

Timestamp	Please provide any comments or information to consider for the UDO Consolidated Draft.
3/27/2019 19:23:37	I oppose changing the zoning in the Near Westside neighborhood from RC to R3. I do not believe multi-family duplexes, triplexes and fourplexes belong in my historic core neighborhood.
3/27/2019 19:25:20	I strongly oppose changing the zoning in the the Near Westside neighborhood to include duplexes, triplexes and fourplexes. The neighborhood already has a mix of single and multi family residences. We cannot bear more traffic and more street parking.
3/27/2019 20:54:11	Please keep the near Westside neighborhood strictly single family. That is what it was designed for and I believe that is best for this community. I don't think you have any good reasons to change it , it is working fine the way it is designated now. I have several rental properties on the near Westside and I also have lived here the entire time I've been in Bloomington which is since 1975 .why change anything? Please do not change the way it is now with the new UDO. We would be forced to go historical designated so there would not be multifamily. Not necessary for multifamily in the near Westside neighborhood. [REDACTED] [REDACTED] thanks
3/29/2019 1:40:54	I live in the Broad view Neighborhood. I do not want apartments in the neighborhood. I want to keep it as single family homes. No big complexes. I want yard space. Not as many homes squeezed in as possible.
3/31/2019 20:48:38	I disagree with the proposed changes in zoning of residential areas on Bloomington's near West side. Also, the proposed transportation plan to route traffic through Maple, W 7th Street and N Fairview Streets is I'll advised as these streets are narrow and unable to support increased traffic flow. To do otherwise would lead to the destruction of a significant area of this neighborhood. Density of the downtown is already close to saturation and developers should be encouraged to find properties alongside existing corridors away from existing residential neighborhoods. Big box buildings are not adding to the character of our downtown.
4/1/2019 17:29:38	I'm confused - is this still the right form? It says about that it's for the March 19-20 meetings. Is there a new form now? I am posting this to my neighborhood so would appreciate clarification. Will comments posted on this form be read? Thanks.
4/3/2019 11:13:02	R3: Do not change single-family zoning to duplexes in core neighborhoods! It will just turn into more student rentals, less affordable housing for families.
4/4/2019 8:20:21	I object to the attack on single family housing in the R2 and R3 designated areas of Bloomington in the UDO Consolidated Draft. Add density inside these existing neighborhoods is unnecessary. The likely destruction of existing single family homes for the construction of duplexes and triplexes not only decreases the possibility that young families can purchase affordable homes, but also threatens the livability of these neighborhoods for the families that currently call them home. There are plenty of edge properties and underused properties where density is welcome. The Comprehensive Plan advocated for development along our entry corridors. I am told that there is 50 years of build-out south of 3rd Street along College and Walnut in underused single story structures, obsolete housing along the road and parking lots. There is undeveloped new ground in the city where mixed housing will work well, including the old hospital site. But to remove or convert good single family housing for more dense rentals is bad planning. We should add housing without taking away the older housing and the chance for home ownership.
4/4/2019 14:19:46	I strenuously object to the proposal to change the zoning from Single Family to "R3" in our neighborhood. The largest asset of most families is their single family home, and unfortunately, it is too often our experience that rental properties are not maintained the same way that single-family homes are, which affects the value of our largest asset. Bloomington is made up largely of rental properties, and I cannot understand why this proposal would benefit anyone, other than rental property managers and landlords.

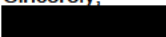
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4/4/2019 16:31:18	<p>I am a long time homeowner in the Near West Side neighborhood. I am alarmed by some features in the proposed UDO. I have been unable to figure out how to make my comments on the City's UDO comment site. I feel so strongly about issues in the UDO that I am writing directly to you. Please make my comments count in some way.</p> <p>First, I was present at a CONA meeting when the desirability of ADUs was discussed (at length). It was very clear that these representatives of many Bloomington neighborhoods wanted ADUs to be approved on a conditional basis, if at all and certainly NOT by right. The citizens who live in these neighborhoods want to make sure that owners of any ADU live on the property. Surely it is clear that if we allow 5 unrelated people to live in one house and others to rent an ADU, serious problems could arise for neighbors. It was my understanding that the City Council approved ADUs on a conditional basis, and yet, here in the UDO the language says ADUs will be allowed by right! How is it that the will of neighbors who will actually be affected by this being overthrown and ignored?</p> <p>Second, the single family zoning in our core neighborhoods simply MUST be preserved. Citizens and former City Administrations, and Councils have worked diligently for decades to restore, repair and protect the integrity of these neighborhoods. The core neighborhoods (Maple Heights, NWS, Prospect Hill, McDowell Gardens) contain the last of traditional, working class housing that exists in Bloomington. If the integrity of these neighborhoods is allowed to be destroyed, Bloomington history and affordable single family housing that currently exists here is gone forever.</p> <p>The kind of multi-family housing that is being proposed to be built in our neighborhoods could instead be built along corridors and the edges of downtown and serviced by mass transit. That would serve the interests of people who want to live in easy proximity to downtown and it will protect the stock of small, affordable housing to keep it available to families who want to live in real, traditional neighborhoods. Please DON'T LET THIS HOUSING BE DESTROYED. Once it's gone, it's gone forever.</p> <p>Dear Mr. Robinson, I hope you are able to convey my concerns about the proposed UDO to the proper channel. I appreciate that more than I can say.</p> <p>Thank you.</p> <p>██████████</p> <p>██████████ West Seventh Street</p>
4/5/2019 3:17:08	I am completely against allowing duplexes and triplexes "by right" in single family neighborhoods.
4/5/2019 21:29:03	Please protect single-family zoning and home ownership, and do not allow multiplexes by right.
4/8/2019 20:18:08	I am NOT IN FAVOR of the proposed changes in zoning. I feel this is a give-away to Developers and will INCREASE the price of housing and DEGRADE the neighborhoods that are presently zoned single-family housing.

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4/8/2019 23:01:43	<p>The final question-and-answer in the 3/20/2019 FAQ states:</p> <p>“Q: Will the new UDO affect private covenants or other HOA rules?</p> <p>“No. Some neighborhoods in Bloomington have private covenants, conditions, and restrictions (CC&Rs) and/or a home owner’s association (HOA) that establishes specific rules. CC&Rs and other HOA rules are disclosed during escrow closing on a property and are not associated with the City of Bloomington. Because these are private agreements, the City of Bloomington does not regulate or enforce CC&Rs or HOA rules. The new UDO will not change, repeal, or impair any existing easements, covenants, or deed restrictions; and where the UDO and a private agreement conflict or overlap, the more stringent regulation applies.”</p> <p>I have some questions about this statement.</p> <ol style="list-style-type: none"> 1. I assume that if a suburban neighborhood’s covenant (CC&R) reserves lots only for single-family residential use AND the UDO permits multi-family housing in that neighborhood, then the neighborhood’s covenant would be considered “the more stringent regulation” and would “trump” the UDO’s zoning. Am I correct in this assumption? 2. I have searched the most recent UDO draft and am unable to find language that makes the statement found in the FAQ (above). Is that language in the UDO? Will it be added to the UDO? Or is this language to be found in another ordinance? 3. What are the means to determine whether or not “the UDO and a private agreement [the CC&Rs] conflict” and which is “the more stringent regulation”? The only procedure I am aware of is that of a lawsuit between a neighborhood’s property owners. Does the City want to create an environment in which conflict between UDO and neighborhood covenants can only be resolved by neighbor suing neighbor? That is a very unsatisfactory situation. Are you planning a new mechanism by which to determine the more stringent restriction? Or is the mechanism going to be courts and lawsuits? 4. Is the UDO intentionally focusing multi-family development in the older neighborhoods near the center of the city? If the suburban covenants, restricting lots to single-family residences, eclipse zoning regulations in the UDO (as the 3/20/2019 FAQ suggests), then the development of multi-family housing is taken out of the suburbs and placed in the core neighborhoods, which already are overly dense with student housing. That is neither a good idea nor a desirable outcome.
4/9/2019 16:37:29	<p>I am against the rezoning of our core neighborhoods to allow for multi-family dwellings (aka more IU student apartments). Please keep our core neighborhoods single family- 1 house per lot!</p>

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4/9/2019 18:01:45	<p>I strongly support the UDO's the addition of small-scale multifamily housing such as duplexes, triplexes, and fourplexes to city neighborhoods.</p> <p>Low- and moderate-income households in Bloomington would benefit from incrementally diversifying housing types in well-resourced neighborhoods that are walkable, close to jobs and transit.</p> <p>To address the residents' fears of tear-downs by investors, it would be helpful to introduce policy measures that could help make allowing small-scale multifamily more compatible. For example, just as the city's Accessory Dwelling Unit ordinance requires that the primary home be owner-occupied, a similar policy could be considered for duplexes, triplexes, and fourplexes.</p> <p>I fear that vocal opposition from well-organized residents could exacerbate the City's critical housing needs and undermine this important opportunity to create more housing choices.</p> <p>Excluding "missing middle" housing poses several challenges for Bloomington's future:</p> <ul style="list-style-type: none"> - Perpetuating the segregation of housing types and concentration of poverty - Limiting small-scale developers from investing by creating a market where only developers with the financial means to acquire large parcels and afford high construction costs associated with large-scale multifamily development can invest in the community. - Fostering a "this or that" dilemma: Without the middle ground of small-scale apartment buildings, lower-income residents are often forced to choose between living further away - outside the city or county - for lower-cost housing that creates additional burdens with automobile dependency and car payments, or paying above their means for housing that leaves them financially vulnerable.
4/9/2019 20:58:51	<p>The sad reality is that "affordability" is not a feature of Bloomington's core neighborhoods. They are what they are:</p> <ul style="list-style-type: none"> - Very attractive from the standpoint of walkable proximity to downtown - Filled with attractive, traditional houses - Quiet and light on traffic <p>Housing = real estate, and real estate is driven by markets. Market forces make qualities like these attractive to people with money, and that drives up prices. There's no conspiracy here; it's just people making choices for their own personal (call them selfish if you like) reasons. These choices equally affect people with good intentions and bad intentions. Homeowners who bought into these neighborhoods should be expected to defend the integrity of the features that caused them to want to live in these neighborhoods in the first place and made these houses look like good investments. There's no rationale for suggesting opponents of the zoning change that does away with single-family zoning are enemies of affordability, inclusion or diversity. They're just middle class people.</p> <p>The other crucial aspect of this discussion is the capacity of these older neighborhoods to accommodate the density that the city wants to impose on them. In the case of the Near West Side, the infrastructure is OLD. That's one of its attractions, actually. The neighborhood is filled with charming but narrow streets where you can't easily drive two abreast now. (You could if the city banned street parking, but I think that proposal would get a very hostile reception -- probably litigation -- from the many residents who have nowhere else to park.) Those old streets cannot be widened without either removing the sidewalks and uprooting a lot of very large trees, or demolishing large numbers of houses.</p> <p>Build a couple of hundred new apartments here and (a) They won't be "affordable" except to comfortably middle class people who simply choose not to be homeowners, or to undergrads whose affluent parents are paying the rent, and (b) they will be likely to bring with them a couple of hundred cars, no matter how hard the city and its well-meaning activists cajole them not to. Try to picture Tuesday mornings with a couple hundred more people trying to leave for work out on the west side of I-69 or on campus, while the garbage trucks, and then the recycling trucks, try to work the neighborhood. I see noisy chaos.</p> <p>There might be parts of the Near West Side, adjoining Kirkwood or near the corner of Kirkwood and Adams, where this could work. For most of the neighborhood, though, it's absurd.</p> <p>Bloomington has too many underdeveloped areas where density could be engineered in from the ground up for us to be talking about shoehorning lots of "missing middle" housing into old neighborhoods where it won't fit. It has a lovely egalitarian ring to it, but it's just terrible planning.</p>

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4/9/2019 21:06:23	<p>I made an informal count – the Near West Side has 95 corner lots. Not all would be subject to the pressures from investors/developers to convert to triplexes or fourplexes, but I estimate about 75 could. This would mean a significant population bump if landlords succeeded in renting them. Many of the tenants would bring cars – hundreds of new ones.</p> <p>I want to see the engineering study that shows the existing sewers in this old neighborhood could handle the larger population. I don't believe the neighborhood's old, narrow streets and sidewalks can sustain the traffic – although I suspect there are other neighborhoods in Bloomington that have wide streets and could accommodate the traffic, if they didn't have single-family use covenants. (The idea that tenants won't bring cars and need places to park them seems rather whimsical.)</p> <p>And I want to see the plan for insuring that the new units are "affordable." That part mystifies me. Investors don't build cheap apartments – the margins they need wouldn't sustain that unless rents are subsidized. I don't hear anyone talking about rent subsidies.</p> <p>There is only one definition of affordability that's consistent with pushing more apartments into the core neighborhoods to replace single-family housing, and I suspect this is really what the zoning change is about: This is really about Maple Heights and the Near West Side, and the intent here is to enable the city to go to prospective corporate tenants in the Trades District and say, "Hey, look at this – your data scientists will be able to walk to work!" That's exploitative, cynical and unethical public policy, and it has nothing to do with broadening access to affordable housing for people of limited means.</p> <p>We already are a walkable, bikable neighborhood. I walk downtown all the time, and I'm not alone in that. But that doesn't work for everyone. The Near West Side is full of people who work at the university or at Cook, or even up in Indy. There's no plan that guarantees the new apartment tenants would work walkable distances away.</p> <p>I would love to see Bloomington lead the state in climate action. But I don't think that's what this zoning change represents.</p>
4/10/2019 19:05:14	<p>I want to see more density in the walkable ("core") neighborhoods around downtown. I live in a 700sqft house on a 0.10 acre lot so that my family of four can walk to most destinations. Greater density = more destinations. I support my neighbors installing duplexes (many of them already are) or ADUs. My Maple Heights house is already surrounded by the worst possible blights (suburban commuter traffic, parking for suburban commuters), we need more residents, more shops. The first floor commercial in some of the student housing actually benefits me – my family eats at Three Amigos (10th & College) weekly. I'd like to see mixed-use or commercial zoning extend further into my neighborhood than it does. I'd like to see fewer parking garages. I can see a parking garage from my front porch and it is a bigger problem than the students that live there.</p>
4/10/2019 22:17:18	<p>I wish the citizens could vote on it. Perhaps would become our Bloomxit. But we know votes can be swayed. Did I see any zoning designation as N.I. ?</p>
4/11/2019 2:33:59	<p>Strongly oppose rezoning single-family housing neighborhoods to allow for developers to buy houses, tear them down and replace with duplex or other multi-family housing. Can't believe this is even being considered.</p>
4/11/2019 16:07:59	<p>I live in Prospect Hill which is a charming neighborhood in which small houses are still affordable. I am aghast at the outside consulting firms suggestion that would allow developers to out bid potential buyers in order to build multi-family housing on a small lot. The affordable houses in our neighborhood allow first-time buyers to own a house that will increase in value rather than renting.</p>
4/11/2019 17:54:20	<p>I strongly oppose the change from RC to R3 designation. In particular, allowing duplex and triplex development, and ADUs by right will destroy the core neighborhoods. These changes will only convert more of our single-family neighborhoods into student housing. It will NOT increase affordable housing but only allow more students to occupy core neighborhoods. To stop this development was why single-family zoning was instituted to start with. Please stop this approaching disaster to our town</p>
4/11/2019 20:54:42	<p>There seems to be no real possible reason that I can understand behind the proposed change from RC to R3 zoning. All this will do is make the core neighborhoods dominated not by single-family homes but by developers who will go to any lengths to make a profit. All this will do is destroy the existing livable neighborhoods and turn them into student-dominated horror shows like 90% of the housing south of Atwater and West of Woodlawn. Everyone who has been here for a while knows of friends who started out living there and then had to leave the central neighborhoods of Bloomington because they couldn't stand it any more. Why do you think we HAVE single-family zoning?? Are you trying to destroy our town? STOP THIS.</p>
4/12/2019 0:34:16	<p>I am against re-zoning a single-family neighborhood into a multi-family neighborhood. - [REDACTED]</p>

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4/12/2019 0:42:41	<p>Do not change single family zoning. We had to fight developers 30 years ago to keep it, and now the greedy bums want to do it to us again.</p> <p>We need single family owned homes, not landlord owned multiplexes. People need to be able to own their own homes.</p>
4/12/2019 14:39:58	<p>i bought my home in 1991 in bryan park neighborhood knowing i was purchasing a home in a single family dwelling neighborhood. i feel it is completely unfair to now change the zoning to change my neighborhood to something i wanted to avoid. this feels like an asult to core neighborhoods. i have heard the theory that if more people lived closer to town, they would walk or bike to work in the downtown area. really? we all know people who live close enough to town to walk but they don't! it rains, it is cold many months of the year and some people cannot wa k or bike to town because of physical issues. and where will all of their cars be parked in the mean time? on our already crowded little quiet streets? or will parking lots appear where there is now green yards full of flowers and bushes and birds and squirrels? these new buildings will never be affordable housing. i know the mayor wants a feather in his cap by solving the affordable housing issue but don't do it at the cost of losing our core neighborhoods!! find another way. i am in favor of less density and more green space. what about all the empty rentals in these neighborhoods? i hear there is a lot of them due to the large ugly apartments that were allowed to be built downtown and in other areas. please, please find another way to go about this. we love our neighborhood and we do not want it to become more urban and congested. thank you for your consideration.</p>
4/12/2019 20:27:54	<p>I believe my neighborhood, Arden Place, is designated suburban R2 in the UDO. We have renters in the neighborhood, and we have had problems with landlords who do not maintain their property. We are concerned about the corner multiplexes and the accessory dwelling units. We think these should be allowed by contested use, not by right. Also, we think they should be limited to the corners of through streets at the edge of the neighborhood (High St in our case) rather than being allowed on every corner. We understand that the goal is to provide more affordable housing and we are in agreement with that goal but skeptical that putting multiplexes in our neighborhood would achieve that goal.</p>
4/16/2019 2:12:59	<p>If duplex, triplex, and fourplex houses are to be allowed in core neighborhoods, we should require that one of the units be inhabited by the owner of the house.</p>
4/16/2019 19:04:33	<p>Some years ago, I took part in the neighborhood process which resulted in the granting of 'historical district' status for the Greater Prospect Hill neighborhood. This process was an energizing immersion into democracy at a very local level, and while difficult and lengthy, it fostered an examination of what defined our neighborhood, and what was required to maintain it's unique qualities. Principal among the goals expressed during this process was the desire to protect the neighborhood's small-town charm and 'livability' from what was seen by many as undesirable student apartment development beginning to encroach on Prospect Hill from all directions. With the new UDO proposals, it seems that the City of Bloomington administration is poised, and perfectly willing, to unilaterally override the democratic processes that led to the historical neighborhood designations for all of the core districts that have acquired them, and ignore the concerted efforts of hundreds of their residents.</p> <p>What is left of the unique charm that has made Bloomington a desirable place to live and work resides to a large degree in these historic district neighborhoods. They will be irreparably damaged by the adoption of the new UDO policies allowing corner by corner development, and the long-term unintended consequences will be a detriment to the city as a whole.</p>

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4/16/2019 20:36:04	<p>I oppose the UDO Consolidated Draft as it reclassifies RC zoning. I live in the near west-side neighborhood. I'm quoting Chris Sturbaums's March 27 entry on the Near Westside Neighborhood Facebook page, as it expresses my own opinion:</p> <p>"Single Family Zoning is under attack in the new draft of the zoning ordinance. With duplexes " built by right " on every corner in the old neighborhoods ("R3" in the new terminology) , this means 25 to 33 percent are no longer single family zoned. Young people wanting to buy a house in the old neighborhoods will have to compete with investors who can pay more.</p> <p>In Broadview and Highland Village,(no longer single family but now called "R2") duplexes and triplexes are by-right to develop. For Broadview, the young homebuyer now competes with even more investment money and the rents for the new triplexes will not be affordable. In Highland Village, the owners will need to hire a lawyer and activate old covenants that may be challenged. Investors will try to crack that code too.</p> <p>Bloomington is already 2/3 rental property. Owning a home is the American Dream for a good reason. I want that chance for these younger generations too. Let's not make this harder for them to with well intended up-zoning causing unintended and tragically sad consequences for young families looking for a home.</p> <p>I will vigorously fight this misguided concept that we must add density in the neighborhoods. There are plenty of underused properties where density is welcome. There is undeveloped ground in the city where mixed housing will work well, including the old hospital site. But to remove good single family housing for more rentals is bad planning. Add housing without taking away the next generation's chance's for affordable homeownership."</p> <p>At first glance the proposal in the zoning change appears to fill in existing land gaps, but it's hiding a developers' land grab to put in duplexes and larger rental buildings. In my experience, giving developers a foothold with a zoning change is the beginning of an accelerated systematic change to a neighborhood and it's character in way that does not benefit local citizens. Keep core neighborhoods protected from encroachment.</p> <p>Sincerely, </p>
4/17/2019 14:04:26	<p>I am opposed to altering zoning status of existing RC and RS neighborhoods to allow construction of multi-unit housing on single family lots. The city has had many opportunities to zone new developments for tiny lot, multifamily structures and can do so in future large scale developments. In this way, the new owners will be buying into, rather than having zoning regulations changed years after initial purchase.</p> <p>Why would these proposed changes will foster affordable development without requirements that deter sales to investors, rather than homeowners, and in some way require builders to construct and sell houses for far less than the location allows. Why would a builder construct a house that sells for \$125,000, when s/he can readily build a house for \$300,000 on a lot?</p>
4/18/2019 18:43:28	<p>I have several things that I would like to point out and suggestions to make.</p> <p>First, I do not want to see more than 1/2 of any other city blocks devoted to dense housing. I disagree with the current study that was commissioned and can point to others from other cities that show that dense housing can cause more problems than they solve.</p> <p>Second, much focus has been paid to the Broadview Neighborhood as a potential area for expanded growth in the City. However, promises made to that neighborhood when it agreed to annexing have not been met. The neighborhood is not safer to travel in, there are not streetlights, there are no sidewalks and the nearly 50% rentals are not properly inspected for safety of the residents.</p> <p>Many of the properties are still on septic lines and older people are afraid of losing their homes due to increases in property tax.</p> <p>I would like to see the UDO protect single family home neighborhoods WITHIN the city limits and to protect the people who live and work at or below poverty level in our community.</p>

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4/25/2019 12:53:07	<p>As we hear from a number of neighborhoods in already dense areas with modest homes, primarily built for single-family occupancy on small lots with narrow streets and parking challenges, we are getting serious pushback on the elimination of single-family zoning. While these residents agree more housing stock in all affordability ranges are clearly needed, and while most of these residents don't oppose the introduction of duplexes, triplexes and quads as a way to increase housing stock, they don't believe that these newer developments in core, dense neighborhoods will necessarily produce affordability as promised. In fact, they see this as a threat to already vulnerable neighborhoods and a discouragement of home ownership as an affordability goal. Many of these neighborhoods have already experienced erosion as prospecting landlords purchase older housing to flip and rent to students. Given the feedback I'm hearing from a growing number of home owners in these neighborhoods, I would oppose making the additions of ADU's and multi-family developments by right and would instead prefer those be determined in a more site-specific manner with conditional use depending on how those new developments might impact surrounding home owners. Let's look for the more appropriate locations for multi-family developments to be build without jeopardizing the home investments made in these vulnerable neighborhoods and let's keep single-family protections intact. These individuals, in my estimation, are not opposing multi-family structures in an exclusionary or NIMBY manner, but are merely thinking through the economics that would attract outside investors at the expense of neighborhood stability and affordability for modest homes in desirable areas. I have come to agree that this is a heavy-handed way to achieve the goals of density and affordability. Let's do that, but in places that make more sense.</p>
4/25/2019 15:55:31	<p>I have lived in the Near Westside for the last thirty years. I invested in this neighborhood when it was still fairly rundown. I improved my home and the grounds around it, as did many of my neighbors, some already living there, some moving in. We regularly receive mail from speculators wanting to buy our homes. They are seriously hoping that they can buy the property so that if the zoning changes, they can build multi-units and charge exorbitant rent for them. Our street already doesn't have enough room to park on it. If units are allowed to increase in density, we will have a fiasco on our hands. Our houses are tightly squeezed near the street, so the concept of widening the street is not really feasible. Equally important, the character of the neighborhood holds some of Bloomington's oldest history, and for that reason alone ought to be safeguarded. There has already been such a building frenzy downtown that there are plenty of units available. And when the hospital property is vacated, there will be a perfect opportunity to consider multi-family complexes. We really need to consider the future legacy for our core neighborhoods.</p>

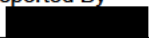
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4/25/2019 17:09:08	<p data-bbox="394 183 1390 207">RE: Proposed Monroe County, Indiana County Development Ordinance and UDO Consolidated Draft</p> <p data-bbox="394 261 829 285">Dear Monroe County Planning Commission,</p> <p data-bbox="394 313 1938 362">As a resident of Windfree Estates Suburban Residential Subdivision I condemn the proposed Monroe County, Indiana County Development Ordinance found at https://monroecdo.com/ and the UDO.</p> <p data-bbox="394 389 1915 438">How could you possibly consider it to be fair and equitable to eliminate 7 established zoned residential districts (CR, ER, LR, SR, MR, HR, UR) and redraw boundaries and replace them with 3 proposed new neighborhood districts (N1, N2, N3)?</p> <p data-bbox="394 466 1955 669">The residents of Windfree Estates Suburban Residential Subdivision feel it is urgent and necessary to preserve the integrity of our almost 50 years as a Suburban Residential (SR) zoned neighborhood. We say VOTE NO TO CDO and SAVE OUR NEIGHBORHOODS! Windfree Estates rallied over 5 years ago to prevent short term rentals (bed and breakfast, tourist homes and cabins) in our SR zoned neighborhood (SR within the Environmental Constraints Overlay). We still do not want short term rentals but under your proposed CDO our new N3 Rural Preserve sub-district will allow them. If fact, under the proposed CDO all 3 proposed new residential districts (N1, N2, and N3) will allow short term rentals. We also do not want any Government Facilities permitted in Windfree and we do not want our residential streets to be used by any Government Facilities as a parking lot for Paynetown SRA vacationers or the Hoosier National Forest. Windfree Estates has approximately 35 households and the ability to increase a few more. Windfree is a small tract of county land that has a dense neighborhood population.</p> <p data-bbox="394 722 1944 924">According to Monroe County, Chapter 802 Zoning Ordinances: Zones and Permitted Uses a SR District is currently defined as: "Suburban Residential (SR) District. The character of the Suburban Residential (SR) District is defined as that which is primarily intended for existing, possibly nonconforming, recorded single family residential subdivisions and lots of record. Its purposes are to accommodate existing, substandard subdivision developments and lots, to permit the build-out of single family residential uses in those developments and lots, to encourage the development of sanitary sewer systems for the existing development in the Lake Lemon area, to discourage the development of nonresidential uses, to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the SR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the residential uses. The need for expanding this district beyond the areas designated on the Official Zone Maps on the date of the adoption of the zoning regulations is not anticipated or encouraged."</p> <p data-bbox="394 951 1934 1203">Windfree Estates Suburban Residential subdivision has small substandard lots, karst, and steep slopes. The CDO proposed N3 district allowable uses is not compatible with our 35 existing homes and land characterizes. It is impossible to have any of the following proposed allowable uses in our location; Agricultural Event Center, Commercial Agriculture, Equestrian Center / Equine Services, Road Stand, Traditional Agriculture, Logging, Contained Animal Feeding Operation, Bed and Breakfast, Child Care Home, Home Based Business, Accessory Dwelling Unit, Accessory Farming and Livestock, Accessory Guest House, Commercial Services – Standard Activity, Private Recreational or Amusement Facilities, Tourist Home or Cabin, Sawmill, Assembly Activity, Cemetery or Mausoleum, Composting Facility, Government Facility, Recycling Facility, Solar Farm, Solid Waste Transfer Station, Wastewater Treatment Facility, Wireless Communications Facility, Accessory Apartment Unit, Pool House, Swimming Pool, Community Center / Common Area, Agricultural Sales Barn, Agricultural Supply, Outdoor Processing – Composting, Agri-Tourism (see also IC 34-31-9), Aquaculture, Tree Farm Sales, Equestrian Center, Equestrian Services, Confined Feeding Operations (see IC 13-18-10), Horse Farm, Kennel, Nursery Greenhouse, Orchard, Stockyard, Winery, or Roadside Sales Stand. Please see table below to compare Current Chapter 802 Zoning Ordinances vs. Proposed CDO N3 Rural Preserve.</p> <p data-bbox="394 1230 1948 1333">"The N3 – Rural Preserve sub-district is intended to retain a low-density development pattern of rural character. This sub-district includes rural regions that are sparsely populated and mostly lack access to infrastructure that supports higher density development. It also surrounds the County's main watersheds: Lake Monroe; Lake Lemon; and Lake Griffy. The Rural Reserve is meant to maintain the County's large tracts of land that offer low density residential options while protecting farmland and environmentally sensitive features of the County."</p> <p data-bbox="394 1360 1921 1458">The residents of Windfree Estates Suburban Residential Subdivision feel it is urgent and necessary to preserve the integrity of our almost 50 years as a SR (Suburban Residential) zoned neighborhood. We are a very small tract of land with high density residential single family uses, in a substandard subdivision development with small lots, in an environmentally sensitive area, with karst, and steep slopes. VOTE NO TO CDO/UDO and SAVE OUR NEIGHBORHOODS!</p>

Timestamp	Please provide any comments or information to consider for the UDO Consolidated Draft.
4/25/2019 20:32:09	I am against the current version of the UDO because it will destroy neighborhoods where good, stable, single-family housing already exists. Adding density to our neighborhoods is not a solution.
4/25/2019 20:58:58	I believe the core neighborhoods should remain zoned single-family.
4/25/2019 21:03:04	<p>an elder, currently living in a core neighborhood, zoned single family dwellings, I am greatly concerned about the pressure being placed on the community to increase the density of housing in our area. I hope that we can carefully consider ways to improve our owner-occupied neighborhoods. There is room for some added fill-in housing, but to add more apartments, businesses and multi family use housing would total destroy the stability of owner occupied small family affordable housing.</p> <p>Density, when added to family oriented neighborhoods, is immediately a source of conflict and a downward spiral for those very important, first family small homes . These single family units create hope for new young families and for elderly who are downsizing.</p> <p>Restrictions for owner occupied affordable housing can help us build beautiful and sustainable neighborhoods. Landlord "feasting," and lack of upkeep on rental properties has already challenged the many of us who have set our roots here with our willingness to assist new families and couples with affordable housing.</p> <p>What is most needed is enforcement by the city of the unscrupulous landlords who buy owner occupied housing and fill it with multiple renters. Effective zoning and a more careful placement of fill-in housing would be most helpful. We must soon realize that wild landlord privilege by those who fish for profits in affordable neighborhoods destroys the entire effort to build new affordable home ownership.</p> <p>Sincerely,</p> <p>██████████ 7th Street, Bloomington 47404</p>
4/26/2019 1:41:59	Please preserve successful family housing neighborhoods near downtown. Do not convert them into apartment blocks!
4/26/2019 13:51:33	I am concerned that the proposed policy would have an adverse effect on current, single-family neighborhoods by allowing investors to replace single-family homes with multiple-family rentals.
4/27/2019 17:09:48	ERROR? 20.04.110(c)(2)Eligibility (A)(ii)Tier 1 = 20% of units are affordable; and ...(B)(ii) Tier 2 = 10% are affordable. BUT THEN 20.04.110(c)(3)Incentives (B)(ii)Tier 1 = +12' in height; and ...(B)(iii)Tier 2 = +24' in height. It appears the incentives have been switched.
4/28/2019 13:32:25	<p>To whom it may concern;</p> <p>Changing the UDO to allow varying sizes of multiplexes in our established neighborhoods is the most disrespectful idea, this administration has had to date, to ruin our neighborhoods. I purchased my home where I did by saving all my pennies and with the understanding the neighborhood would remain single family housing! Why on earth would a person divide their home to take in such low rent to meet the perceived requirements of our local government? Heck, why would any homeowner want to destroy their home by creating a multiplex? Our local government has already taken the step to add congestion and blight to our neighborhood by allowing so called "nanny houses". Why would we want added congestion (people and cars) to our core neighborhoods? Listen to Mr. Sturbaum, as he seems to know better than the current administration as to the desires of the current residents in established neighborhoods. VOTE THIS DOWN!</p> <p>V/r,</p> <p>██████████</p>

Timestamp	Please provide any comments or information to consider for the UDO Consolidated Draft.
4/28/2019 14:32:58	<p>The multi-family housing provisions in the UDO are not a bad idea, or impossible to realize. But in their current form they threaten to tear apart our city--through tearing the fabric of community goodwill more than through their actual impact.</p> <p>Please consider these amendments to the proposal, in order to protect some of the fragile balance in our communal goodwill and reduce the great animosity generated already:</p> <ul style="list-style-type: none"> * reduce allowable corner units in R2 and R3 from 3 and 4 units, respectively, to 2 and 3 units. * reduce total allowable building size of multi-unit corner dwellings to equal or only slightly larger than current allowable maximum for single-family * reduce allowable bedrooms--either to c. 3 per unit or to some overall total per lot (eg 5 br between several units)...do not allow 4 BR units * require owner occupancy of one unit, as you do with ADU's <p>Please, please go slowly with this... It's already being desecrated and mis-characterized as a proposal to build apartment houses across the city. A more modest proposal will preserve the integrity of extant neighborhoods while working toward the city's goal of compacting urban form and lessening the shortage of affordable housing. If successful, we can always look at more extensive efforts in the same direction.</p> <p>Thank you.</p>
4/29/2019 1:17:49	<p>My husband and I just found out about the new UDO about a month ago. We are homeowners in Arden Place and we would be effected by the new zoning. We do not support the new UDO. I have started a petition in our neighborhood and around us against the UDO. Many have signed and many didn't know about the new UDO until I informed them.) My husband and I bought this house 5 years ago to raise our family surrounded by other homeowners who were committed and invested in the community. It's in a good school district and it's safe and established. Now it's at risk of investors coming in and taking over homes in corner lots and bringing in renters who may or may not be invested in our neighborhood/landlords who may or may not take care of properties and possibly effecting our property value. Single families competing against investors will make it even harder for people to buy homes here in Bloomington. We dreamed of owning a home in an established neighborhood here in Bloomington where we would be safe from the unknown with renters and landlords and where we could create a peaceful quiet home for our children to be raised. The new UDO is a slap in the face to homeowners in bloomington. We would not have bought here if we knew corner lot homes may or may not be converted/torn down to create duplexes/triplexes! This is not what we signed up for as I'm sure many others did not either. Affordable housing is important and necessary here but not in established neighborhoods that keep the dream of buying homes here alive. There are other options that can be looked into (the old hospital site in a couple years /etc.) homeowners need to be protected here because we have put down roots and want to be in this town and are invested. However the new UDO does everything but that. NO to the new UDO!!!!!!!</p>

Timestamp	Please provide any comments or information to consider for the UDO Consolidated Draft.
4/29/2019 1:38:33	<p>I have significant concerns, in particular about proposed changes to zoning.</p> <ol style="list-style-type: none"> 1. City Council, CONA, and members of the public (of which I was one) worked tirelessly on the Comprehensive Master Plan. Specifically, this plan was amended to permit duplexes in the single-family neighborhoods via conditional use. This would have allowed for a review and for neighbors to give input before a duplex was built. In addition, the plan was amended to specify, repeatedly, that the residential core of Bloomington was to be protected, and that growth would be encouraged on the arteries outside of the residential neighborhoods. I do not understand why all the work done by so many people was not considered by Clarion. The Comprehensive Master Plan was the document debated, amended, and passed to guide the drafting of the UDO. I do not understand why this document was not followed. That should have been Clarion's charge. 2. I do not want to see 'by right' duplexes in the residential core. On my block in Maple Heights, there are four houses per side of the block. According to the draft UDO, two of these could be converted to duplexes. That is half the housing stock on a block like this. I am ok with conditional use duplexes. 3. While I share everyone's desire for more affordable housing, I do not think increased density is necessarily the way to accomplish this. If we as a city give to developers the opportunity to build duplexes, triplexes, even quadplexes in what are now single-family zones, why would they build something "affordable"? When do developers care about affordability, unless they are incentivized to do so? Prices have spiked in other places with upzoning. We need far more extensive research before making a claim that equates density with affordability. If the current draft UDO is passed, we may end up with increased density and decreased affordability. Lose-lose, in other words. 4. The historic core of Bloomington was falling into disrepair before the advent of single-family zoning. Real people have been gradually buying the houses, restoring them, and bringing back the value of these neighborhoods. We are not wealthy. I have been one of these people. I have put tens of thousands of dollars into restoring and improving my 1915 home. And now the City wants to tell people like me that the City are ok with allowing these neighborhoods to go back to primarily rental housing - a move that developers - not real people - stand to profit from? I do not understand. 5. I understand that there was a public process with both the Comprehensive Master Plan and the draft UDO. However, only people already "in the know" even knew that this was happening. Most of Bloomington *still* does not know that single-family zoning is on the chopping block. The covenanted neighborhoods do not understand how this might affect them as well. In large part, this is due to a failure by our local newspaper to give the issue the coverage it deserves. But it makes me wonder whether there is more the City could do to publicize. A change of this magnitude merits a mailing from the City to every address in Bloomington. It is heartbreaking and frightening to think that this very significant potential change could pass with only a fraction of the population aware that it is happening. 6. I want to ask the City to slow down. Start with conditional use duplexes and conditional use ADUs in the residential neighborhoods. See what happens. Continue to study the potential outcomes of upzoning in cities like ours, that have a built-in student (and faculty) market coming in from far more expensive parts of the country. The market will bear a lot here. 7. Please protect the residential core of Bloomington, as the Comprehensive Master Plan calls for.
4/29/2019 2:09:18	<p>Please consider these sources about how upzoning has failed to create affordability. It can have quite the opposite impact. Please do not go forward with upzoning in Bloomington without significantly more research.</p> <ol style="list-style-type: none"> 1. https://anhd.org/blog/does-trickle-down-affordability-justify-mayors-zoning-policy?fbclid=IwAR1GK11HB9Yp7r-eeeyBaVnPtWGQe5AICjpW8kDMJRAn89Mjk46Yuzx6NixE 2. Freemark, Yonah. "Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction." Urban Affairs Review 2019, pp. 1-32. <p>Abstract: What are the local-level impacts of zoning change? I study recent Chicago upzonings that increased allowed densities and reduced parking requirements in a manner exogenous of development plans and neighborhood characteristics. To evaluate outcomes, I use difference-in-differences tests on property transaction prices and housing-unit construction permits. I detect significant, robust increases in values for transactions on parcels that received a boost in allowed building size. I also identify value increases for residential condominiums, indicating that upzoning increased prices of existing housing units. I find no impacts of the reforms, however, on the number of newly permitted dwellings over five years. As such, I demonstrate that the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.</p>

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4/29/2019 12:00:47	<p>I live in Maple Heights. I support the UDO's move to allow ADUs. I also support increased density in the core neighborhoods, particularly small-scale multi-unit buildings on corners, as long as this new construction does not change the look of the neighborhood. I believe increase in density can be one part of addressing the city's shortage of affordable housing -- especially the "missing middle" -- and the challenges that climate change will bring in coming years. I also very much support the infrastructure improvements that increased density requires. Maple Heights sidewalks -- where they exist -- are in sad shape. The Transportation plan identified Maple Heights as a neighborhood that did not have as much walking/biking. I'm not totally sure I agree with this, but walking/biking would certainly increase with infrastructure improvements. I've been appalled by the behavior of some of the folks who oppose the UDO, and suspect they are a small minority of people with very loud voices. I have a quieter voice, but I'm a homeowner, I vote, and I support the UDO.</p>
4/30/2019 2:10:08	<p>As a young professional who wants to make Btown my forever home, my worry on the draft, as it is currently, is that people with less money would be outbid by developers or investors. Please make sure to provide protections for people (like young professionals or low-income earners) to not get outbid by developers or investors when buying a home. Please consider all people should have the right to buy a home, not just rent. It would be great if in the zoning changed to allow higher density by creating more condos that could be owned separately or comprised of one owner-occupied unit and the remaining 1, 2, or 3 units would be rented from the owner. Please require that one resident of such a multi-unit house be the owner. We also need affordable ways to buy homes, not just rent.</p>
4/30/2019 12:49:38	<p>These proposed zoning rules which would allow varying sizes of multiplexes in neighborhoods throughout Bloomington will create crowding in neighborhoods, expensive rental housing, and more students in residential neighborhoods.</p> <p>Single family housing zoning is an essential element of our thriving core neighborhoods.</p> <p>Allowing multiplex housing would destroy the character of these unique neighborhoods. There is plenty of space on the edges of neighborhoods and undeveloped areas along commonly used streets for investor-owned rental housing.</p>
4/30/2019 13:05:07	<p>Bloomington needs a variety of housing options for all resident income levels. The Comprehensive Plan repeatedly references the need for housing types referred to as the "missing middle", including: duplexes, triplexes, fourplexes, small-scale multifamily, townhouses, live/work units, and similar innovative forms of housing intended to be compatible in scale with single-family homes. Yet, the proposed UDO's call for restrictions on the construction of these very housing types (20.03.030 Use-Specific Standards). The creation of housing that is affordable to low-income families is a much more critical issue with dire consequences than the fear of these housing types being used by students. These restrictions do more harm than good. At the least, the construction of "missing middle" housing should be permitted outside of the Use Specific Standard above (only on corners) when it is affordable housing for low-income households and for workforce housing.</p> <p>The qualifying standard for a P.U.D. that requires that, "No more than 50 percent of the land included in the proposed PUD zoning district will be occupied by single-family detached or single-family attached dwelling units," is too restrictive and unnecessary. In the case of creating affordable housing with increased density, a 50% land use restriction works against the stated purpose of a PUD, "to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the citizens of the City." For the purpose of increasing density for affordable housing, PUDs should be used as a means to maximize the use of the land of the proposed project. The Plan Commission and Council have oversight of the PUD process and are able to set requirements for greenspaces. Decisions about how much of the land is used for single-family dwellings should be determined through the PUD process. In addition, in the case of affordable housing, PUDs should be used to create smaller lot sizes than the new R4 Urban Lot of 4200 sq. ft. Past Bloomington affordable housing PUDs have allowed greater density than the R4 Urban lot to great success.</p>

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4/30/2019 13:25:19	<p>MEMORANDUM</p> <p>TO: Don Elliott and Jim Sprung, Clarion Associates FROM: Erin Predmore, The Greater Bloomington Chamber of Commerce DATE: April 30, 2019 RE: Bloomington UDO Update – Consolidated Draft Comments</p> <hr/> <p>The Greater Bloomington Chamber of Commerce's subcommittee has reviewed the Consolidated Draft of the UDO update. The Chamber would like to express thanks to the consultants for their hard and thorough work on the draft, and for incorporating changes submitted by the Chamber.</p> <p>The Chamber would like to thank the City Administration and Planning Department for a transparent, efficient, and thorough process. The Chamber looks forward to these new rules being incorporated and stresses the importance of the City to abide by this document as it allows for predictability in the development process.</p> <p>While pleased with many of the changes incorporated into the new draft, the Chamber does recommend one edit to section 20.4. The section currently states,</p> <p>"The provisions of this Section 20.04.0110(c)(5) shall not become effective until City Council adopts administrative procedures for calculating, collecting, accounting for, and spending payments-in lieu in compliance with all applicable law."</p> <p>As written, the section does not specify that the procedures be included in the final UDO. The Chamber therefore recommends amending this section to,</p> <p>"The provisions of this Section 20.04.0110(c)(5) shall not become effective until such time as the City Council formulates and approves administrative procedures, which procedures are adopted as a part of this ordinance and specifically set forth the methodology for calculating, collecting, accounting for, and spending payments-in lieu in compliance with all applicable law."</p> <p>The Chamber wants to ensure that the procedures are included in the UDO update so that the process as outlined in section 20.4 will be consistent and standardized.</p> <p>Again, the Chamber would like to thank the consultants, the City Administration, and the Planning Department for their excellent work on this draft and looks forward to reviewing future drafts of the UDO update. The Chamber encourages continued transparency throughout the process and urges the consultants to consider its latest recommendation regarding section 20.4.</p>
4/30/2019 13:51:57	<p>I am against the proposed neighborhood zoning changes that will cause drastic changes to single family neighborhoods by corner multi-family structures allowed under the proposal. Property values and quality of life will plummet, as Bloomington reverses course, and erases the great gains in re-establishing single family neighborhoods in this predominantly rent driven city.</p> <p>Reported By </p>
4/30/2019 13:57:27	<p>I am extremely concerned about zoning changes and how it could affect the near west side. We already have very dense neighborhoods and challenges with parking. We're also one of the only single family home areas in the city and are considered a national historic district. Bloomington has already changed so much with all the new construction and it's completely changed the landscape of the city. I understand some of that is needed but so is preservation of the type of neighborhood we have. Please don't ruin the special quality of this area by changing zoning and allowing duplexes, triplexes or worse.</p> <p>Thank you</p>
4/30/2019 14:31:55	<p>I strongly oppose the plans to re-zone core neighborhoods as multi-family.</p>

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4/30/2019 14:34:53	There has not been enough time and coverage of this plan for people to use the implications of this Draft. I would like a decision to be delayed until more public consultation has happened. I'm especially concerned that "by-right" access to new markets will benefit developers and not benefit people on low incomes. Please do more to ensure that more people know about this and that development will be scrutinized Case by case to maximize the benefits to Bloomington and not just developers.
4/30/2019 14:43:46	<p>I feel Bloomington needs to preserve single family owner occupied housing in my Near West Neighborhood in order to maintain affordable living for retirees and young families in starter homes. Stable families vs transient landlords and occupancy decreases the value and character of my home and neighborhood.</p> <p>Respectfully</p> <p>[REDACTED]</p> <p>[REDACTED] 7th St</p>

Timestamp	Please provide any comments or information to consider for the UDO Consolidated Draft.
4/30/2019 14:53:50	<p data-bbox="388 170 1743 203">The Environmental Commission of the City of Bloomington makes the following comments (please find specific comments at the bottom):</p> <p data-bbox="388 227 1965 381">The Environmental Commission's mission is to advise the City of Bloomington on how its actions and policies may preserve and enhance the quality of Bloomington's environment, including the life-supporting processes that natural ecological systems provide to humans and other organisms. We recognize the importance of maintaining wildlife habitat and biodiversity in Bloomington for these systems. We know the Unified Development Ordinance (UDO) is central to all planning decisions made by the City, which means a re-imagining of the code presents Bloomington with a meaningful opportunity to require and incentivize sustainable development and environmental stewardship as we continue to face the reality of a changing local climate. Additionally, we believe the guiding principles outlined in Bloomington's Comprehensive Plan (BCP) necessitate a number of changes to the UDO.</p> <p data-bbox="388 406 1965 592">As we point out in the attached comments, the proposed changes to the UDO actually increase impervious surface allowances in some zoning areas and do not sufficiently protect riparian areas or flood zones at a time when sound water management strategies are of critical importance both to our local economy and to the health of our waterways. The BCP states that Bloomington will "continue to limit the amount of impervious surface in new development or public improvement projects and increase green infrastructure to reduce urban runoff into storm drains, creeks, and other watersheds" (BCP, 2018). The BCP (2018) also suggests implementation of best practices to reduce nonpoint pollution and encourages the protection of local water sources. These important goals adopted by our Common Council to guide the City's long-term growth and development will only be achieved through development requirements or a thoughtful incentives system, but neither are a substantial feature of the proposed version of the UDO.</p> <p data-bbox="388 617 1965 738">We know Indiana's climate is changing and our city needs to prepare for warmer seasons and more precipitation. Climate scientists in our own state found that annual precipitation has increased by 5.6 inches and that downpours are more common (Wildhalm et al., 2018). More precipitation means more flooding, which stresses our local infrastructure. Additionally, increased runoff threatens water quality and increases flood risk for communities and wildlife downstream. In light of these threats, we strongly urge the City to make UDO requirements more consistent with the Comprehensive Plan and more reflective of a changing environment.</p> <p data-bbox="388 763 1848 820">Please let us know if we can provide additional context for the attached comments and recommendations. Our comments are not restricted to water management topics and also highlight some of the proposed UDO changes we support.</p> <p data-bbox="388 868 871 917">Thank you for your consideration, The members of the Environmental Commission</p> <p data-bbox="388 966 1722 1047">Resources Bloomington Planning & Transportation Department (2018). Comprehensive Plan. Retrieved April 23, 2019, from https://bloomington.in.gov/planning/comprehensive-plan</p> <p data-bbox="388 1071 1965 1153">Wildhalm, M., Hamlet, A. Byun, K., Robeson, S., Baldwin, M., Staten, P., Chiu, C., Coleman, J., Hall, E., Hoogewind, K., Huber, M., Kieu, C., Yoo, J., Dukes, J. S. 2018. Indiana's Past & Future Climate: A Report from the Indiana Climate Change Impacts Assessment. Purdue Climate Change Research Center, Purdue University. West Lafayette, Indiana. DOI: 10.5703/1288284316634</p> <p data-bbox="388 1201 1428 1226">The following comments are organized by section number, then section title, and then state the comment.</p> <p data-bbox="388 1250 1965 1615"> 20.01.010 (a)Ordinance Foundation, TitleNeed to better introduce what UDO is, define what UDO stands for. 20.01.010 (a) (1)Ordinance Foundation, TitleWould like more explicit mention of other plans, like in the original UDO. Should include mention of other plans like the Bloomington Habitat Connectivity Plan, Sustainability Action Plan, etc. To show that environmental plans are important. 20.01.010 (b) Ordinance Foundation, PurposeAdd an additional purpose line that explicitly addresses climate change. 20.01.010 (b) (19)Ordinance Foundation, PurposeWhile regulations may be required for placement and operation of these businesses, it seems unnecessary to have this as an explicit overarching purpose of the UDO. 20.01.020 (b) (1)General ApplicabilityWhy does this exclude capital improvement projects? Why are these held to different standards? Would like clarification on this. 20.02 CommentaryMaximum impervious surface coverageThe last line of this paragraph states "impervious surface coverage maximums are important for aesthetics and water quality reasons." Neglecting to also include the importance of impervious surfaces for storm water management and flood control, which prevents property damage, downplays the benefit of a lower maximum impervious surface coverage standard. 20.02 CommentaryZoning districtsPlease define what "missing middle" means when discussing minimum lot area and minimum lot width. 20.02.020Zoning districtsFront Building Setbacks should include a maximum of 25 feet from the front property line. Sustainability best practices for a compact and complete development for single-family residential blocks use a max 25 feet front setback from the property line (See STAR Communities Credit BE-3). Bloomington UDO should include a minimum setback for front yards. The setback should be 25 feet. </p>

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4/30/2019 15:20:21	The corner lot multiplexes should probably be removed from the draft. There's just no way that after purchasing a corner lot and laying out the expenses of demolishing the existing structure, building a new multiplex, paying a property management company, etc, etc, that it could ever be rented affordably. The cost of EVERYTHING is so high right now it just can't make any economic sense. Thanks, [REDACTED]
4/30/2019 15:21:36	I am opposed to changing single family zoning in the Near West Side Neighborhood. I am also opposed to making changes to Maple and Fairview Streets that would increase traffic in our neighborhood which is adjacent to Fairview School.

Timestamp	Please provide any comments or information to consider for the UDO Consolidated Draft.
4/30/2019 15:34:46	<p>1) Did you refer to the Comprehensive Plan at all regarding densities proposed in changes to single family zoning? Please reverse these unasked-for changes so the community doesn't have to fight about it and council fix it and a prolonged adoption process . Quotes from Bloomington Comprehensive Plan: pg 61) "Bloomington's older urban, small scale, compact single family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected." pg 61 " Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments) the market dynamic is shifting. More market opportunities may exist to convert single- family homes from student rental tower occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative impact of traffic congestion. " pg 64) 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 these in single family neighborhoods." Pg 65 " Continue top support and promote affordable home ownership as another method of permanent affordability the can help raise and keep residents from poverty while they build equity and security in the local community." Pg 84 " A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small scale neighborhood mixed uses . It is important to protect the existing single family housing stock within this district. The conversion of dwellings to multifamily or commercial uses should be discouraged. "</p> <p>2) The changes to the previous RM zoning are also too radical. I think drastic density changes should be in the RH zoning. Much of the RM is existing residential property that can't take much more density without demolition and as residential property, it is often adjacent to single family zoning districts which are already impacted by pre-zoning density in both districts.</p> <p>3) The R4 zoning is unmapped and should be noted in the UDO that it is intended for undeveloped property. Th inclusion of the large opiod recovery center is concerning. I also question the assumption that small centers must be allowed in all zoning categories.</p> <p>4) The no barrier shelter for homeless in Bloomington is having all kinds of peripheral and negative impacts on surrounding properties Yet I don't think such a facility is addressed in the UDO. At least I remember no discussion of this issue. There need to be rules associated with such facilities that anticipate the inevitable impacts of such a facility and rules for compliance and zones where this is allowable.</p> <p>5) The existing core neighborhoods often / always need the BZA to do modifications in keeping with historic setbacks. Some of this has been addressed over the years but not all, and the new models and language changes may unintentionally eliminate some of these context sensitive allowances to adjust to neighborhoods that are "existing non-conforming. So are the buildings all wrong or can we adjust so every project in the core doesn't require a BZA hearing? Setbacks for garages and houses to alleys are much closer in the core neighborhoods and required front setbacks in some zones cause issues. Rules about attached garages don't fit either. There should be conditional approval for historic setbacks that comply with the predominant patterns of old neighborhoods.</p> <p>6) There has been no mapping or guidance to answer the question of where the new missing middle and affordable housing should go, even though direction was given in the Comprehensive Plan. Where is the underused commercial and industrial property that is suitable for mixed use infill? What edges and corridors will be suitable for the same? I ta ked to a previous planner who said we had fifty years of buildout in the city left just reusing underdeveloped property. We have a table but no map. We have a comp plan but no translation of intent into mapping.</p> <p>PS The community is slowly realizing what was proposed in the last UDO draft marks "final". In general they are not happy about it. Please consider the adoption process which in good years has taken 8 to 10 months. Please fix some of this up front so we don't have to rewrite it in public the way we had to fix the Comprehensive Plan. Thanks < Chris Sturbaum City Council District One</p>

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4/30/2019 15:35:10	<p>People on the Near West Side generally chose to live there for its quiet streets and proximity to downtown, chose it without intending to exclude anyone from the neighborhood. My wife and I made that choice a few years ago. I won't apologize to anyone for making it, nor for wanting the neighborhood to retain its quiet character. And by that I do NOT mean I want to keep students or young people or anyone else out. I merely point out that this neighborhood occupies a hundred-year-old grid of 23 foot wide streets and can only accommodate so many additional cars. That's not a cultural judgment; it's just physics.</p> <p>I don't believe expressing these ideas makes me an elitist or a climate change denier. I do resent seeing the residents of the core neighborhoods blindsided by an out-of-left-field zoning proposal that effectively volunteers us for a social experiment that, from my perspective, won't produce a single affordable apartment and won't cut down on car traffic, but WILL snarl our narrow streets every morning and evening and make it tougher to find street parking, which is a necessity here, sorry to say, whether one uses one's car every day or not.</p> <p>Yes there already are duplexes and triplexes grandfathered into these neighborhoods. Duplex conversions are conditional. So far it fits. The proposed zoning changes to the UDO throw open conversions on every corner lot to duplexes and triplexes BY RIGHT, and quads conditional. So now that approval obstacle is removed, and once triplex conversions become commonplace in these neighborhoods, it gets harder for planning commissioners to say no to quads. Some investors in these conversions might be local, but there is vastly more capital for such investments elsewhere. So those rental income streams will represent wealth draining out of Bloomington.</p> <p>This is not straightforward supply and demand -- I'm not sure people grasp this. If you create 2500 new apartments, the ones out on the periphery will be cheap, the ones close to downtown will be expensive. YES, you will get cheaper apartments. NO, they won't be the ones in the core neighborhoods.</p> <p>By my own informal count, there are roughly 75 corner lots vulnerable to this kind of conversion in the Near West Side alone. You have to plan for each apartment to bring at least one more car into the neighborhood -- sorry, that's just the life we live -- unless you're prepared to ban cars as a condition of approval for these conversions. Except that there is no approval for these conversions, unless they're quads. So there's the clear potential for an additional 200 or more cars on the Near West Side. The streets are what they are; you can't expand the right of way without confiscating people's front yards or tearing down their houses. Again -- no politics, just physics.</p> <p>Net: Nightmarish, noisy commuting, much-increased competition for parking.</p> <p>Shoehorning in density will have an adverse effect on the quality of life, tax people on fixed incomes out of the neighborhood (ADDING to the sprawl everyone seems so afraid of) and accomplish NOTHING, for housing affordability or reducing the city's carbon footprint or anything else worthwhile. Adding density in these areas is an empty, symbolic gesture. No one should be surprised when the residents who are subjected to this -- without even being asked for their opinion on it -- express opposition.</p> <p>If you're adamant about density, it seems obvious to me that the hospital site is the place to engineer a pilot for it. The obvious use for it is as a mixed-density neighborhood designed from the ground up to show the rest of the city what density in Bloomington's core SHOULD look like. Trying to squeeze density into old neighborhoods with charming but tightly constrained grids could only serve to demonstrate how density can be done wrong in Bloomington.</p> <p>To my knowledge, there is NO discussion before the City Council or within earshot of CONA or BRI or any of the neighborhood associations of subsidies to make affordable rentals feasible in core neighborhoods or any sort of measures to discourage or prohibit car ownership that would have any impact on Bloomington's carbon footprint. (Reminder: Virtually EVERYONE who has weighed in on this conversation owns, parks and at least occasionally uses at least one car, and no one's volunteered to get rid of it.)</p> <p>By contrast, the zoning changes proposed for the UDO could be law -- binding, enforceable law -- as soon as the end of this year. WHAT ON EARTH IS THE RUSH TO SLAM ALL THESE MARKET-RATE APARTMENTS INTO THESE ALREADY-DENSE NEIGHBORHOODS?</p> <p>I happen to think single-family home ownership is worth saving...that it is under threat, in all of Bloomington's core neighborhoods, by people who probably mean well but whose agenda is build on vague (but very Bloomington) platitudes about climate change and housing equality but whose prescriptions make no practical sense on close examination...that that conflict is flying under most people's radar.</p>

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4/30/2019 16:09:41	<p>I urge you not to destroy the fabric of Bloomington's core neighborhoods by eliminating residential zoning. Core neighborhoods are already among the most densely populated areas of the city, often with small houses that cost significantly less than newly constructed homes. The infrastructure in the core neighborhoods also features narrow streets and old sewers. Add more people, with more cars, and these neighborhoods would be a mess. Why not let new development in the city be non-zoned, such as on the old hospital site? Then you could lay out the streets and utilities to accommodate more density. Eliminating zoning city-wide is not what Bloomington needs.</p>
4/30/2019 17:27:54	<p>I am a huge supporter of building up rather than out and a rare supporter of the influx of apartments downtown, keeping residents near more of our local businesses.</p> <p>That said, I have lived in the Near West Side neighborhood for over 20 years. I bought a home here 12 years ago as part of the Bloomington Restoration Inc affordable housing program and with the help of HAND.</p> <p>It is my hope that more homes that need some TLC in this neighborhood will be given the same chance my 1900 home did rather than being razed and new construction being built. If developers are competing with first time home buyers the developers will always win as they have more capital and ability to wait for a return. While the property values in this area have gone up a lot in the past decade it is still possible for a single family to buy a home close to downtown.</p> <p>Further, just on my block we do not have any "extra" parking spaces. We hold all our personal cars on our tiny lot bc there is no where else to put them. Plus our road isn't two lanes - we have the staggered parking system. At this time residents frequently lose side mirrors and greater damage to our parked cars as folks try to navigate our streets against opposite direction traffic. More traffic will result more damage to our private property.</p> <p>PLEASE do not damage our neighborhood by allowing higher density in a neighborhood already at its maximum. We simply do NOT have room.</p> <p>Thank you for your consideration</p>
4/30/2019 18:24:08	<p>Clarion did not have the right to go against the Comprehensive Master Plan. This was an extensively discussed and amended document that represented the democratic process at work. Clarion needs to be sent back to the Comprehensive Master Plan and required to closely follow its guidance. They were hired to implement it, not to subvert it.</p>
4/30/2019 19:26:06	<p>I live in the Near Westside neighborhood and strongly oppose any development that may undermine single family housing. I acknowledge the need for more affordable housing in our city, but it needs to be looked at through a city-wide lens. I would like to see the City departments work more closely with neighborhood associations and gather input rather than just relying on consultants and then gathering opinions. Seems a little backward.</p>
4/30/2019 19:59:42	<p>The interests of Bloomington are not served by destroying its core neighborhoods with the proposed changes which have an obvious motive of enriching multiple property owners. Bloomington will fight this.</p>
5/1/2019 0:27:59	<p>Please retain single-family zoning in the core neighborhoods (almost all of the structures within the three-block area where I live are already multi-unit, grandfathered in); our neighborhood was not built to sustain the kind of density the current UDO envisions. Please also take advantage of the unique opportunity afforded by the hospital property at 2nd and Rogers and build a new affordable-housing neighborhood!</p>

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5/1/2019 0:55:13	<p>I support bringing the possibility of more affordable housing to the NWS through limited 2-3-4 unit housing in the zone. I feel strongly that it needs to be limited. I think the limiting to corners only seems like a compromise but is a little silly as a rule. A mix of house types to equal to a specific housing density would make the most sense.</p> <p>I've been very disappointed by the idea of "affordable" housing used in recent developments in the city. The definition that makes the most sense to me is housing priced to rent or buy at or below the local median income. I would very much support Habitat, section 8, disability subsidized (like the new places near switchyard) and other truly affordable housing, especially if it can be interspersed throughout the neighborhood.</p> <p>I really hope we can try to find a way to make the UDO work. I will support historic designation if the UDO can't be developed respons bly.</p> <p>I strongly support up to 10% thoughtful rezoning of the NWS if it means we can have some more truly affordable housing for working individuals and families, retired and disabled fo ks on fixed incomes, and, yes students. The neighborhood's loudest voices are our most wealthy, looking to protect their own investments.</p> <p>The last thing I want to remind folks is to remember that it is not possible for many people to attend meetings at the time you have them. I work in the restaurant/hospitality industry and am very often at work when the 9-5 workers are off. We are the ones who serve you, cook for you, and put on your events after work and on weekends. I'm getting very frustrated with constantly being told that I should come to meetings to be heard when the meetings only work for retired, 9-5, or flexible scheduled fo ks. The city seems very tone deaf to this. I was once woken up by HAND volunteers three times between 9-10 am on a Saturday after working at Lotus Festival until 3, and scheduled to work the next night. Of course I answered the door. The workers had City shirts on. It's hard to explain if you've never done shift work why this is so upsetting, alienating and disruptive, but it is. This kind of thing makes me feel like people like me are not considered important enough to have our voices heard. If someone reads this and wants to make sure others hear, I would appreciate it. I care very much about what happens to our neighborhood and our city.</p>
5/1/2019 0:58:43	<p>I would like to know why Clarion did not follow these very specific sections of the Comprehensive Plan</p> <p>(pg 61) Bloomington's older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected.</p> <p>(pg 61) Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments) the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative environmental impacts of traffic congestion.</p> <p>(pg 64) 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 these high density forms in single family neighborhoods.</p> <p>(pg 65) A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scale neighborhood mixed uses. It is important to protect the existing single-family housing stock within this district. The conversion of dwellings to multifamily or commercial uses should be discouraged.</p>

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5/1/2019 2:27:37	<p>Solar Use Regulations: 20.03.030(g)(2)</p> <p>While I appreciate the change to try to be more flexible with solar placement regulations, these restrictions have the same issue as the original draft in that they do not fit with Bloomington's identity as a progressive, green community and run counter to the climate commitments we have made in our Sustainability Action Plan and the Mayoral Climate Pledge to uphold the goals of the Paris Climate Agreement.</p> <p>Paragraph (B) eliminates the ability for many residential customers to adopt a solar system entirely. This also preemptively restricts future technologies. What if in ten years, the most popular solar rooftop implementation for residential purposes is much more effective and attractive than today, but sticks up from the building height requirement by more than 18"? This would prevent those systems from being installed.</p> <p>Paragraph (A) restricts where on one's property a solar system can be placed. Unfortunately, solar panels should be placed where solar resource is best. If that means a ground mount in the front yard, in front of the primary structure's front building wall, then the solar should be allowed there in order to maximize production of the system to better meet the climate commitments we have made as a community.</p> <p>Recommendation: Solar Use Regulations should not prohibit people from putting solar panels where they will be most effective as long as they are within the Dimensional Standards Building Setbacks for that lot.</p> <p>Sustainable Development Incentives: 20.04.110(d)</p> <p>Option 1 Eligibility: The standard here for solar power seems much too difficult in comparison to the other qualifying criteria. 100% electricity offset is a greater environmental benefit than many of the other options but may be more difficult or costly to achieve than some of the other options.</p> <p>If a commercial property has a simple pitched roof that faces North/South, then it would be foolish for them to pursue 70% of the total roof coverage with solar panels as 50% of their roof space would face due north.</p> <p>Recommendation: Lower the roof face criteria to 35% and the offset criteria to 40%. Also, suggested wording change for the first paragraph in section vi.: replace "solar panels" with "solar photovoltaic system".</p> <p>Option 2 Eligibility: Many of these third-party sustainability programs do a much better job of rewarding solar systems. Thank you for expanding the options past LEED alone.</p> <p>Incentives: The focus on increased building height is nice as density is no longer a consideration in the ordinance, but a binary Sustainable Development Incentive structure still seems weak. I would have to ask a developer if these incentives feel like enough to them in order to pursue the sustainable building practices.</p> <p>Recommendation: 1 floor for meeting slightly lower levels of certification or fewer than 5 of the seven criteria from Option 1, 2 floors for meeting the current set criteria, and then 3 floors if a developer goes above and beyond the current listed criteria to achieve the highest level of one of the certifications.</p> <p>Building Height in general:</p> <p>In general, I recommend that we remove building height limitations. This largely comes back to the substantial need to increase housing density in certain parts of town in order to promote sustainability and meet climate commitments, but this also goes to fixing the need for affordable housing for both low and medium income families.</p> <p>There certainly should be considerations where if a developer builds a building that is very tall and it causes negative externalities (such as all of a sudden casting a giant shadow on a greenhouse across the street that causes a large increase in heating bills), the developer should have cost responsibility for that negative externality. But, they should still be allowed to do so.</p> <p>Recommendation: remove or greatly increase maximum height restrictions for most zoning classifications. A system to implement this slowly could look like the following: "A building may not be more than 2 stories taller than the current tallest building within a block."</p> <p>Definitions and terminology:</p>

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5/1/2019 2:37:05	<p>the goal of denser development makes sense to start downtown with the most dense development.</p> <p>Allowing duplexes in single family neighborhoods away from campus might be ok, as it probably would be slow to take hold and could be digested. making that change in the neighborhoods close to campus should be a long discussion before action, as the demand from students changes all the dynamics.</p> <p>i've been following the national trends, but have not seen any articles talking about college communities with these types of zoning changes. near the college, it is a different situation. I would like to see the consultants hold a meeting IN the elm heights neighborhood with the homeowners and apply their logic all around the campus.</p> <p>the five unrelated adults rule decimated homeowners out of my neighborhood near downtown and campus, while elm heights was protected by three unrelated adults limits. my neighborhood has increased density and no reduction in cost of living. planning has even supported what should be illegal duplexes under our zoning code by issuing permits where the use has expired per the rules in its attempt to increase the density of our neighborhood.</p> <p>I think we should experiment with the duplexes in single family neighborhoods away from campus first and get a couple years under our belt before we unleash that next to campus.</p>
5/1/2019 2:45:24	<p>Off-campus fraternities in locations where they are not permitted is a growing problem. Universities and national organizations are cracking down on alcohol, hazing, and other inappropriate behavior and the number of frats being put of their house will be growing. Recently the IDS reported on a suspension and stated that 8 other IU frats or sororities were under some sort of sanction. The UDO should insure that such groups will not set up housekeeping where they are not permitted.</p> <p>The definition of "fraternity or sorority house" has some language that could provide a loophole that would be used to argue that a group is not a "fraternity or sorority house" as defined. It states that "all students living in the building are enrolled at the Indiana University Bloomington campus and the students living in the building hold themselves to be or are reasonably considered by others in the university community to be members of, or affiliated with, an organization that is generally recognized as a college/university social fraternity or sorority." The word "All" presents the opportunity to evade the strict letter of the definition by having at least one individual in the residence who is not enrolled at IU. The definition could use words such as "most" or "predominantly". I urge that this definition be carefully examined with an eye to how a determined group, or a landlord, could manipulate the situation to thwart enforcement efforts.</p>
5/1/2019 2:48:55	<p>The arbitrary assignment of the qualifying standard for a PUD that requires that, "No more than 50 percent of the land included in the proposed PUD zoning district will be occupied by single-family detached or single-family attached dwelling units," is counter to the intention of the process and negates the oversight of the Plan Commission and Council when considering best use of the land.</p> <p>When the purpose of land development is for the creation of affordable housing, greater density is desirable. PUDs should be used to create smaller lot sizes than the new R4 Urban Lot of 4200 sq. ft.</p> <p>Again, when the intention is development of neighborhoods of affordable and workforce housing, restrictions on construction of housing types that allow greater density (20.03.030 Use-Specific Standards) are counter intuitive.</p> <p>If one of the goals of the City of Bloomington is to increase the inventory of affordable housing, then the UDO needs to accommodate those who are actually building affordable and workforce housing. Unnecessary restrictions are burdensome for those who already struggle to keep development and construction costs at a level that allows affordability.</p>

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