

# GREEN ACRES

## Neighborhood Plan



Spring, 2007

City of Bloomington, Indiana  
Mayor Mark Kruzan



Upcoming Events

April 23rd Community & Family Resources  
Family Festival + Parade - 1:30pm Kirkwood & Indiana Ave.

3rd St. Park (Free Food Games)

Garden Walk

TOHOIS Day Lily 8:30 pm

June 25 - 27

July 27



## **GREEN ACRES NEIGHBORHOOD VISION STATEMENT**

*Green Acres aims to become a sustainable community that  
embraces neighborliness and  
forges partnerships within and beyond its borders.*

## **ACKNOWLEDGEMENTS**

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An extensive amount of time, effort, and energy was committed by many individuals. The following citizens are recognized for the countless hours and tireless efforts that they contributed in order to turn a neighborhood vision into a plan.

### **THE GREEN ACRES NEIGHBORHOOD ASSOCIATION**

Betty Byrne	Tim Mayer, City Council member
Jelene Campbell	Kevin Polk
Stefano Conard	Stanley Routon
Diane Dormant	Kathy Ruesink
Phil Eskew	Georgia Schaich, President
Noriko Hara	Marian Shaaban
Nathan Harman	Lois Sabo-Skelton
Maggie Jesseph	Maggie Sullivan
Ann Kreilkamp	Jiangmei Wu
Herschel Lentz	
Adam Lowe	

### **SPECIAL THANKS**

Chief Jeff Barlow and the City of Bloomington Fire Department for making Fire Station Number Four available for the SWOT exercise.

The First United Church for hosting all of the neighborhood plan development workshops.

### **CITY OF BLOOMINGTON, MAYOR**

Mark Kruzan

### **CITY OF BLOOMINGTON, STAFF**

Tom Micuda, AICP, Planning Director  
Josh Desmond, AICP, Assistant Planning Director  
Scott Robinson, AICP, Long Range/Transportation Manager  
Nate Nickel, Senior Long Range Planner  
Rachel Johnson, Long Range Planner  
Lisa Abbott, HAND Director  
Vickie Provine, Program Manager

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## ACCEPTANCE STATEMENT

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The Green Acres Neighborhood Association and the City of Bloomington hereby acknowledge the Green Acres Neighborhood Plan. Through the City's Neighborhood Planning Initiative, the Green Acres Neighborhood Plan will function as a tool to coordinate resources, open channels of communication, and convey the prevailing interests of the Green Acres neighborhood to the greater community at large. We accept the purpose of the Green Acres Neighborhood Plan and will strive to work within the prescribed framework detailed within it.

# INTRODUCTION

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GREEN ACRES NEIGHBORHOOD PLAN

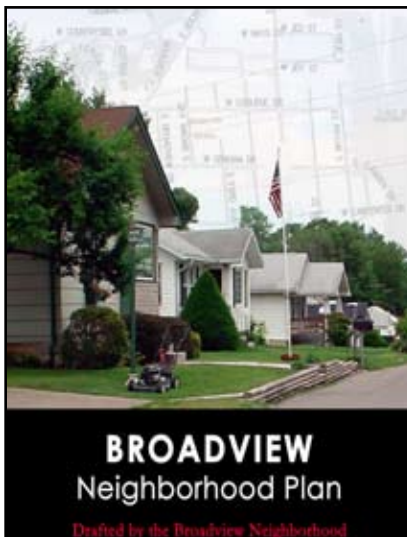
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## NEIGHBORHOOD PLANNING INITIATIVE

The American Planning Association defines neighborhoods as “diverse, dynamic social and economic entities with unique characteristics, which are recognized by residents of both the neighborhood and the community at large.” The City of Bloomington understands that its neighborhoods are an important foundation of the community, and for this reason, the City places a high importance on planning for its neighborhoods. The Neighborhood Planning Initiative is the process by which the City works with Bloomington’s residents to envision the future of a particular neighborhood. The vitality of Bloomington’s neighborhoods depends on careful consideration of each neighborhood’s unique identity and character. A Neighborhood Plan works to suppress the negative elements that can erode a neighborhood’s character; it also works to enhance the elements of a neighborhood that improve the quality of life for current and future residents.



*The 2002 McDoel Gardens  
Neighborhood Plan*



*The 2003 Broadview  
Neighborhood Plan*

### NEIGHBORHOOD PLANNING GOALS

#### Recognize Community Assets

Vibrant neighborhoods are essential to the overall health of the community. Bloomington’s Growth Policies Plan (GPP) recognizes the importance of the City’s many communities and the various assets its neighborhoods bring to the city as a whole. Architectural significance, pedestrian amenities, diversity, affordability, and proximity to parks, commercial districts, and civic institutions are several examples of amenities that many Bloomington neighborhoods possess. Neighborhood Plans build off of the GPP to identify the unique and important characteristics of a neighborhood that should be protected. Recognizing these assets and placing them in a Neighborhood Plan document will further ensure that Bloomington’s neighborhoods will prosper.

#### Envision the Future

The neighborhood planning process allows a neighborhood to construct a clear vision of its unique needs and priorities. Through the planning process, community members are able to creatively explore their ideas for their neighborhood’s future. The planning process also allows a neighborhood the opportunity to come together to discuss their ideas, and develop a plan for how their common vision can then be reached.

#### Empower Residents

Neighborhood plans begin with the residents of a recognized neighborhood association. A dedicated group of neighborhood leaders and community representatives are brought together to set goals, determine objectives, and establish action strategies to preserve, enhance, or revitalize neighborhood assets. Empowering residents to lead their neighbors in the planning process is the most rewarding aspect of neighborhood planning.



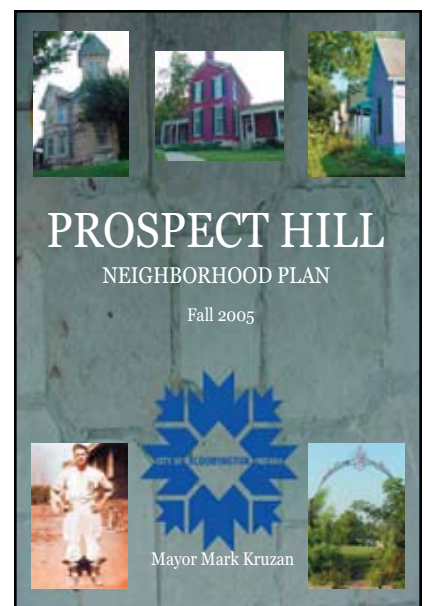
Through the neighborhood planning process, a neighborhood can develop an effective “living” neighborhood plan. This plan becomes a tool for the neighborhood and the greater community at large. It will provide a vision of the future and a general education and awareness about the unique characteristics that a neighborhood possesses. Additionally, it will begin to unify expectations so that changes to the neighborhood can occur with a degree of precision and predictability. The plan can help to work as the voice for the neighborhood, guiding city departments, agencies, and commissions, as well as informing developers, landlords, architects and engineers.

### Foster Consensus

A neighborhood plan works to foster consensus on planning issues, thus unifying a neighborhood under a common vision for the future. The best neighborhood plans will not only gain the entire neighborhood’s approval, but will energize widespread community recognition of a neighborhood’s unique characteristics. The Plan will also build a framework that enables a neighborhood’s vision to gain support, not only at the neighborhood level, but throughout the entire City as well. The City of Bloomington is devoted to developing the best neighborhood plans because the City recognizes that its neighborhoods are the strategic building blocks of a great community.

### Strengthen Community Ties

Ultimately, a neighborhood plan should steer private investment and public services toward projects that are most important to residents. The planning process will also help to foster healthy interaction between citizens, business leaders, interest groups, and government representatives. The resulting plan will work to create mutual trust and bring together an association between citizens, business and government where strategic alliances and friendships can develop. The final product of the neighborhood planning process is a living document composed of real projects that are timely and feasible. The City of Bloomington is eager to continue working with its neighborhood associations in developing Neighborhood Plans through the City’s Neighborhood Planning Initiative.



*The 2005 Prospect Hill Neighborhood Plan*

## THE NEIGHBORHOOD PLAN SELECTION OVERVIEW

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Selecting an individual neighborhood association to participate in the City of Bloomington Neighborhood Planning Initiative is a challenging process. To assist with the selection process, a formal application form and review procedure was introduced in 2004. This new approach measures a neighborhood's demonstration of its vision, organization, opportunities, community involvement, and understanding of current issues that are relevant to the neighborhood.

A call for applications by the City of Bloomington typically takes place in the early spring, where neighborhood associations are encouraged to apply. Neighborhood plan application forms are then made available to the public at City Hall, as well as via the Planning Department's website. Staff from the City's Planning and HAND Departments review each application using a set of established guidelines and criteria. These include the applicant's prior involvement with the program; their assessment of current neighborhood strengths and critical issues; the compatibility of their potential goals and long-term strategies within the neighborhood plan framework; prior commitment to civic or charitable organizations; and neighborhood created projects or initiatives. The committee makes a recommendation for the neighborhood that has demonstrated the highest levels of civic involvement and neighborhood commitment based on the criteria and guidelines listed above. The Mayor's Office then formally announces the winning applicant that will participate in the neighborhood planning process.

A total of three neighborhoods applied for the 2006 neighborhood plan. Applications were received not only from Green Acres, but also from the Bryan Park and Elm Heights neighborhoods as well. However, City staff made a final recommendation to the Mayor's Office that Green Acres participate in the 2006 neighborhood planning process for the following reasons: first, there was a significant increase in the number of active members within the neighborhood association; second, a diverse and well-rounded set of goals were proposed that were achievable in the context of a neighborhood plan; third, a high level of participation was shown in both civic and neighborhood activities; fourth, vigorous grass-roots efforts have been organized by neighborhood residents for various local initiatives; fifth, a comprehensive approach was taken to address neighborhood issues; and lastly, strong outreach efforts were proposed by the neighborhood association to include Indiana University student residents throughout the planning process.

On May 2, 2006, the Mayor's Office officially announced that the Green Acres neighborhood had been awarded the 2006 City of Bloomington Neighborhood Plan.

Soon after being awarded with the 2006 Neighborhood Plan, a core group of Green Acres neighborhood representatives worked with City staff to outline the planning process and solidify logistics. The City of Bloomington Fire Station Number 4 was selected as the location for the initial workshop, due to its convenient location within the neighborhood. The first workshop was set aside for the Strength, Weakness, Opportunity & Threat (SWOT) exercise.

To facilitate greater exposure to the kickoff of the neighborhood planning process, City staff mailed informational flyers to every individual property address within Green Acres. Extra flyers were also given to the neighborhood association, which had block captains assist with distributing to as many rental properties as possible. This set the stage for the beginning of the Green Acres Plan, which officially kicked-off with the SWOT exercise held on Saturday, September 9, 2006 (to learn more about the SWOT exercise, please see Appendix C).



*Green Acres enjoys strong grass-roots participation in a wide variety of neighborhood activities. This picture was taken at the 2006 Summer Solstice Parade*

## PLANNING PROCESS

In order to develop the Green Acres Neighborhood Plan, five workshops were held between September and December of 2006. The final event in the process was the formal “unveiling” event, where the Green Acres Neighborhood Plan was officially released to the public. A comprehensive summary of the planning process is provided below.

### **WORKSHOP #1: KICK-OFF MEETING, SEPTEMBER 9, 2006**

- Neighborhood planning process introduced and SWOT exercise conducted
- Participants summarized and prioritized SWOT findings
- Future workshop information distributed

### **WORKSHOP #2: PUBLIC INPUT MEETING, SEPTEMBER 27, 2006**

- Summary of SWOT exercise results presented
- Participants voted on top SWOT priorities
- Neighborhood began developing Vision Statement

### **WORKSHOP #3: PLANNING MEETING, OCTOBER 17, 2006**

- SWOT voting exercise results reviewed
- Development of goals and objectives
- Neighborhood continued work on Vision Statement

### **WORKSHOP #4: PLANNING MEETING, NOVEMBER 8, 2006**

- Goals and objectives solidified
- Development of action strategies
- Neighborhood began compiling historical information for use in the Plan’s Foreword section

### **WORKSHOP #5: PLAN OVERVIEW MEETING, DECEMBER 5, 2006**

- Process initiated to finalize all plan materials
- Neighborhood residents began to work on cover design options
- Neighborhood strategized on options for the Plan’s release event

### **PLAN OFFICIALLY RELEASED TO THE PUBLIC, SPRING, 2007**



*City staff and neighborhood residents discussing material at a neighborhood planning workshop*

**ISSUES SUMMARY**

When the Green Acres neighborhood applied for a neighborhood plan in March of 2006, there were a host of issues that they wanted to address in the document. The SWOT exercise and subsequent voting activity were tools used to help Green Acres residents define and prioritize these issues (for more information on the SWOT exercise and voting activity, please see Appendix C and D). This was necessary to develop a solid base of material to begin the neighborhood planning process.

**STRENGTHS & OPPORTUNITIES**

Residents used the SWOT exercise to identify the neighborhood’s strengths and potential opportunities. The prime location of Green Acres, with easy access to the Indiana University campus, as well as eastside entertainment, restaurants, churches, retail and health care opportunities, was considered to be a strong asset. The tree-lined streets and yards were deemed to be important neighborhood characteristics. The diverse mix of residents within the neighborhood, which includes students, young families and retirees, was identified as another benefit. Exploring ways to increase homeownership options and alternative transportation modes throughout Green Acres was seen as a great opportunity. Building stronger relationships with neighborhood landlords and renters (especially student renters) was seen as another priority.

**CONCERNS & ISSUES**

Several potential concerns of the neighborhood were also highlighted during this process. The lack of any public spaces or playgrounds in Green Acres was a major concern. The former “Bedroom One” building along East Third Street was another concern, due to it being a very large, empty, commercial space. Finding a new tenant (or multiple tenants) for this building was consistently an important theme discussed among planning participants. Potential traffic and noise impacts from the planned widening of the State Road 45/46 Bypass, as well as missing sidewalk links along East Third Street, were additional issues voiced during the planning process. Also, it was noted that many elderly residents may either be planning to, or are currently in the process of, selling their homes. Although this trend was a concern, the neighborhood also acknowledged that it could become an opportunity to attract new residents and families to live in Green Acres.

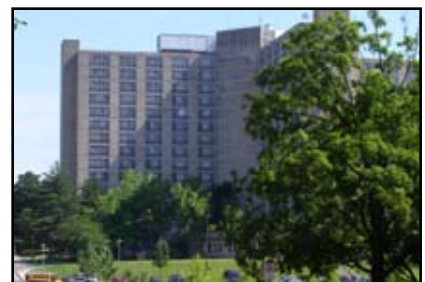
These observations on both the positive features and the areas of concern for the neighborhood helped to pave the way for the creation of the goals, objectives and action strategies that are detailed in Chapter Three.



*The residents of Green Acres were constantly seen as a major strength throughout the planning process*



*Increasing homeownership opportunities and building stronger relationships with neighborhood landlords and renters was noted as an important opportunity*



*Easy access to the Indiana University campus from Green Acres was identified by residents as a strong asset*

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# GREEN ACRES PROFILE

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GREEN ACRES NEIGHBORHOOD PLAN

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## FOREWORD

WRITTEN BY ANN KREILKAMP

RESIDENT AND GREEN ACRES NEIGHBORHOOD ASSOCIATION SCRIBE

JANUARY 15, 2007

Walk into a tall, narrow, hidden room in the Monroe County Historical Society Museum and look up on the west wall. There you will find a floor-to-ceiling photograph, taken in 1955, from downtown Bloomington that looks east, as if from a low-flying aircraft. St. Charles Church, on the corner of 3rd and High street, sticks out isolated, with only green fields beyond. In Green Acres itself, you can make out the small, mostly post-World War II houses of Union, North Bryan, Jefferson, Roosevelt—some kit homes, some Arts and Crafts California Bungalows of various types—but the neighborhood looks sort of barren, not many trees. Further east there is so much tree cover that it's hard to tell how many houses were already built on Hillsdale and Overhill, or even if those streets existed then (they did; Hillsdale was platted in 1947 and Overhill in 1953). Nor is the east edge of Green Acres obvious in the photo (the bypass wasn't built until the '60s).



*The historic Millen House (renamed the Raintree House) is currently under restoration. It serves as the home to Indiana University's Organization of American Historians*

Now zoom back even further, way back, to 1839 when William Moffat Millen purchased 160 acres, the "SE quadrant of section 34," from William Bonner, for \$1800. The west (Union Street), north ("Nashville Road," now 10th Street) and south ("Columbus Road," now E. 3rd Street) boundaries of this farm are still those of Green Acres, though the east boundary spread further than what is now the bypass.

Near the western edge of his farmstead, in 1849 Mr. Millen built a Greek Revival, two-story, Georgian home (a style no longer in vogue on the east coast, but still favored by well-to-do farmers in Southern Indiana and other parts of the Upland South). This house, the Millen-Stallknecht House—recently renamed the Raintree House because of its two raintrees (*Koelreuteria paniculata*), one of which is the largest of its species in Southern Indiana—and the 7/10th acre that remains of the original property now bear the addresses of 111 and 112 North Bryan.

One of four of its type in Monroe County, the Millen-Stallknecht house with its elaborate classical portico is the only one to retain historical integrity (having not been substantially added to or subtracted from). As of 2004, the Millen House was federally approved on the National Register of Historic Places, and is listed as an Indiana Historic Site. We can view the Millen-Stallknecht/Raintree House, as the oldest house still standing, as the cornerstone of our Green Acres Neighborhood.<sup>1</sup>

According to a report filed by the United States Department of Interior, in 1880 Millen sold the property to James B. Clark, a farmer. Clark sold it to a Mr. Rogers in 1882. In the 20th century, the home went through numerous owners (Agnes Wells, Geneva L. Graeba, Anna and Newton Stallknecht) and the property subdivided a number of times. The westernmost acreage, called Highland Homes, from Union through Clark Street, was platted in 1923.



In 1946, the Trustees of Indiana University purchased the Millen House and rented it for three years to university personnel and students before selling to the Stallknechts, who refurbished the interior. In 1969, the “Stallknecht House” and property were sold to the IU Foundation and renamed Raintree House. Since 1970, at the invitation of then president Herman Wells, it has been used as headquarters for the Organization of American Historians. In 1992, the Foundation deeded it back to the Trustees of Indiana University.

The report calls the Millen House a “surviving landmark of a group of Scotch-Irish Presbyterians who migrated from Chester City, South Carolina before 1834.” They “helped transform the economic fabric of the community, were active in the formation of IU, and anti-slavery in spirit.” Mr. Millen’s own father’s will (in South Carolina, 1844) “took the rare and radical step of freeing his seven slaves and leaving them \$300 to move to a free state.” (By comparison, he left \$50 to each son and \$100 to a daughter.) It has long been rumored that the Millen House was one of the stations along the Underground Railroad, though no proof of this has been found.

This cornerstone of our neighborhood thus carries connotations of an enlightened awareness that preceded the Civil War by decades and serves as a lodestone, both for GANA’s embrace of neighborliness and for our decision to guide the future of Green Acres in the direction of sustainability.<sup>2</sup>

1 We could go back further, of course, to uncover the bones and artifacts of the Delaware, Piankeshaw and Miami Indians who populated this area before the European-Americans displaced them in the early 1800s. Taking advantage of the Land Act of 1780, which opened Land Offices to permit easy, legal land acquisition by private individuals from the federal government, the earliest “settlers,” mostly middle-class, self-reliant, hard-working Upland Southerners, migrated up from Kentucky, North Carolina, Virginia and Tennessee. The Land Act followed the Land Ordinance of 1785 which overlaid the natural contours of the land with a Roman-style grid by surveying land into six-mile square townships subdivided into 36 sections of 600 acres each, and the Northwest Ordinance of 1787 which provided for a system of government in the area of Indiana and nearby states then known as the Northwest Territory. So many arrived so quickly that by 1816, Indiana had the 80,000 settlers necessary for statehood. This particular area was appropriated through the Fort Wayne Treaty of 1809 whereupon, to ensure survival, the Indians were forced to migrate even further west, following the promise of yet one more two-faced treaty. (Facts, but not point of view, gleaned from Sieber and Munson, *Looking at History: Indiana’s Hoosier National Forest Region, 1600-1950*, by Sieber and Munson, IU Press, 1992.)

2 Enlightened awareness regarding slaves, but not Indians. And, as regards sustainability, we would do well to learn from the earliest white settlers what not to do. In 1800, this entire area was old growth forest, mostly hickory and oak in the uplands, beach and maple in the valleys. The settlers cleared the land, farmed it to the point of depletion and massive erosion—whereupon they cleared more land and did the same thing. By the 1930s, when the Forest Service began to buy up land and reseed it with trees, very little forest remained. And extreme erosion made the hills of Brown County, for example, even steeper and deeper.

Though the settlers didn’t know how to farm sustainably, they did know how to cooperate with each other, such as in raising barns and houses as a group. This probably ensured their survival, and in this sense we can emulate them. (Again, facts, but not point of view, from Sieber and Munson.)



*A late 1940’s map depicting the municipal boundaries of the City of Bloomington. At this time, the Green Acres neighborhood was still mostly undeveloped*

## FOREWORD

Bloomington itself sits at an edge between the rural, folksy, can-do, small-town values of the southern hills and the larger industrial cities of the north. Perhaps partly because of its position as a crossroads (in 1910 the U.S. census deemed it the center of the nation's population), and of course, also due to its location as a university town, Bloomington itself has long served as a fertile oasis for all kinds of diversity.

Unfortunately, there have also been disturbing incidents in the neighborhood as well. Margaret Carter, a long-time resident, tells of a black family that moved in next to her on North Bryan, some time in the '70s she thinks it was, and she welcomed them. However, a few months later she was surprised to discover that they had moved out, saying that shots had been fired at their house. And she tells of a real estate agent that went from house to house between 4th and 5th streets on Bryan, to warn those who lived there to sell their houses since a black professor and his family had moved into one of the rentals that IU owned on that street. However, this kind of memory is rare. Mostly, old-timers who have resided in this neighborhood for 30, 40, 50 years tell of a place full of children, spilling out of what seemed to be every house. A dozen or more on a single block, and all of them walked to school—St. Charles on the corner of 3rd and High Street, or the University School then located at 10th and the Bypass.

When at home they roamed all over the neighborhood, on foot or on their bikes, playing kickball, tag, Frisbee, hide and seek, “muckle” (like tackle, they made it up). They would buy ice cream bars from the Johnson Creamery milkman on his daily rounds (he lived at the corner of 3rd and Overhill), sled down snow-covered streets, throw a ball on dead-end streets, and head in a straight line through everyone's yards, front yards, back yards, towards yet another empty lot or the aroma of someone's mother's cookies and milk. Nobody minded them or thought they were “trespassing.” Nor did parents need to keep an eye on their kids. As George Huntington, who has lived in the neighborhood for 47 of his 50 years said, “When I was a kid, in the summer I'd get up in the morning, leave home and not come back until well after dark. I don't remember being scared of anything. This was a real little mini-community.”

George grew up on Edwards Row, “the edge of town,” since there was nothing but fields to the east. Stanley Routon, also on Edwards Row, remembers George as a kid, and says that in 1956, when he and his wife Bobbie bought a lot (for \$1200) and built their house (for \$12,000) where their four kids grew up, they were “in the country,” the city boundary being then Union Street. Their whole block “sprung up,” he says, within a few years.

Whenever a new family moved to Edwards Row, a dead-end street, the neighbors would invite them for a welcoming get-together, and this went on for years. Bobbie remembers holding a baby shower for someone on her block. And if someone was sick, others would look after them. Neighbors of all kinds mingled, an insurance salesman, a textile peddler, a trucker, a factory worker, a policeman, a professor at the university.

“The kids would all play in anybody’s yard, whether or not they were home.” Shirley Bushey, on Eastgate Lane since 1966, comments that “one time, two old people were arguing about a garage, using words like ‘your property’ and ‘my property.’ My kids had never heard those phrases before and asked me, ‘Why are they arguing, Mom? And where’s our property?’”

It is said that the fastest way to heal an ecosystem is to connect it with more parts of itself. By that measure, then in the ‘50s and ‘60s, Green Acres was a healthy ecosystem, the kids knitting its parts together by constantly roaming across legal boundaries. Nostalgic memories of Green Acres are bolstered by the theme song, “Green Acres is the place to be . . .” from the ‘60s TV sitcom of the same name, itself modeled on a 1950s radio series, “Granby’s Green Acres.” In that TV show, a New York City “city slicker” lawyer (Eddie Albert) and his wife (Eva Gabor) bought a 160-acre farm (note: same acreage as the real Green Acres!) in “Hooterville.”

The name “Green Acres” also conjures up associations that the word “green” has come to embody in this post-carbon, peak-oil era when we begin to wake up to how we “city slickers” must learn to invite nature into our cities if we are to survive and thrive in a future of dwindling energy resources.

Besides its enlightened origins, its populist feel, its history as a haven for young families, and its wonderfully evocative name, Green Acres has always occupied the enviable position of being a quiet, tree-shaded interior sanctuary surrounded by busy streets and commerce. As its exterior boundaries grow even more frenetic and congested, the feeling of sanctuary deepens, grows ever more precious, worth protecting.

We can thank the far-seeing folks who started the Greater Green Acres Neighborhood Association (GGANA) back in 1972, formed to address zoning, traffic and drainage issues. A 1973 Herald-Telephone headline sounds like *deja vu*: “GA is Looking for Help: speeders cut through on Hillsdale, Bryan and Overhill. Parked cars on Bryan and Jefferson.”

Al Ruesink, Marie Webster, Grace Martin, Tim and Sue Mayer and Georgia Schaich were among the early active members of GGANA and they fought a number of zoning battles at the boundaries of the neighborhood, including those over development at the corners of Union and 3rd, Union and 7th, and of 10th and the Bypass. Al was one of the founders of the Council of Neighborhood Associations (CONA), also formed in the early ‘70s to network with and coordinate the efforts of the 20 newly-emerged Neighborhood Associations in Bloomington.

Many consider Green Acres to be more convenient to diverse city amenities than any other neighborhood. This is because one can easily walk or ride a bike from Green Acres to grocery stores, movies, bookstores and other retail stores at Eastgate and the College Mall, to educational and cultural events on the IU campus, or continue downtown for city business, music and other cultural venues, ethnic restaurants, and the Saturday farmer’s market—all within a mile or two.



*Neighbors getting together for the Ice Cream Social on a hot summer day*



*Solstice Parade held in the summer of 2006*



*The Sample Gates at Indiana University are an easy bike ride away from Green Acres*

Margaret Carter remembers taking the bus all the way downtown from a bus stop at 7th Street and Union (7th no longer goes through). She and others remember two neighborhood grocery stores, one on 10th, the other on the southwest corner of Union and 3rd called Livingston’s, where she sent her kids for milk and bread. “And,” says Stan Routon, “when Mr. Livingston read in the paper that a Kroger’s was going in (in what is now Eastland Mall, in the Petco location), that very day he put up a sign that said the store was closing.”

Tim Mayer, a City Council member on South Bryan, tells of a Mrs. Alma Stevenson, who lived on the southeast corner of 4th and Union in a two-story house built in 1927. In the ‘70s, she was referred to as “Monroe County’s oldest living Republican” and politicians would come at election time to have their picture taken with ‘Mommy Stevenson,’ including Richard Lugar.”

Mrs. Stevenson had four lots, and even into her 90s she maintained gardens, including vegetable gardens. Tim says she always wore a dress, and would “sit in the dirt and scoot herself along—scattering seed for two rows of corn and a handful of fertilizer.” Tim shoveled her walks in the winter, and looked after her house when she broke her hip and had to move into a convalescent center. George Huntington took in old ladies’ trash barrels when he saw them on his paper route. Back then, neighbors not only baked cookies for each others’ kids, they watched out for each other, lent each other a hand.

Tim says that the neighborhood association started in the early 70s because of the pressure of development. “Park Ridge sprung up, with bigger houses on bigger lots, so many IU professors moved out there, vacating those houses and students moved in.” Likewise, Stan says that when the houses were sold, they usually turned into rentals, and the block parties gradually stopped. By 1973, a Herald-Telephone news report quotes a Green Acres resident, “It’s a weird, strange neighborhood. People are very nice, but they stick to themselves. We just don’t get together.”

This introduction to the history of Green Acres is intended to evoke what was and, in part still is, good about this small corner of the world; what we like very much and would like to see more of. We intend our commitment to “neighborliness” to include student renters, as well as the older folks who tend, like in most of America, to be nearly invisible. And, while apparently scarce, believe it or not, children do live in Green Acres! Once in a while, you will see a young mother walking a stroller with her dog on the street, and a whole busload of children leave for school every morning.

We would like to help college students be aware that they live in a neighborhood and that they might learn to enjoy it enough to want to settle in Green Acres, buy a home, start a family and a garden. The elderly among us need our help—we need to check in on them once in a while, listen to their stories, offer to take them to the store or to the doctor, mow their lawns, shovel their walks like neighbors used to do.

And we would like to engage our children to find each other, play kickball and tag once again, get out on their bikes. There aren't many empty lots left, but we plan on pocket parks, and we encourage them to play and run through our front and back yards once again, so that they can help us remember that we actually live in community, that, in a very real way, we hold this land in common, in trust for the future of them and their children.

And yes, let us remember the block parties of old, and get together again, both for official GANA events, and more spontaneously on our own blocks. The new block captain program should help immeasurably—both to introduce us to each other and to facilitate sharing our diverse knowledge, skills and tools.

As with just about every neighborhood in a city where nearly half its occupants are college students, we recognize as a great challenge our decision to enlist the huge vitality and natural idealism of youth to partner with us as we launch experimental projects that demonstrate a more harmonious blend between nature and culture and intensify both our capacity to sustain ourselves locally and our commitment to the health of our environment.

Proximity to IU is a key to the success of our effort. We plan to involve SPEA (School of Public and Environmental Affairs) and other schools and departments of the university to create credit courses and in-service programs that utilize Green Acres as a living laboratory to incubate the growth of a “village-like” atmosphere in which residents can choose to live and work in place. We envision planting and plucking our own food; retrofitting our homes for energy efficiency and alternative energy; and utilizing inexpensive, low impact methods to conserve, enhance and connect energy flows of all kinds. We intend to support small neighborhood businesses and to carve out common areas that encourage us, as a micro-ecosystem within the larger Bloomington area, to connect more parts of itself to itself.

Lois Sabo-Skelton, my close neighbor on Overhill Drive, sums it up well: “We cherish Green Acres as a safe and civil pocket within a safe and civil city that allows its neighbors, while maintaining personal privacy, to rely and depend on one another as one would in a family.”

Our quest then, as a community, is to become healed, healthy, whole; so diverse, so stable and secure and that the winds of change, no matter how strong, will find us able to adapt and thrive. Ultimately, we hope to leave a legacy that we can be proud of, that does justice to the enlightened, far-seeing views of the family who bought the original 160 acre farm which evolved into our Green Acres neighborhood home.

*I want to thank Betty Byrne, Keith Johnson, Tim Mayer, Marian Shaaban, Lois Sabo-Skelton, Georgia Schaich and Rob Turner for their helpful, and sometimes crucial, suggestions for edits to this document.*



## STUDY AREA

Green Acres has been able to maintain its neighborhood identity despite continuous growth and change along all four of its perimeters. The neighborhood's unique location has provided its residents with both hardships and benefits. The southern border of the Green Acres neighborhood runs along East Third Street, providing residents with quick access to many of the shops and restaurants located along that corridor. To the east, there are also many commercial and retail developments separated from Green Acres by the State Road 45/46 Bypass. The northern border of Green Acres runs along East Tenth Street, while the western edge of the neighborhood is marked by Union Street, which abuts the Indiana University campus. The neighborhood's proximity to Indiana University offers many advantages to its residents, many of whom work or study at the University. Partnering with Indiana University in various capacities has therefore developed as an important topic in the plan.

While the neighborhood's proximity to so many surrounding retail businesses is a definite advantage, dealing with the traffic along East Third Street and the State Road 45/46 Bypass is an obvious hindrance to the neighborhood's accessibility to these services. Transportation and neighborhood accessibility have therefore become important components of the neighborhood plan as well.



*One of many unique homes in the neighborhood*



*Mature trees line most of the streets throughout Green Acres*



*The Green Acres Neighborhood Ice Cream Social that was held in the summer of 2005*

### GREEN ACRES BORDERS

Below is an aerial photograph of the entire Green Acres neighborhood. The heavy amount of green in this photo clearly indicates how much of the neighborhood contains mature trees. The solid red line visually denotes the boundaries of the Green Acres neighborhood.



*The Green Acres neighborhood, as seen from this 2006 aerial photograph*

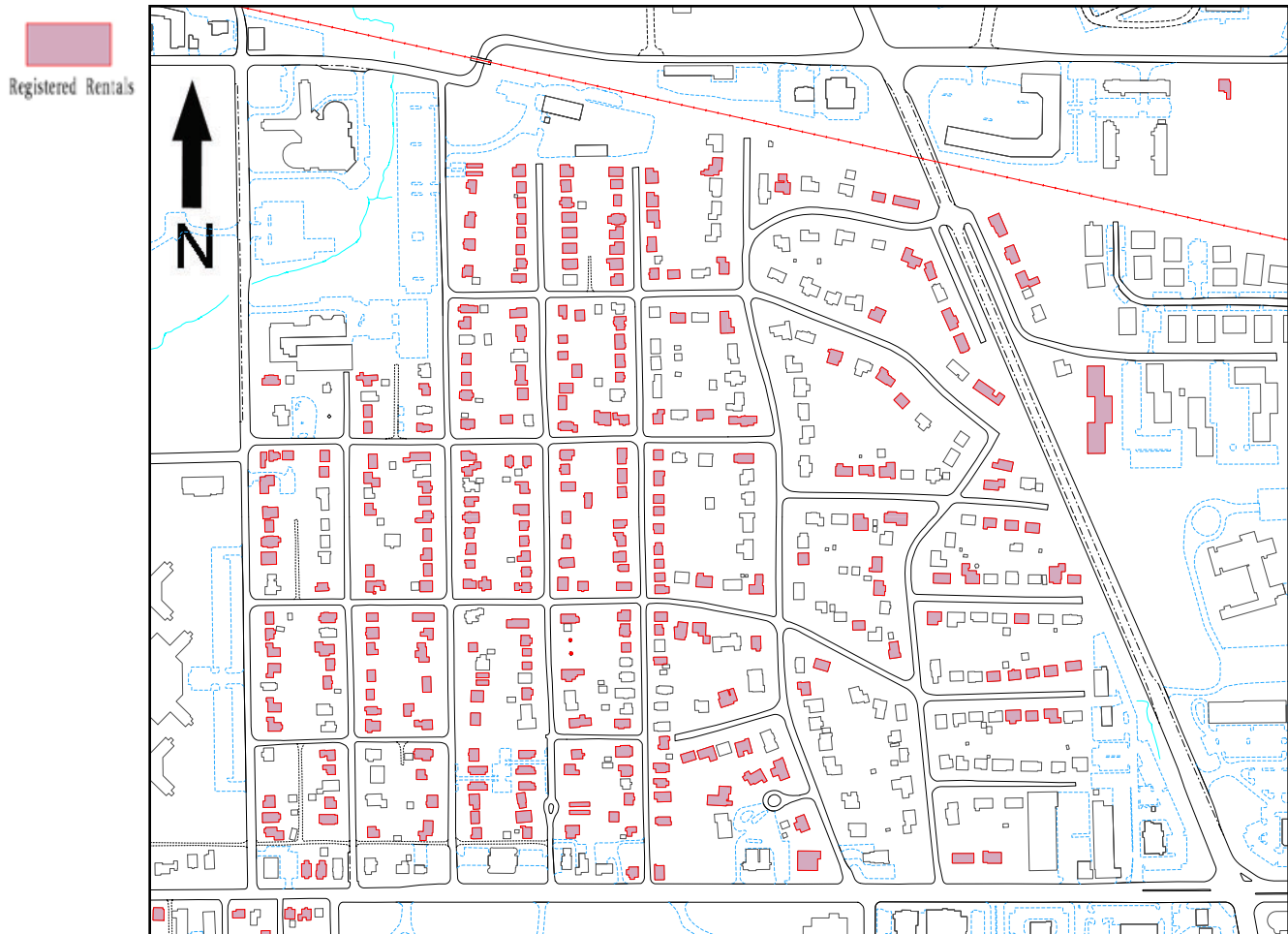


## CURRENT HOME OWNERSHIP ANALYSIS

### NEIGHBORHOOD RENTALS

As evidenced on the map below, Green Acres has a fairly large proportion of rental properties. The map below highlights those properties that are registered as rentals with the City's Housing and Neighborhood Development Department. Properties are shown as registered rentals in the City data until their rental permit expires; thus, some rentals may have become owner occupied before the permit has expired, and still show on the map as a rental. Vice versa, some rentals may have not yet been registered at the time of this map printing and therefore are not shown as rentals on the map below.

Despite potential inaccuracies of the map, it is still a helpful tool to see what general areas of the neighborhood are most heavily rental units. It is clear from the map that portions of the neighborhood that are farther east are more owner-occupied. This most likely is correlated to the distance from the IU campus. Since many of the rentals are occupied by students, the homes closest to campus are in higher demand for student rentals.



*Green Acres Neighborhood Registered Rentals (as of February 12, 2007)*

*City of Bloomington ITS Department, Geographic Information Systems  
For reference only; map information NOT warranted.*



**NEIGHBORHOOD ZONING DISTRICTS**

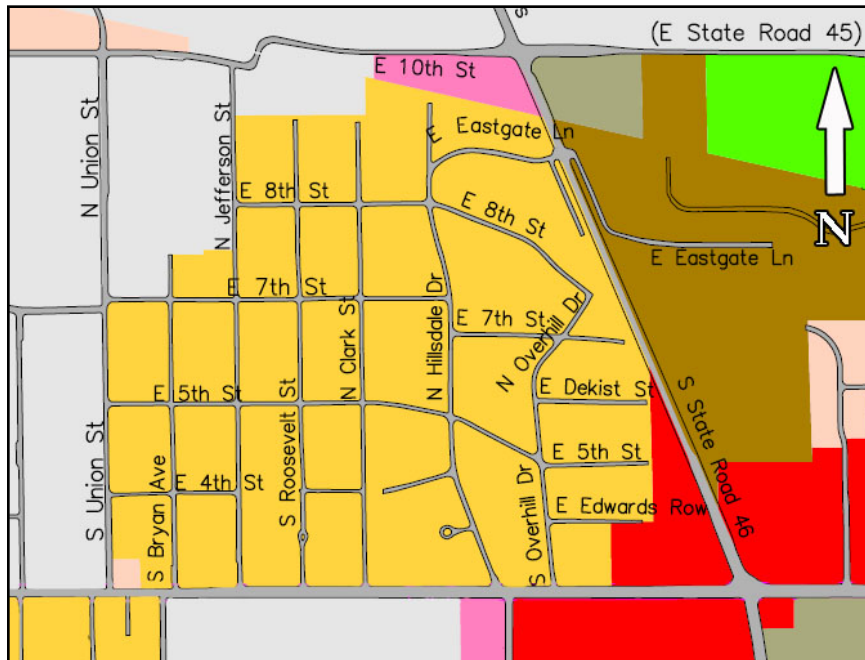
The purpose of zoning is to protect the character of an area and to promote positive and appropriate development. Zoning can safeguard property value, promote public health, mitigate traffic, create healthier living environments and prevent overcrowding.

As shown on the map below, most of Green Acres is zoned Residential Core (RC). This zoning district permits one dwelling unit per property, or parcel of land, and comprises a large portion of the neighborhood, making up approximately ninety-one percent of the total land area of the neighborhood.

There are a few parcels in Green Acres that are zoned for commercial use, which allows for various degrees of business activity on a single parcel or property. These commercial properties are along the southeastern end of the neighborhood, near the intersection of East Third Street and the State Road 45/46 Bypass. The land zoned Commercial Arterial (CA) makes up approximately five percent of the neighborhood’s land area.

A small amount of land is designated Institutional (IN) at the northeastern edge of the neighborhood. This land area makes up about three percent of the neighborhood’s land area. The neighborhood also has a small amount of Commercial Limited (CL), located at the northeast corner of East Third Street and Union Street. This land area makes up less than one percent of the neighborhood’s total land area.

Additional information about zoning in the City of Bloomington can be obtained from the Planning Department at (812) 349-3423, or by visiting [www.bloomington.in.gov/planning](http://www.bloomington.in.gov/planning).



- RC Residential Core
- RH Residential High Density
- CA Commercial Arterial
- CG Commercial General
- CL Commercial Limited
- RE Residential Estate
- PUD Planned Unit Development
- IN Institutional

*Green Acres Neighborhood Zoning Map (effective February 12, 2007)*

*City of Bloomington ITS Department, Geographic Information Systems  
For reference only; map information NOT warranted.*

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# THE PLAN

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GREEN ACRES NEIGHBORHOOD PLAN

**3**

## HOW THE PLAN WORKS

The key step of the neighborhood planning process is the development of the goals, objectives and action strategies. The Green Acres neighborhood has used the three themes of their Vision Statement to create the three goals of the plan. Under each of the goals are related objectives, which will help to measure the progress toward reaching the goals once the plan begins its implementation. Under each objective are action strategies, which offer specific tasks to be completed in order to achieve the desired objectives that lead to fulfilling a goal.

Also included with each action strategy is a desired timeframe for completion. These are referred to as the target. Target completion times range from short-term, which are typically one to two years, to long-term, which can be anything anticipated to take more than five years to complete. In addition, with each action strategy is a list of potential resources that will share the responsibility of completing the task. (Please see Appendix F, Glossary, for listing of acronyms.)

Periodic meetings between the Green Acres Neighborhood Association and the City will allow for progress reports, evaluation and modification of the plan's material. This plan is a "living tool" which will need to be tweaked from time to time as action strategies are pursued with various degrees of satisfaction. As time proceeds, priorities may shift and focus may be lost. Thus, continuous work to refine the plan and implement the action strategies contained in it will ensure success.

### NEIGHBORHOOD PLAN DEFINITIONS

- **Goal:** The general statements of purpose or the long-term end toward which programs or activities are ultimately directed.
- **Objectives:** Provisions that have measurable elements to mark progress towards the corresponding goal.
- **Action Strategies:** The way in which programs and activities are conducted to achieve an identified goal; concrete steps that address short-term, achievable actions and implementation measures.
- **Target:** Anticipated date or frequency that an action strategy should be accomplished.
  - Short-term:** one to two years to complete
  - Mid-term:** two to five years to complete
  - Long-term:** more than five years to complete
  - Ongoing:** occurs annually or continuously
- **Resource:** Logical entities that should be directly involved with the implementation of a specified action strategy.

**Become an exemplary community for green living and sustainability**

**Objective 1.1 Organize on-going sustainability initiatives and educational outreach**

<i>Action Strategies</i>	Target	Resource
a) Invite “green” speakers to neighborhood meetings and host knowledge exchanges	on-going	GANA, others
b) Establish a neighborhood “green” task force	short	GANA
c) Hold regular work parties to build sustainable features for neighborhood homes and yards	short	GANA
d) Create an online resource base for seed and tool exchange within the neighborhood	short	GANA
e) Identify edible plants in the neighborhood that are available for neighborhood harvest and sharing	short	GANA
f) Create a Green Acres neighborhood garden by first conducting a feasibility study of potential locations (Overhill and 3rd St., Fire Station #4, 7th St. and Bypass, Tulip Trace, other)	short	GANA, IU Parks, Fire
g) Create brochure or informational packet of materials for residents to learn about sustainable practices for home and yard	mid	GANA
h) Work with energy providers to assist homeowners with improving household energy efficiency	mid/long	GANA, others
i) Create a surplus of neighborhood-grown edibles that can be sold at a GANA booth at the Bloomington Farmers’ Market (or other venue)	long	GANA, Parks

**Objective 1.2 Protect and enhance the unique green image of the neighborhood by establishing partnerships with public, private and non-profit institutions**

<i>Action Strategies</i>	Target	Resource
a) Pursue Neighborhood Improvement Grants to add defining art and entrance features at neighborhood gateways, or a City Repair project, that highlights the neighborhood’s image	mid	GANA, HAND, Planning
b) Develop an annual neighborhood tree planting program for native tree species	mid	GANA, Parks, IDNR
c) Hold “tree workshops” to educate and encourage residents about planting and caring for trees - invite knowledgeable individuals to assist	mid	GANA, Parks, IU, Arbor Day Assoc., others
d) Conduct a feasibility study that explores developing potential partnerships to construct a neighborhood pocket park (possible locations include: 7th Street Tunnel, Bypass ROW, Fire Station #4, others)	long	GANA, IU, INDOT, Planning, Parks

# 3 GOAL 1

**Objective 1.3**      **Improve stormwater drainage techniques to better utilize and care for water resources**

<i>Action Strategies</i>	Target	Resource
a) Provide educational opportunities on rain gardens, water catchment systems, permeable surfaces, and other techniques to facilitate natural drainage in yards	short/ mid	GANA, Environmental Commission, others
b) Increase plantings to facilitate natural drainage	mid	GANA, others
c) Work closely with the City of Bloomington Utilities Department on potential drainage improvement projects	long	GANA, CBU

## GOAL 2

### Strive for a stronger and more vibrant Green Acres neighborhood through increased social capital

#### **Objective 2.1 Attract both families and new homeowners to the neighborhood**

<i>Action Strategies</i>	Target	Resource
a) Utilize and promote GANA list-serve to identify homes for sale, keep a list of those who want to move into Green Acres neighborhood, and match homes-for-sale with buyers	short	GANA
b) Collaborate with local realtors to actively market and promote Green Acres neighborhood assets to potential homebuyers	mid	GANA, others
c) Work with HAND to market the Green Acres Neighborhood to interested residents through the annual Homebuyers Club	mid/ long	GANA, HAND

#### **Objective 2.2 Strengthen the overall block captain program and bring every block in the neighborhood into the block captain program**

<i>Action Strategies</i>	Target	Resource
a) Upgrade communication methods, such as: website, list-serve, flyers, and newsletter	on-going	GANA
b) Create a toolbox for block captains, which will include a welcome packet, to distribute to new neighborhood residents	short	GANA
c) Utilize the Small and Simple Grants program to provide communication skills education and training to block captains and to help increase recruitment	long	GANA, HAND, others
d) Have block captains encourage residents to enroll in Citizens Academy classes to provide education on City services and programs	long	GANA, HAND

#### **Objective 2.3 Have regular and frequent neighborhood celebrations and events**

<i>Action Strategies</i>	Target	Resource
a) Continue to annually hold the Solstice event, Ice Cream Social and Spring Plant Share	on-going	GANA
b) Actively participate in training and disaster preparation activities associated with the Monroe County Citizen Corps CERT Program and invite other neighborhoods to participate	on-going	GANA, CERT, CONA
c) Hold a fall festival that includes a neighborhood-grown fruit & pie contest	short/ mid	GANA
d) Encourage block captains to hold parties on their blocks	mid	GANA

**Objective 2.4 Increase attendance and participation at GANA meetings, activities and events**

<i>Action Strategies</i>	Target	Resource
a) Specifically invite landlords and renters to attend GANA meetings and activities	on-going	GANAs, others
b) Advertise upcoming GANA meetings through the list-serve, signage, flyers, newspaper, etc.	on-going	GANAs, others
c) Have residents or local businesses sponsor door prizes for GANA meetings	short	GANAs, others
d) Create, or find, a meeting place in the Green Acres neighborhood for GANA meetings and events (look into utilizing the IU Raintree House or Fire Station #4)	short/mid	GANAs, Fire, IU
e) Form a committee with representatives of all neighborhood interest groups (including renters, landlords and businesses) to identify opportunities to improve relations	short/mid	GANAs, others
f) Publish a resource directory of neighborhood residents who have teaching, construction, design, and gardening skills, as well as other services, that can either be shared or traded with the entire neighborhood	mid	GANAs

**Objective 2.5 Conduct several neighborhood trash removal and clean-up events per year**

<i>Action Strategies</i>	Target	Resource
a) Apply for HAND clean-up grants	on-going	GANAs, HAND
b) Hold a neighborhood clean-up once a year to utilize the City of Bloomington “Pick it Up” campaign	on-going	GANAs, HAND
c) Establish a neighborhood-based “Adopt a Street” program for litter control	mid	GANAs
d) Recruit landlords and renters to assist in clean-up activities	mid	GANAs
e) Educate new renters and residents on City trash pick-up and recycling policies	mid/long	GANAs, HAND, Public Works



**Achieve excellent connectivity within the neighborhood, and with the greater Bloomington community and government**

**Objective 3.1 Establish working partnerships with Indiana University**

<i>Action Strategies</i>	Target	Resource
a) Coordinate with the IU Real Estate Office on future planning for University-owned property within the neighborhood	on-going	GANA, IU, Planning
b) Form a committee to identify potential studies, programs and volunteer opportunities in Green Acres that would be ideally targeted to IU students	mid	GANA
c) Directly contact the IU Business School, SPEA, Education School and other University organizations to form partnerships to recruit students for targeted studies, programs and volunteer opportunities as identified by the committee	mid/long	GANA, IU

**Objective 3.2 Work with local and state government agencies to mitigate traffic impacts and identify opportunities to improve bicycle and pedestrian safety throughout the neighborhood and surrounding areas**

<i>Action Strategies</i>	Target	Resource
a) Appoint a neighborhood representative to the Metropolitan Planning Organization (MPO) Citizens’ Advisory Committee, seek City appointments to the Traffic Commission, Bicycle and Pedestrian Safety Commission, Sustainability Commission and any other relevant boards and commissions	on-going	GANA, Mayor’s office, Planning, Public Works
b) Review current Alternative Transportation and Greenways System Plan and recommend relevant improvements to the City Planning Department	short	GANA, Planning
c) Submit a proposal for a sidewalk project to the City Council Sidewalk Committee	mid	GANA, City Council
d) Establish a neighborhood car sharing cooperative or a partnership with a car sharing organization	mid	GANA, other
e) Schedule or attend a meeting (or contact representatives) with Indiana Department of Transportation (INDOT), the Traffic Commission, and Bicycle and Pedestrian Safety Commission to voice neighborhood concerns	mid/long	GANA, INDOT, others
f) Work closely with Bloomington Transit (BT) to identify opportunities for new or improved bus shelters along East Third Street	long	GANA, BT, Public Works, Planning

**Objective 3.3 Improve City of Bloomington/neighborhood relationships**

<i>Action Strategies</i>	Target	Resource
a) Invite local elected officials and City staff to participate in an annual “town-hall” style neighborhood meeting	on-going	GANA, others
b) Schedule an annual walk-through of the neighborhood with staff from both the HAND and Planning Departments	on-going	GANA, HAND, Planning
c) Participate in the City of Bloomington Police Department’s Neighborhood Watch program	on-going	GANA, Police

**Objective 3.4 Ensure that infill development within the established neighborhood is context sensitive**

<i>Action Strategies</i>	Target	Resource
a) Participate in Council of Neighborhood Associations (CONA) activities	on-going	GANA, CONA
b) Develop personal contacts with the City of Bloomington and the development community to proactively discuss neighborhood ideas for any proposed development activity within Green Acres (i.e. green building design options, sustainability concepts, etc.)	mid/long	GANA, Planning, IU, developers
c) Target desirable neighborhood locations for infill development	long	GANA, Planning
d) Seek appointments for residents to serve on the City of Bloomington Plan Commission and the Board of Zoning Appeals	long	GANA, Mayor’s office, City Council, others

**APPENDICES**

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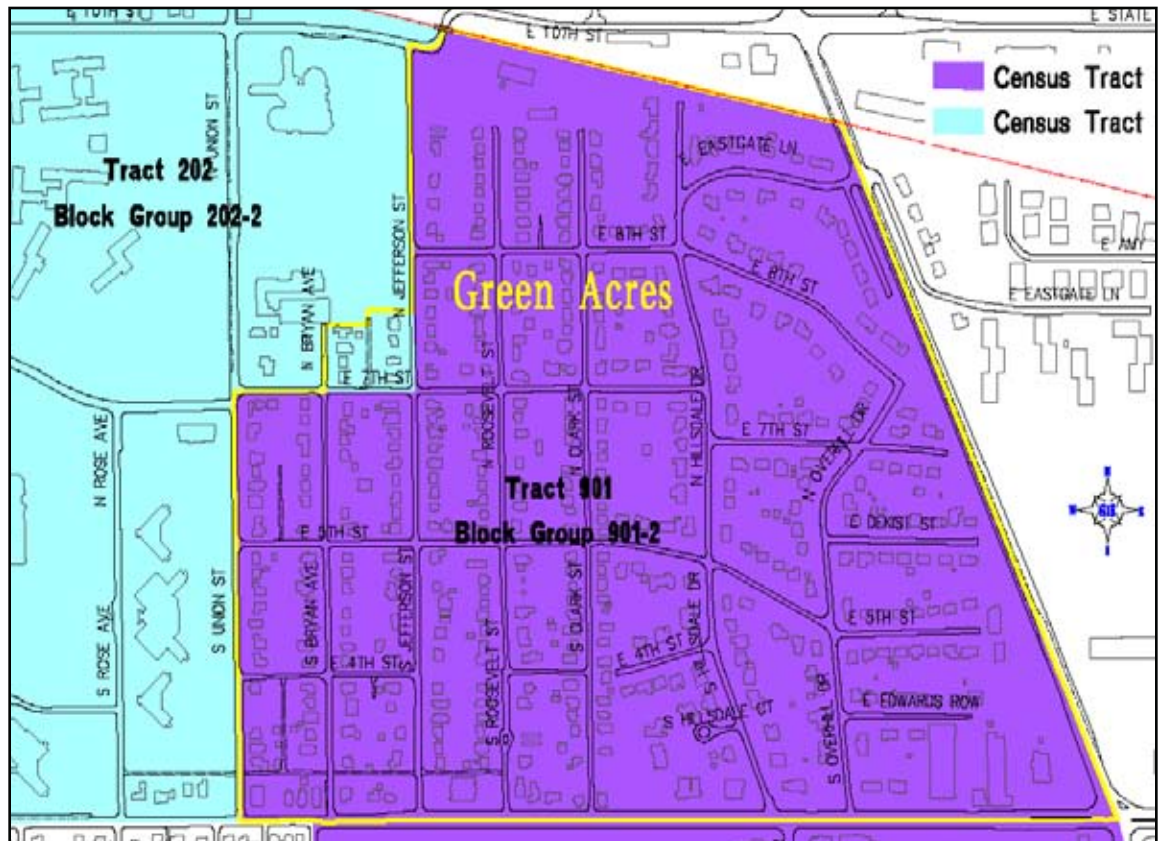
GREEN ACRES NEIGHBORHOOD PLAN

APPENDIX A: DEMOGRAPHIC PROFILE

In order to get a closer look at the make-up of the Green Acres neighborhood, staff turned to data from the U.S Census Bureau. Using census data offers a unique opportunity to see demographic issues and compare trends for a specific area over a number of years. Both the Monroe County Public Library and Indiana University Memorial Library contain vast amounts of census material and were great resources for this endeavor. Another excellent source was the U.S. Census Bureau website at [www.census.gov](http://www.census.gov).

To create all of the following graphs and charts, staff used the U.S. Census Bureau’s data for Bloomington, Indiana, Years 1980, 1990 and 2000. Specific data used for the Green Acres neighborhood in 2000 was from the following areas: SF 1 (Short Form data) and SF 3 (Long Form data) from Tract 9.01, Block Group 1. (Figure 1 contains a map illustrating these census tracts and boundaries). Although it represented a portion of Green Acres, Tract 202, Block Group 2, was not used in the 2000 census calculations because it almost exclusively consisted of Indiana University’s Eigenmann Hall. Staff felt that this would cause inaccurate data due to the heavy skew toward college students. Additionally, the U.S. Census Bureau’s 2005 American Community Survey (ACS) was used as well. The ACS offered a glimpse of more current information than the data from the 2000 census for Bloomington and Green Acres was able to provide.

FIGURE 1: 2000 U.S. CENSUS TRACT BOUNDARIES FOR GREEN ACRES



Source: U.S. Census Bureau

For both the 1980 and 1990 Census data sets, some assumptions had to be made when compiling information because the boundaries of the Green Acres neighborhood did not exactly conform to the specific boundaries used by the U.S. Census Bureau.

**NEIGHBORHOOD POPULATION INFORMATION**

Although perceived as being dominated by college-aged people, census data shows that the Green Acres neighborhood is really a diverse community. As Figure 2 illustrates, Green Acres is not exclusively composed of people from the 15-34 age group (which usually consists of college students). Instead, people from a wide range of age groups call Green Acres home. Half of the neighborhood population (53%) indeed consists of those between the ages of 15 and 34. This mirrors the overall City of Bloomington, which has just over half (51%) its population within that 15-34 age group. Conversely, the 2005 ACS indicated that the entire city had only 31% of the population fall within this range. Whether or not this indicates a major shift away from a youthful population for Bloomington remains to be seen.

The close proximity of Indiana University to the neighborhood more than likely is a major factor for this situation. This age demographic captures the typical age of most college undergraduate and graduate students. By being so close to Indiana University, the neighborhood is a natural draw for many college students because they can easily access campus destinations from their residences. Thus, one could assume that a significant portion of this age group currently found in the neighborhood are Indiana University students.

**FIGURE 2: HOUSEHOLDERS\* BY AGE GROUP (2000)**

Age Group	Green Acres	Percentage	City Total	Percentage
15-34	229	53%	13,600	51%
35-64	114	27%	9,233	35%
65+	85	20%	3,635	14%
<b>Total</b>	<b>428</b>	<b>100%</b>	<b>26,468</b>	<b>100%</b>

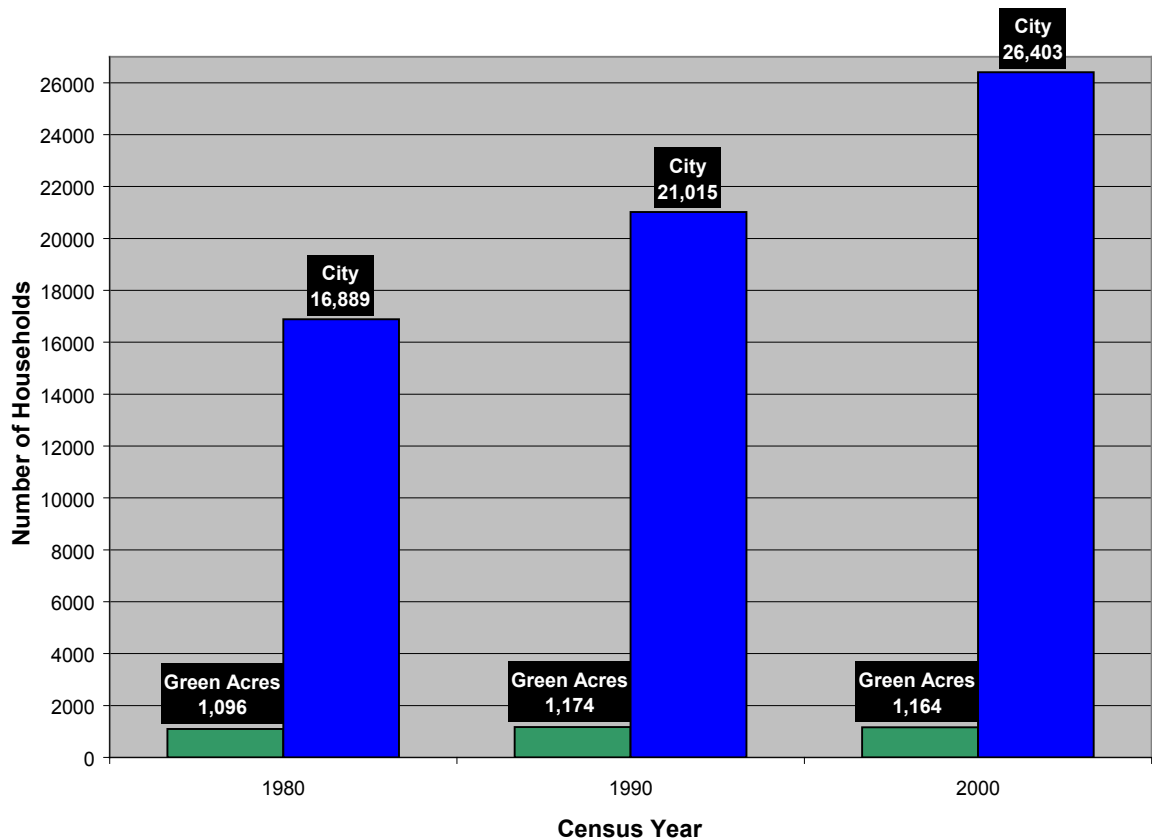
*\* The U.S. Census Bureau defines “Householder” as the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the “reference person” to whom the relationship of all other household members, if any, is recorded. Only persons ages 15 and up are included by the Census Bureau in these calculations.*

APPENDIX A: DEMOGRAPHIC PROFILE

Because of the depth of the 15-34 age group, this demographic may also represent young professionals who are recent college graduates and just starting their careers. As such, many Indiana University graduates may find Green Acres residences desirable for the same reasons that current Indiana University students do. Living there provides them easy access to campus and the many attractions and events associated with it. Therefore, these young professionals may further bolster the mix of the the 15-34 age demographic that is found in the Green Acres neighborhood.

Besides college students and young professionals, a large contingent of non-students live in the neighborhood as well. A total of 27% of the population is between the ages of 35-64. This indicates that Green Acres is also home to a healthy mix that typically includes families, middle-aged people and mid-career professionals. A total of 20% of the neighborhood composed of people above the age of 65 indicates that there are probably many in their ‘golden years’ living in Green Acres. This age demographic typically includes people pursuing a second career, are semi-retired, or are enjoying their retirement. These people may have adult children that no longer live with them at home. Many of these people usually remain active in various community groups, organizations and functions. This could indicate that people are not moving away to newer areas of the City, but instead remain vested in Bloomington’s older, more centrally-located neighborhoods.

FIGURE 3: TOTAL HOUSEHOLD ANALYSIS



As Figure 3 illustrates, the number of householders has remained consistent over the last twenty years, with only a very minor decline between 1990 and 2000. As a mature residential neighborhood, this data indicates that Green Acres still enjoys a stable population base.

Very little vacant land has been available in Green Acres for new residential development. With no room to expand, the neighborhood has not seen marked spikes in population growth as other areas in the city have. Additionally, the strong age diversity of neighborhood households may also help explain this trend. With the proximity of the Indiana University campus, college students continue to live in the neighborhood year after year. This same proximity to campus also provides non-students access to jobs, continuing educational opportunities, cultural and sporting events, and recreational activities. As a result, students, young professionals, families, career professionals, empty-nesters and retirees all have found the neighborhood a very desirable place to live, causing the population to remain stable over the years.

### **NEIGHBORHOOD HOUSEHOLD INCOME ANALYSIS**

As Figure 4 illustrates, household income for both Green Acres and the entire City of Bloomington increased steadily from 1980 to 1990. During that time period, Green Acres actually had a higher average household income than the City of Bloomington. From 1990 to 2000, household income for Green Acres dropped slightly, but still kept pace with the City of Bloomington, which experienced a continued increase during that same time period.

The slight decrease in household income seen by Green Acres between 1990 to 2000 may be due to several issues. Quite possibly, the number of Indiana University professors living in Green Acres was a significant factor with this phenomenon. As stated in the Foreword within Chapter 2, written by Ann Kreilkamp, several long-time neighbors remember professors and their families moving from Green Acres to the Park Ridge development when it was first built. Over time, these relocations could have seriously impacted the household income levels for the neighborhood. University professors typically have strong, stable income levels. If they left Green Acres and were replaced by rental units, occupied by largely Indiana University students, this would be very noticeable because college students usually have lower income levels. Spaced over a number of years (like the decennial U.S. census), this type of change certainly would impact household income levels for the entire neighborhood.

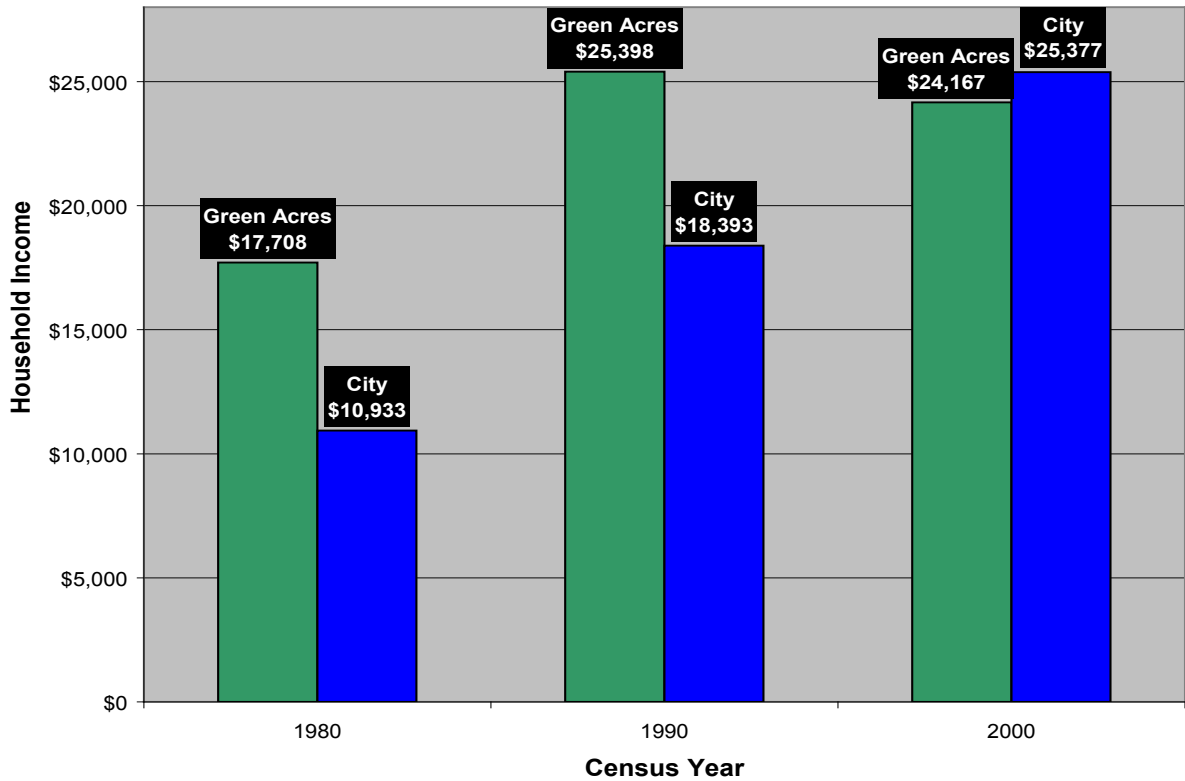
Other possible factors could include a slight decrease in salaries for jobs, internships or stipends that college students often hold. With fifty-three percent of the neighborhood consisting of the usual college-aged bracket, any change in student incomes would register for Green Acres.



APPENDIX A: DEMOGRAPHIC PROFILE

Likewise, any reduction in Social Security income or other retirement pension amounts, even if only relatively moderate, would impact the household incomes of retired people. With twenty percent of Green Acres consisting of people typically enjoying their “golden years”, this type of income reduction would also affect the neighborhood’s average household income.

FIGURE 4: HOUSEHOLD INCOME\* (1980 - 2000)



\* According to the U.S. Census Bureau, household income is the sum of money income received in the calendar year preceding the census by all household members 15 years old and over, including household members not related to the householder, living alone, and other non-family household members. This includes income amounts that are reported separately for wages or salaries, self-employment, Social Security, retirement pensions, disability pensions and public assistance.

OCCUPIED HOUSING ANALYSIS

Housing tenure for both owner-occupied and rental units in the Green Acres neighborhood and City-wide are illustrated in Figures 5 and 6. Data from the 1980, 1990 and 2000 census years are included. The number of rental units in the neighborhood increased during this period by twenty percent. When compared to city-wide data for this same time period, the neighborhood increase is higher than what occurred across Bloomington (the city saw a net increase of three percent).



FIGURE 5: OWNER-OCCUPIED HOUSING

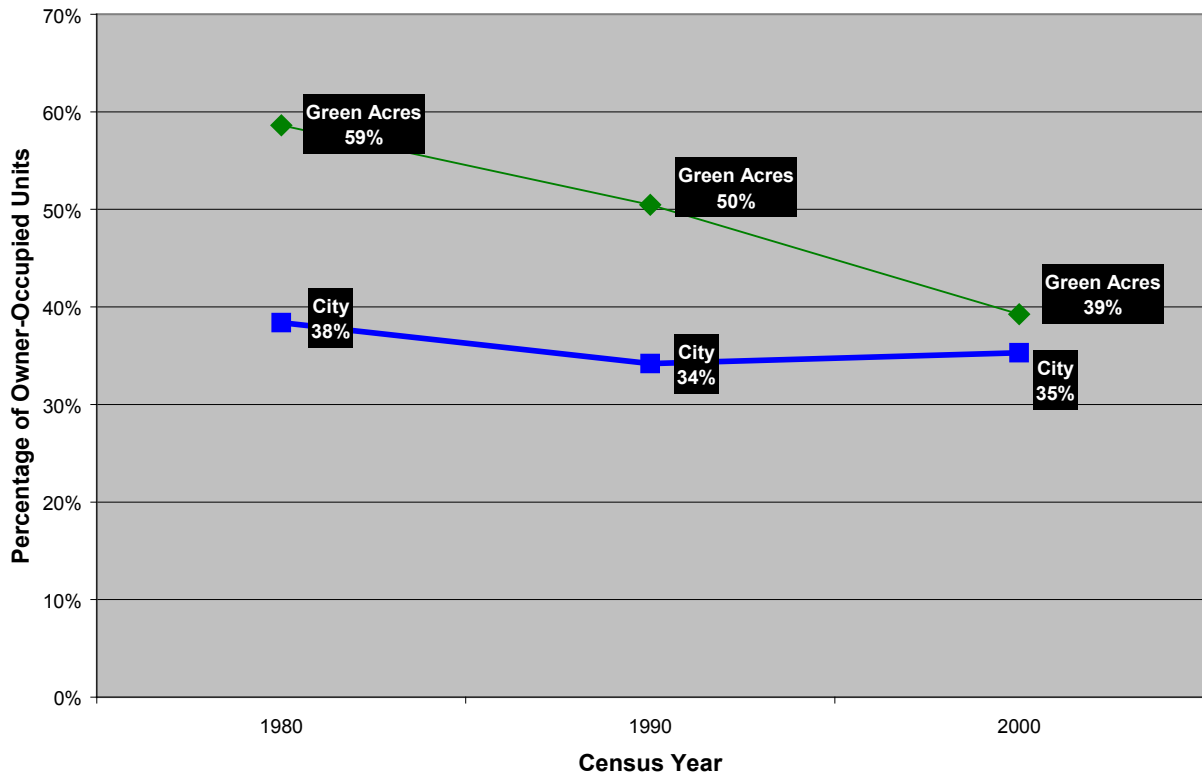
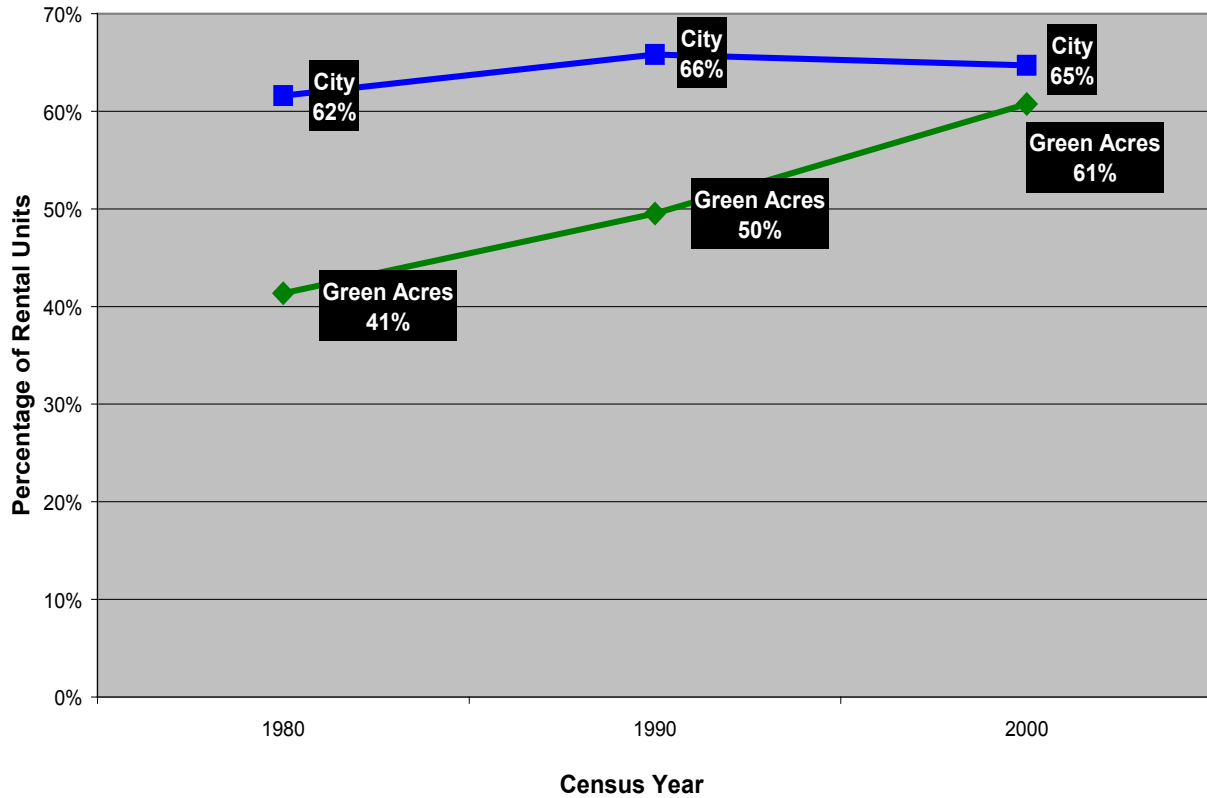


FIGURE 6: RENTAL HOUSING



## APPENDIX A: DEMOGRAPHIC PROFILE

From 1980 to 2000 the number of owner-occupied housing units in the neighborhood declined by twenty percent. This is similar to the overall trend in the city, which saw a decrease in owner-occupied housing too (net three percent); however, Green Acres saw a much greater loss in the amount of owner-occupied housing. For this comparison, it is important to note that the City of Bloomington has grown considerably in land area since 1970.

In contrast, Green Acres is landlocked by Indiana University and the State Road 45/46 Bypass, so the neighborhood's housing stock has been relatively the same over the last thirty years. As a result, any changes in occupancy status is sharply noticed in Green Acres, as opposed to relatively small change for the entire city. This is because the city housing stock has progressively increased over the years, with relatively the same ratio of owners and rental housing units.

Recent new rental developments in Bloomington may offer an opportunity to increase the number of owner-occupied housing units in Green Acres. A large number of rental units that cater to student renters have been constructed in recent years, both in the downtown and the surrounding areas near campus. As a result, the total number of student renters that currently live in Green Acres may be reduced as they are presented with additional, newer, rental opportunities elsewhere. If demand for rentals in the neighborhood decreases, this could present an opportunity to convert rental housing to owner-occupied housing.

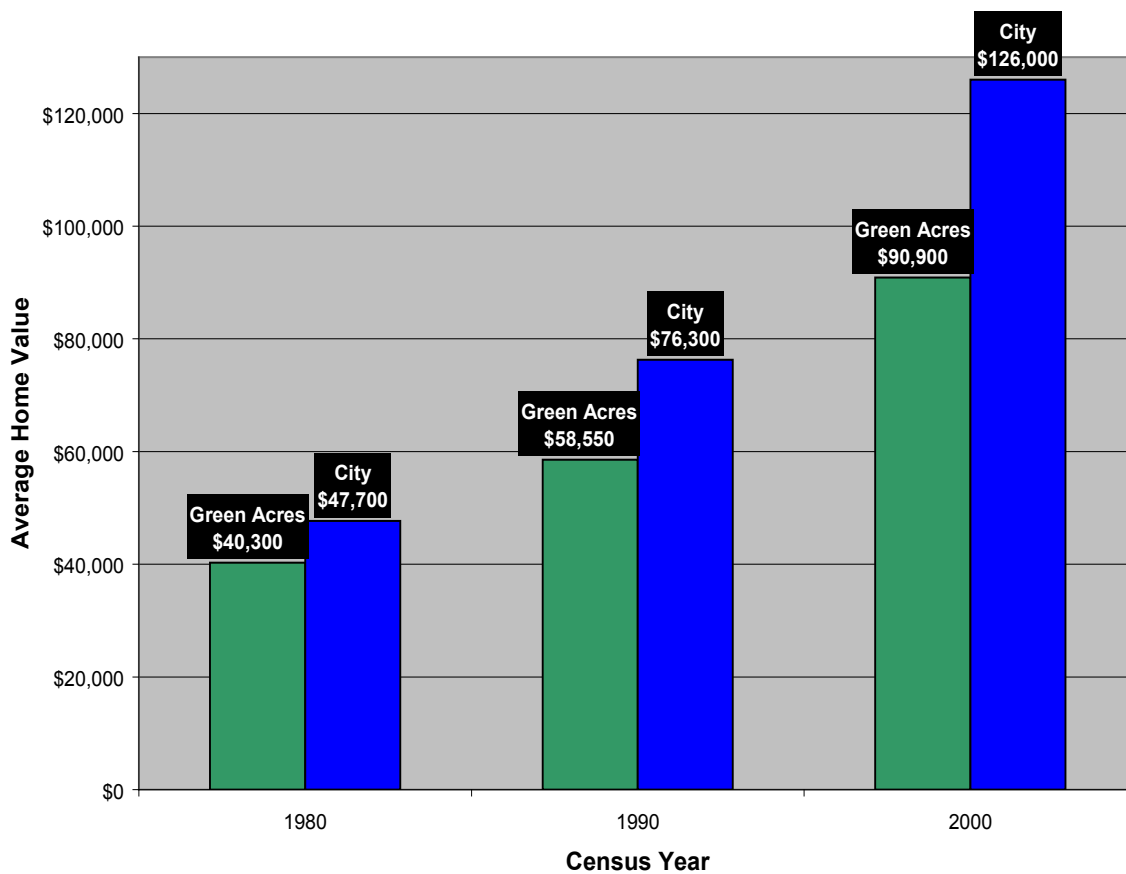
### HOUSING VALUE ANALYSIS

As shown in Figure 7, median values for owner-occupied housing units in both Green Acres and the City of Bloomington have steadily increased over the past twenty years. For Green Acres, this has resulted in median values increasing by more than \$50,000 since 1980. This increase was especially noticeable between 1990 and 2000, when the median value for Green Acres occupied homes rose by \$32,350. This is a positive sign for several reasons. For one, steadily increasing values helps to indicate a healthy demand for housing units in Green Acres. Stable and positive market trends tend to show that Green Acres continues to be a neighborhood many people desire to live in. Furthermore, although there is a significant rental market in the neighborhood, purchasing property for an owner-occupied home in Green Acres is a good financial investment.

The value of owner-occupied units in Green Acres, however, has still lagged somewhat behind that of the overall city. This situation still presents an opportunity to increase the number of owner-occupied units within the neighborhood. A strong market for new student housing currently exists with the large amount of rental units constructed downtown and near-campus areas over the past three years. Anecdotal evidence suggests that these developments are competing with core neighborhood rental properties and student renters have far more attractive (and varied) housing options than they did in the past.

As a result, rental occupancy rates in Green Acres may fall in comparison to previous years. This trend may present investment opportunities to convert rental units into owner-occupied units. Some landlords might decide that selling their properties in core neighborhoods would be a better financial decision than continuing to rent them out. With lower median values than the city as a whole, Green Acres, therefore, potentially offers homes that could be much more affordable to prospective home buyers. This, in turn, might provide a serious chance to attract new college graduates, young families and retirees to live in the neighborhood.

**FIGURE 7: GREEN ACRES OWNER-OCCUPIED HOUSING VALUE**



The Green Acres neighborhood has a variety of architecturally unique structures. Some of the more notable structures are listed in the *2001 City of Bloomington's Interim Report: Indiana Historic Sites and Survey Inventory*. The Inventory is a publication of the State of Indiana Division of Historic Preservation and Archeology. The intent of this document is to be part of a comprehensive statewide survey of historic properties that maintains inventories of such properties for the purpose of locating, identifying and evaluating cultural resources. Additionally, the document ensures that historic properties are taken into consideration during the planning and development of various projects.

The Inventory classifies properties into four different categories: Outstanding, Notable, Contributing, and Non-Contributing. Typically, everything except those structures with a Non-Contributing ranking are considered historically noteworthy. The Inventory lists eleven different structures within the Green Acres neighborhood: nine of these are listed as Contributing, while one structure is listed as Notable and one is listed as Outstanding.

#### OUTSTANDING

A property with the designation of Outstanding has enough historic or architectural significance that it already is, or should be considered for, an individual listing on the National Register of Historic Places. These can be historic resources of national, state or local importance.



*Outstanding: 112 N. Bryan Street  
Raintree House*



*Notable: 2027 E. Third Street  
The Rodessa*

The Green Acres Neighborhood building listed in the Inventory as Outstanding is the Raintree House, also known as the Millen-Stallknecht House, located at 112 N. Bryan Street. This building, done in Greek Revival/Georgian style architecture, was built in 1845, and is the oldest structure in the neighborhood. The home has maintained its integrity, with no later additions made to the original structure. In addition, it was constructed of local materials, including hand-pressed brick, a limestone foundation, and native oak and yellow poplar.

According to the U.S. Department of the Interior National Registration Form that was completed for the Millen-Stallknecht House, it is one of a few surviving structures left from a group of Scotch Irish Presbyterians who settled in Bloomington in the 1830s. Many of these immigrants, who came from Chester District, South Carolina, were active in the formation of Indiana University, and may have had ties to the Underground Railroad.

#### NOTABLE

A property with a designation of Notable does not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for a listing on the National Register of Historic Places.

Green Acres is home to one structure that is listed in the Inventory as Notable. This structure is the house located at 2027 E. Third Street. This building is believed to have been constructed circa 1925, and was constructed from a Sears, Roebuck and Company architectural model known as "The Rodessa."

**CONTRIBUTING**

A Contributing property is a property that is a pre-1955 structure, but is not historically significant enough to merit an Outstanding or Notable rating. Such resources are, however, important to the density or continuity of the area’s historic fabric. Properties that are listed as Contributing can be individually listed on the National Register of Historic Places if they are part of a historic district (local examples include Prospect Hill or McDoel Gardens), but otherwise would not usually qualify.

There are nine homes within Green Acres that are listed in the Inventory as Contributing structures.

- 318 North Union Street - Arts and Crafts/California Bungalow style circa 1920.
- 106 North Union Street - California style bungalow with a dormer front. It was also constructed circa 1920.
- 110 North Union Street - Arts and Crafts style architecture with an airplane bungalow, built circa 1920.
- 2029 East Third Street - cross-gabled bungalow done in the Arts and Crafts architectural style. It was constructed circa 1913.
- 2031 East Third Street - California style Bungalow, built circa 1920.
- 2101 East Third Street - English Cottage style, built circa 1930.
- 201 South Bryan Street - Arts and Crafts style known as Airplane Bungalow, built circa 1915.
- 214 South Bryan Street - California Bungalow, built circa 1915.
- 206 South Bryan Street - Arts and Crafts style Bungalow with dormer front, built circa 1915.

**NON-CONTRIBUTING**

A Non-Contributing property is not included in the inventory unless it is located within a historic district. Such properties are usually either post-1955, are older structures that have been badly altered and have lost their historic character, or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register of Historic Places.



*Contributing: 201 S. Bryan  
Airplane Bungalow*

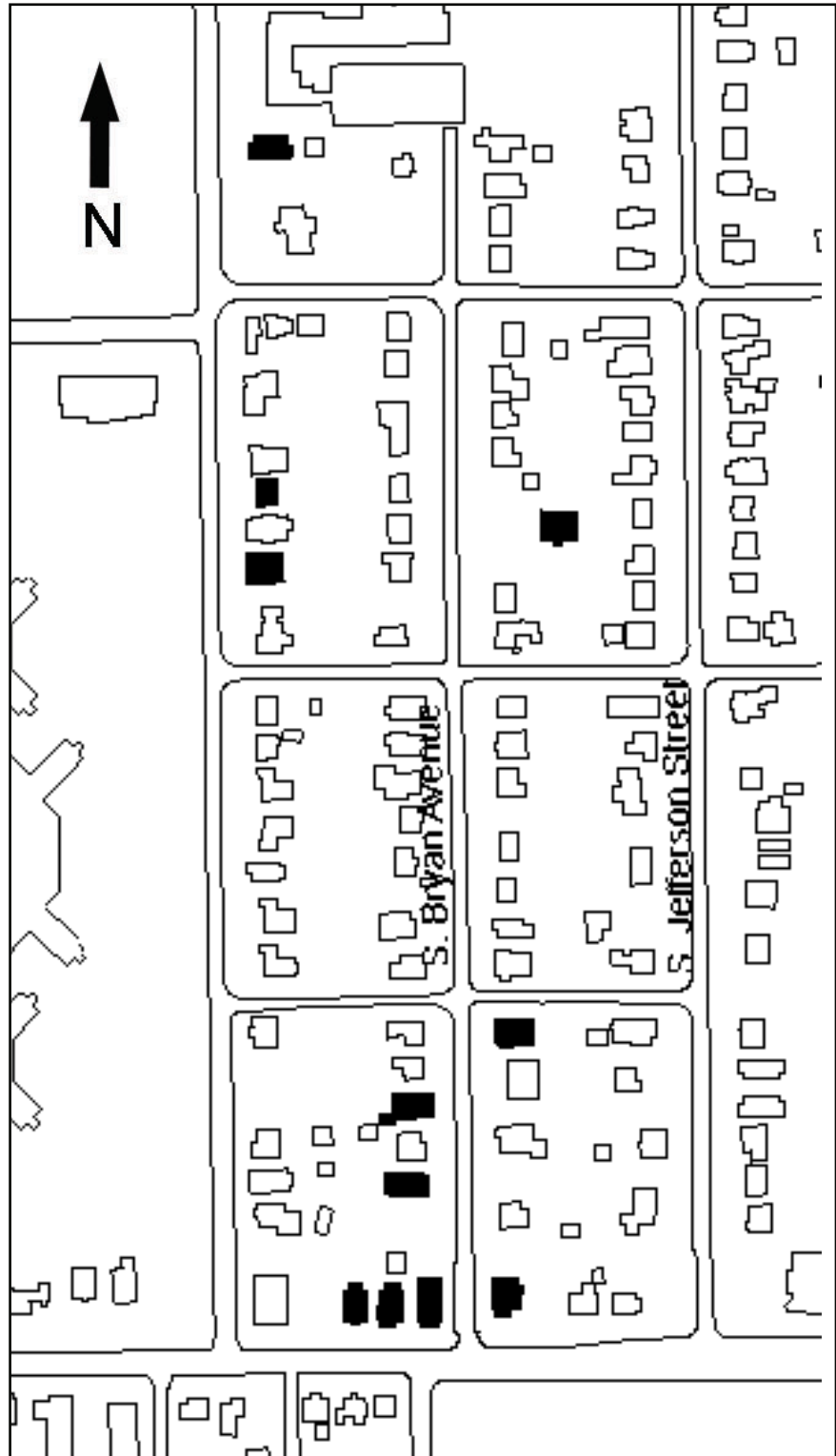


*Contributing: 2029 E. Third  
Cross-gabled Bungalow*



*Contributing: 206 S. Bryan  
Arts and Crafts Bungalow*

MAP OF STRUCTURES LISTED IN SURVEY INVENTORY



Contributing: 318 N. Union  
California Bungalow



Contributing: 2101 E. Third  
English Cottage

The locations of designated historic homes in the Green Acres neighborhood



**OVERVIEW**

The kick-off activity for the Green Acres neighborhood planning process was held on September 9, 2006. It featured an interactive experience known as a Strength, Weakness, Opportunity and Threat (SWOT) exercise. The goal of this exercise was to allow people an opportunity to gain a first-hand look at the current conditions found throughout the neighborhood. Each condition would then be rated by the participants, according to established criteria, as being a Strength, Weakness, Opportunity or Threat to the neighborhood. All neighborhood residents, property owners, businesses and renters were invited to attend this event.

To conduct the SWOT exercise, the neighborhood was divided into four separate, walkable, geographic zones. A group of neighborhood participants was then assigned to inventory each individual zone. Dividing the neighborhood into several zones allowed each group to have different and unique vantage points of the neighborhood. For those who did not wish to walk, a City van was made available so that they could still participate in the SWOT exercise.

The SWOT exercise took place on a warm, clear, Saturday afternoon. Participants met on the lawn of Fire Station #4, which is centrally located within the neighborhood and proved to be an ideal location. City staff started the exercise by providing a brief overview of neighborhood planning and specific instructions for the SWOT exercise. Neighborhood participants were divided into four separate groups. For record keeping purposes, each group then designated an official note-taker and a photographer. The groups then took to the streets. When a condition of interest was discovered, the participants would discuss how to rate it, record their observations and take a photograph. This provided a complete and accurate list of neighborhood conditions for each group to review and discuss later on.

Once the fieldwork was completed, all of the attendees returned to the fire station. While enjoying a lunch of pizza and soda, each group was tasked with drafting a list of the top priorities that they had discovered during the SWOT exercise. Then each group presented their SWOT findings to the rest of the attendees. Many neighborhood strengths and assets were identified, as were opportunities and potential areas for improvement.

At the next workshop, City staff summarized all the strengths, weaknesses, opportunities and threats. These findings were placed on posters and presented to the neighborhood so that people had the opportunity to directly vote for what they considered to be their top individual strength, weakness, opportunity and threat (for those who could not attend this workshop, voting options were made available via the internet and direct mailing to keep them involved). A high level of participation to prioritize the SWOT findings was achieved using these methods. Many people were able to contribute their “absentee votes” to the Planning Department by sending either e-mails or letters. In fact, a neighborhood resident who was on a volunteer mission in Central Africa at the time, but still very



*Neighborhood residents met to conduct the SWOT exercise on September 9, 2006*



*Participants walked the neighborhood in order to catalog current conditions*

## APPENDIX C: SWOT EXERCISE SUMMARY

interested in staying involved with the process, submitted his votes on-line - a testament to all of the dedication and hard work displayed by Green Acres residents during this process.

The results from the SWOT voting exercise established a clear foundation for developing the neighborhood plan's goals and objectives. Determining the neighborhood's top assets, priorities and areas for improvement set the course for the third workshop. Staff was then able to bring forward a list of potential goals and objectives for participants to review and edit at the third workshop. This set the stage for solidifying all of the final goals, objectives and action strategies for the Green Acres neighborhood plan.

### SWOT EXERCISE CRITERIA

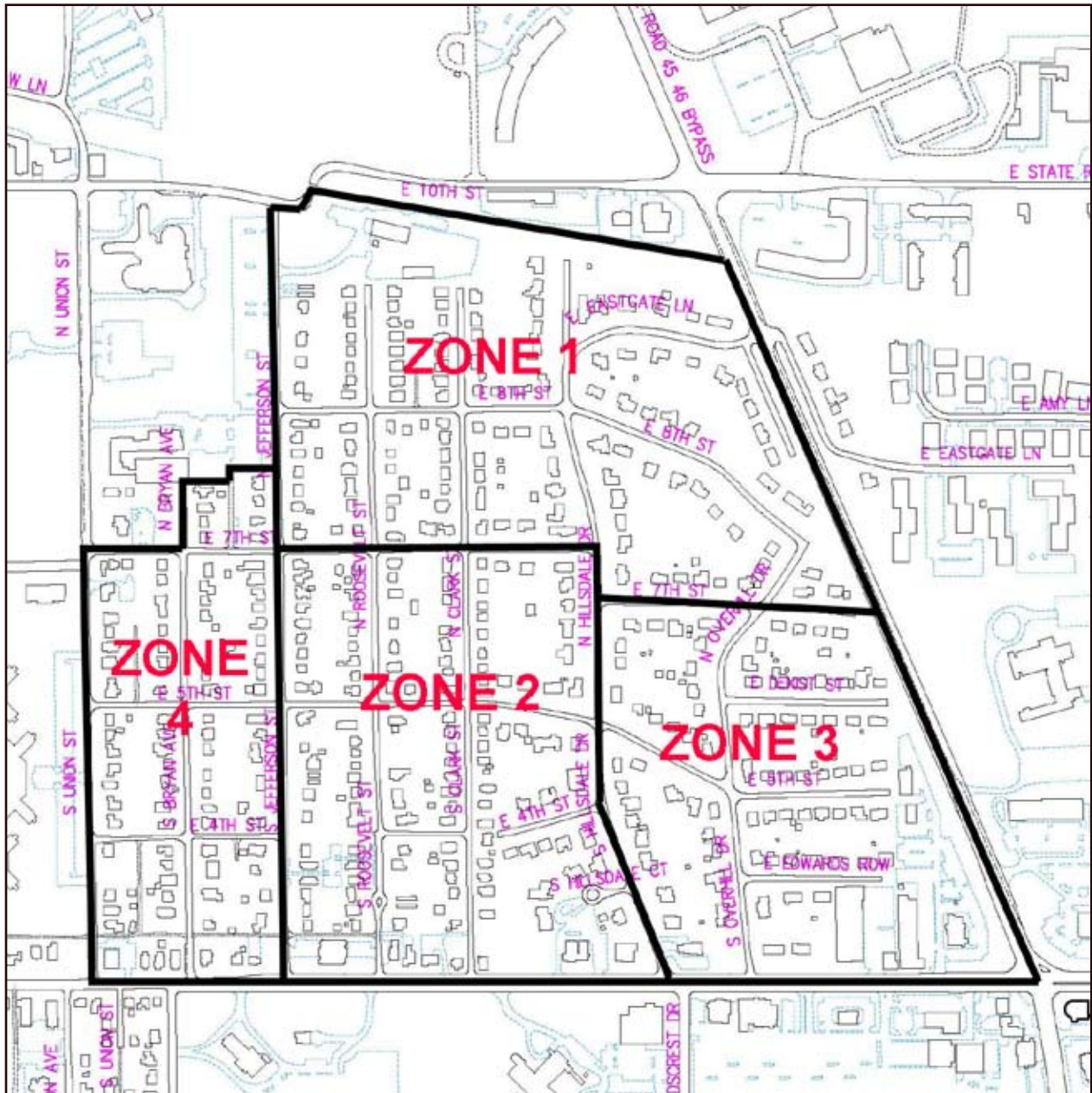
- **Strength (S):** An asset that contributes positively to the quality of life
- **Weakness (W):** Condition that detracts from the quality of life.
- **Opportunity (O):** Condition with potential to transform a weakness into a strength.
- **Threat (T):** A negative trend that threatens the future security of the neighborhood.



*Groups shared their SWOT findings with everyone at the first workshop*



*At the second workshop, residents voted for their top neighborhood priorities*



The boundaries of each of the four individual SWOT exercise zones that were analyzed by neighborhood participants on September 9, 2006



**SWOT ZONE ONE FINDINGS**

Boundaries: Indiana Railroad tracks in the North to E. 7th Street in the South; N. Jefferson St. in the West to the SR 45/46 Bypass in the East.

Group Note-Taker: Ann Krielkamp

Photographer: Kathy Ruesink

Staff Member: Nate Nickel

**STRENGTHS**

- Artistic flair and creativity in the neighborhood
- Creative and attractive paint colors, schemes and designs on homes
- Skylights: good use of passive solar energy
- Innovative, experimental and environmental friendly home designs (please also see under Weaknesses)
- New bungalows on Jefferson & 7th Streets – nice construction, fits in well with the neighborhood
- Mature trees in the neighborhood (please also see under Weaknesses)
- Front-yard vegetable gardens: some fed 3 people over the entire summer
- The use of interesting ‘natural’ landscaping, trees and bushes in front-yards
- Nicely kept homes, front-yards, back-yards and porches
- Porches – potentially neighborly (please also see under Weaknesses)
- GANA signs Hillsdale/Eastgate corner – indicates a strong neighborhood association
- Bike route signs – encourages bicycling as a form of transportation in the neighborhood
- Greenspace at the corner of 7th St. and Overhill Drive (please also see under Opportunities)

**WEAKNESSES**

- Porches – also invites parties and noise
- Innovative and non-traditionally designed homes can sometimes look out of place and detract from the neighborhood’s character
- Mature trees (especially Silver Maples) can cause problems and are vulnerable to disease
- Flooding and no connections for water run-off on Eastgate Lane
- Garbage along the street – some landlords don’t inform tenants of garbage and recycling days.
- “For Sale” and “For Rent” signs



*The numerous homes for sale and rent were identified as a concern*



*Mature trees were a very positive feature*

**OPPORTUNITIES**

- Trash on Roosevelt Street – possible opportunity for neighborhood solutions and stronger GANA (please also see under Threats)
- Greenspace at the corner of 7th Street and Overhill Drive could be used as a future pocket park/shared gardens
- Several large, currently vacant, lots – could be used for future single-family housing developments

**THREATS**

- Trash on Roosevelt Street
- Blacktop parking pads along Roosevelt Street
- Indiana Railroad tracks – an accident involving any hazardous materials could put the neighborhood in danger

**SWOT ZONE TWO FINDINGS**

Boundaries: E. 7th Street in the North to E. 3rd Street in the South; S. Jefferson Street in the West to Hillside Drive in the East.

Group Note-Taker: Julia Jackson  
 Photographer: Stefano Conard  
 Staff Member: Vickie Provine

**STRENGTHS**

- Love having the Fire Station in the neighborhood
- New development (houses and complexes) infill of appropriate housing – nice to see the creation of responsible parking areas
- Love the alternative paved pathway between Roosevelt and Jefferson Streets – need more greenways!
- Tree lined streets
- Creation of gardens in the neighborhood
- Dr. Hrisomalos’s well kept property
- Well maintained homes and lawns
- Prompt Care a plus for the neighborhood

**WEAKNESSES**

- Noise and traffic of 3rd Street
- Mature trees cut without reason
- Questionable if some rental properties are up to code/regulations
- Trash stacked in piles around houses
- Six cars parked in a driveway
- Drainage concerns at 5th and Hillsdale
- Water drainage flow downwards along 5th Street, from the intersection of Hillsdale Drive to the intersection of Overhill Drive
- On the end of 4th Street – too many cars and much noise
- “No Parking” signs can make on-street parking difficult



*Having the fire station within Green Acres was highlighted as a very strong asset*



*Preventing the loss of mature trees was a priority*

## APPENDIX C: SWOT EXERCISE SUMMARY

### OPPORTUNITIES

- Need to have trash receptacles
- Empty lot for community space
- Would like more “Neighborhood Watch” signs on East end of neighborhood
- Turn the alleys into garden walkways
- Stop signs needed to make a 4-way intersection at: 5th and Clark Streets, 5th and Jefferson Streets and 5th Street and Hillsdale Drive

### THREATS

- 5th and Hillsdale: traffic concerns for walkers & bikers - danger!
- No sidewalk from Hillsdale to Overview on 3rd Street
- Parking along Hillsdale Ct. – it’s too narrow and if there was a fire or other emergency, no emergency vehicles could get by

### SWOT ZONE THREE FINDINGS

Boundaries: E. 7th Street in the North to E. 3rd Street in the South; S. Hillsdale Drive in the West to the SR 45/46 Bypass in the East.

Group Note-Taker: Rob Turner

Photographer: Maggie Jesseph

Staff Member: Lisa Abbott

### STRENGTHS

- GANA signs – strong neighborhood association
- Well maintained yards and edible gardens
- Pedestrian connection with commercial zone at the end of 5th St.
- Tree houses in the neighborhood – provides space for kids
- Retaining wall at 5th St. and Overhill Dr.
- Drainage infill
- Front porches
- Rehabilitation of homes (Please also see under Opportunities)
- Rob the U.S. mailman – he lives in the neighborhood too.
- Dead-end streets affect traffic calming
- Natural materials used in landscaping and gardens
- Dekist St. is shaded and pleasant for walking small kids
- Public seating area on Overhill Dr. (City Repair style)
- Hydroponic greenhouse in the neighborhood



*Heavy traffic along E. 3rd Street and the Bypass, as well as various missing sidewalk sections on these streets, were weaknesses noted in the SWOT*



*Rob, the U.S. Mailman, has both worked and lived in Green Acres for many years. Friendly and familiar faces like his were a key strength noted by almost everyone during the SWOT*



**WEAKNESSES**

- Lack of sidewalks on the north side of 3rd. St. – (Please also see under Threats)
- Homes for sale – high turnover rate (Please also see under Opportunities and Threats)
- Bad drainage at 5th St. and Overhill Dr. intersection – fills up with rainwater
- Condition of drainage ditches & general drainage issues along 5th Street (Please also see under Opportunities)
- Unkept landscaping (Please also see under Opportunities)
- Trash in the right-of-way along 5th St.
- Crumbling City infrastructure
- No stop-signs on Hillsdale Dr. between 3rd St., Eastgate Ln. and the Bypass

**OPPORTUNITIES**

- Homes for sale –could lead to new residents in Green Acres (please also see under Threats)
- Need to create a noise buffer between the Bypass and the neighborhood (please also see under Threats)
- Potential for a bus stop at the intersection of 5th St. & Overhill Dr.
- Possible opportunity to upgrade drainage facilities along 5th Street in the future
- Possible improvements to be made on lots that have un-kept landscaping
- Empty “Mattress Factory” (Bedroom One) building needs occupant(s)
- Rehabilitated homes can fit in well and add to the neighborhood’s character
- Pedestrian underpass planned for E. 7th St. and the Bypass

**THREATS**

- Lack of sidewalks on the north side of 3rd. St.
- Homes for sale – many older residents selling their homes and leaving Green Acres
- Poison Ivy overtaking many areas throughout the neighborhood
- Broken tree on Edwards Row
- Additional noise in the future from a widened Bypass



*Pursuing “City Repair” style improvements, like this streetside bench and rest area, present an opportunity for Green Acres*



*Finding a new tenant to occupy the former Bedroom One store was another important issue found during the SWOT*

**SWOT ZONE FOUR FINDINGS**

Boundaries: Phi Delta Kappa driveway and parking lot in the North to E. 3rd Street in the South; S. Union St. in the West to S. Jefferson Street in the East.

Group Note-Taker: Diane Dormant

Photographer: Georgia Schaich

Staff Member: Rachel Johnson

**STRENGTHS**

- The GANA signs – indicative of the neighborhood’s strong organization
- Well-kept business: Dermatology office on the corner of 3rd and Union Streets – well-kept, quiet
- Historically preserved homes well maintained and in good condition
- Nice brick houses
- Homes with adequate parking in rear (please also see under Weaknesses)
- Unique houses, many well kept homes with nice landscaping, unique architecture
- Raintree House – currently under historic restoration – asset to the neighborhood
- New sidewalks are big improvement, added safety for walkers (300 block of N. Jefferson)
- New home construction has added some nice new houses to neighborhood
- Mature trees important to neighborhood identity, new trees are being planted (please also see under Threats)

**WEAKNESSES**

- Parking issues – Cars are parked along Jefferson Street where parking is not allowed
- Narrow streets – Cause access problems when cars are parked along sides, create illegal pull-off parking, damage lawns, deplete green space
- Homes in need of repair/maintenance
- Driveways in some areas are too wide, yards have turned into parking (please also see under Threats)
- Large gravel parking lots in rear of houses: some need redesign to stop green space from turning into gravel
- Too much visible trash: unkempt houses, visible garbage bags – no place to store trash
- Poorly designed new construction: shotgun houses
- Overgrown shrubs compromise visibility at some intersections



*The option of bicycle transportation in Green Acres was another strength*



*Members of a SWOT group discuss their findings after walking the neighborhood*

**OPPORTUNITIES**

- Potential neighborhood park if land was acquired around/in front of the Raintree House?
- Walking path could be spruced up to be more inviting – replace yellow poles with something more aesthetically pleasing, put in benches, etc.

**THREATS**

- Alley near fire station is being used as a cut-through, dangerous for bikes/pedestrians and cars at intersection
- Streets are not adequately lit at night.
- Intersection at Union and 3rd Streets – dangerous, difficult to turn east on 3rd, dangerous for pedestrians; traffic on alley exacerbates problem.
- Alley maintenance
- Need sidewalks on more streets (especially Jefferson)
- Front yards turned into gravel parking
- Some evidence of mature trees being cut down, not replaced

**GENERAL SWOT FINDINGS**

Any general comments, observations, suggestions or ideas that were discussed at the SWOT exercise and relate to the entire Green Acres Neighborhood and not necessarily to a single SWOT zone.

**STRENGTHS**

- Strong Green Acres Neighborhood Association
- Human and animal habitats co-exist
- Number of houses with well maintained gardens, yards and edible plants

**WEAKNESSES**

- Trash and litter
- Lack of sidewalks along E. 3rd Street

**OPPORTUNITIES**

- Potential future partnerships between GANA and Indiana University students
- Additional bicycle and pedestrian transportation options & connectivity
- Promote homeownership possibilities in the neighborhood
- Empty lots – possibly use to develop future public spaces/pocket parks in the neighborhood



*“For Sale” signs indicated a turnover of owner-occupied homes in Green Acres*



*After returning from the exercise, each group discussed and prioritized their findings*

**APPENDIX C: SWOT EXERCISE SUMMARY**

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## THREATS

- Loss of mature trees
- Over-occupancy of rental properties
- Failure of some rental properties to undertake required property maintenance

**FINAL SWOT VOTE TALLIES**

*SWOT Ranking Category* (Total Number of Votes)

**Strengths:**

- The neighborhood’s location (7)
- Strong neighborhood association (6)
- Mature trees and plentiful natural landscaping (4)
- Alternative transportation amenities such as pathways and bike routes (3)
- Unique, creative, innovative and well maintained homes, yards and gardens (3)
- New residential development and investment that fits well into neighborhood fabric (1)

**Weaknesses:**

- High turnover of homes and loss of homeowners - many “for sale” and “for rent” signs (9)
- Busy streets around neighborhood and cut-through traffic make alternative transportation options difficult (7)
- Too much visible garbage, trash piles and litter (6)
- Problems with parking – either too much or too little (2)
- Lack of pedestrian/bicycle-only pathways throughout the neighborhood & beyond (1)

**Opportunities:**

- Additional greenspace (or pocket parks) in the neighborhood and a ‘green screen’ (landscaping buffer) from any future SR 45/46 Bypass project (8)
- Work towards being a “green” & sustainable neighborhood (5)
- New infill construction and/or rehabilitation of existing structures to attract homeowners to Green Acres (2)
- Provide for alley improvements, especially behind the Fire Station (1)
- Potential future partnerships between GANA and Indiana University students (5)
- Four-way stops at every intersection on 5th, 7th & 8th Streets to slow traffic (1)
- Noise, increased traffic, less neighborhood access and potential loss of homes from future SR 45/46 Bypass widening project (6)
- Loss of mature trees throughout the neighborhood (1)
- Lack of maintenance/upkeep on some rental properties in the neighborhood (1)



*The voting exercise built the foundation for creating neighborhood goals and objectives*



*Participants voting on their SWOT priorities at the 9/27 workshop*

**APPENDIX D: SWOT EXERCISE VOTING RESULTS**

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**Threats:**

- Lack of sidewalks along both Third Street and other neighborhood streets (7)
- Drainage issues throughout various locations in the neighborhood (7)
- Noise, increased traffic, less neighborhood access and potential loss of homes from future SR 45/46 Bypass widening project (6)
- Loss of mature trees throughout the neighborhood (1)
- Lack of maintenance/upkeep on some rental properties in the neighborhood (1)



**CURRENT CITY OF BLOOMINGTON PROJECTS WITHIN GREEN ACRES**

The City of Bloomington and the Green Acres neighborhood have embarked upon several recent joint endeavors to maintain the integrity of the neighborhood's character, while strengthening the desirable attributes that make it unique. As the list below illustrates, City departments and Green Acres residents have enjoyed a partnership that has brought to fruition many wonderful projects. This close relationship should continue to bring forth many benefits to Green Acres in the coming years.

**Sidewalk Improvements**

The Public Works Department, through the direction of the City Council Sidewalk Committee, has designed and completed several recent projects. In 2005, new sidewalks, curbs, stormwater infrastructure and parking on Jefferson Street (between 7th and 8th Streets) was finished. Additionally, installation of sidewalks, curbs and stormwater drainage infrastructure was constructed along Roosevelt Street (between 4th and 5th Streets) in the fall of 2006. In January of 2007, the City Council approved the Sidewalk Committee's proposal to construct an east-west sidewalk along E. 5th Street, from Overhill Drive to the dead-end at the State Road 45/46 Bypass. The design for this project was funded in 2006, with construction planned to occur in 2007. Additionally, improvements to the 10th and Jefferson Street railroad underpass are underway in order to improve safety for both pedestrians and bicyclists.

**Neighborhood Development**

In 2006, the Green Acres Neighborhood Association (GANA) successfully applied for a \$1,000 Small and Simple grant from the Housing and Neighborhood Development Department (HAND). Funding from this Small & Simple grant, along with various in-kind volunteer donations from the neighborhood, allowed for the completion of the Green Acres "From Dreams to Reality" project. Accomplishments stemming from this project include the following: redesigning the GANA logo; the purchase of over seventy t-shirts (featuring the GANA logo) for free distribution at neighborhood association meetings and events; publishing a Green Acres neighborhood informational brochure; providing refreshments at the Summer Solstice event and parade held in June; and maintaining a GANA website and list-serve.

**Water and Sewer Infrastructure**

City of Bloomington Utilities (CBU) has identified several sections of existing sanitary sewer mains and manholes in the Green Acres neighborhood as being high priorities for either upgrade or repair. In 2005, CBU replaced some of the existing sanitary sewer main on Roosevelt Street, between 3rd and 4th Streets. The 2007 CBU budget, approved by the City Council, authorized \$216,000 to install storm infrastructure on E. 5th Street, starting near the Bypass to approximately the Hillsdale Drive intersection. This project will also likely include the replacement of the existing sanitary sewer and water mains as well.

### Public Safety

The Green Acres Neighborhood Association, in cooperation with the City of Bloomington Fire Department, conducted a “Summerfest” on June 24, 2006. This event provided an opportunity for department personnel to distribute fire prevention information and material to residents, teach fire safety to children and answer any questions from residents.

An additional public safety cooperative venture is the ‘Neighborhood Watch’ program, which is administered through the City of Bloomington Police Department. The Green Acres neighborhood is encouraged to take advantage of this program. More information about participating in the Neighborhood Watch program can be obtained by contacting the Police Department at 339-4477, or via the internet at <http://bloomington.in.gov/police/>.

### Zoning

The Planning Department has completed the adoption of the Unified Development Ordinance (UDO), which became effective on February 12, 2007. The new UDO replaces the City of Bloomington Zoning Ordinance, which was adopted in 1995. The purpose of the UDO is to update the City’s zoning and subdivision regulations, as well as to legally implement the recommendations that are found in the 2002 Growth Policies Plan (GPP). Through the Council of Neighborhood Associations (CONA), the Green Acres Neighborhood Association was closely involved in the public input process for the UDO. The following zoning districts are found in, or around, the Green Acres neighborhood:

- **Residential Core (RC):** established for single-family detached homes, with small to medium sized lots.
- **Residential Estate (RE):** established for single-family detached homes in a rural or agricultural setting, while protecting sensitive environmental resources.
- **Residential High Density (RH):** established for high density residential housing, on larger sized parcels.
- **Commercial Arterial (CA):** established for high intensity commercial developments along major thoroughfares.
- **Commercial General (CG):** established for medium scaled commercial services that create minimal detrimental impacts to the surrounding area.
- **Commercial Limited (CL):** established for the provision of small-scaled retail goods and services required for regular or daily convenience of adjacent residential neighborhoods.
- **Planned Unit Development (PUD):** generally a parcel(s) of land controlled by a single land owner to be developed as a single entity, which does not correspond in size or density to the established regulations of any other zoning district.
- **Institutional (IN):** established for public related services, operations or uses.

**Action Strategies:** The way in which programs and activities are conducted to achieve an identified goal that includes the What, Who, By Whom, What Resources and Communication aspects in addressing the short-term achievable actions and implementation measures.

**Alternative Transportation and Greenways System Plan:** The Alternative Transportation and Greenways System Plan represents a commitment by the City to design, construct, and maintain a network of safe, convenient, and attractive bicycle and pedestrian facilities for commuting and recreational use throughout the City. More information is available at <http://bloomington.in.gov/planning> (under ‘Transportation Planning’).

**Bloomington Restorations, Inc. (BRI):** Bloomington Restorations, Inc. was incorporated in 1976 as a not-for-profit organization whose mission is to oversee historic preservation activities in Bloomington and Monroe County, Indiana. BRI’s work began with saving key endangered buildings and has expanded to include two significant programs that provide funds to restore historic buildings, rehabilitate neighborhoods and provide affordable housing in core areas. For more information call 336-0909, e-mail [bri@bloomington.in.us](mailto:bri@bloomington.in.us), or visit <http://www.BloomingtonRestorations.org/>.

**Bloomington Transit (BT):** The Bloomington Public Transportation Corporation (BPTC) is a municipal corporation that provides efficient and timely public transportation within the City of Bloomington limits. For more information call 336-7433, or visit <http://www.bloomingtontransit.com>.

**Bloomington Urban Enterprise Association (BUEA):** A non-profit charitable organization that forms successful public-private partnerships to revitalize business and residential districts within their jurisdiction. The mission is to improve the economic health of its jurisdiction through facilitating business investment in the BUEA, implementing community development projects which support a healthy business sector, quality jobs and strong neighborhoods and aggressively support the quality of life in the Zone and urban Westside community. For more information call 349-3805, or visit <http://bloomington.in.gov/hand/buea.php>.

**Bloomington Volunteer Network:** Promotes and facilitates volunteer activities throughout the community. It functions as an umbrella agency, cooperating with other agencies, non-profit corporations, businesses, and Indiana University to mobilize the effective use of volunteers in resolving community problems. It supports, guides, and assists agencies in recruiting, utilizing, and managing volunteers. For more information call 349-3433, or visit <http://bloomington.in.gov/volunteer>.

**Board of Zoning Appeals (BZA):** The Board of Zoning Appeals consists of five members. The Board hears and makes the final decision on requests for variances from both the development and the use standards in the Zoning Ordinance. The Board also hears and makes final decisions on conditional use requests. In addition, the Board makes the final decision on appeals from administrative decisions, determining whether or not an appealed staff decision was or was not within the scope of the Zoning Ordinance. All meetings of the Board of Zoning Appeals take place in the City Council Chambers at City Hall and begin at 5:30 pm, unless otherwise announced.

**Capital Improvement Plan (CIP):** A plan that schedules the timing and implementing of major municipal projects or purchases. Usually covers large-scale infrastructure and equipment purchases. CIP's normally have a five year outlook.

**Community Emergency Response Team (CERT):** Citizens trained in basic response techniques providing critical support to first responders during emergencies. The CERT is administered locally by the Monroe County Citizen Corps, which is a network of volunteer organizations that use the abilities of citizens to prepare communities for the threats of terrorism, crime and natural disasters. For more information, please see <http://cgi.hoosier.net/~mccc/cgi-bin/main.php>

**Citizens' Academy:** To encourage more civic involvement through a basic understanding of City services, the HAND Department developed the Citizens' Academy. The Academy is a nine-week program that provides thirty participants with an interactive learning experience about City services, programs and responsibilities. Through the sessions with various City Departments, the participants learn about the challenges to city government, budget limitations, day-to-day operations and mandates. For more information, or to apply for the program, visit Citizen's Academy (under 'Classes and Courses') at <http://bloomington.in.gov/hand/>, or call 349-3420.

**City of Bloomington Utilities (CBU):** The City of Bloomington Utilities is a municipally-owned water and wastewater utility under the guidance of the seven-member Utility Service Board, which is appointed by the Mayor and City Council. The utility is responsible for the production and distribution of drinking water and the collection and treatment of sanitary sewage. For more information call 349-3930, or visit <http://bloomington.in.gov/utilities>.

**Community Activity Center (CAC):** The CAC is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. The CAC must be designed to serve not only the pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC.

**Community Development Block Grant (CDBG):** As an entitlement city, Bloomington annually receives HUD-sponsored CDBG money. Eligible programs and projects include a wide range of community and economic development activities aimed at revitalizing decayed urban areas and benefiting low and moderate income persons. CDBG funds are administered through the Housing and Neighborhood Development department of the City of Bloomington. For more information call 349-3420, or visit <http://bloomington.in.gov/hand/>.

**Community and Family Resources Department (CFRD):** The Department exists to identify the social service needs in the community and to help the community develop solutions to addressing these needs. The CFRD runs a number of social service programs, distributes a number of informative publications, and offers consultation and training services to the social service community. For more information call 349-3430, or visit <http://bloomington.in.gov/cfrd/>

**Conservation District:** A historic district that allows the City’s Historic Preservation Commission to regulate only the design of new construction, demolition or the moving of a primary building.

**Context Sensitive:** Development or construction that compliments and preserves the existing community’s aesthetics, history and environment.

**Council of Neighborhood Associations (CONA):** A non-profit organization dedicated to promoting interest in the neighborhoods of Monroe County, promoting mediation training and working with neighborhoods to promote productive citizen involvement within the community. For more information visit <http://www.conaonline.org>, or call 331-3979.

**Environmental Commission (EC):** The EC is an advisory body composed of local citizens appointed by the Mayor and Common Council. It provides information and recommendations on environmental matters to the City of Bloomington, other government agencies, developers and the public. For more information on the EC, contact the Planning Department at 349-3423, or visit <http://www.bloomington.in.gov/planning>.

**Goals:** The general statements of purpose or the long-term end toward which programs or activities are ultimately directed.

**Green Acres Neighborhood Association (GANA):** For more information, please visit <http://cgi.hoosier.net/~gana/welcome/>.

**Growth Policies Plan (GPP):** The Growth Policies Plan is the long range planning document that serves as the City of Bloomington’s comprehensive plan. The plan consists of the City’s planning goals, land use recommendations, critical sub-areas, and the Master Thoroughfare Plan. The GPP is based on a 10 year timeframe. For the complete plan, visit <http://bloomington.in.gov/planning/> (under ‘Long-Range Planning’), or call the Planning Department at 349-3423.

**APPENDIX F: GLOSSARY AND COMMUNITY RESOURCES**

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**Habitat for Humanity:** Habitat for Humanity of Monroe County is a nonprofit organization. Their stated mission is to build simple, decent homes for people in need. They charge no interest on mortgages and sell homes for no profit. Their goal is to eliminate poverty through affordable housing in Monroe County. For more information, please visit <http://www.bloomington.in.us/~habitat>, or call 331-4069.

**Housing and Neighborhood Development (HAND):** A City of Bloomington Department that is responsible for neighborhood compliance (through code enforcement and rental inspection), historic preservation (by promoting the restoration and preservation of historic areas and buildings), and housing specialists (who provide a wide array of programs to provide and rehabilitate affordable housing). Development activities are funded through CDBG and HOME funds for physical improvement projects, curb and sidewalk programs, and land acquisition. Neighborhood services provide technical assistance, funding resources and support services to neighborhoods. For more information call 349-3420, or visit <http://bloomington.in.gov/hand/>.

**HPC:** The City of Bloomington Historic Preservation Commission. For more information on the activities of the HPC, please call 349-3401, or visit <http://bloomington.in.gov/hand/btoncmsn.php>.

**HUD:** U.S. Department of Housing and Urban Development. For more information, visit <http://www.hud.gov/>.

**IDNR:** Indiana Department of Natural Resources. For more information, visit <http://www.in.gov/dnr/>.

**INDOT:** Indiana Department of Transportation. For more information visit <http://www.in.gov/dot/>.

**Infrastructure:** Physical municipal assets including roads, bridges, sewer and water lines, street lights, and sidewalks.

**Infill development:** Building homes, businesses and public facilities on unused or underutilized land within existing urban areas.

**Local Historic Designation:** A local historic designation is created by City ordinance and like the National Register, an eligible property can be listed either individually or as part of a larger district. Being Locally Designated grants the City of Bloomington Historic Preservation Commission (HPC) design review over exterior modifications to the property. A Certificate of Appropriateness is then required from the HPC before work is permitted to proceed. For more information about Local Historic Designation, please contact the HAND Department at 349-3401.



**National Register of Historic Places:** This listing honors a historic place by recognizing its importance to its local community, state or the entire nation. To be eligible for an individual listing to the National Register, a property must meet certain historic standards and criteria. Under federal law, owners of private property listed on the National Register are free to maintain, manage, or dispose of their property as they choose. Owners have no obligation to open their properties to the public, restore them, or even to maintain them, if they choose not to do so. A National Register listing does, however, qualify income-producing historic structures, such as commercial, industrial, or rental residential buildings, for a possible 20% investment tax credit for certified rehabilitation projects. For more information, please visit <http://www.cr.nps.gov/nr/>.

**Neighborhood Activity Center (NAC):** The NAC is a mixed commercial node that serves as the central focus of each neighborhood. The NAC must be designed so that it serves the neighborhood adequately without attracting an influx of usage from surrounding areas.

**Neighborhood Clean-up Grant Program:** Neighborhood clean-ups are one-day events in which neighborhood residents can apply for assistance to conduct a neighborhood clean-up. HAND staff will work with residents to facilitate the removal of tires, trash, old furniture, hazardous materials, oil, car batteries, non-perishable food and usable clothing. What can be recycled back into the community is and what cannot is appropriately discarded. For more information call 349-3420, or visit <http://bloomington.in.gov/hand/> (under 'For Neighborhoods').

**Neighborhood Improvement Grant:** The program is intended to give residents an opportunity to have direct input and influence into the improvement of their neighborhoods. The funds provide for non-traditional capital projects with community-wide benefit. Improvement projects include physical improvement projects, public art, and design for a future capital improvement through a Neighborhood Improvement Grant. The minimum amount for this award is \$2,000, with a 10% match. Past projects include neighborhood signs, restoration of historic sidewalks, landscaping, and historical markers. For more information, or to fill-out an application, visit <http://bloomington.in.gov/hand/> (under 'For Neighborhoods'), or call 349-3401.

**Neighborhood Planning Initiative:** A program created to bring emphasis to neighborhoods in Bloomington. The process involves staff from both the Planning Department and the Housing & Neighborhood Development Department (HAND) acting as a facilitator to encourage public and private investment in a neighborhood.

**Neighborhood Traffic Safety Program (NSTP):** To maximize neighborhood involvement in improving local traffic conditions, the City of Bloomington Bicycle and Pedestrian Safety Commission (BPSC), with assistance from the Public Works, Engineering and Planning Departments, has developed the NSTP for Bloomington neighborhoods. For more information, call 349-3417.

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**Neighborhood Watch Program:** With assistance from the Bloomington Police Department, neighborhoods can establish a watch program in the area to watch for criminal activity. For more information, call 349-3343.

**Objectives:** Provisions that have measurable elements to mark progress towards the corresponding goal.

**Parks and Recreation Department (Parks):** The Bloomington Parks and Recreation Department provides parks, open space, facilities, services and programs necessary for the positive development and well-being of the community. For more information call 349-3700, or visit <http://bloomington.in.gov/parks/>.

**Planned Unit Development (PUD):** An area under single ownership and control to be developed in conformance with a development plan; consisting of a map showing the development area, all improvements to the development area and a text which sets forth the uses and the development standards to be met.

**Planning Department:** The Planning Department is responsible for administering the policies, programs and regulations that manage the growth and development of the City of Bloomington. Planners work on issues such as transportation, the environment, long range planning, zoning code compliance and the review of development proposals and permits. For more information call 349-3423, or visit <http://bloomington.in.gov/planning/>.

**Permaculture:** According to the National Sustainable Agriculture Information Service at the University of Arkansas-Fayetteville, Permaculture is a contraction of the phrases “permanent agriculture” or “permanent culture”. Permaculture stresses the use of ecology as the basis for designing integrated systems of food production, housing, appropriate technology and community development. For further information regarding Permaculture, visit the National Sustainable Agriculture Information Service website at <http://attra.ncat.org/attra-pub/perma.html#defined>. Another good Permaculture resource website is [www.permacultureactivist.net](http://www.permacultureactivist.net).

**Public Works (PW):** The Department of Public Works manages and directs the policies, programs and activities for seven departments and divisions. Public Works is also responsible for administrative duties associated with the numerous commissions and the Board of Public Works. The Board of Public Works monitors and grants final approval to commission resolutions and directives. For more information call 349-3410, or visit <http://bloomington.in.gov/publicworks/>.

**Small and Simple Grant Fund:** This grant provides neighborhoods with the opportunity to promote neighborhood community building activities that demonstrate a neighborhood benefit that require \$1,000 or less. Match is \$1 to \$1; 10% cash match is required. Applications are always available. Eligible projects could be to build or enhance a physical improvement, one-time events such as a special celebration, training sessions or educational campaigns. For more information, or to fill out an application, call 349-3420, or visit <http://bloomington.in.gov/hand/>.

**Sustainability:** is the ability to achieve continuing economic prosperity while protecting the natural systems of the planet and providing a high quality of life for its people. Achieving sustainable solutions calls for stewardship, with everyone taking responsibility for solving the problems of today and tomorrow; individuals, communities, businesses and governments are all stewards of the environment.

**SWOT:** An acronym for Strengths (assets that contribute positively to the quality of life), Weaknesses (conditions that detract from the quality of life), Opportunities (projects with the potential to transform weaknesses into strengths) and Threats (negative trends that threaten the future security of the neighborhood). SWOT analysis is an effective method of identifying all the current conditions of your neighborhood. The SWOT framework will then be used as the foundation for the goals, objectives and action strategies that will be addressed in the Neighborhood Plan.

**UDO:** The Unified Development Ordinance of the City of Bloomington. This document replaced the previous zoning and subdivision ordinances. The UDO governs land use and development throughout the City of Bloomington's planning jurisdiction. For more information, please see [www.bloomington.in.gov/udo](http://www.bloomington.in.gov/udo).

**Vision Statement:** A statement that reflects the overall values and interests for a recognized group, organization, or delegation of individuals found within a community.