



SPRING 2018

ISSUE XXIX

# P&T Post

THE NEWSLETTER OF THE CITY OF BLOOMINGTON  
PLANNING AND TRANSPORTATION DEPARTMENT

## ADUs and Pocket Neighborhood Regulations

The Unified Development Ordinance are the rules for development within the City of Bloomington. The most recent changes to the regulations allow Accessory Dwelling Units (ADUs) and Pocket Neighborhoods.

ADUs are independent housing units created within single family homes or on their lots. ADUs can allow for aging homeowners to age in place by creating a unit for a nurse or caretaker. They can also allow families to create independent living spaces for aging parents or disabled children. In addition, ADUs can provide an affordable housing option within already established neighborhoods.

Pocket Neighborhoods are a clustered group of houses gathered around a shared open space. Pocket Neighborhoods allow for a gradual increase in density while creating neighborhoods with a reduced infrastructure burden and heightened community amenities.

There are additional regulations for ADUs and Pocket Neighborhoods. For more information please visit the website (<https://bloomington.in.gov/planning/udo>) or contact the Department.

## PARKING STUDY

The goal of the City's public parking system is to provide efficient, user-friendly, safe, and reliable parking that will serve the parking needs of residents and visitors. In the Downtown area, the parking system plays a larger role in supporting a diversified and vibrant local economy. Downtown parking systems serve numerous users, demand flexibility for growth, and must integrate with a wide range of travel demands in order to increase access for everyone. Development of an integrated, up to date, strategic parking management plan is a critical component of Downtown Bloomington.

Currently, the City is in the process of conducting another parking study as part of the on-going and long-term evaluation and management of the parking system. Five prior parking studies were conducted in 2012, 2007, 1993, 1996, and 1985. All studies are focused within and around the Downtown area and consider topics including parking fees, operations and management, and facilities (lots and garages). Most importantly these studies provide recommendations for the City to consider. The City recently created a Parking Commission, which will play an important role in vetting recommendations and related parking issues as part of the process in sustaining the goal of the City's parking system.

In December 2017, the latest parking study kicked off with public input sessions with residents, business owners, developers, government officials, and non-profit organizations to give input about the City's existing parking system. An online survey was also used. Almost 700 responses regarding the usage, satisfaction, purpose, and other traits were recorded. The parking study is being led by DESMAN parking consultants. All of this information will be used to help formulate their recommendations for the City to consider. The final report is expected in May 2018. For a draft document, more information and project updates please visit: <https://bloomington.in.gov/transportation/parking/study>

# NEW FACES IN THE DEPARTMENT

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**Terri Porter**  
**Director**

Terri Porter is the Director of the Planning and Transportation Department for the City of Bloomington, Indiana. She was appointed to this position in April, 2017 by Mayor John Hamilton.

Prior to her appointment, she worked for the Department of Housing and Urban Development (HUD) for more than 17 years, where she held the positions of Deputy Regional Administrator, Director of Community Planning and Development, and Senior Advisor. In these positions Ms. Porter supervised HUD activities in a five state area.

Prior to her career at HUD, Terri was the CEO of the Indiana Association for Community Economic Development (now Prosperity Indiana). She was also the first Executive Director of the Bloomington Urban Enterprise Association (BUEA). Ms. Porter co-owned and operated a mechanical contracting company in Bloomington, IN for 10 years prior to her position with the BUEA.

Terri received her Master of Public Administration degree in 2014 from the University of Missouri Kansas City (UMKC) and studied in South Africa as part of her graduate curriculum. She earned her undergraduate degree from Indiana University's Media School in Bloomington. She is certified in both housing and economic development finance through the National Development Council.

In her spare time she enjoys exercise, reading and being with her family and three dogs.



**Liz Carter**  
**Engineering Tech**

Liz originally started in the Department as the Administrative Assistant and is now an Engineering Technician. Liz received her undergraduate degree from Indiana University's Kelley School of Business in 2011. She has experience in interior design, construction, and project management. As a lifelong Bloomington resident, Liz enjoys working for the City of Bloomington because it gives her an opportunity to serve the community she loves. Liz thinks living in Bloomington is great because of the arts and culture, beautiful green spaces, and incredibly friendly people she meets everywhere she goes. In her spare time, she enjoys creating delicious dishes in her kitchen, playing with her adorable dog, Lana, hiking and kayaking, growing food and flowers, and, occasionally, curling up with a good book.

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*congratulations!*

Dan Backler, Engineering Field Specialist, is now Public Improvements Manager  
Sara Gomez, former Engineering Tech is now the Engineering Field Specialist  
Russell White, former Zoning Compliance Officer is now a Project Manager

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**Seyedamir Kaboli Farschi**  
***Long Range Planner***

Amir completed his undergraduate degree in Urban Planning Engineering and his Masters in Public Administration at The University of Akron in Ohio. Prior to working at the City of Bloomington, Amir worked as a Planner and Project Manager for different public and private organizations like Summit County and Ohio Environmental Council. Amir said he was excited to relocate from Akron to Bloomington for its weather, outdoor activities, nature, and peace. In his free time he enjoys visiting new places, working out at the gym, watching TV shows, listening to music, and cooking.



**Carl Buddin**  
***Zoning Compliance Officer***

Carl Buddin is the Department's new Zoning Compliance Planner. He is from Myrtle Beach, South Carolina and received his Bachelor's degree from the University of North Carolina Wilmington. Carl moved to Bloomington in 2015 and graduated from IU SPEA with Masters degrees in Public Affairs and Environmental Science in December. He spent last summer as an intern for Monroe County Stormwater and became interested in planning while serving as a fellow for the City of Portland, Oregon. Carl enjoys the active and outgoing community in Bloomington and spends his free time reading, drinking coffee, and playing disc golf.



**Hannah Duncan**  
***Administrative Assistant***

Hannah is the Department's new Administrative Assistant. She graduated from Indiana University's SPEA with a degree in Human Resources Management and a minor in Educational Studies in Spring 2017. She developed a passion for the Bloomington community while volunteering and interning for local non-profits throughout her undergraduate years, so she is excited to work for the City and contribute in a different capacity. In her free time, she enjoys walking her pug Homer on the B-line, taking advantage of Bloomington's many breakfast spots, and playing board games with friends.

## **IN & OUT OF THE OFFICE**



The office celebrates Halloween



Staff members attend the American Planning Association Indiana Conference in Lafayette

# DEVELOPMENT SERVICES

Development Services staff reviews all development petitions for the City to ensure their compliance with the Unified Development Ordinance (UDO). This includes all building, signage, occupancy, and grading permits. Staff also reviews development petitions and presents them to the Plan Commission, Plat Committee, Board of Zoning Appeals, Hearing Officer, and Common Council. These petitions include subdivisions, rezoning requests, site plans, conditional uses and variances.

## DEVELOPMENT ACTIVITY MAP



1



### Third and Grant

Located at the southwest corner of E 3rd and S. Grant Streets. The new building will contain 35 studio units and 750 square feet of ground floor commercial space.

2



### Serendipity

Located at the southeast corner of 4th Street and College Avenue, the existing two story building currently occupied by Serendipity, will be developed to a four story building with commercial remaining on the first two stories and 10 one bedroom apartments on the third and fourth stories. Sustainable development features include a solar panel system on the roof.

3



### Alleyworks

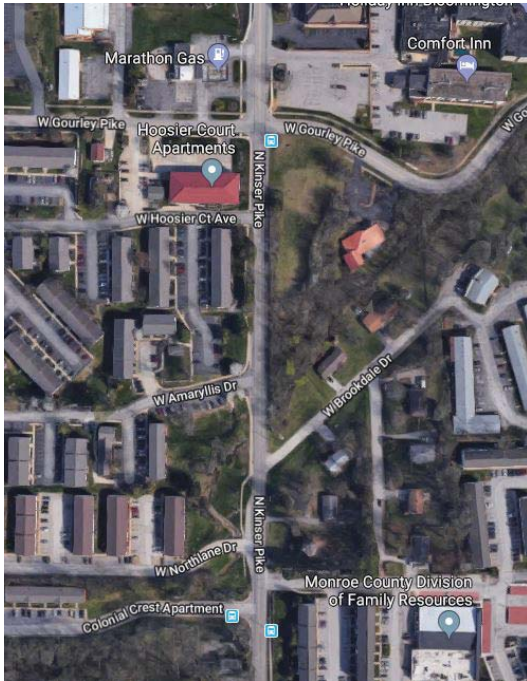
A 4-story mixed use building located on the south side of West 6th Street between N. Morton Street and College Avenue. The first floor will contain 4,320 square feet of commercial space and five live/work units. The second through fourth floors contain a mix of rental and condo units for a total of 33 units and 40 beds in the building. The fourth floor also contains a restaurant with an outdoor patio and a green roof.



# TRANSPORTATION AND ENGINEERING

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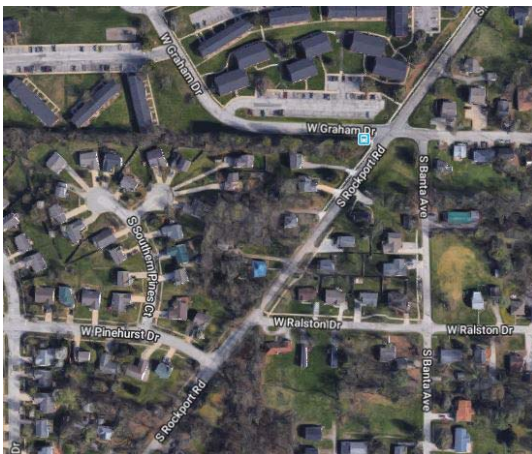
## 2018 Projects



### **KINSER PIKE (BETWEEN GOURLEY PIKE AND COLONIAL CREST APARTMENTS)**

*Estimated Cost: \$187,670*

This project will construct accessibility improvements for the existing sidewalk on the west side of Kinser Pike from Gourley Pike to the Colonial Crest Apartment driveway. Improvements may include removal of existing stairs, installation of curb ramps and other modifications to improve accessibility.



### **ROCKPORT ROAD (NORTH OF PINEHURST)**

*Estimated Cost: \$175,298*

This project would install a sidewalk on the west side of South Rockport Road from approximately 280 feet southwest of West Graham Drive to South Pinehurst Drive. The sidewalk would connect the recently completed sidewalk to the north with the upcoming sidewalk to the south (part of the Tapp-Rockport intersection project). Funding for design and construction is provided through the Common Council Sidewalk Committee.

*Estimated Cost: \$147,000*

*Estimated Cost: \$337,785*

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## TAPP AND ROCKPORT

The City of Bloomington is planning to reconstruct the Tapp Road/Rockport Road/Country Club Drive intersection. A new traffic signal will be installed at the current 4-way stop. The Tapp Road and Rockport Road intersection project will improve pedestrian and bicycle connectivity, improve sight lines for all road users, and address vehicle congestion. Funding for the project is being provided by both Federal aid and local dollars. Construction of the project is scheduled for June 2018 through November 2018 with an expected construction cost of approximately \$2.5 million.

Additional improvements in the project:

- Left-turn lanes on the west leg (Tapp Road) and east leg (Country Club Drive) of the Rockport Road intersection, and an eastbound left-turn lane on Tapp Road at Pinehurst Drive.
- A multiuse path along the north side of Tapp Road and Country Club Drive.
- A sidewalk along the south side of Tapp Road, and east and west sides of Rockport Road north of Tapp Road.
- A slight realignment of the intersection and the addition of retaining walls to improve sight distance and lessen the impact on adjacent properties.



# ENVIRONMENTAL

## BLOOMINGTON HABITAT CONNECTIVITY PLAN

The Environmental Commission (EC) is proud to announce the publication of its latest report, the Bloomington Habitat Connectivity Plan (BHCP), which articulates specific actions the City of Bloomington and its residents can take to strengthen biodiversity throughout the community. Biodiversity, defined as the variety of life on Earth and the ecological processes that sustain it, is one of our most crucial natural resources. It quite literally is the linchpin of all life on Earth, supporting the everyday activities of all its species, from single-celled organisms to large mammals and humans. Unfortunately, human activity, such as construction, land use changes, pollution, and climate change, has led to drastic biodiversity decline, which threatens plant and wildlife species and the many ecological services they provide us.



Spangled fritillary butterfly  
Source: Monroe County Identify and Reduce Invasive Species (MC-IRIS)

Though the City of Bloomington is limited by political boundaries and lack of resources that prohibit it from affecting the kind of large-scale change that's necessary to reverse biodiversity decline worldwide, the BHCP details specific steps the city can take to improve it locally. The EC used various publicly available data sources, including the City of Bloomington Environmental Resource Inventory



Bloomington Rail Trail  
Source: Visit Bloomington

(COBERI), the EC's latest Greenspace Trends Report, and city GIS to determine biodiversity needs and develop recommendations to address these needs.

These recommendations are:

1. Conserve habitat before, during, and after development;
2. Prioritize the habitat potential and permanent habitat connectivity of an area when making land use decisions;
3. Connect isolated areas of habitat by producing greenspace corridors;
4. Enhance habitat quality in stable areas by planting native species and removing invasives; and,
5. Inform Bloomington residents of the ecological benefits of habitat connectivity and encourage citizen involvement in habitat restoration.

The EC's recommendations are anchored by what it considers to be the four "pillars" of strengthening biodiversity: (1) conservation of habitat and greenspace where development could occur; (2) enhancement of habitat and greenspace where development is unlikely; (3) expansion of greenspace to promote high-quality habitat; and (4) improving habitat connectivity through producing and maintaining greenspace corridors. The BHCP is a good first step toward achieving the EC's goal of improving local biodiversity, and will be followed by practical implementation steps, including changes to the Unified Development Ordinance (UDO) and other City of Bloomington policies.





# BIKES MONTH 2018

**MAY 1**

**Bikes Happy Hour | 5pm - 7pm**

Upland beer garden | discuss bicycling

**MAY 3**

**Women's Ride | 5:30pm - 7:30pm**

Meet at City Hall parking lot | free, low-key

**MAY 9**

**Bike to School Day | Biking to school is encouraged!**

**MAY 14**

**Lunch time bike ride | 11:30am - 1:30pm**

Bicycle train to BBQ train | more info online

**MAY 18**

**Bike to Work Day + Celebration | 4pm - 7pm**

Register online to be eligible for prizes

Celebration at Friendly Beasts Cider

All ages, free, come celebrate!

**MAY 21**

**Beginner Bike Ride | 5:45pm - 7:30pm**

Meet at City Hall parking lot | 13-mile ride

**MAY 31**

**Family Bike to Ice Cream | 5:30pm - 7:30pm**

5:30pm: Test ride and learn about family bicycling

6:30pm: Bike to the Chocolate Moose | more info online



More info:

**[bloomington.in.gov/bike](http://bloomington.in.gov/bike)**



# 2018 STUDIES & PLANS

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## Unified Development Ordinance Updates

The Unified Development Ordinance (UDO) is the primary source of land use regulations for the City of Bloomington, including both zoning and subdivision control ordinances. The updated UDO will be guided by the recently adopted 2018 Bloomington Comprehensive Plan. Clarion Associates will be working as a consultant with the City to develop the document. The next public meeting to review the input from the stakeholder and public meetings in February will be **May 1st, from 6:30 pm to 8:00 pm at the Monroe County Public Library, Room 1B.**



## Transportation Plan

The City of Bloomington is working with consulting firm Toole Design Group to develop a multimodal transportation plan. This includes pedestrian and bicycle routes as well as motor vehicles. The plan will be used to help prioritize transportation projects, to determine right-of-way widths, and to shape transportation in our community for years to come. Toole Design Group visited Bloomington in January for a series of public meetings. A draft document and public meeting will be available in late spring.

## 2018 Comprehensive Plan

The Plan establishes the framework and provides direction for City elected and appointed officials and staff to make decisions regarding the desired location and intensity of growth, development and redevelopment opportunities, transportation facilities, parks, and other public services. The Plan Commission, approved the Plan at their March 19, 2018 hearing. To read a copy of the plan, please visit <https://bloomington.in.gov/planning/comprehensive-plan>



2018 Comprehensive Plan  
City of Bloomington



City of Bloomington Planning and Transportation Department  
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<https://bloomington.in.gov/departments/planning-and-transportation>