



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**core neighborhood rezoning**

2 messages

**Ayelet Lindenstrauss** <alindens@indiana.edu>

Sat, Jan 9, 2021 at 10:38 AM

Reply-To: alindens@indiana.edu

To: mayor@bloomington.in.gov, robinsos@bloomington.in.gov, scanlanj@bloomington.in.gov

Dear Mayor Hamilton, Mr. Robinson, and Ms. Scanlan,

I signed the petition against rezoning of core residential neighborhoods. I have nothing against a more built-up downtown area, and there has been a lot of construction there, but I think preserving the character of the core Bloomington neighborhoods is really preserving Bloomington's character. And since the new construction I have seen was of really high-priced apartments, I don't think people building multiplexes in core neighborhoods would offer them at prices which would help low-budget families in any way. This would just be profit for outside developers at the expense of Bloomington's character.

Sincerely,

Ayelet Lindenstrauss Larsen

Longwood-Devon

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**Scott Robinson** <robinsos@bloomington.in.gov>

Fri, Jan 22, 2021 at 5:11 PM

To: alindens@indiana.edu

Cc: John Hamilton &lt;mayor@bloomington.in.gov&gt;, Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

Ms. Larsen,

Thanks for reaching out and providing feedback on the proposed zoning map. Staff is reviewing all feedback and will prepare revised proposals for consideration.

-Scott

[Quoted text hidden]

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] re zoning changes**

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**Antonia Matthew** <antonia.matthew@gmail.com>

Mon, Nov 16, 2020 at 3:30 PM

Reply-To: antonia.matthew@gmail.com

To: planning@bloomington.in.gov

Dear Members of the Planning Commission,

I suggest that one of the mistakes you are making regarding changing the zoning for core neighborhoods is that you think that it will produce affordable housing. I live in the Bryan Park neighborhood and what I have observed is that when houses come on the market for the most part it isn't residents who buy them but landlords. They know that students want to live in this neighborhood so they price the rents at student level, since there are three separate individuals to pay rent. Housing thus become unaffordable for a family or a single person.

Much as I find the South Dunn houses between E. Grimes and E. Hillside attractive, and they have brought more families with children into the neighborhood, it is not affordable housing. The neighborhood association worked closely with the architect and the developer and the result is something that blends in with the designs of houses in the neighborhood. We asked if there could be some affordable housing in the development and were told that it was not practical because of the cost of development. I think that this is going to happen with any development in this neighborhood.

You talk about housing density. If you walk the part of the neighborhood bounded on the north by E. Grimes, the south by E. Hillside, the west by S. Washington, and east by S. Palmer you will find many small houses, built close together -- probably closer than is now allowed. We are not an affluent neighborhood. From attending neighborhood meetings and events I know that we come from all walks of life.

I truly don't believe that putting plexes in core neighborhoods, certainly not in the Bryan Park neighborhood, which is the one that I am familiar with, is going to create affordable housing.

I understand the the covenants on many "suburban" areas have expired so splitting the lots and increasing density there is possible. Drive south from College Mall Road to Rogers Road and see what vast lots are there on the east side. Or N. Dunn just north of the Bypass, for a couple of blocks on the south side of the street. If you want to house residents and workers of Bloomington and not students you will look away from the core neighborhoods for creating affordable housing. Apart from the apartment complexes which provide their own buses, and are further out, students prefer to live closer to town. Prices are less likely to be inflated.

Part of the problem is that the university has not built sufficient housing for its students. Instead, Bloomington has had to take on the job of housing students.

And there is nothing that can be done about that. Has anyone thought of contacting the university to see if it could set up a housing fund to aid in the building of affordable housing in the city?

I do hope that you will not rezone the core neighborhoods for increased density.

Sincerely,  
Antonia Matthew



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] UDO - comment**

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**Barbara Lechner** <lechner.barbara9@gmail.com>

Sat, Nov 14, 2020 at 2:03 PM

Reply-To: lechner.barbara9@gmail.com

To: planning@bloomington.in.gov

Cc: rollod@city.bloomington.in.us

I have been reading in the Herald Times your renewed interest in "updating"(?) the UDO to include multi-plexes in current residential neighborhoods. I understand your goal (not necessarily the citizens') to increase social and economic equality and opportunity.

This is an altruistic view and I have seen it played out badly while living in Milwaukee, WI for several years. A project known as Northridge Lakes was built before I moved there in 1980 but was pretty new at that time. To my knowledge it contained single family homes, side-by-sides, condos, etc.surrounding a small lake and park-like grounds. In order to receive HUD money (not sure if that was federal and/or state),and perhaps with a similar altruistic view for co-mingling persons of varying economic backgrounds, a tower of 8-12 floors was built and apartments were rented to low income citizens. This development was across a four-lane city road from Northridge Mall. A state-of-the-art two floor mall containing 3-4 department store chains, speciality stores, food venues, etc. It was beautiful and prosperous. I shopped there with my family many times.

I don't know how many months/years it took for Northridge Lakes to begin seeing crime increase, homeowners selling or renting out their property and taking a loss on their investment, the grounds deteriorating - but I already knew about it when I first moved to Milwaukee from Illinois in 1980 and was warned to 'stay away'. This crime history (most likely exaggerated) began to drive people away from the area and shopping and dining at the mall and surrounding venues began to decrease rapidly. (This predates on-line shopping.) The mall was eventually abandoned and I believe torn down. To me, this was a sad experiment and caused a greater divide.

I want social and economic justice just like you. I do not believe this is the approach to take. I'd rather see the city commit to better education and job opportunities that pay a decent wage. And, support families through social services and free or reduced rate childcare for working parents. I'm sure there are many great thinkers with wonderful quotes I wish I was smart enough to add. All I can think of is: 'instead of giving a man a fish, teach him/her how to fish.' There is pride in accomplishment.

--

Barbara Lechner  
1622 S. [Williams Ct.](#)  
[Bloomington, IN 47401](#)



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**UDO**

**Barbara Lechner** <lechner.barbara9@gmail.com>  
To: scanlanj@bloomington.in.gov

Tue, Nov 17, 2020 at 11:44 AM

I have been reading in the Herald Times your renewed interest in "updating"(?) the UDO to include multi-plexes in current residential neighborhoods. I understand your goal (not necessarily the citizens') to increase social and economic equality and opportunity.

This is an altruistic view and I have seen it played out badly while living in Milwaukee, WI for several years. A project known as Northridge Lakes was built before I moved there in 1980 but was pretty new at that time. To my knowledge it contained single family homes, side-by-sides, condos, etc.surrounding a small lake and park-like grounds. In order to receive HUD money (not sure if that was federal and/or state),and perhaps with a similar altruistic view for co-mingling persons of varying economic backgrounds, a tower of 8-12 floors was built and apartments were rented to low income citizens. This development was across a four-lane city road from Northridge Mall. A state-of-the-art two floor mall containing 3-4 department store chains, speciality stores, food venues, etc. It was beautiful and prosperous. I shopped there with my family many times.

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*Barbara Lechner*  
1622 S. Williams Ct.  
[Bloomington, IN 47401](#)



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

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## NWS Zoom multi plex discussion

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**Bomba, Christopher** <CBomba@rwbaird.com>

Wed, Nov 18, 2020 at 2:12 PM

To: "scanlanj@bloomington.in.gov" <scanlanj@bloomington.in.gov>

Jacqueline,

I was unable to attend the near west side zoom meeting concerning the multi-plex's, last night. I did watch a relay. First, great job, I could not do what you do.

I do have one comment. I know these type of structures do exist all over Bloomington. I am not sure people actually know how many there are around. I have not read the proposal and this might be in it. I think if there was wording to limit the number of those type of structures per block, that might strike a nice balance.

Thanks again for attending the meeting.

**Chris Bomba, AAMS®,**

Chartered Wealth Advisor®

Senior Vice President

Financial Advisor

Private Wealth Management

[202 S College Ave](#)

[Bloomington, IN 47404](#)

(o) 812.332.6333 | 800.790.6333 | 812.323.3154 fax

[cbomba@rwbaird.com](mailto:cbomba@rwbaird.com) | [rwbaird.com](http://rwbaird.com)



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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**Up-zoning**

1 message

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**Christina Collins** <crcollins@msn.com>

Mon, Dec 7, 2020 at 11:51 AM

To: "scanlanj@bloomington.in.gov" &lt;scanlanj@bloomington.in.gov&gt;

Ms. Scanlan,

My husband and I own a small house in Prospect Hill which we bought when we returned to Bloomington to retire 15 years ago. We are dismayed at the current attempt to overturn the will of the people and to enable multi-family construction in single-family neighborhoods. We expressed our objection to this idea during the past year when the UDO was discussed, and we were relieved when democracy prevailed, and the idea was rejected by the City Council. This up-zoning would be a gift to developers and would reduce the stock of affordable houses for potential buyers. Arguments that "plexes" would address climate change and economic and racial equality are specious and opportunistic. One might suspect that they are ingredients dropped into the Kool-Aid provided by greedy developers eager to buy up affordable homes and turn them into market rate rentals providing them with a steady stream of income indefinitely. Reasoned arguments to address climate change and diversity are compromised by these confused attempts to justify profiteering. Don't drink the Kool-Aid!

Sincerely,

Christina Collins



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] Amendment to UDO on "plexes"

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**Christine Linnemeier** <linnosav3@gmail.com>

Tue, Dec 8, 2020 at 4:27 PM

Reply-To: linnosav3@gmail.com

To: planning@bloomington.in.gov

Dear Members of the Planning Commission,

I am writing to ask that you do not approve the suggested amendment to the UDO allowing "plexes" in neighborhoods currently zoned as R2. I feel allowing these "plexes" will ruin the character and destroy the history of these neighborhoods and will do nothing to help with affordable housing or climate change. Some of these neighborhoods (such as the near westside) have small affordable homes right now. If "plexes" are allowed then developers will come in and buy up these homes and build rental buildings in their place. These rental buildings are most likely to be rented to students, not families.

I was born in Bloomington in 1952 and grew up in the Elm Heights neighborhood just north of Bryan Park. In the late 60s and early 70s that neighborhood was badly damaged when many single family homes were torn down and turned into apartment buildings with big asphalt parking lots. These apartments were primarily rented to students. This brought a lot of late night noise to the neighborhood, making the remaining homes less desirable as family homes. Some of these homes then also became student rentals further degrading the neighborhood. At some point, the city decided that it was better to have these homes be owner occupied and, happily, many of them were converted back into family homes. Now, this amendment would reverse this and make my old neighborhood largely student rentals again. I feel the people pushing this idea are fairly new to Bloomington and really don't understand the history of these neighborhoods.

Furthermore, this idea was brought up before when the UDO was first being voted on. There was a lot of public opposition to the "plexes" in these neighborhoods then and the idea was voted down. I don't think public opinion on this subject has changed. It feels like those pushing this amendment really don't care what the public thinks. If this were put in a referendum, I don't think it would pass.

Charlotte Zietlow wrote a very good opinion column in the HT which appeared recently. She did an excellent job of giving the history of zoning in these neighborhoods. I agreed with her column 100%. I am copying it here for you to read in case you missed it:

"This guest column was written by Charlotte Zietlow, former city council member, former president of the Monroe County Board of Commissioners and member of the Monroe County Hall of Fame.

To Mayor John Hamilton, members of the Bloomington City Council and members of the Bloomington Planning Commission:

In 1971, eight Democrats won their race for city council, and Democrat Frank McCloskey was elected. It was a landslide, a cosmic shift in local politics, which is still maintained today.

One of the dominant issues that year was spot zoning. It was a self-serving initiative by developers to have a single-family lot be rezoned multi-family residential, and it was passed hundreds of times in the years before the 1971 election.

The developers then went on to demolish the single-family houses and replace them with multi-unit, hastily built apartments.

They were rented mostly to students and allowed to deteriorate.

There was insufficient provision for parking, reduced green space, increased runoff from the impermeable surface and increased noise and lack of neighborliness.

This practice of rezoning was stopped short by the new council. It was strongly requested as we went door to door. It was a major reason for our victory.

Now we are seeing a parallel movement in reverse — by Democrats. To revert to that developer-instigated, totally rejected movement.



Question: Why is this rejected effort raising its ugly head again? Has there been a rousing clamor from citizens across the city?

I don't think so.

It seems to be top down again, another bad idea, misguided for our nonelected mayor.

But this time, the argument is to openly enable developers bits and pieces of our city neighborhoods and with tight living quarters and little room for gardens, independent living with social distancing, inadequate parking. It is environmentally indefensible — so many people in tighter and tighter space.

And it defies the will of the people. Scolding them, in effect, for their desire to live in livable spaces in small lots.

Question: Where does this movement come from, and why now, again, after being rejected recently and over the years? Where is the citizen clamor for a support of this move? I don't hear it. Did you have people asking for this as you went door to door or did you even bring it up?"

Please, have respect for the public and the residents of these neighborhoods and do not approve this amendment to the UDO.

Sincerely,

Christine Linnemeier



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Plexes Changes in the UDO**

2 messages

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**Cheryl Sweeney** <chersween@gmail.com>

Mon, Dec 7, 2020 at 9:15 AM

Reply-To: chersween@gmail.com

To: planning@bloomington.in.gov

To whom it may concern:

I wish to voice my displeasure regarding the recent "proposed" changes to the UDO concerning adding plexes to the core neighborhoods. I am a 41-year resident of the Near West Side. One year ago at this time many, many of us came to Planning and City Council meetings to object to these changes. Our voices were heard and decisions were made to not allow plexes by-right in the core neighborhoods.

Now, less than one year later this newly elected group of people in positions of authority, during a pandemic, are negating the decisions made. A do-over, if you will.

I still vehemently oppose the "proposed" changes to the UDO concerning plexes in the core neighborhoods. And I am appalled by the disrespect given to the will of the people.

Your truly,

Cheryl Sweeney  
702 W. 7th Street  
812-345-6202

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**Carmen Lillard** <lillardc@bloomington.in.gov>

Mon, Dec 7, 2020 at 9:23 AM

To: Scott Robinson &lt;robinsos@bloomington.in.gov&gt;, Jackie Scanlan &lt;scanlanj@bloomington.in.gov&gt;

~FYI



[Quoted text hidden]



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## Thank you for persisting with planning for density

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**David Keppel** <keppel@sbcglobal.net>

Mon, Nov 2, 2020 at 10:52 PM

To: "scanlanj@bloomington.in.gov" &lt;scanlanj@bloomington.in.gov&gt;

Cc: Mayor John Hamilton &lt;johnmarkhamilton99@gmail.com&gt;, Mary Catherine Carmichael &lt;carmichm@bloomington.in.gov&gt;, Yael Ksander &lt;ksandery@bloomington.in.gov&gt;, Isabel Piedmont-Smith &lt;isabelpiedmont@gmail.com&gt;

Dear Ms. Scanlan,

I just wanted to let you know that you have my warmest appreciation for moving forward with plans for housing density, including plexes. I have been busy and somewhat distracted the past few weeks, but I very much mean to express my support in whatever official form would be most useful.

We absolutely must proceed with new (old) patterns allowing for greater housing density. This is necessary to respond to the climate crisis in two ways: to reduce our carbon footprint, and to accommodate what surely will be considerable numbers of climate migrants to Bloomington in the next twenty years. It fits the needs of younger generations, many of whom cannot afford, and do not even want, ownership of a traditional single family home. A group of ill informed residents cannot be allowed to block the needs of those to come. The City must not be intimidated by CONA.

With thanks and best wishes,

David

David Keppel  
890 East Sherwood Hills Drive  
Bloomington, IN 47401-8107  
(812) 272-0597



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Fw: Letter to the Editor Receipt**

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**David Keppel** <keppel@sbcglobal.net>

Wed, Dec 9, 2020 at 12:53 PM

Reply-To: keppel@sbcglobal.net

To: "planning@bloomington.in.gov" &lt;planning@bloomington.in.gov&gt;

Dear Members of the Bloomington Plan Commission,

Please see below for the text of a letter I have submitted to The Herald-Times. I support Mayor Hamilton's administration's proposal to allow duplex and triplexes. If we as a community are going to plan for a green future, we need smart growth involving greater housing density, not sprawl. I urge you to approve this change.

With best wishes,

David

David Keppel  
890 East Sherwood Hills Drive  
Bloomington, IN 47401-8107  
(812) 272-0597

----- Forwarded Message -----

**From:** editor@hoosiertimes.com <editor@hoosiertimes.com>**To:** "keppel@sbcglobal.net" <keppel@sbcglobal.net>**Sent:** Tuesday, December 8, 2020, 1:16:10 PM EST**Subject:** Letter to the Editor Receipt

## The Hoosier Times

### Herald-Times Letter to the Editor Submission

Submission ID: 2868

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#### CONTACT INFORMATION

<b>First Name</b>	David
<b>Last Name</b>	Keppel
<b>Address</b>	890 E. Sherwood Hills Dr.
<b>City</b>	Bloomington
<b>State</b>	IN
<b>Zip Code</b>	47401
<b>Email</b>	keppel@sbcglobal.net
<b>Phone</b>	(812) 272-0597

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## YOUR LETTER

### Type Your Letter

Mayor John Hamilton's administration is proposing zoning changes to permit greater housing density, such as duplexes and triplexes. Some residents have reacted to what they see as a threat to their neighborhoods, perhaps because in the past this kind of housing has been a mark of declining neighborhoods.

Today, however, housing density is a smart adjustment to permit green growth. In coming decades, the United States is likely to experience major climate migration as the West Coast faces fire and drought and the East is battered by hurricanes. The same will be true globally. Bloomington will be on the receiving end of such migration.

As people arrive, Bloomington can avoid suburban sprawl (and dependence on private automobiles) only if we increase density. More compact housing is energy efficient and offers more options to a diverse population. It is part of a necessary shift away from mid 20th Century patterns to a model that will serve us in decades to come. At the same time, we should preserve green space for local agriculture and improve public transportation. The City Council should adopt the proposal.

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The Hoosier Times  
1900 S Walnut Street  
[Bloomington, IN 47401](#)  
833-213-7008

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## Thank you - Housing Diversity/UDO Zoning Map

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**Deborah Myerson** <deborah.myerson@gmail.com>

Mon, Nov 2, 2020 at 3:06 PM

To: scanlanj@bloomington.in.gov

Dear Ms. Scanlan,

I just wanted to thank you for leading the recent presentations and Q&As on the proposed UDO Map for the City of Bloomington.

Adding housing diversity options to the city's neighborhoods is an important step that will impact inclusive growth in Bloomington for the next decade or more.

(If the vehement opinions being broadcast by many neighbors on the Elm Heights listserve are representative, this will continue to be a lively public comment period.)

Cities need housing diversity throughout neighborhoods, both to offer more affordable options and accommodate a mix of populations.

I will be emailing Plan Commission and City Council members to share my support for the proposed map, particularly allowing duplexes, triplexes, and quadplexes in areas that are zoned R4.

Sincerely,

Deborah Myerson (she/her/hers)

Cell: 812.993.0898

[deborah.myerson@gmail.com](mailto:deborah.myerson@gmail.com)



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## Fwd: Residential Zoning

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**Ryan Robling** <roblingr@bloomington.in.gov>  
To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Wed, Dec 16, 2020 at 10:08 AM



----- Forwarded message -----

From: **Dallas Opp** <dallasclayopp@gmail.com>  
Date: Sun, Dec 13, 2020 at 1:12 AM  
Subject: Residential Zoning  
To: <roblingr@bloomington.in.gov>

Hi Ryan,

I'm emailing you because I do not like the residential zones of Bloomington. The price of housing and rent are going up, and so is the demand for housing in the city. Why is it that single-family homes are the default setting for zoning around Bloomington? There is no-where for people and students to live because of this unless you are moderately wealthy. It is gentrifying the neighborhoods and apartments near campus and downtown Bloomington. This could easily be remedied by deregulating the residential zones around Bloomington by simply allowing for developers to develop whatever type of housing they see fit. There is no need to dictate what type of housing needs to be built where in the city. If deregulation were allowed to happen in Bloomington, townhomes and midlevel apartment complexes would be built all around the entire city thus fulfilling the demand for housing and dropping the price in housing costs around the entire city. The entire cost of living would go down in Bloomington, and would thus make the entire city more affordable and allow for growth overall in the population. I'm urging you to express my concerns to everyone on the zoning committee of Bloomington and to work through it. To make Bloomington a better place to live it starts with the zoning neighborhoods



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] Don't approve upzoning!

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**Elizabeth (Beau) Vallance** <evallanc@gmail.com>

Sat, Feb 6, 2021 at 8:22 PM

Reply-To: evallanc@gmail.com

To: council@bloomington.in.gov, planning@bloomington.in.gov

6 February 2021

To Bloomington City Council and the Plan Commission:

What's the rush?? Barreling toward 'plexing our successful neighborhoods barely a year after we'd decided not to, and now in the midst of a pandemic, when normal meetings can't be held -- WHY?? The determined haste of this new effort is a betrayal of 2019's efforts, the Comprehensive Growth Plan, and the commitments made by a decades-long durable mix of homeowners to create and keep good neighborhoods, with owners and renters and houses diverse in age, \$\$ value, and history.

The suburb I grew up in back east was new, with one spindly sapling in each front yard, no sidewalks; the "downtown" was a vestigial library and a maze of hideous strip malls. Ever since, I have sought Real Towns: walkable, human-scale, individualized. Bloomington is the most recent, and the solid older neighborhoods with the Great College Town vibe were one reason I accepted the IU offer.

We lucked into a house in Elm Heights ten years ago, after a rushed (no time to shop) stint in an all-taupe subdivision near the Y. Now I walk everywhere; in the last 30 days, I've put only 78 miles on my car, mostly for downtown Kroger curbside, the recycling center, and meeting a friend at hiking trails. Some of my best walks, miles every day, are along these tidy neighborhood streets, with sidewalks and big trees and a mix of non-huge homes on small lots, no two alike, seniors fetching their mail, people of all ages walking dogs, actually interesting...and now ADUs allow for aging in place: how charming!

It's less charming on the multiplexed edges of campus, where student rentals feature yards full of Solo cups and overturned chairs, IU flags or bedsheets as curtains, cars parked every which way in alleys, and general degradation. Upzoning/plexing the established neighborhoods to expand this blight, or to invite builders to raze our houses for guaranteed high-rent income streams, losing owner-occupancy on those buildings forever, just seems crazy. I'm all for dense housing -- have loved my apartments and condos -- but there's room for that nearby, such as across 1st Street from Kroger, or the hospital site, or K-Mart. And meanwhile we have the frozen homeless, camping in the park?? While we're focusing on upzoning already-diverse stable neighborhoods??? Shame on Bloomington!

PLEASE, stop this crazy forced-march upzoning scheme, give time to think things through after the pandemic, look at other densification possibilities, and deal with the homeless crisis first. Plexing should not be top priority, and I truly wonder why it is. We didn't elect Mayor Hamilton to destroy the neighborhoods. What's up??

Beau Vallance, [1300 E Southdowns Dr](#)





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**Re: UDO amendment**

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**City of Bloomington Office of the Mayor** <mayor@bloomington.in.gov>

Thu, Feb 4, 2021 at 11:14 AM

To: gayle ebel &lt;gayle.ebel@gmail.com&gt;

Cc: Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;, Scott Robinson &lt;robinsos@bloomington.in.gov&gt;

Dear Ms. Ebel,

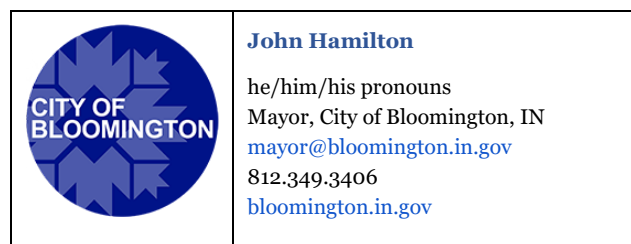
Thank you for your message.

Resident feedback is an important part of considering amendments to the UDO, and feedback such as yours will help determine the administration's perspective on the UDO's zoning map. Additionally, I have recorded your comments and shared them with the City's Planning & Transportation Department for ongoing consideration leading up to the Plan Commission's vote on the UDO zoning map in 2021. If you would like to find out more about the current stage of the UDO approval process, I encourage you to visit the City's [UDO page](#).

Thank you again for your message and please feel free to contact my office should you have further questions or concerns.

Sincerely,

John Hamilton



On Tue, Feb 2, 2021 at 4:51 PM gayle ebel &lt;gayle.ebel@gmail.com&gt; wrote:

February 2, 2021

Dear Mayor Hamilton,

I am writing to you today regarding the issue of upzoning the neighborhoods of Bloomington. I have lived in Bloomington for 35 years at the address of [601 S. Grant St.](#), just right down University Street from where you live. I'm sure you agree that it is a lovely neighborhood and an ideal place to live and raise a family.

While I agree that more students, families, and other community members would like the opportunity to enjoy the same benefits of living in the Elm Heights neighborhood as we do, I am opposed to the Proposed R4 Location and Plex Amendment to the UDO. Our sturdy, limestone home is over a century old and has many stories to tell. One is that it housed the cistern for the neighborhood before the modernization of a water delivery system and thus became a gathering place for the people who lived in the immediate area. Replacing homes that have a history with duplexes, triplexes and quads will erode the historical foundation of our neighborhood.

One of the intentions of the R4 district is to offer a diverse mix of housing opportunities. I can say that this already exists, we do not need to create it. I walked one block in each direction from my corner house and this is what I found: 2 apartment complexes with 18

units each, 1 apartment complex with 8 units, 1 duplex, 1 house with 4 separate apartments, 2 Air BNB's, 18 rental homes, 14 owner occupied homes, and 1 home under renovation. The house across the street from me sold this week. I was told it was bought by an outside investor within hours of being put on the market and it was paid for in cash. Outside investors are in it for the money and have no regard for the preservation of Bloomington's history or heritage.

I am asking that you listen to the citizens of Bloomington on this issue. I personally attended council meetings as the comprehensive plan was being discussed and voted on. I have also attended city council meetings via zoom regarding the zoning map and amendment to the UDO. It is clear that many Bloomington residents are adamantly opposed to the current proposal and we need to work together to protect the integrity of our homes, neighborhoods and community.

Sincerely, Gayle Ebel



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] UDO map changes**

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**'Gretchen Nall' via Planning Department** <planning@bloomington.in.gov>

Wed, Jan 6, 2021 at 3:38 PM

Reply-To: bloomingtonrentals@yahoo.com

To: "planning@bloomington.in.gov" &lt;planning@bloomington.in.gov&gt;

Cc: Gretchen Nall &lt;gretchen.nall@homefinder.org&gt;

Hello,

I own several properties in the downtown, core neighborhoods and I am a local person who has a vested interest in this issue. It would benefit me and my renters if I had more options than just a single, stand-alone house in these neighborhoods. I have several 2 bedroom houses that if given permission to add an additional apartment, I could nearly double the amount of housing I am able to provide. In this scenario, one could theoretically charge less for each of the group of residents, and more people would have access to the amenities of living in a walkable neighborhood. From my perspective, it seems like a win win.

Please consider this and pass on to the appropriate individuals or provide me the contacts and I can do that.

Thank you for your time,

**GRETCHEN NALL****Bloomington Rentals and Realty**

Managing Broker/Owner

812-360-2288

[www.bloomingtonrentalsinc.com](http://www.bloomingtonrentalsinc.com)



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## Fwd: Proposed zoning changes

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Linda Thompson &lt;thompsol@bloomington.in.gov&gt;

Fri, Oct 30, 2020 at 4:56 PM

To: Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;, Scott Robinson &lt;robinsos@bloomington.in.gov&gt;

Did you all get this too? It looked like it only came to me, so I'm simply passing it on.

----- Forwarded message -----

From: **Gail Weaver** <[gail.weaver.iu@gmail.com](mailto:gail.weaver.iu@gmail.com)>

Date: Thu, Oct 29, 2020 at 10:37 AM

Subject: Proposed zoning changes

To: <[thompsol@bloomington.in.gov](mailto:thompsol@bloomington.in.gov)>

Dear Transportation and Planning Staff,

Attached is a letter from my husband and me explaining our opposition to the proposed zoning district changes in Bloomington.

In the letter, we reference many of the goals of the UDO (such as affordable housing, equity and diversity in housing, and mitigating the effects of climate change), and we explain why we do not believe that changing zoning to allow plexes in residential neighborhoods addresses these goals.

We hope that you will respectfully consider our opinion and those of many other Bloomington residents and that you DO NOT make the proposed zoning district changes.

Sincerely,

Gail & Dave Weaver

[901 S. Jordan Avenue](#)

[Bloomington, IN 47401](#)

[gail.weaver.iu@gmail.com](mailto:gail.weaver.iu@gmail.com)

[weaver@indiana.edu](mailto:weaver@indiana.edu)

--

Linda Pride Thompson

Senior Environmental Planner

Environmental Commission Administrator

Planning and Transportation Department

City of Bloomington

[401 N. Morton St., Suite 130](#)

PO Box 100

Bloomington, Indiana 47402

main office phone 812.349.3423

fax 812.349.3520

direct line 812.349.3533



**P&T - Oppose proposed zoning district changes.docx**

134K

October 29, 2020

Dear Planning and Transportation Staff, City of Bloomington

We do not understand why and how these changes to the zoning maps and admendments to the UCO are being proposed after the City Council voted for disallowing plexes in core neighborhoods.

Residents of these areas in Bloomington attended each meeting of the City Council and strongly presented their opinions that the plexes SHOULD NOT be allowed on either permitted or conditional use.

Now, during a pandemic, we learn that this ruling is being overturned against the will of the people who LIVE in these areas and in response to young, outspoken idealists who believe that allowing plexes will address climate change, provide more affordable housing for young professionals, and increase diversity and equity in established residential areas. These goals of the UDO will not be met by allowing plexes in this part of the city.

As residents of a core neighborhood property, we believe the following:

1. Plexes WILL NOT provide more equitable and affordable housing, but will benefit developers.
2. Plexes WILL NOT make one iota of difference in the effects of climate change in our community or country. Let's listen to science on this and reduce carbon emissions at the local and national level and in accordance with allies around the world.
3. There is NO way to enforce that plexes will be occupied by family units rather than large numbers of unrelated individuals.
4. Likewise, there is no guarantee that these units will be occupied by people who are more diverse than the current residents of these areas.
5. The plan does not provide for any parking regulations within the plex properties.
6. The plan does not address any incentives for building plexes in existing locations like the Bloomington Hospital property or the K-Mart tract on the east side of town. These places are close to downtown and campus and more appropriate for plexes.

Please, please listen to the folks who are already residents of these core neighborhoods, and do not allow plexes in these areas. Once such units are allowed and built, it will be too late to consider the mistakes and consequences of allowing them to go forward, and this part of Bloomington life will be lost forever.

Sincerely,  
Gail and Dave Weaver  
901 S. Jordan Avenue  
Bloomington, IN 47401  
gail.weaver.iu@gmail.com  
weaver@indiana.edu



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**Fwd: R3 WestPointe up zoning?**

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**Kate Rosenbarger** <kate.rosenbarger@bloomington.in.gov>

Tue, Feb 2, 2021 at 8:13 AM

To: Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;, Judy Baker &lt;jbakermk@sbcglobal.net&gt;

Hi Ms. Scanlan,

Can you answer Ms. Baker's question? I am not sure of the answer, or if there is an answer yet, since your staff is working on the mapping process now.

Best,  
Kate

----- Forwarded message -----

From: **Judy Baker** <jbakermk@sbcglobal.net>

Date: Tue, Dec 8, 2020 at 8:04 PM

Subject: R3 WestPointe up zoning?

To: Kate Rosenbarger &lt;kate.rosenbarger@bloomington.in.gov&gt;

Hello Kate,

Will rezoning the WestPointe subdivision from PUD 18 to R3 open us up to the possibility of upzoning to plex development?

If this is the case, I would like to go on record to oppose this change to the UDO for my neighborhood and other core neighborhoods in Bloomington!

Thank you,  
Judith Baker  
[1490 W Woodhill Dr](#)  
WestPointe Subdivision

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] In Favor of Upzoning

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**John Branigin** <jbranigin@gmail.com>

Tue, Nov 10, 2020 at 4:56 PM

Reply-To: jbranigin@gmail.com

To: planning@bloomington.in.gov

Hello!

I am a homeowner in the city of Bloomington (actually, I own two houses at the moment, but I'm working on selling one: [1919 E Maxwell Ln.](#), and [2301 E Woodstock Place](#)). I have lived in Bloomington for 24 years, and I've raised a child through the Bloomington Montessori School and MCCSC schools.

I am in favor of the plan to allow duplexes and triplexes by right in the city of Bloomington, and fourplexes by condition. I don't want incoming Bloomington residents -- and there will be incoming Bloomington residents -- to be forced to live on the fringes of the city or in the county because of a ban on certain types of housing. I currently live next to a rental house, and there are duplexes on either side of my house within 100 yards. Preventing density near desirable city amenities will only spur more automobile traffic and more commuting, and will continue the current policies that are raising housing prices through the roof. And it would be nice for my son to return to a Bloomington in 30 years that isn't a sea of suburban sprawl.

Please approve the plan to allow duplexes and triplexes in Bloomington's neighborhoods. Thank you.

John Branigin  
812-219-6566



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] Multiplex Zoning

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**jim rickert** <jrickert1123@gmail.com>

Mon, Nov 16, 2020 at 12:41 PM

Reply-To: jrickert1123@gmail.com

To: MaryAlice Rickert &lt;mrickert1123@gmail.com&gt;, "planning@bloomington.in.gov" &lt;planning@bloomington.in.gov&gt;, "robinsos@bloomington.in.gov" &lt;robinsos@bloomington.in.gov&gt;

Thank you for all your efforts to improve our city. We live at [532 S Ballantine](#), and I'm writing about the proposed zoning changes concerning multiplex construction in the Elm Heights neighborhood.

We do worry that these multi-family homes will be enticing to students and will, therefore, typically become student rentals.

It is easy, once problems are solved, to forget their severity. A good example of this is the modern anti-vaccination movement. We forget the scourge of rubella or diphtheria because they are no longer with us. Likewise, when we moved to Bloomington in the early 90's, our realtor warned us away from Elm Heights due to the student rentals. We ended up buying a place near 1st and Woodlawn after our prospective neighbors told us how much occupancy restrictions had fixed the problem. One nearby house was still problematic w late night partying and trash, but this was taken care of by the city by enforcing occupancy limits and was sold to a family within the next few years.

12 unrelated students in a quadriplex could be much more problematic than any difficulties yet experience in the neighborhood. One has only to look at the difficulties from the large number of students living off Atwater in a former boarding house to understand the potential for abuse.

Adverse phenomena such as lots of trash, late night partying, and excessive noise will not be desirable to either young working professionals or families and could have the unintended consequence of actually reducing the desirable housing stock near downtown instead of augmenting it.

We are not opposed to zoning to include plexis construction as such, but I predict it will not achieve its desired goals unless a well constructed plan is in place prior to zoning changes to reduce these concerns. (Such a plan would also do much to reduce neighborhood opposition as well.)

As you know, good intentions alone are rarely sufficient to solve problems. Careful transparent planning to deal with all the sequelae of this zoning change would do a great deal to improve its odds of success, and we look forward to seeing such a plan forthcoming as part of this discussion.

Again, thank you for all your hard work and dedication to improving Bloomington.

Sincerely,  
James Rickert, MD





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## A view in opposition to the proposed new zoning

1 message

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**So** <kclberry@netscape.net>

Sun, Dec 27, 2020 at 5:30 PM

Reply-To: So &lt;kclberry@netscape.net&gt;

To: "mayor@bloomington.in.gov" <mayor@bloomington.in.gov>, "rollod@bloomington.in.gov" <rollod@bloomington.in.gov>, "scanlanj@bloomington.in.gov" <scanlanj@bloomington.in.gov>, "greulice@bloomington.in.gov" <greulice@bloomington.in.gov>, "keegan.gulick@bloomington.in.gov" <keegan.gulick@bloomington.in.gov>, "sandberg@bloomington.in.gov" <sandberg@bloomington.in.gov>, "simsji@bloomington.in.gov" <simsji@bloomington.in.gov>, "matt.flaherty@bloomington.in.gov" <matt.flaherty@bloomington.in.gov>, "volans@bloomington.in.gov" <volans@bloomington.in.gov>, "piedmoni@bloomington.in.gov" <piedmoni@bloomington.in.gov>, "sue.sgambelluri@bloomington.in.gov" <sue.sgambelluri@bloomington.in.gov>, "kate.rosenbarger@bloomington.in.gov" <kate.rosenbarger@bloomington.in.gov>, "ron.smith@bloomington.in.gov" <ron.smith@bloomington.in.gov>

To:

Hon. John Hamilton

Bloomington Common Council Members

Ms. Jacqueline Scanlan, Mr. Eric Greulich, and Mr. Keegan Gulick, Planning and Transportation Department

Is it wrong for an individual or a single family to own a house and yard in the city limits? Is the playing field level for all individuals and single families to have that joy? Have you as governing authorities facilitated a meaningful public discussion on these two questions leading up to drastic zoning changes about to be voted on? These questions have been pointedly raised in the recent public meetings led by Ms. Scanlan. I agree all of you are responding to city residents, the majority of whom object to the changes. I too can only conclude the arguments offered in favor of density and upzoning are rhetorical and mostly academic and ignore the lived experiences of Bloomington's homeowners.

I want to call everyone's attention in particular to the term "Exclusionary Zoning" which implies that single family zoning and private home ownership are tainted with racial injustice, are oppressive and disrespectful to the poor, and in a new twist, contribute to the climate change crisis. I note that bringing in the word "crisis" is another rhetorical effort. But this proposed new zoning ignores the fact that under the historical zoning, neighborhoods in Bloomington already have homeowners of all racial, ethnic, and, yes, economic backgrounds. Many poor people do own their own homes; there are many paths to home ownership.

I think a true passion for social justice should seek to expand opportunities for people to know the foundational human joy of owning their own house and yard. Perhaps some of you need to look in your own heart and be honest about wanting that too.

I believe we need to build more, and retain existing, owner-occupied single family homes, not facilitate "housing" that crowds people together in impersonal multifamily buildings, and transfers their wealth to business and institutional owners veiled in leases and contracts. Creative solutions that address social and climate justice are already flourishing in the single family zoned neighborhoods and all over the city. Trust the people in Bloomington to continue creating solutions without a zoning change. I ask you, please set aside this very destructive zoning plan.

Katherine L. Berry

812-339-1293

[1700 E. Arden Drive](#), which I and my husband purchased at ages 36 and 41, as first-time homeowners, to be our last house, too.



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**please listen to your constituents who voted you into office**

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**Myers, Kathleen** <myersk@indiana.edu>

Thu, Jan 7, 2021 at 11:52 AM

Dear John and members of the City Council and Planning Commission,

I have written you, published in the HT, and attended many meetings last year and this year. Yet, I believe that some of you still have no idea how many Bloomington citizens feel they have not been listened to and how many don't have the time and energy to fight for their neighborhoods and Bloomington. In the hopes that you will listen and see the increasing opposition to your proposal for the UDO, I am sending you a copy of a resolution/petition that is circulating. Please consider our input.

Sincerely,  
Kathleen Myers

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Dear Neighbors and Friends,

As you know, there has been a lot of discussion about the City's new plan to change the Unified Development Ordinance or UDO (the guidelines that set out what can and cannot be built). The changes being put forth would allow duplexes and quadraplexes to be built in core neighborhoods like Elm Heights, McDoel Gardens, Bryan Park, Matlock Heights, and the Near West Side. These changes were rejected a year ago by the City Council, but have been resuscitated during the pandemic with little recognition of previous public input.

The changes to the UDO this year call for a further increase in density and by right permission to build plexes in core neighborhoods. Yet, it still makes no provisions to ensure affordable and sustainable housing. Nowhere in the plan are there guidelines for requiring developers to meet affordable housing needs in Bloomington, a city with a unique set of student demands/pressure on housing. The City also has not responded to calls to first study and use open land and underutilized spaces and urban corridors before impacting historic core neighborhoods. In addition, there has been no assessment of how allowing duplexes and quadraplexes would affect parking, lack of sidewalks, run-off, etc.--infrastructure issues that are key to good neighborhoods. Finally, no real dialogue with neighborhoods has occurred; the change was first brought to the public's attention during the on-going pandemic when our health, time, and energy were already stretched thin. Many meetings occurred during the holiday weeks between Thanksgiving and New Years. The proposed changes to the UDO will not help Bloomington continue to thrive nor ensure that any of the goals put forth by the Mayor are met. Decisions on this plan will be made over the course of the next month or two.

<https://stopbtownupzoning.org/stop-bloomington-upzoning-resolution/>

**Please consider signing** the resolution/petition in the link posted here. We believe that plexes should not be permitted by right with no public notification or review process. In short, the Resolution/Petition asks the City Council to:

1. Reject, once again, the zoning amendments promoting higher density in core neighborhoods.
2. Reject the new zoning map which recommends density higher than last year's zoning proposal and doesn't comply with our Comprehensive Policy Plan.

3. Adhere to the Comprehensive Plan. It provides guidance in locating new density and neighborhood amenities.
4. Replicate, don't eradicate, our core neighborhoods.



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

## Fwd: upcoming meeting

Elizabeth Karon &lt;karone@bloomington.in.gov&gt;

Fri, Nov 20, 2020 at 10:01 AM

To: John Hamilton &lt;hamiltoj@bloomington.in.gov&gt;, Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

Cc: Scott Robinson &lt;robinso@bloomington.in.gov&gt;

More UDO feedback...

	<p><b>Elizabeth Karon</b>  <i>she/her/hers</i>          Executive Assistant, Office of the Mayor          City of Bloomington, IN  <a href="mailto:karone@bloomington.in.gov">karone@bloomington.in.gov</a>          812.349.3406  <a href="http://bloomington.in.gov">bloomington.in.gov</a></p>
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----- Forwarded message -----

From: **Myers, Kathleen** <[myersk@indiana.edu](mailto:myersk@indiana.edu)>

Date: Wed, Nov 18, 2020 at 9:00 PM

Subject: upcoming meeting

To: Harsanyi, Martha Ann <[harsanyi@indiana.edu](mailto:harsanyi@indiana.edu)>Cc: [mayor@bloomington.in.gov](mailto:mayor@bloomington.in.gov) <[mayor@bloomington.in.gov](mailto:mayor@bloomington.in.gov)>

Dear Martha,

I am dismayed that this Elm Heights meeting is scheduled for the start of the week-long vacation that both MCCSC and IU have for Thanksgiving. It seems yet another indication that the city is attempting to slip this zoning change through, precisely in these trying times and when we can least afford to give it our full attention even as it threatens our neighborhood in the most extreme way put forth by the city in my 30 plus years of living here.

First, let me say: I am an engaged citizen on this matter. I attended many council meetings last year, published a letter in the paper, wrote and talked with city council members, and worked with neighbors on this issue last year. Yet, the city has yet to address many of our questions and is insisting on bringing this up again. So here are just a few of my questions for the city representative (and I am copying John on this as well because I want him to know the effects of his initiative).

----First: Why is the mayor and the city bringing this forward again, not showing signs of listening to many well-informed arguments, and, bringing this forward again in the midst of a Global pandemic? Even this Elm Heights meeting--at the start of a long vacation--seems in bad faith. Many of us are struggling to keep jobs, healthy, sane, and children learning. It feels like a kick in the gut to have to revisit this in the most trying times we have had as a city, nation, and world in the

last several decades. All you have to do is look at the businesses that have closed, the big loans businesses are taking out, the exponential spread of the Corona virus, the socially and emotionally distraught people to know that most of us do not have the time, energy and in some cases health to keep fighting. The city is taking advantage of that fact.

--Why has the mayor and city ignored the outpouring and time hundreds of us invested in this issue last year and why are they taking advantage of a change in city council to overturn a democratic process?

--Why has the mayor and the city not addressed our question about why they are not targeting areas that desperately need good, well planned growth and revitalization, where building of multiplexes and mixed housing w/ retail could happen and enhance our city (see my letter to the editor last Nov): Kmart eastside, Switchyard, and most significantly what will soon be the vacant land by the old hospital. All of these sites are within a mile or two of downtown and IU, well-connected through walking/bike paths and public transport, so they are centrally located and would benefit from good development. Why doesn't the city address this as a solution to housing?

--Why has the mayor and the city constructed a survey that allows for no REAL dialogue? No real facts to emerge? Please toss it, knowing people like me have refused to even engage with such a poor, clearly biased survey. Please see the emails by several Elm Heights residents who are professional survey writers to see just how biased the city's is. Ask them to put together a fair and unbiased survey.

---Why has the mayor and the City yet to address the enrollment cliff that is a national fact and the need to now also consider how the pandemic may contribute to deeper changes in the near future?

--Why has the mayor and the City not studied more closely current vacancy rates as well as other factors, such as how Mayor Thompson's initiative on single family homes/rentals two decades ago saved the character, charm, and homes/neighborhoods of Bloomington's core neighborhoods? This policy reversed a rampant trend of families and professionals fleeing to the "suburbs" and then driving everywhere. How does undoing that work help sustainability? affordability for families, professionals?

--Finally, why do you continue the false rhetoric/information that this new zoning will bring more equality, affordability, and sustainability to our neighborhood and city? Has the mayor and the city carried out detailed studies that would prove this? Have they put into place restrictions that would ensure it? We have yet to see any of this and yet we all know that tearing down housing stock to build cheap multiplexes in neighborhoods prone to an imbalance of student-family-professionals will not help Bloomington, affordability or sustainability. Do not make a change without REAL data, contracts, and need analyses. Do not make a change without concrete plans for need and how the city is willing to make good on infrastructure, on developing land ready to build on first.

--And, my final question: will you as a city and a mayor please listen to your constituents, the people who have lived and worked here for decades, invested in Bloomington as a place to live, people who believe you can have growth in targeted areas without tearing at the very fabric of Bloomington?

Just a few questions! Thanks for taking this on, Martha. John, I've copied you on this because I have been an ardent supporter of yours and have admired how you have dealt with Covid in our community. But this move has undermined my confidence in you as a leader who has Bloomington's best interests at heart. It's not too late to change this course and to change many people's mind about what you and the city are doing.

Best,

Kate

[1101 E. Sheridan Dr.](#)

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## WE OPPOSE PLEXES IN CORE NEIGHBORHOODS

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Lisa Shanahan &lt;lmc.shanahan@gmail.com&gt;

Thu, Feb 4, 2021 at 10:36 AM

To: mayor@bloomington.in.gov

Cc: robinsos@bloomington.in.gov, scanlanj@bloomington.in.gov, kate.rosenbarger@bloomington.in.gov, sue.sgambelluri@bloomington.in.gov, ron.smith@bloomington.in.gov, rollod@bloomington.in.gov, piedmoni@bloomington.in.gov, volans@bloomington.in.gov, matt.flaherty@bloomington.in.gov, simsji@bloomington.in.gov, sandbers@bloomington.in.gov, James Shanahan &lt;jes30@yahoo.com&gt;

February 4, 2021

Mayor John Hamilton  
Bloomington City Hall  
401 N. Morton St., Suite 210  
Bloomington, IN 47404

Dear Mayor Hamilton:

My husband and I poured our life savings, after decades of homeownership, into buying our current home at 711 E. 1<sup>st</sup> Street in Elm Heights in 2015. We are writing to tell you we vehemently oppose the introduction of plexes into our neighborhood. It is already a dense and vibrant place, filled with many kinds of families and students, as you know. We feel that the proposed plexes, because of proximity to IU and profitability, will become filled with more students, who do not necessarily take pride of ownership in the places they live. While we appreciate students' contributions to the community, often their rentals become eyesores with beer pong tables, dilapidated couches, and red plastic cups littering front yards.

If anything, the neighborhood needs fewer students. We fear that what happened on the north side of campus, where the housing stock is almost entirely rented by students, will happen to the neighborhoods south of campus, and that it will become a place, like north of campus, where no family or single worker wants to live. We think the number of unrelated people who can live in one unit should be rolled back so that more of the housing stock can be owned and/or rented by working people rather than being rented to students.

In the past months, in these trying times, we and our neighbors have had the additional stress of hearing that the city hopes to impose new planning mandates on us, with the introduction of plexes into our neighborhoods, after we democratically opposed these mandates all during 2019. Our email has been dotted, almost daily at times, with letters from distressed neighbors. You can imagine how much worry this has added to our experience of the pandemic with all the challenges that it has brought.

Not long ago, a video and detailed written narrative of a meeting of the City Council concerning the new planning was circulated on the Elm Heights Neighborhood listserv, which prompted us to write. It raises many, many questions that a large number of our neighbors—judging by the over 550 people who signed the “Stop B-Town Upzoning” petition—are upset about. Here is just one excerpt:

Your own consultants, Clarion and Associates, state on their web site that "you need to learn each community's unique history and culture" - are you confident we have done this? Page 60 of the 2018 Comprehensive Plan states that existing core neighborhoods should NOT be the focus of the city's increasing density. Why then does your proposal include the



core neighborhoods as an option for plexes? The city spent a lot of money on outside consultants who said that plexes are needed but to leave the core neighborhoods alone.

We would like to see that as much planning and forethought goes into new zoning as what went into the original design of Bloomington's core neighborhoods. Elm Heights, for instance, has a broad range of housing options, from the historic, limestone homes on Vinegar Hill to cottages and bungalows in other street pockets, as well as various sizes of homes in between. There are also several period apartment buildings. Not only were the size and shape of homes meticulously planned to meet the diverse needs of the population in those early days, but also the architecture, which provides so much of Bloomington's character.

It is of the essence that we preserve the single-family housing stock in our neighborhood, especially at the entry level, as owning a tiny home is the gateway to building capital over a lifetime. Rental units for students will not accomplish this goal and will only enrich developers, who will not sell the units, but will maintain them as rentals to maximize their investment.

We respectfully request that the discussion of new zoning and plexes be tabled until after the pandemic, when citizens can meet in person. To have the City, at this time, communicating with us through Zoom videos is insufficient and undemocratic at best, autocratic at worst. We feel our wishes about the neighborhood's future deserve to be heard by the City in a fair and just process, and fundamental ideas of self-determination need to be respected.

Our sincere regards,

Jim & Lisa Shanahan (D)

cc: Common Council: Matt Flaherty, Isabel Piedmont-Smith, Dave Rollo, Kate Rosenbarger, Susan Sandberg, Sue Sgambelluri, Jim Sims, Ron Smith, Stephen Volan

Plan Commission: Flavia Burrell, Beth Cate, Chris Cockerham, Israel Herrera, Jillian Kinzie, Neil Kopper, Susan Sandberg, Karin St. John, Brad Wisler

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James E. Shanahan  
Lisa Clay Shanahan  
[711 E. 1st St.](#)  
[Bloomington, IN 47401](#)  
812-650-3077  
[lmc.shanahan@gmail.com](mailto:lmc.shanahan@gmail.com)



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Protect core neighborhoods and reject upzoning**

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**Eisenberg, Paul D.** <eisenber@indiana.edu>

Fri, Feb 5, 2021 at 12:50 PM

Reply-To: eisenber@indiana.edu

To: "Eisenberg, Lana R" &lt;ruegamer@indiana.edu&gt;

Cc: "planning@bloomington.in.gov" &lt;planning@bloomington.in.gov&gt;, "piedmoni@bloomington.in.gov" &lt;piedmoni@bloomington.in.gov&gt;

I am entirely in agreement with what my wife (Lana) wrote below.

Yours truly,

Paul Eisenberg

On Feb 5, 2021, at 12:23 PM, Eisenberg, Lana R <ruegamer@indiana.edu> wrote:

To whom it may concern:

I strongly support Lori Hoevener's position.

<https://stopbtownupzoning.org/2021/01/04/put-the-brakes-on-the-latest-round-of-misguided-modernizing/>

Upzoning serves the interests of developers at the expense of our neighborhoods. It will not produce affordable housing, and it will attack our diverse and stable neighborhoods of single-family homes. The attempt to rush this through during a pandemic, soon after a city council vote rejecting it, betrays your constituents and the democratic process.

Lana Eisenberg  
1005 S Hawthorne Drive  
Bloomington, IN 47401



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] Changes To the UDO

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**Richard Linnemeier** <linnorich@gmail.com>

Sat, Dec 5, 2020 at 1:02 PM

Reply-To: linnorich@gmail.com

To: planning@bloomington.in.gov

Dear planning commission members,

What evidence do you have that allowing "plexes" in the designated areas would increase affordability and, racial and socioeconomic equity and reduce carbon usage. At least conduct a modest pilot program first to obtain pertinent evidence before committing to a city wide roll out.

Eliminating the requirement that multi story residences have ground floor commercial sites would open up spaces for accessible,, economic apartments. If there is demand for commercial space then unhindered private interests will provide it. What I see around town are many unoccupied spaces or leasing offices for the landlord.

If density is desired then a new zone of superdense housing with no height restrictions could be instituted. If novel planning is desired the "hospital site" should provide ample space for this experiment.

Public input on this matter was overwhelmingly negative. Let's take a breath and think this through.

Thanking you for your consideration of this matter,  
Richard A. Linnemeier



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

## Re: proposed multiplex housing options in core neighborhoods, second round

Akers, Stephen Paul &lt;spakers@indiana.edu&gt;

Wed, Nov 18, 2020 at 9:34 PM

To: "scanlanj@bloomington.in.gov" &lt;scanlanj@bloomington.in.gov&gt;

Cc: "ron.smith@bloomington.in.gov" &lt;ron.smith@bloomington.in.gov&gt;, "mayor@bloomington.in.gov"

&lt;mayor@bloomington.in.gov&gt;, Constance Cook Glen &lt;constancecookglen@gmail.com&gt;, James Glen &lt;jglenin@gmail.com&gt;,

Neil Taylor &lt;taylor-design@comcast.net&gt;, "mindymetzcar@gmail.com" &lt;mindymetzcar@gmail.com&gt;,

"johnmetzcar@gmail.com" &lt;johnmetzcar@gmail.com&gt;, "kgherron08@gmail.com" &lt;kgherron08@gmail.com&gt;,

"jasonnam1@gmail.com" &lt;jasonnam1@gmail.com&gt;, "melissa.nam@gmail.com" &lt;melissa.nam@gmail.com&gt;,

"lm.farrell@comcast.net" &lt;lm.farrell@comcast.net&gt;, "HoosierJoy@aol.com" &lt;HoosierJoy@aol.com&gt;, "Kolovou, Tatiana

Alkiviadis" &lt;tatianak@indiana.edu&gt;, "ellentamura@gmail.com" &lt;ellentamura@gmail.com&gt;, "rj.farrell@comcast.net"

&lt;rj.farrell@comcast.net&gt;, "billpolansky@hotmail.com" &lt;billpolansky@hotmail.com&gt;

Ms. Scanlan,

I wish to share some input on the process underway now and I understand finalized on Tuesday, 11/17/2020 regarding input on the Planning Department's work on another round of changes for allowing plexes in core neighborhoods.

As a representative of the Park Ridge Neighborhood Association, I have been unable to keep up with this latest effort to make revisions to the proposal. I work on campus and have been on the front lines with the pandemic maintaining the safety of students, staff, and faculty. I read, as I have added below, that the proposed changes will be considered for approval in early 2021.

I believe the timing of this review is poor with many citizens unaware or unable to provide input due to the pandemic. This work is important and after defeating the initiative last year, this is an important item that requires input. I have included our City Council representative Ron Smith on this message and I will try and connect with Ron once the majority of students leave campus this weekend.

***Though public input sessions have wrapped up, Bloomington's planning and transportation department is still seeking feedback on proposed changes to the city's zoning map and text amendments to the overall zoning code.***

***Story maps, feedback forms and answers to some frequently asked questions can all be found at [bloomington.in.gov/planning/udo/map/updates](https://bloomington.in.gov/planning/udo/map/updates). Feedback from the sessions and from online submissions will guide the planning department on whether to make any changes to the current draft map before it is formally proposed to the city plan commission early next year. Changes to the zoning map and the text of the Unified Development Ordinance require approval from the commission as well as the Bloomington City Council.***

So you may be asking, what is it that Steve wants? I need time to get involved in this review and analyze the changes proposed. Please do not think that as of Tuesday, you have all the input from the city's citizens, you do not. While philosophically I understand the need for plexes for affordable housing and other goals, I also represent a neighborhood that wants it's single residential character and property values maintained.

I look forward to getting involved soon.

12/16/2020

City of Bloomington, Indiana Mail - Re: proposed multiplex housing options in core neighborhoods, second round

Steve Akers

Park Ridge Neighborhood Association



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

## Opposition to Upzone

1 message

**Suzanne Eckes** <s\_eckes@yahoo.com>

To: "scanlanj@bloomington.in.gov" &lt;scanlanj@bloomington.in.gov&gt;, "greulice@bloomington.in.gov" &lt;greulice@bloomington.in.gov&gt;

- Dear Ms. Scanlan and Mr. Greulich,

I am writing to express some concerns about the plan to rezone. I've listed a few items below.

1. There are three neighborhoods near campus that have character and help make Bloomington the unique place that it is (e.g., Elm Heights, Prospect Hill, and Bryan Park). I worry that this plan will destroy the character of these core neighborhoods. Because they are closer to campus, it is no secret that developers will target these core neighborhoods. This will make Bloomington a less attractive place to live.

2. I tried to find data of a housing shortage in Bloomington and wasn't able to locate this information. Do we really have a shortage of housing, or do we have a shortage of affordable housing? It seems it is the latter. I did see that the HT highlighted that there was 9.5% vacancy rate in Bloomington in 2019. It is my understanding that is a higher percentage in 2020. Surely we could come up with a better plan that offers housing to those in need without sacrificing the character of the town by destroying core neighborhoods. Rent subsidized or controlled apartments in several neighborhoods (including the 3 core neighborhoods) is one possibility of many. Providing a place to live for our lower income community members is a high priority for me; I don't think this proposal to rezone will adequately address this issue.

3. Related to number 2, I am skeptical that this plan will create affordable housing for our lower income community members and will instead allow more student housing in core neighborhoods. The neighborhood behind the union is a case in point. This was a beautiful core neighborhood that defined Bloomington and has been destroyed by short-sighted decision-making.

4. As further evidence that this plan may not address affordable housing, look no further than all of the new development downtown. This downtown plan ended up being entirely student driven and focused on higher income renters. Your proposed rezone, takes this same approach. Specifically, it opens core neighborhoods up to more intense development but has no plan to make such development affordable.

Thanks very much for your time.

Suzanne Eckes  
904 S. Jordan





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**Public Concern Re: Proposed Zoning Map**

3 messages

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**Keegan Gulick** <keegan.gulick@bloomington.in.gov>  
To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>  
Cc: avivatavel@gmail.com

Mon, Oct 26, 2020 at 3:28 PM

Hey Jackie,

I wanted to forward you a concern I received from a constituent regarding our proposed zoning map so we can have record of their comment.

The property owner at [914 E University Street](#) had concerns about her property being included in the proposed R4 zoning district. She is concerned this zoning designation will harm the historic character of the neighborhood and she felt the R4 district is not appropriate here. She also is concerned by the fact that adjacent properties were not zoned as R4 and are still zoned R3.

Aviva, please feel free to add any additional information and we will make sure your comment is recorded.

Regards,

Keegan Gulick

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**Jacqueline Scanlan** <scanlanj@bloomington.in.gov>  
To: Keegan Gulick <keegan.gulick@bloomington.in.gov>  
Cc: Aviva Carla Mintz Tavel <avivatavel@gmail.com>

Mon, Oct 26, 2020 at 4:55 PM

Hi Keegan and Aviva,

Thank you for your comments. I will save this on the drive for our reference. However, the survey is the best place to submit comments. We received a very similar comment referencing this address on the survey, as well.

I can understand why looking at the map without context can be confusing, which is why we prepared the Housing Diversity Story Map describing how those areas were chosen and are having a public presentation, as well. I'm not certain if you (Aviva) are the one who submitted the other comment referencing this address, but it indicated that the Housing Diversity Story Map was viewed. Please keep visiting the website as more resources and surveys are added.

Thanks,  
Jackie Scanlan, AICP  
Development Services Manager

On Mon, Oct 26, 2020 at 3:28 PM Keegan Gulick <keegan.gulick@bloomington.in.gov> wrote:

Hey Jackie,

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Aviva, please feel free to add any additional information and we will make sure your comment is recorded.

Regards,

Keegan Gulick

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**Aviva Carla Mintz Tavel** <avivatavel@gmail.com>  
 To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>  
 Cc: Keegan Gulick <keegan.gulick@bloomington.in.gov>

Mon, Oct 26, 2020 at 5:39 PM

Hi Jacqueline (and Keegan) - Thank you both for looking at my block and responding. I need your help. I realize the city uses certain parameters for outlining future zoning, but sometimes the details can skew proper decisions regarding an area when looking holistically. I ask that you adjust the zoning map and make my block the same as those around me.

Please advise me as to your decision about my request to change this parameter. It feels as if the city is attempting every angel they can find to destroy my neighborhood.

If we cannot agree about the unfairness of the present proposal, I will be forced to seek counsel.

Thanks again for your attention to this detail. I anxiously await your response to my request - Best, Aviva

On Mon, Oct 26, 2020 at 4:55 PM Jacqueline Scanlan <scanlanj@bloomington.in.gov> wrote:

Hi Keegan and Aviva,

Thank you for your comments. I will save this on the drive for our reference. However, the survey is the best place to submit comments. We received a very similar comment referencing this address on the survey, as well.

I can understand why looking at the map without context can be confusing, which is why we prepared the Housing Diversity Story Map describing how those areas were chosen and are having a public presentation, as well. I'm not certain if you (Aviva) are the one who submitted the other comment referencing this address, but it indicated that the Housing Diversity Story Map was viewed. Please keep visiting the website as more resources and surveys are added.

Thanks,  
 Jackie Scanlan, AICP  
 Development Services Manager

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Aviva, please feel free to add any additional information and we will make sure your comment is recorded.

Regards,  
Keegan Gulick



**Keegan Gulick**  
*he/him/his pronouns*  
**Zoning & Long Range Planner**  
Planning & Transportation Department  
City of Bloomington, IN  
812.349.3531  
<http://bloomington.in.gov/>



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## Comment on Draft Zoning Map from uReport

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**Liz Carter** <cartere@bloomington.in.gov>

Mon, Oct 26, 2020 at 8:34 AM

To: Jackie Scanlan &lt;scanlanj@bloomington.in.gov&gt;

Cc: Eric Greulich &lt;greulice@bloomington.in.gov&gt;, Ryan Robling &lt;roblingr@bloomington.in.gov&gt;, Keegan Gulick &lt;keegan.gulick@bloomington.in.gov&gt;

Good morning,

I was assigned a uReport this morning that contains a comment on the draft zoning map.

[https://bloomington.in.gov/crm/tickets/view?ticket\\_id=173996](https://bloomington.in.gov/crm/tickets/view?ticket_id=173996)

### City Performance:

Other: Your udo housing survey isn't letting people submit. Main complaint I had is the political cow towing to where students should be. Main one was student housing should be by campus. Don't pretend east of college mall is next to campus or some of the other highlighted areas. Campus isn't in the rural country anymore. It's the middle of town. The immediate surroundings should be full of students for the benefit of all. Just because rich single family homes of non students is what is there doesn't mean that should be. That's the absolute worst place to freeze in history for prices to rise and the privileged to claim. We should have nice but dense student oriented housing in the immediacy of all sides of campus, not a mile or longer away. Bad for environment, traffic, equity, and Social cohesion.

My plan is to close the uReport by saying that we have received the comment and that it will be included in the review process as well as to say that we will look into any issues with submitting the housing survey.

Thank you.

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

## [Planning] Re: Thank you for your help to preserve our core neighborhoods.

Susan Sandberg &lt;sandbers@bloomington.in.gov&gt;

Thu, Nov 19, 2020 at 8:38 AM

Reply-To: sandbers@bloomington.in.gov

To: Wendy Bernstein &lt;wb4art@gmail.com&gt;, Planning Department &lt;planning@bloomington.in.gov&gt;

Constituents Wendy and Ed Bernstein have asked that I forward their message to the Plan Commissioners and also add to the public comments regarding the upcoming text amendments and Zoning Map changes.

Best,  
Susan Sandberg

On Thu, Nov 19, 2020 at 2:37 AM Wendy Bernstein <wb4art@gmail.com> wrote:

Dear Susan,

We're so grateful for your hard work your hard work for our core neighborhoods and understand the idealism of those supporting plexes but feel that they can be added in the city without undoing single family neighborhoods. We also expect building plexes in single family neighborhoods will backfire and hurt people's quality of life causing congestion and significant loss of green space, trees and oxygen, not to mention, decrease the number of affordable much desired single family houses. Ironically, it will add to sprawl as families move to less crowded quieter neighborhoods safer for children. It is difficult to effectively govern residents if council members disrespect and ignore the well voiced wishes of so many and eliminate the assets that attracted them to their homes and city.

With endless meetings to satisfy the majority of residents, the UDO was supposedly settled last year. The current extreme revamping of the zoning ordinance, so soon after citizens worked hard to resolve it, is clearly because of the mayor's, planners and some zealous city council members' desire to push this through. Because the mayor had no opposition in the last mayoral election and only one party has been ruling our town, many Bloomington citizens, including more and more Democrats, see the council ignoring the will of the citizens to promote your agenda.

The new outreach zoning maps we've received are shocking in blanketing the neighborhoods with plexes and the accompanying first survey was like an infomercial for your idealistic goals of sustainability and housing equity and diversity. The survey was totally biased towards saving the environment with which, of course, we agree, but it left no room for recognizing the ironic impossibility of achieving these goals by cramming too many people into our neighborhoods with plexes.

There are better alternative constructive solutions than damaging established core neighborhoods with plexes. In the core we now have infill where a house with a double lot is sold with its single lot, and the second lot, sold separately, has a new house built on it. This increases our density while preserving the neighborhood character and scale. Constructively, it doesn't undo any existing housing stock or hurt the neighbors.

A good example of adding multifamily homes in Bloomington is Deer Park, a PUD where single family houses were built next to the woods which border the adjacent original neighborhood's single-family homes. The denser housing is built around the corner from and past the new single-family houses. Aren't well designed and planned PUDs like Deer Park and Osage preferable to spotty zoning changes within established neighborhoods? Piece meal replacing of single family houses by plexes will hurt the visual context and rhythm of the neighborhoods. I was very impressed that the esteemed consultants from SOM massed like sized housing structures together to get the most possible density in the old hospital site. This also provides visual and spatial integrity.

In the name of sustainability and housing equity, too many council members are in favor of undoing recent community wide zoning decisions that preserve core neighborhoods and what's left of the character of Bloomington. The proposed zoning changes will accomplish neither. Sadly, they will be a boon to realtors and developers, many from far away from Bloomington, whose buildings will have to house high spending young professionals and/or students who can pay high rents to cover the high costs of construction and demolition of fine existing housing stock in desirable locations. Developers build to and influence what the market will bear. Good bye to home owning families who nurture their neighborhoods.

Please try to prevent the council from, in the name of progressive liberalism, using heavy-handed tactics that too much resemble those of the outgoing national administration.

Distressed and disappointed in too many city council members and the mayor,

Wendy and Ed Bernstein