

4.1.10 OBJECTIVE TEN

010 PROMOTE DIVERSE HOUSING CHOICES



DETAILED MARKET PRODUCT TYPE AND ABSORPTION STUDIES

NEIGHBORHOOD DESIGN GUIDELINES

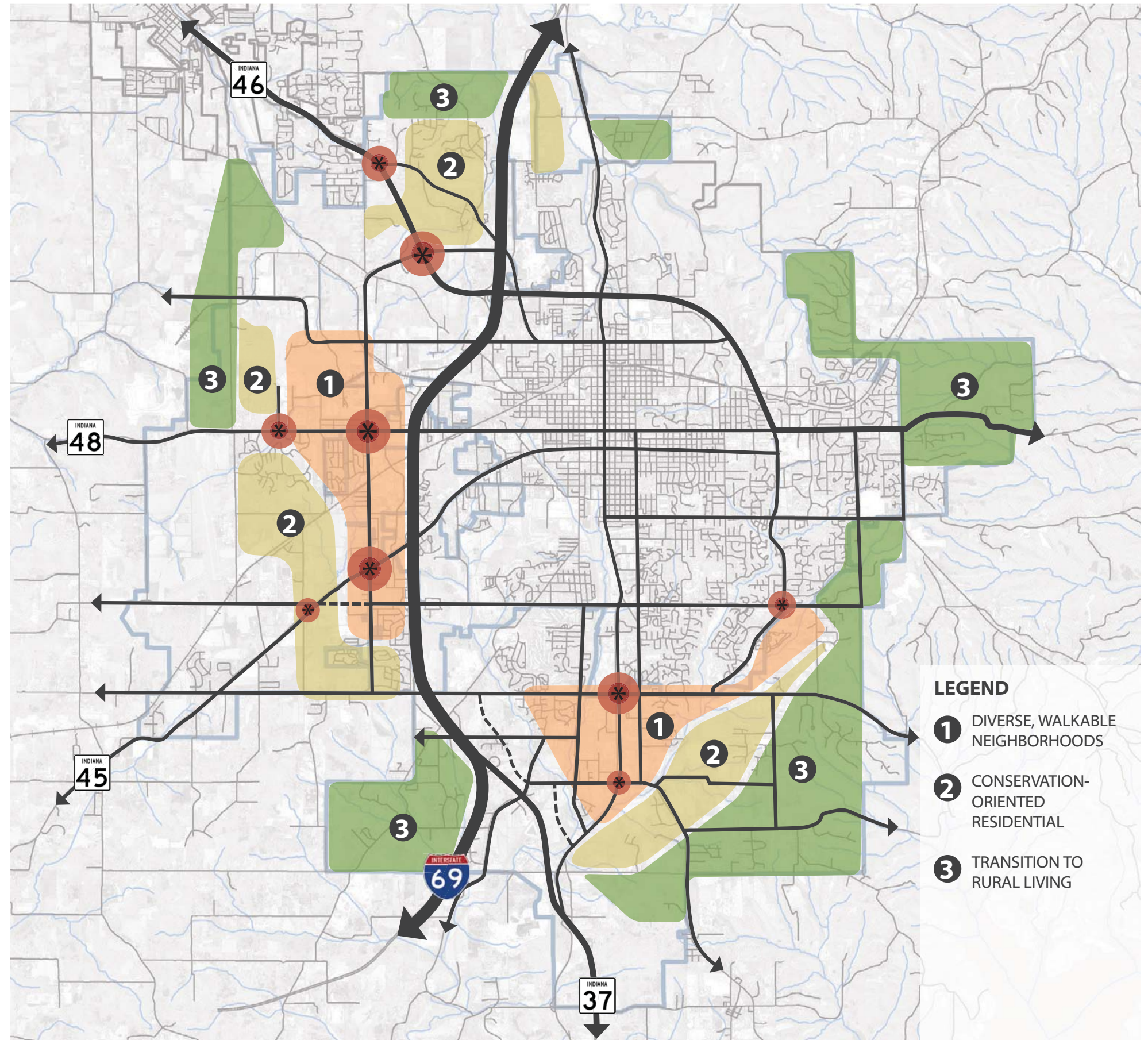
FORM-BASED ZONING STRATEGIES

CHANGING DEMOGRAPHICS ARE CREATING A NEED FOR NEW HOUSING OPTIONS NOT CURRENTLY OFFERED IN THE URBANIZING AREA.

A. BACKGROUND

People increasingly want to live in walkable neighborhoods that have a sense of community. New types of housing should be provided with an attention to neighborhood form and the design of the public realm. As described in Chapter 2: Market Analysis, the overall share of attached, multi-family housing types is expected to increase by 15% over the next 35 years. And for those who will continue to prefer a single-family detached home, a growing number will desire smaller homes on smaller lots. A common characteristic of new residents will be a desire for more than a simple housing “product”; but also to live in a true “place” with an inviting character.

New housing types and neighborhoods are not intended to compete with those offered in the City of Bloomington, but rather to complement the range of options available in the region. In particular, housing options should be provided to fit the needs of employees working in the Urbanizing Area, and in close proximity to employment areas.



LEGEND

- 1** DIVERSE, WALKABLE NEIGHBORHOODS
- 2** CONSERVATION-ORIENTED RESIDENTIAL
- 3** TRANSITION TO RURAL LIVING

B. MIXED-USE NEIGHBORHOODS

In key locations, there will be opportunities for small scale mixed use neighborhoods, where residents can live in very close proximity to day to day services. These will be key locations for denser apartment buildings and apartment units in mixed use buildings. Surrounding these mixed use nodes, the plan calls for development of mixed residential neighborhoods. These are intended to be moderate density, walkable developments with a wide range of housing types that may include attached and detached single family lots, small scale apartment buildings, duplexes, townhomes and condominiums, all integrated together into a neighborhood street system.

Moving outward into the more rural portions of the Urbanizing Area, the plan recommends a focus on conservation-oriented development, again providing a range of housing types, in a development pattern that incorporates public open space as key neighborhood amenity.

Key mixed-use development nodes recommended by the plan include North Park, the Third Street corridor, SR 45/Tapp Road and intersections along the South Walnut Street Corridor. Existing residential development areas along the Curry Pike/Leonard Springs Corridor and the in the South Walnut area provide opportunities for infill and redevelopment over time that will create more walkable, mixed residential neighborhoods. These may transition to conservation-oriented communities where utility and roadway infrastructure is more limited and where natural features such as stream corridors provide logical transition points.

C. DESIGN STANDARDS

A targeted set of design standards and zoning requirements should be developed to address the unique opportunities and constraints for each of these areas.

TABLE 4.X: XXXXXXXXXXXX

F. IMPLEMENTATION STEPS					
STRATEGY		ACTION	CODE	TYPE	LEAD
1	CREATE A DETAILED MARKET PRODUCT TYPE AND ABSORPTION STUDIES	<ul style="list-style-type: none"> + Determine likely price points of various housing typologies + Determine potential market absorption of various housing types + Develop strategies to attract homebuilders with relevant experience or to expand or modify the product types of local homebuilders. 	4.1.8.1	Public/Private Partnership	Board of Realtors / Private Developers
2	GENERATE NEIGHBORHOOD DESIGN GUIDELINES	<ul style="list-style-type: none"> + Examine in further detail the appropriate building form, architectural detail, setbacks and other key site development considerations + Work with developers to test market compatibility of neighborhood design guidelines 	4.1.8.2	Public Policy	Monroe County
3	FORM-BASED ZONING STRATEGIES	<ul style="list-style-type: none"> + Utilize Neighborhood Design Guidelines to create form-based zoning policies + Refine and adopt form based zoning code as alternative approach to traditional Euclidean Zoning 	4.1.8.3	Public Policy	Monroe County



CREATE NEIGHBORHOOD DESIGN STANDARDS



South Dunn Street, Bloomington, Indiana

The physical design of residential neighborhoods and architectural form is critical to creating the types of places that will serve the growing market demand for alternatives to the cookie cutter subdivision.

This plan provides general development guidelines for each of the major residential land use types, but a more detailed set of standards will make it clear to developers what the expectations are for site design. Neighborhood design standards should be developed for various portions of the Urbanizing Area, calibrated to respond the scale and context of existing development. Standards may serve as a stand-alone guide or be integrated into form-based zoning regulations.



Ohio City Farm; Cleveland, Ohio

80% DRAFT