

BLOOMINGTON COMMON COUNCIL'S CONSIDERATION OF
THE COMPREHENSIVE PLAN

A LISTING OF SUCCESSFUL AMENDMENTS TO DATE

INTRODUCTION THROUGH CHAPTER 7
(CURRENT OF 08 NOVEMBER 2017)

INTRODUCTORY

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #70

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Table of Contents		5

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

This amendment adds chapter numbers to the Table of Contents (TOC). Other matters of style regarding the TOC shall be left to the discretion of Planning and Transportation.

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

table of contents
introduction & executive summary 6
community profile 18
chapter 1: community services & economics 26
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Special Session Action: 7-0-0, Adopted via Consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #71

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Plan Framework		8

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

This amendment moves "Objectives" above "Goals," since in the Comprehensive Plan, "Objectives" appear before "Goals."

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

Vision Statement
Provides the "big picture," the overall outcome for Bloomington by the year 2040. Resolution 13-01, adopted in 2013, lists 16 statements that form the vision behind the plan. These sixteen statements were organized into six main objectives to further organize and guide the plan.

Objectives
Provide the general policy essence and intent of the Plan and support the 16 concepts from the Vision Statement. They also serve as statements for the future development of Bloomington.

Goals
Provide a means to further state priorities that directly support the collective efforts and ideals of the community reflected in the objectives.

Policies
Provide a course of principle or action that can outline avenues or opportunities to achieve the intent of a goal.

Programs
Provide examples of more specific implementation strategies taken by city officials, business leaders, community organizations, and residents to help accomplish the goals.

~~Objectives~~
~~Provide the general policy essence and intent of the Plan and support the 16 concepts from the Vision Statement. They also serve as statements for the future development of Bloomington.~~

Special Session Action: : 7-0-0, Adopted via Consent (07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #72

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Major Objectives		15

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

This amendment seeks to clarify that some of the 16 statements adopted in City Council Res. 13-01 could fall under more than one Objective listed in this comprehensive plan. For example, "Fortify our strong commitment to equality, acceptance, openness and public engagement" is listed under Objective 1 (Community Services) but could also fall under Objective 2 (Culture & Identity).

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

The 16 statements adopted by Resolution 13-01 are categorized below into six major objectives of the Plan. These objectives correspond with the first six chapters that follow, which serve as the strategic component of this plan. **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.**

Special Session Action: : 7-0-0, Adopted via Consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #73

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Major Objectives & Chapters		15-17

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

For each objective/chapter, this amendment achieves consistency between the heading text of the list of major objectives (pg. 15) and the last sentence in each chapter description on the following two pages. In some cases, the text on pg. 15 (list of objectives) is used for pg. 16-17 (list of chapters), and in some cases the text on pg. 16-17 (list of chapters) is used for pg. 15 (objectives). The goal is consistency, and there are no substantive changes in wording proposed. Note: Objective/Chapter 4 does change the word "town" to "city" and with this change accepts the wording on pg. 15.

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

Page 15
 Objective 1: Community Services - ~~Fortify Community and Economic Vibrancy~~ **Support Comprehensive Community Services and Economic Vibrancy**

Objective 2: Culture & Identity - ~~Sustain and Celebrate the Arts and Education~~ **Nurture Education and Cultural Vibrancy**

Objective 3: Environment - Work Toward a Resilient, Environmentally Responsible Community

Objective 4: Downtown - Nurture our Vibrant ~~Town~~ **City Center**

Objective 5: Housing & Neighborhoods - Enhance Quality of Place **for Neighborhoods and Development**

Objective 6: Transportation - ~~Reduce Dependence on the Automobile~~ **Provide Multimodal Transportation Options**

Pages 16-17: Last sentences of each paragraph.
 01/Community Services & Economics
 ...supports Objective 1: Support Comprehensive Community Services and Economic Vibrancy.

02/Culture & Identity
 ...supports Objective 2: Nurture Education and Cultural Vibrancy.

03/Environment
 ...supports Objective 3: ~~Protect Environmental Quality~~ **Work Toward a Resilient, Environmentally Responsible Community.**

04/Downtown

...supports Objective 4: ~~Create a Vibrant Downtown for Residents and Visitors~~
Nurture our Vibrant City Center.

05/Housing & Neighborhoods

...supports Objective 5: Enhance Quality of Place for Neighborhoods and Development

06/Transportation

...supports Objective 6: Provide Multimodal Transportation Options

Special Session Action: 7-0-0, Adopted via Consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #74

Name of Sponsor(s): CM Volan

Date Submitted: 10/31/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Intro/Exec Summary	Community Profile	18

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

Bloomington's higher percentage of Asian and foreign-born persons gives it diversity; Bloomington's lower percentage of African-Americans and Hispanics does not. Due to this asymmetry, this amendment deletes the assertion that Bloomington's variation in race and ethnicity gives Bloomington its rich heritage and cultural diversity.

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

The City's demographics reflect fairly closely those of Indiana and the U.S., with notable exceptions of the community's higher percentage of Asian persons and its lower percentage of African-Americans and Hispanics, Exhibit 2. Bloomington's foreign-born population percentage resembles the nation's, and is more than twice as high as the state of Indiana's:

~~This variation in race and ethnicity gives Bloomington its rich heritage and cultural diversity. It also~~ **which** likely speaks to the international attraction of Indiana University as one of the world's great research universities.

Special Session Action: : 7-0-0, Adopted via Consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #75

Name of Sponsor(s):

CM Volan

Date Submitted:

10/31/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Future Projections	22

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

College students are adults. Their range should have been measured from 18-24, but the changes as indicated should suffice to make clear that ages 25-54 refer to the non-student population and ages 20-25 refer to the student population.

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

According to research completed by the City of Bloomington Commission on Aging, within the years 2020 to 2040 the population of the Bloomington metro area age 55 and above will grow by 20%. The **non-student** adult population (25-54) will grow by 13%, and the youth population (0-20) by only 7%. (The ~~college-age~~ population **which corresponds most closely with college students**, 20-25, was not included in this study.) The fastest growing group will need a community that prioritizes health care, supportive housing, and increased mobility services.

Special Session Action: : 7-0-0, Adopted via Consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #76

Name of Sponsor(s):

Isabel Piedmont-Smith and Chris Sturbaum

Date Submitted:

10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Community Profile	Community Profile – Future Projections	22

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

This amendment seeks to delete a controversial paragraph about future housing needs in Bloomington because (1) the data is for the Bloomington Metropolitan Statistical Area and not for the City of Bloomington only, (2) the data is misleading regarding replacement of 6,100 housing units, which has been interpreted by some as condoning such replacement, (3) the paragraph is not essential background information for the Plan, as it is widely known and accepted that more housing is currently needed and will be needed for the foreseeable future. It also makes a related minor, non-substantive change to the following paragraph to shift the reference from "this growth" to "future growth."

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

One of the major pressure points of this population growth is the increased demand for housing. Currently, there is a greater demand for housing than the market has supplied. Much of this demand appears to be driven by IU students. This has priced housing rents and home sale prices out of the affordable range for many Bloomington households. It will be important for Bloomington to provide opportunities and locations for a growing student housing demand while ensuring there is a full mix of housing choices and price points for the balance of Bloomington households.

Between 2010 and 2030, Ratio Architects Inc. project that the Bloomington area will need about 7,500 new housing units. In addition, some current housing will need to be replaced, a figure projected at 6,100 units. Add replacement to new housing, and there will be demand for 13,600 new housing units between 2010 and 2030.

It will be ~~critical~~ **important** that this **future** growth is managed as much as possible within the City's existing developed sewer service utility area or "footprint" (Exhibit 6). This will limit the negative environmental impact of further suburban sprawl over Bloomington's unique and environmentally sensitive karst geology.

Special Session Action: Adopt, 5-0-2 (Volan and Sandberg)
(07 November 2017)

CHAPTER ONE

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #77

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Goals & Policies: Goal 1.1	28

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

This amendment divides Goal 1.1 into two goals: One focused on recreation and well-being, the other focused on health and safety. The amendment also would add one policy under the second goal – a policy about supporting mental health and addictions services.

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

Goal 1.1 Prioritize programs and strategies that **support** ~~sustain the health, well-being,~~ recreational, **cultural and food production opportunities.** ~~, and safety of residents and visitors.~~

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.

~~Policy 1.1.4: Prioritize appropriate staffing, resources, and training for the City Police and Fire Departments.~~

Goal 1.2 Support programs and strategies that sustain and enhance the health and safety of residents and visitors.

Policy 1.2.1: **Work with community partners to facilitate access to mental health services and addictions treatment.**

~~Policy 1.1.4~~ 1.2.2: Prioritize appropriate staffing, resources, and training for the City Police and Fire Departments.

Subsequent Goals and Policies shall be renumbered accordingly.

Special Session Action: 7-0-0, Adopted via Consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #78

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Goals & Policies: Policy 1.2.1	28

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

This amendment seeks to improve the wording of Policy 1.2.1 without changing its meaning.

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

Policy 1.2.1: Encourage partnerships with non-profits in Monroe County and adjacent communities to develop solutions to shared problems, ~~serve community service needs~~ **provide social services**, and leverage State and Federal Resources.

(Note: The numbering of the underlying Goal and subordinate polices may change depending on outcome of other amendments – e.g. Am 77).

Special Session Action: 7-0-0, Adopted via Consent (07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #79

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 1: Community Services & Economics	Goals & Policies: Goal 1.5	29

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

This amendment removes an unnecessary and unclear phrase from the end of Goal 1.5. If we commit to public engagement we will obviously promote more participatory citizenship. We don't have to spell that out.

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

Goal 1.5 Commit to, and plan for, transparency, open government, and effective, accessible and inclusive public engagement so that exemplary services are provided to our residents, businesses, non-profit organizations, and visitors ~~to promote more participatory citizenship.~~

(Note: The numbering of this Goal and subordinate polices may change depending on outcome of other amendments - e.g. Am 77.)

Special Session Action: 7-0-0, Adopted via Consent
(07 November 2017)

CHAPTER TWO

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #80

Name of Sponsor(s): CM Volan

Date Submitted: 10/31/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
2: Culture & Identity	Overview	34

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

Indiana means "land of the Indians." The least we could do is not pretend that they weren't here first. This amendment makes clear that references to "settlers" are to "European settlers" and makes other edits for clarity.

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

Bloomington is ~~the county seat of Monroe County, Indiana.~~ It was settled by **Europeans** in 1816, the same year Indiana became a State. President James Monroe chose it as the site of the Indiana Seminary. Located on a trading route with available spring water, the new settlement attracted **European** settlers. Following the creation of Monroe County in 1818, the settlement was ~~given the designation of a town.~~ **designated a town and the seat of Monroe County.**

No precise evidence or record suggests the basis on which the name Bloomington was adopted. One theory suggests the name reflected the blooming flowers and foliage, while another ~~theory suggests~~ that the name was given in honor of William Bloom, one of the first **European** settlers.

(Note: the remainder of the second paragraph is not affected by this amendment.)

Special Session Action: : 7-0-0, Adopted via Consent (07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #82

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/30/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2: Culture & Identity	Goal 2.1	38

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

This amendment replaces the undefined terms Urban Centers and Neighborhood Villages with the term Urban Village Centers, which is defined in Chapter 7. It also clarifies that we definitely want cultural spaces in our Downtown.

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

Goal 2.1 Support cultural spaces in all areas of Bloomington, especially Urban **Village** Centers (**see Chapter 7**), **Downtown**, ~~Neighborhood Villages~~, and around the Indiana University campus, where they are publicly accessible to a broad and diverse range of people (ages, incomes, backgrounds, and races) and can help activate the public realm. These cultural spaces should be collaborative, whenever possible, and incorporate or represent a broad range of art types, art forms, and artists.

Special Session Action: 7-0-0, adopted via consent
(07 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #83

Name of Sponsor(s): Susan Sandberg

Date Submitted: 10/22/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Ch. 2; Culture & Identity	Goal 2.3	39

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

This amendment adds a new policy to Goal 2.3 "Ensure public spaces are of high quality, engaging, and active." The new policy makes clear that we should ensure that all public spaces are maintained, updated and are responsive to cultural and technological changes. Keeping these public spaces well maintained and relevant will encourage a high volume of users.

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

Goal 2.3 Ensure public spaces are of high quality, engaging, and active.

Policy 2.3.1: Incorporate an arts component that engages sight, sound, and/or texture into the planning, construction, or renovation of all city facilities as deemed feasible.

Policy 2.3.2: Consider the use of natural art and beauty through the preservation of trees, waterways, and other environmental features.

Policy 2.3.3: Ensure public spaces are accessible to all ages and abilities and serve to connect all generations.

Policy 2.3.4: Ensure public spaces and facilities are well-maintained and frequently updated and that these spaces and facilities are responsive to cultural and technological changes.

Special Session Action: 7-0-0
(07 November 2017)

CHAPTER THREE

AMENDMENT FORM

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

Please complete all fields indicated in **yellow**.

Amendment Number: #59

Name of Sponsor(s): Dave Rollo, Dorothy Granger, and Isabel Piedmont-Smith

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	Overview	42

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

This amendment adds greenhouse gas emissions as a concern for Bloomington and acknowledges that climate protection and the attendant reduction in greenhouse gas emissions has long been a policy priority of the City.

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

Overview

All life depends on the vitality and interplay between three main categories of the natural environment: air, water, and land. ~~While these are broad categories of interrelated systems,~~ Residents of Bloomington have long held ~~their~~ **the protection of these vital systems** close to their hearts and high among their priorities. This chapter is organized around some of the threats and opportunities to the natural environment and associated ecological services regarding breathable air, drinkable water, energy consumption, food production, waste mitigation, and ~~ecologic protection~~ **a stable climate**.

Bloomington residents consistently express their hopes for a better natural environment **on local, regional, and global levels**. These hopes include: reducing air-contaminating pollutants by lessening our reliance on fossil fuels; reducing waste and increasing recycling and composting; protecting both water quality and quantity for humans and nature; and enhancing urban ecology through increased biodiversity. **Bloomington has also committed to climate protection and a reduction in greenhouse gas emissions through The U.S. Mayor's Climate Protection Agreement (signed in 2006), the work of the Peak Oil Task Force (2009), the support of the International Paris Climate Accord (2017), and the Commission on Sustainability (ongoing), as well as the Bloomington Environmental Action Plan of the City's Environmental Commission (2017).**

In order to foster a healthy environment, **protect our climate, and reduce greenhouse gas emissions, we need to work together to improve natural resource stewardship. The biggest source of greenhouse gas emissions in Bloomington is the use of fossil fuels, which provide most of our electricity and are needed for most transportation options. For example,** ~~Therefore, the City's has engaged in efforts to reduce-energy use and to diversity its sources of energy~~ **are important and should be increased**. The Green Building Ordinance, City facility and community-wide solar initiatives (2017 Solarize Bloomington Initiative), and community-based efforts like Earth Care and the Monroe County Energy Challenge have all targeted a cleaner, reduced energy footprint.

Developing a long-term environmental plan, as part of a larger sustainability plan, **is a priority that** ~~The City~~ recognizes that environmental protections and enhancements are critical parts of our urban infrastructure. **These and other efforts** will contribute towards a more sustainable Bloomington.

This chapter highlights key components of the environment and sets goals for creating an environmentally sustainable community ~~through~~ **in the categories of energy, the built environment, water, urban ecology, waste, air quality, and food and agriculture.**

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #60

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter 3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Environment	Overview: Energy	44

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

The amendment revises the Energy Overview to introduce the concept of risk of dependence on fossil fuels - a depleting energy resource.

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

Energy

Energy use plays a key role in community development. Reliability, efficiency, and a diverse portfolio of energy services all contribute to community resiliency. The use of fossil fuels impacts water quality, air quality, floral and faunal health, as well as human health. Furthermore, fossil energy sources, such as petroleum, are depleting and will inevitably decline in quality (net energy) and overall availability. Reducing our reliance on these energy sources is a prudent strategy for community adaptation to this decline.

Special Session Action: 7-0-0, adopted via consent
(24 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #61

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter3	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Overview: Urban Ecology	45

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

This amendment revises the Urban Ecology Overview by adding terms for clarification and by adding recognition that habitat for non-human organisms is an important part of ecosystem services.

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

Urban Ecology

The amount of land and resources it takes to support urban population growth degrades the natural environment to the point that it needs protection and enhancement. As urban populations increase, cities will increasingly become test beds of how to preserve local ecological functions in the midst of urban growth.

Bloomington's growth over the last generation has carried with it challenges in balancing dense infill development with greenspace **preservation**. Going forward, the community has an opportunity to integrate urban ecosystem services **into the built environment** by increasing the use of native plants for landscaping, protecting waterways, optimizing green infrastructure, ~~and~~ enhancing urban forests **and providing habitat for native fauna**.

Special Session Action: 7-0-0, adopted via consent (24 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 63

Name of Sponsor(s):

Isabel Piedmont-Smith and Dave Rollo

Date Submitted:

10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	Overview	46

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

This amendment clarifies the distinction between the human health effect of polluted air and the long-term environmental impacts of greenhouse gas emissions. It also clarifies that one of our main transportation goals is to encourage more non-motorized and public transit modes in the city.

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

Air Quality and Emissions – note this amendment breaks the first paragraph into 2 separate paragraphs

Air quality is essential to the health of humans, flora, and fauna in our community. Human activity affects air quality through the generation and use of energy, both in the built environment and the transportation sector. possibly the most important of all environmental issues facing humankind. ~~Air quality is directly affected by the built environment, from the way we generate energy, to the energy we use for heating and cooling buildings, to the energy used in the transportation sector.~~ **Both the pollutants in the air we breathe and the greenhouse gases emitted through energy production are a concern in the city of Bloomington.** ~~All of these activities emit gasses.~~ **On the one hand, we cannot survive without oxygen (O2) for much longer than three minutes, and health problems such as asthma, emphysema, lung cancer, and other respiratory disorders are associated with polluted air. On the other hand, energy production through the use of fossil fuels creates greenhouse gas emissions that lead to global climate change, whose effects we have already seen throughout the world.**

Reducing pollution and particulate matter benefits everyone is directly beneficial to human health, but carbon dioxide (and related methane emissions) is the primary threat to a stable climate. Simple reduction in emissions through efficient use of energy can improve air quality **efficiency is an important strategy that our City should undertake in all processes. For instance,** ~~E~~energy-efficient buildings and the use of alternative energy sources can reduce air emissions from the building sector. In the transportation sector, reducing miles traveled by vehicles with internal-combustion engines is one effective strategy for improving air quality. Together these two sectors contribute approximately 38% of greenhouse gas emissions.

For decades, transportation policy and infrastructure investments have focused on supporting motorized vehicles. That focus created a legacy that we are now working to overcome. Chapter 6, Transportation, focuses on a shift to retrofitting our infrastructure and policies to emphasize non-motorized and public transportation, and to create a diverse, safe, efficient, and well connected transportation system that also stands to benefit air quality and emissions.

Special Session Action: 7-0-0, adopted via consent (24 October 2017)

Note: This amendment was revised subsequent to its issuance in the Legislative Packet to combine Amendments 62 and 63

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 64

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

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3:Environment	Goals & Policies: Air Quality and Emissions	48

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

This amendment inserts a new goal (Goal 3.7) and three policies under Air Quality and Emissions and renumbers the current Goal 3.7 and related policies. This amendment makes reduction of greenhouse gas emissions a specific goal for the city and adds three policies to help achieve that goal. These policies come from the Bloomington Environmental Action Plan of the Environmental Commission (2017). The first two policies are not specifically mentioned elsewhere in this chapter. The third is mentioned elsewhere, but is also important in achieving this newly articulated goal.

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

Air Quality and Emissions

Note: Goal 3.6 and Policy 3.6.1 are listed to provide context for the proposed new goal and policies below:

Goal 3.6: Protect local air quality from pollutants.
 Policy 3.6.1: Ensure that the air we breathe is safe for all Bloomington residents and visitors.

1) Insert new goal and policies as follows:

Goal 3.7: Reduce greenhouse gas emissions.
Policy 3.7.1: Promote energy-saving retrofitting of public and private buildings and informed decision-making for building renters based on energy consumption.
Policy 3.7.2: Reduce vehicle miles travelled per capita.
Policy 3.7.3: Utilize tree, shrub, and native prairie perennials to sequester carbon in order to reduce our carbon dioxide emissions.

2) Renumber existing goal and policies under Goal 3.7 as follows:

Food and Agriculture

~~Goal 3.7~~**3.8:** Promote and protect local food culture and Bloomington’s food system.
~~Policy 3.7.1~~**3.8.1:** Work to provide residents with access to safe, nutritious, and affordable food, including through a sustainable, resilient local food sector.
~~Policy 3.7.2~~**3.8.2:** Support diverse, native-plant conservation and restoration efforts, to foster the plant pollinating network of animals, which greatly influences crop production.

Special Session Action: 6 – 0 Roll Call Vote via Consent Agenda - ADOPTED (24 October 201)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 65

Name of Sponsor(s): Granger and Rollo

Date Submitted: 17 October 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Solid Waste	49

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

This amendment changes the first bullet-point under "Programs - Solid Waste." The change is intended to correct ambiguous and disingenuous language, since we have already "modernized" and upgraded the system (including "smart technology").

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

Solid Waste

Reword the first bullet-point to read as follows:

- ~~Modernize~~ Improve the City's sanitation system. ~~including upgrading to safe, more efficient equipment, and integrating smart technology.~~

Special Session Action:

Amend Am 65 by adoption of Am65A (which deletes the bullet-point entirely.

2 (Sims and Piedmont-Smith) – 5 FAILED

Adopt Am 65

6- 1 (Piedmont-Smith)

ADOPTED

(24 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 66

Name of Sponsor(s): Isabel Piedmont-Smith

Date Submitted: 10/15/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Solid Waste	49

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

This amendment adds another bullet-point under "Programs: Solid Waste." In particular, the amendment adds development of a "pay as you throw" solid waste pickup program to the list of ways to implement the city's solid waste goals.

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

Solid Waste

- Modernize the City's sanitation system, including upgrading to safer, more efficient equipment, and integrating smart technology.
- Develop a City-wide program for organic waste (composting), possibly partnering with a private company.
- Assess rules, regulations, and incentives for providing adequate space for recyclable materials collection in new multifamily, mixed use, and commercial developments and within existing apartment buildings.
- Develop safeguards to ensure the City's recycling contractors are having materials recycled according to regulations.
- Develop "pay as you throw" pricing for solid waste pick-up for city sanitation customers.

Note: The program title and existing bullet-points are included to provide context for this change.

Special Session Action:

Amend Am 66 by adoption of Am66A – which would delete "develop" and add "Consider developing"

3 (Sturbaum, Sandberg & Rollo) – 4

Failed

Adopt

5 – 2 (Sims & Sturbaum)

Adopted

(24 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 67

Name of Sponsor(s):

Cm. Volan

Date Submitted:

10/17/17

Comp Plan

Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3; Environment	Programs: Solid Waste	49

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

This amendment inserts a new bullet-point under "Programs: Solid Waste" regarding the re-establishment of one or more recycling drop-off facilities within city limits. When the Downtown Bloomington Recycling Center (DBRC) was operating, it was collecting 300 tons of recyclables a year. It served a great many local residents and businesses unable to be served by city sanitation who wanted a place to recycle that was nearer than one of the Monroe County Solid Waste Management District's drop-off points, all of which are rural. It proved the demand for such recycling services, and it did so while using fewer than 20 parking spaces.

Yet since the end of November 2016 the DBRC remains closed, despite there being a responsible not-for-profit organization of experienced volunteers prepared to manage it, and despite no obvious other use for the land it occupied except parking for city and city employees' vehicles. There is underutilized parking to be found all over the city.

This amendment calls for an explicit commitment to establishing one or more similar recycling drop-off points, whether operated by the city or by a volunteer not-for-profit. It is consistent with Policy 3.5.1, which calls for "taking greater control of waste management infrastructure and critical waste streams." While the District continues to explore a local Materials Recovery Facility (MRF), this is an obvious, demonstrably successful way to divert more of the waste stream, and will likely continue to be of use even if a MRF is created. The city should identify small plots of land in its inventory (particularly in and/or adjacent to public parking), or negotiate with a property owner or developer, for locating similarly sized centers Downtown, on the Eastside, the Southside, and/or wherever large numbers of unserved residences may be concentrated.

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

Solid Waste - add new bullet-point as follows:

- **Create and manage, or see to the creation and management of, one or more recycling drop-off points, on and/or adjacent to underutilized parking lots, to give the many residences and businesses in the city unserved by city sanitation pickup a closer nearer-by location to recycle.**

Special Session Action:

Amend Am 67 by striking the words "nearer-by" with "closer."

Adopt - 7 - 0 (with Cm. Chopra and Cm. Sims absent)

ADOPTED

Adopt Am 67 as amended

Adopt - 7 - 0 (with Cm. Chopra and Cm. Sims absent)

ADOPTED AS AMENDED

(7 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 68

Name of Sponsor(s): Rollo

Date Submitted: 10/17/17 (Revised 11/7/17)

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Programs: Air Quality and Emissions	49

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

This amendment adds a program under "Air Quality and Emissions." It adds a program with a goal of reducing greenhouse gas emissions.

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

Air Quality and Emissions- add new program that reads as follows:

- **Develop a carbon emission goal for our community to reduce our carbon footprint, determine the best quantitative methods to measure greenhouse gas emissions and periodically report on our status.**

Special Session Action:
Adopt 7 – 0 (with Cm. Chopra and Sims absent)
ADOPTED

(7 November 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: 69

Name of Sponsor(s):

Rollo

Date Submitted:

10/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Chapter 3: Environment	Outcomes & Indicators: Air Quality is maintained at a high level.	49

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

This amendment modifies the title for "Outcome: Air quality is maintained at a high level" and adds another indicator. The revised title addresses the reduction of carbon emissions. The new indicator would track whether our efforts in employing alternative energy, conservation of energy, and sequestration, has yielded a reduction of carbon emissions.

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

Outcome: Air Quality is maintained at a high level, **and our carbon emissions are significantly reduced.**

- **Tracking of greenhouse gas emissions indicate that our community is emitting fewer greenhouse gases over time.**

Special Session Action:

7 – 0 Roll Call Vote via Consent Agenda

ADOPTED

(24 October 2017)

CHAPTER FOUR

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

Amendment #: 01
Submitted By: Cm. Sturbaum, District I
Date: September 1, 2017
Proposed Amendment:

1. Chapter 4 (Downtown), Overview – Design, page 53, shall be amended by striking text from and adding text to the following language in the second paragraph:

~~Attitudes of complacency and standardization can begin to erode Downtown’s success and should be avoided.~~ The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses ~~are coming under scrutiny~~ **need some revision** as Downtown continues to grow and evolve. ~~Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much~~ **There is a need for** clearer policy guidance for each character area. ~~Form-based codes and/or f-~~ **Fine-tuning** of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so ~~unique~~ **special**. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Design section. It emphasizes form-based design guidelines instead of form-based code. In so doing, it favors compatibility of designs and stricter design guidelines over innovative design in charting the future success of the downtown.

Note: Am 01 was revised after the amendment was released on Friday, September 8th and before the meeting on Tuesday, September 12th. The revision made a grammatical change in the second-to-last sentence in the affected paragraph.

**September 12, 2017 Special Session Action: 9 – 0
Adopted**

(September 12, 2017)

Changes to Chapter 4 (Downtown), Overview – Design (*assuming adoption of Am 01*)

Design

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels, convention center expansion, retail mix, and other hot topic issues have played out. These issues are good proxies for Downtown's vibrancy. They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

~~Attitudes of complacency and standardization can begin to erode Downtown's success and should be avoided.~~ The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses ~~are coming under scrutiny~~ **need some revision** as Downtown continues to grow and evolve. ~~Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much~~ **There is a need for** clearer policy guidance for each character area. ~~Form-based codes and/or f~~ **F**ine-tuning of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so ~~unique~~ **special**. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

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

Amendment #: 02
Submitted By: Cm. Sturbaum, District I
Date: September 1, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by adding text to Policy 4.1.2, so that it reads as follows:

Policy 4.1.2: Recognize the significance of both traditional and innovative, high-quality **compatible** architecture in supporting community character and urban design.

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Goals & Policies section. The change adds the word “compatible” before the word ‘architecture’ in Policy 4.1.2 in order to emphasize that both traditional and innovative architecture must not only be of high-quality but also be compatible with its surroundings in order to support community character and urban design. (See below for the change in context of Goal 4.1)

**September 12, 2017 Special Session Action: 9 – 0 – 0
Adopt**

(September 1, 2017)

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Changes in Context of Goal 4.1

Goal 4.1 Ensure that the Downtown retains its historic character and main street feel, encouraging redevelopment that complements and does not detract from its character.

Policy 4.1.1: Ensure that public investments in infrastructure and technology do not detract from historic preservation and that they enhance pedestrian-friendly character in the downtown.

Policy 4.1.2: Recognize the significance of both traditional and innovative, high-quality **compatible** architecture in supporting community character and urban design.

Policy 4.1.3: Recognize historic preservation as an economic development tool and encourage public and private investment in maintaining historic buildings downtown.

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

Amendment #: 03
Submitted By: Cm. Sturbaum, District I
Date: September 1, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by adding Policy 4.4.5 which reads as follows:

Policy 4.4.5 Encourage special design qualities such as universal design, 1-2 bedroom **limits, adequate** storage space, and use of sustainable and enduring materials, that promote housing which is built for all citizens and for a range of ages and affordability options.

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Goals & Policies section. The change adds a new Policy 4.4.5 advocating special design qualities that open residential uses up to a more diverse demographic. (See below for the change in context of Goal 4.4)

Note: Am 03 was revised after the amendment was released on Friday, September 8th and before the meeting on Tuesday, September 12th. The revisions are noted in bold above and add some missing text.

September 12, 2017 Special Session Action: **Adopt**
9 – 0 – 0
Adopt

(September 12, 2017)

Note: Sponsor expressed interest in revisiting Am 03 at the end of the process.

Changes in Context of Goal 4.4

Goal 4.4 Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.

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.

Policy 4.4.3: Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.

Policy 4.4.4: Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.

Policy 4.4.5 Encourage special design qualities such as universal design, 1-2 bedroom limits, adequate storage space, and use of sustainable and enduring materials, that promote housing which is built for all citizens and for a range of ages and affordability options.

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

Amendment #: 05

Submitted By: Cm. Sturbaum, District I

Date: September 1, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs – Downtown Vitality and Sense of Place, page 56, shall be amended by adding a bullet-point to the bottom of the first column which will now read as follows:

- Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a ~~maximum~~ size **greater than** of a quarter of a block) in order to encourage local developers and businesses and ~~better urban form~~ **create a more pedestrian-friendly public realm.**

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes a change to the Downtown-Programs section. The change would add a bullet-point in the Downtown Vitality and Sense of Place section that would discourage development of large footprint projects in the downtown in order to encourage local developers and create a more pedestrian-friendly public realm. (*See below for the changes in context of Programs – Downtown Vitality and Sense of Place.*)

Note: Am 05 was revised after the amendment was released on Friday, September 8th and before the meeting on Tuesday, September 12th. The revisions affect the latter three lines of the bullet-point and are indicated in bold and strikeout above.

**September 12, 2017 Special Session Action: Adopt
 9 – 0
 Adopt**

(September 12, 2017)

Changes in Context of Programs – Downtown Vitality and Sense of Place (assuming adoption of Am 04)

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.
- **Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a size greater than a quarter of a block) in order to encourage local developers and businesses and better urban form create a more pedestrian-friendly public realm.**
- Consult with stakeholders to 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 #: 06

Submitted By: Cm. Sturbaum, District I

Date: September 1, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs – Downtown Design, page 56, shall be amended by adding text to, and deleting text from, the existing language so that the section will now read as follows:

Downtown Design

- Update and revise the Downtown overlay districts **and the Vision and Infill Strategy Plan** with “form-based code” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or **other compatible innovative** new designs.
- Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area
- ~~Investigate the option of~~ **Create** a design or architectural review committee **with representatives from the Common Council** for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington.
- Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.
- Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Programs section. The change would add and delete text in the Downtown Design section to assure better urban design and the inclusion of more public space. *(See below for the changes in context of Programs – Downtown Design.)*

Note: Am 01 was revised after the amendment was released on Friday, September 8th and before the meeting on Tuesday, September 12th. The revision made changes to the first and third bullet-points.

September 12, 2017 Special Session Action: Motion to Adopt

5

4 – (Chopra, Granger, Piedmont-Smith & Sims)

ADOPTED

(September 25, 2017)

Changes in Context of Programs – Downtown Design

Downtown Design

- Update and revise the Downtown overlay districts **and the Vision and Infill Strategy Plan** with “form-based code” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or **other compatible innovative** new designs.
- Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area.
- ~~Investigate the option of~~ **Create** a design or architectural review committee **with representatives from the Common Council** for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington.
- Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.
- Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.

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

Amendment #: 08
Submitted By: Cm. Sturbaum, District I
Date: September 1, 2017

Proposed Amendment:

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

Downtown Design

- **As a development review too, Prior to approving further development, map the available public space downtown (indoor and outdoor) including plazas, outside dining, and mini-parks to identify areas where more public space is needed.**
- **Create “Nolli” maps of new project proposals and their context showing both spaces the public has access to versus private space where the public is excluded, such as offices and apartment-serving uses along with private residential space. This map will illustrate the presence of public space on ground floors and plazas, outside dining, and mini-parks as well as the lack of same, which creates pedestrian impermeability and public access desserts.**

~~• *Note: “Nolli” maps were utilized by Giambattista Nolli in his famous black and white map of Rome in 1748. His map utilizes the mass to void relationship which included public spaces. Thus, when one views the Nolli map, not only is the void of street elements apparent against the mass of buildings, but the voids of public spaces are visible as well.*~~

Synopsis

This amendment is sponsored by Cm. Sturbaum and proposes changes to the Downtown-Program - Design section. The change would add a bullet-point that calls for mapping the available public space downtown (both indoor and outdoor) with the goal of enhancing the public realm. One technique the sponsor envisions during the implementation stage is the use of “Nolli” maps as part of each presentation of any new building in the downtown. *(See below for the changes in context of Programs – Downtown Design.)*

Note: Am 01 was revised after the amendment was released on Friday, September 8th and before the meeting on Tuesday, September 12th. The revisions strike reference to “Nolli” maps because it is an unfamiliar term for most people and is a more suitable matter for discussion during consideration of amendments to the UDO.

September 12, 2017 Special Session Action: Motion to Amend the Amendment (Am 8 A)
(in blue font above)
8 – 1 (Chopra)
Am 08A Adopted
Motion to Adopt Am 08 as Amended
8 – 1 (Chopra)
Adopted

(September 25, 2017)

Changes in Context of Programs – Downtown Design

Downtown Design (Assuming Adoption of Am 06 – bold and strikeout text)

- Update and revise the Downtown ~~overlay districts~~ **Vision and Strategy Plan** with “form-based ~~code~~” guidelines for building forms and massing that relate to the street and the pedestrian, whether through traditional architectural forms or **other compatible innovative** new designs.
- Provide guidance for urban design guidelines using an architectural inventory of celebrated structures currently in the Downtown area **with representatives from the Common Council.**
- ~~Investigate the option of~~ **Create** a design or architectural review committee for Downtown approvals.
- Update the Historic Preservation Commission’s 2012 Preservation Plan for Historic Bloomington.
- Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.
- Prioritize opportunities for streetscape and other public improvements that enhance Downtown focus areas and gateways.
- **Prior to approving further development, map the available public space downtown (indoor and outdoor) including plazas, outside dining, and mini-parks to identify areas where more public space is needed.**

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

Amendment #: 09

Submitted By: Cm. Piedmont-Smith, District V

Date: September 5, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Overview – Main Street Corridors, page 52, shall be amended in the following manner:

a) Amend the last five sentences in the first paragraph by adding and deleting text so that those sentences read as follows:

Through a joint venture between Bloomington Transit and the Central Emergency Dispatch Center, a new, all-in-one central transit station and emergency dispatch facility was ~~built~~**opened** along South Walnut Street and 3rd St. **in 2014**. The project included extensive streetscape improvements along South Walnut Street. This has transformed South Walnut into a more pedestrian-friendly and lively area. Parking meters returned **in 2013** and deserve mention, as vehicular parking demands have increased relative to a limited public parking supply. By some metrics, a parking ‘problem’ is a good indicator of a vibrant downtown.

b) Amend the first two sentences of the second paragraph by adding text so that those sentence will read as follows:

Several galleries and venues, such as the Bloomington Playwrights Project and the Buskirk-Chumley Theater, along with an array of locally owned bars and restaurants, offer many arts and entertainment options. Ivy Tech Community College purchased the John Waldron Arts Center **in 2010**, a move that added another important player to the Downtown arts community.

Synopsis

This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Main Street Corridors. It adds dates when certain landmark changes took place downtown in order to provide specificity to when important changes took place there. (Please see below for the changes in context of that provision.)

Note: This amendment was adopted pursuant to the Council’s Consent Agenda September 12, 2017.

September 12, 2017 Special Session Action: **Adopt via Consent Agenda**
9 – 0 – 0
Adopted

(September 12, 2017)

Changes to Chapter 4 (Downtown), Overview – Main Street Corridors (Illustrative – Showing Changes in context of the entire section but without reflecting other changes that might be made to this section.)

Main Street Corridors

Downtown is a highly walkable district that is enhanced by a mix of commercial, entertainment, residential, spiritual, and cultural amenities with robust multimodal access. Along with changes in downtown housing, changes in hospitality, entertainment, transportation, and commercial establishments continue to enhance Downtown. There are grocery stores that provide everyday items. Over 700 hotel rooms welcome overnight visitors to stay, shop, and enjoy a walkable Downtown. Plus over 900 businesses featuring retail, restaurants, and professional services – each sector topping over 100 establishments – offer a wide variety of choices for customers and also signify a healthy local economy. Through a joint venture between Bloomington Transit and the Central Emergency Dispatch Center, a new, all-in-one central transit station and emergency dispatch facility was ~~built~~ opened along South Walnut Street and 3rd St. in 2014. The project included extensive streetscape improvements along South Walnut Street. This has transformed South Walnut into a more pedestrian-friendly and lively area. Parking meters returned in 2013 and deserve mention, as vehicular parking demands have increased relative to a limited public parking supply. By some metrics, a parking ‘problem’ is a good indicator of a vibrant downtown.

Several galleries and venues, such as the Bloomington Playwrights Project and the Buskirk-Chumley Theater, along with an array of locally owned bars and restaurants, offer many arts and entertainment options. Ivy Tech Community College purchased the John Waldron Arts Center in 2010, a move that added another important player to the Downtown arts community.

The Monroe County Convention Center regularly books conventions, trade shows, professional training seminars, special events, and even religious services, which, combined, have brought more than 1.2 million people into Downtown since it first opened in 1991. The Farmers Market, Fourth Street Festival of the Arts, Lotus World Music & Arts Festival, Taste of Bloomington, and the Fourth of July parade are all long-standing events in Downtown. Clearing the way for anticipated technology-based employment in the Certified Technology Park and incorporated “Trades District,” the recent clearance of vacant warehouses north of City Hall is another positive sign for further business and residential growth in Downtown. These are just a few highlights that demonstrate change, vitality, and positive opportunities for increased business investment and residential livability of Downtown Bloomington.

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

Amendment #: 10

Submitted By: Cm. Piedmont-Smith, District V

Date: September 5, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Overview – Design, page 53, shall be amended by adding and deleting text to the language of the first paragraph so that the paragraph reads as follows:

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels, convention center expansion, retail mix, and other hot topics **have generated community conversations have played-out.** These issues ~~are good proxies for~~ **reflect the complex nature of** Downtown's vibrancy. They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

Synopsis

This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Overview – Design. It rewords text to improve the clarity and better characterize the community's ongoing conversation about the Downtown's vibrancy. (Please see below for the changes in context of that provision.)

September 12, 2017 Special Session Action: 9 – 0 – 0
Adopt – Via Consent Agenda

(September 12, 2017)

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Changes to Chapter 4 (Downtown), Overview – Design

Downtown Bloomington has a certain aesthetic that continues to define its character. Since the adoption of the last Comprehensive Plan, architecture, parking, historic preservation, student housing, an emerging population of persons experiencing homelessness, employment, hotels, convention center expansion, retail mix, and other hot topics ~~-s have generated community conversations~~ ~~issues have played out.~~ These issues ~~are good proxies for~~ ~~reflect the complex nature of Downtown's vibrancy.~~ They stimulate a continuous community dialogue among residents, businesses, and visitors over the look and feel of Downtown. This look and feel is especially important in regards to both real and perceived safety concerns. Public discourse, information exchange, and positive economic change are good ways to channel this energy into practices that will sustain Downtown's prominence as the inclusive heart of Bloomington.

Attitudes of complacency and standardization can begin to erode Downtown's success and should be avoided. The 2005 Downtown Vision and Infill Strategy Plan, developed as a result of the 2002 Growth Policies Plan, established character areas and helped to better guide specific building design and architecture features. The character areas described in that plan became overlay districts in the Unified Development Ordinance (UDO), which created height, design, and bulk regulations for each character area. These regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses are coming under scrutiny as Downtown continues to grow and evolve. Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much clearer policy guidance for each character area. Form-based codes and/or fine-tuning of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so unique. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.

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

Amendment #: 12

Submitted By: Cm. Piedmont-Smith, District V

Date: September 5, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs – Downtown Vitality and Sense of Place, Downtown Design, Downtown Transportation and Parking, page 56, shall be amended by adding and deleting text to various bullet-points so that the following *bullet-points* shall read as follows:

Programs –

Downtown Vitality and Sense of Place

- Create targeted marketing of Downtown in regional markets ~~towards captureing~~ new businesses, as well as those that are considering relocating to Bloomington.
- Consult with stakeholders to ~~considering~~ the installation of public restrooms downtown.

Downtown Design

(Note: no change proposed for Downtown Design after 25 September 2017 revision.)

Downtown Transportation and Parking

(Note: no change proposed for Downtown Transportation and Parking after passage of Am 22)

Synopsis

This amendment is sponsored by Cm. Piedmont-Smith and amends bullet-points in two of the three Chapter 4 (Downtown), programs. The changes add or delete words to clarify or correct text. (Please see below for the changes in context of that provision.)

Note: On 25 September 2017, the sponsor revised the amendment by striking changes proposed under Downtown Design in favor of changes proposed for that section by Am 06.

25 Sept 2017 Special Session Action:

**Amend Am 12 to Delete Changes to Downtown
Development and Planning – Bullet-point**

8 – 0 (Voice Vote)

Adopted

Adopt as Amended

8- 0

ADOPTED AS AMENDED

(25 September 2017)

Changes to Chapter 4 (Downtown) – Bullet-Points in All Three Programs

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 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).

Downtown Design *(no change proposed after 9/25/17 revision)*

Downtown Transportation and Parking

- Continue to improve multimodal connectivity with the Downtown area.
- **Promote programs to encourage bike sharing and car sharing programs 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.

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

Amendment #: 13

Submitted By: Cm. Piedmont-Smith, District V

Date: September 5, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Outcomes and Indicators, page 57, shall be amended by correcting a typographical error in the second Outcome & Indicators so that the provision reads as follows:

Outcome: The Downtown business environment is vibrant and sustainable.

- Retail Revenue
- Restaurant Revenue
- Employment levels and salary and wage levels
- Downtown safety incidents and crime reporting
- Public and private capital improvement investments
- Increased~~d~~ in assessed value for Downtown properties
- Occupancy rate for Downtown commercial spaces
- Office and professional services revenue
- Parking turnover and utilization rates

Synopsis

This amendment is sponsored by Cm. Piedmont-Smith and amends Chapter 4 (Downtown), Outcomes, by correcting a typographical error in the second Outcome & Indicators. (Please see below for the changes in context of that provision.)

September 12, 2017 Special Session Action: 9 – 0 – 0
Adopted – Via Consent Agenda

(September 12, 2017)

Changes to Chapter 4 (Downtown) – Outcomes & Indicators (Illustrative and without reflecting other changes that may be made to this section of Chapter 4)

Outcome: Downtown events are frequent and well attended.

- Number of Downtown public events
- Number of Downtown events visited by both residents and non-residents
- Number of Downtown events visited by attendees, by age range
- Number of cultural and arts venues in Downtown

Outcome: The Downtown business environment is vibrant and sustainable.

- Retail Revenue
- Restaurant Revenue
- Employment levels and salary and wage levels
- Downtown safety incidents and crime reporting
- Public and private capital improvement investments
- **Increased in assessed value for Downtown properties**
- Occupancy rate for Downtown commercial spaces
- Office and professional services revenue
- Parking turnover and utilization rates

Outcome: Downtown buildings and sites with blight or disrepair have been identified and remedied.

- Number of properties with code violations
- Percentage of properties in Downtown with code violations
- Map of Downtown properties with known environmental contamination issues
- Map of Downtown abandoned properties and/or “shovel ready” clear sites

Outcome: Downtown facilities provide services and year- round community programming that is age- and ability- friendly.

- Number of early childhood education facilities in Downtown
- Number of Downtown facilities that offer ongoing community programming for all ages
- Number of participants in Downtown community programming by age range
- Number of hours per month the public library is open

Outcome: Residential growth Downtown is inclusive of all ages and abilities.

- Demographic profile of residential units in the Downtown overlay districts

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

Amendment #: 14

Submitted By: Cms. Volan, District VI and Rollo, District IV

Date: September 7, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), shall be modified by rendering consistent the capitalization of "Downtown," where appropriate, throughout the Chapter.

Synopsis

This amendment is sponsored by Councilmembers Volan and Rollo and directs that the capitalization of "Downtown" shall be rendered consistent throughout the Chapter.

September 12, 2017 Special Session Action: **9 – 0 – 0**
Adopted– Via Consent Agenda
(September 7, 2017)

Note: This amendment was adopted pursuant to the Council's Consent Agenda September 12, 2017.

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Current Text for Goal 4.1 and Associated Policies

Goal 4.1 Ensure that the Downtown retains its historic character and main street feel, encouraging redevelopment that complements and does not detract from its character.

Goal

Policy 4.1.1: Ensure that public investments in infrastructure and technology do not detract from historic preservation and that they enhance pedestrian-friendly character in the downtown.

Policy 4.1.2: Recognize the significance of both traditional and innovative, high-quality architecture in supporting community character and urban design.

Policy 4.1.3: Recognize historic preservation as an economic development tool and encourage public and private investment in maintaining historic buildings downtown.

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

Amendment #: 16 (Am 16a)
Submitted By: Cm. Volan, District VI and Cm. Rollo, District IV
Date: September 6, 2017
Proposed Amendment:

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by reordering and revising Goal 4.2 and Goal 4.3, with the renumbered Goal 4.2 and associated policies as set forth below:

- a) The numbers for Goal 4.2 and Goal 4.3 shall be switched.
- b) The previous goal statement shall be deleted and replaced as follows:

~~Goal 4.2 Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.~~

GOAL 4.3: Optimize Parking. Encourage attractive, cost-effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.

- c) The new Policy 4.3.1 shall be amended as indicated below:

Policy 4.3.1: Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity. ~~Increase efficiency of our parking inventory by providing dedicated parking for two-wheeled motorized vehicles.~~

- d) The new Policy 4.3.2 shall be amended as indicated below:

Policy 4.23.1-2: Increase efficiency of ~~our~~ parking inventory by providing **more** dedicated parking for two-wheeled **motorized and non-motorized** vehicles.

- e) A new Policy 4.3.3 shall be added and read as follows and subsequent Policies shall be renumbered accordingly:

Policy 4.3.3: ~~Limit~~ **Establish a maximum** for new parking facilities in residential projects. ~~to a maximum of 0.5 spaces per bedroom.~~

- f) The renumbered Policy 4.3.4 shall read as follows:

Policy 4.2-3.2 4: Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

- g) The renumbered Policy 4.3.5 shall read as follows:

Policy 4.2 3.3 5: Design ~~vehicle parking areas in light of facilities to anticipate~~ potential changing mobility solutions¹, and to reduce stormwater runoff, **to** increase compatibility with street trees, and add visual interest to streets and other public locations.

- h) The last policy shall be renumbered as follows:

Policy 4.2-3.4 6: Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

¹ Sponsors’ Note for Deliberations and not for text of Comprehensive Plan: If “mobility solutions” and “visual interest” are not defined elsewhere in this Plan, definitions must be written.

Synopsis

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies. The changes swap the order of Goals 4.2 and 4.3, break one policy into two policies, add a new policy, and restructures another for directness and clarity. Importantly, the second half of what was 4.3.1 “is expanded to cover bicycles as well as motorcycles, and acknowledges that we already have some dedicated parking for two-wheelers.” Lastly, the added policy 4.3.3 “says that new projects should have a maximum parking requirement. This requirement is consistent with Planning policy for the past decade, and has been demonstrated successful at reducing unnecessary parking and increasing use of public transit.”

(Please see below for the current language for that provision.)

**September 12, 2017 Special Session Action: Amend Part (d) and Part (e) as indicated in Yellow 8 – 0 (Granger – Out of the room)
Adopted
Adopt Am 16 as Amended (Am 16a)
9 – 0
Adopted**

(September 12, 2017)

Current Text for Goals 4.2 and 4.3 and Associated Policies

Goal 4.2 Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.

Policy 4.2.1: Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity. Increase efficiency of our parking inventory by providing dedicated parking for two wheeled motorized vehicles.

Policy 4.2.2: Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

Policy 4.2.3: Design vehicle parking areas in light of potential changing mobility solutions, and to reduce stormwater runoff, increase compatibility with street trees, and add visual interest to streets and other public locations.

Policy 4.2.4: Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

Goal 4.3 Integrate housing, entertainment, employment, shopping, and commerce in a way that promotes walking, biking, and transit for all ages and abilities.

Policy 4.3.1: Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

Policy 4.3.2: Collaborate with Indiana University and Downtown Bloomington, Inc., to integrate planning efforts.

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

Amendment #: 17 (17a)

Submitted By: Cm. Volan, District VI and Cm. Rollo, District IV

Date: September 6, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by switching Goal 4.3 and Goal 4.2 along with the associated policies, and making other changes so that the renumbered Goal 4.2 as indicated below:

a) The renumbered statement of Goal 4.3 shall be deleted and replaced as follows:

~~**Goal 4.3 Integrate housing, entertainment, employment, shopping, and commerce in a way that promotes walking, biking, and transit for all ages and abilities.**~~

Goal 4.2: Promote Walking, Biking and Public Transit. Promote walking, biking and public transit for all ages and abilities by integrating housing **and employment** with entertainment, shopping **and other forms of commerce**.

b) The renumbered Policy 4.2.1 otherwise remains unchanged as indicated below:

Policy 4.3 2.1: Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

c) The renumbered Policy 4.4.2 shall be revised to read as follows:

Policy 4.3 2.2: Collaborate ~~better~~ with **Indiana University, the I.U. Foundation,** Downtown Bloomington, Inc., ~~and the Chamber of Commerce in, and appeal to Indiana University~~ to integrate, planning efforts.

Synopsis

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies. The changes swap the order of Goal 4.2 and Goal 4.3 which is proposed for the following reasons: "To truly promote walking, biking and transit, any discussion of parking should be subsequent, if not subsidiary, to it; thus, the swap of the order of these two goals. Meanwhile, entertainment and shopping are two types of commerce." The changes reflect the need for Indiana University to collaborate with the City and other entities in Downtown. The reasons for that change are as follows: "'Collaboration' implies that both sides are working together. As can be seen in its own master plan, IU does not collaborate with the city in planning, although it is always the city's hope that IU will rethink this stance. Meanwhile, the Chamber is collaborative and invested in the Downtown, and should be added."

(Please see below for the current language for that provision.)

September 12, 2017 Special Session Action: Amend Part (c) as indicated above
9 – 0 – 0
Adopted
Adopt Am 17 as Amended (Am 17a)
8 – 1 (Granger) – 0
Adopted

(September 12, 2017)

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Current Text for Goals 4.2 and 4.3 and Associated Policies

Goal 4.2 Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.

Policy 4.2.1: Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity. Increase efficiency of our parking inventory by providing dedicated parking for two wheeled motorized vehicles.

Policy 4.2.2: Update City policies and codes as necessary to address the needs and impacts of emerging forms of transportation like ride sharing, autonomous vehicles, and electric vehicles.

Policy 4.2.3: Design vehicle parking areas in light of potential changing mobility solutions, and to reduce stormwater runoff, increase compatibility with street trees, and add visual interest to streets and other public locations.

Policy 4.2.4: Address the special parking needs of downtown churches and social service organizations through creative and collaborative solutions.

Goal 4.3 Integrate housing, entertainment, employment, shopping, and commerce in a way that promotes walking, biking, and transit for all ages and abilities.

Policy 4.3.1: Create opportunities for an enhanced residential, retail, and restaurant presence within Downtown that caters to a diverse range of residents and visitors.

Policy 4.3.2: Collaborate with Indiana University and Downtown Bloomington, Inc., to integrate planning efforts.

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

Amendment #: 18 (Am 18a)
Submitted By: Cm. Volan, District VI and Cm. Rollo, District IV
Date: September 6, 2017
Proposed Amendment:

1. Chapter 4 (Downtown), Goals & Policies, page 55, shall be amended by revising the statement for Goal 4.4 (with the associated policies remaining as proposed) so that the statement will read as follows:

~~Goal 4.4 Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.~~

GOAL 4.4: Diversify Housing. Encourage a range of diverse housing types **in the Downtown and nearby areas where appropriate**, with an emphasis on affordable and workforce housing.

(Note: Policies 4.4.1 – 4.4.4 continue unchanged)

Synopsis

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies by rephrasing the statement for Goal 4.4 and broadens the call for diversifying housing to include areas nearby the Downtown. As a whole, the changes are intended to restructure goal statement for directness and clarity.

(Please see below for the current language for that provision.)

September 12, 2017 Special Session Action: Amend as indicated in yellow above
6 – 3 (Chopra, Granger & Sandberg)
Adopted
Adopt Am 18 as Amended (Am 18a)
5 – 4 (Chopra, Granger, Piedmont-Smith & Sandberg)
Adopted

(September 12, 2017)

Res17-28 - Legis - Am 18a - ADOPTED

Current Text for Goals 4.4 and Associated Policies

Goal 4.4 Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.

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.

Policy 4.4.3: Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.

Policy 4.4.4: Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.

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

Amendment #: 19
Submitted By: Cm. Volan, District VI and Cm. Rollo, District IV
Date: September 6, 2017
Proposed Amendment:

1. Chapter 4 (Downtown), Goals & Policies, page 56, shall be amended in regard to Goal 4.5 by revising the statement for Goal 4.5 and revising Policy 4.5.2, so that Goal 4.5 and its associated policies will read as follows:

a) The statement for Goal 4.5 shall be revised to read as follows:

Goal 4.5: Promote a Sustainable Downtown. Seek to establish Downtown as a model of ~~inclusivity, safety, and sustainability, with special attention to inclusivity and safety.~~

b) Policy 4.5.1 shall remain unchanged and read as follows:

Policy 4.5.1: Pursue sustainability projects that can serve as models for private residents, non-profits, and businesses throughout the community.

c) Policy 4.5.2 shall be revised to read as follows:

Policy 4.5.2: Collaborate with public safety and social services professionals, **as well as residents, merchants and landowners**, to work toward an environment where everyone feels safe and welcome.

Synopsis

This amendment is sponsored by Cm. Volan and Cm. Rollo. It proposes changes to the Downtown Goals & Policies, Goal 4.5. The changes continue to add a heading to each goal, clarify that "inclusivity and safety" are modifiers of "sustainability," and adds "residents, merchants, and landowners" to those who should be part of any collaboration to promote a safe and welcome Downtown. These changes "emphasize 'sustainability' as the operative word here. Sustainability has three legs: economic, environmental, and social. As this document is being created, social sustainability is of greatest concern; Inclusivity and safety are two keys to it, and should be subsidiary to the word 'sustainability.'" The changes also acknowledge that "public safety and social service professionals alone should not be expected to make everyone feel safe and welcome. That must fall upon anyone who claims Downtown as their own."

(Please see below for the current language for that provision.)

September 12, 2017 Special Session Action: **Adopt**
7 – 1 - 1
Adopted

(September 12, 2017)

Current Text for Goals 4.4 and Associated Policies

Goal 4.5: Seek to establish Downtown as a model of inclusivity, safety, and sustainability.

Policy 4.5.1: Pursue sustainability projects that can serve as models for private residents, non-profits, and businesses throughout the community.

Policy 4.5.2: Collaborate with public safety and social services professionals to work toward an environment where everyone feels safe and welcome.

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

Amendment #: 21

Submitted By: Cm. Volan, District VI and Cm. Rollo, District IV

Date: September 7, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs, "Downtown Design" page 56, second bullet point, shall be amended by deleting and adding text as follows:

- ~~Provide guidance for urban design guidelines using~~ **Create an architectural inventory of celebrated structures currently in the Downtown area to provide guidance for development petitions.**

~~2. Chapter 4 (Downtown), Programs, "Downtown Design," page 56, third bullet, shall be amended by deleting and adding text as follows:~~

- ~~• Investigate the option of~~ **Create a design or architectural review committee for Downtown approvals.**

3. Chapter 4 (Downtown), Programs, "Downtown Design," page 56, fourth bullet point, shall be amended by deleting and adding text as follows:

- Update the Historic Preservation Commission's 2012 Preservation Plan for Historic Bloomington, **and implement the measures identified in the update.**

4. Chapter 4 (Downtown), Programs, "Downtown Design," page 56, shall be amended by deleting the fifth bullet point.

- ~~• Enact preservation measures on targeted buildings or areas in Downtown, as identified in future versions of the Preservation Plan for Historic Bloomington.~~

5. Chapter 4 (Downtown), Programs, “Downtown Design,” page 56, sixth bullet, shall be amended by deleting and adding text as follows:

~~Prioritize opportunities for~~ **Make** streetscape and other public improvements ~~that enhance to~~ Downtown focus areas and gateways.

Synopsis

This amendment is sponsored by Councilmember Volan and Rollo and makes a number of changes to the Programs outlined in the “Downtown Design” Chapter. The previous Program bullet points were passive, redundant and unclear, (e.g., "urban design guidelines"). They have been restructured and combined for directness and clarity.

September 12, 2017 Special Session Action:

None

September 25, 2017 Special Session Action:

Am01 to Am 21, approved by voice vote.

ADOPTED: Am 21, as amended – 7-1-1

(September 25, 2017)

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

Amendment #: 22

Submitted By: Cm. Volan, District VI and Cm. Rollo, District IV

Date: September 7, 2017

Proposed Amendment:

1. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, first bullet point, shall be amended by deleting and adding text as follows:

- ~~Continue to improve~~ **Create a plan for improving** multimodal connectivity with the Downtown area.

2. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, second bullet point, shall be amended by deleting and adding text as follows:

- **Create and P**romote programs to encourage bike ~~sharing use~~ and car sharing among employees ~~or~~ **and** residents ~~within specific districts~~.

3. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, third and fourth bullet points, shall be amended by being combined and by deleting and adding text as follows:

- ~~Develop a Parking Management Plan/Program for the Downtown area that supports alternative transportation modes.~~
- ~~Work with~~ **Coordinate with** the City's Parking Commission to ~~implement Downtown parking strategies and policies.~~ **lead the development of a Parking Management Plan that includes programs to promote alternative transportation modes.**

4. Chapter 4 (Downtown), Programs, "Downtown Transportation and Parking" page 56, fifth bullet point, shall be amended by deleting and adding text as follows:

- ~~Encourage covered vehicle parking in~~ **Cover public** parking lots ~~or~~ **and** structures ~~through the use of tree~~ **with** canopies **of trees and/or** photo-voltaic solar panels ~~canopies,~~ **and incentivize private lots to do the same.**

5. Chapter 4 (Downtown), Programs, “Downtown Transportation and Parking” page 56, shall be amended by deleting the sixth bullet point.

- ~~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.~~

6. Chapter 4 (Downtown), Programs, “Downtown Transportation and Parking” page 56, seventh bullet point shall be amended by deleting and adding text as follows:

- Encourage **Increase** covered bicycle parking for visitors downtown **bicycles**.

Synopsis

This amendment is sponsored by Councilmembers Volan and Rollo and makes a number of changes to the Programs outlined in the “Downtown Transportation and Parking” Chapter. Sections 1, 3 and 4 cited in the amendment are language and structural changes made in the interest of directness and clarity. Sections 2, 5, and 6 make substantive programmatic changes to text. The change and the rationale for those changes are as follows:

1. Frankly, since there is already a master thoroughfare plan and a whole division to implement it, this point should be eliminated.
2. Eliminates reference to bike “sharing” and eliminates reference to bike and car sharing within “specific districts.” This point was unnecessarily narrow. Promoting “bike use” does not exclude the possibility of developing a bike sharing program. Both bike use and car sharing help decrease motor vehicle miles traveled. We want both employees and residents to reduce VMT everywhere, not just “in specific districts.”
5. Eliminates the call for a joint study by the Parking Commission and Plan Commission to address aesthetics of Downtown parking and open spaces. The best way to improve the aesthetics of parking spaces, lots or garages is to build anything in their place other than parking spaces, lots or garages. Improving the aesthetics of "open space/common areas" is already the jurisdiction of the Plan Commission, and should also be the jurisdiction of the Arts Commission and the Assistant Director for the Arts, not the Parking Commission."
6. This change makes clear that there should be more covered bike parking for all Downtown users.

September 12, 2017 Special Session Action: *None*

September 25, 2017 Special Session Action: Amendment to Am 22, voice vote Adopted

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ADOPTED, Am 22, as amended, 7-1-0
(September 25, 2017)

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CHAPTER FIVE

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #45

Name of Sponsor(s):

Isabel Piedmont-Smith, District 5

Date Submitted:

Oct. 1, 2017

Comp Plan Chapter, Section, and Page

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

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

This amendment (1) clarifies the upper income limit for workforce housing and (2) adds a verb to one sentence where a verb is lacking.

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

Bottom of pg. 60, last sentence:

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 ~~upwards of~~ **up to** 120% of annual median income, ~~to~~ **will** help ensure accessible mixed-income neighborhoods.

Special Session Action: *Adopted via Consent Agenda by voice vote*
(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #47

Name of Sponsor(s):

Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted:

10/2/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Goal 5.1	63

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

This amendment revises Goal 5.1 to target more accurately local housing affordability needs.

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

Goal 5.1 Housing Affordability: ~~Sustain~~ **Improve** access to a ~~wide range of affordable housing types for a continuum of needs~~ in Bloomington, **including people experiencing homelessness, low-income, and moderate-income households.** ~~and~~ ~~s~~Strive for permanent affordability in rental and owner-occupied housing options, with policies that recognize differences among the needs of extremely low-income (0-30% Area Median Income), very low-income (31%-50% AMI), low-income (51%-80% AMI) and moderate-income (81%-120% AMI) households ~~for households making less than 120% of the annual median income.~~

Special Session Action: Adopted via Consent Agenda by a Voice Vote
(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #48

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Policy 5.1.1	63

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

This amendment deletes the language of Policy 5.1.1 and replaces it with language to recognize more accurately, the housing needs of low-income households. The original language of this passage emphasized "expanding" options for middle income households, while "sustaining" programs for low-income households. This amendment adds in parity for all income levels while retaining the call for income diversity and inclusivity.

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

~~Policy 5.1.1: Promote an income-diverse and inclusive city by expanding programs that serve middle-income and workforce households and by sustaining programs that serve extremely low to low-income households for long-term affordability.~~
Expand and sustain housing programs designed to serve the identified long-term housing affordability needs of moderate-income, low-income, and extremely low-income households, to achieve an income-diverse and inclusive city.

Special Session Action: 8-0-0
(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #49

Name of Sponsor(s): Chris 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 GOALS AND POLICIES – Policies 5.1.3 & 5.3.1	63

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

This amendment deletes the term "within neighborhoods" within Policy 5.1.3 and adds a clarifying statement to Policy 5.3.1 to: "Avoid impacting single family neighborhoods with increased density beyond 3 unrelated occupants." The idea that we can insert a large variety of housing types into a single family neighborhood is inconsistent with the 3 unrelated zoning that created home ownership and revitalization of these neighborhoods in the first place. They were being destroyed by rental investors who were renting houses with over-occupancy and not maintaining them. The property value was based on the rental occupancy and the instability of this condition made single family home ownership decline. Up-zoning these neighborhoods which have established a healthy balance of rental and home ownership and a livable density would destabilize these successful neighborhoods and have a negative impact on affordable home ownership.

Housing & Neighborhoods Goals & Policies

This amendment makes two changes to this section:

1) First, the amendment deletes Policy 5.1.3, which is shown in context below:

Goal 5.1 Housing Affordability: Sustain access to a wide range of housing types in Bloomington and strive for permanent affordability for households making less than 120% of the annual median income.

Policy 5.1.1: Promote an income-diverse and inclusive city by expanding programs that serve middle-income and workforce households and by sustaining programs that serve extremely low to low-income households for long-term affordability.

Policy 5.1.2: Establish affordable housing in locations with close proximity to schools, employment centers, transit, recreational opportunities, and other community resources to increase access.

Policy 5.1.3: Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels ~~within neighborhoods.~~

2) Second the amendment adds a sentence to the end of Policy 5.3.1, which is shown in context below:

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 5.3.1: Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. **Avoid placing the higher-density forms in single-family neighborhoods. forms impacting existing single family neighborhoods with increased density beyond 3 unrelated occupants.**

Policy 5.3.2: Enable people who are elderly and moving into later life to remain in their own homes to "age in place," and consider options to meet their needs through shared housing, accessory dwellings, smaller homes and lots, adult foster homes, and other assisted residential living arrangements.

Policy 5.3.3: Support home modifications (e.g. Universal Design standards) for non-student-oriented, multifamily housing to accommodate the needs of older adults and people with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care.

Policy 5.3.4: Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.

Special Session Action:

Am 49A - To Amend Policy 5.3.1 (see green shaded area)

6 – 1 (Chopra) – ADOPTED

Am 49B – To Amend Policy 5.1.3 to remove “within neighborhoods” and reference to that policy in the Synopsis.

5 – 1 (Chopra) – 1 (Volan) – ADOPTED

Adopt Am 49 as Amended by Am49A and Am49B

6 – 1 (Chopra) – ADOPTED AS AMENDED BY AM49A and AM49B

(24 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #50

Name of Sponsor(s):

Isabel Piedmont-Smith, District 5

Date Submitted:

Oct. 1, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Housing & Neighborhoods – Goals – Goal 5.4	64

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

This amendment clarifies the language of Goal 5.4 since most people don't know what "security of housing tenure" means.

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

Goal 5.4 Neighborhood Stabilization: Promote a variety of homeownership and rental housing options, ~~security of housing tenure,~~ **mitigate against unforeseen eviction and rapid price changes**, and encourage opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes., ~~and strategies that avoid monocultures within neighborhoods.~~

Special Session Action: adopted, 7-0-0
(24 October 2017)

Note: This amendment was modified after it was issued in the Legislative Packet, but before introduction, to change the word "protect" to "mitigate."

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #51

Name of Sponsor(s):

Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted:

10/3/2017

Comp Plan Chapter, Section, and Page

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

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

This amendment adds a program bullet, which shall be inserted as the third bullet point under "Affordable Housing." The new program calls for developing a strategy for following-up on the housing evaluation, residential market analysis, and housing inventory described in first and second bullet points.

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

(Shown in partial context)

Affordable Housing

- Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.
- Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.
- **Develop a detailed Housing Strategy for the City of Bloomington, based on findings in the completed housing evaluation, residential market analysis, and housing inventory. Update Chapter 5, "Housing and Neighborhood Development" to coordinate with the final Housing Strategy.**
- To the extent permitted by law, develop and implement programs that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities. ...

Special Session Action: 7-0-0
(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #52

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

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

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

This amendment adds a program bullet to "Affordable Housing," to designate a citizen commission to acquire information on housing needs and to make policy recommendations to the Mayor and City Council on affordable housing in the community. If Am 51 is adopted, then this shall be the fourth bullet point. If Am 51 is not adopted, then this shall become the third bullet point.

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

(Shown in partial context)

Affordable Housing

- Evaluate the range of housing types and household income levels throughout the city to identify opportunities where greater diversity in income and housing types should be encouraged.
- Conduct a residential market analysis and housing inventory to help identify gaps in current and future market demand for all income levels.
- *Develop a detailed Housing Strategy for the City of Bloomington, based on findings in the completed housing evaluation, residential market analysis, and housing inventory. Update Chapter 5, "Housing and Neighborhood Development" to coordinate with the final Housing Strategy. (Am 51, if adopted)*
- Create a Housing Commission to acquire information on and study residents' housing needs and opportunities, make policy recommendations to the Mayor and City Council regarding issues affecting affordable housing and supportive services in the community.
- To the extent permitted by law, develop and implement programs that require and/or incentivize affordable housing within new developments, with rezones, and with changes to development standards through land development activities. ...

Special Session Action: 7-0-0

(24 October 2017)

Am 52 was amended by Am 52A to remove the words "or other advisory body."

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #53

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

Date Submitted: October 2, 2017

Comp Plan Chapter, Section, and Page

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

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

This amendment revises the bullet point currently listed as the last program point under "Affordable Housing." The revision recognize the diverse affordable housing programs administered and clients served by the BHA and target affordable housing expansion options the City could play a key role in supporting.

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

- 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.

Special Session Action: Adopted via Consent Agenda by a Voice Vote (10 October 2017)

Please note that this proposed amendment was revised after it was issued in the Council's legislative packet, but prior to introduction, to slightly rephrase the proposed additional text.

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #54

Name of Sponsor(s): Dorothy Granger, District 2 and Susan Sandberg, At-Large

Date Submitted: 10/2/2017

Comp Plan Chapter, Section, and Page

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

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

This amendment adds a program bullet to "Affordable Housing," to recognize that housing needs and solutions are a multi-jurisdictional concern. For that reason, the amendment adds a program bullet calling upon the City of Bloomington and Monroe County governments to partner in an effect to maximize affordable housing efforts.

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

(Shown in partial context)

Affordable Housing (partial excerpt)

- Support the development of senior housing organized around affinities such as LGBTQ housing, Senior Arts Colony housing, and senior and intergenerational cooperative housing.
- Develop policies and enforcement programs around new housing options that assure neighborhood stability and preserve neighborhood character.
- Work with Bloomington Housing Authority to ensure ample affordable community housing options are available to BHA clients. (Subject to change via Am 53)
- Partner with Monroe County government to coordinate and maximize affordable housing strategies and to leverage available resources.

Special Session Action: Adopted via Consent Agenda by Voice Vote (10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #55

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 10/5/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	PROGRAMS - NEIGHBOERHOOD CHARACTER AND QUALITY OF LIFE	65

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

This amendment inserts a new bullet-point at the end of the Neighborhood Character and Quality of Life program supporting affordable home ownership. While affordable rental is a good thing for citizens, many have the goal that is referred to as "the American Dream": Home Ownership. By working with Habitat and with Bloomington Restorations and other affordable housing providers, while providing home ownership counseling and assistance, the city of Bloomington has helped a large number of citizens become homeowners.

This frees individuals from ever-increasing rental costs and they can build equity in a home of their own. This allows bank loans for business or for home improvement and creates stability in our neighborhoods and our community. In the rush for affordable rentals, let us not forget the life-changing hand-up that this kind of support can give some of our citizens when home ownership becomes increasingly difficult to achieve.

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

- Neighborhood Character and Quality of Life**
- 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.
 - Survey existing neighborhoods to measure livability by examining the connection to neighbors for safety and assistance, home modification policies, assistance with utilities and weatherization, ease of transportation options, number of older adults who suffer from cost-burdened housing, and connection to social services as needed.
 - Identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider pre- planning potential development options.
 - Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep citizens from poverty while they build equity and security in the local community.**

Special Session Action: Adopted Via Consent Agenda: 8 – 0 (Chopra: absent)
(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #56

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 10/5/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	PROGRAMS - NEIGHBOERHOOD CHARACTER AND QUALITY OF LIFE	65

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

This amendment inserts a sentence at the end of the first bullet-point under the Neighborhood Character and Quality of Life program that calls for an increase in Council Sidewalk Committee funding. There is a call to identify and prioritize sidewalk improvements. The Council Sidewalk Committee already has done that. We need the funding to follow through on more than two or three sidewalk projects per year.

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

Neighborhood Character and Quality of Life

- ~~Identify~~ **Implement** priority street and sidewalk improvements that would make a substantial contribution to the quality of neighborhoods. ~~Increase Council Sidewalk Committee funding.~~
- Evaluate access to health care and other community services and amenities for older adults and people with disabilities.
- Survey existing neighborhoods to measure livability by examining the connection to neighbors for safety and assistance, home modification policies, assistance with utilities and weatherization, ease of transportation options, number of older adults who suffer from cost-burdened housing, and connection to social services as needed.
- Identify individual potential high-value properties or sites where redevelopment could significantly enhance neighborhood and community quality and consider pre- planning potential development options.

Special Session Action:

Amend Am 56A – which would keep first bullet-point and replace “identify” with “implement.”

6 – 1 (Volan) – ADOPTED

Adopt AM 56 as amended by AM56A

6-1 (Volan) – ADOPTED AS AMENDED BY AM56A

(24 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in **yellow**.

Amendment Number: #57

Name of Sponsor(s): Susan Sandberg, At-Large Representative

Date Submitted: 10/03/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Outcomes & Indicators	65

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

This amendment provides clarification of the intent of the "Percentage Ownership" indicator and connects it to the outcome, "Increase the range of affordable housing options that are universally designed and environmentally sustainable."

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

(Shown in partial context)

Outcomes & Indicators
 Outcome: Increase the range of affordable housing options that are universally designed and environmentally sustainable.

- Block group measures of housing cost burden (</> 30% of income to gross housing costs) relative to Median Household Income.
- Availability and demand for subsidized housing by block group
- Percentage of dwelling units occupied
- Percentage of dwelling units in poor condition
- Housing and Transportation (H +T) Affordability Index Score relative to Median Household Income
- Long-term affordability – greater than 10 years
- Percentage of **home ownership in households making 80% or less of the area median income.**
- Basic passage: Percentage of housing units with no-step entrance
- Neighborhood housing type diversity index
- 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

Special Session Action: 7-0-0
(24 October 2017)

Note: Please note that this amendment was revised after issuance in the Legislative Packet, but before it was introduced to remove the word "Increase in" prefacing "percentage of home ownership."

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #58

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

Date Submitted: Oct. 1, 2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
5	Outcomes and Indicators	65

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

This amendment clarifies what is meant by "non-monoculture neighborhood characteristics" and how they can be measured.

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

Outcome: Increased diversity within neighborhoods

- Index of housing by category and costs by neighborhood or census-determined geography
- ~~Non-monoculture neighborhood characteristics~~
- Neighborhood Diversity Index to view changes to racial and ethnic diversity in neighborhoods over time.
- Participation of individuals from diverse backgrounds in neighborhood association leadership.
- Neighborhood-level cultural events.
- Ratio of ownership to rental units by ~~city and~~ neighborhood

Special Session Action: Adopted via Consent Agenda by a Voice Vote
(10 October 2017)

CHAPTER SIX

AMENDMENT FORM

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

Please complete all fields indicated in **yellow**.

Amendment Number: #23

Name of Sponsor(s): CM Volan

Date

Submitted: 9/19/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Overview – “Pedestrian Transportation”	68

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

This amendment clarifies the beginning of the “Pedestrian Transportation” subsection. It moves two sentences to the end of the first paragraph, strikes the lead sentence (“Bloomington is a walking town,” which is contradicted by the last sentence of the paragraph, “few people identify as pedestrians”), and characterizes the character of walking as a transportation option.

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

Pedestrian Transportation
~~Bloomington is a walking town. Nearly 15% of Bloomington workers walk to work regularly. This percentage is among the highest in the nation (American Community Survey). Beyond walking to work, nearly everyone is a pedestrian at some point in their day, whether by parking a vehicle and walking to the final destination, walking to a transit stop, or walking the entire way. Despite the fact that most people walk every day for a portion of their trips, few people identify as pedestrians.~~
Nearly 15% of Bloomington workers walk to work regularly. This percentage is among the highest in the nation (American Community Survey).

Special Session Action: Adopted, 7-1-0
 (25 September 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #24

Name of Sponsor(s):

CM Volan

Date Submitted:

9/19/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Overview – "Motor Vehicle Transportation"	70

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

This amendment adds a sentence at the end of "Motor Vehicle Transportation" subsection on p. 70 to make clear another characteristic of speed on a street: the higher it is, the fewer cars the street can carry.

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

Motor Vehicle Transportation

The City of Bloomington owns and maintains more than 230 center lane miles of streets and 82 traffic signals. This infrastructure, complemented by numerous other State and County facilities, provides an extensive network for motor vehicle use. Personal motor vehicles, delivery vehicles, emergency response vehicles, bikes, and public transit all use this network to reach destinations within and around the City.

With the exception of areas of new development, this network has very few opportunities for new connections. Investments in infrastructure for motor vehicles should focus on maintenance, improved efficiency within existing space, and reductions in crash risk and severity. High motor vehicle speeds are a constant cause for complaints from nearby residents, other drivers, and people using other transportation modes. **The increased headway requirement for higher speeds also decreases the carrying capacity of streets.**

Special Session Action: 7-1-0
(25 Sept 2017)

Roll call vote on the introduction: Move forward to

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #25

Name of Sponsor(s):

CM Volan

Date Submitted:

9/19/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Goal 6.1 & Policy 6.1.2A	73

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

This amendment adds a title to Goal 6.1, and revises the text of the goal to reflect the existing degree of sustainability of the local transportation system, and to seek instead to improve upon what the city is already doing right. The amendment also adds a policy point after 6.1.2, to be numbered 6.1.2A, to call for seeing streets as public spaces as well as transportation vectors.

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

1) Add goal title and revise text of Goal 6.1 as follows:

Goal 6.1 ~~Create and maintain a sustainable~~ **IMPROVE TRANSPORT SUSTAINABILITY. Improve the sustainability of the** transportation system.

2) Add a new policy, Policy 6.1.2A as follows:

Policy 6.1.1: In land use decisions, require sufficient density to promote infill, redevelopment, and reuse of vacant or under-utilized parcels and also to support multimodal transportation.

Policy 6.1.2: Locate transit and multimodal facilities near higher-density developments and employment and retail centers.

Policy 6.1.2A: Encourage the concept of streets as not merely for transportation, but as important public spaces where community thrives.

Special Session Action: Adopted, 6-1-1
(25 Sept 2017)

AMENDMENT FORM

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

Please complete all fields indicated in **yellow**.

Amendment Number: #26

Name of Sponsor(s): Piedmont-Smith, Granger and Rollo

Date Submitted: 9/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Goals & Policies, 6.1-6.4	73-74

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

This amendment reorganizes the 11 policies under Goal 1 and the 6 policies under Goal 2 into 4 goals focusing on (1) general sustainability, including economic, environmental, and social; (2) public transit; (3) bicycle and pedestrian infrastructure, including the attainment of platinum status as a Bicycle Friendly Community; and (4) the integration of all modes. The final 3 goals of the chapter are to be renumbered. The purpose of the amendment is to clarify and better categorize the policies, and to specifically articulate some implied goals. In addition, there are a few revisions in language to increase clarity and avoid redundancy. Explanations of those are in *red italics*. *Red italics* are not intended to be changes to text.
Note: This amendment was revised on 25 September 2017 to reword Goals 6.2, 6.3 & 6.4 and add a new policy 6.2.4. The amendment also divides the amendment into four sections in order to facilitate consideration by division of the question.

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

Section One

Goal 6.1: IMPROVE TRANSPORT SUSTAINABILITY. ~~Create and maintain a sustainable~~
Improve the sustainability of the transportation system.

~~Policy 6.2.4:~~ **Policy 6.1.1:** Maintain a local Master Thoroughfare Plan, as required by state law, that plans for all modes of transportation.

~~Policy 6.1.3:~~ **Policy 6.1.2:** Balance economic, environmental, accessibility, and equity issues in local transportation decisions.

~~Policy 6.1.1:~~ **Policy 6.1.3:** In land use decisions, require sufficient density to promote **through** infill, redevelopment, and reuse of vacant or under-utilized parcels ~~and also to support multimodal transportation~~ **and discourage urban sprawl.**

~~Policy 6.1.2:~~ **Policy 6.1.4:** Locate transit and multimodal facilities near higher-density developments, employment and retail centers, **social services, and community facilities.** *(adding language from the current 6.1.4)*

~~Policy 6.1.11:~~ **Policy 6.1.5:** Ensure City transportation and land use decisions are coordinated with anticipated developments in automated/autonomous vehicles, ~~such that City decisions complement multimodal transportation, improve~~ **to ensure safety and increase mobility, and support urban growth without encouraging sprawling development with longer commutes.** *(Discouraging sprawl is already covered in the new 6.1.3)*

~~Policy 6.2.5:~~ **Policy 6.1.6:** Prioritize safety and accessibility over capacity in transportation planning, design, construction, and maintenance decisions.

~~Policy 6.2.6:~~ **Policy 6.1.7:** Evaluate city roads, sidewalks, paths, trails, ramps, and traffic devices regularly and implement an adequately funded maintenance program.

Section Two

New Goal 6.2: Maintain, improve, and expand an accessible, safe, and efficient public transportation system.

~~Policy 6.1.4:~~ **Policy 6.2.1:** Support public transit access to regional destinations, high-density residential areas, social services, community facilities, and employment centers. *(This last phrase is incorporated into new Policy 6.1.4.)*

~~Policy 6.1.5:~~ **Policy 6.2.2:** Encourage the provision of seating, lighting, and signage (including real-time arrival information) at transit stops to increase rider comfort, safety, and convenience.

~~Policy 6.1.10:~~ **Policy 6.2.3:** ~~Continue to s~~ Support the adoption and use of technologies that reduce emissions of greenhouse gases and pollutants from vehicles.

Section Three

New Goal 6.3: Maintain, improve, and expand an accessible, safe, and efficient network for pedestrians, and attain platinum status as a Bicycle Friendly Community, as rated by the League of American Bicyclists.

~~Policy 6.1.6:~~ **Policy 6.3.1:** Prioritize pedestrian and bicycle infrastructure within Bloomington and to connect with surrounding communities.

~~Policy 6.1.7:~~ **Policy 6.3.2:** Encourage and require (where legally feasible) new private developments to dedicate easements or right of way and provide improvements for pedestrian and bicycle facilities to complete the connectivity in the networks.

~~Policy 6.1.8:~~ **Policy 6.3.3:** Enhance the pedestrian and bicycle network with benches, pedestrian-scaled lighting, bicycle parking, street trees and landscaping, interpretive stations, public art, and/or other features to further improve the physical conditions that support walking and biking.

~~Policy 6.1.9:~~ **Policy 6.3.4:** Encourage, and when possible require, **Require** pedestrian-friendly design features. *(Pedestrian-friendly design is already required in various parts of the UDO, and should continue to be required.)*

Policy 6.3.5: Require provision of covered bicycle parking in new construction.

Section Four

New Goal 6.4: Continue to integrate all modes into the transportation network and to prioritize bicycle, pedestrian, public transit, and other non-automotive modes to make our network equally accessible, safe, and efficient for all users.

~~Policy 6.2.2:~~ **Policy 6.4.1:** Consider all ages, all abilities, and all modes, including pedestrians, bicyclists, transit vehicles, emergency responders, and freight when planning, designing, modifying, and constructing transportation facilities.

~~Policy 6.2.3:~~ **Policy 6.4.2: As capacity needs increase, focus on multimodal improvements and optimization of the existing transportation system rather than adding more lanes for passenger vehicles.**

Existing goals 6.3, 6.4, and 6.5 shall be renumbered to follow new Goals outlined above.

Special Session Action: Am 01 to Am 26 approved by voice vote (Am 01 - reflects congruence with Am 25)
Adopt AM 26 as amended, 8-0-0

(25 Sept 2017)

AMENDMENT FORM

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

Please complete all fields indicated in **yellow**.

Amendment Number: #28

Name of Sponsor(s): Granger and Piedmont-Smith

Date Submitted: 9/17/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6: Transportation	Policy 6.2.4	74

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

This amendment deletes policy 6.2.4, a policy about use of the right-of-way that is not really related to transportation and is the common practice of the City's Board of Public Works.

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

~~Policy 6.2.4: Permit the use of public right of way and parks for activities such as construction, maintenance, and special events as appropriate.~~

Special Session Action: Adopted, 8-0-0
(25 Sept 2017)

CHAPTER SEVEN

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #32

Name of Sponsor(s):

Chris Sturbaum

Date Submitted:

9/18/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	Development Themes for Land use Classifications	80

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

This change deletes editorial language in the *Land Use*, "Development Themes for Land Use Classification" section that goes beyond the concepts of the vision statement. These could encourage more than is intended in the interpretation of these general themes.

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

Development Themes for Land Use Classifications

1) Strike sentence from first paragraph:

Maintain

Locations where the prevailing existing built and natural attributes should be maintained, protected, and replicated throughout. Generally these areas are mostly uniform in both the built and natural contexts, but can vary from one to another in regards to their attributes (architectural style, block pattern, natural features, etc.). These attributes vary depending on the time period when the built context was created, any natural or man-made barriers that define their respective borders and edges, and other key elements that influenced an area such as socioeconomic conditions. For example, an older residential area versus a newer residential area can have very different built and natural attributes that should be maintained, protected, and replicated. This does not mean ~~that infrastructure investments and mixing of complementary land uses should not be introduced into older, well-established areas of the community, or that newer neighborhoods should not evolve in the future as housing needs and demographic changes cause new requirements for different housing options and consumer needs.~~ Past examples of Maintain areas include Restaurant Row, single-family residential in all platted vacant lots, and areas with neighborhood conservation districts.

(Second paragraph inserted for context – no change)

Enhance

Locations that draw upon the existing, more desired surrounding land uses to enhance the area over time. Generally these areas have lost a contextual uniformity in both the built and natural contexts, but have desired remnant attributes to build upon and enhance. These areas can vary greatly from one to another in regards to their characteristics (architectural style, site design, natural features, etc.) because of the general lack of a strong contextual uniformity. Important attributes may vary based upon the time period the built context was created. Likewise, we need to identify important natural or man-made barriers that define their respective borders and edges, and other key elements that influenced an area such as socioeconomic conditions. Careful examination of these features and elements are necessary when determining which ones to enhance and replicate. Past examples of enhanced areas include the Broadview Neighborhood, the Downtown Edges, and North Walnut Street/College Avenue. Efforts to modernize infrastructure in the Broadview Neighborhood have established new sidewalks and walking paths at the neighborhood edges, new sanitary sewer lines, and a neighborhood park (all were originally lacking in this residential neighborhood). At the edge of the Prospect Hill Neighborhood, historic rehabilitation of the I-Fell building, along with some sidewalk and on-street parking improvements, supports an appropriate pedestrian-scaled, mixed-use area as a transition from the Downtown into the older neighborhoods. Storm water improvements and public space investments at Miller Showers Park, along with redevelopment activity, continue towards mixing uses along North Walnut Street/College Avenue to create a higher density context near Indiana University.

2) Strike sentence from third paragraph:

Transform

Locations that establish a brand new identity for land use and natural attributes in order to significantly change the area from its current condition. Generally these areas are mostly undeveloped or have great opportunities to redevelop into a transformed built and natural environment. These areas can have the most variability from one to another in regards to their desired attributes (architectural style, site design, natural features, etc.) because of their opportunity to establish a new contextual identity. Natural and man-made barriers, such as environmental constraints, neighborhood edges, and historic considerations, should still be respected when defining borders and transition areas. Development principles in these areas include introducing mixed-use, green building principles, re-establishing grid circulation where feasible, promoting higher densities, and diversifying housing types. Past examples of transformed areas include properties adjacent to the B-Line Trail south of 6th Street to Allen Street, and the redevelopment of the area southwest of Patterson Drive and 3rd Street. Additionally, while the land use map has defined areas of use, we must recognize that some use areas are transitional in nature and the community must be prepared to rethink existing land use designations.

Special Session Action:

Amend Am #32 by keeping all but the middle part of the changes in the first paragraph and keeping the original text in the third paragraph.

7 – 1 (Volan)

Amendment Adopted

Adopt as Amended

7 – 1 (Volan)

Adopted

(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #35

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	Urban Village Center – Site Design	86

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

This amendment deletes the word “significantly” from the last sentence under the *Urban Village Center*, “Site Design.” This change is intended to preserve the quality of life or livability of the neighborhoods surrounding these Urban Village Centers by not implying that a higher level of adverse impacts would be allowed there than would otherwise be considered acceptable in other single family neighborhoods.

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

Urban Village Center

Site Design: An Urban Village Center represents the smallest scale of commercial and mixed land use that serves as a high activity node and destination within a neighborhood. The introduction of an Urban Village Center into a primarily residential area requires a high level of site design, compatible building mass and scale, and responsiveness to the needs of the surrounding residents. Sidewalks, street trees, pedestrian-scale lighting, outdoor seating or plaza space, and decorative features such as public art must be standard elements in site design. Urban Village Centers must not ~~significantly~~ detract from the livability of these neighborhoods through unreasonable traffic, lighting, noise, litter, or other impacts.

Special Session Action: Adopt
8 – 0 (Via Consent Agenda – Roll Call Vote)
ADOPTED

(25 Sept. 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #38

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
Land Use	West 2 nd Street-Former Bloomington Hospital – Background and Intent	95

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

This change adds text to West 2nd Street-Former Bloomington Hospital, "Background and Intent." The additions call for the cooperation with SPEA and the use of an urban planner as well as adding the phrase "other forms of deep public participation". As sponsor, Cm. Sturbaum notes, "This is a critical area for our community and there is no time to waste on starting the process. The reference to the charrette process and deep public participation intends to assure that the process will be motivated by quality-of-place goals rather than strictly economic ones. The trust is that a better outcome will be found by including the broader community of IU as well as the local stakeholders and neighborhoods."

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

West 2nd Street – Former Bloomington Hospital

Background and Intent: The IU Health Bloomington Hospital is expected to vacate the original hospital site in or around 2020 or 2021. This change will present a redevelopment challenge and opportunity. The hospital site encompasses nearly an entire large city block, and with adjacent supportive professional offices and parking lots, the Focus Area encompasses a much larger expanse. Because of the challenges and opportunities presented by this move, ~~the City of Bloomington should cooperate with the SPEA Capstone program at the earliest convenience to explore the widest range of ideas for the new site.~~ **a** detailed Focus Area plan will be developed in a process that includes a community charrette **with an urban planner and other forms of deep public participation.** Once the plan is completed, it shall serve as the primary planning policy document for redevelopment of this Focus Area. Until that time, land use policy shall defer to the underlying districts.

Special Session Action:

Amend the Amendment to strike text within this quote “, the City of Bloomington ... A” and leave the rest of the amendment

8 – 0

Amendment to Amendment Adopted

Adopt as Amended

8 – 0

ADOPTED AS AMENDED

(10 October 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #39

Name of Sponsor(s): Chris Sturbaum

Date Submitted: 9/18/17

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Focus Areas & Strategies: West 2nd Street – Former Bloomington Hospital	95

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

This amendment comes at the request of Phil Stafford of the Commission on Aging and encourages that the Lifetime Community concept be applied to the Former Hospital Site, "Land Use Approvals." Notably, this phrase is currently listed in the Switchyard North, "Land Use Approvals" section. This change adds that prioritization to the Former Hospital Site section.

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

West 2nd Street -
Former Bloomington Hospital

Land Use Development Approvals: Until a Focus Area plan is developed, land development activity is not encouraged. The Focus Area plan will better define the intent and context in order to identify the most appropriate development theme. However, in the interim, locations should utilize the underlying Land Use District designations within this chapter and apply the Maintain development theme for approvals. **Furthermore, the aforementioned principles of Sustainability and Livability or Lifetime Community should be used to coordinate and attract investments and interests.**

Special Session Action: 8-0-0
(25 Sept 2017)

AMENDMENT FORM

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

Please complete all fields indicated in yellow.

Amendment Number: #42

Name of Sponsor(s):

Susan Sandberg

Date Submitted:

9/19/2017

Comp Plan Chapter, Section, and Page

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
7: Land Use	Land Use Development Approvals	82; 84; 86; 89

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

This amendment adds language to the "Land Use Development Approvals" subsections in the Mixed Urban Residential, Downtown, Neighborhood Residential, and Urban Corridor Sections of the Land Use Chapter. The added language supports the idea that low-income families require a continuum of affordable housing options. This includes permanent affordable housing, necessary for those on fixed incomes, and home ownership for low-income families that have the means to increase their incomes. This change also provides consistency concerning the City's commitment to incentivize affordability and home ownership across land use categories.

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

- 1) Page 82, Bullet 4 under *Mixed Urban Residential*, "Land Use Approvals," shall be revised as follows:
 - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- 2) Page 84, add a new Bullet, to follow Bullet 1 under *Downtown*, "Land Use Approvals," to read as follows:
 - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- 3) Page 86, add a new Bullet under *Neighborhood Residential*, "Land Use Approvals" to read as follows:
 - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- 4) Page 89, add a new Bullet, following Bullet 3 under *Urban Corridor*, "Land Use Approvals," to read as follows:
 - Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).