

## Council of Neighborhood Associations Meeting

Wednesday, May 21, 2014, 6pm Hooker Room of City Hall

Attendees: Tom Micuda, Scott Robinson, City Plan Department, Cynthia Bretheim, Prospect Hill, Tim Mueller, Elm Heights, Patrick Murray, Prospect Hill, Sandi Clothier, Near West, Jon Lawrence, Bryan Park, Jan Sorby, Bryan Park, Paul Ash, McDoel, Elizabeth Cox Ash, McDoel, John Kennedy, Spicewood, Kathleen Boggess, PRENA, Darrell Boggess, PRENA, Bill Milroy, ONE, Marjory Hudgins, ONE, Carrie Winkel, Crescent Bend, Georgia Schaich, Green Acres, Ann Kreilkamp, Green Acres, Don Granbois, Blue Ridge, Debra Morrow, Broadview, Ryan Conway, Bryan Park.

The meeting of CONA was called to order at 6:04pm by President Jon Lawrence. Jon briefly addressed the members concerning the bylaw changes, which were mailed out via email to the members prior to the meeting. It was determined that the bylaw changes should be voted on at the June meeting, rather than take the time during this meeting.

The minutes were reviewed and unanimously approved. Motion to approve: Elizabeth, and Patrick, 2<sup>nd</sup>.

Elizabeth gave the treasurers report, informing that no money was spent nor deposited, with the exception of several pennies of interest that accrued in the accounts. Motion to approve: Cynthia, and Carrie, 2<sup>nd</sup>.

Jon then introduced the speakers for the evening, Tom Micuda, Plan Director, and Scott Robinson, Long range and Transportation Planner.

*The following is a synopsis of what was said, condensed, but hopefully true to the discussion- in most cases Tom stands for both Tom Micuda, Plan director, and Scott Robinson, Planner. The order of some parts of the discussion have been changed for clarity.*

Scott gave an overview of what has happened so far, that the Plan Department has facilitated public workshops, a website (Imagine Bloomington), and has created a review board composed of developers, the public, and business people, who have gone through the process of envisioning the Bloomington of the future. This group is now on hiatus, as the Planners put together draft material to be presented later this summer or early fall. In addition to the typical areas addressed in the GPP, topics such as energy sustainability, the arts and business were all topics addressed during this process.

Tom discussed the time line for the Growth Policies Plan and the eventual ordinance that will come from it, explaining that the comprehensive plan gives guidance and direction to the planners as they work to improve the zoning ordinance. By the end of summer a draft will be ready for comment. When the final draft is prepared, it

will go first to the Plan Commission, and then to City Council. A fast timeline would be a year, but Tom believes it will be closer to 2016 before we have a new zoning ordinance from this process.

**The following are areas that the Planning Dept. is looking to the community and other sources for guidance:**

Permeable surfaces- Planning is looking for guidance as to how to address this issue, attitudes have changed concerning greenspace, what types of things would we want to see in terms of permeable, impermeable surfaces; how to balance greenspace with development. Also what about neighborhoods, how do you accommodate growth, do you grow up or grow out? What and where is the future growth of neighborhoods, and how we want to shape new growth?

**Following are questions raised and answers given:**

Question- are setbacks going to be affected in the new zoning ordinance?

Answer- they (Planning) don't anticipate any changes to setbacks in the new zoning ordinance.

Question: What do you see affecting zoning for neighborhoods in the new GPP?

Tom Micuda:

Three areas.

1. Accessory dwelling units- Tom is in favor of them, knows that the issue is how to make them work and be compatible, with suitable restrictions.
2. Community/ corridor- edges of neighborhoods, introduce south Walnut St. investment increased density.
3. Small neighborhood centers along edges of neighborhoods.

Question: A concern was voiced about transition from homeowner to rental housing. Tom's response was that they were cautious and looking at how to prevent tipping the balance.

Question: how are older complexes dealing with the increase in housing stock downtown?

Tom: complexes are being leased, rate is still high, but demographics have changed, more non-students and blue collar, entry-level professionals moving in. Some rents have been lowered.

Question: what percentage of new single family homes are being built?

Tom: single family home development has fallen off the map, less than 100 new home starts in the past year.

Question: what about Condo development?

Tom: no, not seeing much, we would like to see this downtown

Question: in the 1<sup>st</sup> GPP there were incentives given to produce affordable housing, will that be part of the new GPP?

Tom: this is a challenge, we expect we will not take away density, to be affordable, we may have to have density, discretion in design waivers, building heights. We expect smaller projects in the future.

Tom: the No. 1 topic right now is the impact of higher density housing on Bloomington.

Question: what about senior housing? Are there plans to require senior and/or affordable housing?

Scott: yes, affordable housing for seniors is almost non-existent in Bloomington, but there are discussions about creating workforce, senior housing, and strategies needed to create these.

Tom: the logical next step is to have a discussion about inclusionary zoning code; looking at Boulder CO mandates and incentives, density, fee waivers, etc.

Question: how do we encourage preservation of core neighborhoods?

Tom- residential core zoning, not going to change that to multi-family zoning

Scott/ Tom- there is a suggestion for a special subarea plan, including having senior housing along the B Line trail. This is one of the critical sub area plans, pieces along the BLine, Phil Stafford's Livable Communities program; Phil is pushing arterial, zoning changes. There are important demographic shifts, needs change and the trend is to an urbanizing community.

Tom offered that he would like to see Form Based Zoning put in place in Bloomington; it would be form and site development rather than who uses the property, so flexible on use. It is definitely the next iteration; the target would be on new development areas. No decision has been made and there are several years to go for the plan to become code.

Tom left the meeting at 7:30 for the Council meeting.

#### Other Business

Georgia explained that CONA has a table at the Blooming Neighborhoods event on June 7 and asked for volunteers to help man the table. Elizabeth suggested sending out a sign up list.

Kathleen asked about how other neighborhoods dealt with Covenants written into their subdivision plan, and how to change them. It was agreed this was a good topic for a future meeting.

The meeting was adjourned at 7:35