

Public Works Department

Administration, Engineering, Maintenance, Utilities



SOUTH LOOP

FIRE STATION #3 & PARK STUDY

City Council Study Meeting

September 19, 2016

WHY THE STUDY?

- Fire Station #3 is the oldest station building in the City, constructed in 1966 and is at the end of its useful life
- South Loop is growing with new residential and taller building types

PROJECT HISTORY

Dates	Meeting
December 2015 - February 2016	Stakeholder Meetings (Fire & Park – 2 each)
March 2016	City Council Study Meeting
March 2016	Neighborhood Meeting at Evergreen Church
May 2016	City Council Study Meeting w/ BFD

STUDY SITE LOCATIONS



Potential Sites

Site A – Existing site on 86th Street

Site B – New site on the south side of 86th Street & Old Shakopee Road

Site C – New site on the north side of 86th Street & Old Shakopee Road

SITE SELECTION MATRIX

FIRE STATION

Site A



Site B



Site C



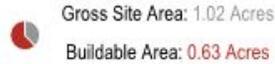
Rating Scale



R-1

Single-Family Residential

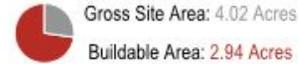
2050 86th St. E.
Bloomington, MN 55425
2 Properties



IT

Innovation & Technology

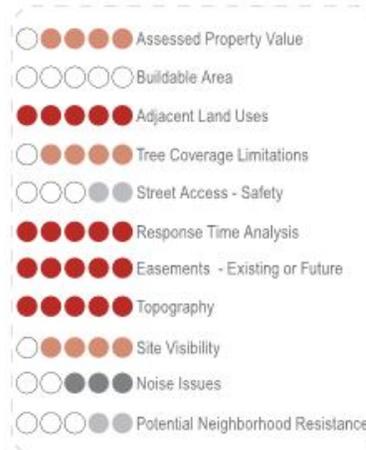
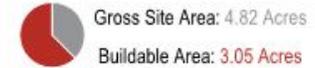
2275 Old Shakopee Rd. E.
Bloomington, MN 55425
7 Properties



IT, SC

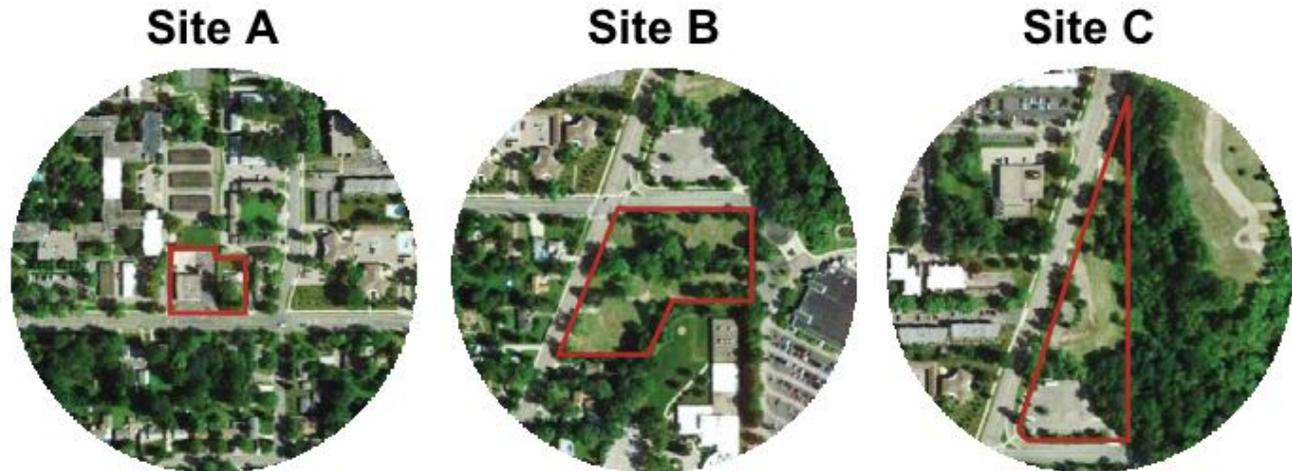
Innovation & Technology, Conservation

2325 Old Shakopee Rd. E.
Bloomington, MN 55425
6 Properties



SITE SELECTION MATRIX

PARK



Because of Site A's limited size and location away from the existing trail networks, it was determined early on that it did not meet the needs for the type of park being considered at this time. In the future, the site may be more appropriate for a mini-park oriented to the use of the surrounding neighborhood.



BUDGET

OPTION 1 (SITES A & C)

	Cost		Comments
Site A Fire Station	Fire Station	\$ 9,500,000	<ul style="list-style-type: none"> • \$12,000,000 in Current 5 year CIP • Timeframe 2017-2019
	Land Acquisition*	<u>\$ 550,000</u>	
	Total	\$10,050,000	
	<i>(2018 Dollars)</i>		
	*Assumes acquisition or partial acquisition of lots adjacent to existing fire station		
Site C South Loop Park Development	Land Acquisition*	\$ 2,200,000	<ul style="list-style-type: none"> • \$2,422,916 in Future 5 year CIP • Timeframe 2021-2023
	Park	<u>\$ 1,200,000</u>	
	Total	\$ 3,400,000	
	<i>(2016 Dollars)</i>		
	*Assumes North Site C for Land Acquisition & Cypress Parking Lot		

SITE A

EXISTING FIRE STATION 3 LOCATION



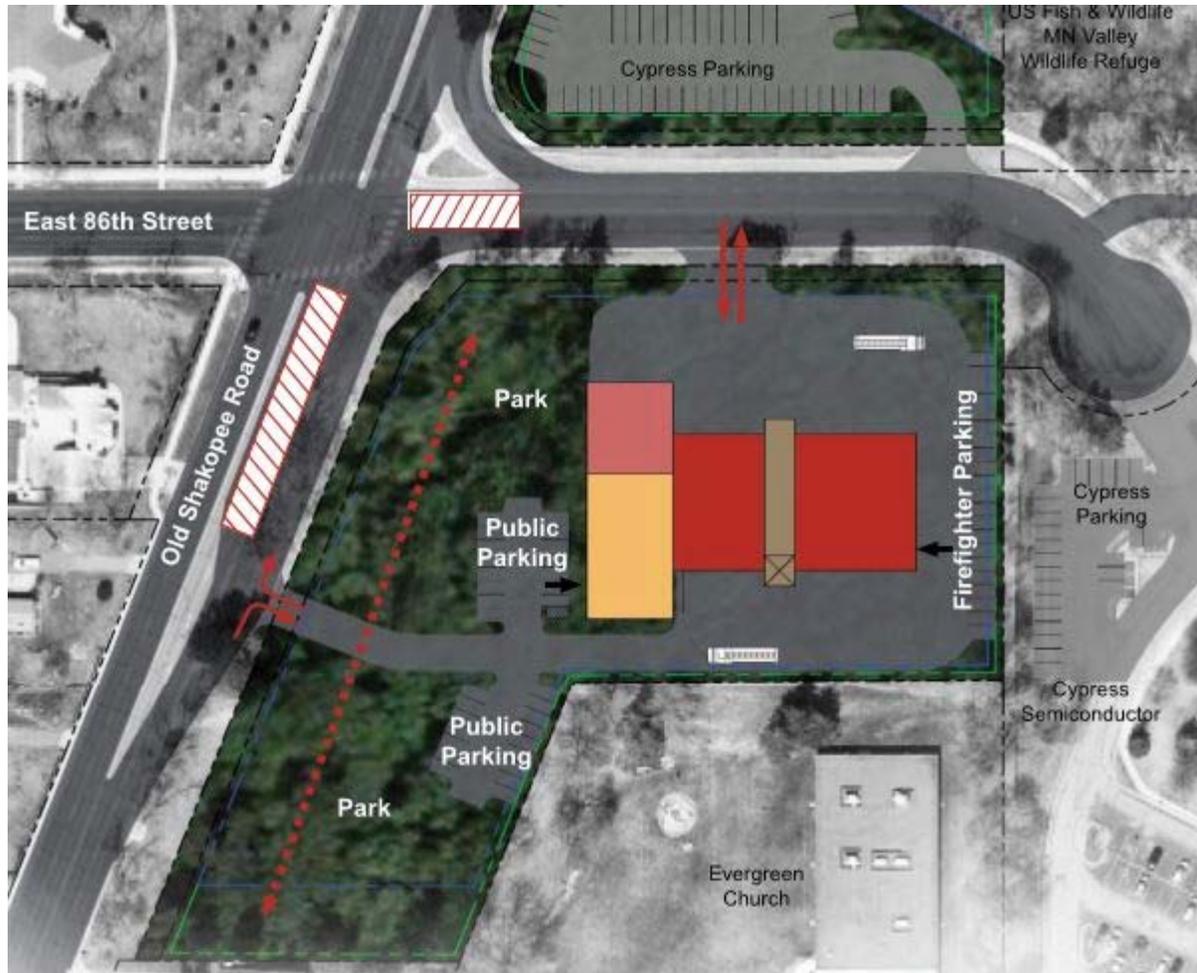
BUDGET

OPTION 2 (SITES B & C)

	Cost		Comments
Site B Fire Station	Fire Station	\$ 9,500,000	<ul style="list-style-type: none"> • \$12,000,000 in Current 5 year CIP • Timeframe 2017-2019
	Land Acquisition*	<u>\$ 1,650,000</u>	
	Total	\$11,150,000	
	<i>(2018 Dollars)</i>		
	*2016 EMV and MAC broker value the land differently—used higher number		
Site C South Loop Park Development	Land Acquisition*	\$ 2,200,000	<ul style="list-style-type: none"> • \$2,422,916 in Future 5 year CIP • Timeframe 2021-2023
	Park	<u>\$ 1,200,000</u>	
	Total	\$ 3,400,000	
	<i>(2016 Dollars)</i>		
	*Assumes North Site C for Land Acquisition & Cypress Parking Lot		

SITE B

EXISTING MAC LOTS SOUTH OF 86TH ST



One of five layout options for this site

Sites
B+C | Fire Station and Park



NEXT STEPS

1. Initiate negotiations with owner of residential properties adjacent to Site A (existing FS3 site) as the primary option for FS3.
2. Initiate negotiations for Park with MAC and Cypress Semiconductor for the Site C, north of 86th Street and east of Old Shakopee Road.
3. Continue to explore the secondary option of locating FS3 south of 86th (Site B) if it fits within the \$12 million total project budget.
4. City Council approve land selection and purchase
5. Direct staff to prepare a more detailed plan for locating FS3 on selected site.