



PLANNING COMMISSION STUDY MEETING

STAFF REPORT

Thursday, August 11, 2016

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|---------------------|---|
| Item 1
6:00 p.m. | City of Bloomington
Introduce Alejandra Pelinka, Bloomington Creative Placemaking & Engagement Director |
| Item 2
6:05 p.m. | City of Bloomington
Discuss Neighborhood Commercial Area Study |
| Item 3
6:15 p.m. | City of Bloomington
Annual Discussion of Rules of Procedure |
| Item 4
6:20 p.m. | City of Bloomington
Appointment of Planning Commission representative to the Forward 2040 Advisory Committee |
| Item 5
6:25 p.m. | City of Bloomington
Election of Officers |



Planning Commission Item

Originator
Planning

Item
Introduction - Alejandra Pelinka, Bloomington Creative Placemaking & Engagement Director

Date
8/11/2016

Description

Alejandra Pelinka was recently hired as Bloomington's first Director of Creative Placemaking and Engagement. Ms. Pelinka will be present to meet the Planning Commission and discuss her areas of focus.

Requested Action

No action required.

Attachments:

Originator
Planning

Item
Neighborhood Commercial Center Study

Date
8/11/2016

Description

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Study Item – Discuss the Neighborhood Commercial Center Study

BACKGROUND

As part of the 2016 Planning Commission Work Plan, the City Council tasked the Planning Division to assist the Housing and Redevelopment Authority (HRA) to study and prioritize Bloomington neighborhood commercial centers for redevelopment and improvement.

The HRA discussed the neighborhood commercial study on July 12, 2016. The Authority agreed with the prioritization and suggested, of the top three areas, Old Cedar and Old Shakopee is the better “bang for the buck” in regards to revitalization.

Next steps presented to the HRA include reviewing the HRA financial resources, meeting with the landowners, generating input from experts (developers, realtor group, ULI panel), developing facelift incentives and seeking partners for redevelopment. These next steps will be discussed at future HRA meetings.

STAFF CONTACT

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Requested Action

Review and provide input on the selection, scoring, and prioritization process as described in the attached Neighborhood Commercial Study Report and discuss next steps.

Attachments:

Neighborhood Commercial Study Report
Appendix 1 - Neighborhood Commercial Scoring Sheet
Appendix 2 - Neighborhood Commercial Study Scores
Appendix 3 - Strategy Maps
Appendix 4 - Neighborhood Commercial Profile Maps
HRA Minutes - 3/8/2016
PC Minutes - 4/7/2016
CC Minutes - 4/11/2016
Draft HRA Minutes – 7/12/2016

Neighborhood Commercial Study

Intent

The intent of the study is to prioritize the neighborhood commercial areas for Housing and Redevelopment Authority (HRA) enhancement and/or redevelopment efforts.

Neighborhood Commercial areas within Bloomington

Neighborhood commercial areas serve the daily needs of nearby residential neighborhoods. With input from the HRA, Planning Commission and City Council, staff applied the following criteria to the 21 commercial areas in Bloomington to determine candidates for prioritization.

- Areas must encompass at least 5 acres
- Majority of the node must be zoned commercial
- Exclude areas covered by district plans - (South Loop, Penn American and Normandale Lake) as they are already prioritized
- Exclude areas that received recent HRA investment (France & Old Shakopee, 84th & Lyndale, 98th & Lyndale) as they are already prioritized
- Exclude areas consisting predominantly of regional-oriented land uses, as they are more likely to be enhanced or redeveloped without public funds
- Removed Normandale Village at the request of the City Council, given its positive condition

The following table lists the eight commercial areas to be studied and the thirteen commercial areas eliminated from the study after the above criteria were applied.

Neighborhood Commercial Study Areas	Eliminated Based on Criteria
Amsden Ridge Center	Old Shakopee & Normandale
Countryside Center	Normandale Center
90 th & Penn	Southdale 494 Center
Central Lyndale - 86 th to 90 th Street	France & Old Shakopee
American & Nicollet	Gas 4 Less
American & Portland	Penn American
Old Cedar & Old Shakopee	Super America & Streez Grill
98th & Nicollet	Lyndale & Old Shakopee
	American & Lyndale
	Mall of America
	Normandale Village
	Penn & Old Shakopee
	98 th & Lyndale

Scoring Criteria

Scoring factors were grouped under three headings to assist in prioritizing the neighborhood commercial areas for reinvestment.

- Factors that address **need** for reinvestment

- Factors that address **impact** of reinvestment
- Factors that create reinvestment **challenges**

Each grouping included multiple factors with associated criteria to analyze and score (see *Neighborhood Commercial Scoring Sheet*). Each criterion was assigned a 0 – 2 point rank score and a 1 – 3 score weight based on its significance to the factor. The HRA, Planning Commission and City Council reviewed, modified and approved the criteria and assigned weights.

Scoring

The scoring criterion was either a qualitative or a quantitative measurement. Qualitative measurements were evaluated by the staff project team based on site visits to each study area. Quantitative measurements were evaluated using data within the ESRI GIS software or a compilation of data from relevant sources.

As identified on the attached maps, many of the study areas included a number of individual parcels and buildings, often separated into quadrants around intersections. Consequently, conditions varied – sometimes significantly – between different quadrants. Scores reflect an average across all of the parcels identified within each commercial study areas.

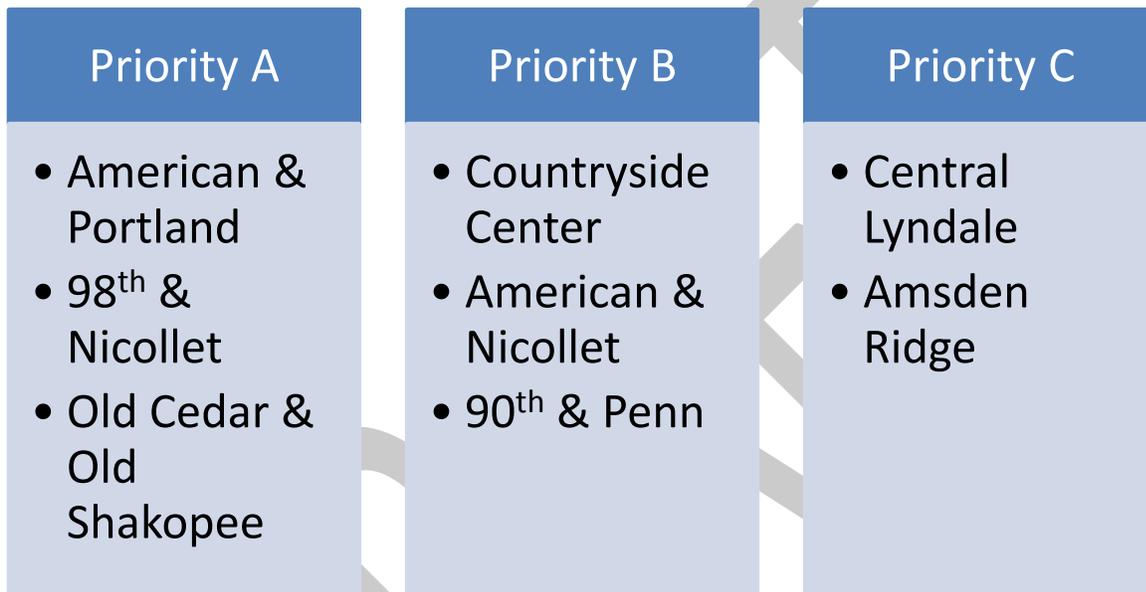
The table below summarizes the overall and individual grouping scores (need, impact, challenges). The higher the score means the higher the priority for enhancement or redevelopment. See the *Neighborhood Commercial Study Scores sheet* for the complete criteria scoring.

Overall Scores		Need Scores		Impact Scores		Challenges Scores	
American & Portland	95	98 th & Nicollet	50	Old Cedar & Old Shakopee	38	Amsden Ridge	22
98 th & Nicollet	93	American & Portland	44	American & Portland	34	Countryside Center	22
Old Cedar & Old Shakopee	91	American & Nicollet	44	98 th & Nicollet	30	American & Portland	17
Countryside Center	89	Old Cedar & Old Shakopee	43	Central Lyndale	29	Central Lyndale	15
American & Nicollet	79	90 th & Penn	42	Countryside Center	27	90 th & Penn	14
90 th & Penn	78	Countryside Center	40	American & Nicollet	24	98 th & Nicollet	13
Central Lyndale	70	Amsden Ridge	27	90 th & Penn	22	American & Nicollet	11

Amsden Ridge	67	Central Lyndale	26	Amsden Ridge	18	Old Cedar & Old Shakopee	10
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Prioritization

Based on the overall and grouped scores, staff recommends prioritizing the areas into the following tiers. The HRA will begin to meet with property owners and seek opportunities for enhancements and redevelopment in the Priority A areas.



Strategies

The most viable strategy for enhancement varies between each of the neighborhood commercial areas, and in many cases within quadrants of each area. In some cases, full redevelopment with public assistance is the most viable strategy, while other areas are more viable for publicly assisted aesthetic enhancements or for private sector redevelopment. In some cases, redevelopment should include consideration of alternative land uses, especially multi-family residential. Attached *strategy maps* depict the recommended strategies by parcel within each commercial area.

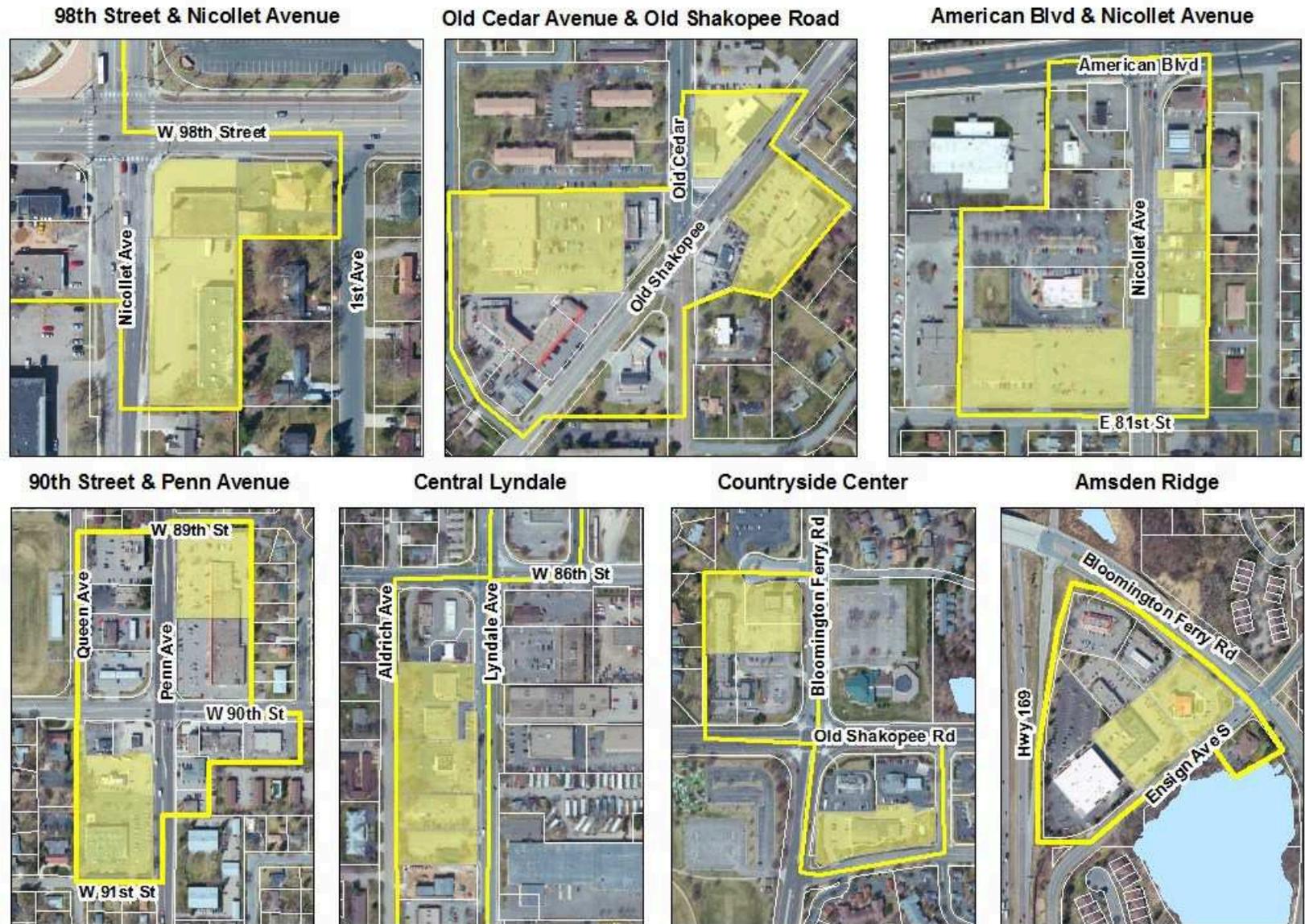
Use Changes

If and when redevelopment were to occur in many of the neighborhood commercial nodes, consideration should be given to replacing the current retail and service uses with multi-family residential uses, with or without ground level retail. Adding housing units will strengthen the surrounding commercial uses and help attract additional retail and restaurant uses to the area. Reducing the amount of retail uses will also strengthen existing retail uses. The following map depicts

portions of neighborhood commercial nodes most suited for conversion to multi-family residential as redevelopment occurs.

DRAFT

Figure 1: Potential Sites for Conversion to Multi-Family Residential



Scoring Challenges

A few scoring challenges arose as staff began evaluating each neighborhood commercial area.

Large number of sites

The large number of sites/parcels within each commercial area – and their separation into independent quadrants - affected the overall scores and skewed the actual need. As an example, one or two building exteriors may have been of a low quality (2 points); however, all of the remaining building exteriors were of a high quality (0 point). The average building exterior score for the commercial area resulted in a medium quality (1 point).

Subjectivity

The qualitative measurements are subjective, making it difficult to uniformly assess and assign scores. Reviewing and scoring the commercial areas comparatively allowed more uniform scoring across all of the commercial areas. However, another set of reviewers may have a different scoring opinion.

Next Steps

The Housing and Redevelopment Authority, Planning Commission and City Council will review and finalize the study and associated prioritization in the third quarter of 2016. Thereafter, HRA staff will begin implementation by meeting with priority area property owners, seeking opportunities for enhancements and redevelopment, and holding additional study meetings.

Neighborhood Commercial Scoring Sheet

Factors that address NEED for redevelopment			
	Rank	Weight	Measurement
Visual quality			
Building exterior	Low quality = 2 Medium quality = 1 High quality = 0	3	Site visit
Landscaping/Green Space	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Parking condition	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Lighting and safety considerations	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Misc. site conditions (dumpsters, rooftop equipment, loading docks, and the like)	Low quality = 2 Medium quality = 1 High quality = 0	1	Site visit
Overhead utilities	High Visual Impact = 2 Medium Visual Impact = 1 Low Visual Impact = 0	1	Site visit
Signs - condition & consistency	Low quality = 2 Medium quality = 1 High quality = 0	1	Site visit
Obsolescence			
Frequent vacancy	High = 2 Medium = 1 Low = 0	3	Assessing input
Land underutilization / FAR	High = 2 Medium = 1 Low = 0	2	Site visit
Age	Over 40 = 2 20-40 = 1 Under 20 = 0	2	GIS
Neighborhood Supportive Retail Mix	Highly supportive = 2 Moderately supportive = 1 Minimally supportive = 0	1	Site visit
Nonconformity			
Use	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	2	Planning code review
Site	High Nonconformity = 2	1	Planning code review

Factors that address NEED for redevelopment			
	Rank	Weight	Measurement
	Medium Noncf. = 1 Low Nonconformity = 0		
Parking	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	1	Planning code review
Setbacks	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	1	Planning code review
Values			
Recent investment	No reinvestment = 2 Some reinvestment = 1 Major reinvestment = 0	2	GIS / Building Data
Assessed value per square foot	Low = 2 Medium = 1 High = 0	2	GIS / Assessing
Ratio of land value vs. building value	Low = 2 Medium = 1 High = 0	2	GIS / Assessing
Value change over time	Below Average = 2 Average = 1 Above Average = 0	2	Assessing
Lease rates	Low = 2 Medium = 1 High = 0	2	Assessing
Area median incomes (in most relevant census tract(s))	< 90% of city median = 2 Within 10% of city median = 1 > 110% of city median = 0	1	GIS
Violations			
Police Calls	High = 2 Medium = 1 Low = 0	2	Police
Orders Issued for Code Violations	High = 2 Medium = 1 Low = 0	1	Environmental Health

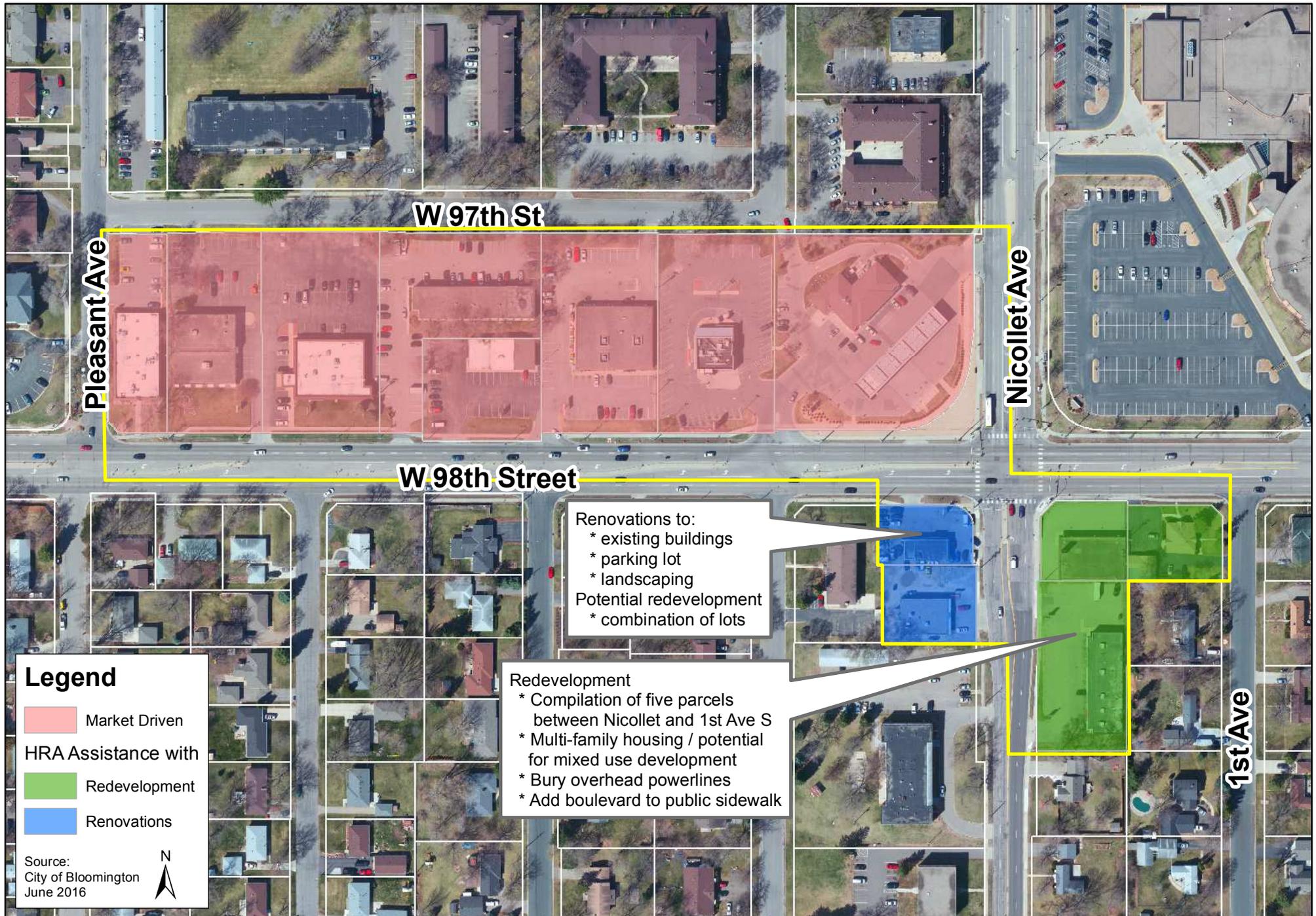
Factor that address IMPACT of reinvestment			
	Rank	Weight	Measurement
Visibility			
Gateway (major presence at the entrance to the city)	High = 2 Medium = 1 Low = 0	3	GIS
Sphere of influence	Large = 2 Medium = 1 Small = 0	3	GIS proximity trace
Traffic counts	Over 20,000 = 2 10,000-20,000 =1 Under 10,000 =0	2	ADT – add two highest street counts
Provide Key Service			
<i>Grocery/Food mart</i>	More than one = 2 One = 1 None = 0	1	GIS
<i>Restaurant/Coffee Shop</i>	More than one = 2 One = 1 None = 0	1	GIS
<i>Hardware or Pharmacy</i>	More than one = 2 One = 1 None = 0	1	GIS
Connectivity			
Good Bike/Trail Access w/ Bike Amenities	In place = 2 Planned = 1 Minimal = 0	3	Site visit / GIS
All Day/Every Day Transit/With Shelters	In place = 2 Planned = 1 Minimal = 0	3	Site visit / Metro Transit
Robust Sidewalk Network	In place = 2 Planned = 1 Minimal = 0	2	Site visit / GIS
Proximity to similar uses			
Redundancy	No overlap = 2 Overlap 1 buffer ½ mi. = 1 Overlap 2 buffs. ½ mi. = 0	1	GIS
Expansion opportunities			
Affordable nearby land	High = 2 Medium = 1 Low = 0	2	GIS
Leveraging investments			
Focus Area	High = 2 Medium = 1 Low = 0	2	Planning / HRA

Factors that create reinvestment CHALLENGES			
	Rank	Weight	Measurement
Ownership			
Complexity of Ownership Structure	Low = 2 Medium = 1 High = 0	3	Assessing
Multiple property owners	Low = 2 Medium = 1 High = 0	2	GIS
Barriers			
Level of barriers (easements, utilities, flooding, transmission line, contamination)	Low = 2 Medium = 1 High = 0	2	GIS
Viable for redevelopment (size)	High = 2 Medium = 1 Low = 0	2	Planning
Feasibility	No Known Opposition = 2 Possible Opposition = 1 Known Opposition = 0	1	HRA
Market Interest			
Evidence of market interest	High = 2 Medium = 1 Low = 0	2	Planning

Neighborhood Commercial Study Scores

	Amsden Ridge Center		Countryside Center		90 th & Penn		Central Lyndale - 86 th to 90 th Street		American & Nicollet		American & Portland		Old Cedar & Old Shakopee		98 th & Nicollet		Weight	
	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Weight	
VISUAL QUALITY																		
Building exterior	1980's brick / few holes and deterioration	0	1980's brick, new buildings SE corner	1	Paint peeling on a few buildings / Old gas station	1	Recent updates with a few older buildings	1	Older brick / stucco buildings	1	Recent updates to a number of buildings. Other buildings have some deteriorations	1	Peeling and faded paint	1	Brick buildings in good condition	1	3	
Landscaping/Green Space	Fully landscaped	0	Minimal landscaping	1	Landscaping is lacking SE/NE	2	Minimal landscaping	1	Majority of sites lack landscaping	2	Majority of the area lacks landscaping	2	Center, and NE/SE corners lacking landscaping	1	South parcels lack landscaping	2	2	
Parking condition	Center parking lot had pot holes	1	Newer overlay at center, potholes in SE	1	SE has major pot holes/nonexistent pavement	1	Maintained	0	Maintained - though DJ's auto is deteriorating	0	Maintained, with a few issues	0	Deteriorating in a number of areas	1	Gravel parking, some potholes	1	2	
Lighting and safety considerations	New lighting in sections	0	Older lighting system	1	Older lighting fixtures	1	Various light fixtures	1	Various light fixtures	1	Various light fixtures / safety concerns in back of T&C center	1	Few areas with limited lighting	1	South parcels - limited lighting	1	2	
Misc. site conditions (dumpsters, rooftop equipment, loading docks, and the like)	Cell tower on center site	1	Minor site conditions - scattered	1	Dumpsters, equipment	1	Screened	0	Budget exteriors and DJ's has visible outside storage	1	Few random dumpsters outside / no area for semi trucks	2	Docks and dumpsters	1	Dumpsters and outside storage	1	1	
Overhead utilities	No overhead utilities	0	Along OSF / south on BFR	1	Along Penn Ave	2	Along 86th	1	Along back property line	1	Back of T&C	1	Along OSR -	2	Along OSR	2	1	
Signs - condition & consistency	Standards signs	1	Old signs / mixed construction	1	Mixed/older	2	Updated with window signage	1	Number of plywood signs and window signs	2	Consistent with code	1	Mix of signage	1	Mix of signage	1	1	
OBSOLECENCE																		
Frequent vacancy (5-yr average)	21.40%	2	17.70%	2	33.40%	2	7.60%	1	0%	0	13.90%	1	0%	0	6.3% - office	1	3	
Land Underutilization/FAR	0.18	1	0.13	2	0.25	0	0.24	0	0.17	2	0.29	0	0.27	0	0.20	1	2	
Average Age	32.5	1	28.2	1	49.5	2	37.3	1	48	2	56.1	2	55.4	2	47.2	2	2	
Neighborhood Supportive Retail Mix	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	1	
NONCONFORMITY																		
Use		0		0		0		0		0		0		0		0	2	
Site		0		0	Small lots/frontage/access	1		0	Very small lots	1		0	Small lots / access	1	Few small lots	1	1	
Parking		0		0	Parking location / number	1	Parking location / number	1	Parking location / number	2	Parking location / number	2	Parking location	1	Gravel parking, location	1	1	
Setbacks		0		0	Few buildings close to lot line	1		0	Few buildings right at lot line	1	Buildings at lot line	2	Few buildings at lot line	1	Few buildings at lot line	1	1	
VALUES																		
Recent investment (5 yrs)	Minor interior	1	No significant investment	2	Some renovations	1	Facelift updates, new building	0	No significant investment	2	Village Square remodel	1	No significant investment	2	No significant investment	2	2	
Total assessed value per building square foot	\$89	1	\$120	0	\$90	1	\$107	0	\$130	0	\$92	1	\$62	2	\$87	1	2	
Ratio of building value vs. land value	0.36	2	0.61	1	0.92	0	0.73	0	0.42	2	0.67	1	0.43	2	0.46	2	2	
Value change over time (5-yrs)	Average	1	Below average	2	Above average	0	Above average	0	Average	1	Below average	2	Below average	2	Average	1	2	
Lease rates (5-yr average)	\$14.05	1	\$11.00	2	\$12.64	2	\$11.87	2	Owner occupied	0	\$14.82	1	\$14.85	1	\$11.10 - retail / \$16.71 - office	2	2	
Area median incomes (in most relevant census tract(s)) City Median \$59,458	\$67,184 & \$95,508	0	\$67,184 & \$70,658	0	\$52,674, \$59,538, & \$72,157	1	\$45,536 & \$46,211	2	\$46,211 & \$47,688	2	\$46,211 & \$47,618	2	\$51,118, \$39,275, & \$65,071	2	\$45,783, \$45,536	2	1	
VIOLATIONS																		
Police Calls	Low	0	Low	0	Close to a large mall, transit, major roadway, place of worship, bank, pharmacy, schools, hotels and vacant businesses have an impact on the rate of crime												2	2
Orders Issued for Code Violations	1.4 / parcel	0	3.6 / parcel	1	Medium	1	Medium	2	High	2	High	2	Low	0	High	2	2	
VISIBILITY																		
Gateway (major presence at the entrance to the city)	Right off Hwy 169	2	First commercial off Hwy 169 on OSR	1		0		0	Off 494, south of American	1	Off 494, north of American	2	First commercial off Hwy 77 on OSR	2		0	3	
Sphere of influence	1681 units	1	4,156 units	2	1,842 units	1	2,361 units	1	630 units	0	2,056 units	1	2,706 units	2	3,359 units	2	3	
Traffic counts	8,900	0	27,900	2	25,100	2	21,400	2	32,700	2	29,100	2	24,304	2	26,500	2	2	
Provide Key Service		0		0		0	Cub Foods	2	Sima Market	1	Number of markets	2	Oriental Market	1		0	1	
Restaurants/Coffee Shop	McDonalds and Lai Inn Chinese	1	Burger King, West Side Perk, Subway, Domino's, Zeke's	2	Burger King, Roast Beef, Chinese, Gyropolis	2	Kimson, Luna DiLuna, Bakery	2	McDonalds	1	Number of various restaurants	2	Subway, Gyros, Pizza	2	Burger King	1	1	
Hardware or Pharmacy		0		0	Hardware	1		0	Hardware/Walgreens	2		0	Hardware	1		1	1	
CONNECTIVITY																		
Good Bike/Trail Access w/ Bike Amenities	Off street trail	2	Off street trail	2	ATP Proposed bike lane	1	86th Street bike lanes	2	ATP proposed bike lane	1	ATP proposed bike lane	1	New Nokomis-MN River Trail	2	ATP proposed bike lane	1	3	
All Day/Every Day Transit/With Shelters	Minimal	0	Minimal	0	Frequent service	1	Frequent service	1	Proposed BRT	1	Proposed BRT	1	Frequent service	1	Frequent service w/ shelters	2	3	
Robust Sidewalk Network	Minimal sidewalks into neighborhood	0	Sidewalk around neighborhood	2	Sidewalks along Penn & 90th	2	Network around	2	Sidewalks in place, but no buffer from street	2	In place, with future improvements	2	In place - needs improvements on location	2	In place	2	2	
PROXIMITY TO USES																		
Redundancy	No overlap	2	No overlap	2	No overlap	2	Commercial corridor / 98th & Lyndale	1	Overlap with American/Portland	1	Overlap with American/Nicollet	1	No Overlap	2	Overlap with 98th & Lyndale	1	1	
EXPANSION OPPORTUNITIES																		
Affordable nearby land		0		0		0	Consolidation opportunities	1	Underutilized land on west side	1		0	SE corner consolidation opportunity	1	SE corner consolidation opportunity	1	2	
LEVERAGING INVESTMENTS																		
Focus Area	Outside program area	0	Outside program area	0	Outside program area	0	Near area	1	Near area	1	Within area	2	Near area	1	Near area	1	2	
OWNERSHIP																		
Complexity of Ownership Structure	Low	2	Low	2	Medium	1	Medium	1	Medium	1	Medium	1	High	0	Low	1	3	
Multiple property owners	Six	2	Four	2	Twelve	0	Seventeen	0	Twelve	0	Nine	1	Sixteen	0	Thirteen	0	2	
BARRIERS																		
Level of barriers (easements, utilities, flooding, transmission line, contamination)	Low	2	Low	2	Low	2	Low	2	Medium - small lots, substation	1	Medium	1	Low	2	Low	2	2	
Viable for redevelopment (size)	Center has potential	2	Center has potential	2	Configuration of sites	2	Configuration of sites	2	West side - yes, East side - no	1	SW corner is small	2	NE corner is small	1	Small sites	1	2	
Feasibility		2		2		1		2		2		2		2		2	1	
MARKET INTEREST																		
Evidence of market interest	Center sold in 2014	1	Some interest in NW	1	CSL/Burger King sold - 2013 Interest in corner gas station, but issues with lot/parking	1	Lyndale Market built-2015, Luna DiLuna, facelifts on major centers	1	Potential, but issues with meeting code	1	Village Square remodel	2	Marathon gas sold - 2015, Amstar is for sale, GSSC is for sale, Office condos are for sale and All American Rec is on market	1	Stuff & Such is for sale / lease	1	2	
NEED Weight Score	27		40		42		26		44		44		43		50			
IMPACT Weight SCORE	18		27		22		29		24		34		38		30			
CHALLENGES Weight SCORE	22		22		14		15		11		17		10		13			
TOTAL Weight Score	67		89		78		70		79		95		91		93			

98th Street & Nicollet Avenue Recommended Strategies



Old Cedar Avenue & Old Shakopee Road Recommended Strategies



American Blvd & Nicollet Avenue Recommended Strategies

Renovations to

- * parking lot
- * landscaping
- * public sidewalks

Potential redevelopment:

- * combination with west industrial lot
- * change of use

Redevelopment

- * evaluate change of use
- * narrow lots may require acquisition of parcels along 1st Ave S
- * improve public sidewalks

Redevelopment

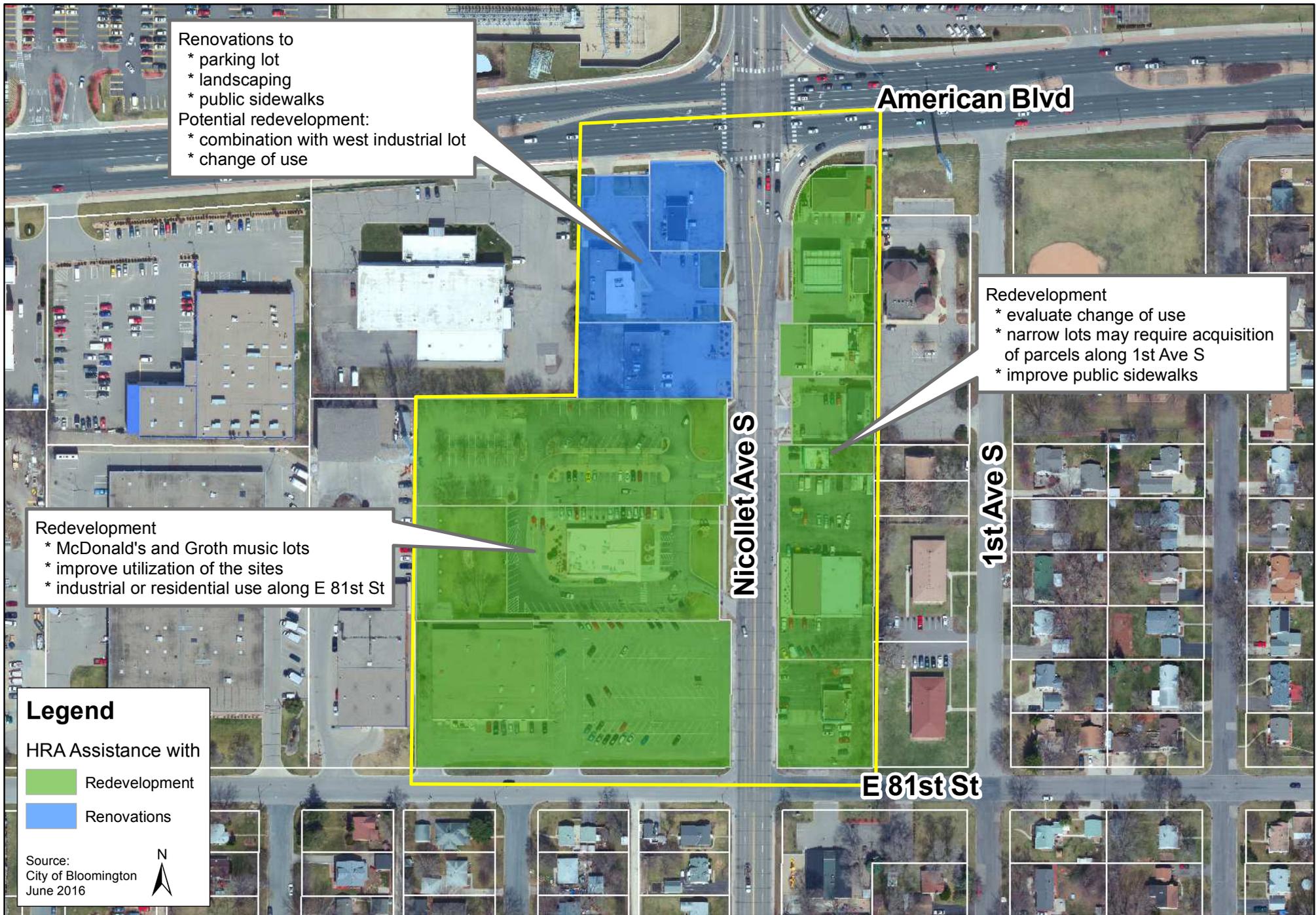
- * McDonald's and Groth music lots
- * improve utilization of the sites
- * industrial or residential use along E 81st St

Legend

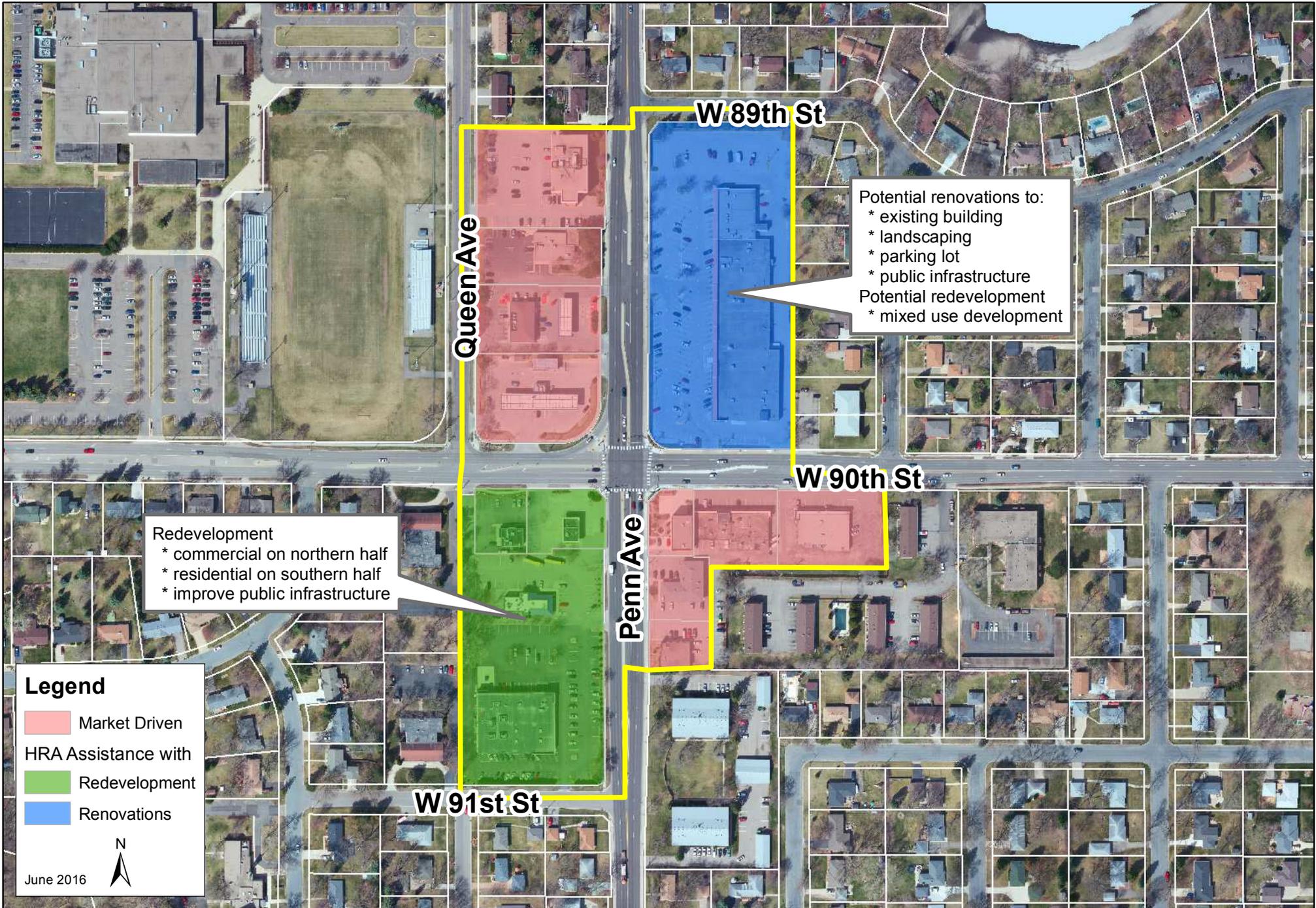
HRA Assistance with

- Redevelopment
- Renovations

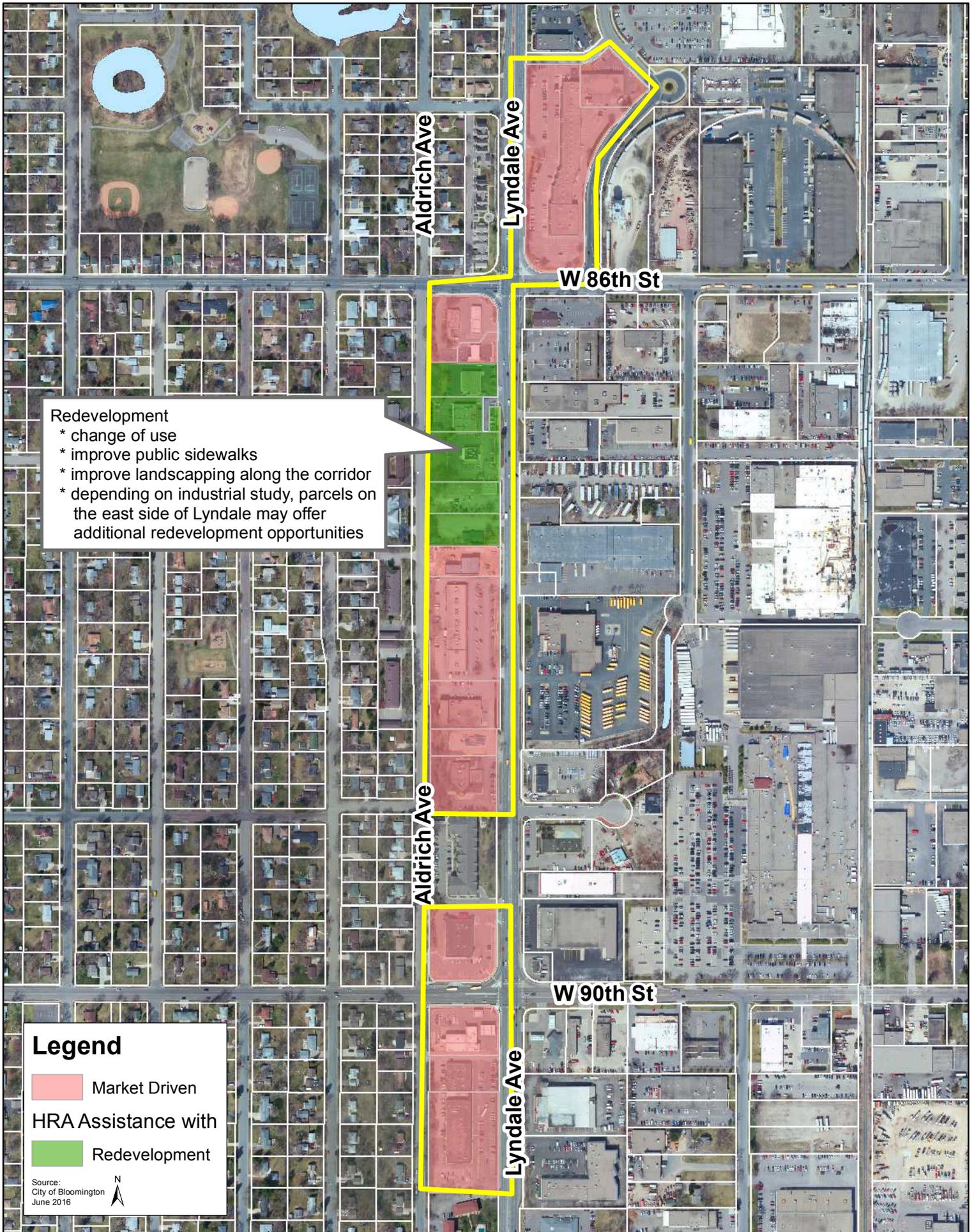
Source:
City of Bloomington
June 2016

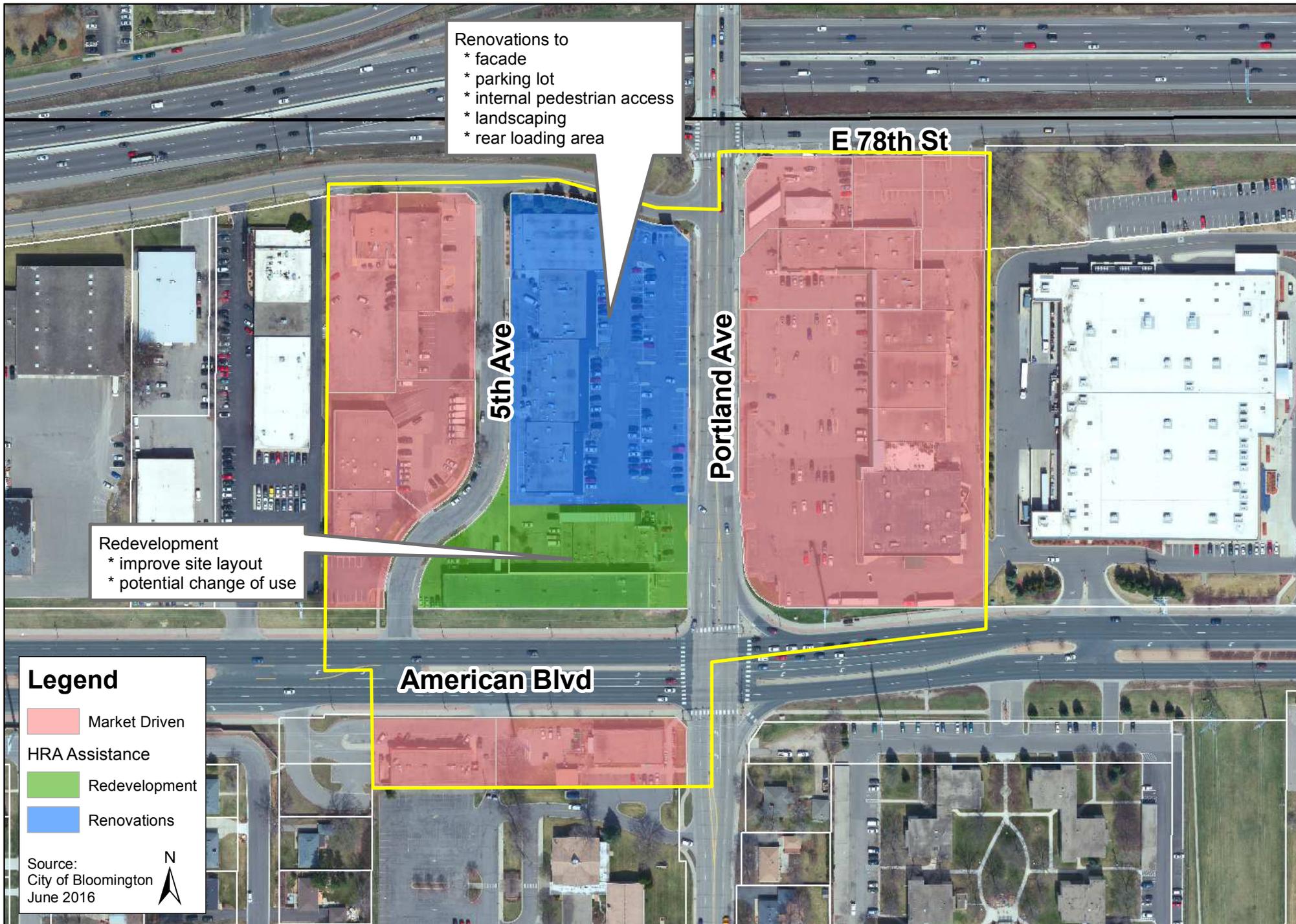
90th Street & Penn Avenue Recommended Strategies



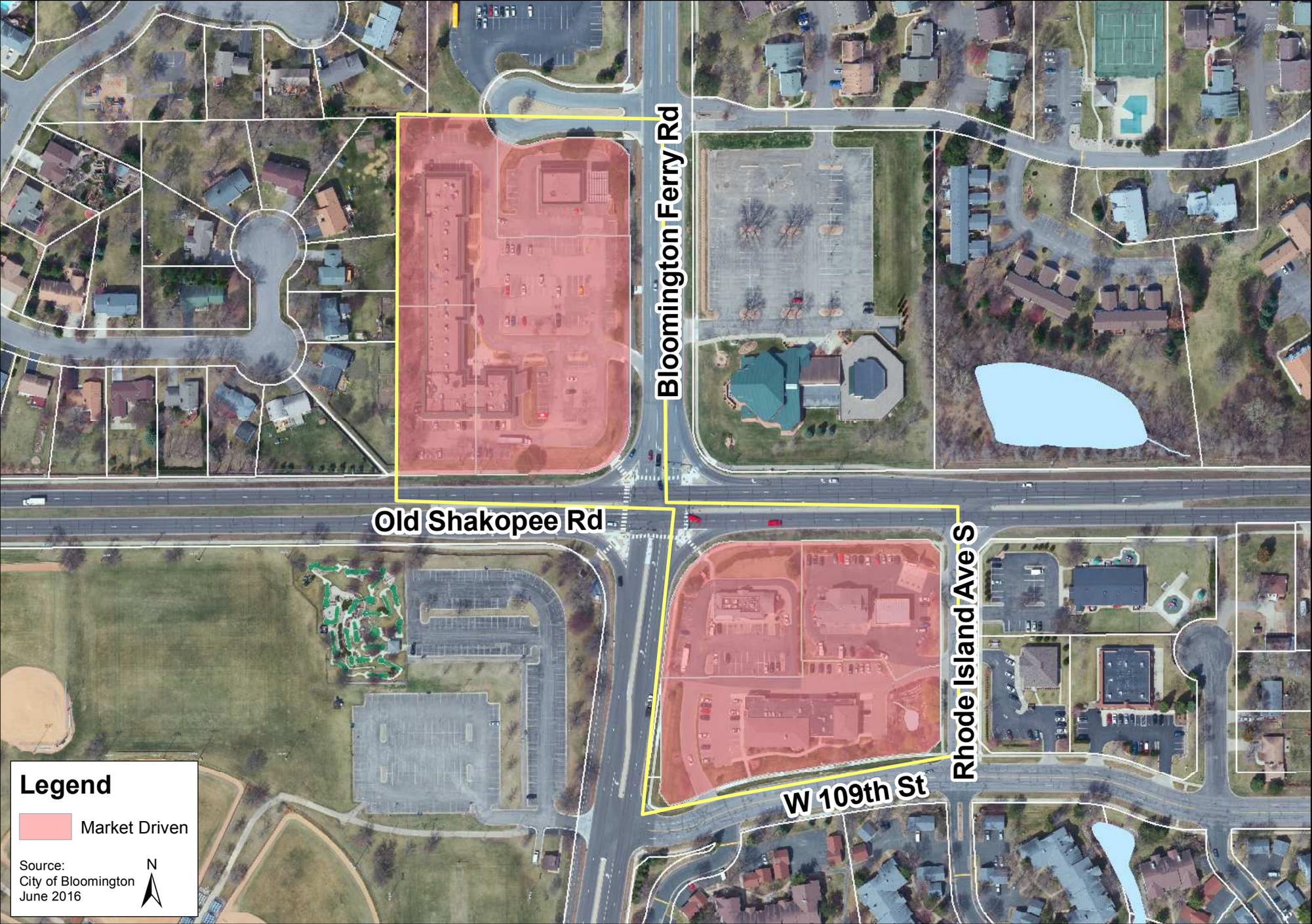
Central Lyndale Recommended Strategies



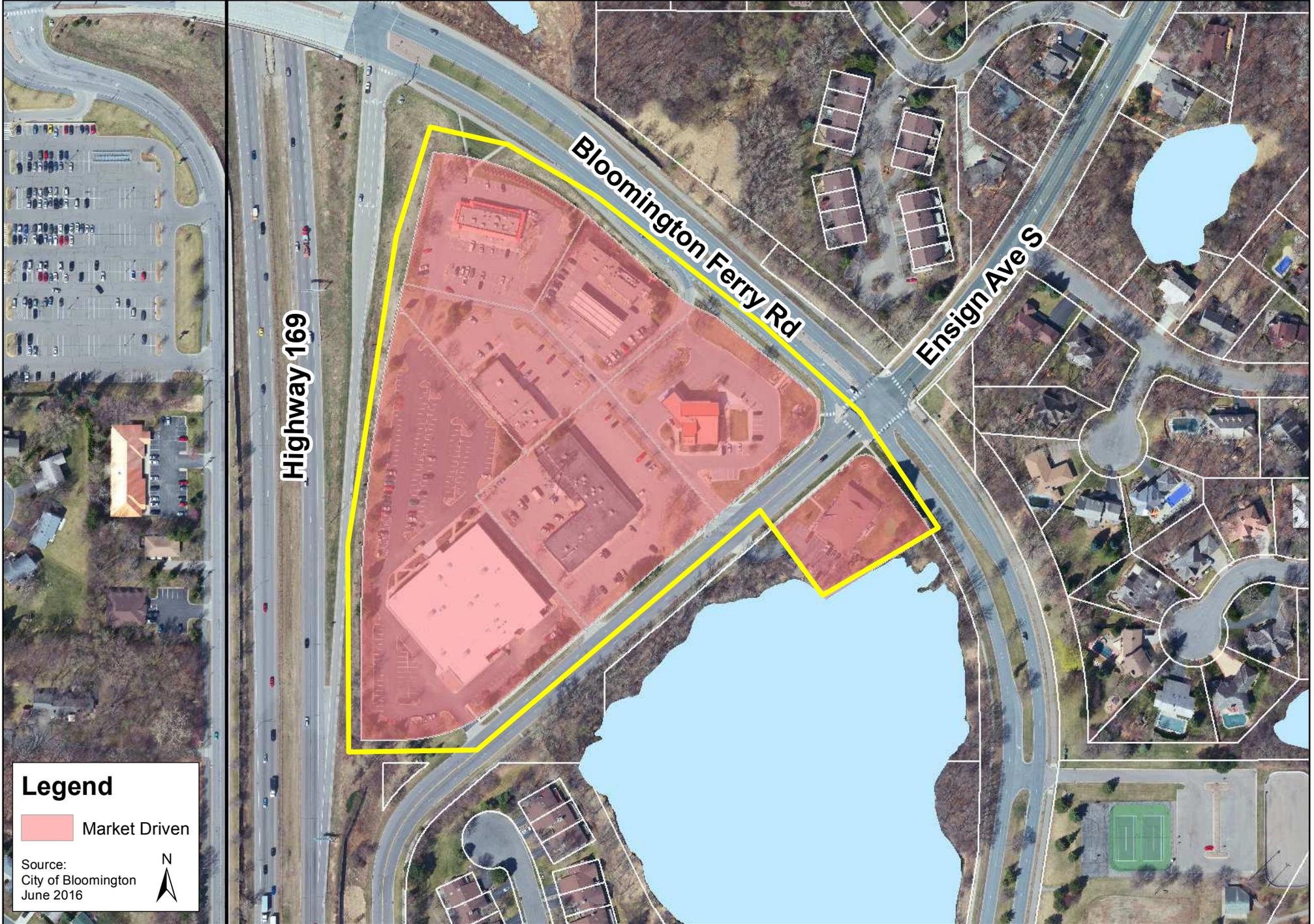
American Blvd & Portland Avenue Recommended Strategies



Countryside Center Recommended Strategies



Amsden Ridge Recommended Strategies



98th Street & Nicollet Avenue

Total area: 419,150 sq. ft.
 Total FAR: 0.20
 Total assessed land value: \$5,747,500
 Total assessed building value: \$2,657,400
 Total assessed value: \$8,404,900

Parcel 1 - Village Shops

Zoning: B-2
 Guide plan: General Business
 Lot size: 22,988 sq. ft.
 Building area: 7,380 sq. ft.
 FAR: 0.32
 Year built: 1967
 Land assessed value: \$333,300
 Building assessed value: \$145,500
 Total assessed value: \$478,800

Parcel 6 - Ace Hardware

Zoning: B-2
 Guide plan: General Business
 Lot size: 45,902 sq. ft.
 Building area: 9,416 sq. ft.
 FAR: 0.21
 Year built: 1989
 Land assessed value: \$665,600
 Building assessed value: \$209,400
 Total assessed value: \$875,000

Parcel 11 - Maytag

Zoning: B-2
 Guide plan: General Business
 Lot size: 29,957 sq. ft.
 Building area: 5,964 sq. ft.
 FAR: 0.20
 Year built: 1970
 Land assessed value: \$389,400
 Building assessed value: \$162,900
 Total assessed value: \$552,300

Parcel 2 - Pierce Skate & Ski

Zoning: B-2
 Guide plan: General Business
 Lot size: 37,350 sq. ft.
 Building area: 12,267 sq. ft.
 FAR: 0.33
 Year built: 1981
 Land assessed value: \$541,600
 Building assessed value: \$205,300
 Total assessed value: \$746,900

Parcel 7 - Burger King

Zoning: B-2
 Guide plan: General Business
 Lot size: 45,081 sq. ft.
 Building area: 3,149 sq. ft.
 FAR: 0.07
 Year built: 1966
 Land assessed value: \$541,000
 Building assessed value: \$393,400
 Total assessed value: \$934,400

Parcel 12 - Stuff & Such

Zoning: B-2
 Guide plan: General Business
 Lot size: 13,221 sq. ft.
 Building area: 5,400 sq. ft.
 FAR: 0.41
 Year built: 1952
 Land assessed value: \$211,500
 Building assessed value: \$179,900
 Total assessed value: \$391,400

Parcels 3 - James King Insurance

Zoning: B-2
 Guide plan: General Business
 Lot size: 46,859 sq. ft.
 Building area: 8,590 sq. ft.
 FAR: 0.18
 Year built: 1966
 Land assessed value: \$562,300
 Building assessed value: \$1,000
 Total assessed value: \$563,300

Parcel 8 - Holiday

Zoning: B-2
 Guide plan: General Business
 Lot size: 73,205 sq. ft.
 Building area: 5,436 sq. ft.
 FAR: 0.07
 Year built: 2002
 Land assessed value: \$1,171,300
 Building assessed value: \$778,700
 Total assessed value: \$1,950,000

Parcel 13 - Law Office

Zoning: B-2
 Guide plan: General Business
 Lot size: 13,976 sq. ft.
 Building area: 1,521 sq. ft.
 FAR: 0.11
 Year built: 1947
 Land assessed value: \$167,700
 Building assessed value: \$48,300
 Total assessed value: \$216,000

Parcel 4 - Oxboro Plaza Building

Zoning: B-2
 Guide plan: General Business
 Lot size: 41,124 sq. ft.
 Building area: 14,808 sq. ft.
 FAR: 0.36
 Year built: 1977
 Land assessed value: \$452,400
 Building assessed value: \$273,500
 Total assessed value: \$725,900

Parcel 9 - Precision Tune

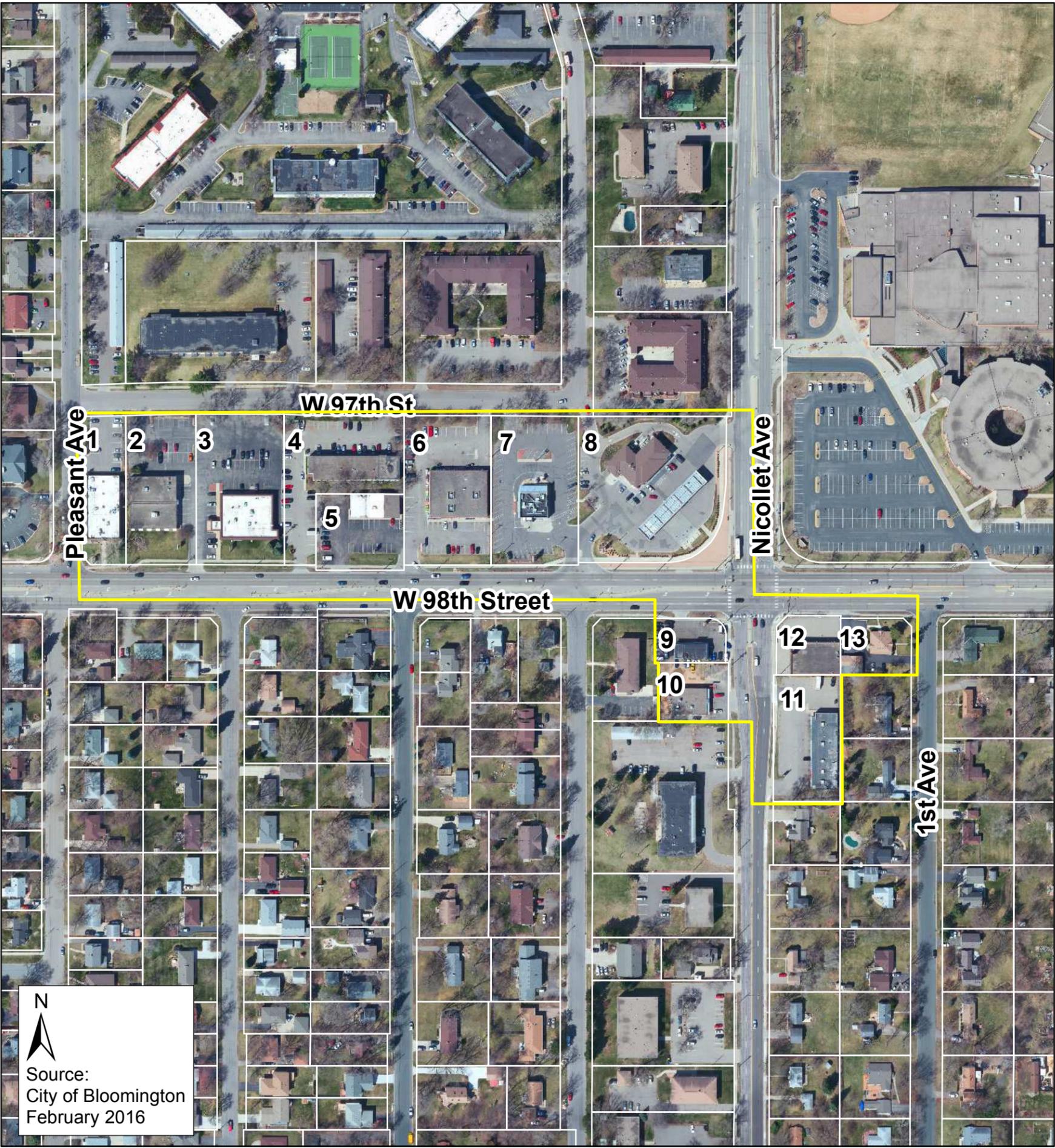
Zoning: B-2
 Guide plan: General Business
 Lot size: 10,845 sq. ft.
 Building area: 1,680 sq. ft.
 FAR: 0.15
 Year built: 1955
 Land assessed value: \$173,500
 Building assessed value: \$121,400
 Total assessed value: \$294,900

Parcel 5 - Print Shop

Zoning: B-2
 Guide plan: General Business
 Lot size: 23,674 sq. ft.
 Building area: 3,477 sq. ft.
 FAR: 0.15
 Year built: 1966
 Land assessed value: \$343,300
 Building assessed value: \$49,200
 Total assessed value: \$392,500

Parcel 10 - Bloomington Cleaners

Zoning: B-2
 Guide plan: General Business
 Lot size: 14,968 sq. ft.
 Building area: 4,534 sq. ft.
 FAR: 0.30
 Year built: 1957
 Land assessed value: \$194,600
 Building assessed value: \$88,900
 Total assessed value: \$283,500



N
 Source:
 City of Bloomington
 February 2016

Old Cedar & Old Shakopee

Total area: 449,214 sq. ft.
 Total FAR: 0.27
 Total assessed land value: \$5,163,100
 Total assessed building value: \$2,216,300
 Total assessed value: \$7,379,400

Parcel 1 - Eagles Club

Zoning: B-2
 Guide plan: General Business
 Lot size: 140,678 sq. ft.
 Building area: 31,676 sq. ft.
 FAR: 0.44
 Year built: 1972
 Land assessed value: \$1,406,800
 Building assessed value: \$73,700
 Total assessed value: \$1,480,500

Parcel 7 - DJ Pete's Auto

Zoning: B-2
 Guide plan: General Business
 Lot size: 22,683 sq. ft.
 Building area: 1,767 sq. ft.
 FAR: 0.08
 Year built: 1956
 Land assessed value: \$264,400
 Building assessed value: \$74,600
 Total assessed value: \$339,000

Parcel 2 - Amstar Auto Care

Zoning: B-2
 Guide plan: General Business
 Lot size: 23,754 sq. ft.
 Building area: 2,703 sq. ft.
 FAR: 0.11
 Year built: 1972
 Land assessed value: \$273,200
 Building assessed value: \$155,900
 Total assessed value: \$429,100

Parcel 8 - General Security Services

Zoning: B-1
 Guide plan: Office
 Lot size: 70,506 sq. ft.
 Building area: 20,402 sq. ft.
 FAR: 0.29
 Year built: 1981
 Land assessed value: \$916,600
 Building assessed value: \$350,200
 Total assessed value: \$1,266,800

Parcels 3, 4 & 5 - Cedar Center Condo, Liquor, Marathon Gas

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 99,644 sq. ft.
 Building area: 39,307 sq. ft.
 FAR: 0.39
 Year built: 1959
 Land assessed value: \$1,244,700
 Building assessed value: \$975,200
 Total assessed value: \$2,219,900

Parcel 9 - All-AM Rec

Zoning: B-2
 Guide plan: General Business
 Lot size: 41,625 sq. ft.
 Building area: 20,561 sq. ft.
 FAR: 0.49
 Year built: 1916
 Land assessed value: \$478,700
 Building assessed value: \$281,300
 Total assessed value: \$760,000

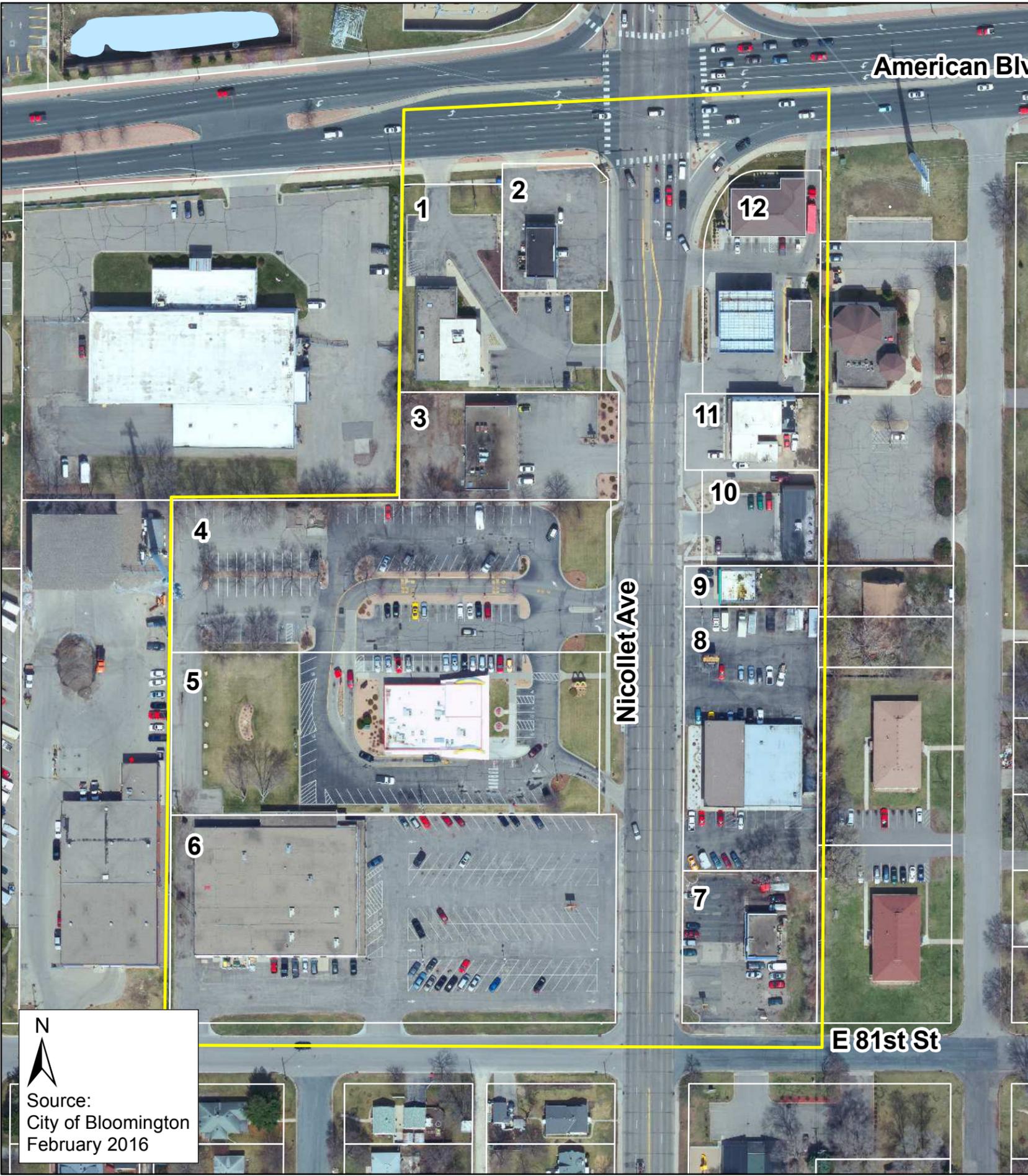
Parcel 6 - Clark

Zoning: B-2
 Guide plan: General Business
 Lot size: 50,324 sq. ft.
 Building area: 3,395 sq. ft.
 FAR: 0.07
 Year built: 1968
 Land assessed value: \$578,700
 Building assessed value: \$305,400
 Total assessed value: \$884,100



N
 Source:
 City of Bloomington
 February 2016

American Blvd & Nicollet Avenue



Total area: 394,147 sq. ft.
 Total FAR: 0.17
 Total assessed land value: \$5,393,400
 Total assessed building value: \$2,285,600
 Total assessed value: \$7,679,000

Parcel 1 - 7/8 Liquors
 Zoning: B-2 / I-3
 Guide plan: General Business
 Lot size: 30,394 sq. ft.
 Building area: 7,332 sq. ft.
 FAR: 0.24
 Year built: 1965
 Land assessed value: \$486,300
 Building assessed value: \$136,400
 Total assessed value: \$622,700

Parcel 5 - McDonalds
 Zoning: B-2
 Guide plan: General Business
 Lot size: 67,681 sq. ft.
 Building area: 6,159 sq. ft.
 FAR: 0.09
 Year built: 1999
 Land assessed value: \$913,700
 Building assessed value: \$430,600
 Total assessed value: \$1,344,300

Parcel 9 - Mouna Hair
 Zoning: B-2
 Guide plan: General Business
 Lot size: 5,310 sq. ft.
 Building area: 1,043 sq. ft.
 FAR: 0.20
 Year built: 1960
 Land assessed value: \$69,000
 Building assessed value: \$36,800
 Total assessed value: \$105,800

Parcel 2 - Auto Tech Tune & Repair
 Zoning: I-3
 Guide plan: General Business
 Lot size: 12,887 sq. ft.
 Building area: 1,310 sq. ft.
 FAR: 0.10
 Year built: 1959
 Land assessed value: \$206,200
 Building assessed value: \$94,800
 Total assessed value: \$301,000

Parcel 6 - Groth Music
 Zoning: B-2
 Guide plan: General Business
 Lot size: 90,200 sq. ft.
 Building area: 21,125 sq. ft.
 FAR: 0.23
 Year built: 1959
 Land assessed value: \$1,172,600
 Building assessed value: \$236,800
 Total assessed value: \$1,409,400

Parcel 10 - Laundromat
 Zoning: B-2
 Guide plan: General Business
 Lot size: 10,966 sq. ft.
 Building area: 2,240 sq. ft.
 FAR: 0.20
 Year built: 2009
 Land assessed value: \$142,600
 Building assessed value: \$227,400
 Total assessed value: \$370,000

Parcel 3 - Metro PCS
 Zoning: B-2
 Guide plan: General Business
 Lot size: 22,918 sq. ft.
 Building area: 3,444 sq. ft.
 FAR: 0.15
 Year built: 1967
 Land assessed value: \$297,900
 Building assessed value: \$69,100
 Total assessed value: \$367,000

Parcel 7 - RJ's Auto Repair
 Zoning: B-2
 Guide plan: General Business
 Lot size: 19,913 sq. ft.
 Building area: 1,218 sq. ft.
 FAR: 0.06
 Year built: 1956
 Land assessed value: \$258,900
 Building assessed value: \$82,100
 Total assessed value: \$341,000

Parcel 11 - Multi-tenant Retail
 Zoning: B-2
 Guide plan: General Business
 Lot size: 9,955 sq. ft.
 Building area: 3,809 sq. ft.
 FAR: 0.38
 Year built: 1955
 Land assessed value: \$129,400
 Building assessed value: \$181,100
 Total assessed value: \$310,500

Parcel 4 - McDonalds Parking Lot
 Zoning: B-2
 Guide plan: General Business
 Lot size: 64,951 sq. ft.
 Building area: 0 sq. ft.
 FAR: 0.00
 Year built:
 Land assessed value: \$876,800
 Building assessed value: \$0
 Total assessed value: \$876,800

Parcel 8 - Budget Exteriors
 Zoning: B-2
 Guide plan: General Business
 Lot size: 34,514 sq. ft.
 Building area: 6,984 sq. ft.
 FAR: 0.20
 Year built: 1960
 Land assessed value: \$448,700
 Building assessed value: \$195,800
 Total assessed value: \$644,500

Parcel 12 - Holiday
 Zoning: B-2
 Guide plan: General Business
 Lot size: 24,458 sq. ft.
 Building area: 4,120 sq. ft.
 FAR: 0.17
 Year built: 1959
 Land assessed value: \$391,300
 Building assessed value: \$594,700
 Total assessed value: \$986,000

N
 Source:
 City of Bloomington
 February 2016

90th Street & Penn Avenue

Total area: 603,870 sq. ft.
 Total FAR: 0.25
 Total assessed land value: \$7,041,800
 Total assessed building value: \$6,502,000
 Total assessed value: \$13,543,800

Parcel 1 - Penn Crest Offices

Zoning: B-1
 Guide plan: Office
 Lot size: 51,062 sq. ft.
 Building area: 24,159 sq. ft.
 FAR: 0.47
 Year built: 1970
 Land assessed value: \$633,900
 Building assessed value: \$1,274,700
 Total assessed value: \$1,908,600

Parcel 2 - Amber Leaf Dental

Zoning: B-2
 Guide plan: Office
 Lot size: 27,892 sq. ft.
 Building area: 5,593 sq. ft.
 FAR: 0.20
 Year built: 1959
 Land assessed value: \$372,600
 Building assessed value: \$381,700
 Total assessed value: \$754,300

Parcel 3 - Holiday

Zoning: B-2
 Guide plan: General Business
 Lot size: 33,704 sq. ft.
 Building area: 3,676 sq. ft.
 FAR: 0.11
 Year built: 1996
 Land assessed value: \$455,000
 Building assessed value: \$445,000
 Total assessed value: \$900,000

Parcel 4 - BP

Zoning: B-2
 Guide plan: General Business
 Lot size: 42,215 sq. ft.
 Building area: 1,829 sq. ft.
 FAR: 0.04
 Year built: 1990
 Land assessed value: \$612,100
 Building assessed value: \$162,900
 Total assessed value: \$775,000

Parcel 5 - Gyropolis

Zoning: B-4
 Guide plan: General Business
 Lot size: 13,304 sq. ft.
 Building area: 1,352 sq. ft.
 FAR: 0.10
 Year built: 1976
 Land assessed value: \$166,300
 Building assessed value: \$257,400
 Total assessed value: \$423,700

Parcel 6 - Former Premium Stop

Zoning: B-4
 Guide plan: General Business
 Lot size: 18,759 sq. ft.
 Building area: 1,141 sq. ft.
 FAR: 0.06
 Year built: 1959
 Land assessed value: \$234,500
 Building assessed value: \$6,200
 Total assessed value: \$240,700

Parcel 7 - Burger King/CSL Plasma

Zoning: B-4 (PD)
 Guide plan: General Business
 Lot size: 136,039 sq. ft.
 Building area: 21,259 sq. ft.
 FAR: 0.16
 Year built: 1959
 Land assessed value: \$1,496,400
 Building assessed value: \$1,266,600
 Total assessed value: \$2,763,000

Parcel 8 - Franklin Building

Zoning: B-4
 Guide plan: General Business
 Lot size: 11,828 sq. ft.
 Building area: 5,468 sq. ft.
 FAR: 0.46
 Year built: 1965
 Land assessed value: \$171,500
 Building assessed value: \$151,500
 Total assessed value: \$323,000

Parcel 9 - Animal Hospital/Retail

Zoning: B-4
 Guide plan: General Business
 Lot size: 15,494 sq. ft.
 Building area: 8,646 sq. ft.
 FAR: 0.56
 Year built: 1967
 Land assessed value: \$193,700
 Building assessed value: \$189,300
 Total assessed value: \$383,000

Parcel 10 - Mhiripiri Gallery

Zoning: B-4
 Guide plan: General Business
 Lot size: 11,566 sq. ft.
 Building area: 5,000 sq. ft.
 FAR: 0.43
 Year built: 1955
 Land assessed value: \$144,600
 Building assessed value: \$221,400
 Total assessed value: \$366,000

Parcel 11 - Bucks & Retail

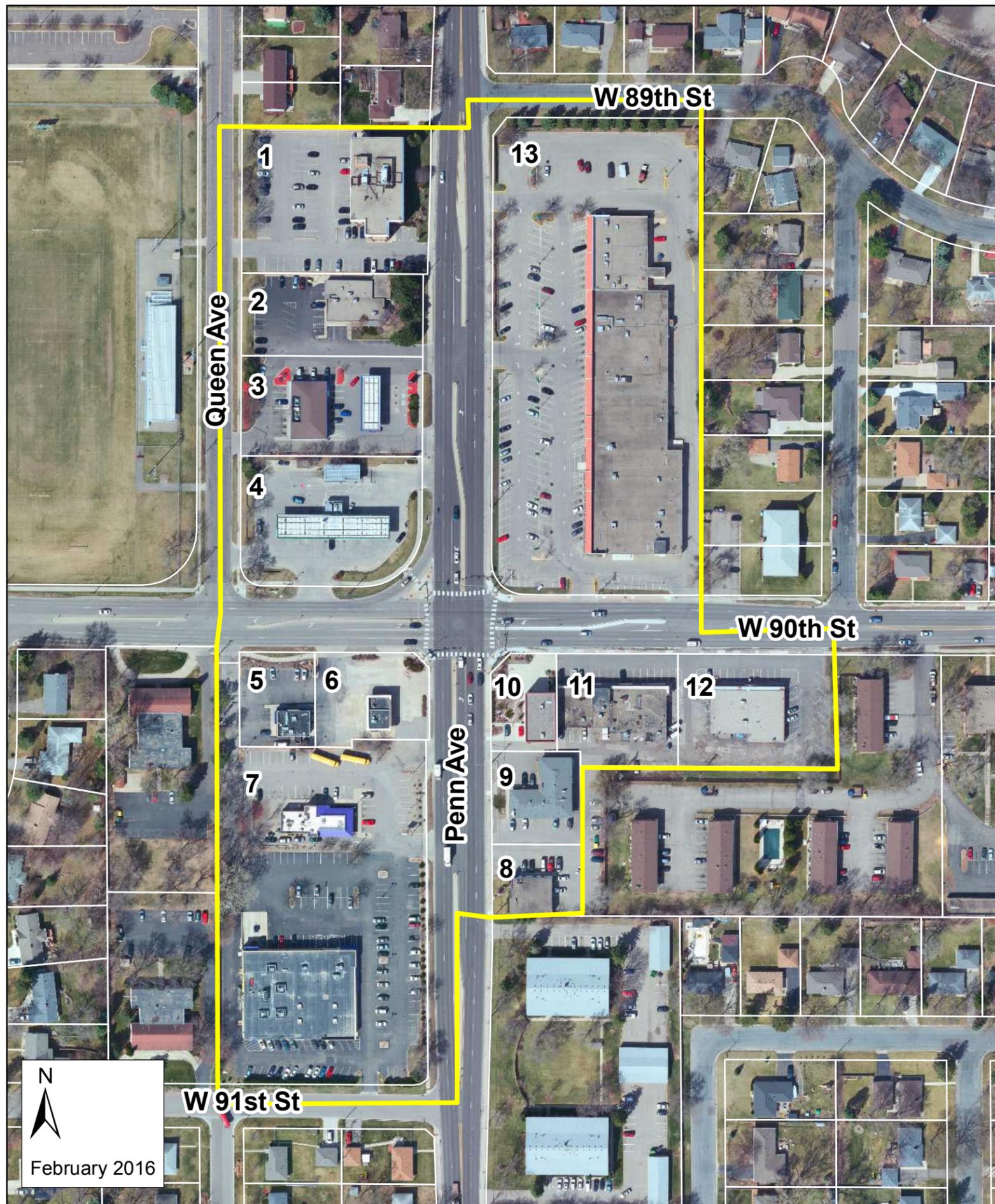
Zoning: B-4
 Guide plan: General Business
 Lot size: 24,683 sq. ft.
 Building area: 9,672 sq. ft.
 FAR: 0.39
 Year built: 1948
 Land assessed value: \$308,500
 Building assessed value: \$331,500
 Total assessed value: \$640,000

Parcel 12 - True Value

Zoning: B-4
 Guide plan: General Business
 Lot size: 32,936 sq. ft.
 Building area: 6,600 sq. ft.
 FAR: 0.20
 Year built: 1961
 Land assessed value: \$411,700
 Building assessed value: \$154,800
 Total assessed value: \$566,500

Parcel 13 - Penn Lake Center

Zoning: B-4
 Guide plan: General Business
 Lot size: 184,388 sq. ft.
 Building area: 56,048 sq. ft.
 FAR: 0.30
 Year built: 1959
 Land assessed value: \$1,841,000
 Building assessed value: \$1,659,000
 Total assessed value: \$3,500,000



February 2016

Central Lyndale

Total area: 968,926 sq. ft.
 Total FAR: 0.24
 Total assessed land value: \$14,593,700
 Total assessed building value: \$10,668,400
 Total assessed value: \$25,262,100



Parcel 1 - The Tile Shop
 Zoning: B-2 (PD)
 Guide plan: Community Commercial
 Lot size: 38,381 sq. ft.
 Building area: 14,984 sq. ft.
 FAR: 0.39
 Year built: 1967
 Land assessed value: \$614,100
 Building assessed value: \$625,200
 Total assessed value: \$1,239,300

Parcel 10 - Lyndale Marketplace
 Zoning: B-2
 Guide plan: General Business
 Lot size: 31,149 sq. ft.
 Building area: 5,945 sq. ft.
 FAR: 0.19
 Year built: Under construction 2015
 Land assessed value: \$311,500
 Building assessed value: \$113,500
 Total assessed value: \$425,000

Parcel 2 - Bloomington Shoppes
 Zoning: B-2 (PD)
 Guide plan: Community Commercial
 Lot size: 184,776 sq. ft.
 Building area: 42,314 sq. ft.
 FAR: 0.23
 Year built: 1985
 Land assessed value: \$2,956,400
 Building assessed value: \$1,643,600
 Total assessed value: \$4,600,000

Parcel 11 - Lyndale Plaza
 Zoning: B-2
 Guide plan: General Business
 Lot size: 101,300 sq. ft.
 Building area: 22,590 sq. ft.
 FAR: 0.22
 Year built: 1978
 Land assessed value: \$1,418,200
 Building assessed value: \$531,800
 Total assessed value: \$1,950,000

Parcel 3 - Super America
 Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 49,705 sq. ft.
 Building area: 3,583 sq. ft.
 FAR: 0.07
 Year built: 1988
 Land assessed value: \$795,300
 Building assessed value: \$515,100
 Total assessed value: \$1,310,400

Parcel 12 - Auto Plus
 Zoning: B-2
 Guide plan: General Business
 Lot size: 46,612 sq. ft.
 Building area: 18,036 sq. ft.
 FAR: 0.39
 Year built: 1977
 Land assessed value: \$745,800
 Building assessed value: \$722,500
 Total assessed value: \$1,468,300

Parcel 4 - Rapid Oil Change
 Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 13,085 sq. ft.
 Building area: 3,288 sq. ft.
 FAR: 0.25
 Year built: 1988
 Land assessed value: \$183,200
 Building assessed value: \$250,000
 Total assessed value: \$433,200

Parcel 13 - Luna Diluna
 Zoning: B-2
 Guide plan: General Business
 Lot size: 24,728 sq. ft.
 Building area: 1,545 sq. ft.
 FAR: 0.06
 Year built: 1974
 Land assessed value: \$222,600
 Building assessed value: \$1,000 - partial
 Total assessed value: \$223,600

Parcel 5 - Car X Auto Shop
 Zoning: B-2
 Guide plan: General Business
 Lot size: 32,884 sq. ft.
 Building area: 5,170 sq. ft.
 FAR: 0.16
 Year built: 1976
 Land assessed value: \$460,400
 Building assessed value: \$281,700
 Total assessed value: \$742,100

Parcel 14 - Veterinary Clinic
 Zoning: B-2
 Guide plan: General Business
 Lot size: 52,697 sq. ft.
 Building area: 8,858 sq. ft.
 FAR: 0.17
 Year built: 1969
 Land assessed value: \$737,800
 Building assessed value: \$393,200
 Total assessed value: \$1,131,000

Parcel 6 - Pawn/Payday America
 Zoning: B-2
 Guide plan: General Business
 Lot size: 34,192 sq. ft.
 Building area: 8,000 sq. ft.
 FAR: 0.23
 Year built: 1979
 Land assessed value: \$547,100
 Building assessed value: \$352,900
 Total assessed value: \$900,000

Parcel 15 - CVS Pharmacy
 Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 68,673 sq. ft.
 Building area: 15,493 sq. ft.
 FAR: 0.23
 Year built: 2011
 Land assessed value: \$1,373,500
 Building assessed value: \$3,001,500
 Total assessed value: \$4,375,000

Parcel 7 - Kimson Restaurant
 Zoning: B-2
 Guide plan: Community Commercial
 Lot size: 49,019 sq. ft.
 Building area: 2,822 sq. ft.
 FAR: 0.06
 Year built: 1985
 Land assessed value: \$686,300
 Building assessed value: \$68,700
 Total assessed value: \$755,000

Parcel 16 - Great Bear Auto
 Zoning: B-2
 Guide plan: General Business
 Lot size: 47,418 sq. ft.
 Building area: 10,060 sq. ft.
 FAR: 0.21
 Year built: 1967
 Land assessed value: \$758,700
 Building assessed value: \$753,300
 Total assessed value: \$1,512,000

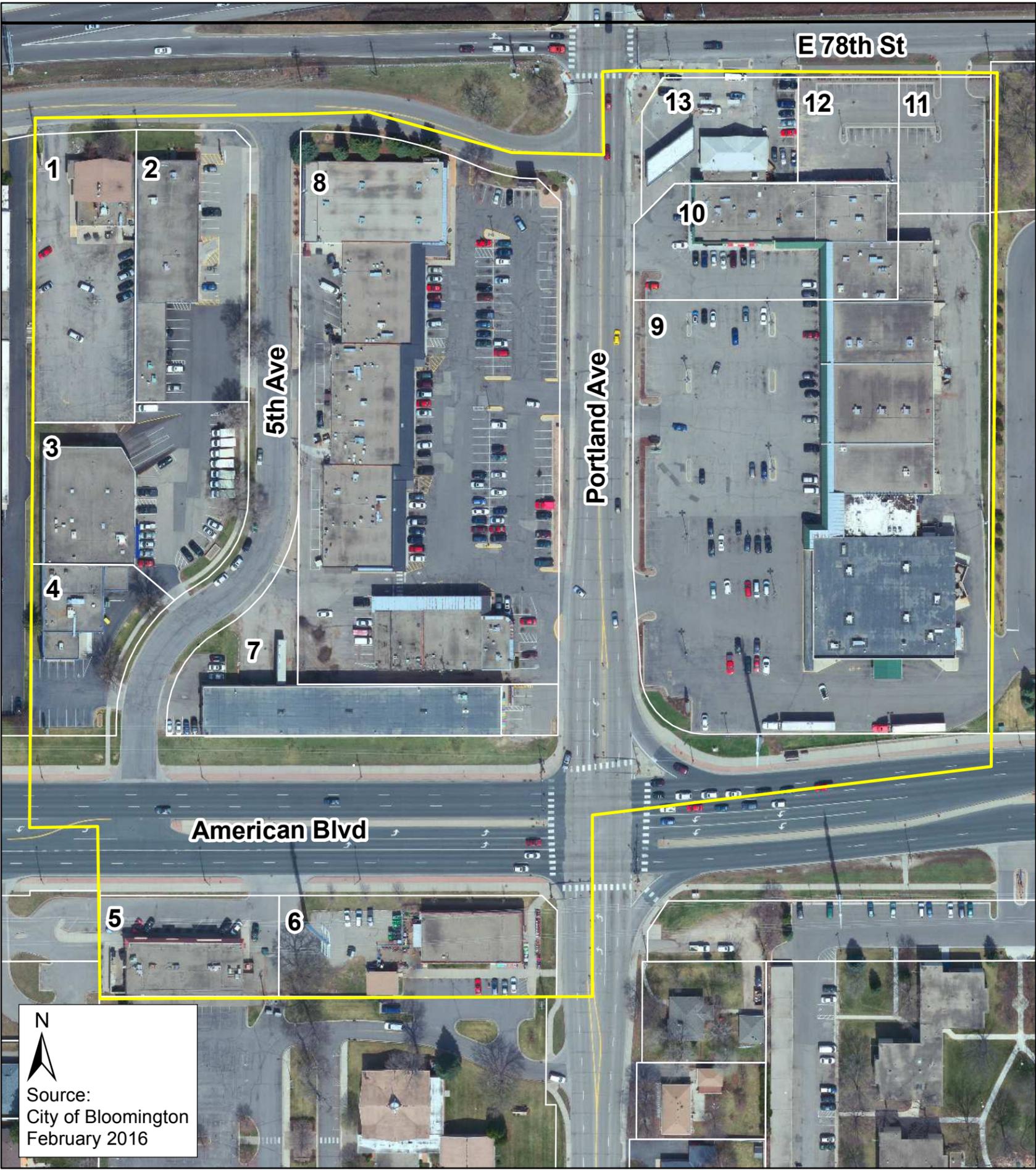
Parcel 8 - NAPA
 Zoning: B-2
 Guide plan: General Business
 Lot size: 31,212 sq. ft.
 Building area: 9,043 sq. ft.
 FAR: 0.29
 Year built: 1951
 Land assessed value: \$499,400
 Building assessed value: \$422,400
 Total assessed value: \$921,800

Parcel 17 - Great Bear Shopping
 Zoning: B-2
 Guide plan: General Business
 Lot size: 33,948 sq. ft.
 Building area: 18,080 sq. ft.
 FAR: 0.53
 Year built: 1968
 Land assessed value: \$475,400
 Building assessed value: \$364,600
 Total assessed value: \$840,000

Parcel 9 - Insurance Office
 Zoning: B-2
 Guide plan: General Business
 Lot size: 31,212 sq. ft.
 Building area: 2,101 sq. ft.
 FAR: 0.07
 Year built: 1970
 Land assessed value: \$437,000
 Building assessed value: \$38,400
 Total assessed value: \$475,400

Parcel 18 - Great Bear Shopping
 Zoning: B-2
 Guide plan: General Business
 Lot size: 97,935 sq. ft.
 Building area: 42,232 sq. ft.
 FAR: 0.43
 Year built: 1968
 Land assessed value: \$1,371,000
 Building assessed value: \$589,000
 Total assessed value: \$1,960,000

American Blvd & Portland Ave



Total area: 545,771 sq. ft.
 Total FAR: 0.29
 Total assessed land value: \$8,761,700
 Total assessed building value: \$5,846,600
 Total assessed value: \$14,608,300

Parcel 1 - 1st Wok

Zoning: B-2
 Guide plan: General Business
 Lot size: 28,814 sq. ft.
 Building area: 2,943 sq. ft.
 FAR: 0.10
 Year built: 1968
 Land assessed value: \$461,000
 Building assessed value: \$48,500
 Total assessed value: \$509,500

Parcel 6 - Johnson Hardware

Zoning: B-2
 Guide plan: General Business
 Lot size: 27,414 sq. ft.
 Building area: 5,776 sq. ft.
 FAR: 0.21
 Year built: 1949
 Land assessed value: \$397,500
 Building assessed value: \$158,800
 Total assessed value: \$556,300

Parcel 13 - BP

Zoning: B-2
 Guide plan: General Business
 Lot size: 16,470 sq. ft.
 Building area: 2,522 sq. ft.
 FAR: 0.15
 Year built: 1954
 Land assessed value: \$280,000
 Building assessed value: \$207,100
 Total assessed value: \$487,100

Parcel 2 - Eriks Bikes

Zoning: B-2
 Guide plan: General Business
 Lot size: 30,392 sq. ft.
 Building area: 11,187 sq. ft.
 FAR: 0.37
 Year built: 1953
 Land assessed value: \$486,300
 Building assessed value: \$457,300
 Total assessed value: \$943,600

Parcel 7 - Totally Kids

Zoning: B-2
 Guide plan: General Business
 Lot size: 28,287 sq. ft.
 Building area: 15,000 sq. ft.
 FAR: 0.53
 Year built: 1956
 Land assessed value: \$367,700
 Building assessed value: \$332,300
 Total assessed value: \$700,000

Parcels 3 & 4 - Denny's Bakery

Zoning: B-2
 Guide plan: General Business
 Lot size: 51,087 sq. ft.
 Building area: 15,250 sq. ft.
 FAR: 0.30
 Year built: 1979
 Land assessed value: \$664,100
 Building assessed value: \$437,300
 Total assessed value: \$1,101,400

Parcel 8 - Town & Country

Zoning: B-2
 Guide plan: General Business
 Lot size: 133,963 sq. ft.
 Building area: 43,244 sq. ft.
 FAR: 0.32
 Year built: 1951
 Land assessed value: \$2,277,400
 Building assessed value: \$1,972,600
 Total assessed value: \$4,250,000

Parcel 5 - Super USA & Dominos

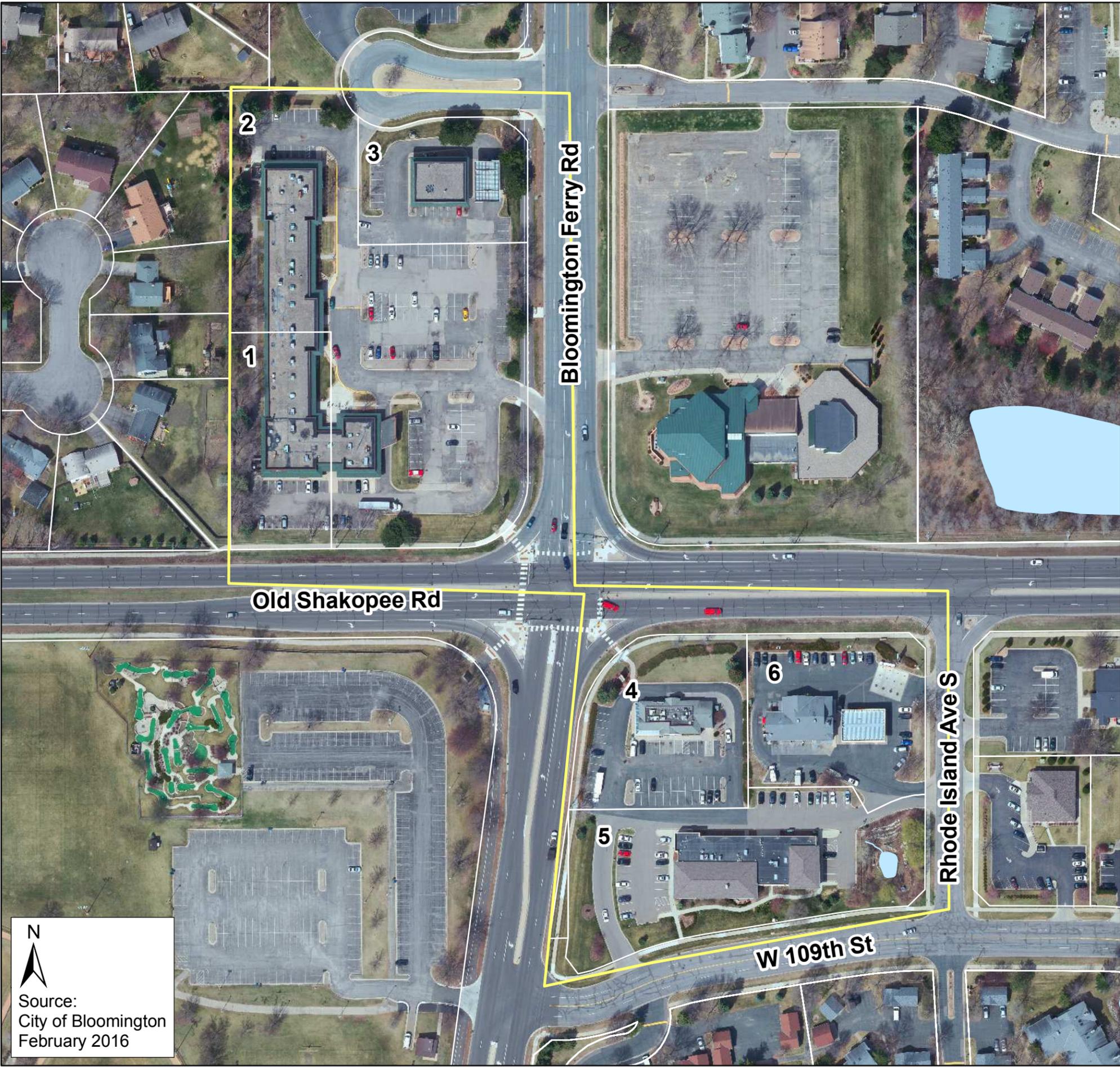
Zoning: B-2
 Guide plan: General Business
 Lot size: 17,789 sq. ft.
 Building area: 5,750 sq. ft.
 FAR: 0.32
 Year built: 1972
 Land assessed value: \$231,300
 Building assessed value: \$129,100
 Total assessed value: \$360,400

Parcels 9, 10, 11, & 12 - Village Square

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 211,555 sq. ft.
 Building area: 56,696 sq. ft.
 FAR: 0.27
 Year built: 1957
 Land assessed value: \$3,596,400
 Building assessed value: \$2,103,600
 Total assessed value: \$5,700,000

N
 Source:
 City of Bloomington
 February 2016

Countryside Center



Total area: 353,223 sq. ft.
 Total FAR: 0.13
 Total assessed land value: \$3,525,000
 Total assessed building value: \$2,164,900
 Total assessed value: \$5,689,900

Parcel 1 & 2 - Countryside Center

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 165,191 sq. ft.
 Building area: 25,344 sq. ft.
 FAR: 0.15
 Year built: 1983
 Land assessed value: \$1,734,500
 Building assessed value: \$527,500
 Total assessed value: \$2,262,000

Parcel 5 - Animal Hospital

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 71,091 sq. ft.
 Building area: 10,419 sq. ft.
 FAR: 0.15
 Year built: 2002
 Land assessed value: \$639,800
 Building assessed value: \$920,200
 Total assessed value: \$1,560,000

Parcel 3 - C-Store

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 30,848 sq. ft.
 Building area: 3,200 sq. ft.
 FAR: 0.10
 Year built: 1983
 Land assessed value: \$246,700
 Building assessed value: \$43,300
 Total assessed value: \$290,000

Parcel 6 - Shell Gas

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 43,294 sq. ft.
 Building area: 4,409 sq. ft.
 FAR: 0.10
 Year built: 1983
 Land assessed value: \$454,600
 Building assessed value: \$385,400
 Total assessed value: \$840,000

Parcel 4 - Burger King

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 42,799 sq. ft.
 Building area: 3,659 sq. ft.
 FAR: 0.09
 Year built: 1988
 Land assessed value: \$449,400
 Building assessed value: \$288,500
 Total assessed value: \$737,900

N
 Source:
 City of Bloomington
 February 2016

Amsden Ridge

Total Area: 523,008 sq. ft.
 Total FAR: 0.18
 Total assessed land value: \$6,030,900
 Total assessed building value: \$2,163,000
 Total assessed value: \$8,193,900

Parcel 1 - McDonalds

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 58,824 sq. ft.
 Building area: 4,998 sq. ft.
 FAR: 0.08
 Year built: 1982
 Land assessed value: \$705,900
 Building assessed value: \$196,100
 Total assessed value: \$902,000

Parcel 5 - Amsden Ridge Center

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 49,371 sq. ft.
 Building area: 8,887 sq. ft.
 FAR: 0.18
 Year built: 1986
 Land assessed value: \$592,500
 Building assessed value: \$257,500
 Total assessed value: \$850,000

Parcel 2 - SuperAmerica

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 42,418 sq. ft.
 Building area: 4,631 sq. ft.
 FAR: 0.11
 Year built: 1987
 Land assessed value: \$509,000
 Building assessed value: \$580,000
 Total assessed value: \$1,089,000

Parcel 6 - Benchmark Learning

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 173,547 sq. ft.
 Building area: 36,808 sq. ft.
 FAR: 0.21
 Year built: 1986
 Land assessed value: \$1,561,900
 Building assessed value: \$103,100
 Total assessed value: \$1,665,000

Parcel 3 - BMO Harris Bank

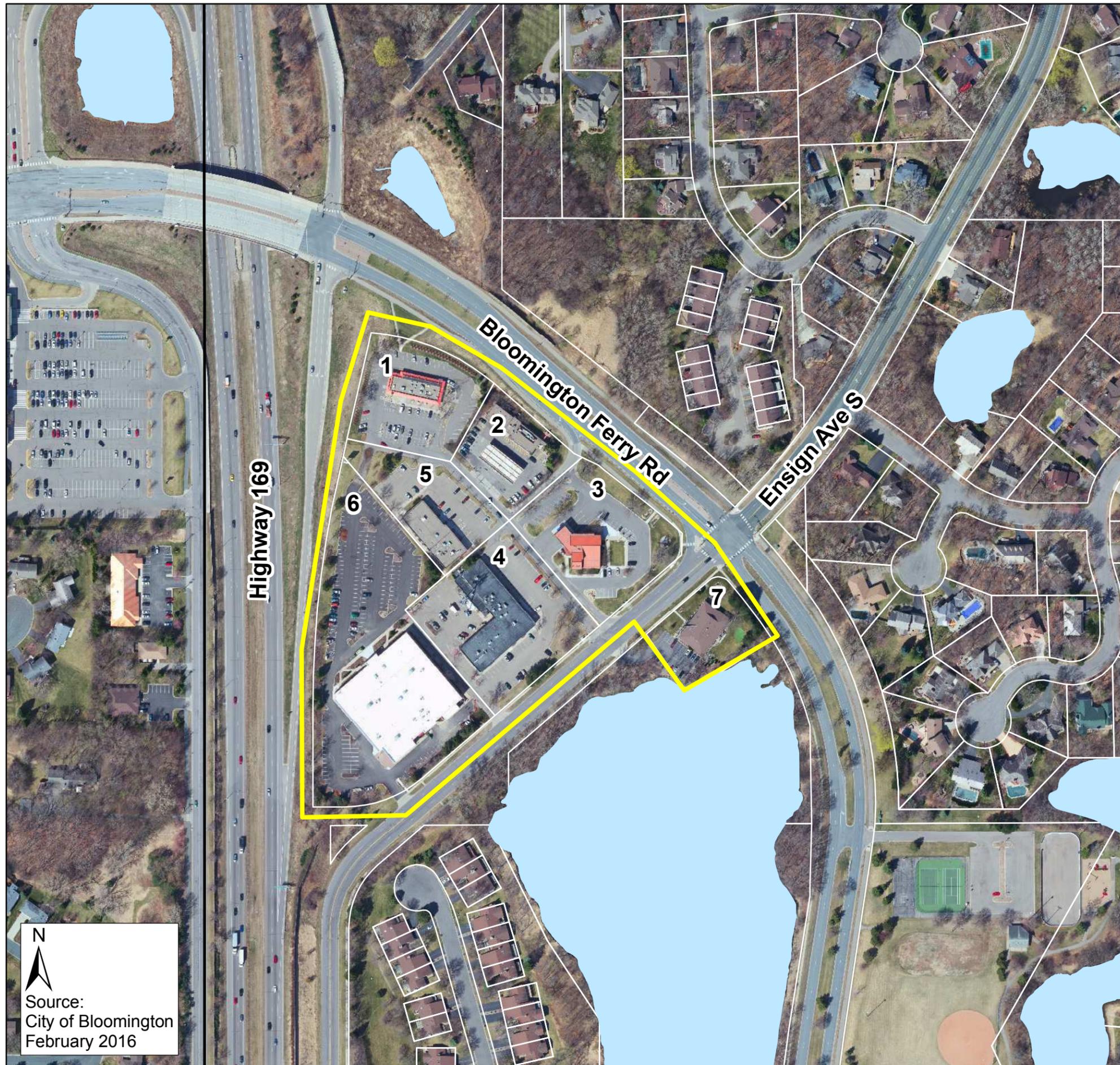
Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 72,960 sq. ft.
 Building area: 8,419 sq. ft.
 FAR: 0.12
 Year built: 1981
 Land assessed value: \$875,500
 Building assessed value: \$132,700
 Total assessed value: \$1,008,200

Parcel 7 - Law Offices

Zoning: B-1 (PD)
 Guide plan: Office
 Lot size: 36,788 sq. ft.
 Building area: 6,000 sq. ft.
 FAR: 0.16
 Year built: 1981
 Land assessed value: \$441,500
 Building assessed value: \$287,800
 Total assessed value: \$729,300

Parcel 4 - Amsden Ridge Center

Zoning: B-2 (PD)
 Guide plan: General Business
 Lot size: 89,100 sq. ft.
 Building area: 22,331 sq. ft.
 FAR: 0.25
 Year built: 1981
 Land assessed value: \$1,344,600
 Building assessed value: \$605,800
 Total assessed value: \$1,950,400



N
 Source:
 City of Bloomington
 February 2016

M/Lewis, S/Coulter recommending approval of the 2016 meeting schedule. Motion carried, 5-0.

4.3 Designation of Official Newspaper

The Bloomington Sun Current is the official newspaper for the HRA.

M/Carlson, S/Lewis designating the Bloomington Sun Current as the official HRA newspaper for 2016. Motion carried, 5-0.

4.4 Approval of Resolutions Designating Official Depositories and Investment Brokers

The current depositories for the HRA are BMO Harris Bank and PMA Financial Network, Inc. Investment brokers are FTN Financial, Great Pacific Securities, Northland Securities, RBC Capital Markets, LLC, Stifel Nicolaus & Co., Vining Sparks IBG, Wells Fargo Institutional Brokerage and Sales and US Bank.

M/Fossum, S/Carlson recommending approval of the resolutions designating the official depositories and investment brokers for the HRA for 2016. Motion carried, 5-0.

5 New Business

5.1 Approval of 2016-2017 CDBG Budget and Action Plan/Application

Hartman explained that the fiscal year for the Community Development Block Grant (CDBG) program runs from July 1 through June 30. The activities to be funded for the coming program year are single-family rehab loans, lead paint abatement, the Senior Community Services H.O.M.E. chore and housekeeping service for seniors and Fair Housing activities and administration. A new activity is funding the West Hennepin Affordable Housing Land Trust (WHAHLT), who will assist two households in purchasing homes in Bloomington. The grant amount for 2016-17 is \$426,825, an increase of \$11,191 from the previous year. Hartman explained the budget is determined by a HUD formula and the overall budget authority received from Congress.

He noted that the City is the grantee for the CDBG funds, receiving them through a formula from HUD (through a consortium of subgrantees through Hennepin County), and the HRA has a contract with the City to budget and administer the funds. The plans and application are submitted electronically.

Deb Taylor and Jon Burkhow from Senior Community Services were present to provide an overview regarding the H.O.M.E program.

M/Coulter, S/Lewis to approve the CDBG Budget and Action Plan and forward to City Council for approval and submission to HUD. Motion carried, 5-0.

5.2 Neighborhood Commercial Centers – Planning and Discussion

City of Bloomington Planning Director Glen Markegard provided a presentation concerning the eligibility, prioritization, and selection of Bloomington neighborhood commercial centers for renovation and redevelopment. Markegard discussed criteria, weighting factors, and process, and the HRA Board provided input throughout the presentation. Markegard stated this information would be presented to the Planning Commission and City Council for comment, with recommendations coming back to the HRA Board for approval in 4-6 months.

6 Adjournment

M/Lewis, S/Fossum to adjourn the meeting. Motion carried, 5-0. The meeting adjourned at 8:03 p.m.

ITEM 2
6:10 p.m.

APPLICANT:	City of Bloomington (study item)
REQUEST:	Discuss the Neighborhood Commercial Centers Study

DISCUSSION:

Markegard presented the following on the Neighborhood Commercial Centers Study:

- Purpose
 - o To assist the HRA and City to prioritize the neighborhood commercial centers for reinvestment and/or redevelopment.
- Schedule
 - o March 8 – HRA study meeting
 - o April 7 – PC study meeting
 - o April 11 – CC study meeting
 - o April to May – Staff analysis
 - o June or July – present findings to HRA, PC and CC
- Last effort
 - o The City’s last effort at evaluating commercial areas was completed at least 15 years ago and was known as the “String of Pearls”
 - This study has a similar purpose, namely to update redevelopment prioritization.
 - o The fifteen String of Pearls areas were grouped into three priorities (A, B and C). Group A included the areas at France and Old Shakopee Road, Oxboro Center near 98th and Lyndale, 84th and Lyndale, Airport South now known as South Loop, and Penn Avenue from 98th to Old Shakopee Road. Significant redevelopment progress has occurred on all of the areas within Group A and the Southtown Area (now known as the Penn American District) within Group C.
- Neighborhood Commercial Areas
 - o 19 neighborhood commercial centers, with retail focus, were identified within Bloomington.
 - o To narrow the list of commercial centers, the following filters were applied:
 - Majority of the area is zoned commercial
 - Areas encompass over 5 acres
 - Exclude areas with regional land uses
 - Exclude the areas within district plans – they are already priorities and will continue to be and have been recipients of development
 - Exclude areas with recent HRA investment as they have already been prioritized
 - o With those filters, nine neighborhood commercial centers remain as candidates. They include: Amsden Ridge, Countryside, Normandale Village, 90th Street and Penn, Central Lyndale Avenue from north of 86th Street to south of 90th Street, Nicollet Avenue and American Boulevard, Nicollet Avenue and Old Shakopee Road, Portland Avenue and American Blvd, Old Cedar Avenue and Old Shakopee Road.
- Reaction: do you agree with the candidate areas? Any additional criteria?
 - o Willette commented on recent redevelopment at 90th Street and Penn Avenue as well as Portland Avenue and American Blvd.

- Batterson asked if there is a plan for the retail area at 84th Street and Normandale Blvd. Markegard said there is no redevelopment plan at this time. It was filtered out from the study as it is within the Normandale Lake District which is already prioritized.
- Spiess noted the commercial centers candidates cover the entire city. East Bloomington has a diverse community who travel by foot or use the bus. She thinks the commercial centers should reflect the transportation demand in East Bloomington and would like the study to use equity-based criteria.
- Fischer stated the filter narrowed down a good list of candidate areas that need improvement and could benefit from reinvestment.
- Goodrum asked about the recent improvements at Portland Avenue and American Blvd. Is there a benefit or incentive for those centers already improving? Grout said, in the past, they have spent five years intensively analyzing one area and focusing on redevelopment. An alternative to more significant redevelopment would be to provide financial incentives for centers to improve the site. Many commercial centers are aging but still viable.
- Nordstrom noted the importance of the center's proximity to Interstate 494. How do people access the commercial centers? Most neighborhood commercial centers near Interstate 494 are not easily accessed by foot. Most centers are accessed by car. Spiess noted the area at Portland Avenue and American Blvd is heavily used by foot. Grout agreed and said some of the foot traffic is from Richfield.
- Batterson would like to look at 90th Street and Penn Avenue and Portland and American Blvd as an example. They could provide a gateway to the City. He is less favorable for the other locations, especially Amsden Center because redevelopment of Highway 169 could impact the center. He said the center could fade into the background and would be difficult to come up with a viable option for redevelopment.

Markegard gave an overview of the draft scoring sheet for ranking. The factors are divided into three categories to assist in ranking the neighborhood commercial areas:

- Need – is there a need for redevelopment?
- Impact – what is the financial impact or “bang for your buck”?
- Challenges – what are the challenges among the centers?

Markegard explained that under each factor are multiple measurement criteria to analyze and score on a 0, 1, 2 scale. Each criterion is also weighted on a three-point scale based on significance. The higher the score means the higher the need and prioritization for reinvestment or redevelopment.

- Need
 - Spiess noted the ranking can be difficult especially if a challenge changes the ranking of the commercial center. Is it worth the staff time and energy to invest in redevelopment when there is an existing challenge? Markegard noted there are listed criteria under the Challenges category that would address that concern directly and discourage prioritization of high challenge areas. An advantage of this approach is the analysis treats every neighborhood commercial center equally. Grout said if an unforeseen challenge determines the outcome of the site, they can move to the next site for analysis.
 - Batterson suggested the Challenges criteria should be ranked first to filter out areas. Markegard said staff originally thought of a tiered ranking system that would filter some areas from further analysis; however, the HRA wanted all of the centers to be analyzed under all factors. Spiess stated the analysis is very subjective and many factors are variable. Markegard said the weighting system provides an opportunity for the struggling center to rise to the top.

- Nordstrom discussed the changing demographic trends. What is the goal? The gateways, transit and quality of life should tie in with the analysis.
- Obsolescence – factors include frequent vacancy, underutilization, age and neighborhood supportive retail mix
 - Batterson noted Nicollet Avenue and American Blvd is obsolete, whereas Portland Avenue and American Blvd is not obsolete. How do you measure obsolescence?
 - Goodrum asked about the difference between neighborhood supportive retail mix and key services. Markegard said key services would bring higher visibility. Some uses are less supportive but how do we analyze a use that is less neighborhood supportive? Grout said there is overlap between key services and Neighborhood Supportive Retail Mix. The idea is do people from a certain radius go to that key service?
 - Nordstrom said labeling and weighting could lead to results that are similar. Is it worth the exercise if the results of the study are similar?
- Nonconformity – factors include use, site, parking and setback non-conformities
 - Spiess agreed with the non-conformity criteria.
 - Fischer said parking is changing all the time.
 - Goodrum suggested less weight because of the many variables with non-conformity. Nordstrom said non-conformity may come up anyway as part of code enforcement and suggested deleting it altogether. Goodrum said a non-conformity criteria allows the commercial center to become code compliant.
- Values – factors including recent investment, assessed value, ratio of land value, value change over time, lease rates, property values
 - Spiess struggled with these criteria. What do low lease rates mean? She is sensitive to the changing demographic. Markegard noted the values criteria directly relate to equity. Grout stated the intent is to allow the center to fit in with the character of the neighborhood.
 - Goodrum liked the recent investment, ratio of land value and value change over time criteria. He did not favor the area median incomes criteria. Markegard said the intent of that measure is from an equity perspective and asked how much weight is appropriate?
 - Fischer did not want to penalize the centers who are making improvement efforts and suggested less weight on recent investment.
- Violations – factors including police calls and orders issued for code violations
 - Planning Commission was comfortable with the criteria.
- Visibility – factors including sphere of influence, traffic counts, provide key service
 - Batterson suggested a “gateway status” ranking in the visibility category with a high weight.
 - Nordstrom noted there are different types of traffic (commercial, truck traffic).
 - Connectivity – factors including robust sidewalk network, good bike/trail access, all day/every day transit service
 - Proximity to similar uses – factors including redundancy
 - Expansion opportunities – factors including affordable nearby land
- Challenges
 - Ownership – factors including complexity of ownership structure, multiple property owners
- Nordstrom said that willingness of the owner could be a barrier.
 - Barriers – factors including level of barriers (easements, utilities, flooding), viable for redevelopment (size), and feasibility
 - Market interest – factors including evidence of market interest
 - Goodrum asked for more information on market demand analysis.

Batterson reiterated the impact weight should be higher. It would be beneficial to do a test run with two centers. Markegard said because the scoring is comparative, it would be important to score all nine commercial centers together so that the scoring could be made relative to the entire group.

Next steps include a study session at City Council on April 11th, 2016.

ITEM 3
7:44 p.m.

APPLICANT: City of Bloomington

REQUEST: Consider approval of draft Planning Commission meeting synopsis
3/10/16

ACTIONS OF THE COMMISSION:

M/Spiess, S/Willette: I move to recommend approval of the draft Planning Commission meeting synopsis of 3/10/16.

Motion carried 5-0. Batterson absent.

The meeting adjourned at 7:44 p.m.

Prepared By: EO **Reviewed By:** GM, JS

Approved By Planning Commission: May 26, 2016

that we have not done in the most recent comp plans. Suggests that we do that. Further, recommend environmental commission to assist in that process.

Busse noted that it is not correct to compare the two commissions. Is comfortable with moving forward with both of these advisory commissions.

Baloga explained this as opportunity to bring it up one more time. We need to move that forward rather than backburner, or put it to bed rather than defer it.

Busse would like to see a work plan, accomplishments throughout the year, and there's a whole process involved in dedicating and appointing that is separate from this.

Mayor Winstead said it looks structured well, take in the comments and will come back and act upon it.

3.2 Neighborhood Commercial Study

Requested Action: Provide input on the neighborhood commercial center study.

Community Development Manager Glen Markegard discussed the neighborhood commercial redevelopment study via PowerPoint presentation. Reviewed the schedule. City has been through this prioritization effort at least one other time. "String of pearls" which were areas divided into tiers. This discussion will be on which areas should be considered candidates, and what criteria that should be considered in prioritization. Neighborhood commercial criteria factors were mentioned. Asked Council if they agree with the criteria used for narrowing the candidates as discussed via PowerPoint.

Mayor Winstead said the elimination was done because of participation happening, reviewed in other means. Through eliminations, it helps create a realistic list that includes those that can be agreed upon that are good to take a look at.

Carlson said nine nodes seem like a manageable list. There is good logic behind why certain areas were excluded and some were considered.

Abrams said that if we're trying to appeal to a more walkable neighborhood experience, we need to think about what the nodes can do for the future. A health indicator. Where there's more density.

Markegard suggested mapping for ranking the green areas that are left on the list.

Lowman asked if the nodes on more than five acres can be handled in another process so they'd don't fall through the cracks.

Mayor Winstead said they're not as stressed as what's been left and highlighted. They're not matured enough as the ones that are left to work on.

Oleson said in talking about redeveloping Portland and American Blvd, these are the areas that are predominantly the oldest. There is a large concentration of housing. If looking at dealing with adding support to neighborhoods, we are beginning to see younger families beginning walking on the street. Talking about building structures that should serve people for the next 30 years. Need to look at what aging is doing, what millennials are

looking for, and the demographics.

Markegard said tonight will include looking at comparative measures. Then over the next months, they'd score the areas and then would be brought back to tier them.

Baloga said he thought Bloomington was overshopped. There are more commercial neighborhood than what can be filled with what the neighborhood needs. How do we narrow that down to create a more vibrant area for the remainder, and put that under the redevelopment to the best and highest use wherever it's located. Should be looking forward, but it doesn't look like we're going too far ahead.

Markegard said one idea is as we redevelop these areas, it doesn't need to be all commercial after redevelopment. This is more about positively influencing the surrounding the neighborhoods, and may or may not be commercial.

Mayor Winstead said he thought it should be right-sizing the areas. It needs to be clear that this is our understanding.

City Manager Verbrugge mentioned the criteria and scoring. The factors for scoring, there's a heavier weight for frequent vacancy and underutilization. More distressed economic conditions for properties would get higher weighting. Asked Markegard if they want to elevate the underutilization or vacancy as more of a criteria than a scoring factors.

Baloga responded that he thought it would be criteria. Looks at the key factor as criteria that we need to repurpose these parcels for redevelopment.

Carlson added that the conversations leading up to this, was reinvestment versus redevelopment. Working within the means of what government can do, that's a term that was used over and over again. What resources from a government standpoint can we bring to this. Have that information coming forward this summer. There may be some low hanging fruit that might be better to select over one that ranks higher. It would be a stretch to say our recommendation is what's there is no longer worth keeping. Reinvestment was heard over and over again. Through that success, bringing some physical improvement along with some tenant changes. Create protocol for moving to the next ones, building momentum, and knowing that each will have a unique set of challenges.

Busse thinks we do have the right criteria.

Baloga did not agree. Said Bloomington has too much and we need to reduce the quantity to improve the quality. One of the things that the bank crisis has done in virtually all of these institutions, is they probably went through a restructure. That perpetuates that problem in the future. Until we address the quantity issue, progress will not be made with just encouraging reinvestment.

Mayor Winstead said we're talking about digging in to getting analytics done. Looks at it as a step in analyzing to figure out what is being identified what needs to get done.

Carlson added that you need to go through this process because if one of the recommendations is rezoning, that's the means of bringing the reduction to create the nonconformity to which further investment cannot be made, which would have to have it rebuilt.

Baloga said he's talking about the establishment of 2, 3, 4 vital zones.

Looking at how we can acquire some of these to help facilitate that. Suggested asking Council to select their top 2-4 sites, and thought they'd pretty much be in agreement.

Markegard said this may reveal something that doesn't jump out at you. When asked why you chose site X versus site Y, you can refer back to this process and discuss the criteria that led to the decisions.

Mayor Winstead said this will take a lot of agreement and participation from owners that may have more than one site on this list.

Markegard discussed three areas of comparison. Need, impact, and challenges. Explained the Word document for scoring each node. Asked for factors that they think are missing, or weights that are off.

Council discussed the Word document for selecting criteria. Markegard defined the thought process behind selecting the locations. Explained the categories, subcategories, impacts, overlaps, challenges, and barriers.

Baloga said utilization by immediate neighborhood is missing. What would the neighborhood be able to use and how will they be able to use it. Small restaurants, grocery stores. In commercial centers, we don't have a lot of those. We can get a lot of information and talk to developers. Developers want developable property. How can we take some of these parcels, and make them available. Going through scoring is a good exercise, but you have to have certain masses. There's more criteria that could be added here, but this is a start.

Council and Markegard discussed barriers, weighting certain barriers, and the need for justification as to why each site is given a certain weight. Suggested adding 'leveraging other investments' that may be connected to the area.

City Manager Verbrugge asked about including market viability because there may be potential uses that are serving the neighborhood. You may have issues with access to capital for financing, or narrow operating margins. To serve a certain market need, there may not be an effective business plan behind it. What it will take to keep it viable and subsidize it.

Discussed the selection process, site visits, discussions that will need to happen with Police, and that a team of two would need to be involved in each site visit. Touched on a couple different sites, acknowledging which should be kept on the list and which should be removed, and why. Discussed Amsden Ridge Center and agreed to leave it in and removing Normandale Village.

~~3.3 Hyland Greens Update~~

~~Requested Action: Provide direction on the vision for development of the eastern portion of Hyland Greens Golf and Learning Center site. Hyland Greens update provided by City Planner Liz Heyman and Community Services Director Diann Kirby.~~

~~Kirby Provided updates on the 2016 golf season at Hyland. Recapped the two recommendations that were made in February 2016. 1. Continue to operate as a golf facility. 2. Partially develop the east side of the property.~~

~~Recommendation 1 presented via PowerPoint – Continue to operate golf facility. RFP is now underway. Discussed the five components to the comprehensive analysis. Will be coming back in early fall with summary of consultant study and recommendations.~~

UNAPPROVED MINUTES

**Housing and Redevelopment Authority
in and for the City of Bloomington**
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Tuesday, July 12, 2016
5:30 PM
Dakota Conference Room

1 Call to Order

Chairman Thorson called the meeting to order at 5:31 p.m.

Present: Commissioners: Thorson, Carlson, Fossum
Staff: Grout, Hartman, Lee, Markegard, Schmidt,
Zimmerman

Absent: Commissioner Lewis

**5.1 Neighborhood
Commercial Area Study
Presentation**

Grout introduced Glen Markegard and Jason Schmidt from the City's Planning Division. He explained that they and other Planning and HRA staff have been conducting a study of neighborhood commercial areas and were in attendance at the meeting to present the results and determine future steps.

Markegard stated staff met with and received input from the HRA, Planning Commission and City Council in the spring and completed the study in June. The results will also be presented to the Planning Commission and City Council in August.

Schmidt explained the methodology and scoring process used to filter 21 potential neighborhood commercial areas down to eight possibilities for redevelopment or renovation. Staff did site visits to all eight commercial centers and scored each. Based on those scores, staff prioritized the sites into three tiers and came up with potential enhancement strategies. It was noted that seven of the eight areas would be amenable to a multi-family residential and/or mixed use presence.

Following presentation to the Planning Commission and City Council, the next step in the process would be to develop an action plan. That would involve reviewing HRA, City and outside financial resources; meeting with landowners; soliciting input from local developers, leasing agents, lenders and realtors; developing façade improvement ("facelift") incentives; seeking partners for redevelopment; talking with other communities about what they've done; and possibly seeking facilitation guidance from the Urban Land Institute.

The board members voiced their agreement with the scoring, priorities and strategies for moving forward with the process.

Originator
Planning

Item
Review Planning Commission Rules of Procedure

Date
8/11/2016

Description

The Planning Commission Rules of Procedure state “In August of each year these rules of procedure shall be read and adopted by the Planning Commission. Each annual review must include discussion by the commission regarding ex parte contacts and conflicts of interest.” (see Section 4.3). The Rules of Procedure, last amended March 20, 2014, are attached for review

Requested Action

Discuss and review the rules of procedure.

Attachments:

Planning Commission Rules of Procedure

CITY PLANNING COMMISSION
Bloomington, Minnesota

RULES OF PROCEDURE

Last Amended March 20, 2014

The following rules of procedure are adopted by the City Planning Commission to facilitate the performance of its duties and the exercising of its functions as a commission created by the City Council under Chapter II, Section 2.02, of the Home Rule Charter of the City of Bloomington, Minnesota (1960).

Section 1. MEETINGS

- 1.1 Time and Day.** All meetings of the Commission shall be held Thursdays at 6:00 p.m. unless otherwise established by majority vote of the Commission. Meetings shall be scheduled to coincide with the meeting schedule of the City Council so that development business considered by the Council is not unduly delayed solely due to the meeting schedule of the Commission.

When the meeting day falls on a legal holiday, there shall be no Planning Commission meeting, unless otherwise voted.

- 1.2 Study Meetings.** One meeting of every month shall be reserved for discussing, deliberating and planning on matters of general concern for the proper development and future well-being of the community. Any other business shall be considered at the discretion of the Planning Commission.

- 1.3 Special Meetings.** Special meetings may be called by the Chair or four members of the Commission. Special meetings may be called only when such meetings comply with the advance notice requirements of the statutes of the State of Minnesota.

- 1.4 Place.** Unless circumstances dictate otherwise, meetings shall be held in the Council Chambers. Study meetings and special meetings shall be held at such places as shall be convenient to the matters under consideration at the meeting.

- 1.5 Public.** All meetings and hearings, and all records and minutes shall be open to the public.

- 1.6 Quorum.** Except for the approval of minutes, a quorum for the transaction of business consists of majority of members appointed to the Planning Commission at a given time. For example, when there are six or seven appointed Planning Commissioners, a quorum consists of four or more members. When there are four or five appointed Planning Commissioners, a quorum consists of three or more members. When there are two or three appointed Planning Commissioners, a quorum consists of two or more members. Minutes may be acted upon by a majority of the Planning Commission members present at a given meeting.

- a. Whenever a quorum is not present, those present may adjourn the meeting or hold the meeting for the purpose of hearing interested parties on such matters as are on the agenda.
- b. No final or official action shall be taken at a meeting where a quorum is not present. However, the facts and information gathered at such a meeting may be taken as a basis for action at a subsequent meeting at which a quorum is present.
- c. When Planning Commission inaction would result in the automatic approval of an application due to the State mandated deadline for agency action and a quorum is not present, the application will be forwarded to the City Council without a recommendation from the Planning Commission.

- 1.7 Vote.** Except as otherwise specified in these rules, voting shall be by voice. A member shall have his vote on a particular issue recorded.
- 1.8 Recommendations.** When the Planning Commission is unable to form a majority to recommend an action to the City Council, staff will forward the application to the City Council without a Planning Commission recommendation. In such cases, the Planning Commission shall clearly identify what it considers to be important issues for City Council consideration, to be reflected in the minutes or synopsis of the meeting for the benefit of the Council.
- 1.9 Variances.** In those cases which must appear before the Planning Commission and in which variances are found to be required, the following procedure shall be followed in each case:
- a.** For items that require variances, the Planning Commission or Hearing Examiner must act on the required variance before acting on the land use or development item, except in cases where the Planning Commission recommends denial.
 - b.** Where, during the course of Planning Commission hearings or as a result of complying with Planning Commission recommendations, variances are found to be required, the case shall be continued until the appropriate hearings are advertised as required by law and hearings are held by the Commission (provided there is time to do so under the State mandated Agency Action Deadline) or the Commission shall recommend denial of the application.
- 1.10 Consideration of Development Plans.** The Planning Commission may consider a development plan (e.g., Final Site Plan, Final Building Plan, Preliminary Development Plan or Final Development Plan) for a particular property at the same meeting where an antecedent approval (e.g., comprehensive plan amendment, ordinance amendment, rezoning) is required prior to approval of the subsequent development plan.

The Commission must vote on the antecedent request separate from and prior to any vote for other requested actions. Should the Commission recommend approval of the antecedent request, the Commission may then consider and vote on any other requests related to development of the subject property. However, should the Commission fail to recommend approval of the required antecedent request, the Planning Commission shall also recommend denial of related requests.

Section 2. ORGANIZATION

- 2.1 Election of Officers.** In August of each year, the Commission shall elect from its membership a Chair and Vice-Chair. This shall be done by secret ballot. Each member shall cast a ballot for the member he wishes to be chosen Chair. If no one receives a majority, balloting shall continue until one member receives majority support. Vice-Chair shall be elected from the remaining members by the same procedure.
- a.** If the Chair retires from the Commission before the next regular organizational meeting, the Vice-Chair shall be Chair and a new Vice-Chair shall be elected within 90 days of the first meeting that the Vice-Chair became Chair. If both Chair and Vice-Chair retire, new officers shall be elected within 30 days of the first meeting that the Chair and Vice-Chair are absent.
 - b.** If both Chair and Vice-Chair are absent from a meeting, the most senior member of the Commission present shall serve as temporary Chair. If the most senior member declines to serve as temporary Chair, the next most senior member of the Commission present shall serve as temporary Chair.
 - c.** The Chair will appoint a secretary subject to approval by voice vote of the Commission. The secretary does not have to be a Commission member.

- 2.2 **Tenure.** The Chair and Vice-Chair shall take office immediately following their election and shall hold office until their successors are elected and assume office.
- 2.3 **Duties.** The Chair, or in his absence the Vice-Chair, shall preside at meetings, appoint committees and perform such other duties as may be ordered by the Commission.
 - a. The Chair shall conduct the meeting so as to keep it moving as rapidly and efficiently as possible and shall remind members, witnesses and petitioners to stick to the subject at hand.
 - b. The Chair shall not move for action but may second motions.
- 2.4 **Secretary.** The secretary shall be responsible for recording the minutes, keeping the records of Commission actions and providing clerical service to the Planning Commission.

Section 3. PROCEDURE

- 3.1 **Parliamentary procedure.** Parliamentary procedure governed by *Roberts Rules of Order* shall be followed at meetings where hearings are held. At special meetings and when obviously useful the Commission will hold group discussions not following any set parliamentary procedure except when motions are before the Commission.
- 3.2 **Purpose of hearings.** The purpose of a hearing is to collect information and facts in order for the Commission to develop a rational planning recommendation for the City Council.
- 3.3 **Hearing Procedure.** At hearings the following procedure shall be followed on each case:
 - a. Chair shall state the case to be heard.
 - b. Chair shall call upon the staff representative to present the staff report. Required reports from each appropriate City department shall be submitted to the Planning Commission before each case is heard.
 - c. Chair shall ask the applicant to present his case.
 - d. Interested persons may address the Commission, giving information regarding the particular proposal.
 - e. Petitioners and the public are to address the Chair only, not staff or other Commissioners.
 - f. Planning Commission members may ask questions of persons addressing the Commission in order to clarify a fact but any expression of opinion by a member prior to closure of the public hearing should be avoided and may be ruled out of order.
 - g. After all new facts and information have been brought forth, the hearing may be closed.
 - h. If the hearing is closed, the Chair may recall anyone who testified during the hearing in order to clarify points raised subsequent to the closure of the hearing. If testimony received subsequent to the closure of the hearing brings forward new facts or information of a substantive nature, the hearing may be reopened so that all interested parties may be heard again.

Upon completion of the hearing on each case, the Planning Commission shall discuss the item at hand and render a decision of approval, denial, continuance or no recommendation.
 - i. The Chair shall have the responsibility to inform all the parties of their rights of appeal on any final decision of the Planning Commission.

- 3.4 **Schedule.** At meetings where more than one hearing is scheduled, every effort shall be made to begin each case at the time set in the agenda, but in no case may an item be called for hearing prior to the advertised time listed on the agenda.
- 3.5 **Action.** No action on any item shall be taken by the Commission unless it has, to its own satisfaction, considered all reasonably available relevant information pertaining to the request.
- 3.6 **Correspondence Items.** Matters for discussion which do not appear on the agenda shall be considered and discussed by the Commission only when initiated and presented by the staff or a member of the Commission and shall be placed at the end of the regular agenda.

Section 4. MISCELLANEOUS

- 4.1 **Suspension of Rules.** The Commission may suspend any of these rules that do not involve State Law or City Code requirements by a unanimous vote of those members present.
- 4.2 **Amendments.** These rules may be amended at any regular or special meeting by a majority of the members of the Commission.
- 4.3 **Review.** In August of each year these rules of procedure shall be reviewed and adopted by the Planning Commission. Each annual review must include discussion by the commission regarding ex parte contacts and conflicts of interest.
- 4.4 **Orientation.** All new appointees to the Planning Commission shall have an orientation session with the planning staff on the objectives of planning, on rules of procedure, ex parte contacts, conflicts of interest and other pertinent information, such as actions of the Development Review Committee, and other bodies whose approval and review is required. This orientation shall take place before the appointee is sworn in and is seated on the Commission.
- 4.5 **Ex Parte Contacts.** In the interest of keeping all Planning Commission discussion on an application within the public record and to avoid the perception of undue influence, ex parte contacts on matters before the Planning Commission should be avoided. When ex parte contacts occur, they should be disclosed prior to the Planning Commission’s discussion of a given item.
- 4.6 **Conflicts of Interest.** Conflicts of interest arise from any actual or potential benefits that a Planning Commissioner, spouse, family member or person living in their household might directly or indirectly obtain from a planning decision. A Planning Commissioner may consult with the Planning Manager or City Attorney to determine whether an actual or potential conflict of interest exists. Planning Commissioners shall disclose any conflicts of interest in a matter before the Planning Commission, shall abstain completely from direct or indirect participation in any matter in which they have a conflict of interest and shall leave any chamber in which such a matter is under deliberation.
- 4.7 **Site Visits.** Visits to development sites prior to consideration of applications are recommended so that Planning Commissioners have first hand knowledge of site conditions and land use relationships.

Amendments

Section 3.6 added June 5, 1973.
 Section 4.3 amended March 1, 1973.
 Sections 1.6, 2.3 and 3.3 amended January 16, 1975; Sections 1.8, 1.9, 2.4 and 4.4 added January 16, 1975.
 Sections 1.8 and 1.9 amended April 12, 1979.
 Sections 1, 2 and 3 amended March 11, 1993.
 Sections 1, 2 and 3 amended February 22, 1996.
 Section 3.3g amended September 9, 1999
 Section 1, 1.1 amended December 6, 2001
 Sections 1.6 (c), 4.5 and 4.6 added and Sections 1.8, 1.9, 1.10, 4.1, and 4.3 amended March 26, 2009
 Section 4.6 amended May 7, 2009

Section 1.6 amended October 21, 2010
Section 1.6 amended January 6, 2011
Sections 1.9 (a), 2.1, 2.1 (a), 3.3 (f), 4.3, 4.4 and 4.6 amended and Section 4.7 added on May 17, 2012
Sections 2.1 (b) and 3.3 (h) amended on April 25, 2013
Section 1.6 amended on July 25, 2013
Section 1.6 amended on December 19, 2013
Sections 2.1, 3.3 (i), 4.3 and 4.4 amended on March 20, 2014

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Originator
Planning

Item
**Appointment of Planning Commission representative to the Forward
2040 Advisory Committee**

Date
8/11/2016

Description

Item 4

To facilitate broad engagement in the update of the City's comprehensive plan, the City Council will appoint an advisory committee to provide community perspective and insights on the policies and priorities embodied in the comprehensive plan. Roughly half of the fourteen member advisory committee will consist of representatives from the City's existing boards and commissions. The other half will consist of Bloomington residents and/or business owners.

The advisory committee is tasked with providing input to assist staff in preparation of the comprehensive plan update, which we are calling "Forward 2040". The advisory committee will review trends, opportunities, and challenges the City will need to respond to over the next 20 years. They will also provide input on the City's 20-year vision, goals, and implementation priorities.

It is anticipated the advisory committee will meet monthly for 12-14 months, beginning in October. Meetings will generally be about two hours in length and will likely occur on Wednesday evenings to avoid conflicts with City Council and other board/commission meetings.

A more detailed description of the role and responsibilities of the advisory committee is included in the attached document.

Requested Action

Staff requests the Planning Commission nominate one member to serve on the Forward 2040 Advisory Committee.

Attachments:

Advisory Committee Role and Responsibilities

Comprehensive Plan Update Advisory Committee Role & Responsibilities

May 2, 2016

Background and Purpose

Over the next 2 years, the City of Bloomington will prepare an update to its Comprehensive Plan. While the Planning Commission has official review responsibilities and the City Council maintains decision-making authority on the Comprehensive Plan, input from a community-based Advisory Committee will be sought to ensure that a range of perspectives reflecting Bloomington's diversity are factored into the City's long-term vision and implementation priorities.

The Comprehensive Plan, as required by State Statutes, must be consistent with the Metropolitan Council's system policy plans and regional development guide (Thrive MSP 2040). The Comprehensive Plan provides policy guidance and sets priorities regarding development and provision of city services, programs, public infrastructure and amenities (e.g., roads, parks, sewers). Its scope is citywide and long-term. As such, the Advisory Committee will be asked to contribute a balanced and open perspective in considering a wide range of needs and wants in the context of restrained resources.

This Advisory Committee is a time-specific, project-specific group charged with providing community perspective and insights on the policies and priorities embodied in drafts of the Comprehensive Plan.

The Advisory Committee is anticipated to convene for a period of 12-14 months beginning in October 2016.

Advisory Committee Work

The Advisory Committee is tasked with providing input to assist staff in preparation of the Comprehensive Plan, relevant to:

1. Local, regional, national/global trends and their implications for Bloomington over the next 20 years.
2. Citywide vision and goals.
3. Implementation priorities related to required plan elements (e.g., land use, transportation, utilities, parks, housing, etc.).

Topics of discussion will also include: potential approaches to achieve the Thrive MSP 2040 outcomes (stewardship, prosperity, equity, livability, sustainability); community values and guiding principles for decision-making related to public investment priorities.

Consistent with Bloomington's commitment to transparency, Advisory Committee meetings will be open to observers who are not members of the committee. However, the meetings are not public hearings.

While the Advisory Committee's primary responsibility is to provide input to staff, a full record of their meetings will be provided to the Planning Commission and City Council.

Advisory Committee Composition and Time Line

The Advisory Committee will consist of 14 individuals, with half being appointed community representatives and half being members of the City Council and its advisory boards and commissions. Council and Advisory Commission members will be appointed by each represented body. Community representatives will be appointed by the City Council reflecting the diversity of Bloomington, including representation across:

- Demographics (age, gender, race, ethnicity)
- City Council District (at least one member from each of the four districts)
- Institutional sector
- Business community sector (may live outside the City if they own a business in Bloomington)
- Service or advocacy organizations

Except for business, institutional and service organization representatives, Committee members must be Bloomington residents.

Timeline:

- Call for applicants: June 15, 2016
- Deadline for applications: August 19, 2016
- Selection of representatives: September 12, 2016 (City Council meeting)
- First committee meeting: October 2016 (specific date/time TBD)

Commitment of Advisory Committee Members

Committee members will be expected to: become knowledgeable about the project and its scope; listen to the ideas of others; express their points of view while working toward consensus; and contribute to the development of feedback that will assist staff in preparing the Comprehensive Plan update.

Minimum of 2-5 hours per month for meetings, plus additional time for meeting preparation and electronic communication outside of meetings. Members are expected to:

- Commit to attending a minimum of 10 of the 12-14 anticipated Advisory Committee meetings between October 2016 and December 2017.
- Prepare for meetings (review meeting materials; respond to requests for input)
- Have email access.
- Abide by meeting protocols established at the first Advisory Committee meeting.

Meetings will generally take place from 6:30-8:30 p.m. on Wednesday evenings beginning in October 2016.

Meetings will generally be organized around a topic designed to allow review and input on all major elements of the full Comprehensive Plan over the course of the year.

Meetings will typically be held at Bloomington Civic Plaza; however other venues may be used if deemed beneficial and appropriate.

Resources Provided

City staff and outside resources (as necessary) will provide information and administrative support for meetings.

Completion Date (Advisory Committee dissolves)

It is anticipated that the work of the Advisory Committee will be completed by the end of 2017, upon providing input on the draft Comprehensive Plan. The Committee's input along with the draft Comprehensive Plan will be forwarded for review by the Planning Commission and City Council in early 2018. The Advisory Committee will be dissolved after its final meeting.

Originator
Planning

Item
Election of Planning Commission Officers

Date
8/11/2016

Description

In August of 2015, the Planning Commission elected Craig Nordstrom as its Chair and Kelley Spiess as its Vice Chair. Chairman Nordstrom is no longer on the Planning Commission due to reaching the six year term limit. The Planning Commission Rules of Procedure address the election of officers as follows:

- 2.1 Election of Officers.** In August of each year, the Commission shall elect from its membership a Chair and Vice-Chair. This shall be done by secret ballot. Each member shall cast a ballot for the member he wishes to be chosen Chair. If no one receives a majority, balloting shall continue until one member receives majority support. Vice-Chair shall be elected from the remaining members by the same procedure.
- a. If the Chair retires from the Commission before the next regular organizational meeting, the Vice-Chair shall be Chair and a new Vice-Chair shall be elected within 90 days of the first meeting that the Vice-Chair became Chair. If both Chair and Vice-Chair retire, new officers shall be elected within 30 days of the first meeting that the Chair and Vice-Chair are absent.
 - b. If both Chair and Vice-Chair are absent from a meeting, the most senior member of the Commission present shall serve as temporary Chair. If the most senior member declines to serve as temporary Chair, the next most senior member of the Commission present shall serve as temporary Chair.
 - c. The Chair will appoint a secretary subject to approval by voice vote of the Commission. The secretary does not have to be a Commission member.

Requested Action

1. Elect Chair (by secret ballot)
2. Elect Vice Chair (by secret ballot)
3. Appoint Secretary (staff recommends Elizabeth O'Day)

Attachments: