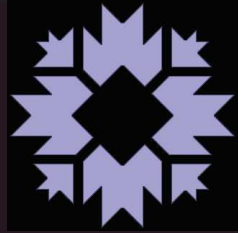




The Planning Post

The Newsletter of the City of Bloomington
Planning and Transportation Department



City of Bloomington Planning and Transportation Department

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When a residential building permit isn't required...

When working on your residential property, a building permit is often required. Anytime a building permit is required, the Planning and Transportation Department reviews the plans for compliance with the Unified Development Ordinance as well. However, there are a couple instances when no permit is required, but property owners are still required to comply with the Unified Development Ordinance Standards. The two most common instances are fences and small sheds.

Fences often do not require a Building Permit, but still must meet the standards of the UDO. Fences can be built up to your property line, but we recommend getting a survey and considering offsetting the fence. Permitted fence height is based on the fence location on your property. Anything between the front of your house and the street can be a maximum height of 4 feet. Behind the house, fences can be up to 8 feet.

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Improvements for all transportation modes at 17th Street and Jordan Avenue. A new sidewalk was installed on the north side of 17th Street, and the new crosswalks help make crossing the street safer and easier for pedestrians at this busy intersection.

Bloomington Walks!

Just over 13% of Bloomington residents commute to work by walking, according to estimates from the 2014 American Community Survey. This is one of the highest rates for walking in the country. Bloomington walking commuters have consistently accounted for 13% to 16% share of all commuters. Additionally, we have a high rate of transit ridership, which by default includes walking—either to get to a transit stop and/or to arrive at your destination. Consider the many more folks taking a stroll for pleasure, for health, or to run an errand using the B-line Trail, other trails, or a sidewalk. Any way you look at it, our trends tell us something we already know: walking is a great way to get around Bloomington.

This is no coincidence. Community priorities along with City policies historically have supported non-motorized modes of transportation. The City continues to improve the conditions to ensure that walking is an easy choice to make. Sidewalks constructed by the City are one obvious example. Thanks to Community Development Block Grants, the City Council Sidewalk Committee, annual department capital budgets, and federally funded roadway projects like South Rogers Street (Country Club Drive to Rockport Road), sidewalks are being constructed across the City. These projects connect existing walking paths and create access to many more destinations.

This year, a two-phase sidewalk project that cost just over \$1 million to construct was completed on Rockport Road. The *continued on page 3 >>*

New Faces in the Department

The Planning and Transportation Department would like to welcome four new staff members: Andrew Cibor, Dan Backley, Neil Kopper, and Jackie Scanlan.

Andrew Cibor is the Department's new Transportation and Traffic Engineer. Andrew comes to the City via Boise, Idaho, where he worked as an engineer since completing his engineering degree at Northwestern University. During his undergrad studies, Andrew interned in progressive and challenging cities around the U.S. and even South Africa. Those experiences got him hooked on the transportation field because it is constantly evolving and impacts daily life. Originally from Detroit, he is happy to be back in Big 10 country. He enjoys hiking, playing soccer, camping, and other outdoor activities.



Dan Backler joined the Department as our new Engineering Field Specialist. A native Bloomingtonian, Dan has lived in Chicago and Indy, and he is happy to be back in his hometown. Dan graduated with an engineering degree from Purdue. He has since worked in the private sector, as a freelance engineer, and on a farm. In his job with the department, Dan enjoys the variety of work, friendly coworkers, and being able to bike to work.



Neil Kopper is the Department's new Project Engineer. Before moving to Bloomington, Neil worked for the City of Austin, Texas in the Active Transportation Program. Neil planned, conducted outreach, designed, and installed bike lanes around the Lonestar State's capital city. Neil received an undergraduate degree in physics from Hendrix College and a Master's in civil engineering from Oregon State University. With two young kids, Neil and his wife wanted to live in a family-friendly, walk-and-bike-friendly, midwestern town closer to their roots. Neil's excited to explore more of the parks, forests, and natural areas that are nearby--close enough to bike!



Jackie Scanlan joined the Department in September as our new Senior Zoning Planner. Jackie worked for the Monroe County Planning Department for over three years and received her Master's in Urban Planning and Policy from the University of Illinois-Chicago. She received her undergraduate degree from IU in Criminal Justice and Religious Studies. Jackie frequents Bloomington's many restaurants with her husband and likes being able to walk everywhere. She enjoys living in Bloomington thanks to the "big city amenities with a small town feel."

continued from page 1>> **Small sheds** and other small accessory structures do not always require a permit from the Building Department. However, these small structures must meet the required setbacks from property lines as well as a limitation on the number of structures. For residential districts, properties are only permitted two enclosed accessory structures. Whatever you are building, we recommend always checking with the Planning and Transportation Department before you start your project.

Construction Buzz

1 High Pointe

Construction at 11th and Walnut is moving forward. High Pointe will be a residential building facing N. Walnut Street adjacent to a historic home that will serve as the clubhouse and office.



2 N. Woodlawn Avenue Road Connection

N. Woodlawn Avenue is being connected and extended to travel from 7th Street to the stadium. Sidewalks and a rail crossing are being added.

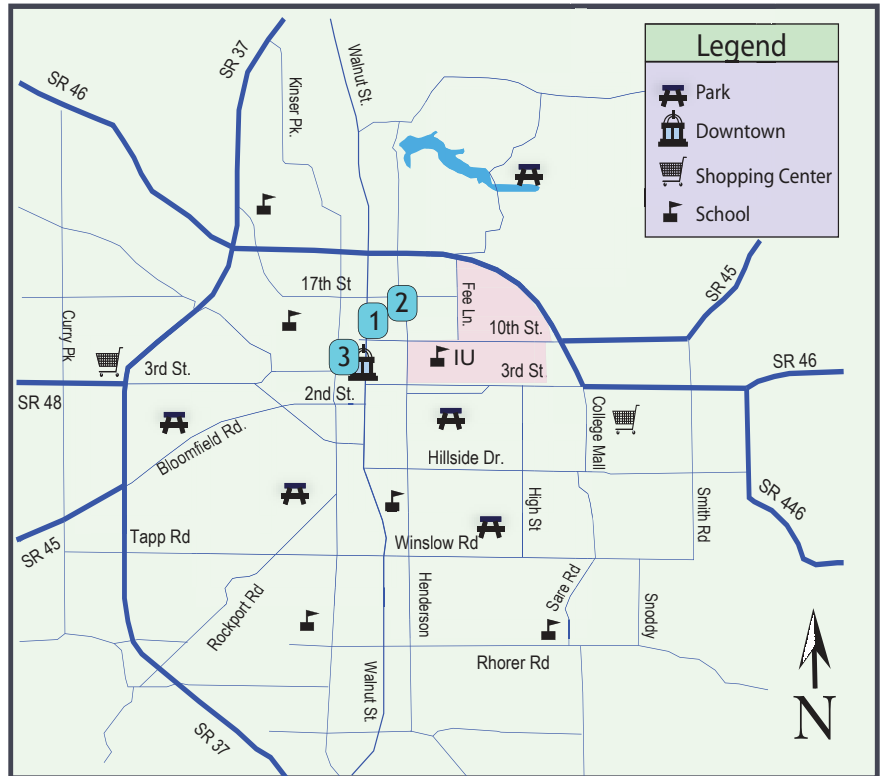


3 County Parking Garage

Construction is underway on the Monroe County Parking Garage on N. Morton Street. The garage will be 7 stories with about 240 parking spaces.



Construction Buzz Location Map



Bloomington Walks! *continued from page 1 >>*

intersection of 17th Street and Jordan Avenue extended a multi-use path along 17th Street, and a Council Sidewalk Committee project was also completed along Sheffield Drive. Today a sidewalk along Fairview Street from Allen Street to Wylie Street is under construction and should be completed in early 2016. And finally the City will soon award a construction bid over \$1.3 million for a traffic signal, improved access to Twin Lakes Recreational Center, and a multi-use path on the north side of Bloomfield Road from Landmark Avenue to Basswood Drive.

Projects with sidewalks or paths are in the pipeline for west 17th Street and Kinser Pike. The Planning and Transportation Department is evaluating over a dozen locations for high visibility crosswalks to support walking and improve safety. The Department is also beginning the design process for



Good sidewalks help pedestrians move safely around town. In great pedestrian spaces, people stay to watch the action.

upgrading many curb ramps in and around the downtown area to comply with current Public Right of Way Accessibility Guidelines that will improve accessibility for a wide range of pedestrians. Please, keep on walking Bloomington!

Historic Designation of the Courthouse Square

The Bloomington Historic Preservation Commission (HPC) will soon consider a formal recommendation to create a local historic designation for the Courthouse Square. This action was spurred by a request from the City Council, which was concerned about preserving the Courthouse Square for future generations.

Downtown Bloomington contains buildings with a wide range of architectural styles that date from 1840 to 1970. The Beaux Arts style Monroe County courthouse, built in 1907, anchors the square and helps to sustain

the overall historic atmosphere. The historic buildings contribute to our unique downtown environment while providing a glimpse into the past.

The Courthouse Square is listed on the National and State Register of Historic Places, but a local historic designation provides a greater level of protection and additional local oversight to development projects. The Local Historic District proposal defines the Courthouse Square as essentially 7th Street to the north, 4th Street to the south, College Avenue to the west and Walnut Street to the east.

A Local Historic District requires that all exterior building alterations visible from a public street meet established architectural guidelines and receive HPC approval. A designated property cannot be demolished or moved without first gaining the approval of the HPC. These protections prevent properties from inappropriate changes that could permanently harm their historic character and the historic fabric of the district. Interior modifications, general routine maintenance, or exterior alterations that are not visible from a public street are excluded from these requirements.

Property owners can modify their historic buildings, as long as the changes meet established architectural guidelines. These guidelines outline the preferred design options for exterior changes and are custom developed



by local property owners, in collaboration with the HPC. They cover areas such as windows, entryways, facades, signage, awnings, building materials, character features and other major building design elements. A focus group consisting of a number of downtown property owners, Monroe County government officials, City staff, and HPC members have been meeting throughout the summer in order to discuss and draft these guidelines.

Following the HPC's consideration, this request will move to the City Council for a final legislative approval, which is scheduled for late November. The architectural design guidelines are expected to be completed and presented to the HPC in early 2016.



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