



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

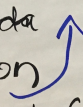
Challenges Related to Urban Sprawl

- Mobile homes that are inefficient (McDoel 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

Challenges related to Urban Sprawl

- Mobile homes incapable of becoming energy efficient
(McDoel Gardens, Verhal Pike, Ransom Lane)
Country Club
+ in Car Dependent areas
Apply knowledge of tiny homes
- Subsidizing bus rates for ~~those who don't use~~
Donate Ill. bus pass to someone who needs it more
- Usable farm land turned to subdivisions
• Shift to form based code **or** **combo use + form**
• Higher tax rate for larger lots
• Cooperation w/ County • Prioritize forest conservation

- Lack of affordable housing downtown
+ other neighborhoods
pushing people outside limits of city
- Tax incentive for % of units with rent cap
- Lack of greenspace **+ unused lot inventory**
(ex: 2nd + Rogers)
 - Conduct inventory
 - Identify alt uses or develop incentives
 - Park development
- HUD area is segregated
 - Improve diversity in every neighborhood
- ~~Lack of affordable~~ **Gentrification** 
- People want quiet of living outside town
- Parks near CCC's

- Culture of car ownership **Comm Challenges**
 - Public officials - carless Mondays
 - Educate money savings
 - Educate benefits of other transp. modes
- Lack of bicycle culture + appropriate infrastructure
- Shuttle service for commuters who run into problem to create safety net.
- Sponsor events to encourage living 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/impooverished
- 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 add'l sprawl

- Encourage mixed use development in current bounds of City Corporation limits
- Work with County to establish unified ~~plan~~ ^{plan} for development _{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 ~~in~~ near "Village Centers"

- Inventory of brownfields

- Explore tax for unused land/blight

Metrics

- % of redeveloped brownfields
- Acres of brownfields
- Walkability scores of CCC's/Village Centers
- Greenspace / Capita
- Affordable Housing Units / Neighborhood
+ Per Capita

Partners

- County - BHA - Nonprofits
- Developers - HAND - SCCAP
- Chamber of Commerce - Area 10 Agency on Aging
- Realtors - Legislature / State
- City offices
- IU