

# Planning & Transportation Department

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# Architecture

the design (form, function) of a building

# Planning

the design (form, function) of a city, town, neighborhood, corridor, block, intersection...

# Comprehensive Planning

- future-oriented
- long time horizon (10-20 yrs)
- is guidance; *not* law



2018 Comprehensive Plan  
City of Bloomington



# Current Planning

- present-oriented
- dictates land use and development norms
- *is* law

## BLOOMINGTON INDIANA



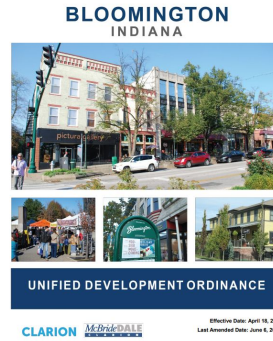
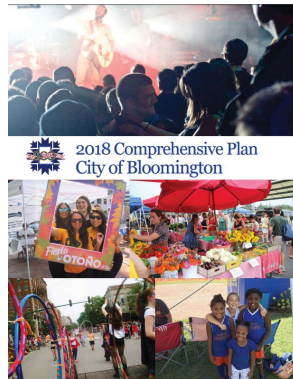
## UNIFIED DEVELOPMENT ORDINANCE

CLARION

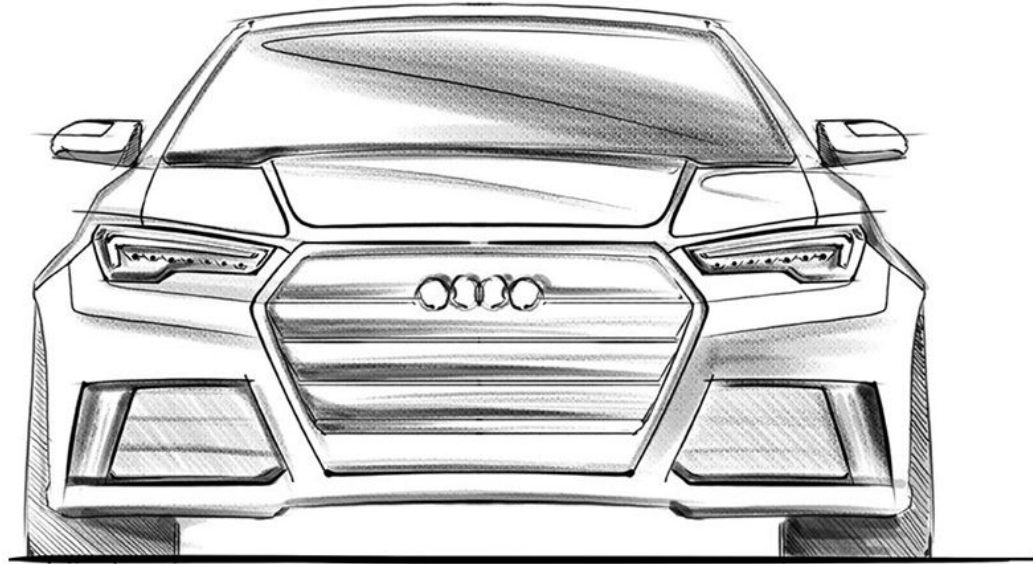
McBrideDALE  
CLARION

Effective Date: April 18, 2020  
Last Amended Date: June 6, 2024

Both documents attempt to reconcile *the* primary tension of our built environment...







Which is the fundamental unit of “being”?



earliest human settlements to 1950













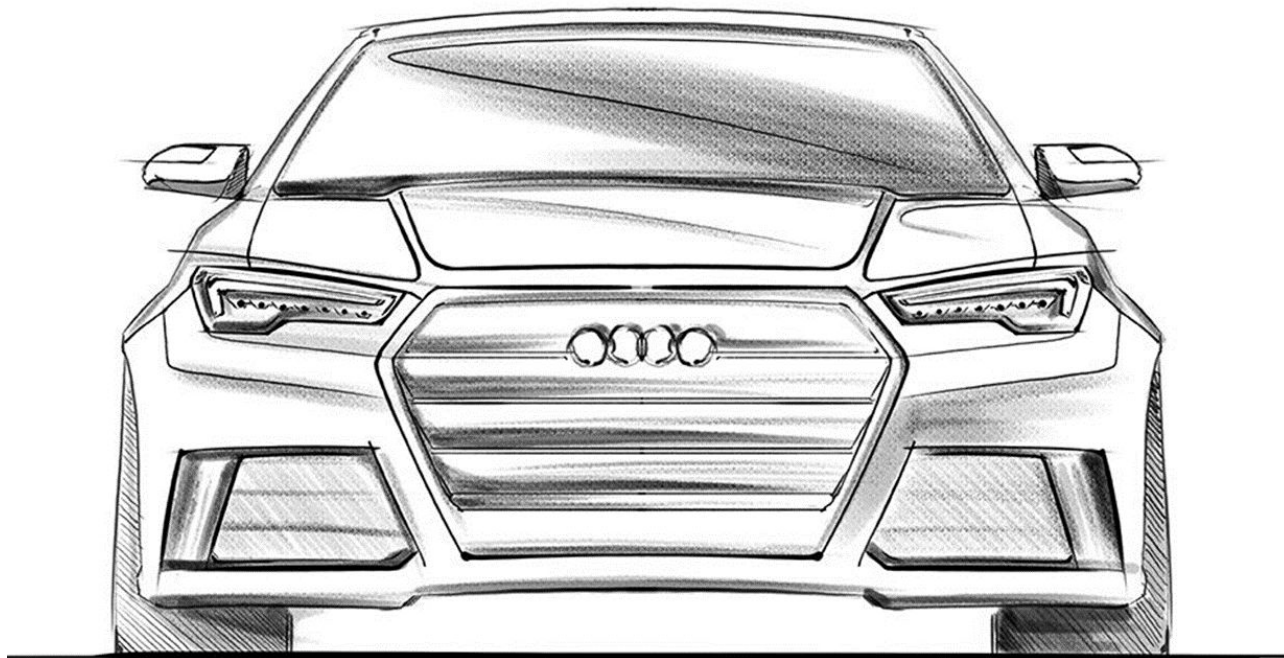


SHORPY

09145 SHOPPERS ON SIXTH AVENUE, NEW YORK CITY

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1950 to today



# Post-WWII confluence of factors...

- Cheap oil
- Cheap land
- GI Bill
- Federal Highway System
- Mass production of automobiles+
- Mass consumption
- Post-war prosperity / sky's-the-limit
- Great Migration, urban in/outflux





















# 1959



# 1961



















# Attica, Indiana





- 9 buildings
- total 100,000 sf on 1.7 acres
- 12 residential units
- 13 businesses, +/- 100 jobs, mostly local owners
- greater total land value, greater tax revenue



- 1 building
- total 12,000 sf on 1.5 acres
- 0 residential units
- 1 business, +/- 25 mostly low-paying jobs, non-local ownership
- lesser total land value, lesser tax revenue













# The 2nd Street Corridor

A vibrant mixed-use development connected to a great neighborhood park





# The B-Line Plaza

An active community node along Bloomington's linear trail system





# The Next Great Place to Live

A neighborhood that embraces diversity, sustainability, and people-first design





## SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing



## The Cottage

The 2-bedroom Cottage provides an efficient, yet comfortable detached option that allows single story housing living on infill lots or within a cottage court. This type includes alternative floor plan options for a side porch entry, slab on grade foundation for accessibility, and/or a stair configuration for basement access. The massing and elevation options reflect a simple vernacular character present throughout South Bend's neighborhoods.



### ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF INC DT



Option A



Option B



Option C



Ground Floor



Alternate Ground Floor Plan: Side porch entry option (elevation not shown here) and possible basement stair configuration

### Building Type Overview

#### Building Dimensions

|                              |         |
|------------------------------|---------|
| Building Height              | 1 story |
| Building Width               | 24'     |
| Building Depth (incl. porch) | 44'     |

#### Program

|                            |                |
|----------------------------|----------------|
| Unit Configuration         | 2 bed / 1 bath |
| Unit Size (finished gross) | 1728 sq. ft.   |
| Basement (unfinished)      | 864 sq. ft.    |
| Porch (unconditioned)      | 144 sq. ft.    |
| 1st Floor                  | 864 sq. ft.    |

#### Lot Standards

|                  |     |
|------------------|-----|
| Lot Width (min.) | 32' |
| Lot Width (max.) | 60' |

#### Cost Assumptions

|                                     |                       |
|-------------------------------------|-----------------------|
| Preliminary Construction Estimates* | \$200,000 - \$250,000 |
|-------------------------------------|-----------------------|

#### Financing Options

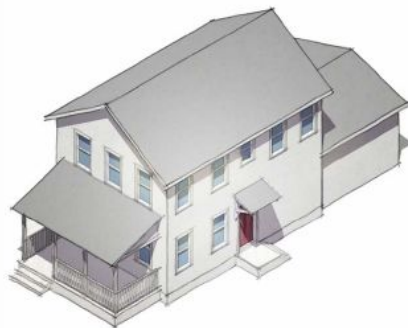
30-yr mortgage

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

## South Bend Neighborhood Infill | Narrow House (3-bed)

### The Narrow House (3-bed)

The 3-bedroom version of the Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. It maintains the same vernacular elevation options as the 2-bedroom Narrow House, however, a 1-story rear addition accommodates a ground floor master suite. This extension could also be modified into a one-car garage, office/workshop, or attached ancillary dwelling unit.



#### ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT



Option A



Option B



Option C



#### Building Type Overview

##### Building Dimensions

|                             |         |
|-----------------------------|---------|
| Building Height             | 2 story |
| Building Width              | 20'     |
| Building Depth (incl porch) | 51'     |

##### Program

|                            |                  |
|----------------------------|------------------|
| Unit Configuration         | 3 bed / 2.5 bath |
| Unit Size (finished gross) | 1,390 sq. ft.    |
| Basement (unfinished)      | 830 sq. ft.      |
| Porch (unconditioned)      | 136 sq. ft.      |
| 1st Floor                  | 830 sq. ft.      |
| 2nd Floor                  | 560 sq. ft.      |

##### Lot Standards

|                  |     |
|------------------|-----|
| Lot Width (min.) | 30' |
| Lot Width (max.) | 60' |

##### Cost Assumptions

|                                      |                       |
|--------------------------------------|-----------------------|
| Preliminary Construction Estimates * | \$220,000 - \$270,000 |
|--------------------------------------|-----------------------|

|                   |                |
|-------------------|----------------|
| Financing Options | 30-yr mortgage |
|-------------------|----------------|

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.



## South Bend Neighborhood Infill | Stacked Duplex

### The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



Option A



Option B



Option C

## South Bend Neighborhood Infill | Side-by-Side Duplex



Option A



Option B



Option C

## South Bend Neighborhood Infill | Six-plex Apartment



Option A



Option B



Option C



# Good night.

## Questions?

