



Wedding gifts that create quite a stir

FOOD | D1

BNL pummels South baseball, 12-2

SPORTS | B1

Trent Richardson



The Herald-Times

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CHRIS HOWELL | HERALD-TIMES

HTO Logan Hunter shows his vision Tuesday for a new upscale bar he is creating in the old Princess Theatre building. Renovation is underway, with hopes of opening in five months. A roughly 20-foot-tall stained-glass window on the east side of the building allows natural light to come in during the day. Hunter, at right, said the window is not historic and he believes it was installed in the 1980s. [View more photos of the renovation plans at HeraldTimesOnline.com/media](#).

Coming attractions

Princess Theatre vibrates with stirrings of restaurant development

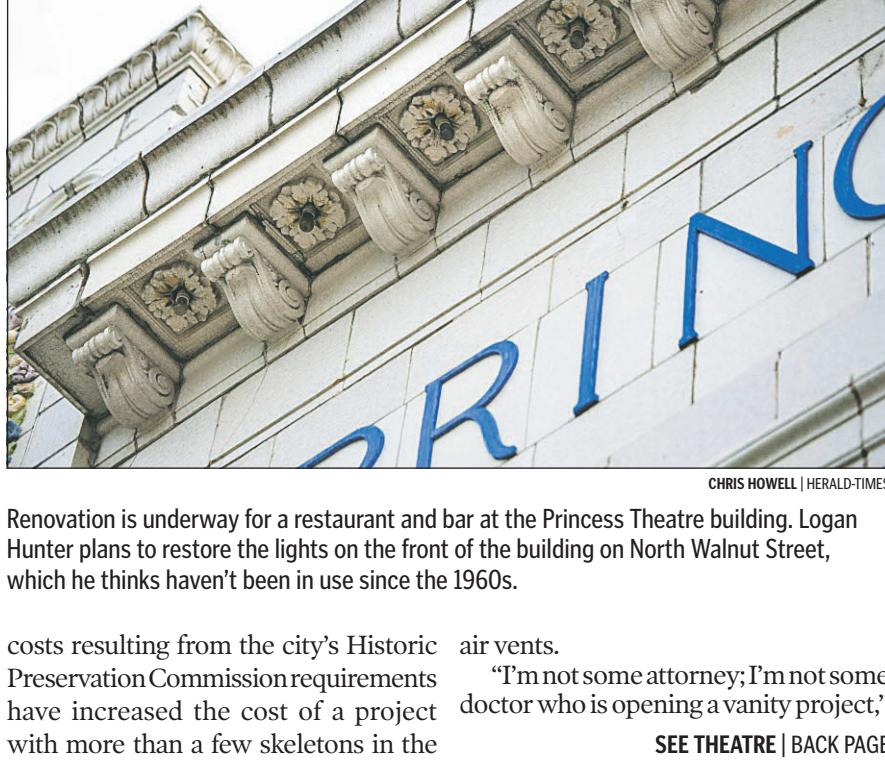
By Kurt Christian
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When Logan Hunter opens Alchemy in an estimated five months, the upscale restaurant and bar will bring new light to the historic Princess Theatre.

Even before El Norteno restaurant closed its doors in May 2015, Hunter began constructing a vision of what he would like to bring to the space at 206 N. Walnut St.

According to Hunter's vision, a restored ticket booth will lead patrons to a limestone archway, serving as the entry point for the lower dining floor. Upstairs dining will feature a champagne lounge and a private event area, as well as balcony seating with a view of the bar. The building's stained-glass window, introduced in the 1980s, will remain and bring natural light to the downstairs bar.

The "New York City meets London" concept and its seven investors have surmounted their share of inherited obstacles from the century-old building, but quite a few more remain. Higher



Renovation is underway for a restaurant and bar at the Princess Theatre building. Logan Hunter plans to restore the lights on the front of the building on North Walnut Street, which he thinks haven't been in use since the 1960s.

costs resulting from the city's Historic Preservation Commission requirements have increased the cost of a project with more than a few skeletons in the

air vents.

"I'm not some attorney; I'm not some doctor who is opening a vanity project,"

[SEE THEATRE | BACK PAGE](#)

Seven Oaks says lawsuit on charter lacks merit

By Brittani Howell
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Seven Oaks Classical School said a recently filed lawsuit against the charter school makes "the same tired arguments" and that the charges against its authorizer, Grace College and Theological Seminary, are without merit, according to a statement released by the school in response.

The statement, released Friday, also questions the timing of the lawsuit.

"In the prior process of chartering schools, Grace College's integrity and ability to participate

[SEE LAWSUIT | BACK PAGE](#)

Full response online

HTO Read the response from Seven Oaks in addition to the lawsuit filed against the charter school at [HeraldTimesOnline.com](#).

Public invited to view city master plan

By Ernest Rollins
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Bridging that gap between the Bloomington of today and the Bloomington of tomorrow begins with the city's new comprehensive master plan.

"This is just the first step," city Planning and Transportation Department Director Terri Porter said. "This is our wish list if we had unlimited resources. It is a broad overview of the direction we are moving and where the public has told us that they want to."

There's no crystal ball to determine exactly what Bloomington looks like in 2040, but city officials can envision it and want to help shape that future.

[SEE MASTER | PAGE A6](#)

Governor signs inclusionary zoning, solar bills

By Ernest Rollins
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A bill signed by Gov. Eric Holcomb Tuesday would prohibit Bloomington Mayor John Hamilton from acting on his desire to enact inclusionary zoning.

The bill was one of 10 that Holcomb signed into law Tuesday, passed to his desk for approval from the Indiana Legislature.

The city administration was in the process of considering inclusionary zoning — a policy tool to address affordable housing by codifying a requirement that developers include units priced for low- or moderate-income

individuals as part of new residential construction.

But the Indiana Legislature prohibited such actions.

Hamilton said he is disappointed that the governor signed the bill, because it reduces the city's capability to address affordable housing issues.

Even with the new state restriction on municipalities, Hamilton said his administration remains committed to developing strategies to provide Bloomington residents with more affordable housing options.

There are other initiatives in the works, such as allow-



HOLCOMB

Net metering

Holcomb also signed a net-metering bill Tuesday, which its opponents argue reduces incentives for private investment in small solar power generation. The bill lowers the rate at which property owners who install

ing accessory dwelling units and so-called tiny homes, that city officials will be discussing in the near future, he said.

More bills passed

STATE
Cold beer loophole sealed | PAGE A3

renewable energy generators are credited for sending their excess power back to an investor-owned utility.

Jacqui Bauer, sustainability coordinator for the city of Bloomington, said the net-metering bill essentially removes the financial incentive to install solar panels in the future.

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GOVERNOR

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The net-metering bill grandfathered, for 30 years at the current rate, those already receiving the credit for having a private investment in small solar power generation. The bill provides a shorter grandfathered period of 10 years for those who install systems after Jan. 1, 2018, and before July 1, 2022.

But for new users after Jan. 1, 2022, those credits will go down; they will be paid the wholesale rate plus a 25 percent premium — which is lower than the current rate.

MASTER

CONTINUED FROM PAGE A1

Bloomington's future is not just to be determined by city officials.

Isabel Piedmont-Smith, a member of the city council and city plan commission, encourages residents to review the latest draft plan, released on Monday.

The deadline for public comment on the plan is May 31.

Additional public input was one of the reasons the plan commission pushed back its adoption of the plan until June.

Jim Shelton was among those asking the plan commission to extend its initial timeline, and is glad they did as it gives people more time to provide feedback.

Even when a final version of the comprehensive master plan is approved, it does not mean it will not be revisited until 2040, Porter said. She said her goal is to revisit the plan every five years to assess the progress being made and whether specific programs outlined in the plan are implemented.

"It is a living, breathing document," Porter said.

Piedmont-Smith said the comprehensive master plan will shape how the community develops for the next two decades through city regulations and policies.

Piedmont-Smith said she expects future officials to rely on the principles outlined in the plan to help guide decisions on new construction and redevelopment downtown and throughout the community.

The plan currently used for planning and zoning decisions in the city is called the Growth Policies Plan, and was adopted in 2002.

For Piedmont-Smith, she wants to ensure that the language in the plan lays the foundation for sustainable development. That is, looking at whether the actions taken today negatively affect future generations environmentally, socially and economically.

"As government on the federal level becomes increasingly unreliable in dealing with global climate change and other scientifically proven societal problems, it is even more important for local governments to act on their own to protect the environment, ensure social equity and work toward a stable local economy," Piedmont-Smith said.

Shelton said that from the point of view of the Greater Bloomington Chamber of Commerce, the concern is that the plan provides a predictable business environment that will also guide plan commission members in making decisions when development and redevelopment projects come forward. Shelton is a government relations manager with the local chamber.

So what's a part of this plan?

The plan breaks up the community's vision for the future into chapters that focus on housing and neighborhoods, transportation, community services

This bill is of particular interest in Bloomington because of the higher-than-average number of solar installations throughout the city and county compared with the rest of the state.

Bauer said this could mean a sudden boom in solar installations by residents hoping to lock in the higher rate, thus getting a quicker return on their investment.

But in the long run, critics say, the measure sends a message to the rest of the country that Indiana is not interested in long-term solar energy production, despite its being one of the fastest growing industries in the country.

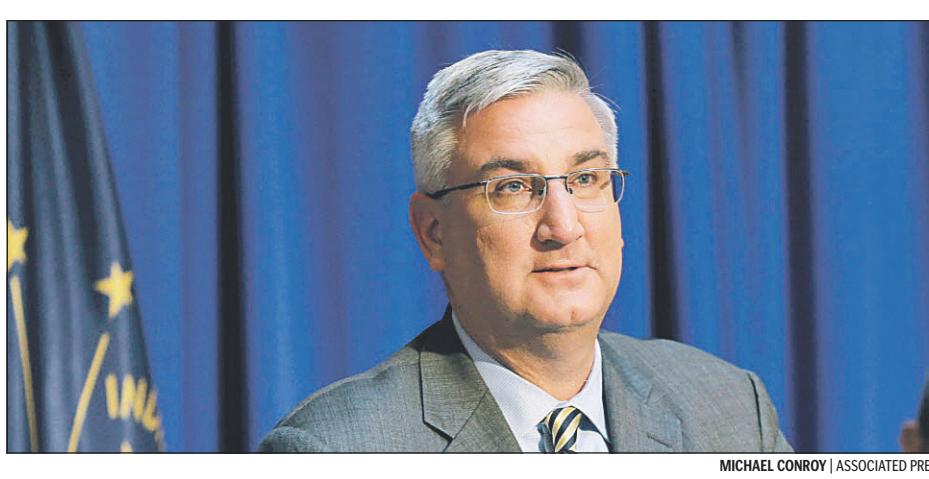
"To me, the whole bill is just very short-sighted," Bauer said. "We could have worked together to develop a data-based approach to energy."

But Bauer said she suspects the solar industry will continue to lobby legislators in the future for a more comprehensive approach to energy policy.

"I am very disappointed that the governor signed both of those bills," Hamilton said. "They move us, as a state, backwards in two important areas."

Sanctuary campus

Also signed on Tuesday was a bill that prohibits colleges and universities in Indiana from declar-



MICHAEL CONROY | ASSOCIATED PRESS

Gov. Eric Holcomb speaks Tuesday at the Statehouse in Indianapolis.

ing themselves sanctuary campuses.

Locally, a group of Indiana University students had called on the IU administration to declare

the Bloomington campus a sanctuary to try to protect undocumented students who might be in danger of deportation under current U.S. immigration policies.

IU officials did not agree to those requests, saying the sanctuary designation is "legally vague and offers no actual protection, legal or otherwise."

and economics, the downtown, culture and identity, land use and the environment.

Porter said priorities identified as part of Imagine Bloomington — a 2011 campaign consisting of community workshops that gathered residents' ideas about what they want to see happen in Bloomington in the future — and additional public input after that helped shape which areas the plan will focus on.

Each chapter has a description, identifies challenges and opportunities, sets goals and indicators to measure future progress and recommends programs to meet those goals.

Here is an overview of some of the chapters in the comprehensive master plan:

Community services and economics

This chapter focuses on what it will take to provide infrastructure and services as the city of Bloomington continues to grow.

In addition, it looks at ways to develop a sustainable economy. According to the plan, achieving these objectives will include working with regional partners, nonprofit organizations, schools and businesses to provide community services.

Culture and identity

This chapter looks at those aspects that make Bloomington unique and a desirable community to live in, such as the city's history, tourism and educational opportunities.

It also takes into account Bloomington's public art scene and commitment to historical preservation.

Environment

During a formal presentation of the plan in April, Scott Robinson, planning and services manager, said

the plan calls for officials to take a much broader look at how the environment is viewed and to have a focus on areas such as consumption, waste and conservation.

One way the plan hopes to improve the community's approach is by developing a long-term environmental plan.

Downtown

The downtown area is the heart of the Bloomington community, Robinson said.

Therefore, maintaining and encouraging opportunities that build upon the vibrancy of the Bloomington downtown area are outlined in the master plan.

Some of the opportunities identified include the Trades District, located northwest of City Hall, and expansion of the Bloomington/Monroe County Convention Center in terms of employment and economic activity.

But the plan also recognizes the downtown area as much more than a place for economic activity. The plan acknowledges that within the heart of the city are entertainment, housing, shopping and the arts.

Therefore, future planning for the downtown area should also reflect these aspects, according to the plan.

Housing and neighborhoods

Providing affordable housing options to residents from all walks of life is a focus of this section.

According to the plan, consultants project the Bloomington area will need about 7,500 new units, and around 6,100 units will need to be replaced between 2010 and 2030. In addition, it projects that two-thirds of the new housing demand will be for multifamily residential apartments.

Robinson said the plan also considers existing housing supply, increasing access to housing for people of different economic levels and diversifying housing types. It also recognizes the city's challenges over the years regarding student housing being centralized downtown, and calls for programs to limit the pace and extent of such development in order to increase opportunities for affordable, nonstudent options downtown.

Transportation

The city of Bloomington has a high rate of transit ridership and a population that uses other modes of transport, such as cycling. This chapter explores the city's mobility needs and plans, programs and investments needed to address them.

Robinson said it also focuses on what it would take to develop a sustainable system.

Land use

As a part of future development, this chapter focuses on land use designations.

There are nine land use district categories characterized in the chapter, Robinson said, to provide future guidance regarding

New schedule for the plan

The Bloomington Plan Commission revised its schedule regarding the comprehensive master plan to allow for more public input:

■ **Wednesday, May 31, noon:** Deadline for all proposed amendments for the final document to be submitted to city staff.

■ **Monday, June 5, 5:30 p.m., city council chambers in City Hall:** The city plan commission will consider proposed amendments to the draft plan. This meeting will include opportunities for public comment.

■ **Monday, June 19, 5:30 p.m., council chambers:** Another city plan commission meeting to consider and act on proposed amendments, with opportunities for public comment.

A draft of the 119-page plan is available online, on the city's comprehensive master plan page, bloomington.in.gov/cmp, as well as in hard copy form at the city's Planning and Transportation Department and the Monroe County Public Library's Indiana Room.

growth and development.

"The policies within the chapter place a strong focus on land use that is aimed not at separating uses, but instead on mixing uses," according to the plan.

In addition, it identifies those areas expected to see significant development in coming years, Robinson

said. These include the

Trades District, the Interstate 69 corridor and the Indiana University Health Bloomington Hospital site, once the hospital relocates from West Second Street to the Ind. 45/46 Bypass on the IU campus.

He said the land use map should not be confused with a zoning map.



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