

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL  
REGULAR SESSION  
6:30 P.M., WEDNESDAY, JANUARY 17, 2018  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**I. ROLL CALL**

**II. AGENDA SUMMATION**

**III. APPROVAL OF MINUTES:**       *None*

**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 FIRST READING**

*None*

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

**VIII. CONTINUATION CONSIDERATION OF THE CTY'S COMPREHENSIVE PLAN (PROPOSED IN 2018 BY RESOLUTION 18-01 AND IN 2017 BY RESOLUTION 17-28)**

1. Resolution 18-01 To Adopt the City's Comprehensive Plan

**Consent Agenda - (Awaiting Suggestions for Items Suitable for Action by Unanimous Consent)**

**Consideration of Third-Round Amendments Submitted by January 9<sup>th</sup> and Released Online on January 12<sup>th</sup> - (Note: Amendments that affect more than one section of the Plan are only listed here in the section they reference or affect)**

**Introduction and Executive Summary**

Am 115 (Cm. Ruff) – Introduction and Executive Summary, Purpose of Comprehensive Plan (p. 6) – Clarifies that the methods of the CMP are intended to foster (not create) a healthy local economy and that also intended to enhance, not just protect) the natural environment.

Am 116 (Cm. Rollo) -- Introduction and Executive Summary, Executive Summary (p. 7) – Adds text to the Executive Summary making it clear that the CMP provides a framework and tools for realizing community well-being that are not simply achieved through conventional quantitative metrics of physical growth.

Am 117 (Cm. Ruff) -- Introduction and Executive Summary, Plan Framework, "Vision Statement" (p. 7) – Adds further interpretative guidance to the Vision Statement adopted by the Council in 2013: one making clear that all references to "growth" and "development" as used throughout the CMP are qualitative, not quantitative; the other making clear that the enhancement of Bloomington's role as an economic hub should not come at the cost of the health and wellbeing of surrounding regional economies.

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Posted & Distributed: 12 January 2018

Am 118 (Cm. Ruff) – Introduction and Executive Summary, Plan Framework (Programs), Community Profile (Future Projections), and Community Services and Economics (Programs, Economic Development; Outcomes & Indicators) (pp. 8, 24, 31, 32, 33) – Makes a number of changes in these prefatory sections to add the voice and the important nature of labor.

### **Community Profile**

#### **Existing Conditions**

Am 119 (Cm. Ruff) – Community Profile, Existing Conditions (p. 20) – Deletes an unclear sentence about the Bloomington MSA falling behind the average metro area.

Am 120 (Cm. Ruff) Community Profile, Existing Conditions (p. 20) – Introduces the concept of “import substitution” relative to the health of the local economy.

Am 121 (Cm. Ruff) Community Profile, Existing Conditions (p. 21) -- Re-frames the last sentence to eliminate the assertion that Bloomington must be “positioned to grow” based on future demographic and economic projections

#### **Future Projections**

Am 122 (Cms. Sandberg & Volan) Community Profile, Future Projections (p. 22) – Provides housing and household projections for Bloomington.

Am 123 (Cm. Ruff) Community Profile, Future Projections (p.22) -- re-frames a passage to make it clear that the preservation of green space and environmental protection are challenges posed by the *quantitative* growth measures of population increase and an expansion of the built environment

Am 124 (Cm. Ruff) Community Profile, Future Projections (p. 24) – deletes the word “best” before the passage asserting the best and highest paid jobs require an advanced degree; also makes clear that Bloomington has the right to not only attract and educated workforce, but also to retain, one.

### **Chapter 1: Community Services & Economics**

#### **Economic Development**

Am 125 (Cm Ruff) Chapter 1, Economic Development (p. 27) – makes a number of clarifying changes to first three paragraphs of the “Economic Development” section and adds labor/management strategies as a way to increase wage growth and adds import substitution as an economic development strategy.

Am 126 (Cm. Piedmont-Smith) – Chapter 1, Overview (p. 27) – revises the word “livable wage” to “living wage.”

#### **Goals & Policies**

Am 127 (Cm. Rollo) Chapter 1, Goal 1.6, (p.29) – adds the promotion of participatory citizenship to the goal of transparent, open, effective, accessible and inclusive public engagement.

Am 128 (Cm. Rollo) Chapter 1, Goal 1.6 (p.29) – adds a policy to the goal to promote staff public engagement knowledge and competencies.

Am 129 (Cm. Piedmont-Smith) Chapter 1, Policy 1.7.2 (p.29) – adds language explaining the term “traded/basic employers.”

Am 130 (Cm. Ruff) Chapter 1 (Goal 1. 7; Programs, Economic Development) and Appendix (pp. 29, 31, and 108) – changes all references to “human capital” to “worker” or “workers and their skills” wherever it appears in the document.”

#### **Municipal Services**

Am 131 (Cm. Rollo) Chapter 1, Municipal Services (p. 30) -- elaborates on the current bullet recommending surveys on community health and satisfaction to include the implementation of a quality of life survey asking about residents’ well-being and needs that could be address via policy initiatives

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## **Annexation**

Am 132 (Cm. Piedmont-Smith) Chapter 1, Programs, (p. 31) -- calls for greater inclusion of the county government in future annexation proposals by the city.

## **Chapter 2: Culture & Identity**

Am 133 (Cm. Piedmont-Smith) Chapter 2, Outcomes & Indicators (p. 40) – corrects a typo

## **Chapter 3: Environment**

### **Overview**

Am 134 (Cm. Piedmont-Smith) Chapter 3, Overview (p. 44) -- clarifies text that indicates how much energy is used by the City of Bloomington Utilities to treat and distribute water.

Am 135 (Cm. Rollo), Chapter 3, Overview (p. 44) -- adds language to make it clear that Lake Monroe is the community's only source of water.

### **Goals & Policies**

Am 136 (Cm. Rollo), Chapter 3, Goals & Policies (p. 47) -- expands the collaborating entities working to prolong the life of Lake Monroe and to improve water quality to include all those that control and participate in protecting the Lake

### **Outcomes & Indicators**

Am 137 (Cm. Rollo), Chapter 3, Outcomes & Indicators (p. 49) -- adds a new Outcome and two new indicators. The Outcome states that water quality is improved. The indicators reflect that, as a consequence of working with state, local, and federal governmental agencies, a management plan will be put in place to protect the lake and that would reduce runoff of fertilizers and sediment that would reduce or eliminate the algal blooms that are commonplace today.

Am 138 (Cm. Rollo), Chapter 3, Outcomes & Indicators (p. 49) -- adds a new Outcome calling for CBU to meet or exceed federal drinking water standards 100% of the time. As we improve water quality, we aim never to deliver water failing at federal standards.

## **Chapter 4: Downtown** – *No amendments*

## **Chapter 5: Housing & Neighborhoods**

### **Overview**

Am 139 (Cm. Piedmont-Smith), Chapter 5, Overview, (p. 58) -- clarifies text regarding high rental housing rates in Bloomington

### **Housing Trends and Issues**

Am 140 (Cm. Piedmont-Smith), Chapter 5, Housing Trends and Issues, (p.60) -- clarifies text regarding “livability” as an increasingly used criterion for people seeking a place to live in Bloomington

### **Goals and Policies**

Am 100-R (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (p. 63) -- Deletes language encouraging incompatible architecture in neighborhoods and replaces it with language encouraging the maintenance of built character. This is a slight revision of the previously-withdrawn Am #100.

Am 141 (Cm. Piedmont-Smith ), Chapter 5, Policy 5.1.3, (p. 63) – clarifies the intention of this policy as intermingling residents of different income levels in the same neighborhoods or multi-family housing developments

Am 142 (Cm. Piedmont-Smith), Chapter 5, Goal 5.4 (p.64) -- adds a missing word in Goal 5.4

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### **Programs – Affordable Housing**

Am 104-R (Cms. Piedmont-Smith and Rollo) -- Chapter 5, Programs Affordable Housing (p. 64) -- Removes the encouragement of placing t alternative housing types everywhere in the city rather than defining appropriate compatible locations. This is a revision to the previously-withdrawn Am #104.

Am 143 (Cm. Piedmont-Smith), Chapter 5, Programs, (p. 65) -- specifies that student-oriented multi-family housing should be built in such a way that the space may be adopted to other uses in the future.

### **Outcomes and Indicators**

Am 144 (Cm. Piedmont-Smith) Chapter 5, Outcomes & Indicators, (p. 66) – adds employment in the second outcome statement at the end of Ch. 5, since 2 of the indicators (the 6<sup>th</sup> and 7<sup>th</sup>) deal directly with employment, and indeed employment should be located close to housing when possible.

## **Chapter 6: Transportation**

### **Transportation Investments**

Am 145 (Cm. Piedmont-Smith), Chapter 6, Overview, Transportation Investments (p. 73) – corrects a typo and organizes text

Am 146 (Cm. Ruff), Chapter 6, Overview, Transportation Investments (p. 73) -- adds context to the discussion of community challenges presented by I-69 by making it clear that I-69 will have the practical effect of moving the City of Bloomington closer to Indianapolis.

### **Motor Vehicle Transportation**

Am 147 (Cm. Piedmont-Smith), Chapter 6, Overview, Motor Vehicle Transportation (p. 73) -- corrects a typo

### **Master Thoroughfare Plan**

Am 148 (Cm. Ruff), Chapter 6, General Policies of Master Thoroughfare Plan (p. 74) -- clarifies the policy of the Master Thoroughfare Plan associated with retrofitting existing roadways to accommodate non-single occupancy vehicle travel.

### **Programs**

Am 150 (Cm. Piedmont-Smith), Chapter 6, Programs, (p. 77) – corrects a typo and makes a number of clarifying edits regarding right-of-way and ADA standards.

### **Motor Vehicles**

Am 151 (Cm Ruff), Chapter 6, Programs – Motor Vehicles, (p.78) – Clarifies that safety improvements made to reduce motor vehicle crashes should not decrease safety for bicycles and pedestrians.

### **Outcomes & Indicators**

Am 152 (Cms. Piedmont-Smith and Volan), Chapter 6, Outcomes and Indicators, (p. 79) -- clarifies the desired outcome of efficient and effective management of public parking by specifying a desired utilization rate and by including neighborhood parking zones.

## **Chapter 7: Land Use**

### **Development Themes for Land Use Classifications**

Am 153 (Cm. Piedmont-Smith) Chapter 7, Development Themes for Land Use Classifications (p. 82) -- adds language in the paragraph under the heading Transform to make clear that the theme applies both to undeveloped and underdeveloped land.

### **Future Land Use Map**

Am 154 (Cm. Piedmont-Smith and Rollo), Chapter 7, Future Land Use Map (p. 83) – re-draws the Future Land Use Map to slightly contract the area designated “Employment Center” and replace it with “Neighborhood Residential” just south of S. Strong Drive and west of S. Rogers Street to reflect the new Habitat for Humanity project scheduled to be built on the old Thompson site.

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### **Land Use Districts – Mixed Urban Residential**

Am 155 Cm. Rollo) - Chapter 7, Land Use Districts, Mixed Urban Residential, Urban Services (Page 84) – Adds a sentence which asserts that there are areas that totally lack essential urban amenities.

Am 156 (Cm. Rollo) - Chapter 7, Land Use Districts, Mixed Urban Residential, Site Design (Page 85) – Replaces “unique” with “prevailing” so that “Redevelopment and rehabilitation ... must respect the *prevailing* character and development pattern of adjacent properties.”

Am 157 (Cm. Rollo) - Chapter 7, Land Use Districts, Mixed Urban Residential, Land Use Development Approvals (Page 85) – Revises the initial paragraph to “discourage” conversion of dwellings to multifamily or commercial uses. Existing text foresees that conversion would occur through a “careful[] balance[ing] [of] market demand with overall neighborhood integrity...”

Am 158 (Cm. Rollo) - Chapter 7, Land Use Districts, Mixed Urban Residential, Land Use Development Approvals (Page 85) – Revises the first bullet-point by changing the word “desired” to “prevailing” as it applies to the character of the neighborhood” in order to anchor future infill to the existing historical pattern.

Am 159 (Cm. Rollo) - Chapter 7, Land Use Districts, Mixed Urban Residential, Land Use Development Approvals (Page 85) – Addresses the second bullet-point, which relates to Accessory Dwelling Units, by dividing it in two, in order to emphasize the importance, in general, of safe-guarding owner-occupied housing from the conversion to all forms of multifamily housing.

Am 160 (Cm. Piedmont-Smith) - Chapter 7, Land Use Districts, Mixed Urban Residential, Land Use Development Approvals (Page 85) – Adds sidewalks to the list of important infrastructure that should be preserved/ repaired/upgraded in this land use district.

Am 161 (Cm. Piedmont-Smith) - Chapter 7, Land Use Districts, Land Use Approval narrative in the following Land Use Districts: Mixed Urban Residential (Page 85), Downtown (Page 87), Neighborhood Residential (Page 89), Urban Corridor (Page 92), Regional Activity Center (Page 93), and Employment Center (Page 95) - Substitutes “could” with “should” in identical bullet-points regarding the preference for placement of utilities underground in each of these Land Use districts.

### **Land Use Districts – Downtown**

Am 162 (Cm. Piedmont-Smith) - Chapter 7, Land Use Districts, Downtown, Background and Intent (Page 86) – Deletes reference to “innovation” due to its lack of definition and adds “human scale buildings” to the list of desirable attributes of the existing main-street appeal of the Downtown.

Am 163 (Cm. Piedmont-Smith) – Chapter 7, Land Use Districts, Downtown, Urban Services (Page 86) – Deletes and adds text to restate the extent and need for Urban Services in the Downtown.

Am 164 (Cm. Piedmont-Smith) – Chapter 7, Land Use Districts, Downtown, Land Use Development Approvals (Page 87) – Deletes part of first bullet-point, which suggests that rebalancing the housing market in the Downtown Gateway, Downtown Edges, and Showers Technology character areas can be achieved, in part, by minimizing the mixed-use aspects of development projects.

### **Land Use Districts – Neighborhood Residential**

Am 165 (Cm. Piedmont-Smith) – Chapter 7, Land Use Districts, Neighborhood Residential, Background and Intent – Urban Services (Page 88) – Deletes and adds text to remove redundancies and to clarify language about the “20-minute neighborhood.”

Am 166 (Cm. Rollo) – Chapter 7, Land Use Districts, Neighborhood Residential, Land Use Development Approvals (Page 88) – Deletes a bullet-point suggesting that development on large tracts should draw upon surrounding densities and scale in acknowledgement that higher densities may be appropriate on those large tracts.

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### **Land Use Districts – Urban Village Center**

Am 167 (Cm. Rollo) – Chapter 7, Land Use Districts, Urban Village Center, Site Design (Page 90) – Adds text stressing the need to create a harmonious relationship between Urban Village Centers and the existing fabric of the abutting neighborhood.

Am 168 (Cm. Rollo) – Chapter 7, Land Use Districts, Urban Village Center, Land Use Development Approvals (Page 90) – Deletes text suggesting that Urban Village Centers should be located along “easily accessible destinations within a neighborhood.”

Am 169 (Cm. Rollo) – Chapter 7, Land Use Districts, Urban Village Center, Land Use Development Approvals (Page 90) – Divides and revises the last bullet-point to emphasize the importance of on-street parking for both residential and business uses.

### **Land Use Districts – Urban Corridor**

Am 170 (Cm. Piedmont-Smith) - Chapter 7, Land Use Districts, Urban Corridor, Land Use Development Approvals (Page 92) - Adds a new bullet point making clear that the Urban Corridor district is particularly suited for residential uses and is suited for both higher densities and taller building heights (with the possibility of three or four stories).

Am 171 (Cm. Rollo) – Chapter 7, Land Use Districts, Urban Corridor, Land Use Development Approvals (Page 92) – Adds bullet-point calling for creation of public on-street parking in this land use district where feasible.

### **Land Use Districts – Parks/Open Space**

Am 172 (Cm. Piedmont-Smith) – Chapter 7, Land Use Districts, Parks/Open Space, Land Use Development Approvals (Page 97) – Removes one bullet-point and revises another to clarify that the City prioritizes access to, but does not call for increased residential densities around, existing parks.

### **Land Use – Focus Areas & Strategies**

Am 173 (Cm. Piedmont-Smith) – Chapter 7, Focus Areas & Strategies (Page 98) – Revises to emphasize that Sustainability is, by definition, the best long-term public and private investment strategy.

Am 174 (Cm. Piedmont-Smith) – Chapter 7, Focus Areas & Strategies (Page 98) – Clarifies the meaning of the “Livability or Lifetime Community” development strategy.

### **Appendix and Miscellaneous Matters**

Am 175 (Cm. Volan) – Chapter 1 – 2 (Pages 28-29 & Page 39), Chapter 4 (Page 55), Chapter 6 (Pages 75-77), Goals & Policies – Adds titles to goals where not currently provided; Restates one Goal Statement; Moves two policies from one goal to another; and, adds Policy 6.7.4)

Am 176 (Cm. Volan) – From Front to Back (Cover, plus Pages 1-127) – Calling for formatting changes (which, it appears, are acceptable to Planning & Transportation Department)

Am 177 (Cm. Volan) – Acknowledgements (Page 3) and Chapter 1: Community Services & Economics, Programs (Page 31) – Calls for a more extensive lists of persons whose participation should be acknowledges and recommends, absent insertion of a caption, the replacement of the photograph at the top of page 31.

Am 178 (Council Office) – Appendix (Page 106-126) – Authorizes Planning & Transportation staff to: complete the Implementation Charts in the Appendix to account for changes to programs made after preparation of the December 15<sup>th</sup> draft of the Comprehensive Plan; and, provide it to the Council President for approval prior to return of the amendments to Plan Commission for its statutory review and response.

## **IX. COUNCIL SCHEDULE (including Deliberation on the Comprehensive Plan)**

## **X. ADJOURNMENT**

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