City.

Continue to periodically publish a local area bicycle route map in coordination with adjacent jurisdictions.

Install bicycle parking corrals in on-street parking locations in order to increase the availability and convenience of bicycle parking, especially where demand is high.

Maintain a sidewalk, path, trail, and curb ramp maintenance program.

Motor Vehicles

Continually monitor traffic patterns and evaluate changes (e.g., signal timing adjustments) to enhance efficient flow of traffic.

Make safety improvements in infrastructure, design, or regulations that reduce crashes.

Update the Neighborhood Traffic Safety Program and to aid in the identification of appropriate contexts and tools for traffic calming.

Assess the new Bloomington Hospital campus and its influence on access, emergency response, and general trip-generation demands.

Measure and consider the effects of street modifications on emergency vehicle response time. Any negative effects to response time should be carefully weighed against potential safety benefits achieved by the modifications.

Employ an annual monitoring program to identify locations with high crash risk, and use that information to prioritize infrastructure investments.

Adopt a City-wide Vision Zero policy that recognizes traffic crashes as preventable incidents and establishes a goal of eliminating all transportation-related fatalities and serious injuries.

Promote incentives and create public-private partnerships to establish programs within the City that help reduce emissions of greenhouse gases and pollutants, such as vehicle-sharing, electric- or alternative-fuel vehicles, and other strategies to increase multimodal trips.

Promote programs to encourage ride-sharing among employees within specific districts.

Further encourage the installation of facilities that support alternative-fuel vehicles by reviewing and amending the UDO where appropriate.

Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicle charging stations.

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

Chapter 6 Continued: Transportation

Program:

Develop on-street parking design and typical application standards and specifications, according to professional best practices.

Evaluate the existing electronic, communication, and information technology transportation infrastructure and prioritize investments to operate and maintain an accessible, safe, and efficient network.

Manage and operate an efficient and effective street sweep and snow removal program.

Develop targets to meet desired street pavement conditions and implement an asset management plan to achieve these targets.

Coordinate the street maintenance and capital project programs with utility providers and their project programs to minimize cuts in facilities with good pavement condition indexes.

Motor Vehicle Parking

Regularly examine parking demand, utilization, and alternatives in the Downtown area and City-wide.

Develop a Parking Management Program for the Downtown area that supports downtown businesses while encouraging a walkable, urban core.

Provide clear information about parking and transportation options, such as educational materials about the parking meter hours and garage locations.

Develop criteria and standards for neighborhood parking applications.

Assess appropriate ADA/PROWAG design and compliance for on-street parking locations.

Assess layout configurations to minimize safety risk (sight distance, bike lanes, space, function).

Utilize on-street parking to assist in managing traffic speeds.

In existing parking areas, encourage and develop incentive-based approaches to beautify, reduce negative environmental impacts (heat, storm water, etc.), promote ADA compliance, and improve safety.

Update City ordinances to encourage parking areas that reduce stormwater runoff, increase compatibility with street trees, and add visual interest.

Explore the use of both temporary and permanent "parklets" in parking areas to diversify public space, promote local businesses, and improve livability.

Prioritize accessible parking spaces in compliance with the City's adopted accessibility guidelines.

Plan, prioritize, and designate on-street parking spaces for car-share vehicles.

Encourage special events, like Open Streets and balance them with their impacts on mobility, parking, business, and emergency response and consider parking needs and access for the special events.

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

**AMENDMENTS TO THE COMPREHENSIVE PLAN READY FOR
CONSIDERATION AT THE COUNCIL MEETING
ON TUESDAY, OCTOBER 24, 2017)
(Released October 20, 2017)**

Notes on Consideration of Amendments –

There are 17 amendments.

- *Consent Agenda – Please relay amendments to Dan or Stacy Jane that you believe may be handled by unanimous consent.*

CARRIED-OVER FROM OCTOBER 10, 2017

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

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

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

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

Housing & Neighborhoods – Outcomes & Indicators (Page 65)

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

NEW – PROPOSED AMENDMENTS TO CHAPTER 3: ENVIRONMENT

Environment – Overview (Page 42-46)

Am 59 (Cms. Granger, Piedmont-Smith & Rollo) – Overview (Page 42) – Adds and deletes text to acknowledge greenhouse gases as a concern and climate change and reduction of greenhouse gases as a long-held priority of the City.

Am 60 (Cm. Rollo) – Overview – Energy (Page 43) - Revises section to introduce the concept of risk of dependence on fossil fuels - a depleting energy resource.

Am 61 (Cm. Rollo) – Overview – Urban Ecology (Page 45) – Revises text for clarification and to recognize habitat for non-human organisms as an important part of ecosystem services.

Am 62 (Cm. Rollo) – Overview – Air Quality and Emissions (Page 46) – Revises section to clarify the threat of particulate pollutants versus threat of CO₂ emissions.

Am 63 (Cm. Piedmont-Smith – Overview Air Quality and Emissions (Page 46) – Revises text to distinguish between the human health effects of polluted air and the long-term environmental impacts of greenhouse gas emissions and to clarify that one of our main transportation goals is to encourage more non-motorized and public transit modes in the city.

Environment – Goals & Policies (Pages 47–48)

Am 64 (Cms. Piedmont-Smith and Rollo) – Goals & Policies – Air Quality and Emissions (Page 48) – Inserts a new goal and three policies to make reduction of greenhouse gas emissions a specific goal for the City and to import three policies to achieve this goal which are found in the Bloomington Environmental Action Plan of the Environmental Commission (2017).

Environment – Programs (Pages 48-49)

Am 65 (Cms. Granger and Rollo) – Programs – Solid Waste (Page 49) – Revises the first bullet-point to correct ambiguous and disingenuous language.

Am 66 (Cms. Granger and Rollo) – Programs – Solid Waste (Page 49) - Adds development of a “pay as you throw” solid waste pickup program to the list of ways to implement the city’s solid waste goals.

Am 67 (Cm. Volan) – Programs – Solid Waste (Page 49) - Inserts a new bullet-point regarding re-establishment of one or more recycling drop-off facilities within city limits.

Am 68 (Cm. Rollo) – Programs – Air Quality and Emissions (Page 49) – Adds a program with the goal of reducing greenhouse gas emissions.

Environment – Outcomes & Indicators (Page 49)

Am 69 (Cm. Rollo) – Outcomes & Indicators (Page 49) – Revises the title for the Outcome regarding Air Quality and adds an indicator to track reduction in greenhouse gas emissions.

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.

Housing & Neighborhoods Goals & Policies

This amendment makes two changes to this section:

1) First, the amendment deletes Policy 5.1.3, which is shown in context below:

Goal 5.1 Housing Affordability: Sustain access to a wide range of housing types in Bloomington and strive for permanent affordability for households making less than 120% of the annual median income.

Policy 5.1.1: Promote an income-diverse and inclusive city by expanding programs that serve middle-income and workforce households and by sustaining programs that serve extremely low to low-income households for long-term affordability.

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

Policy 5.1.3: Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels within neighborhoods.

~~**Policy 5.1.3:** Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels within neighborhoods.~~

2) Second the amendment adds a sentence to the end of Policy 5.3.1, which is shown in context below:

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

Policy 5.3.1: Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. **Avoid 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: #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: #59

Name of Sponsor(s): Dave Rollo, Dorothy Granger, and Isabel Piedmont-Smith

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	Overview	42

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

This amendment adds greenhouse gas emissions as a concern for Bloomington and acknowledges that climate protection and the attendant reduction in greenhouse gas emissions has long been a policy priority of the City.

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

Overview

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

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

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

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

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

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #60

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page		
Chapter 3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Environment	Overview: Energy	44

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

The amendment revises the Energy Overview to introduce the concept of risk of dependence on fossil fuels - a depleting energy resource.

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

Energy

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

Special Session Action:
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #61

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page		
Chapter3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Overview: Urban Ecology	45

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

This amendment revises the Urban Ecology Overview by adding terms for clarification and by adding recognition that habitat for non-human organisms is an important part of ecosystem services.

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

Urban Ecology

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

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

Special Session Action:
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #62

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page		
Chapter 3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Overview: Air Quality and Emissions	46

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

This amendment revises the Air Quality and Emissions Overview to clarify the threat of particulate pollutants vs. threat of CO₂ emissions.

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

Air Quality and Emissions – *Note this amendment breaks the first paragraph into two paragraphs and modifies the second paragraph (and is not meant to conflict with Am 63):*

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 (O2) for much longer than three minutes, and health problems such as asthma, emphysema, lung cancer, and other respiratory disorders are associated with polluted air.

Reducing pollution and particulate matter ~~benefits everyone~~ **is directly beneficial to human health, but carbon dioxide (and related methane emissions) is the primary threat to a stable climate.** Simple reduction in emissions through ~~efficient use of energy can improve air quality~~ **efficiency is an important strategy that our City should undertake in all processes.** For instance, ~~E~~**energy-efficient buildings and the use of alternative energy sources can reduce air emissions from the building sector. In the transportation sector, reducing miles traveled by vehicles with internal-combustion engines is one effective strategy for improving air quality. Together these two sectors contribute approximately 38% of greenhouse gas emissions.**

Special Session Action:
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: #63

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page		
Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3:Environment	Overview: Air Quality and Emissions	46

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

This amendment clarifies the distinction between the human health effect of polluted air and the long-term environmental impacts of greenhouse gas emissions. It also clarifies that one of our main transportation goals is to encourage more non-motorized and public transit modes in the city.

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

Air Quality and Emissions – *Note that the amendments affect portions of the first and second paragraph*

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. **Both the pollutants in the air we breathe and the greenhouse gases emitted through energy production are a concern in the city of Bloomington.** ~~All of these activities emit gasses.~~ **On the one hand, we cannot survive without oxygen (O₂) for much longer than three minutes, and health problems such as asthma, emphysema, lung cancer, and other respiratory disorders are associated with polluted air. On the other hand, energy production through the use of fossil fuels creates greenhouse gas emissions that lead to global climate change, whose effects we have already seen throughout the world.** Reducing pollution and particulate matter benefits everyone. 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 retrofiting our infrastructure and policies to **emphasize non-motorized and public transportation, and to** create a diverse, safe, efficient, and well connected transportation system that also stands to benefit air quality and emissions.

Special Session Action:
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 64

Name of Sponsor(s): Isabel Piedmont-Smith and Dave Rollo

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3:Environment	Goals & Policies: Air Quality and Emissions	48

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

This amendment inserts a new goal (Goal 3.7) and three policies under Air Quality and Emissions and renumbers the current Goal 3.7 and related policies. This amendment makes reduction of greenhouse gas emissions a specific goal for the city and adds three policies to help achieve that goal. These policies come from the Bloomington Environmental Action Plan of the Environmental Commission (2017). The first two policies are not specifically mentioned elsewhere in this chapter. The third is mentioned elsewhere, but is also important in achieving this newly articulated goal.

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

Air Quality and Emissions

Note: Goal 3.6 and Policy 3.6.1 are listed to provide context for the proposed new goal and policies below:

Goal 3.6: Protect local air quality from pollutants.
Policy 3.6.1: Ensure that the air we breathe is safe for all Bloomington residents and visitors.

1) Insert new goal and policies as follows:

Goal 3.7: Reduce greenhouse gas emissions.
Policy 3.7.1: Promote energy-saving retrofitting of public and private buildings and informed decision-making for building renters based on energy consumption.
Policy 3.7.2: Reduce vehicle miles travelled per capita.
Policy 3.7.3: Utilize tree, shrub, and native prairie perennials to sequester carbon in order to reduce our carbon dioxide emissions.

2) Renumber existing goal and policies under Goal 3.7 as follows:

Food and Agriculture

~~Goal 3.7~~**3.8:** Promote and protect local food culture and Bloomington’s food system.
~~Policy 3.7.1~~**3.8.1:** Work to provide residents with access to safe, nutritious, and affordable food, including through a sustainable, resilient local food sector.
~~Policy 3.7.2~~**3.8.2:** Support diverse, native-plant conservation and restoration efforts, to foster the plant pollinating network of animals, which greatly influences crop production.

Special Session Action: To be completed by Council staff.
(24 October 201)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 65

Name of Sponsor(s): Granger and Rollo

Date Submitted: 17 October 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Solid Waste	49

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

This amendment changes the first bullet-point under "Programs - Solid Waste." The change is intended to correct ambiguous and disingenuous language, since we have already "modernized" and upgraded the system (including "smart technology").

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

Solid Waste

Reword the first bullet-point to read as follows:

- ~~Modernize~~ Improve the City's sanitation system. ~~, including upgrading to safe, more efficient equipment, and integrating smart technology.~~

Special Session Action: *To be completed by Council staff.*
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City’s [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 66

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Solid Waste	49

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

This amendment adds another bullet-point under “Programs: Solid Waste.” In particular, the amendment adds development of a “pay as you throw” solid waste pickup program to the list of ways to implement the city’s solid waste goals.

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

Solid Waste

- Modernize the City’s sanitation system, including upgrading to safer, more efficient equipment, and integrating smart technology.
- Develop a City-wide program for organic waste (composting), possibly partnering with a private company.
- Assess rules, regulations, and incentives for providing adequate space for recyclable materials collection in new multifamily, mixed use, and commercial developments and within existing apartment buildings.
- Develop safeguards to ensure the City’s recycling contractors are having materials recycled according to regulations.
- Develop “pay as you throw” pricing for solid waste pick-up for city sanitation customers.

Note: The program title and existing bullet-points are included to provide context for this change.

Special Session Action:
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City’s [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 67

Name of Sponsor(s): Cm. Volan

Date Submitted: 10/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3; Environment	Programs: Solid Waste	49

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

This amendment inserts a new bullet-point under “Programs: Solid Waste” regarding the re-establishment of one or more recycling drop-off facilities within city limits. When the Downtown Bloomington Recycling Center (DBRC) was operating, it was collecting 300 tons of recyclables a year. It served a great many local residents and businesses unable to be served by city sanitation who wanted a place to recycle that was nearer than one of the Monroe County Solid Waste Management District’s drop-off points, all of which are rural. It proved the demand for such recycling services, and it did so while using fewer than 20 parking spaces.

Yet since the end of November 2016 the DBRC remains closed, despite there being a responsible not-for-profit organization of experienced volunteers prepared to manage it, and despite no obvious other use for the land it occupied except parking for city and city employees’ vehicles. There is underutilized parking to be found all over the city.

This amendment calls for an explicit commitment to establishing one or more similar recycling drop-off points, whether operated by the city or by a volunteer not-for-profit. It is consistent with Policy 3.5.1, which calls for “taking greater control of waste management infrastructure and critical waste streams.” While the District continues to explore a local Materials Recovery Facility (MRF), this is an obvious, demonstrably successful way to divert more of the waste stream, and will likely continue to be of use even if a MRF is created. The city should identify small plots of land in its inventory (particularly in and/or adjacent to public parking), or negotiate with a property owner or developer, for locating similarly sized centers Downtown, on the Eastside, the Southside, and/or wherever large numbers of unserved residences may be concentrated.

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

Solid Waste - add new bullet-point as follows:

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

Special Session Action: *To be completed by Council staff.*
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 68

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Air Quality and Emissions	49

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

This amendment adds a program under "Air Quality and Emissions." It adds a program with a goal of reducing greenhouse gas emissions.

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

Air Quality and Emissions- add new program that reads as follows:

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

Special Session Action: *To be completed by Council staff.*
(24 October 2017)

AMENDMENT FORM

Resolution 17-28: To Adopt the City's [Comprehensive Plan](#) (linked)

Please complete all fields indicated in yellow.

Amendment Number: 69

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Outcomes & Indicators: Air Quality is maintained at a high level.	49

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

This amendment modifies the title for "Outcome: Air quality is maintained at a high level" and adds another indicator. The revised title addresses the reduction of carbon emissions. The new indicator would track whether our efforts in employing alternative energy, conservation of energy, and sequestration, has yielded a reduction of carbon emissions.

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

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

- Tracking of greenhouse gas emissions indicate that our community is emitting fewer greenhouse gases over time.**

Special Session Action: *To be completed by Council staff.*
(24 October 2017)

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

COMMON COUNCIL
SPECIAL SESSION
Tuesday, August 29, 2017

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

ROLL CALL

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION

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

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

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

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

Motion on Procedure for Consideration of Resolution 17-28

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

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

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

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

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

The exceptions to the usual practice are as follows:

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

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

Public Comment - Limiting Time and Occasions for Comment

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

Amendments - Sponsorship and Deadlines

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

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

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

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

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

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

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

Suspension of the Rules

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

Time and Place of Meetings

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

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

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

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

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

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

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

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

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

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

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

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

Sims asked if downtown was a defined geographic area.

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

Volan asked Robinson to further explain the different areas.

Robinson noted each area displayed on the map.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sandberg called for public comment. There was none.

Public comment:

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

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

Volan said yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sandberg reminded the Council of the process for proposing amendments.

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

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

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

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

Piedmont-Smith could not recall any such discussions.

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

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

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

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

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

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

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

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

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

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

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

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

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

The meeting went into recess at 9:13pm.

RECESS

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

APPROVE:

ATTEST:

Susan Sandberg, PRESIDENT
Bloomington Common Council

Nicole Bolden, CLERK
City of Bloomington

For Approval