City of Bloomington
Common Council

Legislative Packet

Tuesday, 05 December 2017
Special Session
(Further Review of Comprehensive Plan)

Wednesday, 06 December 2017
Regular Session

For legislation and background material regarding Appropriation Ordinance 17-06, Ordinance 17-35, and Ordinance 17-42 through Ordinance 17-44 please consult the 15 November 2017 Legislative Packet.

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City of Bloomington Indiana

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To: **Council Members**
From: **Council Office**
Re: **Weekly Packet Memo**
Date: **December 1, 2017**

Packet Related Material

Memo
Agenda
Calendar
Notices and Agendas:
None

Further Deliberation on the Comprehensive Plan at the Continuing Special Session on Tuesday, December 5th – *with this packet containing the*

- **Revised and Amended Schedule for review of the Comprehensive Plan** *(Amended on 10/24/17 to extend deliberations into January 2018; Revised to correct errors)*
- **Agenda**
- **Thirty-Seven Second-Round Amendments** (Submitted after the last meeting and before Noon on Tuesday November 29th)
  - **Introduction & Summary**
    - 1 amendment
  - **Chapter 1: Community Services & Economics**
    - 2 amendments
  - **Chapter 2: Culture & Identity**
    - 2 amendments
  - **Chapter 3: Environment**
    - 1 amendment
  - **Chapter 4: Downtown**
    - 4 amendments
  - **Chapter 5: Housing & Neighborhoods**
    - 20 amendments
  - **Chapter 7: Land Use**
    - 7 amendments
- **Minutes - September 12, 2017 meeting of the Special Session**

Legislation for Second Reading:
(Introduced at the Regular Session on November 15th and discussed at the Committee of the Whole on November 29th. All information and material regarding this legislation is contained in the Council Weekly Legislative Packet issued for the November 15th meeting, except for supplemental materials in this packet for App Ord 17-06 and Ordinance 17-44.)

- **App Ord 17-06** To Specially Appropriate From the Police Education Fund, Alternative Transportation Fund, Cumulative Capital Development Fund and Rental Inspection Program Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund, Parks General Fund, Fleet Maintenance Fund, Police Pension Fund, Public Safety LIT; and, Appropriating Additional Funds from the Alternate Transportation Fund, Cumulative Capital Development Fund, Parking Meter Fund, Police Education Fund, Rental Inspection Program Fund)
    - Amendment 01, CM Piedmont-Smith, District 5, Sponsor

  Contact: Jeffrey Underwood at 349-3416 or underwoj@bloomington.in.gov

- **Ord 17-42** To Establish the Common Council Jack Hopkins Social Services Funding Program Non-Reverting Fun
  Contact: Council Office at 812-349-3409 or
  Controller Underwood at 349-3416 or underwoj@bloomington.in.gov

- **Ord 17-43** To Amend Title 2 of the Bloomington Municipal Code Entitled "Administration And Personnel" – Re: Amending Chapter 2.26 (Controller's Department) by Inserting Section 2.26.120 (Fire Instruction Fees)
  Contact: Jason Moore, Fire Chief, 812-349-3899, mooreja@bloomington.in.gov

- **Ord 17-34** To Amend Ordinance 16-25, which Fixed the Salaries of Officers of the Police and Fire Departments for 2017 - Re: Increasing the Salary for Probationary Officers in 2017 to Coincide with the Increase for Firefighters under the Collective Bargaining Agreement
  Contact: Caroline Shaw at 812-349-3404, shawcaro@bloomington.in.gov

- **Ord 17-44** To Amend Ordinance 17-37, which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E Employees for All the Departments of the City of Bloomington, Monroe County, Indiana

for the Year 2018 - Re: Adjusting the Non-Union Salary Ranges Set Forth in Section 2.A. as the Result of Recommendations from a Salary and Benefits Study

- Executive Summary from Evergreen Consultants, LLC

Contact: Caroline Shaw at 812-349-3404, shawcaro@bloomington.in.gov

Legislation for First Reading:

None

Minutes for Regular and Special Sessions

- 15 November 2017 (Regular Session)

Memo

Two Evenings of Meetings Next Week
Tuesday – December 5th – (Continuing) Special Session
Consideration of Second-Round Amendments to the Comprehensive Plan
Wednesday – December 6th – Regular Session
Five Ordinances Coming Forward from the Committee of the Whole

There are meetings on Tuesday and Wednesday of next week. On Tuesday evening, the Council will continue to review the Comprehensive Plan with consideration of second-round amendments. On Wednesday evening, the Council will hold a Regular Session and consider six ordinances under Second Readings and Resolutions. The material and amendments regarding the review of the Comprehensive Plan on Tuesday are included in this packet. Except for supplemental material in this packet, the material and information for the six ordinances to be considered under Second Readings can be found in the ***Council Weekly Legislative Packet*** issued for the Regular Session on 15 November 2017.

Tuesday – December 5th – (Continuing) Special Session
Consideration of 37 Second-Round Amendments

The Council is scheduled to continue its review of the Comprehensive Plan on Tuesday night at the usual time (6:30 pm). The order of the agenda is as follows:

- Approval of Minutes (for September 12th);
- Consideration of 37 second-round amendments, which have been submitted after our last meeting and before noon on November 28th. Please know that these are primarily new amendments but, in about a half-dozen cases, entail either revised amendments that were not previously introduced or, more

commonly, revised amendments that being proposed for reconsideration by the Council (which will require a co-sponsor who voted on the prevailing side of their defeat).

  - *When reviewing the amendments and agenda in preparation for Tuesday's meetings, please email Dan or Stacy Jane if there are items you believe are suitable for the Consent Agenda*.

- Council Schedule
- Recess *(in all likelihood until the following Tuesday (December 12th) to complete the review of the remaining second-round amendments.*

Next Round of Amendments Due Tuesday, January 2nd. Please recall that, unless changed by a motion of the Council, the next deadline for amendments is Tuesday, January 2nd at noon.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
6:30 P.M., WEDNESDAY, DECEMBER 06, 2017
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES November 15, 2017 (Regular Session)

IV. REPORTS (A maximum of twenty minutes is set aside for each part of this section.)
1. **Councilmembers**
2. **The Mayor and City Offices**
3. **Council Committees**
4. **Public***

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

1. Appropriation Ordinance 17-06 – To Specially Appropriate from the Police Education Fund, Alternative Transportation Fund, Cumulative Capital Development Fund and Rental Inspection Program Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund, Parks General Fund, Fleet Maintenance Fund, Police Pension Fund, Public Safety LIT; and, Appropriating Additional Funds from the Alternate Transportation Fund, Cumulative Capital Development Fund, Parking Meter Fund, Police Education Fund, Rental Inspection Program Fund)

Committee Recommendation 8-0-1

2. Ordinance 17-42 – To Establish the Common Council Jack Hopkins Social Services Funding Program Non-Reverting Fund

Committee Recommendation 9-0-0

3. Ordinance 17-43 – To Amend Title 2 of the Bloomington Municipal Code Entitled "Administration and Personnel" – Re: Amending Chapter 2.26 (Controller's Department) by Inserting Section 2.26.120 (Fire Instruction Fees)

Committee Recommendation 9-0-0

4. Ordinance 17-34 – To Amend Ordinance 16-25, which Fixed the Salaries of Officers of the Police and Fire Departments for 2017 – Re: Increasing the Salary for Probationary Officers in 2017 to Coincide with the Increase for Firefighters under the Collective Bargaining Agreement

Committee Recommendation 9-0-0

5. Ordinance 17-44 – To Amend Ordinance 17-37, which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E Employees for All the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2018 – Re: Adjusting the Non-Union Salary Ranges Set Forth in Section 2.A. as the Result of Recommendations from a Salary and Benefits Study

Committee Recommendation 6-0-3

VII. LEGISLATION FOR FIRST READING

None

VIII. ADDITIONAL PUBLIC COMMENT* (A maximum of twenty-five minutes is set aside for this section.)

IX. COUNCIL SCHEDULE

X. ADJOURNMENT

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

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

Posted & Distributed: December 01, 2017

City of Bloomington
Office of the Common Council

To Council Members
From Council Office
Re Weekly Calendar – 04-08 December 2017

Monday, 04 December

12:00 pm Bloomington Entertainment and Arts District Advisory Meeting, McCloskey
12:00 pm Affordable Living Committee, Hooker Conference Room
5:00 pm Redevelopment Commission, McCloskey
5:30 pm Farmers Market Advisory Council, 105 N. College

Tuesday, 05 December

6:00 pm Bloomington Commission on Sustainability Work Session, McCloskey
6:30 pm Common Council – Special Session for Consideration of the Comprehensive Plan, Chambers
6:30 pm Sister Cities International – Cubamistad, Dunlap
6:30 pm Sister Cities International – Postoltega, Kelly

Wednesday, 06 December

12:30 pm Downtown Parking Study – Public Input, City Hall
6:30 pm Common Council – Regular Session, Chambers

Thursday, 07 December

12:30 pm Downtown Parking Study – Public Input, City Hall
4:00 pm Bloomington Digital Underground Advisory Council, McCloskey
5:30 pm Commission on the Status of Women, McCloskey

Friday, 08 December

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

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

Posted & Distributed: Friday, 01 December 2017

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<u>Appropriation Ordinance 17-06</u> – To Specially Appropriate from the Police Education Fund, Alternative Transportation Fund, Cumulative Capital Development Fund and Rental Inspection Program Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund, Parks General Fund, Fleet Maintenance Fund, Police Pension Fund, Public Safety LIT; and, Appropriating Additional Funds from the Alternate Transportation Fund, Cumulative Capital Development Fund, Parking Meter Fund, Police Education Fund, Rental Inspection Program Fund)

<u>Supplemental Information</u>

Amendment 01

CM Piedmont-Smith, District 5, Sponsor

*** Amendment Form ***

Appropriation Ordinance #: 17-06

Amendment #: 01

Submitted By: Councilmember Piedmont-Smith, District 5

Date: 29 November 2017

Proposed Amendment:

This amendment corrects typographical errors in "Whereas" clauses 4-7 by shifting the word "desire" to "desires" and by adding two missing words in "Whereas" clause 8 such that those provisions, absent numerical identifiers, shall read as follows:

[4] WHEREAS, the Police Department desires to increase its budget for the Police Education Fund in Classification 3 – Services and Charges to pay for additional officer training; and

[5] WHEREAS, the Planning & Transportation Department desires to increase its budget for the Alternative Transportation Fund in Classification 4 – Capital for capital not included in the adopted budget: and

[6] WHEREAS, the Planning & Transportation Department desires to increase its budget for the Cumulative Capital Development Fund in Classification 4 – Capital for reimbursement by the State for capital not included in the adopted budget and to transfer funds from Classification 2 – Supplies to Classification 3 – Services and Charges: and

[7] WHEREAS, the Public Works Department desires to transfer funds in the Fleet Maintenance Fund budget from Classification 2 – Supplies to Classification 3 – Services and Charges; and

[8] WHEREAS, the Office of the Controller desires to transfer funds from Classification 3 – Services and Charges to Classification 1– Personal Services in the Police Pension Fund for services not included in the adopted budget; and

Synopsis

This amendment corrects typographical errors in “Whereas” clauses 4-7 by shifting the word “desire” to “desires” and by adding two missing words in “Whereas” clause 8.

11/29/17 Committee Action: N/A
12/6/17 Regular Session Action: *Pending*

(29 November 2017)

<u>Ordinance 17-44</u> – To Amend <u>Ordinance 17-37</u>, which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E Employees for Al the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2018 – Re: Adjusting the Non-Union Salary Ranges Set Forth in Section 2.A. as the Result of Recommendations for a Salary and Benefits Study

<u>Supplemental Information</u>

Executive Summary of Salary Study

Evergreen Solutions, LLC

Executive Summary

In February 2017, Evergreen Solutions was retained by the City of Bloomington to conduct a Salary and Benefits Study for City employees. The City has not conducted a study of this nature in approximately 20 years (although every four to five years is the recommended best practice). The compensation study is primarily designed to focus on internal and external equity of the structure by which employees are compensated. The study included all union, non-union, and elected officials—as well as Bloomington Transit—though only non-union and elected positions are being discussed in this Executive Summary.

Study Methodology

Evergreen's study focuses both on internal and external equity. Internal equity relates to the fairness of an organization's compensation practices among its current employees. Specifically, by reviewing the skills, capabilities, and duties of each position, it can be determined whether similar positions are being compensated in a similar manner within the organization. External equity deals with the differences between what an organization is paying for each classification and what compensation is available in the market place for the same skills, capabilities, and duties.

Evergreen Solutions combined qualitative as well as quantitative data analysis to produce an equitable solution in order to maximize the fairness and competitiveness of the organization's compensation structure and practices. Project activities included:

- conducting a project kick-off meeting;
- conducting orientation sessions with employees;
- facilitating employee focus group sessions;
- conducting salary and benefits surveys;
- developing recommendations for compensation management;
- developing detailed implementation plans; and
- creating the draft and final reports.

Employee Outreach

Evergreen consultants visited the City of Bloomington during the week of March 6, 2017 and on April 5, 2017 to conduct outreach sessions. These sessions consisted of orientation presentations and focus groups with City employees. The orientation segment of the outreach sessions gave employees and supervisors an opportunity to learn about the study process and about their role in the study. During the focus group segment, Evergreen consultants asked questions designed to gather feedback on several topics related to the study. This

feedback provided the Evergreen Team with valuable knowledge of employee opinions on the City's current compensation and classification systems.

The feedback received by the Evergreen Team during outreach in the City was positive when considered as a whole. Employees believe that the City continues to be a very good place to work—attributed to the benefits (health, retirement, and PTO) as well as the positive relationships most employees have with their co-workers and the attractiveness of living and working in Bloomington. However, it is apparent that employees perceive weaknesses in certain areas related to compensation, which they point to as a primary source of overall concern. The Evergreen Team used focus group feedback as one component of the groundwork for this study. The comments and suggestions received during the outreach sessions are considered throughout the remainder of the study, including the development of the market and benefits surveys, as well as the development of recommendations

Analysis of Current Conditions

By conducting a review of the current classification and compensation system data, a number of strengths and weaknesses in the City's current salary schedules related to the overall structure of the compensation system as well as the administration of it at the individual employee level. Notably, the following weaknesses and strengths are identified:

- **Weakness:** Range spread (i.e. percent increase between the minimum and the maximum of a pay range) varies greatly across all tables and grades.
- **Weakness:** Midpoint progression (i.e. grade increase value) varies greatly across grades and salary schedules.
- **Strength:** Overall, as a strength, the City possesses just two, simple pay plans for non-union staff pay plans.
- **Strength:** While anomalies exist in the relationship between experience and grade penetration, the City generally maintains a healthy positive linear relationship between these two variables.

Salary Survey

This salary survey focused on the average salary ranges offered by the market for a total of 41 positions. This external equity analysis allowed for a comprehensive examination of the Bloomington compensation structure. Market comparison analysis is best thought of as a snapshot of current conditions, and provides the most up-to-date market information available at the time. In other words, market conditions will generally change over time and, in some cases, will change very quickly. Therefore, a market survey and analysis should be performed at regular intervals to help maintain market competitiveness.

The City of Bloomington considered several factors when selecting peers for comparison, including geographic proximity, size and other market considerations. In addition, Bloomington selected the State of Indiana as a peer based on job market considerations. Fourteen (14) peer organizations responded. **Exhibit 4A** shows peers from which Evergreen solicited and obtained full or partial market data on their matching classifications.

Market Peers
Ann Arbor, MI*
Boulder, CO*
Champaign, IL*
Evansville, IN
Fishers, IN
Fort Wayne, IN
Indiana University
Indianapolis, IN
Lafayette, IN
Madison, WI*
Monroe County School Corporation, IN
Monroe County, IN
South Bend, IN
State of Indiana Government

**Used in comparisons for positions in grade 9 – 12 only.*

All data collected for published salary ranges were adjusted for cost of living using a national cost of living index factor, which allowed salary dollars from entities outside of the immediate area to more accurately be compared in terms of spending power relative to the Bloomington, IN area.

In general, the majority of Bloomington's Non-Union, benchmarked positions are at or below market averages at all levels. While there is a small group of positions that are ahead of market averages, the positions below market averages show significant negative differentials.

This survey confirms some of the concerns expressed during the focus groups sessions regarding hard to fill positions with lower than market starting salaries as well as the difficulty of retaining some tenured staff in Bloomington. The overall market differentials are shown below. Note: A negative differential indicates that the City is behind market by the given percentage.

Comparison Point	Market Differential
Minimum	-25.0%
Midpoint	-11.1%
Maximum	-3.6%

The midpoint of a salary range is considered to be where an employee is expected to be paid upon obtaining the relevant experience, training, and efficiency required of a full-proficient and competent. Therefore, from a compensation practice perspective, midpoint is considered the best single-point of comparison when trying to determine the general competitiveness of an organization's pay ranges. The City's midpoints are, on average, behind market by a relevant percentage (5.0% behind or greater).

Evergreen also collected market data for elected officials. The peer organizations were selected from the pool for second-class cities in Indiana, and were further filtered to ensure alignment with organization demographics and job responsibilities. Based on these data, Evergreen identified the average market salary for each elected position:

Position	City Current	Market Average
Mayor	$103,333	$118,034
City Council	$15,501	$17,323
City Clerk	$57,851	$57,851

It is important to acknowledge that market averages do not paint a complete picture of the compensation ranges offered in the City as compared to the market peers. In many cases, the City has been compensating new and existing employees further into their pay range due to the range values being outdated.

Recommendations

As the first step towards addressing the issues identified in the internal and external reviews, Evergreen is recommending that the City adopt the proposed revised pay structure. The ultimate goal of any compensation policy or practice recommendation is to put the City in a position to better recruit and retain quality employees. This pay structure moves the City closer to market, while providing an affordable path to implementation. It is important to note that the City has a Living-Wage initiative that ensures every part-time and full-time permanent employee is earning *at least* $15 per hour. Therefore, Evergreen used this rate as the minimum value in the revised pay plan. The recommended pay plan is shown in the table below.

Pay Grade	Minimum	Midpoint	Maximum	Range Spread
1	$31,200.00	$35,880.00	$40,560.00	30.0%
2	$32,136.00	$36,956.40	$41,776.80	30.0%
3	$33,100.08	$38,065.09	$43,030.10	30.0%
4	$34,093.08	$44,321.01	$54,548.93	60.0%
5	$35,115.87	$45,650.64	$56,185.40	60.0%
6	$36,871.67	$47,933.17	$58,994.67	60.0%
7	$38,715.25	$50,329.83	$61,944.40	60.0%
8	$41,425.32	$53,852.92	$66,280.51	60.0%
9	$45,567.85	$63,794.99	$82,022.13	80.0%
10	$50,124.64	$70,174.49	$90,224.35	80.0%
11	$57,643.33	$80,700.67	$103,758.00	80.0%
12	$69,748.00	$97,647.20	$125,546.40	80.0%

The proposed pay plan moves the City from 11.1 percent below market to 0.2 percent below market (at midpoint). This structure aligns closer to market—both in dollar value and construction than the City's current pay plan. The range spreads (percentage increase between the minimum and the maximum) have been normalized to reflect the range spreads found in the market. The artificial floor of $15 per hour that results from the living-wage initiative creates a situation wherein lower-level employees are being compensated well above the starting market rate for the position. As a result, the range spread for Grades 1-4 (those most affected by this initiative) have been reduced to 30.0 percent to keep the maximum rates close to market competitiveness. The range spreads for the remaining 12 grades reflect the market spreads (keeping in mind that positions in Grades 9-12 included peers outside the state of Indiana).

There are additional, employee-specific recommendations that are still in the process of being finalized.

Recommendations regarding AFSCME, Police, and Fire employee will be made in early 2018.

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Wednesday, November 15, 2017, at 6:30pm with Council President Susan Sandberg presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
November 15, 2017

Roll Call: Sturbaum, Ruff, Chopra, Granger, Sandberg, Volan, Piedmont-Smith, Sims
Absent: Rollo

ROLL CALL
[6:30pm]

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION
[6:31pm]

Councilmember Steve Volan moved and it was seconded to approve the minutes of November 1, 2017 as corrected. The motion was approved by voice vote.

APPROVAL OF MINUTES [6:34pm]
November 1, 2017 (Regular Session)

Volan spoke about the first Parking Commission Report, and thanked his fellow commission members for their hard work in putting it together.

REPORTS

- COUNCIL MEMBERS [6:35pm]

Sandberg encouraged people to listen to the radio that evening to hear fellow Councilmember Andy Ruff and his son give an interview.

Riley Zipper, SPEA Fellow, presented the Environmental Commission Report on Habitat Connectivity to the Council.[1]

- The MAYOR AND CITY OFFICES [6:38pm]

Councilmember Isabel Piedmont-Smith asked a question about the maps and the City of Bloomington Environmental Resource Inventory (COBERI).

Zipper clarified that the COBERI data was on page 15 of the report.

Volan asked how the commission made a distinction between wildlife and invasive species and if the terms were defined in the report.

Zipper said that native species were defined as those that were in place before human contact while invasive species were those that crowded out space for beneficial native species.

Nick Kappas, Environmental Commission Chair, added that the definitions were about behavioral impact. He said a native species could also be considered invasive based on its behavior with surrounding species, whether it was plant or animal.

Volan thanked the commission for its work and said he was looking forward to incorporating some of the recommendations into the Comprehensive Plan.

Councilmember Jim Sims asked what the proposed corridor length was between Clear Creek and Lake Griffy and if it would be acceptable as a deer habitat.

Zipper said that it was about half a mile to a mile. He said they had not anticipated larger species like deer receiving a lot of benefit from their efforts, but thought that smaller species like birds would.

Sims asked how much the area would expand with the additional corridor.

Chris Neggers, Environmental Commission, said that it was unlikely that the habitat areas would expand beyond existing green space, but that they would be linked together.

For Approval

[1] Available at bloomington.in.gov/boards/environment under "Reports"

- PUBLIC [7:09pm]

David Schleibaum thanked the Council for upgrading the smoking ordinance.

Jim Blickensdorf spoke to the Council about parking.

APPOINTMENTS TO BOARDS AND COMMISSIONS [7:14pm]

Piedmont-Smith moved and it was seconded to appoint Sheryl Woodhouse Keese to the Bloomington Commission on Sustainability. The motion was approved by voice vote.

Piedmont-Smith moved and it was seconded to appoint Ricardo Martins to the Commission on Hispanic and Latino Affairs. The motion was approved by voice vote.

LEGISLATION FOR SECOND READING AND RESOLUTIONS [7:16pm]

Volan moved and it was seconded that Ordinance 17-40 be introduced and read by title and synopsis only. The motion was approved by voice vote. City Clerk Nicole Bolden read the legislation by title and synopsis, giving the committee do-pass recommendation of 4-0-3.

Ordinance 17-40 – To Amend Title 9 of the Bloomington Municipal Code Entitled "Water" (Non-Recurring Rate Adjustment)

Volan moved and it was seconded that Ordinance 17-40 be adopted.

Vic Kelson, Utilities Director, presented the legislation to the Council.

Council Questions:

Volan asked what the Council response should be to the new system development charge, considering rate payers are being asked to pay for historic costs.

Kelson said that the system development charge was calculated using the equity method, which meant that users paid for their share of the infrastructure that provided the capacity. He said that new users were paying in for the equity just as other users have over the years.

Volan said that the phrasing in the presentation was misleading.

Angie Steeno, Crowe Horwath, explained that new customers were not being asked to pay for historical costs, and that those costs had been removed from their calculations.

Missy Waldon, Utilities Finance Manager, said that when the presentation referred to the plant, it was referring to the entire water system.

Volan asked about the increase in the service call fees.

Kelson said that there was a customer assistance program for people who had trouble paying their water bills.

Volan asked how people could find out about the program.

Waldon said the city offered payment programs and advertised assistance. She said that people had to miss at least two monthly bills before their water was disconnected. She said the city tried to connect with people.

Volan asked if people had to pay a deposit to get reconnected.

Waldon said that it was in the city code but that they were not requiring it at that time.

Councilmember Dorothy Granger asked if the fees would impact most water users.

Kelson said that users who never received more than two overdue bills would not have to pay the charge.

Councilmember Chris Sturbaum asked about apartment hookup costs.

Kelson said that the costs would be wrapped into the connection costs for the development instead of the unit costs.

For Approval

Volan said he was satisfied and encouraged.

Council Comments:

The motion to adopt Ordinance 17-40 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote on Ordinance 17-40 [7:39pm]

Volan moved and it was seconded that Ordinance 17-41 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Bolden read the legislation by title and synopsis, giving the committee do-pass recommendation of 5-0-2.

Ordinance 17-41 – To Amend Title 10 of the Bloomington Municipal Code Entitled "Wastewater" (Non-Recurring Rate Adjustment)

Volan moved and it was seconded that Ordinance 17-41 be adopted.

Kelson presented the legislation to the Council.

Council Questions:

Piedmont-Smith asked Kelson to give more details about the connection fee increase for wastewater and how it differed from the system development charge for water.

Kelson said that there was not previously a system development charge on the water side, but there was a connection fee. He said the legislation would amend the connection fee to a number that was based on the new system development charge, and the money could be treated the same way.

Piedmont-Smith said she was confused because there was a hook on fee for water also.

Steeno explained the different types of terminology used.

Waldon said that in wastewater all of the terms were rolled together and called connection fees, and they had never been separated out. She noted that it was very confusing.

Granger asked whether the legislation increased the charge to cover what connections actually cost.

Steeno said that was correct.

Council Comment:

Granger said that she understood that the city was trying to get to a place where it was charging customers what the service cost to provide.

Piedmont-Smith said that the legislation was a facet of fiscal sustainability. She said services could only be provided to the community if the city could pay for them. She said it was a smart move.

Sandberg thanked everyone who presented, and said they would revisit the issue more frequently to avoid sticker shock in the future.

Vote on Ordinance 17-41 [7:46pm]

The motion to adopt Ordinance 17-41 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

For Approval

LEGISLATION FOR FIRST READING

Volan moved and it was seconded that Appropriation Ordinance 17-06 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Bolden read the legislation by title and synopsis.

Appropriation Ordinance 17-06 – To Specially Appropriate from the Police Education Fund, Alternative Transportation Fund, Cumulative Capital Development Fund and Rental Inspection Program Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund, Parks General Fund, Fleet Maintenance Fund, Police Pension Fund, Public Safety LIT; and, Appropriating Additional Funds from the Alternate Transportation Fund, Cumulative Capital Development Fund, Parking Meter Fund, Police Education Fund, Rental Inspection Program Fund)

Volan moved and it was seconded that Ordinance 17-34 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Bolden read the legislation by title and synopsis.

Ordinance 17-34 – To Amend Ordinance 16-25, which Fixed the Salaries of Officers of the Police and Fire Departments for 2017 – Re: Increasing the Salary for Probationary Officers in 2017 to Coincide with the Increase for Firefighters under the Collective Bargaining Agreement

Volan moved and it was seconded that Ordinance 17-42 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Bolden read the legislation by title and synopsis.

Ordinance 17-42 – To Establish the Common Council Jack Hopkins Social Services Funding Program Non-Reverting Fund

Volan moved and it was seconded that Ordinance 17-43 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Bolden read the legislation by title and synopsis.

Ordinance 17-43 – To Amend Title 2 of the Bloomington Municipal Code Entitled "Administration and Personnel" – Re: Amending Chapter 2.26 (Controller's Department) by Inserting Section 2.26.120 (Fire Instruction Fees)

Volan moved and it was seconded that Ordinance 17-44 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Bolden read the legislation by title and synopsis.

Ordinance 17-44 – To Amend Ordinance 17-37, which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E Employees for All the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2018 – Re: Adjusting the Non-Union Salary Ranges Set Forth in Section 2.A. as the Result of Recommendations from a Salary and Benefits Study

For Approval

Volan moved and it was seconded to reschedule the Internal Work Session for Friday, November 17, 2017 to December 1, 2017 and to allow the Council President to cancel that meeting if necessary. The motion was approved by voice vote.

COUNCIL SCHEDULE

The meeting was adjourned at 7:55pm.

ADJOURNMENT

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

APPROVE:

_____
Susan Sandberg, PRESIDENT
Bloomington Common Council

ATTEST:

_____
Nicole Bolden, CLERK
City of Bloomington

For Approval

<u>Further Deliberation on the Comprehensive Plan at the Continuing Special Session on Tuesday, December 5th – Packet Materials:</u>

- **Revised and Amended Schedule for review of the Comprehensive Plan *(Amended on 10/24/17 to extend deliberations into January 2018; Revised to correct errors)***
- **Agenda**
- **Thirty-Seven Second-Round Amendments (Submitted after the last meeting and before Noon on Tuesday November 29th)**
    - **Introduction & Summary**
        - **1 amendment**
    - **Chapter 1: Community Services & Economics**
        - **2 amendments**
    - **Chapter 2: Culture & Identity**
        - **2 amendments**
    - **Chapter 3: Environment**
        - **1 amendment**
    - **Chapter 4: Downtown**
        - **4 amendments**
    - **Chapter 5: Housing & Neighborhoods**
        - **20 amendments**
    - **Chapter 7: Land Use**
        - **7 amendments**
- **Minutes - September 12, 2017 meeting of the Special Session**

AMENDED AND REVISED[1] NOTICE AND SCHEDULE FOR COUNCIL CONSIDERATION OF THE CITY'S COMPREHENSIVE PLAN (PROPOSED BY RES 17-28) NOVEMBER, 2017 – JANUARY, 2018

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

EXCEPT AS INDICATED BELOW[2], THE MEETINGS WILL BE HELD AT THE CITY COUNCIL CHAMBERS OF THE CITY HALL, ON THE FOLLOWING EVENINGS STARTING AT 6:30 PM

November

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

Tuesday, November 7th

The Council will conduct a review of, and seek public comment on, the Comprehensive Plan as amended to this point in these deliberations; [3] then consider any amendments carried-over from the previous agenda; and, lastly, 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).

Tuesday, November 28th: Second-Round Amendments for consideration on December 5th are due at noon. (Please see the description of that meeting below for what those amendments may include.)

December

Friday, December 1st: Second-Round Amendments for consideration on December 5th will be released on the Council webpage.

Tuesday, December 5th

The Council will continue the Special Session to this date where it will have an opportunity to consider second-round amendments and reconsider any previously released amendments (whether they were adopted, rejected, withdrawn, or not introduced), and, if having completed review of amendments, take steps to forward Res 17-28 (as amended and with a new number) for consideration at the Organizational Meeting on January 10, 2018.

Tuesday, December 12th (at 7:00 pm)

If needed, the Council has scheduled a back-up meeting of the Special Session on this date and time to conclude consideration of amendments carried-over from the previous agenda and forward the legislation to the first regular meeting of the new year (an Organizational Meeting on January 10, 2018).

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[1] At its meeting on Tuesday, October 24, 2017, the Council adopted a motion to extend its schedule of deliberations which is reflected in this document. At its meeting on Tuesday, November 7, 2017, the Council authorized revisions to the schedule to provide more information and to correct errors.

[2] The Council has scheduled a meeting on Tuesday, December 12, 2017, if needed, to conclude consideration of amendments submitted in 2017. If it is held, this meeting would commence at 7:00 pm.

[3] 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.

Friday, December 15th: The Council Office will release an index and compilation of amendments adopted by the Council during the meetings of this Special Session. [4]

January – 2018

Tuesday, January 2nd: Third-Round Amendments for consideration on January 10, 2018 are due at noon.

Friday, January 5th: Third-Round Amendments for consideration on January 10, 2018 are to be released online by the Council Office.

Wednesday, January 10, 2017

The Council will hold its first regular meeting of the New Year. After preliminary matters are concluded, the Council intends to:

- Re-introduce the Comprehensive Plan under a new resolution number,
- ratify previous actions and amendments,
- consider additional and perhaps reconsider past amendments, and,
- consider a motion to adopt Res 17-28 as amended.

Wednesday, January 17, 2018

The Council may use this Regular Session (if needed) to finish consideration of the amendments and consider motion to adopt the Plan as amended by the Council.

Note: Any changes made to the Proposed Comprehensive Plan must be returned to the Plan Commission in accordance with IC 36-7-4-510.

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

** Conduct of Deliberations – Public Comment. 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.*

Revised Amended Schedule Posted & Distributed: November 7, 2017

[4] Note: The Council is discussing with the Administration the release of an updated Comprehensive Plan in time for the Council and public to review the document before final consideration by the Council in January, 2018. As of November 7th, it appears this document will not include highlight of new text, nor strikeout of deleted text.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL
SPECIAL SESSION
6:30 P.M., TUESDAY, DECEMBER 5, 2017
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

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

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES September 12, 2017 (Special Session)

IV. CONSENT AGENDA
(Awaiting Suggestions for Items Suitable for Action by Unanimous Consent)

V. CONSIDERATION OF SECOND-ROUND AMENDMENTS SUBMITTED BY NOVEMBER 28TH AND RELEASED ONLINE ON DECEMBER 1ST
(Note: Amendments that affect more than one section of the Plan are only listed here in the section they reference or affect)

INTRODUCTION & SUMMARY

Am 84 (Cm. Piedmont-Smith) – Chapters 1 – 6, Goals & Policies (Pages 28, 38, 47, 55, 63 & 73) – Numbers 2013 Vision Statement Objectives as they appear in the Goals & Policies for Chapters 1-6 and aligns them with the most applicable chapter or chapters.

CHAPTER 1: COMMUNITY SERVICES & ECONOMICS

Am 85 (Cm. Piedmont-Smith) – Chapter 1, Goals & Policies (Page 28) – Follows upon adoption of Am 77 and deletes a duplicate Policy 1.1.3 and rewords Policy 1.1 to reflect that deletion.

Am 86 (Council Office) – Chapter 1, Outcomes & Indicators (Page 38) – Adds missing public health outcome header inadvertently omitted from the Plan.

CHAPTER 2: CULTURE & IDENTITY

Am 87 (Cm. Piedmont-Smith) – Chapter 2, Goals & Policies (Page 38) – Deletes reference to a 2013 Vision Statement objective not addressed in this chapter.

Am 88 (Cm. Piedmont-Smith) – Chapter 2, Goals & Policies (Page 38) – Adds new goal and policies to address a 2013 Vision Statement objective mentioned but not addressed in this chapter (See Am 84 – which proposes to add this objective to the Preface to this Goals & Policies section).

CHAPTER 3: ENVIRONMENT

Am 89 (Cm. Piedmont-Smith) – Chapter 3, Goals & Policies (Page 47) – Deletes 2013 Vision Statement objective not addressed in this chapter.

CHAPTER 4: DOWNTOWN

Am 90 (Cm. Piedmont-Smith) – Chapter 4, Goals & Policies (Page 55) – Adds Policy 4.1.4 to address the problem of amalgamating lots to create large, inappropriately scaled buildings which detract from the historic character and main-street feel of the Downtown.

Am 91 (Cm. Piedmont-Smith) – Chapter 4, Goals & Policies (Page 55) – Adds new Goal 4.2 and three policies to address the objective of "celebrat[ing] our rich, eclectic blend of arts, culture, and local businesses." (Will require renumbering of subsequent Goals & Policies.)

Notes:

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Please call (812)349-3409 or e-mail council@bloomington.in.gov.

Initially Posted and Distributed: 01 December 2017

Am 04-R (Cm. Sturbaum) – Chapter 4, Programs (Page 56) - Revises this rejected amendment regarding installation of public restrooms in Downtown by having stakeholders consulted on the "best options for" their installation (Will need a co-sponsor from prevailing side for reconsideration by the Council)

Am 07-R (Cm. Sturbaum) – Chapter 4, Programs (Page 56) – Revises this rejected amendment regarding installation of bus shelters in Downtown by adding consultation with Bloomington Transit on where they are most needed (Will need a co-sponsor from prevailing side for reconsideration by the Council)

CHAPTER 5: HOUSING & NEIGHBORHOODS

Chapter 5: Housing and Neighborhoods – Overview (Pages 58–62)

Am 92 (Cms. Piedmont-Smith & Rollo) – Chapter 5, Chapter Overview (Page 58) – Adds text clarifying that the City's neighborhoods are diverse and pose different challenges and deletes reference to "supply-side" strategies.

Am 93 (Cms. Piedmont-Smith, Rollo & Sturbaum) – Chapter 5, Housing Trends and Issues, (Page 60) – Adds and deletes text to acknowledge the diversity of City neighborhoods and emphasize that core neighborhoods should not bear the burden increased density as the City grows.

Am 94 (Cms. Piedmont-Smith, Rollo & Sturbaum) - Chapter 5, Housing Trends and Issues, (Page 60) – Revises text to remove reference to "supply-side" housing solutions, correct reference to the 2002 Growth Policies Plan (GPP) , and describe some of the inappropriate development occurring since the adoption of the GPP.

Am 95 (Cms Piedmont-Smith and Rollo) – Chapter 5, Housing Trends and Issues (Page 60-61) – Revises a paragraph to recognize that existing older neighborhood housing stock is affordable and should be protected, and that "permanent affordability" can discourage home-ownership and deter upward household mobility.

Am 46-R (Cm. Sturbaum) – Chapter 5, Chapter Overview, Neighborhoods (Page 61) - Revises this rejected amendment to affirm the importance of income-diverse neighborhoods, caution against investment pressures that can undermine naturally occurring affordable housing in these neighborhoods, and recommend the siting of new, more dense housing types in multi-family and commercial zones and in new, greenfield development. (Will need a co-sponsor from prevailing side for reconsideration by the Council)

Am 96 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Overview, Neighborhoods (Page 62) – Revises text to recognize that historic designation preserves the fabric, and not just structures, within a neighborhood and to avoid misuse of certain historic designation terms

Chapter 5: Housing and Neighborhoods – Goals and Policies (Pages 63-64)

Am 97 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) – Revised Policy 5.2.1 to require that new developments and redevelopments be evaluated on both their positive and negative impact on residents of the surrounding neighborhood.

Am 98 (Cm. Piedmont-Smith) – Chapter 5, Goals & Policies (Page 63) – Revises Goal 5.2 and adds Policy 5.2.2 (with renumbering of subsequent policies) to insert greenspace as an element of Housing Planning and Design.

Am 99 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) – Revises Policy 5.2.2 to be consistent with the intent and effect of historic designation regulations.

Am 100 (Cms. Piedmont-Smith and Rollo) - Chapter 5, Goals & Policies (Page 63) – Replaces Policy 5.2.5 to emphasize that development, whether traditional or contemporary, should be consistent with built character of existing neighborhoods, as evidenced by the neighborhoods "prevailing pattern of development, building density, and scale."

Notes:

Am 101 (Cms. Granger and Sandberg) – Chapter 5, Goals & Policies (Page 63) and Programs (Page 65) – Adds Policy 5.2.6 and two bullet-points under Neighborhood Character and Quality of Life to introduce and prioritize "visitibility" standards within the Comprehensive Plan.

Am 102 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) – Revises Goal 5.3 (Housing Supply) to encourage the redevelopment of non-residential developed land (parking lots and other underutilized property) instead of land that is already developed for housing.

Am 103 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) and Programs (Page 65) – Revises Goal 5.3.2 to encourage community centers for seniors and moves reference to a range of housing options for seniors to a new bullet-point under Programs – Neighborhood Character and Quality of Life.

<u>Chapter 5: Housing and Neighborhoods – Programs (Pages 64-65)</u>

Am 104 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 64) – Revises an Affordable Housing program that encourages placing alternative housing types everywhere in the City rather than defining the appropriate compatible locations.

Am 105 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 64) – Revises the Affordable Housing program regarding adaptive reuse to de-emphasize the role of zoning regulations in pursuing it.

Am 106 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 64) – Revises the Affordable Housing program to promote multi-modal access to common destinations persons of all ages and abilities.

Am 53-R (Cm. Piedmont-Smith) – Chapter 5, Programs (Page 64) – Revises last bullet-point to correct reference to affordable housing programs at the Bloomington Housing Authority. (Note: This amendment is being reconsidered and will need a sponsor from the prevailing side to be introduced at the Special Session.)

Am 107 (Cm. Piedmont-Smith) - Chapter 5, Programs (Page 65) – Adds program to discourage restrictive covenants that deter green building practices or alternative, affordable housing types.

Am 108 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 65) and Chapter 7, Overview (Page 79) – Moves program for identifying high-value properties for redevelopment from Chapter 5 to the Overview of Chapter 7 (Land Use) so that it will have a broader application.

<u>Chapter 5: Housing and Neighborhoods – Outcomes & Indicators (Page 65)</u>

Am 109 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Outcomes & Indicators (Page 65) and Chapter 7, Overview (Page 79) – Moves and modifies Indicator regarding evaluation of cumulative impact of regulations and city processes on the ability to meet housing demand to the Overview of Chapter 7 (Land Use) so that it will have a City-wide application.

CHAPTER 7: LAND USE

<u>Chapter 7: Land Use – Land Use Districts (Pages 81 – 93)</u>

Am 110 (Cm. Piedmont-Smith) – Chapter 7, Exhibit 7, Land Use Map (Page 81) – Adds note to Land Use map stating that it is not a zoning map, which will come later.

Am 111 (Cm. Sturbaum) – Chapter 7, Land Use Districts, Mixed Urban Residential (Page 82) – Adds text recommending that the proposed denser uses in the Mixed Urban Residential land use districts respect existing zone and are more appropriate for existing multi-family and commercial zones, and new areas of development.

<u>Notes</u>:

Am 112 (Cm. Piedmont-Smith) – Chapter 7, Downtown Land Use District (Page 84) – Revises third bullet-point under Land Use Approvals to address building height and density calculations in the Downtown.

Am 36-R (Cm. Sturbaum) – Chapter 7, Land Use Districts, Urban Corridor (Page 89) – Revises last bullet-point under Land Use Approvals to encourage higher-density developments be located to preserve the character of existing single family zoned neighborhoods and recommends those uses as more appropriate for multi-family and commercial zones in Urban Corridors.

Chapter 7: Land Use – Focus Areas & Strategies (Pages 94-97)

Am 113 (Cm. Piedmont-Smith) – Chapter 7, Focus Areas & Strategies (Page 94) – Revises entry regarding Form Based Codes to clarify that this strategy should be used in balance with use-based zoning.

Am 114 (Cm. Piedmont-Smith) – Chapter 7, Focus Areas & Strategies, Switchyard North (Page 96) – Revised Land Use Approvals for Switchyard North to clarify that development should respect existing single family zoning and be weighed against the value of existing affordable housing.

Am 41-R (Cm. Sturbaum) – Chapter 7, Focus Areas & Strategies, Gateways North and South (Pages 96-97) – Revises text in the two Gateway areas that call for branding to be informed by the 2005 Downtown Vision and Infill Strategy Plan and to include a robust public process.

VII. COUNCIL SCHEDULE

VIII. RECESS *until Tuesday, December 12th, if necessary, for the Council to continue consideration of remaining second-round amendments carried-over from this evening.*

Notes:

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Initially Posted and Distributed: 01 December 2017

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 84

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 11/20/2017

Comp Plan Chapter, Section, and Page

Chapters	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapters 1-6	Goals & Policies – Preface of Each Chapter	28, 38, 47, 55, 63 & 73

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

This amendment seeks to align the Vision Statement objectives (City Council Res. 13-01) given at the beginning of the "Goals & Policies" section of chapters 1, 2, 3, 4, 5, and 6 with the Vision Statement objectives listed under each Major Objective on page 15. On page 15, the 16 statements from Res. 13-01 are broken up into 6 major objectives that correspond with chapters in the document. However, when you go the beginning of the "Goals & Policies" section of each chapter, the objectives listed there are not the same as those listed under the 6 major headings on page 15. This amendment seeks to rectify this discrepancy.

Other objectives addressed by a certain chapter (outside those listed specifically on pg. 15 under the appropriate heading) can also be maintained in each chapter's list with a special explanation. After all, the text before the list on pg. 15 now says "Note that some of the vision statements adopted by the City Council could fall under more than one of the headings below, but in this plan we have matched them most closely with the appropriate plan objective." This wording passed as Am. 72 on Nov. 7. So the amendment keeps those additional objectives in the lists under "Goals & Policies" with a special explanation.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Chapter 1, Community Services & Economics, pg. 28 – "Goals & Policies"

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

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

***1. F**ortify our strong commitment to equality, acceptance, openness, and public engagement*

***2. D**eliver efficient, responsive, and forward-thinking local government services*

***3. M**eet basic needs and self-sufficiency for all residents*

4. Fortify our progress toward improving public safety and civility

***5. I**nvest 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. E**nhance the community's role as a regional economic hub*

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

***8. O**ffer a wide variety of excellent educational opportunities for our residents at every stage of life*

***11. E**nsure all land development activity makes a positive and lasting community contribution*

***15. E**ncourage healthy lifestyles by providing high quality public places, green space, and parks, and an array of recreational activities and events*

Chapter 2, Culture & Identity, pg. 38 – "Goals & Policies"

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

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

***7.** Celebrate our rich, eclectic blend of arts, culture, and business*

8. Offer a wide variety of excellent educational opportunities for our residents at every stage of life

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

***6.** Enhance the community's role as a regional economic hub*

***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*

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

***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*

***15.** Encourage Healthy Lifestyles by providing high quality public places, greenspaces, and parks and an array of recreational activities and events*

***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*

Chapter 3, Environment, pg. 47 – "Goals & Policies"

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

*The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective to:*

***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.*

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

***11.** Ensure all land development activity makes a positive and lasting community contribution*

***15.** Encourage healthy lifestyles by providing high quality public places, green space, and parks and an array of recreational activities and events*

Chapter 4, Downtown, pg. 55 – "Goals & Policies"

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

*The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective to:*

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

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

***6.** Enhance the community's role as a regional economic hub*

***7.** Celebrate our rich, eclectic blend of arts, culture, and local businesses.*

***11.** Ensure all land development activity makes a positive and lasting community contribution*

***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*

Chapter 5, Housing & Neighborhoods, pg. 63 – "Goals & Policies"

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

*The policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective to:*

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 preservation, 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

The policies in this chapter also respond to the following 2013 Vision Statement objective:

3. *Meet basic needs and ensure self-sufficiency for all residents*

Chapter 6, Transportation, pg. 73 – "Goals & Policies"

Add numbers and change order. Remove quotation marks and semicolons in list. Added text in bold.

*Policies in this chapter **most closely** respond to the adopted 2013 Vision Statement objective~~s~~ to:*

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.*

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

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 a regional economic hub*

11. *Ensure all land development activity makes a positive and lasting community contribution*

05 December 2017 Special Session Action:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #85

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1 – Community Services & Economics	Goals & Policies	28

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

This amendment deletes a duplicate policy point (Policy 1.1.3) and rewords Goal 1.1 accordingly. Currently Policy 1.1.3 and Policy 1.3.3 are exactly the same, and the policy seems to fit better under Goal 1.3 than under Goal 1.1. After deleting Policy 1.1.3, the Goal 1.1 statement no longer needs to include "food production opportunities," so this amendment also does away with that reference. Note that Goal 1.3 and subsequent policies were renumbered Goal 1.4 (and Policies 1.4.1, 1.4.2, and 1.4.3) through the adoption of Amendment 77 on Nov. 7.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Goals 1.1 and policies under this goal are as revised via Amendment 77. Also, Goal 1.3 was renumbered Goal 1.4 via Am. 77.

Goal 1.1 Prioritize programs and strategies that support **inclusive** recreational~~,~~ **and** cultural ~~and food production opportunities~~ activities.

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.~~

Goal 1.4 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 1.4.1: 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 1.4.2: Maintain existing facilities with investments that improve their usefulness, efficiency, and appearance. Avoid deferred maintenance of City infrastructure.
Policy 1.4.3: Continue and expand the city's commitment to public land use for the production and distribution of local food.

Special Session Action – 5 December 2017

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: # 86

Name of Sponsor(s): Council Staff

Date Submitted: November 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Outcomes and Indicators	32

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

This amendment makes a minor clean up to text by adding a missing public health outcome header under "Outcomes and Indicators." The addition was passed by the Plan Commission, but inadvertently not included in the Comprehensive Plan certified to the Council.

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

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

Outcome: Public health is enhanced

- 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)

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #87

Name of Sponsor(s): Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2: Culture & Identity	Goals & Policies – preliminary text	38

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

This amendment deletes an objective from the 2013 Vision Statement from the preliminary text in Chapter 2 because the objective is not actually addressed in this chapter.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

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."*~~

Note that this is objective 9 in the list on page 15.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #88

Name of Sponsor(s): Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2 – Culture & Identity	Goals & Policies	38

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

This amendment seeks to address the Vision Statement objective "Offer a wide variety of excellent educational opportunities for our residents at every stage of life." Educational opportunities in Bloomington are discussed in the opening text of this chapter but are not reflected in any of the goals or policies. This amendment adds a new goal and three policies intended to achieve that goal. See Amendment 84, which proposes to add this overlooked objective to the Preface of this Goals & Policies section.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Add a new goal and policies as follows:

Goal 2.4 Maintain and improve educational opportunities for children and adults in our community as well as partnerships between the city and educational institutions.

Policy 2.4.1: Reach out to Indiana University to continue and strengthen research partnerships to address community problems and long-range planning.

Policy 2.4.2: Encourage job training programs for local business through Ivy Tech and other educational institutions.

Policy 2.4.3: Support public primary and secondary education through community outreach and involvement of children and teens in city events.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #89

Name of Sponsor(s): Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 3: Environment	Goals & Policies – preliminary text	47

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

This amendment deletes an objective from the 2013 Vision Statement from the preliminary text in Chapter 3 because the objective is not actually addressed in this chapter.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Goals & Policies

The policies in this chapter respond to the adopted 2013 Vision Statement objectives to:
"Ensure all land development activity makes a positive and lasting community contribution";
~~"Encourage healthy lifestyles by providing high quality public places, green space, and parks and an array of recreational activities and events,"~~ and to
"Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system."

Note that this is objective 15 in the list on page 15.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #90

Name of Sponsor(s): Piedmont-Smith

Date Submitted: 11/24/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 4, Downtown	Goal 4.1	55

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

This amendment adds a policy to Goal 4.1 to address the problem of amalgamating lots to create large, inappropriately-scaled buildings that detract from the historic character and main-street feel of the Downtown.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Note: This amendment incorporates changes made through Am. 15, adopted 9/12/17.

Goal 4.1 Maintain Historic Character. Encourage redevelopment that complements and does not detract from the downtown's historic, main-street character.

Policy 4.1.1: Recognize the significance of traditional architecture, innovative yet durable, high-quality architecture, and compact urban form in supporting community character.

Policy 4.1.2: Provide public and private investment in maintaining historic buildings downtown and utilize historic preservation as an economic development tool.

Policy 4.1.3: Encourage that large, amalgamated lots Downtown be developed as a set of smaller buildings to fit in with the historic character and pedestrian-friendly feel of this area and to provide for more options for reuse in the future.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #91

Name of Sponsor(s): Piedmont-Smith

Date Submitted: November 20, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 4 – Downtown	Goals & Policies	55

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

This amendment adds a new goal and three new policies to address the 2013 Vision Statement objective "*Celebrate our rich, eclectic blend of arts, culture, and local businesses.*" Currently there is no goal or policy in Ch. 4, Downtown, that deals with local business, although there are several paragraphs in the opening text that describe the benefits of locally-owned businesses. This amendment seeks to make up for this deficiency and also to underline the importance of the arts Downtown.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Goal 4.2 Encourage and support local businesses, the arts, and cultural events Downtown.
Policy 4.2.1: Whenever fiscally feasible, use local vendors for city events and purchases.
Policy 4.2.2: Collaborate with Downtown Bloomington Inc. and other local business associations to support locally owned businesses.
Policy 4.2.3: Continue to support the Buskirk-Chumley Theater, the Bloomington Entertainment and Arts District, and other downtown arts and cultural organizations.

Subsequent goals and policies in this chapter shall be renumbered.

Special Session Action – 05 December 2017:

** Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) **

Amendment #: 04 - R

Submitted By: Cm. Sturbaum, District I

Date: November 27, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs – Downtown Vitality and Sense of Place, page 56, shall be amended by striking text from, and adding text to, the first bullet-point in the second column which will now reads as follows:

- Consult with stakeholders to **find the best options for** ~~considering~~ the installation of public restrooms downtown.

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Programs section. The change would clarify that downtown public restrooms should not just be considered but also be installed. (See below for the changes in context of Programs – Downtown Vitality and Sense of Place.)

Supplemental Note: After defeat at the meeting on September 12, 2017, the amendment was revised (now Am 04-R) to address concerns by dropping the word "guide" and adding the words "find the best options for" and readied for reconsideration at the meeting on December 5, 2017 by the addition of a co-sponsor who voted on the prevailing side in September.

September 12, 2017 Special Session Action:	**4 (Chopra, Granger, Sims & Sturbaum) - 5**
Motion to Adopt	**Defeated**

December 5, 2017 Special Session Action:

Changes in Context of Programs – Downtown Vitality and Sense of Place

Programs
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 ~~considering~~ **find the best options for** ~~guide~~ 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).

** Amendment Form for Res 17-28 (To Adopt the City's Comprehensive Plan) **

Amendment #: 07 - R

Submitted By: Cm. Sturbaum, District I

Date: November 28, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs – Downtown Transportation and Parking, page 56, shall be amended by adding another bullet-point which will read as follows:

Downtown Transportation and Parking (New Bullet-Point)

- Work with Bloomington Transit to add more bus shelters where they are most needed.

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Programs section. The change would add another bullet-point in the Downtown Transportation and Parking section to assure more bus shelters with the comfort, convenience, safety, and resulting higher use of the transit system that will likely flow from that investment. (See below for the changes in context of Programs – Downtown Design.)

Supplemental Note: After defeat on September 12, 2017, this amendment was revised (now Am 07-R) to address concerns by including "work with Bloomington Transit" and "where [shelters] are most needed" and readied for reconsideration at the meeting on December 5, 2017 with the addition of a co-sponsor who voted on the prevailing side in September.

September 12, 2017 Special Session Action: **2 (Rollo & Sturbaum) - 5**
Motion to Adopt

Defeated

December 5, 2017 Special Session Action:

Changes Downtown Transportation and Parking (Illustrative) – New Bullet-point (with revisions since September highlighted)

- Continue to improve multimodal connectivity with the Downtown area.
- Promote programs to encourage bike sharing and car sharing 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.
- **Work with Bloomington Transit to** add more bus shelters ~~and create funding for them~~ **where they are most needed**.

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #92

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing and Neighborhoods	Chapter Overview	58

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

This amendment clarifies the diverse nature of existing neighborhoods and presents the challenges of exercising legislation in neighborhoods with covenants. "Supply-end strategies" is loaded with various meanings and potentially confusing concepts.

Note: This amendment is CONA's Am. #1.

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

Bloomington has a strong housing market and unique neighborhoods. **Much of the city's recent growth has occurred in the core neighborhoods adjacent to the downtown and university. Many post-WWII neighborhoods, built with large lots and single-use development, contain covenants that restrict both growth and land uses. Each neighborhood's unique character, strengths and assets must be respected and considered.** This chapter contains goals, policies, and programs that express Bloomington's long-term commitment to revitalizing its housing stock and neighborhoods as well as providing smart-growth~~, supply-end~~ strategies for future development and redevelopment. This chapter will set the stage for Housing and Neighborhoods by considering today's context, looking into housing trends and issues, and analyzing Bloomington's neighborhoods.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #93

Name of Sponsor(s): Cms. Piedmont-Smith, Rollo, and Sturbaum

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing and Neighborhoods	Housing Trends and Issues	60

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

This amendment deletes generalized, confusing and inaccurate language. Core neighborhoods are diverse whereas other residential zones are single-use. The majority of the apartments are currently being built in the downtown and along corridors, not inside neighborhoods. The amendment also makes clear that existing neighborhoods close to the city center should not bear the burden of increased density needed as the city grows.

Note: This amendment reflects CONA's Am. #2 but was revised.

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

Some of Bloomington's neighborhoods are relatively diverse, both economically and by housing types, ~~although they could benefit from greater diversity in housing types within each neighborhood.~~ **whereas others are comprised almost entirely of single-family homes and limited in development by covenants.** Most **core neighborhoods** are stable but are trending towards a lower percentage of new single-family homes ~~and a higher proportion of apartments~~. With greater density **in the city** comes the **challenge to preserve neighborhood character and the** opportunity to strengthen neighborhoods ~~as active community centers.~~ **by developing small commercial nodes as community gathering places. Existing core neighborhoods should not be the focus of the city's increasing density.**

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #94

Name of Sponsor(s): Cms. Piedmont-Smith, Rollo, and Sturbaum

Date Submitted: 11/27/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch 5 – Housing and Neighborhoods	Overview – Housing Trends and Issues	60

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

This amendment removes mention of "supply side" housing solutions, since "supply side" has negative or confusing connotations. Also, the amendment corrects a reference to the 2002 GPP and describes inappropriate development that has occurred since the GPP was adopted.

Note that this amendment includes CONA's Am. #3.

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

Housing Trends and Issues

Revising the second paragraph in first column of page 60.

We should examine housing trends and increase housing supply. ~~Examining housing trends and exploring supply-side solutions to further enhance the availability of quality housing in Bloomington is an appropriate approach.~~ The two most dominant trends in Bloomington are the decrease in construction of new, single-family, detached dwellings and the increase in multifamily residential (MFR) **rental** housing development in the Downtown **and neighboring** areas. **Much of this new MFR housing is inappropriately scaled to its surroundings. The recent trend has been toward large-scale monolithic development that disrupts the neighborhood pedestrian realm and disregards street life and the existing urban form.** On the multifamily side, construction of new units has been strong for many decades. However, policies in the 2002 Growth Policies Plan redirected the location of new MFR units away from ~~established core neighborhoods and~~ larger tracts of land in suburban locations. Rather, new MFR construction was encouraged and guided towards Downtown and near- campus areas. In response, approximately 1,900 units or 2,500 new bedrooms have been added in these areas. The consensus in the community in 2016 is that Downtown housing is catering largely to Indiana University students.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #95

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing and Neighborhoods	Housing Trends and Issues	60-61

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

This amendment recognizes that existing older neighborhood housing stock is affordable and should be protected. Also, long term affordability is a strategy that can discourage home ownership and not allow owners to realize full value of their home. The amendment also breaks one long paragraph into two paragraphs.

Note: red text is intended to be instructional only, and is not intended to be a text change.
Note further: This amendment is CONA's Am. #4, slightly revised.

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

In addition to these local trends, national trends in the housing market are rapidly changing. The surge of the Baby Boomer generation into retirement, the consequent downsizing of their residential footprint, and the increase in energy and transportation costs are all factors that are shifting markets toward the need for fewer detached housing units on large lots. The desire and preference for smaller, more sustainably designed units, a growing interest in attached housing and co-housing arrangements, and the need for both physical accessibility of housing units and proximity of such units to basic day-to-day service hubs are increasingly important issues. Therefore, walkability or preference towards livability has increased significantly as a factor in housing choice for residential neighborhoods. After many years of development that focused specifically on Indiana University students, the City has started to reevaluate housing markets across the city and especially in Downtown. Affordable housing for the community has become a major issue that both administration and City Council are working to address.

(New paragraph)

Local policy makers have affirmed affordable housing as a major focus area of the City's administration, while the City Council formed the Affordable Living Committee to specifically address this challenge. Increasing housing supply, along with offering a range of housing programs for extremely low income households through (workforce) households with up to 120% of annual median income, to help ensure accessible mixed-income neighborhoods. **Bloomington's older urban, small scale, compact, single-family housing stock located primarily around the city center and university represent the city's most affordable housing stock and must be protected.** Building a growing stock of affordable housing requires assuring sustainability ~~and long term affordability~~ so unaffordable stock is not the only option for future generations. Mixed income neighborhoods are fundamental to successful, sustained, ~~and permanent~~ affordable housing stock.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #46 - R

Name of Sponsor(s): 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)	NEIGHBORHOODS	61

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

This amendment was rejected at the October 10, 2017 meeting of the Special Session and has been revised with the intent for the Council to reconsider it with the support of a co-sponsor who voted on the prevailing side in October. The revisions keep the text supporting income-diverse neighborhoods in the first paragraph of the second column of the Neighborhoods section. The revisions also replace proposed text in the third paragraph of that column with language recommending that new, more dense housing types be located in multi-family and commercial zones along with opportunities that arise with new, greenfield development.

As stated in the original, unrevised amendment, the call for higher densities and diverse housing types should not be aimed at single family neighborhoods. Prior to zoning changes, these neighborhoods were over-occupied and under- maintained so that home ownership was declining. Up-zoning of single family neighborhoods will have a negative impact on affordable homeownership as buyers compete with rental investors in an already scarce housing market. There are new areas to zone for higher residential occupancy such as entry corridors and previous commercially-zoned properties along the B-Line trail and elsewhere.

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

Neighborhoods

This amendment makes changes to the first and last paragraph in the second column of the Neighborhoods section as follows:

The 2002 Growth Policies Plan recognized the importance of preserving and enhancing neighborhoods, as well as improving the quality of life for both current and future residents. This has not changed. New neighborhoods will be established as the community grows. Embracing innovation and creativity will foster vibrant new neighborhoods. All of Bloomington's neighborhoods must avoid monocultures that serve only a small range of household incomes and attract a limited segment of the market. Monocultures are not a healthy characteristic of a community. ~~Ensuring a diversity of housing types and~~ s **S**erving a mix of household incomes should help define Bloomington's most vibrant neighborhoods.

Through the City's Neighborhood Planning Initiative, several neighborhoods participated in a comprehensive planning process to construct clear visions of overall needs and priorities, as well as a step-by-step outline of the methods needed to achieve their goals. The Planning and Transportation Department collaborated with the following neighborhoods to draft plans through the Neighborhood Planning Initiative: McDoel (2002), Broadview (2003), Prospect Hill (2005), and Green Acres (2006). The Downtown Vision and Infill Strategy Plan (2005) focused on the emergent Downtown residential market. Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments), the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner-occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative environmental impacts of traffic congestion.

Changing markets and consumer demands create opportunities to further the diversification of existing housing stock and neighborhoods. Accessory dwelling units (ADUs), tiny homes, and co-operative housing are some examples of housing options used throughout the country. Through experimentation and pilot programs the City supports ADUs, tiny homes, cooperative housing, and other housing options that address long-term affordability, aging in place, and create fewer monocultures of housing stock. **This should not be done at the cost of losing naturally occurring affordable home ownership and existing affordable rentals in single family core neighborhoods. New housing types should be developed in multi-family and commercial zones. These mixed density residential projects will also be suitable in new, greenfield developments.**

Special Session Action – 10 October 2017	**1 (Sturbaum) – 7** **(Absent: Chopra)** **Failed**
Special Session action – 05 December 2017	

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #96

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Neighborhoods	62

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

This amendment corrects the use of words that have specific meaning in historic preservation. Demolition Delay was developed to protect housing stock 50+ years old, not just in designated historic districts. In addition, it was developed to protect the fabric of a neighborhood, not just individual buildings.

Note: This is CONA's Am. #5.

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

The City's Demolition Delay Ordinance was specifically developed to address this situation and protect the fabric of **its older neighborhoods and** historic ~~neighborhoods~~ **districts**. The City of Bloomington applies the demolition delay to certain structures and neighborhoods that have been ~~designated~~ **recognized** as historically **important** ~~significant~~. Protected structures are also subject to review, in some cases, when additions, major renovations, or exterior remodeling are planned.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #97

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

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goals & Policies	63

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

This amendment adds language to acknowledge that new developments and redevelopments have both a positive and negative impact on the surrounding neighborhood.

Note: This is CONA's Am. 6

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

Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to ~~contribute to~~ **positively or adversely impact** the overall health and well-being of the people who live in the surrounding neighborhood.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #98

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/20/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goals & Policies – Goal 5.2	63

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

This amendment seeks to address the vision statement objective #15 "Encourage healthy lifestyles by providing high quality public places, green space and parks, and an array of recreational activities and events" at an appropriate place in the Goals and Policies of Chapter 5, since this objective is listed as being met in Chapter 5 on page 15.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Goal 5.2 Housing Planning and Design: Guide growth, change, and preservation of residential and business areas through planning policies that create and sustain neighborhood character **and green space**, and that build a sense of community, civic involvement, and neighborhood pride.

Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to contribute to the overall health and well-being of the people who live in the surrounding neighborhood.

Policy 5.2.2: Ensure that expansion of existing neighborhoods and development of new neighborhoods includes access to green space and recreation areas.

Subsequent policies shall be renumbered.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #99

Name of Sponsor(s): Cm. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goals & Policies – Policies under Goal 5.2	63

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

This amendment removes language that opens the door to incompatible development in historic neighborhoods. The words "complementary" and "contemporary" are subjective and incompatible with historic character found in older neighborhoods.

Note: This is CONA's Am. 7.

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

Policy 5.2.2: In historic neighborhoods and districts, preserve or enhance authentic design characteristics, such as building form, by encouraging new or remodeled structures to be historically compatible with ~~or complementary to~~ the neighborhood and adjacent structures~~, including those using more contemporary design characteristics~~.

Note: The numbering may have changed with adoption of Am 98 and, perhaps, other amendments.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #100

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: November 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Housing & Neighborhoods Goals & Policies – Policy 5.2.5	63

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

This amendment deletes language encouraging incompatible architecture in neighborhoods and replaces it with language encouraging the maintenance of built character. The original text negates the intent of demolition delay in unprotected older neighborhoods.

Note: This is CONA's Am. #8

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

Policy 5.2.5: ~~Encourage diverse architectural designs, from traditional to contemporary, except as restricted in designated historic areas.~~ **Existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building density, and scale. This built character may be complemented by both traditional and contemporary architecture.**

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #101

Name of Sponsor(s): Cms Granger and Sandberg

Date Submitted: 11/28/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5: Housing & Neighborhoods	Both Goals & Policies (Goal 5.2) and Programs (Neighborhood Character and Quality of Life)	63 and 65

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

This amendment adds the prioritization of "visitability" standards to the Comprehensive Plan by adding a new policy and two new program points. The new policy encourages the addition of visitability and accessibility features, where practicable, and where not otherwise required, in all single and multi-family residential housing construction and modification. The two new program points call for working with community partners to develop ongoing educational programs regarding visitability and accessibility and to develop visitability standards.

The term "visitable" describes a housing unit that enables persons with disabilities to visit, with an accessible entrance, bathroom and common area, while "accessible" addresses the configuration of a unit to accommodate persons with disabilities. Accessible housing presumes that a person with a disability will live in the unit, while visitable housing provides merely the ability to visit it.

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

ADD A NEW POLICY AS FOLLOWS (p. 63)

Policy 5.2.6: Encourage the addition of visitability and accessibility features, where practicable, and where not otherwise required, in all single and multi-family residential new housing construction and modification.

ADD TWO NEW PROGRAM POINTS UNDER "NEIGHBORHOOD CHARACTER AND QUALITY OF LIFE" AS FOLLOWS (p. 65)

- Work with community partners to develop visitability standards. At minimum, such standards shall include: at least one zero-step entrance; main floor doors that provide at least 32" of clear passage; and, at least one half bath on ground floor that is sufficiently convenient for use by a person using a wheelchair or other mobility device.
- Work with community partners to develop ongoing educational programs for consumers, developers, and builders on the topics of accessibility and visitability.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: # 102

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Goal 5.3: Housing Supply	63

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

This amendment is intended to encourage the redevelopment of non-residential developed land (parking lots and other underutilized property) instead of land that is already developed for housing. As currently worded, Goal 5.3 could imply that land already development as single-family housing be redeveloped with greater density, which would threaten the integrity of our core neighborhoods.

Note: This is CONA's Am. 9, with an additional sentence added to the synopsis.

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

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 **non-residential** developed land ~~for housing~~, and developments on vacant land if it is at least partially surrounded by existing development.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #103

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Policy 5.3.2 and Programs under "Neighborhood Character and Quality of Life"	63, 65

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

This amendment has two parts:
1) By revising Policy 5.3.2, it clarifies awkward language as well as encourages the creation of community activity centers for seniors. The language about types of housing that may benefit seniors is moved to a program point.
2) By adding a program point under Neighborhood Character and Quality of Life it appropriately situates encouraging a range of senior housing options in the "Programs" section of the chapter.

Note: This is a revised version of CONA's Am. #10.

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

PAGE 63:

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 5.3.2: Enable **seniors** ~~people who are elderly and moving into later life~~ to remain in their own homes to "age in place," and consider **locating a variety of housing options for seniors near gathering places such as the public library, parks, recreation or community centers, and other community resources** ~~options to meet their needs through shared housing, accessory dwellings, smaller homes and lots, adult foster homes, and other assisted residential living arrangements~~.

PAGE 65:

Neighborhood Character and Quality of Life

- **Encourage a variety of housing options to meet the needs of seniors such as shared housing, accessory dwelling units, smaller homes and lots, adult foster homes and other assisted residential living arrangements.**

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #104

Name of Sponsor(s): Cm. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Programs - Affordable Housing	64

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

This amendment removes the encouragement of placing these alternative housing types everywhere in the city rather than defining appropriate compatible locations.

Note: This is CONA's Am. #11

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

Programs – Affordable Housing – *modify the following bullet-point:*

- 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.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #105

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Programs - Affordable Housing	64

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

Adaptive reuse should be encouraged. Zoning does not need to be changed to obtain this goal.

Note: This is CONA's Am. #12.

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

Programs – Affordable Housing – revise the following bullet-point:

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

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #106

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 27, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5 – Housing & Neighborhoods	Programs - Neighborhood Character and Quality of Life	65

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

This amendment strives to make the language of this particular program point more inclusive by expanding the amenities and making them available to everyone.

Note: This is CONA's Am. #13.

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

Programs – Neighborhood Character and Quality of Life – *revise the following bullet-point:*

- Evaluate **multi-modal** access to **public schools, grocery stores, parks, restaurants,** health care and other community services and amenities for ~~older adults and people with disabilities~~ **all ages and abilities**.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: # 53-R

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

Date Submitted: November 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5: Housing & Neighborhoods	Programs, "Affordable Housing"	64

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

This amendment was adopted via the consent agenda on 10 October and is being revived for Council reconsideration to make a technical correction. With this reconsideration, the phrase "Project-based Section 8" shifts to "Section 8 Project-Based Vouchers" as HUD is no longer providing new funding for Project-Based Section 8 and this program is not under the authority of the Bloomington Housing Authority.

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

*Blue text indicates the additions made by Am 53; **bold text** indicates the change with this reconsideration.*

- Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients~~.~~, including, but not limited to, Public Housing, Section 8 Housing Choice Vouchers, and ~~Project-based~~ Section 8 **Project-Based Vouchers.**

Special Session Action:
(05 December 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #107

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/24/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 5, Housing and Neighborhoods	Programs – Neighborhood Character and Quality of Life	65

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

This amendment adds another program under "Neighborhood Character and Quality of Life" discouraging covenants in single-family neighborhoods that thwart community goals of sustainable development (both environmental, through green building practices, and economic, through affordable housing models that allow higher density and/or shared amenities). We have seen in 2017 that covenants restrict the implementation of ADUs and pocket neighborhoods, and co-housing is also restricted by covenants although it is encouraged implicitly in this document.

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

Neighborhood Character and Quality of Life - add bullet-point:

- 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.
- **Discourage covenants in single-family residential neighborhoods that restrict green building practices or alternative, affordable housing types.**

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #108

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: November 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
a) Ch. 5, Housing & Neighborhoods b) Ch. 7, Land Use	a) Programs -- Neighborhood Character & Quality of Life b) Overview text	a) 65 b) 79

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

This amendment moves a bullet point from the Housing Chapter, "Neighborhood Character and Quality of Life," to the Land Use Chapter, "Overview," as the bullet is applicable to the entire city, not just neighborhoods. In so moving, the amendment also renders the bullet as a new paragraph to make clear that this paragraph is an action item that attaches to the whole of Chapter 7.

Note: red text is intended to be instructional only, and is not intended to be a text change.

Note further: This is CONA's Am. #14

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

Delete the following bullet from p.65, Housing and Neighborhoods, Programs, "Neighborhood Character and Quality of Life."

- ~~Identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider preplanning potential development options.~~

Add the following paragraph (not to be listed as a bullet) immediately following the bulleted list on p.79, Land Use, "Overview."

In addition, the city should identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider preplanning potential development options.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #109

Name of Sponsor(s): Cms. Piedmont-Smith and Rollo

Date Submitted: Nov. 28, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
a) Ch. 5, Housing & Neighborhoods b) Ch. 7, Land Use	a) Outcomes & Indicators b) Overview	a) 65 b) 79

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

This amendment moves a bullet point from the Housing and Neighborhoods Chapter, "Outcomes and Indicators" to the Land Use Chapter, "Overview," as the bullet is applicable to the entire city, not just neighborhoods. In so moving, the amendment also renders the bullet as a new paragraph to make clear that this paragraph is an action item that attaches to the whole of Chapter 7.

Note: red text is intended to be instructional only, and is not intended to be a text change.

Note further: This is CONA's Am. #15

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

Delete the following bullet from p.65, Housing and Neighborhoods, "Outcomes and Indicators"

- ~~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~~

Add the following paragraph (not to be listed as a bullet) to immediately precede the last paragraph on p. 79, Land Use, "Overview."

As land is developed and redeveloped, the city should evaluate the cumulative impact of regulations and the development review process and how it affects the ability to meet current and future housing demand. This evaluation should include the impact of regulations for all stakeholders.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #110

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/21/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 7 – Land Use	Future Land Use Map	81

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

This amendment adds a note to the Future Land Use Map to clarify that this is not a zoning map.

Note that red text is intended to be instructional only, and is not intended to be a text change.

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

Add the following bold text.

exhibit 7

Future Land Use Map

This is not a zoning map. The zoning map will be included in the Unified Development Ordinance to follow from this Comprehensive Master Plan.

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #111

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 11/27/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	Mixed Urban Residential – Land Use Development Approvals	82

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

This amendment is proposed as a second-round amendment following the defeat of Am 33, which recommended the conditional use process as a way of meditating the incursion of higher densities within or on the edges of existing single family neighborhoods located in Mixed Urban Residential land use districts. In lieu of that approach, this amendment recommends that "these denser uses are more appropriate in existing multi-family and commercial zones and new areas of development." It also recommends that "higher densities within or on the edge of existing single family neighborhoods "should respect existing zoning."

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

Mixed Urban Residential - Land Use Development Approvals:

New and redevelopment activity for this district is mostly limited to remodeling or new construction for single-family residential uses. In some instances development activity will involve larger lots (larger than one acre) where attached single- family residential, accessory dwelling, and minor subdivision is appropriate. Both instances require the Maintain theme for development approvals. A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small- scaled neighborhood mixed uses (see Urban Village Center). These instances require the Enhance theme for development approvals. It is important to protect the existing single-family housing stock within this district. **Changes allowing higher densities within or on the edge of existing single family neighborhoods should respect existing zoning. These denser uses are more appropriate in existing multi-family and commercial zones and new areas of development.** The conversion of dwellings to multifamily or commercial uses should carefully balance market demand with overall neighborhood integrity towards single-family residential. The following provide additional land development policy guidance:

Special Session Action on 5 December 2017:

27 November 2017

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #112

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/22/17

Comp Plan Chapter, Section, and Page

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

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

This amendment revisits the concerns expressed in the defeated amendment 34. While Amendment 34 deleted the provision on higher densities and increased heights in the downtown, this amendment revises the passage to narrow the focus to building heights downtown. It reflects a desire to increase heights above one story but to limit heights to five stories, or less depending on the overlay district.

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

Revise 3rd bullet-point under Land Use Approvals as follows:

In order to develop higher residential densities Downtown, **the city should consider** increased building heights **above one story but no greater than five stories** ~~should be considered~~ **in the Downtown core, with overlay areas continuing to dictate lower height maximums in specific locations.** ~~and~~ Diversified density calculations for new unit types should **also** be considered. ~~in the Downtown Core character area.~~

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #36 - R

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/17 - Revised 11/27/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Urban Corridor - Land Use Development Approvals	89

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

This amendment has been revised since it appeared on the October 10th agenda, but was not introduced. The initial amendment added a sentence to the last bullet-point under Urban Corridors, "Land Use Development Approvals," that called for the conditional use process to mitigate the adverse impacts of higher density (up-zoning) proposals which encroach upon single family zoned neighborhoods. The revised amendment replaces the proposed text with one that recommends that the greater residential density and diversity of housing types be located in order to preserve the character of existing single family neighborhoods and are more appropriate for the multi-family and commercial zones with the Urban Corridor district.

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

Urban Corridor – Land Use Development Approvals

(Note: The eight bullet-points associated with this section are included below for context; the amendment adds a sentence to the last entry.)

The following provide additional land development policy guidance:

- Buildings should be developed with minimal street setbacks, with parking located behind the building, and with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- To increase pedestrian and transit accessibility, street cuts should be limited as much as possible to reduce interruptions of the streetscape, tree plots, and sidewalks.
- Affordable housing units are an important component of the Urban Corridor district.
- Access to public transit service is an important component of the Urban Corridor district.
- Connections to a network of City trails, paths, and bikeways create access to other destinations and provide active, healthy means of transportation.
- Districts are located along major roadways in order to provide convenient pedestrian, bicycle, transit, automobile, and truck (e.g. delivery) access.
- In new development or redevelopment projects, utilities could be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.
- Consider opportunities for infill and redevelopment to increase residential densities, with housing types such as duplex, triplex and four-plex buildings, courtyard apartments, bungalow courts, townhouses, row houses and live/work spaces. **This increased residential density and diversity in housing types should be located in order to preserve the character of existing single family neighborhoods. This mixed-density development is more appropriate for the multi-family and commercial zones within the Urban Corridor district.**

Special Session Action – 10 October 2017 **None – Not Introduced**

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #113

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 11/22/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch 7 – Land Use	Focus Areas and Strategies	94

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

This amendment is meant to allay concerns that Form Based Code would replace use-based zoning in Bloomington.

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

Form Based Code
To better respond to the relationship of buildings to the street, architectural massing, shape and design, and the location of on-site parking. A form-based code focuses on the physical shape and configuration of the built environment rather than land uses. Using this approach can offer more predictability than flexible Planned Unit Development processes offer. **This strategy should not be used exclusively but rather in balance with use-based zoning. Land use decisions should be based both on compatible uses as well as on form.**

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #114

Name of Sponsor(s): CM Piedmont-Smith

Date Submitted: 11/22/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch 7 – Land Use	Focus Areas & Strategies: Switchyard North, "Background and Intent"	96

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

This amendment seeks to protect the affordable single-family neighborhoods near the future Switchyard Park from rezoning for more intensive land use purposes, which may well make living there less affordable.

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

Switchyard North

Background and Intent: The B-Line Trail connects a number of redevelopment opportunities throughout the community, drawing private investment and acting as a "string of future redevelopment pearls." The Trades District, Gateway South, and the Switchyard North are three Focus Areas that are part of the B-Line's redevelopment pearls. Investment in the B-Line Trail has already spurred redevelopment opportunities. Coupled with the pending development of the Switchyard Park, the adjacent corridors near the Switchyard should attract redevelopment interest. This Focus Area extends roughly from South Drive to 1st Street and along mostly the west side of South Walnut Street to Morton Street. The City is making a long-term investment in the Switchyard Park, and redevelopment interests must focus on capitalizing on both the direct and indirect benefits of that commitment. These interests must serve multiple needs related to entrepreneurship, employment, single- family and multifamily housing, and green building. **In this area, existing single-family zoning should be respected and any changes to use should be weighed against the value of the existing affordable housing.**

Special Session Action – 05 December 2017:

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #41 - R

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9 / 17 /18

Comp Plan Chapter, Section, and Page

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

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

This amendment was defeated at the 10 October 2017 meeting of the Special Session. It has been revised with the intent that it be reconsidered by the Council with support from a member who voted on the prevailing side in October. Both the initial and revised amendment address the "branding" in both the Gateway South and Gateway North Focus Areas and Strategies. The revisions recommend that the 2005 Downtown Vision and Infill Strategy Plan inform the "branding" process and that the process include robust public input.

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

Gateway South

Land Use Development Approvals: Locations should utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Emphasis should be on architectural and site design characteristics that establish Gateway South branding. **The product of the branding should be informed by the 2005 Downtown Vision and Infill Strategy Plan, which was a successful local effort at establishing form-based design guidelines, and should also include a robust public process.** Approvals should also consider the importance and economic impact of the Convention Center, such that land uses should complement and not substantially hinder Convention Center activities. Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new development.

Gateway North

Land Use Development Approvals: Locations should utilize the underlying Land Use District designations within this chapter and apply the Transform development theme for approvals. Emphasis should be on architectural and site design characteristics that establish Gateway North branding. **The product of the branding should be informed by the 2005 Downtown Vision and Infill Strategy Plan, which was a successful local effort at establishing form-based design guidelines, and should also include a robust public process.** Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new developments.

Special Session Action – 10 October 2017 1 – 7 – 0 Failed

Special Session Action – 5 December 2017 *Pending*

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Tuesday, September 12, 2017 at 6:31pm with Council President Susan Sandberg presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
Tuesday, September 12, 2017

Clerk's Note: On August 29, 2017, the Common Council called to order a Special Session, which began the Council's consideration of Resolution 17-28 to be completed over a series of meetings. Please refer to the minutes from that meeting for a description of the procedure for consideration of the resolution and amendments thereto.

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

Roll Call: Sturbaum (left at 9:51pm), Ruff, Chopra, Granger, Sandberg, Volan (arrived at 6:37pm), Piedmont-Smith, Sims, Rollo

ROLL CALL

Members Absent: None

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION

Council Attorney Dan Sherman explained the procedure for and purpose of approving items through a consent agenda.

CONSENT AGENDA:
AMENDMENTS TO CHAPTER 4 (DOWNTOWN)

Councilmember Isabel Piedmont-Smith summarized Amendment 09, Amendment 10, and Amendment 13.

Amendment 09
Amendment 10
Amendment 13
Amendment 14

Councilmember Steve Volan summarized Amendment 14.

Councilmember Allison Chopra moved and it was seconded to adopt amendments (09, 10, 13, and 14) listed under the consent agenda.

The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0 (Rollo out of room).

Vote on Consent Agenda Items [6:39pm]

Piedmont-Smith said she was withdrawing Amendment 11.

Amendment 11

Amendment 01

Councilmember Chris Sturbaum described the amendment. He said the passage he proposed to amend was inaccurate and too radical because it could be interpreted as calling for a change to form-based code. He thought the city's form-based design guidelines might need to be revised or clarified but not eliminated or replaced.

Council Questions:

Volan asked for more information about the difference between form-based codes and form-based design guidelines.

Sturbaum said that form-based codes might allow commercial uses in residential areas or vice versa. He said the city already had mixed-use code where the city specified where such mixed-uses were preferable.

Volan asked when the city changed to a mixed-use code.

Sturbaum said he did not know how many years ago the city began emphasizing mixed-use buildings but said the code had changed to allow for such buildings.

Volan wondered if the existing Unified Development Ordinance (UDO) already made possible or even encouraged mixed-use developments.

Sturbaum said yes and said the city did not need to change what it was doing because it was working.

Volan said he thought Sturbaum was an advocate for form-based code and asked when Sturbaum's opinion had changed.

Sturbaum said he advocated more for form-based design guidelines rather than code.

For Approval

Amendment 01 (*cont'd*)

Volan asked whether Sturbaum's opinion had changed.

Sturbaum said no. He said form-based code did not really exist when he had joined the Council. He said the Council had adopted a hybrid system when it last updated the Growth Policies Plan (GPP).

Volan asked if Sturbaum thought the UDO needed to have form-based code added to it.

Sturbaum said he did not want the Comprehensive Plan to imply that the city would do away with its zoning in favor of form-based code. He thought the city already had many design guidelines in place, even if those guidelines needed refining.

Sandberg and Volan asked for input from staff.

Terri Porter, Director of Planning and Transportation, said she and her staff had not worked with form-based codes. She said she had concerns about the proposed amendment. She preferred to leave open the option to explore form-based codes in the future.

Volan asked Piedmont-Smith if language in an amendment she had drafted dealt with the same passage.

Piedmont-Smith explained she would not introduce Amendment 11 because she was comfortable with Sturbaum's proposed Amendment 01. She thought Amendment 01 would not preclude the city from exploring form-based codes.

Porter said she would prefer the language contained in Amendment 11, as she did not want to lose any opportunities to explore options in the future.

Volan asked Sturbaum's opinion of leaving in the language supported by staff.

Sturbaum said he was concerned about language calling for high-density residential in the edges of residential districts. He did not want to blur edges or have higher density in single-family areas. He said that even though staff said they did not want to go to form-based code, he wanted to make sure the Plan was clear.

Volan asked who wrote the draft Comprehensive Plan.

Porter said that it was written by a number of people, mostly staff, but with many amendments already incorporated into it.

Councilmember Andy Ruff asked if Piedmont-Smith felt that Amendment 01 captured what she was saying with Amendment 11 and if she thought the two amendments were not substantially different.

Piedmont-Smith said she did not see a big difference between the two amendments. She thought Amendment 01 still left open the possibility of having form-based guidelines, which would focus on the form of buildings rather than the use of buildings.

Public Comment:

Marc Cornett spoke about the need for guidelines related to the interaction between buildings and the street or sidewalk.

Council Comment:

Volan said he did not have a preference between Amendments 01 or 11 and suggested that the Council would have an opportunity later in the process for additional amendments if more time was needed to think about the issues raised by the amendment.

Councilmember Dave Rollo supported Amendment 01 and said there were positive attributes to focusing on form as opposed to strict use. He thought a hybrid system might be valuable.

For Approval

Amendment 01 (*cont'd*)

Sturbaum wanted to be clear about what the Council wanted. He did not want to imply there would be zoning changes that the city did not expect or ask for. He said the amendment was an attempt to be more accurate.

Sandberg said she appreciated the language proposed by the amendment and thought it incorporated many of the things the public was concerned with.

Volan thought the concern about how buildings interacted with the street was important and reminded everyone that further amendments could be introduced at the end of the process.

Vote on Amendment 01 [7:09pm]

The motion to adopt Amendment 01 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Amendment 02

Sturbaum moved and it was seconded to adopt Amendment 02.

Sturbaum explained the amendment added the word "compatible" to Policy 4.1.2.

Council Questions:

Rollo asked if Sturbaum meant compatible in height, mass, and architecture.

Sturbaum said he intended compatible in terms of all of those things. He emphasized that he wanted to see high-quality developments that did not use cheap materials that would not last.

Public Comment:

Marc Cornett urged the Council to not lose focus of the underlying planning system the city had in place.

Council Comment:

Chopra thanked Sturbaum for not striking some of the language in the policy, as Chopra would not have supported such a change.

Sandberg appreciated the amendment and thought that new developments could be innovative while also being compatible with existing structures.

Rollo said he co-sponsored Amendment 15, which dealt with the same policy. He hoped the Council would consider that amendment because his main concern was durability of buildings, which was not addressed by Amendment 02.

Vote on Amendment 02 [7:18pm]

The motion to adopt Amendment 02 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Amendment 15

Volan moved and it was seconded to adopt Amendment 15.

Volan described the amendment and explained how all amendments were organized by council staff.

Rollo added that he and Volan had proposed adding the term "compact urban form" as a way to maintain continuity with an idea that was emphasized by the GPP.

Robinson said Policy 4.1.1 was aimed more toward public investments in infrastructure rather than private investments. He wanted to ensure that public projects followed the same direction but otherwise had no concerns with the amendment.

For Approval

Sherman and the Council had a brief discussion of how to combine and reconcile amendments.

Amendment 15 (*cont'd*)

Chopra said she did not like the term durable, as something could be durable but tacky.

Volan said that the word was inspired by Sturbaum's long-standing opposition to EIFS as a building material.

Sturbaum reminded the Council that it would have an opportunity to make further revisions at the end of the process.

Rollo said the intent of using the word durable was to indicate that materials should not degrade easily and should have longevity.

Chopra asked whether the Council would have an opportunity to see the Comprehensive Plan with amendments incorporated into it before having another opportunity to propose final amendments.

Sandberg said yes.

Piedmont-Smith clarified the process that the Council would follow for final amendments. She said she might want to separate the amended Policy 4.1.1 into two ideas.

Council Comment:

The motion to adopt Amendment 15 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote on Amendment 15 [7:30pm]

Volan moved and it was seconded to adopt Amendment 17.

Amendment 17

Volan introduced the amendment.

Robinson said the goals and policies were numbered merely for reference, not to indicate importance or priorities. He also said that the city did coordinate and collaborate with Indiana University on a number of projects and listed a few examples.

Volan said renumbering the goals or policies did not create a problem. He acknowledged that IU might be cooperative on some issues or projects, but said that when it came to big decisions, IU did not consult or even make reference to the city's planning documents.

Piedmont-Smith asked if amendment sponsors Volan and Rollo would consider adding the IU Foundation as an entity that the city should collaborate with.

Both Rollo and Volan said they would support that change.

Council Questions:

Rollo asked Robinson for other examples of when the city and IU worked together.

Robinson said the two entities had worked together on public works projects and some capital improvements. He said city staff sat on some of IU's advisory groups and IU had invited the city to participate in its master plan process.

Ruff asked whether phrasing the policy as "better collaborate" would meet the concerns of both Volan and Robinson.

Volan said there were different types of collaboration. He said that IU might collaborate with the city on some things but pointed to the relocation of the FIJI fraternity house as an example of when IU did not collaborate well with the city. He said he was agnostic about how to phrase his concern.

Rollo said he was open to Ruff's suggestion.

Sandberg said she liked the direction of Ruff's suggestion.

Piedmont-Smith suggested a rephrasing of the policy.

Council Comment:

For Approval

Rollo moved and it was seconded to adopt Amendment 01 to Amendment 17.

Amendment 01 to Amendment 17

The motion to adopt amendment 01 to Amendment 17 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote on Amendment 01 to Amendment 17 [7:48pm]

Additional Council Comment:

Councilmember Dorothy Granger said Amendment 17 seemed unnecessary and only supported amending the amendment because she preferred the language proposed by Piedmont-Smith. She thought the Council did not need to revise the order of things in the Plan.

Chopra said she would vote for Amendment 17 only because it had been amended.

Piedmont-Smith thanked Volan and Rollo for introducing subject headings for the goals.

Volan said the amendment was not merely formatting but also changed some of the substance.

The motion to adopt Amendment 17 as amended received a roll call vote of Ayes: 8, Nays: 1 (Granger), Abstain: 0.

Vote on Amendment 17 as amended [7:50pm]

Volan moved and it was seconded to adopt Amendment 16.

Amendment 16

Volan introduced the amendment.

Rollo predicted that calling for a limit of .5 parking spaces per bedroom in residential projects would generate the most debate and said he was interested in his colleagues' opinions.

Volan said such a limit was a goal the Planning Department had for years.

Council Questions:

Piedmont-Smith asked if the proposed Policy 4.3.3 was in the UDO.

Amelia Lewis, Zoning and Long Range Planner, said staff would like the amendment reworded to be less of a directive, as the Comprehensive Plan would not be consulted while reviewing a development proposal for the parking requirements.

Piedmont-Smith clarified that the parking requirements for developments were located in the UDO, not the GPP.

Lewis said that was correct.

Volan acknowledged the language was too specific for the Plan and suggested rewording it.

Granger asked if the policy would still call for a maximum of .5 spaces per bedroom.

Volan said no.

Council Comment:

Piedmont-Smith said she was opposed to the amendment. She thought it was important to specify that there should be parking for motorized two-wheeled vehicles. She thought the Plan was an inappropriate place to talk about parking maximums.

Volan thought that the newly-worded policy was appropriate for the Plan and thought there was no harm in striking the word motorized.

For Approval

Rollo asked if there was a call for dedicated bicycle parking somewhere else in the document.

Robinson said the policy could support either public investment in infrastructure or could provide direction to private developments to provide such facilities.

Amendment 16 (*cont'd*)

Rollo suggested there should be language that directed the city to provide such infrastructure when able.

Piedmont-Smith agreed but suggested a different location for such language. She also thought that specifying motorized and non-motorized vehicles would improve the policy.

Sandberg could not support the amendment with the insistence on maximum parking.

Volan moved and it was seconded to adopt Amendment 01 to Amendment 16.

Amendment 01 to Amendment 16

Rollo said staff supported establishing a parking maximum and thought doing so would help with affordable housing efforts.

Piedmont-Smith said she would support the amendment given the revisions.

The motion to adopt Amendment 01 to Amendment 16 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0 (Granger out of room).

Vote on Amendment 01 to Amendment 16 [8:13pm]

Marc Cornett said he supported the changes to the amendments and spoke about parking.

Public Comment:

Volan spoke about parking and suggested parking in some areas was overpriced.

Additional Council Comment:

The motion to adopt Amendment 16 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote on Amendment 16 as amended [8:19pm]

Volan moved and it was seconded to adopt Amendment 18.

Amendment 18

Volan introduced the amendment.

Sturbaum asked which single-family neighborhoods Volan was referring to.

Volan said he was not including only single-family neighborhoods and listed the areas.

Council Questions:

Marc Cornett spoke about downtown housing types.

Public Comment:

Chopra said she was concerned with referring to nearby areas when the downtown was a defined area. She also said students were adults, there were many kinds of students, and being a student was not a bad thing.

Council Comment:

Sturbaum wondered whether Volan would support adding the phrase "where appropriate" to the amendment.

Volan said he would support the change.

Chopra said she had classmates concerned with affordable housing.

For Approval

Amendment 18 (*cont'd*)

Piedmont-Smith said she did not support the amendment as it seemed out of place in the downtown chapter. She also thought calling for diverse housing types in certain areas without taking context into account was inappropriate.

Volan thought Piedmont-Smith was misguided with her opposition to the amendment. He said the goal as originally written called for diverse housing types.

Piedmont-Smith clarified that she supported diverse housing types downtown, as originally stated in the goal. She did not support diverse housing types in nearby areas.

Rollo thought providing affordable housing downtown posed a challenge and he thought the amendment offered an opportunity to help address that need.

Piedmont-Smith pointed to other parts of the Plan that called for diverse housing types for a variety of income levels.

Volan said he failed to see the harm in what he saw as a modest change and reiterated his arguments for the amendment.

Granger echoed Piedmont-Smith's comments.

Sturbaum worried that up-zoning around the edges of downtown might cause unintended consequences to nearby properties.

Volan reread the reworded amendment and again argued it was a modest change.

Amendment 01 to Amendment 18

Volan moved and it was seconded to adopt Amendment 01 to Amendment 18.

Vote on Amendment 01 to Amendment 18 [8:38pm]

The motion to adopt amendment 01 to Amendment 18 received a roll call vote of Ayes: 6, Nays: 3 (Chopra, Granger, Sandberg), Abstain: 0.

Vote on Amendment 18 as amended [8:38pm]

The motion to adopt Amendment 18 as amended received a roll call vote of Ayes: 5, Nays: 4 (Chopra, Granger, Sandberg, Piedmont-Smith), Abstain: 0.

Amendment 03

Sturbaum moved and it was seconded to adopt Amendment 03.

Sturbaum introduced the amendment.

Public Comment:

Phillip Stafford spoke in favor of the amendment.

Council Comment:

Rollo suggested that Sturbaum could use stronger language.

Sturbaum said he wanted to keep some flexibility but generally agreed with Rollo.

Robinson reiterated that the Plan was a first step in a process and preferred the language as originally proposed in the amendment.

Rollo said he wanted to see stronger language but was happy with the language for the moment.

Vote on Amendment 03 [8:46pm]

The motion to adopt Amendment 03 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

For Approval

Volan moved and it was seconded to adopt Amendment 19.

Amendment 19

Volan and Rollo introduced and explained the amendment.

Granger said she did not support the amendment as she did not view sustainability as including inclusivity and safety.

Council Comment

Piedmont-Smith helped co-author the goal and policies in question. She thought the average reader would not understand sustainability as including inclusivity and safety, so she preferred the unamended goal. She supported the other changes in the amendment.

Volan provided a definition of sustainability, which included environmental, economic, and social considerations. He said inclusivity and safety fell under social sustainability.

Rollo agreed with Volan's definition of sustainability.

Piedmont-Smith thought the difference in phrasing was minor and said she would be fine with the text either way.

The motion to adopt Amendment 19 received a roll call vote of Ayes: 7, Nays: 1 (Granger), Abstain: 1 (Chopra).

Vote on Amendment 19 [8:55pm]

Sturbaum moved and it was seconded to adopt Amendment 04.

Amendment 04

Sturbaum introduced the amendment.

Piedmont-Smith asked who would pay for the bathrooms.
Sturbaum said that was not part of the amendment.
Piedmont-Smith said she was concerned with unfunded mandates.
Sturbaum said there was no timeline included in the amendment and there were many ways to get restrooms downtown.

Council Questions:

Robinson preferred to not have a strong directive when things like location and cost still needed to be considered.

The Council discussed reconciling language in Amendment 04 and Amendment 20.

The motion to adopt Amendment 04 received a roll call vote of Ayes: 4 (Sturbaum, Chopra, Granger, Sims), Nays: 5, Abstain: 0. FAILED.

Vote on Amendment 04 [9:02pm]

Sturbaum moved and it was seconded to adopt Amendment 05.

Amendment 05

Sturbaum introduced the amendment.

Robinson said there were some locations in the downtown that had larger footprints, such as City Hall and the Tech Park.

Marc Cornett spoke about building scale.

Public Comment:

Piedmont-Smith thanked Sturbaum for the amendment and said smaller-footprint buildings helped make Bloomington special.

Council Comment:

Rollo noted some downsides of large, monolithic, non-diverse buildings and thanked Sturbaum for the amendment.

The motion to adopt Amendment 05 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote on Amendment 05 [9:13pm]

For Approval

Volan moved and it was seconded to adopt Amendment 20.

Amendment 20

Volan introduced the amendment.

Council Questions:

Chopra thought calling for first-floor retail space in any new convention facility was inappropriate for the Plan and wondered if anyone else agreed.

Volan said the convention center was unlike other buildings downtown and would be a large project.

Chopra clarified that her question was whether anyone else agreed that the Plan should not include such a stipulation.

Piedmont-Smith said she agreed.

Rollo said he supported retail space in the convention center but was not wedded to the amendment. He wanted to know the thoughts of other councilmembers on the amendment.

Granger asked staff whether developments had been experiencing trouble filling retail space and whether that could be a problem for the convention center.

Robinson said some developments had submitted requests to convert retail space to residential space. He suggested there should not be a blanket requirement for retail space in the first floor of buildings, but rather a targeted consideration of where such space would be appropriate.

Rollo asked if increased rents discouraged first-floor retail space.

Robinson said it was complicated and noted that larger trends outside the city also affected retailers. He said some developments were struggling to fill retail space.

Chopra moved and it was seconded to adopt Amendment 01 to Amendment 20.

Amendment 01 to Amendment 20

Volan spoke about the need for good retail space downtown. He said he was afraid of the convention center becoming a monolith that went unused after normal business hours.

Piedmont-Smith agreed with Volan's goal of avoiding an unused monolith but said the Plan was not an appropriate place to address that concern.

Councilmember Jim Sims asked if a new convention center would be a new construction or whether there would simply be an expansion of the old building. He also wondered whether there was any evidence of retail space reducing rental rates for buildings.

Robinson said rates were simply a function of supply and demand.

Sims wondered what type of retail would be appropriate for the convention center space.

Volan said retail was a broad term and could include restaurants. He said retail space was more about generating pedestrian interest, not to help pay for the facility.

Chopra agreed with Piedmont-Smith that the Plan was an inappropriate place to address the convention center. She also thought it was too early in the planning process to consider such details for the convention center.

For Approval

Amendment 01 to Amendment 20 (*cont'd*)

Rollo said Cornett had made persuasive arguments about what optimizes downtown economic activity. He pointed out that the Council might not have an opportunity to address what it wanted out of the convention center other than in the Plan.

Ruff understood the argument against including such a stipulation in the Plan but thought it was important that the Council address it.

Vote on Amendment 01 to Amendment 20 [9:35pm]

The motion to adopt Amendment 01 to Amendment 20 received a roll call vote of Ayes: 5, Nays: 4 (Sturbaum, Ruff, Volan, Rollo), Abstain: 0.

Amendment 02 to Amendment 20

Granger moved and it was seconded to adopt Amendment 02 to Amendment 20.

Vote on Amendment 02 to Amendment 20 [9:37pm]

The motion to adopt Amendment 02 to Amendment 20 was approved by voice vote.

Council Comment:

Granger said she did not support adding the term "nearby areas" to the chapter as called for by the amendment.

Piedmont-Smith agreed with Granger and also disagreed with striking a bullet point as called for by the amendment.

Volan reminded the Council that there would be additional opportunities for revision and urged passage of the amendment.

Vote on Amendment 20 as amended [9:40pm]

The motion to adopt Amendment 20 as amended received a roll call vote of Ayes: 4 (Sturbaum, Ruff, Volan, Rollo), Nays: 5, Abstain: 0. FAILED.

The Council discussed the upcoming schedule of meetings.

Presentation, Discussion, and Public Comment on Chapter 6: Transportation

Robinson said all the chapters followed the same format and reminded the Council how the chapter was organized. He explained that the GPP had a Master Thoroughfare Plan in it, but the Comprehensive Plan did not have such a plan. He said the city would be working on creating an updated Thoroughfare Plan. He described each goal contained in the chapter. He pointed out there were 27 policies and many programs in the chapter. He mentioned topics to be considered in updating the Master Thoroughfare Plan. He reminded the Council of some of the outcomes and indicators used in the chapter to measure performance.

Council Questions:

Granger clarified the number of goals in the chapter.

Volan asked if staff thought the chapter was stronger or weaker than the language in the GPP.

Robinson said stronger because the GPP had a checklist approach whereas the Plan included outcomes and indicators to measure performance.

Volan asked whether the outcomes and indicators were a kind of checklist.

Robinson explained that the outcomes and indicators were designed to help measure how well something was done, rather than simply whether it was or was not completed.

Volan asked what the Comprehensive Plan was beyond a land use document.

Robinson said it was a more comprehensive plan that involved departments beyond just the Planning and Transportation department and issues beyond just land use.

For Approval

Presentation, Discussion, and Public Comment on Chapter 6: Transportation (*cont'd*)

Rollo asked whether being recognized as a platinum bicycle friendly community should be a goal or policy directive.

Robinson said that goal was embodied in other parts of the document and was also addressed in other plans.

Public Comment:

Phillip Stafford spoke about mobility and access for older residents.

Council Comment:

Rollo thought achieving platinum bicycle status should be listed as an explicit goal. He also suggested attaching to the Plan a walk score document that had been previously prepared by the Peak Oil Task Force.

Chopra agreed there should be a specific goal of achieving platinum bicycle status.

Granger said that while the Plan Commission had already reviewed the Plan carefully, it was also the Council's job to give its final approval, which was a job councilmembers took seriously.

Presentation, Discussion, and Public Comment on Chapter 7: Land Use

Robinson explained the structure of the chapter and how it was meant to be used. He noted that the Plan introduced development themes, which included maintain, enhance, and transform. He said the themes would be applied to the different land use categories. He briefly described the different categories.

Council Questions:

Volan asked where the west fork of Clear Creek was located.

Robinson displayed its location.

Volan asked why the Miller Showers Park was listed under the enhance development theme.

Robinson said it was being used as an example for what was meant by the enhance theme.

Volan asked whether the walking distance in neighborhood nodes was a 20-minute radius or 20-minute diameter.

Robinson said radius.

Sims asked whether a particular location could be categorized under multiple themes and whether those themes might change over time.

Robinson explained how the development themes would be used for development proposals and how they could change over time.

Rollo asked whether there would be any additional detail regarding how the city wanted focus areas to develop.

Robinson said there would likely be more detailed plans created for those focus areas.

Sandberg said in future discussions she would appreciate a clearer explanation of form-based code versus form-based design guidelines.

Volan asked whether staff had considered adding a glossary to define terms in the Plan.

Robinson said the Plan Commission debated the idea. He said one concern was identifying the terms that needed to be defined. He explained how the Plan was meant to be a living document.

Public Comment:

Darryl Neher spoke about the need for a definition of "affordable".

Phillip Stafford spoke about lifetime community districts.

For Approval

Sandberg briefly spoke about the upcoming schedule. COUNCIL SCHEDULE

The meeting went into recess at 10:47pm. RECESS

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

APPROVE:

_____
Susan Sandberg, PRESIDENT
Bloomington Common Council

ATTEST:

_____
Nicole Bolden, CLERK
City of Bloomington

For Approval