

Timestamp	Please provide any comments or information to consider for the UDO Diagnosis and Annotated Outline.
	<p>One area of general concern to me is the lack of affordable workforce housing. If Bloomington is to realize a healthy economic future, we need to encourage people to move to Bloomington to work in local employment sectors such as life sciences, advanced manufacturing and innovation. To do this, they need to be able to afford places to live. That is becoming increasingly difficult with high rents and the lack of single family home inventory driving prices up. This is occurring at a time when incomes are rising much slower than the price of housing. Many of these new residents also have the burden of student loans. With real property tax caps being reached, the community will need the increased tax base as well as the local option income tax that new construction and residents will bring.</p> <p>I believe It would be good to take a thorough look at the UDO and its processes and practices to see if there are changes that could encourage the construction of single- and multi-family housing in a price range that is affordable to our workers. While this is a national problem, we can seek to find local solutions and revised land use regulation can be part of such a solution.</p> <p>In particular, Chapter 20.04: Planned Unit Development Districts, page 8 of the Outline; Affordable Housing, page 9 of the Outline; and, Chapter 20.06: Subdivision Regulations, page 13 of the Outline; could be used to emphasize the importance of encouraging and stimulating development of new housing of all types.</p> <p>Modern employment facilities tend to be technologically advanced and create few of the earlier noise, odor and other concerns that accompanied former "industrial" uses. As such, we should consider allowing employment activities in commercial zones that are currently used for retail and services. An example would be use of space in strip centers or big box stores for employment such as software companies, internet of things (IOT) companies, laboratories, etc. This could encourage appropriate employment closer to places where the employees live. These sites also tend to have the parking capacity needed for employment uses.</p> <p>With the new hospital moving the east side of the city, allowing for re-use of some of the retail/commercial space on the eastside that is, or may become, vacant for medical uses could also be considered.. These could be medical offices, clinics and other medical support activities.</p> <p>Thank you for your efforts and we look forward to working with you throughout the UDO process.</p>
5/3/2018 15:46:43	<p>All the best, [REDACTED]</p>
5/7/2018 9:49:15	<p>I was just reading through the interim report by Clarion on the UDO, and I request you pass on this comment about using reduced parking as an incentive. On pg. 21 of the report, under Incentives, it says additional height, increased density, and reduced parking are ways to incentivize certain types of development. In my experience, developers want to put in parking (at least, outside of the downtown) due to their evaluation of market forces (e.g. students all have cars) and due to their sticking with outdated models of "one car per resident." So I don't think dangling the carrot of reduced parking requirements is going to get us very far with developers outside the downtown. I do think a lot of places, including new proposals like Century Village, have too much parking, but that's because the developer wants it that way. I wish I could propose an alternative incentive, but I don't know of one at the moment. Gradually, I think the prevailing developer attitude toward parking will change as we see increased use of Uber and even car-sharing, but I don't think we are there yet.</p> <p>Please pass this along to Don Elliott and his team. Thanks, Isabel</p>

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5/8/2018 8:23:55	<p>Parking is bad urban form - there should be no parking minimums and the downtown area should actually have parking maximums. Thanks!</p>
5/8/2018 14:28:40	<p>In section 3 of the opening document, it states, "The current design standards for downtown have produced projects of a height and scale that many feel were not consistent with the community's expectations."</p> <p>I can assure you that the vast majority of the community does not care about the height of a building. It is a very vocal minority that sees height as a problem. Because of this vocal minorities reliance on being heard, and getting their way, this only exacerbates the housing affordability problem. I know the vast majority of community members you have heard from (the vocal minority), have stated height is an issue. Truly, the height of a building is not an issue, but how they look in the end. Bloomington has not been creative, or has not allowed creativity, in what is built. This is what needs to change.</p> <p>There also should be a "stadium district" added in order to direct high-density, multi-use development to the area surrounding the stadium. This will give a sense of a true college campus, and "student" housing would migrate towards the area, along with other restaurants and shops.</p>
5/11/2018 11:40:39	<p>Downtown -- no more huge buildings like the one in the SW corner of Lincoln and Kirkwood.</p> <p>Core neighborhoods -- preserve their single family houses character. No more trying to squeeze in duplexes, triplexes, etc. This will only create further housing for IU students --landlords buy up the properties and because they can make more money renting to the students rather than couples, families etc, this housing is not available for City residents. The City should have sat down years ago with IU and told them that the downtown and surrounding neighborhoods are not student dormitories, which they have become, and encourage them to build dorms -- a new one is being built now, too little and too late.</p> <p>Serious thought about affordable housing -- out of the range of IU students. Habitat's plans for the previous RCA land is a good start.</p> <p>Probably city buses don't come under the UDO but we need Sunday routes, more frequency of buses, and routes configured so that riders don't have to be carried away from their destination and then round back again to get where they need to go.</p>
5/14/2018 8:42:31	<p>I am living in the heart of downtown in the CFC Klrkwood Apt. I love my residence but am very concerned about these 3 areas affecting the quality of life in the central area: (1) Air quality; (2) Noise quality; (3) Citizen equality.</p> <p>Air quality: I have noticed many car's motor running while parked outside of stores parked around the square. Yesterday (Sunday, May 13) there were four huge buses parked in front of the Hyatt from Miller, Moore Companies, and the Indianapolis Airport Shuttle, (one of which was directly across the street). All had their motors running when I went in to dine at the Irish Lyon and were still running when I exited over an hour later.</p> <p>Noise: There needs to be decibel regulation on loud noises, especially on increasing use of "popping and reving motorcycles" and high decibels and overuse of sirens of emergency vehicles.</p> <p>Citizen equality, courtesy, and affordability: for the working folks who labor to support our quality of life. I recently noticed a USA News report that stated that Portland, Oregon was voted the most courteous city in America. This has not happened by accident. I lived there for 20 years and saw how the city planning evolved so that all rentals were required to include affordable housing. Even though I lived in a posh high-rise residence, I was able to meet, eat a community breakfast with, and know and enjoy people with very different backgrounds and perspectives. We very much need this today in our fragmented town.</p>

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5/24/2018 14:14:40	<p>I am writing in response to the update that is currently taking place for the UDO in Bloomington. My name is [REDACTED] and I am a community planner with the Brick Industry Association (BIA). BIA is a non-profit trade association representing manufacturers and distributors of kiln fired, clay brick.</p> <p>We have a Community Planning Program underway and we provide technical assistance to communities in the Midwest (at no cost) that may be interested in drafting or updating their design standards for new and redeveloping properties in which encouraging high quality building materials on the exterior is a priority. We do this as we know masonry is highly regarded by communities in the Midwest and we'd like to support your efforts.</p> <p>I went through some of the changes that may be addressed in the update of the UDO and I am wondering if you would like some information to potentially address the changes that you wish to make. For instance, I notice that you would like to be more specific in the downtown overlay district as it pertains to design elements. I'm assuming this means tightening up the building materials that are permitted as primary, secondary and not allowed at all. I'm wondering if you'd like:</p> <ol style="list-style-type: none"> 1) Examples of zoning definitions for specific building materials to potentially help further define the materials you wish to encourage on the exterior of development in the downtown. Definitions, as you know, can help weed out materials that may fall under a too generalized zoning definition. I can send you examples of communities from around the Midwest for specific materials as well as ones that our staff at the Brick Industry Association have drafted and cities have adopted. We had a situation in Dyer, Indiana whereby the "masonry" definition was too broad and materials that were similar to EIFS in make up, slipped through. There are also a variety of "brik" products on the market that continue to be placed before site plan review committees as being "clay brick" and they are not. Due to the way communities have drafted standards, these materials can slip in. 2) Would you like examples of downtown design standards from other communities in Indiana or across the Midwest? I can send you examples of standards with imagery and graphics that really make the standards user friendly. <p>I went ahead and attached some documentation on sustainability and building materials as it does appear you may be strengthening priorities in the UDO that center around the issue of sustainability for the entire community. You may find these helpful if you plan on addressing sustainability with building materials as reasons to support some over others in the UDO update.</p> <p>The Dropbox folder is here: https://www.dropbox.com/sh/q41shb563k1kdy3/AADj8yOMC9XmRWTLwuWX6SKva?dl=0</p> <p>If you have any questions, please let me know. I will be in the area the second week of July if you'd like to schedule a meeting to discuss some of these issues. I travel around the Midwest so that would be my earliest in the Bloomington area.</p>

UDO Module 1-3 comments

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6/12/2018 9:07:18	<p data-bbox="436 190 1927 248">Citizen phone response - "Updating the way Bloomington develops I think Bloomington is in need of much more affordable housing for working individuals and couples and families and persons with disabilities and also senior citizens.</p> <p data-bbox="436 280 1944 396">It is my hope that as much space as possible downtown can somehow be used for people in these categories. I believe that working individuals and senior citizens and the disabled need more opportunities to live downtown. I hope that the UDO can somehow create ways for more housing to become available downtown for these groups and I believe there should be no more student housing in the downtown area to compete with affordable housing for these groups.</p> <p data-bbox="436 428 1430 454">I also hope that Bloomington will someday have a space for a senior center downtown."</p> <p data-bbox="436 487 1247 513">- [REDACTED], Bloomington native and homeowner in Prospect Hill</p>
9/6/2018 16:10:03	<p data-bbox="436 524 1934 670">After reading another report of a horribly wounded deer I wanted to request that fencing with spiked tops be disallowed. We have also had a student impaled at Kilroy's on Kirkwood. A section of fence had to be removed and transported with the patient. Since we have so many deer in town, and bars stuffed with students downtown it would seem to be an appropriate time to address this issue. Thank You,</p> <p data-bbox="436 670 617 698">[REDACTED]</p>