

Traffic and Utility Scenario Modeling

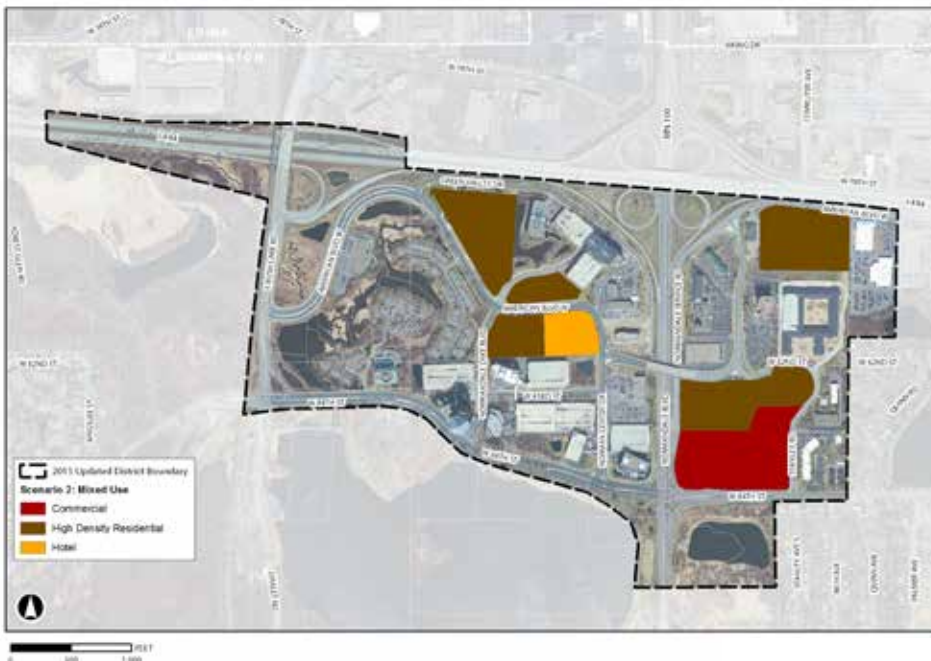
Two different land use scenarios were modeled to evaluate the impact of recent and potential future land use changes on public infrastructure needs and priorities. The colored parcels show where and what type of redevelopment was assumed. Existing land uses (uncolored parcels) are not proposed to change.

Scenario 1: Commercial



Scenario 1: Commercial reflects changes in development since 2008 but also assumed an increase in office development in the future.

Scenario 2: Mixed Use



Scenario 2: Mixed Use also reflects changes in development since 2008, but assumed more high density residential development instead of office development in the future.

Traffic Modeling Takeaways

- Both scenarios had only minor future traffic impacts.
- There are no major differences in impacts between the two scenarios
- The results demonstrated that the enlarged 84th St. and Normandale Blvd. intersection recommended by the 2008 District Plan is NOT needed.
- Therefore, the 2008 recommended pedestrian bridge over the enlarged intersection is also not needed.
- This change in priorities allows for other improvements to bicycle and pedestrian facilities within the district.

Utility Modeling Takeaways

- Future watermain and sanitary sewer upgrades are needed in both scenarios.
- There are no differences between the upgrades recommended for each scenario.

What projects are recommended based on these results?

- The draft Implementation Project List includes all recommended projects (*see separate handout*).
- Projects were recommended based on modeling results and public feedback.

Want to learn more?

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

<http://blm.mn/NLDupdate>

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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?

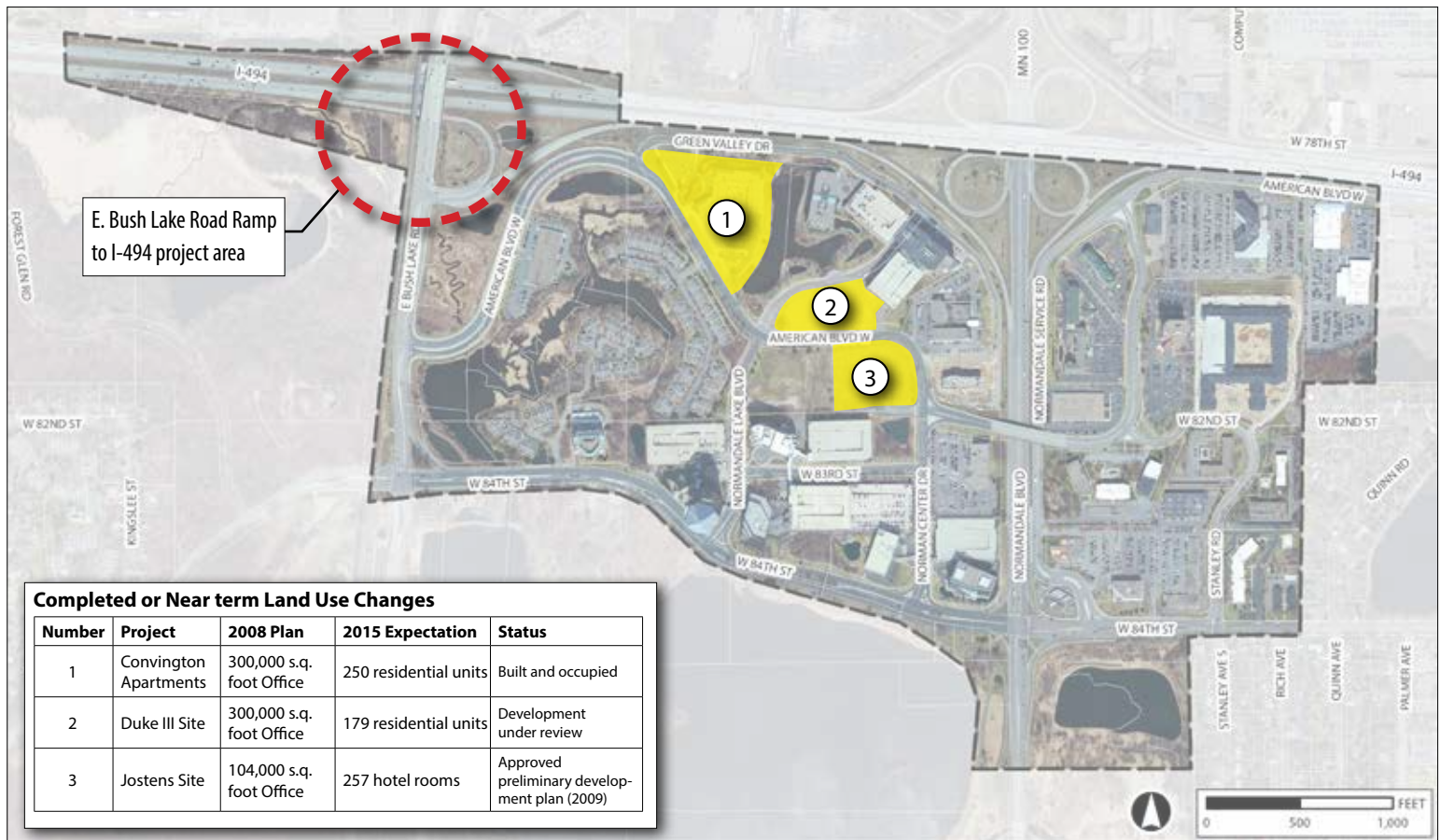
The City is updating the plan to reflect recent changes in land use and planned access improvements from E. Bush Lake Road to I-494.

What will the update involve?

The update to the Normandale Lakes District Plan will involve:

- 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.

East Bush Lake Road 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 reconstruction of the Normandale Blvd. and W. 84th St. as proposed in the 2008 Plan. This change has large impacts on the District's funding plan.