

The 2008 Normandale Lake District Plan

established a vision to guide future re/development of the Normandale Lake District and identify associated public infrastructure improvements.

Why are we updating the 2008 Plan?

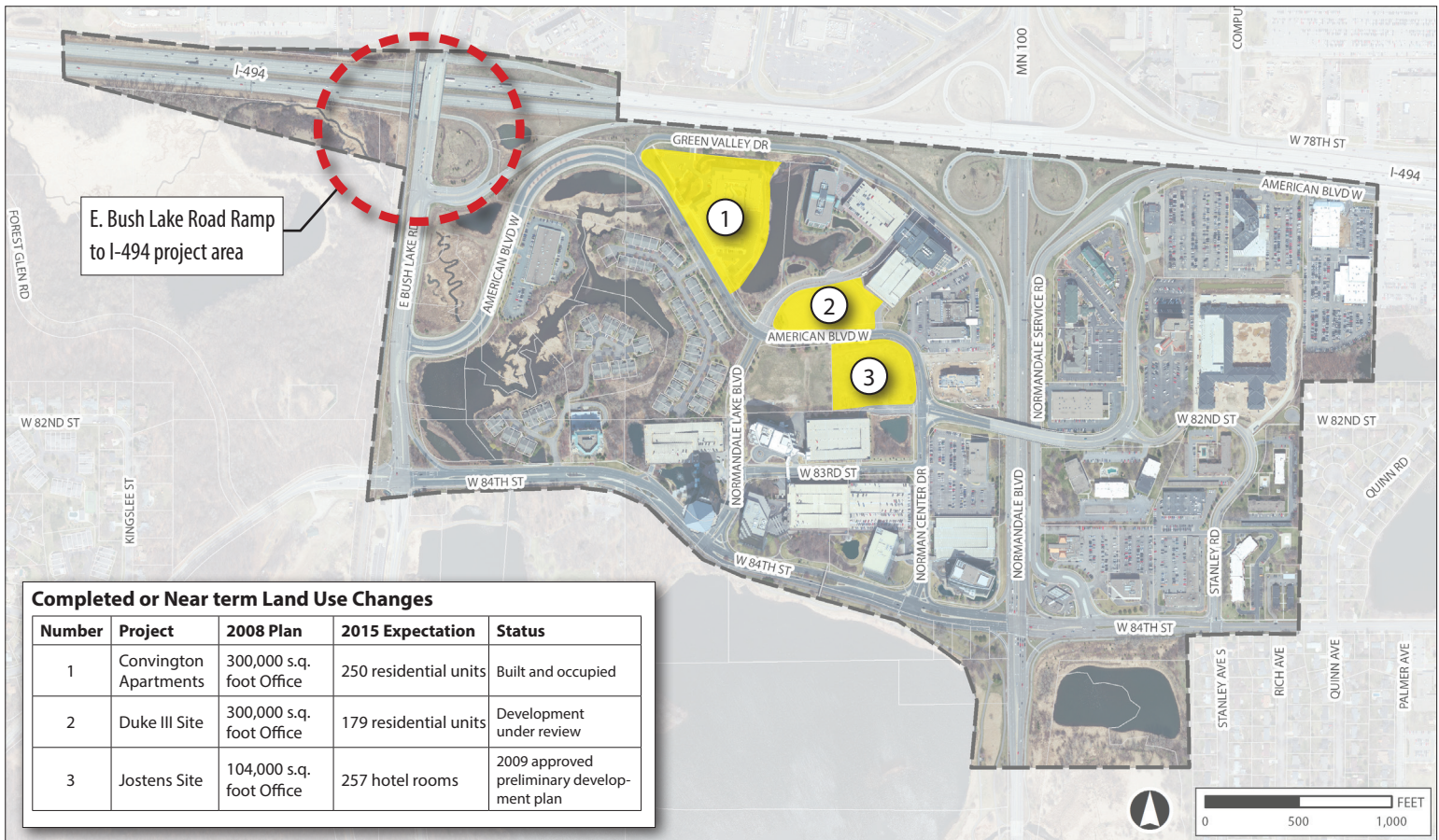
The City is updating the plan to reflect recent changes in land use and planned access improvements from E. Bush Lake Road to I-494.

What will the update include?

The update to the Normandale Lakes District Plan will include:

- Updating future land use assumptions.
- Updating traffic and utility modeling based on future land use assumptions.
- Updating the implementation plan based on model outcomes.
- Updating the funding strategy to pay for recommended public improvements in the district.

2015 Normandale Lake District Study Area



Land Use Changes

Since 2008, market demand for office development has significantly declined. This has led to some property owners replacing proposed office development with multi-family and/or hotel development. These land use changes alter traffic patterns as well as water and sewer demand, which directly influences the need and timing of infrastructure improvements.

E. Bush Lake Rd. Access to I-494

After the 2008 planning process, a key roadway improvement – a ramp from E. Bush Lake Rd. onto west-bound I-494 – has gained broad support and funding. Implementing this project would eliminate the need for costly infrastructure improvements at Normandale Blvd. and W. 84th St. as proposed in the 2008 Plan. This change has large impacts on the District’s funding plan.

2008 Plan Vision and Goals

The Plan vision and goals set in the 2008 Normandale Lake District Plan will continue to guide the district and the 2015 Plan Update process.

Vision Statement

To position the entire District to gain maximum benefit from private and public investments, the vision for the District is to:

Continue to develop as a high quality, high density mixed use area in a manner that extends, reinforces and celebrates the natural environment.

Goals

1. Expand the park-like character.
2. Improve identity and connectivity.
3. Achieve a more visually cohesive built environment.

How long will the process take?

The Plan Update Process is expected to be completed in Spring 2016.

What	When	Notes
Kick off plan update process	October 2015	
Review and revise 2008 Plan	Sept. - Dec. 2015	
Share updates with the community	Jan. - Feb. 2016	Meetings with City of Bloomington Planning Commission, City Council and a second community open house will occur during this time period
Finalize 2015 Plan Update	Jan. - March 2016	
Public Hearings	April 2016	City of Bloomington Planning Commission and City Council Public Hearings
Metropolitan Council review	May - June 2016	As the 2008 Normandale Lake District Plan is part of the City's Comprehensive Plan it must be reviewed by the Metropolitan Council
Formal adoption by Bloomington City Council	June 2016	

NOTE: Time frame subject to change.



Want to learn more?

Visit the project website for more information and to join the project email list:

<http://blm.mn/NLDupdate>

Or contact us directly:

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