

In the Council Chambers of the Municipal Building held on Wednesday, April 10, 1996 at 7:30 PM with Council Vice-President Cole presiding over a Special Session of the Common Council.

COMMON COUNCIL  
SPECIAL SESSION  
APRIL 10, 1996

Roll Call: Banach, Kiesling, Young, Pizzo, Cole, Service, Sabbagh, Pierce.  
Absent: Sherman.

ROLL CALL

Cole announced that this is a Special Session of the Common Council for the purpose of considering Ordinance 96-9.

AGENDA SUMMATION

It was moved and seconded that Ordinance 96-9 be introduced and read by title only. Clerk Williams read the legislation by title only.  
It was moved and seconded that Ordinance 96-9 be adopted. The synopsis and committee recommendation of Do-Pass 7-0-1 was given.

LEGISLATION FOR  
DISCUSSION  
ORDINANCE 96-9

Toni McClure, Planning Director, described the 120 acre tract and the proposed site plan, with RM7 on the eastern parcel, RS 3.5/PRO6 over the main portion of the site, and a PUD at 8 units/acre on the extreme NW portion of the site. The site plan simply takes the density that is permitted on the site and re-distributing so that more of the density is on the western portion of the site, rather than the current designation for the eastern portion of the parcel. The PUD as proposed would allow 771 dwelling units. A large open space will be preserved and undisturbed. The detention plan allows for greater efficiency than the current code requires. The Plan Commission approved the plan with 10 conditions of approval, including the extension of Clarizz from Eton Mews to Moores Pike and the extension of Covenanter to the Clarizz extension. These connections will not be made until three years from now OR at such time that Clarizz is constructed completely through from Moores Pike to 3rd Street, whichever occurs first. The Traffic Counts that were requested last week are as follows: Covenanter Drive, westbound at the Rechter Drive of 1077 vehicles averaging about 2000 vehicles a day.

Kiesling asked about traffic patterns and McClure said that access to Parcel B would be via Moores Pike. There will be knock down posts on Covenanter so that emergency vehicles can get through. Kiesling asked about truck traffic on High Street which could cause an increase on Moores Pike. McClure said there has to be some way to get construction traffic in and out and the Plan Commission thought that Moores Pike was better than Covenanter and Eton Mews. Kiesling also asked about the traffic light turn signal at Covenanter/College Mall Road? McClure said that Mike Leavitt, City Engineer has said that the new signal would probably be in place within the next year or so. She said she would look into it.

Lynn Coyne, representing the developer, said High Street would not be a construction truck route. He thanked everyone for their support and efforts on behalf of this proposal.

Kiesling asked about bus service into the complex, or the use of transit tokens. Coyne said they are exploring a variety of options. Road patterns will be able to accommodate buses when they are able to provide service to that area. He said that Capstone continues to work with IU Transportation in order to get the buses closer to the project. For the immediate future, the emphasis will be to get the riders to the buses.

Service also addressed the transportation question and the BT letter/memo regarding bus service doesn't sound too hopeful. Coyne said there are various considerations: future annexation, in-lieu of taxes arrangements, ridership study issues, and route schedules. Capstone understands that service is important to the success of their project. Service stressed transit passes as a way of really assuring bus service rather than everyone driving to campus.

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Kiesling asked about Park and Ride and Coyne said that with the cost of land in that area, it would be prohibitive.

Jeff Jones, Capstone Development Corp., also thanked everyone for their consideration and he pledged to continue working with BT to reach the necessary agreements.

Scott Wells expressed concerns about the number of units that are being approved and while everyone suggests that build out will not occur immediately, we are still approving an extraordinary number of units: 11,693 units have been approved since 1990, with more than 5,000 since last year. He also discussed the lack of infrastructure in so many of the areas the council is granting approvals.

Banach supports the project but was concerned about the particular market this complex would appeal to and thought it could destroy the dormitories.

Kiesling thought students should be on campus and was concerned about the density comments that Scott Wells raised.

Young was also concerned about the traffic and transportation issues. IUs management of the dorms, and the low zoning allowances around campus have in part, contributed to this kind of project further away from campus. This creates a variety of housing choices for students.

Pizzo thought this was a well thought out addition.

Sherman arrived from the Vital Quiz Bowl, victorious once again for City Hall!

Sabbagh supported this project because the area already has the infrastructure in place to accommodate the proposed growth.

Service did have some reservations and agreed with Banach regarding student concerns. He a "reverse" sort of way, this reduces the infill pressure for the inner city areas.

Pierce the issue is that this plan is in compliance with the master plan and the zoning ordinance. It isn't a perfect project but through compromise and negotiations Meadowbrook is not connected, thereby maintaining the neighborhood integrity for Hoosier Acres. Infrastructure will be addressed at budget time and how we can accelerate the needs of this area. We do need to go back and review the Growth Policy Plan and just take a look at it to see if it is really working.

Sherman thought a number of tenants interested in this project, because of the amenities it offers will appeal to students on as well as off campus.

Cole thought it would be a nice project, that leaving the barn and various structures in place will be attractive and the senior housing is needed. There has even been a discussion about a small set aside for public art.

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


Cole thanked the Clerk for finally securing a clock for the Council Chambers, wished Rod Young a Happy Birthday and welcome the Mayor back from his wedding and honeymoon.

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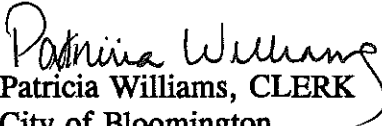
There was no public input.  
The meeting was adjourned at 8:40 PM.

PUBLIC INPUT  
ADJOURNMENT

APPROVE;

  
Jim Sherman, President  
Bloomington Common Council

ATTEST;

  
Patricia Williams, CLERK  
City of Bloomington