

## **Amendment Request Form City of Bloomington Comprehensive Plan April 2017 Draft**

**Name/Organization of Author:** Isabel Piedmont-Smith, Plan Commissioner

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### **Amendments to Ch. 1**

**# 27**

#### **AMENDMENT**

**Brief synopsis/justification for Amendment:** The way it is currently written, the text implies that residents in areas outside the city limits are asking for their properties to be annexed. This is untrue.

**Proposed Amendment:** Page 22, under “Annexation”.

Delete: This growth has fostered requests to extend the City’s limits to include new developments

Replace with: There has been a delay in the past decade in annexing areas where city utilities have been extended.

**# 28**

#### **AMENDMENT**

**Brief synopsis/justification for Amendment:** The way it is currently written, the text implies that currently Bloomington is NOT known as an excellent place to live, work, and play.

**Proposed Amendment:** Page 23, under “Economic Development” – end of first paragraph in the right column.

Delete: By 2040, it should be common knowledge that Bloomington is an excellent place to live, work, and play.

Replace with: In the next 20 years, we aim to strengthen and spread Bloomington’s reputation as an excellent place to live, work, and play.

**# 29**

#### **AMENDMENT**

**Brief synopsis/justification for Amendment:** The policy statement is currently too vague, and the proposed rewrite is both more clear and stronger.

**Proposed Amendment:** Page 24, under Goal 1.1

Policy 1.1.2: Meet the needs of Bloomington’s diverse community.

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

**# 30**

**AMENDMENT**

**Brief synopsis/justification for Amendment:** Clarify that the City government is not directly responsible for public education.

**Proposed Amendment:** Page 24, under Goal 1.2

Policy 1.2.4: Maintain the high standards of local schools as they contribute to the social and economic vitality of the City.

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

**# 31**

**AMENDMENT**

**Brief synopsis/justification for Amendment:** To clarify what is meant by "access" and avoid apparent redundancy between Policies 1.3.1 and 1.3.3

**Proposed Amendment:** Page 25, under Goal 1.3

Policy 1.3.1: Increase access to parks, trails, and recreation facilities.

Change to: Increase accessibility of parks, trails and recreation facilities for all users.

**# 32**

**AMENDMENT**

**Brief synopsis/justification for Amendment:** Avoid redundancy

**Proposed Amendment:** Page 25, under Goal 1.4

Delete Policy 1.4.4

Revise Policy 1.4.5

Current text – Seek opportunities to develop new parks and recreation facilities to meet the emerging needs of residents and visitors to the City of Bloomington.

New text - Seek opportunities to develop new parks and recreation facilities to meet the emerging needs of residents and visitors to the City of Bloomington, including the needs of our growing senior community.

**# 33**

**AMENDMENT**

**Brief synopsis/justification for Amendment:** Avoid redundancy

**Proposed Amendment:** Page 25, under Goal 1.4

Delete Policy 1.4.7 – It is included in 1.4.6

**AMENDMENT**

**# 34**

**Brief synopsis/justification for Amendment:** Support local food production, because the City Council has adopted the Local Food Charter

**Proposed Amendment:** Page 25, under Goal 1.3

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

Then, under Programs (page 26), add:

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

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

## **Amendments for Chapter 2**

**Submitted by: Isabel Piedmont-Smith, Plan Commissioner**

**# 35**

### Amendment

**Justification:** A lot of modern societies do not have equity as a cornerstone. Equity is a characteristic or goal of democratic society specifically.

**Amendment text:** Pg. 34, Under the heading “Equity”:

Current text: Establishing a level playing field or equal access for all residents is a basic foundation of modern civilization.

New text: Establishing a level playing field or equal access for all residents is essential in a democratic society.

## **Amendments for Chapter 3**

**Submitted by: Isabel Piedmont-Smith, Plan Commissioner**

**# 36**

### Amendment

**Justification:** A more thorough explanation of the Bloomington Food Charter is necessary to outline the City’s previous commitment.

**Amendment text:** Pg. 42, under the heading “Food & Agriculture”:

Add after the first sentence:

The Food Charter recognizes that food security is a basic human right; that collaborations among local government, businesses, and community groups should take place to support a sustainable, well-functioning local food system; that urban agriculture should be supported, including farming, community gardens, rooftop and home gardens, orchards, and edible landscaping; and that local food processing and marketing should be facilitated and not hindered by local regulations.

Start a new paragraph with “Residents have consistently demonstrated...”

**# 37**

### Amendment

**Justification:** Remove redundancy in text about food and agriculture while recognizing the role of the Food Policy Council.

**Amendment text:**

Page 42, under heading “Food & Agriculture.” Text revision in new Paragraph 2:

**Current:** Residents have consistently demonstrated an interest in the economic, social, and health issues connected to local food access. These interconnections relate to impacts on the environment, to health, to food access, food equity, and food security.

New: Residents have consistently demonstrated an interest in the economic, social, and health issues connected to local food access. These concerns have found expression through the Bloomington Food Policy Council and relate to the three E's of sustainability: environmental impact, equity of access to food, and economic impact of local food production and processing.

**# 38** Amendment

**Justification:** Clarify that local food impacts the local economy, and that the city itself, not just the residents, has recognized the importance of local food.

**Text of amendment:**

Paragraph bottom of page 42, first column:

Food and agriculture offer a key opportunity to work locally and regionally to develop a more sustainable and resilient local ~~sector economy that supports embracing~~ health, the natural world, and ~~enhancing the improved~~ quality of life for residents. [NB: Assumes language correction through staff's amendment is adopted.] The City of Bloomington supports and recognizes that residents desire opportunities to produce, process, sell, purchase, and consume local foods of their choosing. The City itself has embraced these goals through adoption of the Bloomington Food Charter.

**# 39** Amendment

**Justification:** Clarify program point

**Text of amendment:** 10<sup>th</sup> bullet point in right column of page 44

Assess "Bloomington's Food System: A First Look" and partner with the Bloomington Food Policy Council, other community organizations, residents, businesses, schools, and government agencies to implement the goals of the Bloomington Food Charter.

**# 40** Amendment

**Justification:** Add indicator regarding local food production and distribution

**Text of amendment:** Pg. 45, last Outcome/Indicator List

Add indicator: Local regulatory framework facilitates local food production and distribution.

## Amendments for Chapter 4

Submitted by: Isabel Piedmont-Smith, Plan Commissioner

### # 41 Amendment

**Justification:** We need to acknowledge that gentrification is threatening the “sense of place” of downtown.

**Text of amendment:** Pg. 48, under heading “Sense of Place”

Start a second paragraph with the current sentence “Moving ahead, senior resident, workforce, and affordable housing options must be part of the housing solutions for Downtown Bloomington.”

Add sentence immediately after the above: “We must beware of gentrification which removes older, affordable housing options and replaces them with new, high-priced housing options.”

### # 42 Amendment

**Justification:** Policy currently doesn’t follow clearly from goal.

**Text of amendment:** Pg. 51, Policy 4.1.1 – change text

Current: Balance public investments in infrastructure and technology to support a robust economy and to enhance Downtown Bloomington’s status as a regional economic and tourist center.

New: Ensure that public investments in infrastructure and technology do not detract from historic preservation and pedestrian-friendly character in the downtown.

### # 43 Amendment

**Justification:** Incorporate environmentally friendly practices as outlined in Policy 4.2.3 into the goal statement.

**Text of amendment:** Pg. 51, Goal 42. – add to text

Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle facilities

### # 44 Amendment

**Justification:** Public opinion as well as Plan Commissioners past statements have shown a will to diversity housing options downtown.

**Text of amendment:** Pg. 51, ADD Goal 4.4 and 2 policies

Goal 4.4: Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing geared toward the non-student population.

Policy 4.4.1: Work with social service agencies and state and federal grant sources to incentivize the development of housing for lower-income individuals and families.

Policy 4.4.2: When considering redevelopment petitions, weigh the benefits of more affordable housing in existing buildings against the benefits of building new structures with more expensive residential units.

# 45

Amendment

**Justification:** There is a need for covered bicycle parking for visitors downtown.

**Text of amendment:** Pg. 51, add program point at the end of 2<sup>nd</sup> column, after vehicle parking

Encourage covered bicycle parking for visitors downtown.

**Amendment #     Design Review Committee**

**City of Bloomington Comprehensive Plan April 2017 Draft**

**Name/Organization of Author:** Chris Sturbaum / District One

**Contact email/phone number:** [sturbauc@bloomington.in.gov](mailto:sturbauc@bloomington.in.gov)

**Brief synopsis/justification for Amendment:** Bloomington has long needed a design review committee to work on issues that are beyond the scope of the Planning and Transportation Department. The changing UDO will increase uncertainty between developers and the city requirements and make this review committee even more necessary. The current language should be more directive and require the formation of such a committee, instead of simply suggesting we look into it. Adding an architect would professionalize the architectural design review, which is outside the primary expertise of professional planners and elected representatives.

**# 46**

**Proposed Amendment:**     Here is the current language from the Comprehensive Plan draft page 51

**Existing:** “ Investigate the option of a design or architectural review committee for Downtown approvals.”

Replace With :

**Proposed:**

**“ Create a design and architectural review committee for development applications and approvals with qualified members and council representation. Keep a city architect on retainer to serve on and facilitate the review committee “**



## Amendment Form Based Code

### City of Bloomington Comprehensive Plan April 2017 Draft

Name/Organization of Author: Chris Sturbaum

Contact email/phone number: [sturbauc@bloomington.in.gov](mailto:sturbauc@bloomington.in.gov)

#### Brief synopsis/justification for Amendment:

The existing downtown guidelines are already primarily a form based code, with design guidelines adopted from the 2005 Downtown Infill Strategy Plan. Language in the original plan allows for modern design as well. \* The 2005 guidelines were developed to help achieve the community goal of compatible infill design.

Indiana University values compatible form in their immediate campus and that was the goal of the community driven Downtown Plan that our current overlay districts are based on. There are differing guidelines for the different districts.

There is nothing magic about form based codes. These can get things dramatically wrong as well as right, based on complex guidelines or the lack of them. The new directive and a carelessly written form based code could allow incompatible design by right and could leave out critical requirements like the one for commercial use on the ground floor, a basic concept for building a long term sustainable and viable downtown. The current language is dangerously vague.

We should revise our guidelines carefully and not abandon the community vision of a cohesive and compatible downtown. We should continue to reference and update the long range community document that is our Downtown Plan. Maintaining and enhancing community character is tied to our economic development.

**Existing Program Page 51: Update and revise Downtown overlay districts with form based code building forms and massing that relate to the street and pedestrian, whether through traditional architectural forms or innovative new designs.**

**# 47**

#### **Proposed Amendment:**

***Add: "...new designs. Compatible architectural guidelines and materials shall be included in guidelines that are specific to each of the downtown districts using an updated 2005 Downtown Plan for guiding design principles. Commercial on the first floor shall be maintained in the appropriate districts. Form based code shall be extended into traditional neighborhoods that are not historic districts. Code should be revised using urban consultants with experience in creating form based code specifically."***

\* Downtown Infill & Strategy Plan 3-4

**Amendment      Old Hospital Site Charrette**

**City of Bloomington Comprehensive Plan April 2017 Draft**

**Name/Organization of Author: Chris Sturbaum / District One Representative**  
**Contact email/phone number: [sturbauc@bloomington.in.gov](mailto:sturbauc@bloomington.in.gov) 812-340-0724**

**Brief synopsis/justification for Amendment:**

The old hospital site is a critical design sub-area that will affect the city dramatically well or badly. A community charrette process using a professional urban planner would involve the stakeholders including the immediate neighbors. Getting started on this as soon as possible will keep us ahead of the game. IU Health has a 4-5 year window to move to the new site.

We must use this time wisely to help assure a positive future for a site that needs public input, appropriate zoning and a clear direction. Predictability for this site will send a positive message to future re-developers of this important piece of our city. Gaining buy-in is one outcome but finding the best option is the goal of such a community driven charrete process facilitated by an urban consultant firm.

**# 48**

**Proposed Amendment: Add to Page 51 :**

*In cooperation with I. U. Health, the city shall jointly hire an urban consultant to help plan the area of the hospital and surrounding affected areas in preparation of proper zoning for community planned future uses. The process shall involve all local stakeholders including, but not limited to, the development community, the adjacent neighborhoods, city government and IU Health.*

## **Amendment Public Restrooms Downtown**

### **City of Bloomington Comprehensive Plan April 2017 Draft**

**Name/Organization of Author: Chris Sturbaum / District One**

**Contact email/phone number: [sturbauc@bloomington.in.gov](mailto:sturbauc@bloomington.in.gov)**

#### **Brief synopsis/justification for Amendment:**

A Denver study found that the primary users of these facilities were downtown shoppers and passersby. Increasingly downtown business establishments have restricted washroom use out of necessity.

Public facilities have the great benefit of serving the homeless and avoiding the creation of inevitable alternate sites for relief. There are attractive and safe portable options and easy to install prefabricated permanent options as well. It turns out that everyone would benefit from public facilities downtown.

**# 49**

#### **Proposed Amendment:**

**Install public restrooms downtown.**

## **Amendment Support Historic Downtown Churches and Social Services**

### **City of Bloomington Comprehensive Plan April 2017 Draft**

Name/Organization of Author: Chris Sturbaum / District One

Contact email/phone number: [sturbauc@bloomington.in.gov](mailto:sturbauc@bloomington.in.gov)

#### **Brief synopsis/justification for Amendment:**

The churches and social service agencies provide critical service to the underserved of this community. But the fact that it is becoming more difficult for these institutions to function as parking becomes more difficult, the city should help these groups survive downtown.

The importance of historic church structures to the downtown character is another reason for this request for community support. The reuse of these iconic downtown buildings is a challenge to communities where the original and purposed use for these structures no longer inhabits them. It is much better for our downtown if these facilities can remain vibrant contributors to our urban environment.

Hotels receive special consideration for loading and fifteen minute parking that other businesses do not receive as a rule. These social service facilities have special parking needs as well. Helping address these needs may not, for the most part, even conflict with other downtown business needs for parking.

**# 50**

#### **Proposed Amendment:**

*Support downtown churches and social service organizations through special parking regulations.*

## **Amendment Greenways and Traffic Calming**

City of Bloomington Comprehensive Plan April 2017 Draft

Name/Organization of Author: Chris Sturbaum

Contact email/phone number: [sturbauc@bloomington.in.gov](mailto:sturbauc@bloomington.in.gov)

**Brief synopsis/justification for Amendment:** Plans for city greenways should be prioritized. Developing safe cycling in the city will enhance urban bicycle use by young and old riders. Such a network will enhance the attractiveness of our community while making riding a better option for a larger number of citizens.

**# 51**

### **Proposed Amendment:**

*Design and complete a city wide system of greenways. Use traffic calming as needed to enhance bike and pedestrian safety.*