

Summary of Relevant Plans

Lyndale Avenue and surrounding areas

Comprehensive Plan – *Forward 2040* (2019)

The Comprehensive Plan is a high-level policy document that illustrates the twenty-year vision for the City of Bloomington as a whole. The plan forecasts growth to 2040 and includes chapters on land use, housing, transportation, community facilities, utilities, and an implementation chapter outlining how the long-term vision will be realized.

The plan describes redevelopment strategies, with relevance to the Lyndale Avenue corridor, including:

- Focusing on older neighborhood commercial areas
- Protecting viable industrial areas and supporting reuse of others
- Focusing mixed use development in key areas
- Encouraging transit-supportive development in station areas, and
- Fostering housing choice and affordability

The new I-35 bridge over the Minnesota River, south of the Retrofit Study Area, will include bike facilities that will connect to a north-south bike route, potentially along Lyndale Avenue or a parallel alignment.



Figure 1: Priority areas for high-density housing

98th Street Station Area Plan (2019)

The City of Bloomington completed the Station Area Plan to provide guidance on public improvements and zoning to facilitate mixed-use redevelopment and improved pedestrian access to support the anticipated METRO Orange Line Bus Rapid Transit Station at the southern end of the Retrofit Study Area.

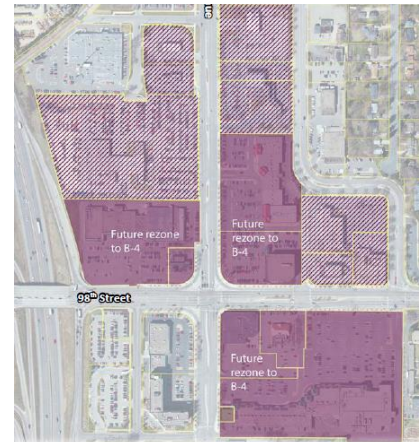
Recommendations include streetscaping, bike lanes, sidewalk improvements and parking modifications. Site specific recommendations include:


- Streetscaping along Freeway Ford
- Bike connection along Lyndale or alternate, extending north from 98th
- Reconfigure/close southernmost access from Clover Center to Lyndale
- Improve crosswalk and add sidewalks on 99th between Lyndale and Aldrich

- Restrict access to Bloomington Freeway (frontage road) from 99th to bus-only and create rain gardens along frontage
- Prioritize walking at 98th and Lyndale
 - Remove free-right-turns - use WB right-turn lane for through lane to I-35W
 - Use outer Lyndale lanes for bike facilities or widened sidewalk
 - Repurpose one left-turn lane to SB Lyndale as a pedestrian 'refuge'

As recommended in the Station Area Plan, three corners of 98th and Lyndale (excluding the South West corner) were rezoned to foster higher density, mixed use redevelopment.

The City will consider rezoning adjacent properties to accommodate market pressures.



 **Proactive Rezone** - properties will be rezoned to B-4 following the adoption of this plan


 **Transitional** - properties remain zoned B-2, but market driven upzoning to B-4 would be considered on a case by case basis.

Figure 2: Recommended rezoning Comprehensive Plan-Forward 2020 (2019)

Industrial Obsolescence Study (2017-2019)

A study was undertaken to identify industrial areas that should be protected to maintain diversity of land use and resilience to economic shifts, retain high-wage jobs, and protect existing retail areas from over-saturation. It also identified industrial areas that are transitioning to non-industrial uses.

Subsequently, industrial district standards were updated to allow for the following new uses:

- Artisanal, makers space
- Business incubators
- Breweries, tap rooms
- Live-work spaces
- Indoor agriculture

Neighborhood Commercial Study (2017)

This study prioritizes neighborhood commercial areas for redevelopment. Some potential changes along “Central Lyndale” (86th to 90th) include:

- Use change for various parcels
- Improve sidewalks, landscaping
- Redevelopment opportunities of industrial properties based on outcome of Industrial study



Figure 3: Commercial Study

Opportunity Housing Ordinance (2019)

This code amendment encourages opportunity housing and preservation of existing affordable buildings. New multi-family developments (over 20 units) must include at least 9% of units affordable to households \leq 60% area median income (AMI). The ordinance provides several flexibility measures to incentivize affordability.

Development incentives may include:

- Bonuses for density, floor area ratio (FAR), height
- Reduction in required parking stalls, unit floor areas, storage areas
- Alternate exterior materials allowance, landscaping fee-in-lieu reduction
- Expedited review, fee reimbursement/deferment
- Land write-down and tax-increment financing (TIF) potential

National Community Survey (2019)

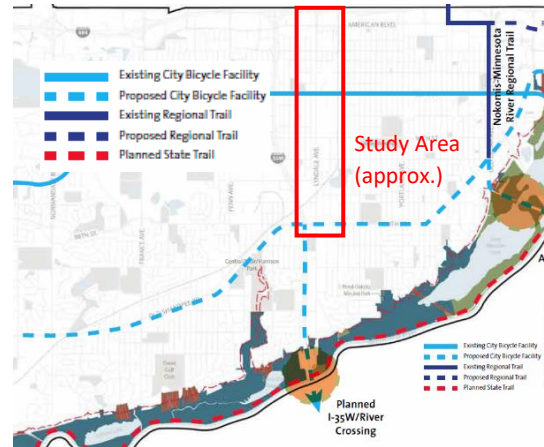
The City conducts an annual survey aimed at determining resident satisfaction with a variety of city services and facilities. Approximately 1,000 residents participate each year. Key findings include:

- City services rated highly
- High sense of safety in residential neighborhoods, less so in shopping areas
- Strong support for spending City funds to revitalize commercial centers

Minnesota River Valley, Strategic Plan

The Minnesota River forms the 13-mile southern border of Bloomington. A major trail head into the Minnesota Valley National Wildlife Refuge is located at the foot of Lyndale Avenue, about a mile directly south of the Lyndale Avenue Retrofit study area.

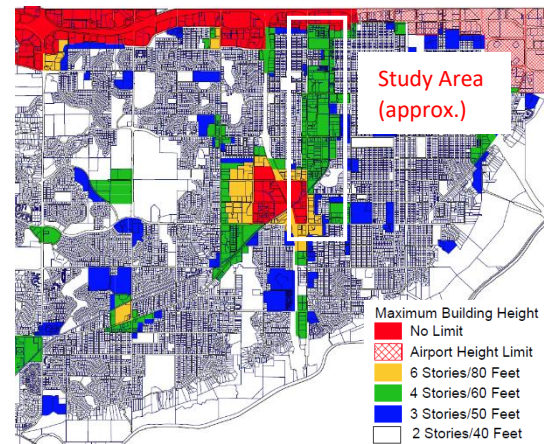
The Strategic Plan highlights an opportunity to connect with planned bike facilities on the reconstructed I-35W bridge, possibly by using Lyndale Avenue, or a parallel alignment.



Height Restrictions

The City imposes building height limitations in most areas.

- The majority of the Retrofit Study Area is limited to 4 stories or 60 feet (green).
- Single-family residential areas are generally limited to 2 stories or 40 feet (white).
- Some portions along 94th Street and near 98th and Lyndale are limited to 6 stories or 80 feet (orange).
- There are no height limitations between American Boulevard and I-494, or west of Lyndale between 94th and 98th Street (red).



Capital Improvement Plan

The CIP prioritizes environmental sustainability, focused renewal, high quality service delivery, and inclusion and diversity.

Actionable steps include:

- Adopt strategy and funding for neighborhood commercial renewal.
- Establish resident engagement on neighborhood innovation and improvement.
- Expand marketing and outreach program to underrepresented and underserved populations.