Bloomington Sustainability Action Plan Climate, Energy, and the Built Environment Working Group Meeting Four Notes (Part 1)
24 April 2018
City Hall
6 pm – 8:30 pm

**Topic:** Identify challenges regarding urban sprawl and climate change adaptation and propose solutions.

**Facilitator:** Stephanie Richards

**Computer notes:** Steven Chybowski

**Number of participants:** 12 (Nolan Hendon, Erin Kunkel, Anees Azzouni, Molly O'Donnell, Darrell Boggess, Cynthia Bretheim, Jane St. John, Alex Jorck, Loren Stumpner, Autumn Salamack, Stephanie Richards, Steven Chybowski)

**Summary of Topics discussed**
- Review goals and actions discussed in meetings two and three
- Background presentation of the current situation of Bloomington urban sprawl and climate change adaptation
- Identify challenges and solutions with urban sprawl
- Identify challenges and solutions the City faces for climate change adaptation

**Detailed Notes**

**Review of Sustainable Community Definition and Vision Statement**
- Add to the vision statement who is recognizing us as an international leader or where are we recommended as a sustainable leader – in the Midwest? in Indiana? in the world?
- Leaving it open-ended is more inclusive
- “Growing” in terms of the economy is not necessarily great
- Maybe a “vibrant economy” or “thriving economy” would be better than a “growing economy”
- Thriving implies health without necessarily meaning growth

**Review of Recommendations from Meetings Two and Three**
- Why “explore large scale large-scale geothermal?”
- We are unsure of any mandatory goals at this point
- Maybe “consider” would be a better term than “explore” for geothermal
- Or change the goal to “conduct a feasibility study for new buildings”
- Predicting future needs means to know when natural resources will meet max capacity as the City’s population continues to grow
- We should come back to our renewable energy and green buildings goals after discussing climate change as there will be a lot of overlap
• Any low-income housing organization would be important to work with regarding renewable energy and green buildings
• Another partner for renewable energy can be the trade associations for solar - SEIA, ACES
• Tax incentives for builders to build smaller and affordable housing

Presentation on Urban Sprawl and Climate Change Adaptation
• Maybe we can build upon the recommendations that the transportation working group has already suggested regarding complete and compact communities
• Note about the transportation – if parking downtown becomes too much, people may choose not to go there and shop at local businesses and go to malls with chain stores and free parking instead
• People are still buying parking passes even when they have free Bloomington Transit available to them
• We could survey the group that has BT available to them and still choose to drive
• There could be an awareness campaign to encourage those with free access to BT to use it
• Before parking meters, it was also near impossible to park downtown because all spots were taken
• Benchmarking study to compare Bloomington parking with other cities
• Owner of Grazie conducted research on parking downtown
• Change “raise” to adjust parking rates to not set off alarm bells in the action
• Would like to see something energy-related in the presentation such as a commitment to a level of GHG emissions
• Urban Land Institute presentation offered a huge opportunity for small homes

Challenges Related to Urban Sprawl
• Mobile homes that are inefficient (McDoe Gardens, Country Club) and car dependent
  • Possible Solution: Apply knowledge of tiny homes to mobile homes
• Subsidizing bus rates for people that do not use it
  • Possible Solution: Program to donate IU bus pass to someone who needs it more
• Usable farmland turned to subdivision
  • Possible Solution: Higher tax rate for larger lots
  • Possible Solution: Cooperation with the County
  • Possible Solution: Prioritize forest conservation
  • Possible Solution: Shift to form-based code from a use-based code
• Lack of affordable housing and that housing downtown is more expensive pushing people outside limits of the City
  • Possible Solution: Tax incentive for percent of units with rent cap
• Lack of affordable housing throughout the City
• Lack of greenspace inventory (ex. 2nd and Rogers)
• Lack of unused lot inventory
  • Possible Solution: Conduct a greenspace and unused lot inventory
  • Possible Solution: Prioritize areas lacking greenspace for park development
• Low-income housing is segregated
  • Possible Solution: Improve diversity in every neighborhood
  • Gentrification
  • Possible Solution: Improve diversity in all neighborhoods
• People want quiet of living outside town
  
  Possible Solution: Parks near high-density areas

• Culture of car ownership and driving
  
  Possible Solution: Public officials set the example
  
  Possible Solution: Carless Mondays
  
  Possible Solution: Educate money savings
  
  Possible Solution: Educate benefits of other transportation modes
  
  Possible Solution: Shuttle service for commuters who run into problem to create safety net
  
  Possible Solution: Community challenges

• Lack of bicycle culture and appropriate infrastructure
  
  Possible Solution: Sponsor events and projects that make Bloomington attractive and encourage people to live downtown
Urban Sprawl

Goals:
- Encourage mixed use development
- Keep development within current city boundaries
- Work with the County to develop a unified growth plan/boundary

Actions:
- Change zoning to encourage mixed use
- Conduct an inventory of greenspaces and unused plots
- Green space tax for development
- Incentives for brownfield development
- Tax incentive for affordable housing within the bounds of our target region
- Create parks within each village in the city
- Inventory brownfields
- Blight tax

Partners:
- Monroe County
- Developers
- Chamber of Commerce
- Realtors
- City departments
- IU
- Bloomington Housing Authority
- HAND
- Local nonprofits for homeless/impoverished
- SCCAP
- Area 10

Metrics:
- Percentage of redeveloped brownfields
- Acres of brownfields
- Walkability scores in our villages
- Greenspace per capita
- Affordable housing per neighborhood (or per capita per neighborhood)
Goal: Prevent adt sprawl
- Encourage mixed use development in current bounds of City Corporation limits
- Work with County to establish unified boundary

Actions:
- Change zoning to encourage mixed use
- Inventory of greenspace & unused lots
- "Greenspace tax" for development of farmlands, greenspace
- Incentives for brownfield development

Tax incentive for affordable housing set asides
- Create parks near “Village Centers”
- Inventory of brownfields
  - Explore tax for unused land/blight

Metrics
- % of redeveloped brownfields
- Acres of brownfields
- Walkability scores of CCA's / Village Centers
- Greenspace / Capita
- Affordable Housing Units / Neighborhood

Partners
- County
- BHA
- Nonprofits
- Developers
- HAND
- SCAP
- Area 10 Agency on Aging
- Realtors
- Chamber of Commerce
- City offices
- Long Island