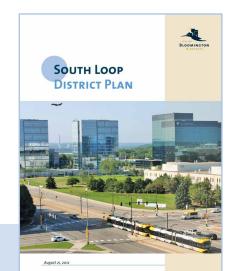


City of Bloomington, Minnesota SOUTH LOOP DISTRICT PLAN

he Bloomington City Council placed this District Plan into effect on August 21, 2012, by adopting Resolution 2012-97. The Metropolitan Council adopted its review record of the plan on February 13, 2013, (File #20427-3).

Note that comprehensive plans are amended from time to time. The City maintains an up-to-date version of its *Comprehensive Plan* on its website: www. ci.bloomington.mn.us. A hard copy of the most current version is available at the Planning Division, Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, PH 952-563-8920.



City Council

August 2012

Mayor Councilmembers

Jack Baloga Thomas Hulting Steve Peterson

Gene Winstead

Tim Busse Karen Nordstrom Vern Wilcox

Planning Commission

August 2012

Larry Lee*

Glen Markegard*

ChairCommissionersBudd BattersonJon OlesonKelley SpiessCraig NordstromAlan FelknerBrandon PierceRoger Willette

City of Bloomington

May 2007 - August 2013

City Manager Senior Planners Other Project Staff Team

Jason Schmidt* Elizabeth Shevi

Mark Bernhardson Julie Farnham** Schane Rudlang, Port Authority Administrator

Londell Pease Jill Hutmaker, Acting Port Authority Administra

Community

Londell Pease Jill Hutmaker, Acting Port Authority Administrator (2008 - 2010)

Bob Sharlin Becky Schindler, Port Authority Development Specialist

Bob Sharlin Becky Schindler, Port Authority Development Specialist

Development

(Retired 2011)** Regina Harris, HRA Administrator

Planners
Diann Kirby, Community Services Director
Janine Hill, Communications Administrator

Planning Manager

Dennis Fields

Shelly Pederson, City Engineer

Project Support Staff

AdministrativeGraphic DesignPhotographyCarolyn LaneJan NorbeckCassandra HeibergMike HillerTina MortimerCyndi Osberg

* Project Staff ** Project Manager



Table of Contents

	Page
THE BIG STORY	1.1
1.2 Goals and Objectives	1.8
SUSTAINABILITY	2.1
2.1 The Responsible Approach	2.1
2.2 Sustainability Goals and Measures	2.2
DEVELOPMENT FRAMEWORK	3.1
.1 The Big Picture	3.1
3.1.1 Why is the South Loop Important to I	Bloomington 3.1
3.1.2 Trends that will Help South Loop	3.1
3.1.3 Strategic Priorities	3.2
3.1.4 Growth Projections and Demographi	cs 3.4
.2 Signature Elements	3.13
3.2.1 Lindau Link	3.14
3.2.2 24th Avenue Gateway Corridor	3.21
3.2.3 34th and American Neighborhood	3.26
3.2.4 Bluff Edge	3.33
.3 Framework Components	3.37
3.3.1 Land Use Framework	3.37
3.3.2 Circulation and Movements Framew	ork 3.49
3.3.3 Parks and Open Space	3.63
3.3.4 Utility Framework	3.75
PLACEMAKING AND COMMUNICATION	4.1
4.1 Name and Brand Identity	4.1
4.2 Creative Placemaking	4.2
4.3 Marketing Plan	4.3
MPLEMENTATION STRATEGY	5.1
5.1 Summary of Plan Recommendations	5.1
5.2 Phasing Plan	5.5
5.3 Implementation Partners and Funding	5.8

List of Figures

		Page
TH	E BIG STORY	
SU	STAINABILITY	
2.1	INDEX Model Study Area	2.3
DE	VELOPMENT FRAMEWORK	
3.1	Comparison of Floor Area by Development Type, 2010-2050	3.6
3.2	Comparison of Development and Undeveloped Land North of 86th Street, 2010-2050	3.6
3.3	South Loop Population and Housing Growth, 2010-2050	3.8
3.4	Employment Change by Land Use Type, 2010-2050	3.9
3.5	Population and Employment Growth Rates, 2010-2030	3.10
3.6	Historical and Projected Growth Patterns for Hotel Developme	nt 3.11
3.7	Historical and Projected Growth Patterns for Residential Development	3.11
3.8	Historical and Projected Growth Patterns for Office Developme	ent 3.11
3.9	Historical and Projected Growth Patterns for Retail Developme	nt 3.11
3.10	Location of South Loop District's Signature Elements	3.13
3.11	Looking North at Lindau Link from 24th Avenue	3.14
3.12	Lindau Link Concept, 2030	3.17
3.13	Lindau Link Concept, 2050	3.19
.14	24th Avenue Corridor looking South from Lindau Link	3.23
.15	24th Avenue Corridor: Gateway Concept, Plan View	3.24
.16	34th and American Neighborhood Concept, 2030	3.27
.17	34th and American Neighborhood Concept, 2050	3.29
.18	Bluff Edge Concept	3.35
.19	Existing Influential Development Features	3.39
3.20	The "L" and Signature Elements	3.41
.21	Land Use Framework Concept	3.42
3.22	Comprehensive Plan Land Use Designations, 2008	3.44
.23	Proposed Land Use Amendments	3.45
3.24	Existing Zoning, 2008	3.46
3.25	Proposed South Loop Zoning Changes	3.48
3.26	Comparison of Automobile Modal Share in 13 Metropolitan Centers	3.49
3.27	Transportation Advantages in the South Loop District	3.50
	Circulation and Movement Framework	3.52
	Who Commutes by Bicycle, 1990 - 2009	3.54
	Metro Area Transit Routes near South Loop District	3.56

CITY OF BLOOMINGTON, MINNESOTA

	Page
3.31 Transit Station Accessibility	3.57
3.32 Increase in Transit Modal Share, 2010 - 2050	3.59
3.33 Potential Percent Reduction in Parking Due to Shared Parking Identified by Traffic Analysis Zones (TAZs)	3.62
3.34 Parks and Open Space Framework	3.64
3.35 Minnesota Valley State Trail Connections	3.66
3.36 Natural-Surfaced Trails in Greenway-Type Setting	3.70
3.37 Existing Sanitary Sewer System	3.76
3.38 Potential Sanitary Sewer Constraints	3.77
3.39 Watermain	3.78
3.40 Stormwater Features	3.82
PLACEMAKING AND COMMUNICATION	
IMPLEMENTATION STRATEGY	

List of Tables

		Pag
THE	BIG STORY	
SUS	TAINABILITY	
2.1	Summary of INDEX Results	2
DE\	/ELOPMENT FRAMEWORK	
3.1	South Loop District Development by Land Use Type	3
3.2	Change in South Loop Development, 2030 and 2050	3
3.3	South Loop Demographics, 2010 to 2050	3
3.4	South Loop Demographics Change, 2010 to 2050	3
3.5	South Loop District Employment by Industry Type (Jobs)	3
3.6	South Loop District Employment Change (Jobs)	3
3.7	South Loop District and Bloomington Data, 2010 and 2030	3
3.8	Population Growth, 2010 and 2030	3
3.9	Household Growth, 2010 and 2030	3.1
3.10	Employment Growth, 2010 and 2030	3.
3.11	Growth in Transit Users, 2010 - 2050	3.5
3.12	Shared Parking Potential at Full Development (2050)	3.0
PLA	CEMAKING AND COMMUNICATION	
IMF	PLEMENTATION STRATEGY	
5.1	Summary of Proposed Public Improvements in South Loop District	5
5.2	Proposed Public Improvements Outside South Loop District	5
5.3	Short Term Improvements – First Phase 2012 to 2014	5



Table of Contents

	Page
THE BIG STORY	1.1
1.2 Goals and Objectives	1.8
SUSTAINABILITY	2.1
2.1 The Responsible Approach	2.1
2.2 Sustainability Goals and Measures	2.2
DEVELOPMENT FRAMEWORK	3.1
.1 The Big Picture	3.1
3.1.1 Why is the South Loop Important to I	Bloomington 3.1
3.1.2 Trends that will Help South Loop	3.1
3.1.3 Strategic Priorities	3.2
3.1.4 Growth Projections and Demographi	cs 3.4
.2 Signature Elements	3.13
3.2.1 Lindau Link	3.14
3.2.2 24th Avenue Gateway Corridor	3.21
3.2.3 34th and American Neighborhood	3.26
3.2.4 Bluff Edge	3.33
.3 Framework Components	3.37
3.3.1 Land Use Framework	3.37
3.3.2 Circulation and Movements Framew	ork 3.49
3.3.3 Parks and Open Space	3.63
3.3.4 Utility Framework	3.75
PLACEMAKING AND COMMUNICATION	4.1
4.1 Name and Brand Identity	4.1
4.2 Creative Placemaking	4.2
4.3 Marketing Plan	4.3
MPLEMENTATION STRATEGY	5.1
5.1 Summary of Plan Recommendations	5.1
5.2 Phasing Plan	5.5
5.3 Implementation Partners and Funding	5.8

List of Figures

		Page
TH	E BIG STORY	
SU	STAINABILITY	
2.1	INDEX Model Study Area	2.3
DE	VELOPMENT FRAMEWORK	
3.1	Comparison of Floor Area by Development Type, 2010-2050	3.6
3.2	Comparison of Development and Undeveloped Land North of 86th Street, 2010-2050	3.6
3.3	South Loop Population and Housing Growth, 2010-2050	3.8
3.4	Employment Change by Land Use Type, 2010-2050	3.9
3.5	Population and Employment Growth Rates, 2010-2030	3.10
3.6	Historical and Projected Growth Patterns for Hotel Developme	nt 3.11
3.7	Historical and Projected Growth Patterns for Residential Development	3.11
3.8	Historical and Projected Growth Patterns for Office Developme	ent 3.11
3.9	Historical and Projected Growth Patterns for Retail Developme	nt 3.11
3.10	Location of South Loop District's Signature Elements	3.13
3.11	Looking North at Lindau Link from 24th Avenue	3.14
3.12	Lindau Link Concept, 2030	3.17
3.13	Lindau Link Concept, 2050	3.19
.14	24th Avenue Corridor looking South from Lindau Link	3.23
.15	24th Avenue Corridor: Gateway Concept, Plan View	3.24
.16	34th and American Neighborhood Concept, 2030	3.27
.17	34th and American Neighborhood Concept, 2050	3.29
.18	Bluff Edge Concept	3.35
.19	Existing Influential Development Features	3.39
3.20	The "L" and Signature Elements	3.41
.21	Land Use Framework Concept	3.42
3.22	Comprehensive Plan Land Use Designations, 2008	3.44
.23	Proposed Land Use Amendments	3.45
3.24	Existing Zoning, 2008	3.46
3.25	Proposed South Loop Zoning Changes	3.48
3.26	Comparison of Automobile Modal Share in 13 Metropolitan Centers	3.49
3.27	Transportation Advantages in the South Loop District	3.50
	Circulation and Movement Framework	3.52
	Who Commutes by Bicycle, 1990 - 2009	3.54
	Metro Area Transit Routes near South Loop District	3.56

CITY OF BLOOMINGTON, MINNESOTA

	Page
3.31 Transit Station Accessibility	3.57
3.32 Increase in Transit Modal Share, 2010 - 2050	3.59
3.33 Potential Percent Reduction in Parking Due to Shared Parking Identified by Traffic Analysis Zones (TAZs)	3.62
3.34 Parks and Open Space Framework	3.64
3.35 Minnesota Valley State Trail Connections	3.66
3.36 Natural-Surfaced Trails in Greenway-Type Setting	3.70
3.37 Existing Sanitary Sewer System	3.76
3.38 Potential Sanitary Sewer Constraints	3.77
3.39 Watermain	3.78
3.40 Stormwater Features	3.82
PLACEMAKING AND COMMUNICATION	
IMPLEMENTATION STRATEGY	

List of Tables

		Pag
THE	BIG STORY	
SUS	TAINABILITY	
2.1	Summary of INDEX Results	2
DE\	/ELOPMENT FRAMEWORK	
3.1	South Loop District Development by Land Use Type	3
3.2	Change in South Loop Development, 2030 and 2050	3
3.3	South Loop Demographics, 2010 to 2050	3
3.4	South Loop Demographics Change, 2010 to 2050	3
3.5	South Loop District Employment by Industry Type (Jobs)	3
3.6	South Loop District Employment Change (Jobs)	3
3.7	South Loop District and Bloomington Data, 2010 and 2030	3
3.8	Population Growth, 2010 and 2030	3
3.9	Household Growth, 2010 and 2030	3.1
3.10	Employment Growth, 2010 and 2030	3.
3.11	Growth in Transit Users, 2010 - 2050	3.5
3.12	Shared Parking Potential at Full Development (2050)	3.0
PLA	CEMAKING AND COMMUNICATION	
IMF	PLEMENTATION STRATEGY	
5.1	Summary of Proposed Public Improvements in South Loop District	5
5.2	Proposed Public Improvements Outside South Loop District	5
5.3	Short Term Improvements – First Phase 2012 to 2014	5