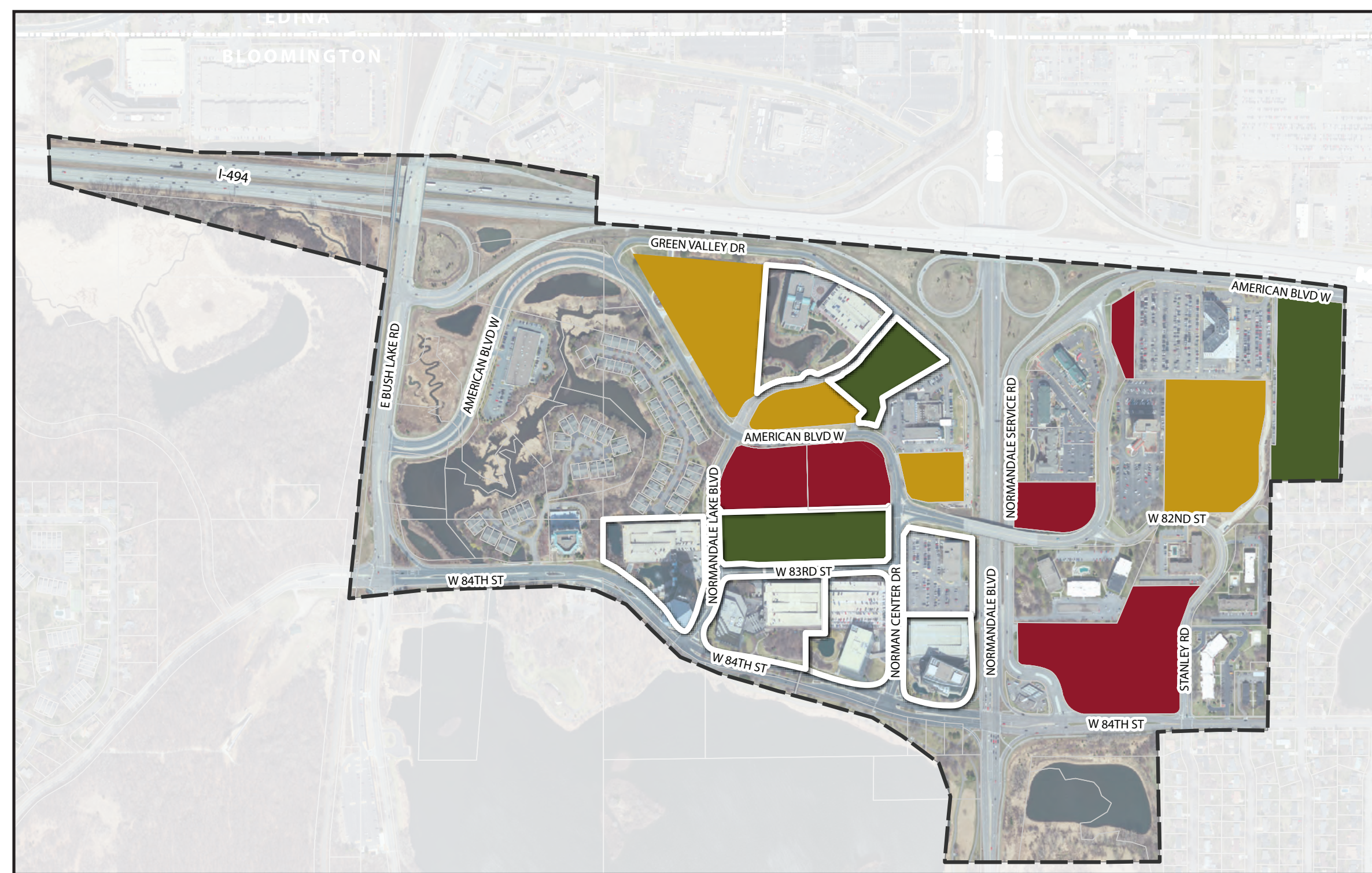


OPEN HOUSE

NORMANDALE LAKE

DISTRICT PLAN

2015 UPDATE



2008 Normandale Lake District Plan

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.

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.

What will the 2015 Plan 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.

District Improvement Funding Strategy

The following funding sources were identified in the 2008 District funding plan:

Bloomington Sources

- Special Assessments
- Tax Abatement

Other Funding Sources

- Hennepin County
- Federal Grants

Abatement District

The City established the Normandale Lakes Abatement District as an outcome of the 2008 Plan. The abatement district allows the City to earmark a portion of the taxes collected from the district to fund public investments within the district.

The term 'abatement' is misleading, as the tax is not forgiven. The tax is paid normally, but the amount of property tax levied by the City is used to fund the improvements instead of going into the general fund.

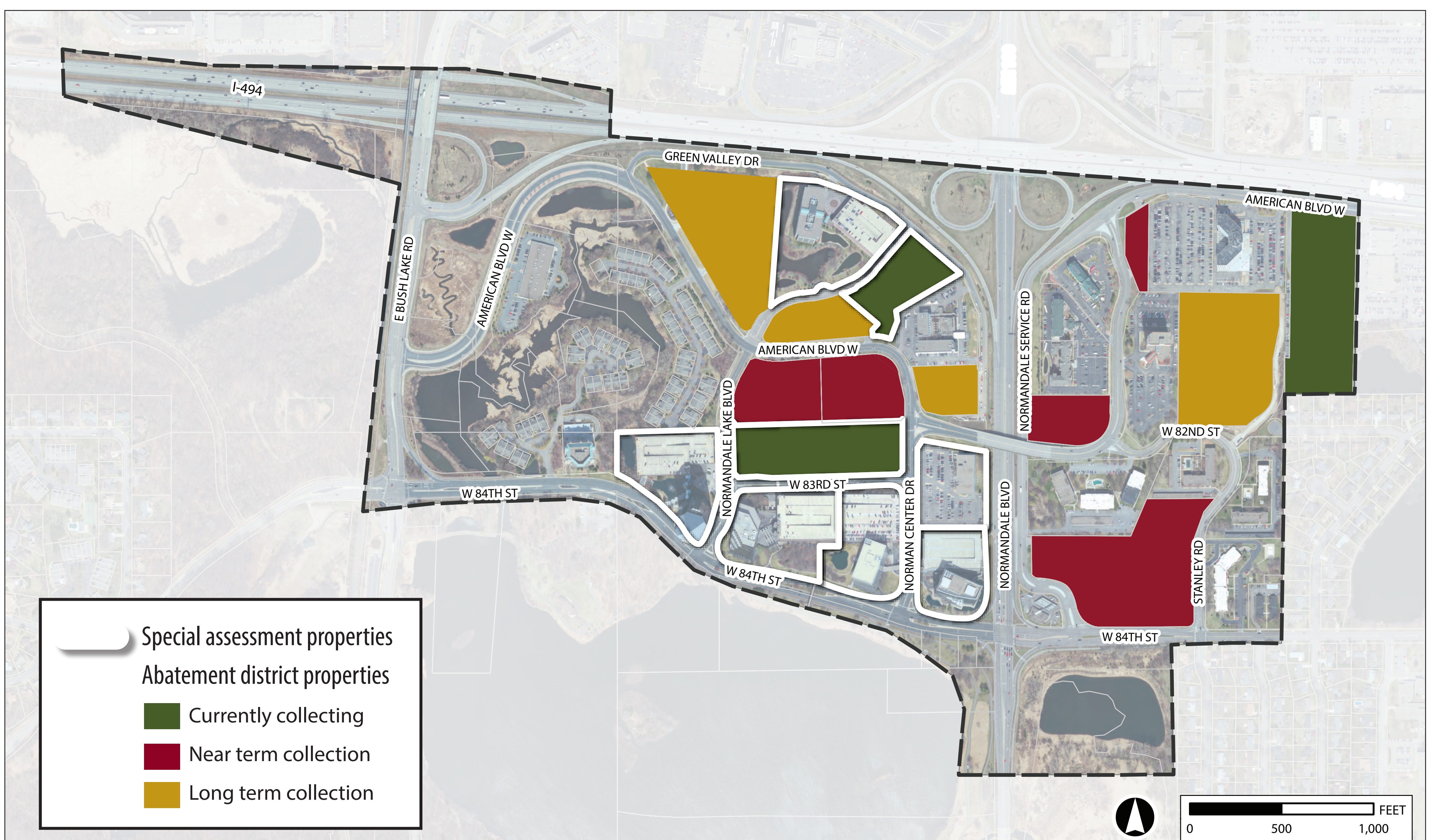
While the City has begun collecting abatement revenue, as of 2015 the City has not used the Normandale Lake District Abatement District revenue to fund improvements.

Special Assessments

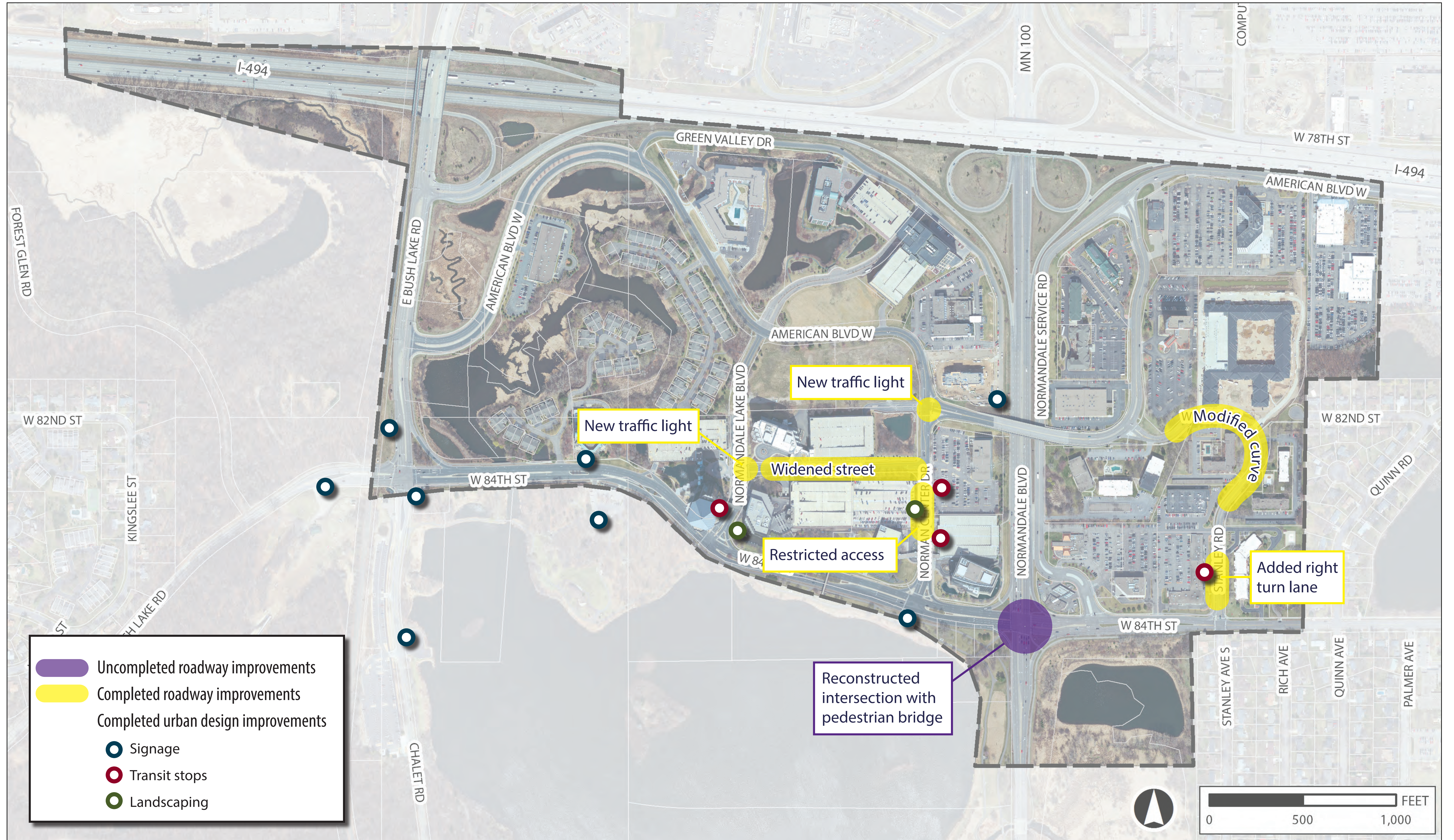
Some district property owners entered into assessment agreements with the City based on the funding scenario and proposed improvements from the 2008 Plan.

The assessment funds collected to date have been used to complete high priority roadway and urban design projects from the 2008 Plan.

All funding strategies will be reviewed and updated in the 2015 Plan Update.

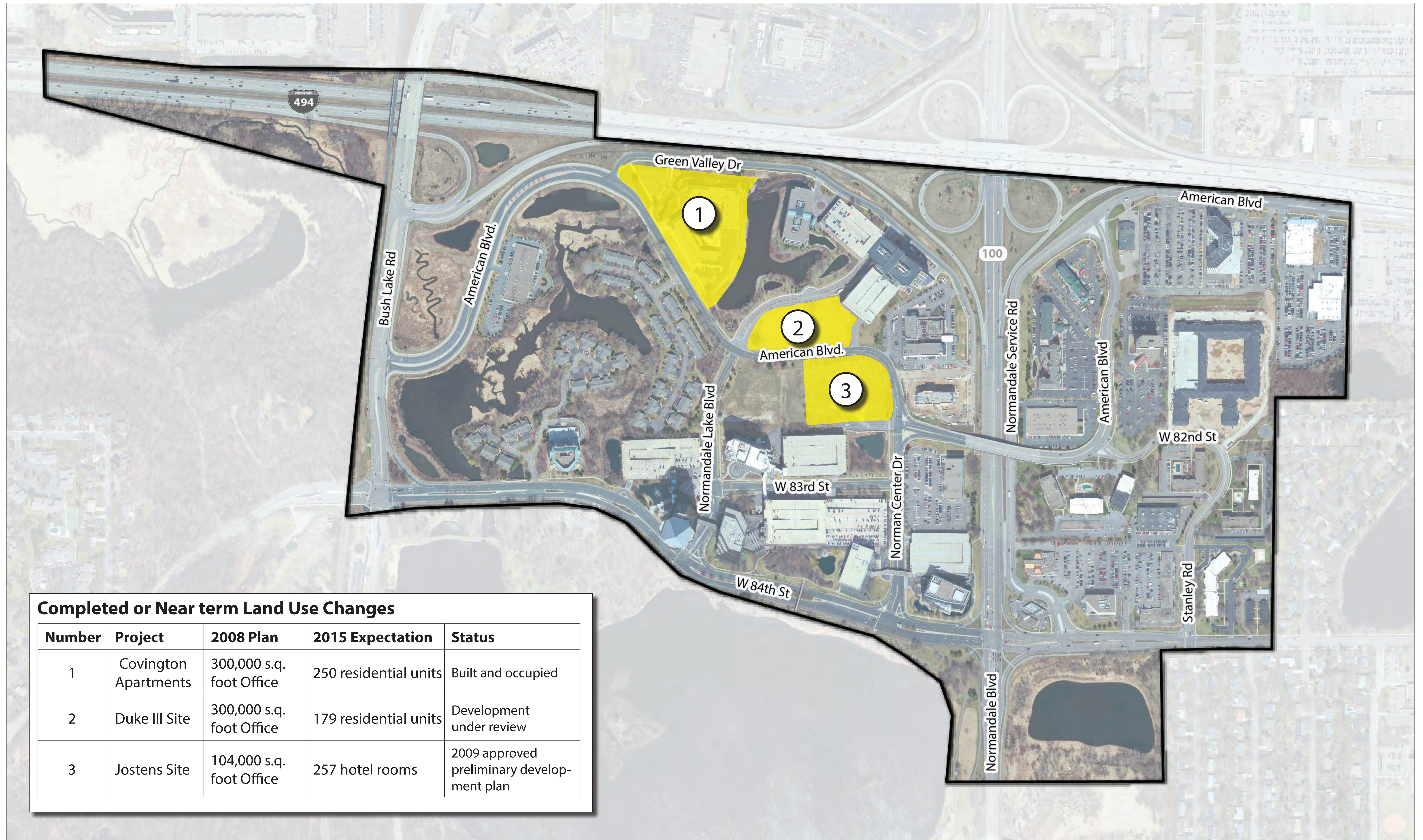


Status of Key 2008 Recommended Projects



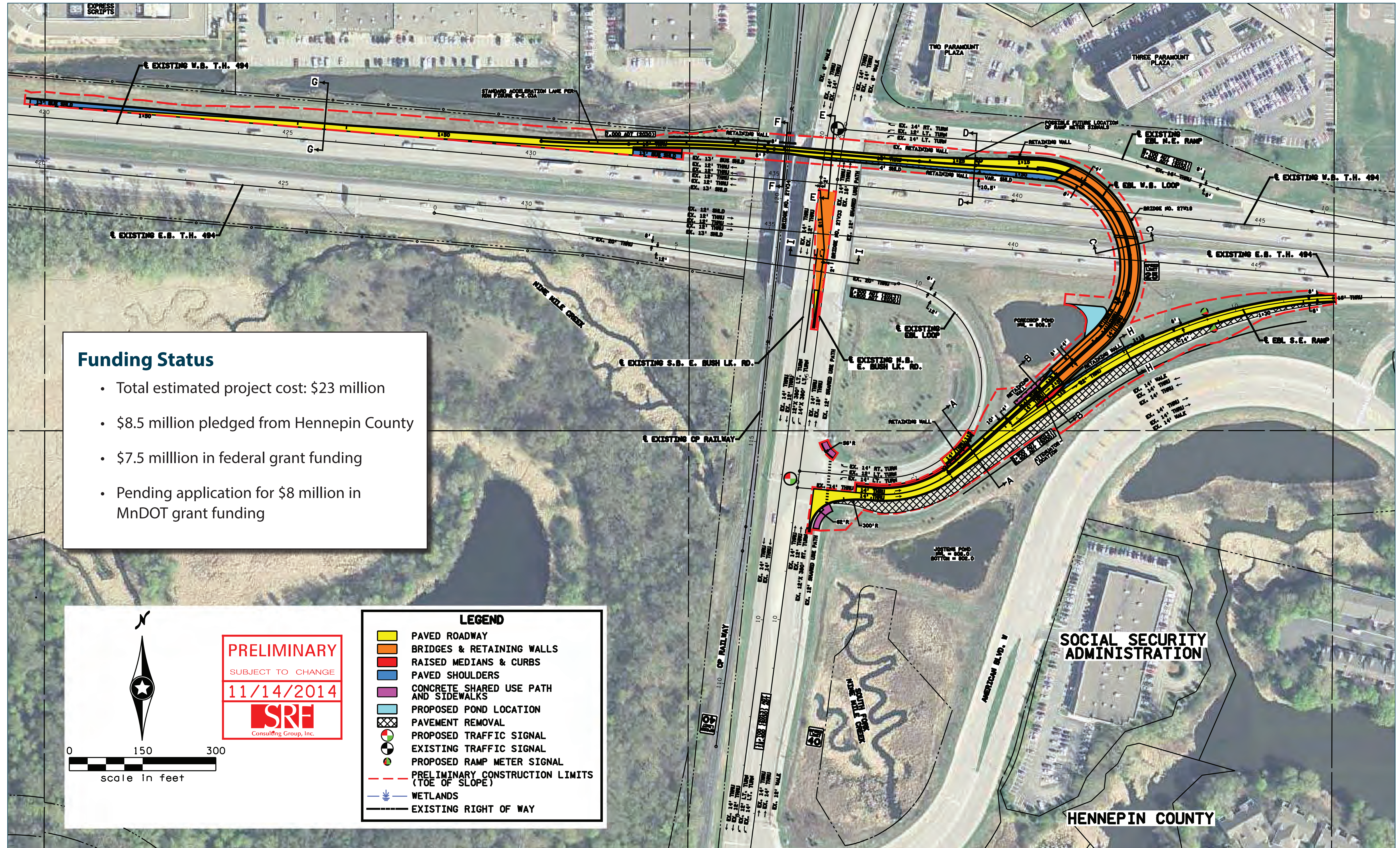
Why are we updating the 2008 Master Plan?

To evaluate the impact of completed or near term land use changes on public infrastructure needs and priorities.



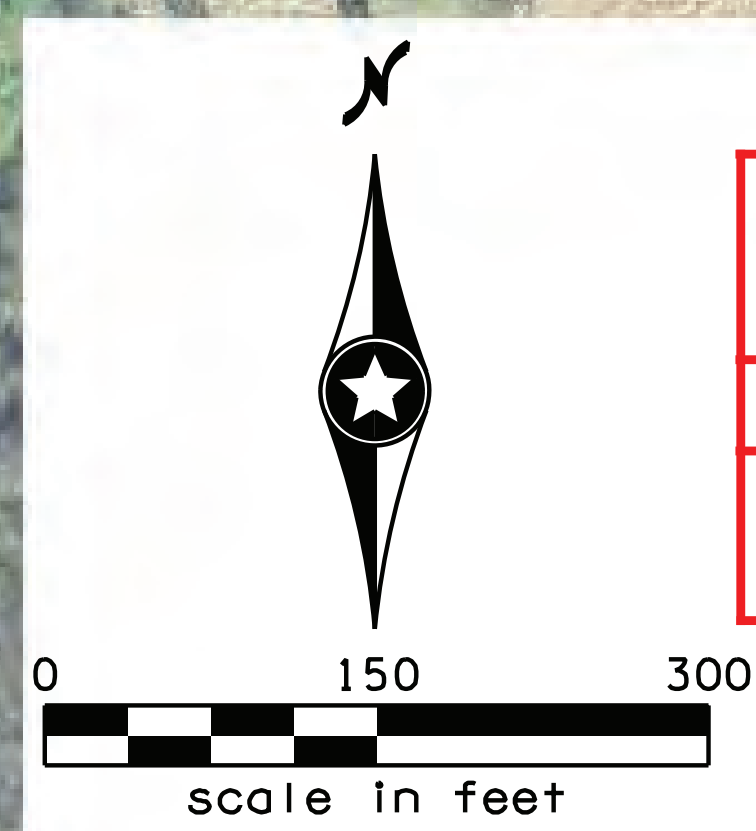
Why are we updating the 2008 Master Plan?

To incorporate the East Bush Lake Road/I-494 ramp into the district.



Funding Status

- Total estimated project cost: \$23 million
- \$8.5 million pledged from Hennepin County
- \$7.5 million in federal grant funding
- Pending application for \$8 million in MnDOT grant funding



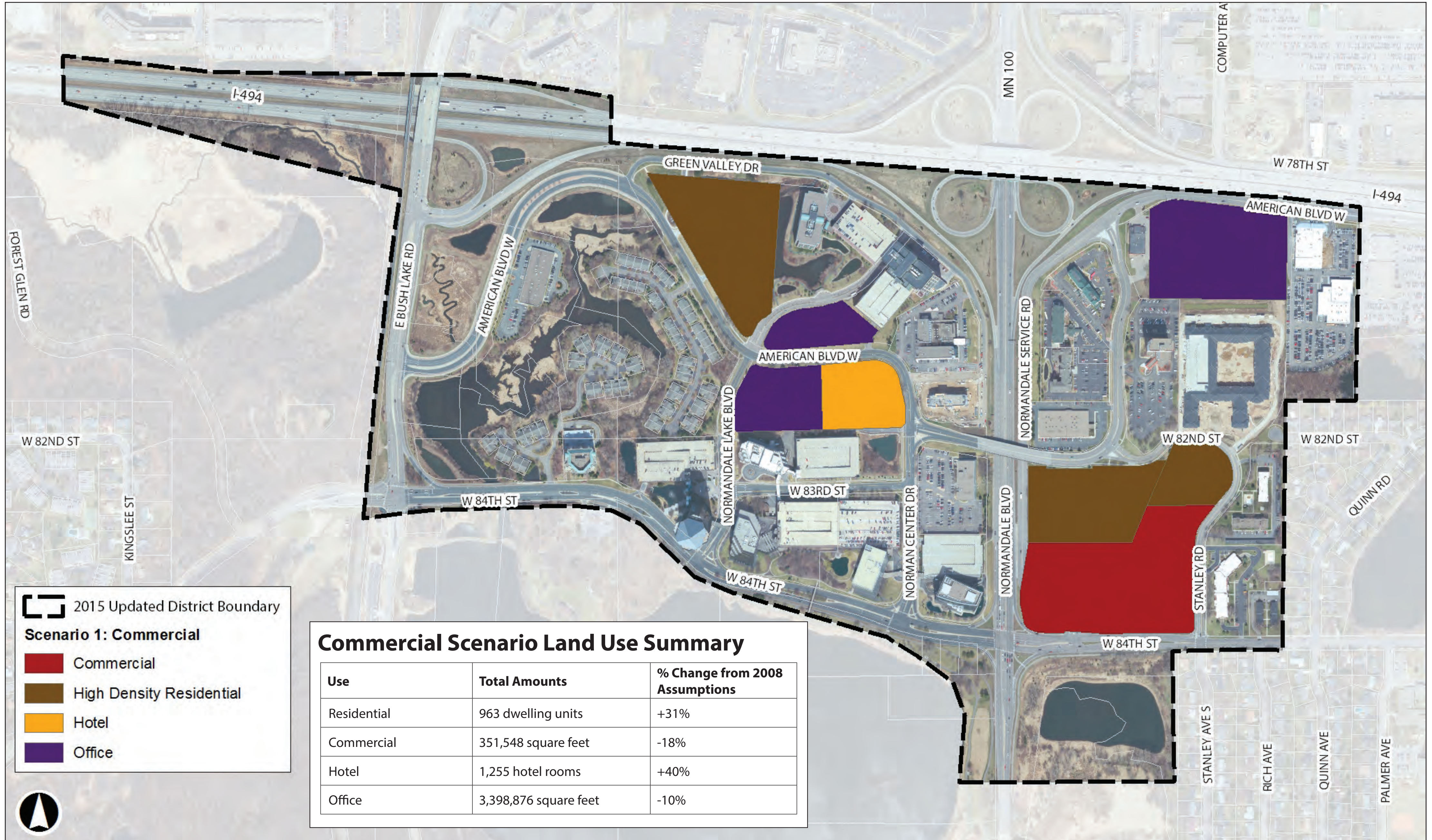
PRELIMINARY
SUBJECT TO CHANGE
11/14/2014
SRF
Consulting Group, Inc.

LEGEND	
	PAVED ROADWAY
	BRIDGES & RETAINING WALLS
	RAISED MEDIANS & CURBS
	PAVED SHOULDERS
	CONCRETE SHARED USE PATH AND SIDEWALKS
	PROPOSED POND LOCATION
	PAVEMENT REMOVAL
	PROPOSED TRAFFIC SIGNAL
	EXISTING TRAFFIC SIGNAL
	PROPOSED RAMP METER SIGNAL
	PRELIMINARY CONSTRUCTION LIMITS (TOE OF SLOPE)
	WETLANDS
	EXISTING RIGHT OF WAY

Land Use Scenarios

Two land use scenarios were developed to model future traffic levels and utility needs.

Commercial Scenario



Mixed Use Scenario

