

Study Meeting #18
Monday, May 23, 2005, 7:00 p.m.
Bloomington Civic Plaza
1800 West Old Shakopee Road
Bloomington, Minnesota 55431-3027

- Call to Order** Acting Mayor Steve Elkins called the meeting to order at 7:06 p.m.
- Roll Call** *Present:* Acting Mayor S. Elkins and Councilmembers A. Grady, H. Harden, S. Peterson, and V. Wilcox.
Absent: Mayor Gene Winstead and Councilmember D. Abrams.
- Approved Purchase of Property
ITEM 3.1** Motion was made by Grady, seconded by Peterson, and all voting aye, to approve the purchase of 1000 American Boulevard West in conjunction with the upcoming Dupont to Nicollet segment of the Ring Route.
- Approved Advancement of Relocation Benefits
ITEM 3.2** Motion was made by Grady, seconded by Peterson, and all voting aye, to approve the advancement of relocation benefits to Patterson/Neoteknic Computer at 836 American Boulevard West in conjunction with an upcoming segment of the Ring Route.
- Approved Renewal of General Liability Insurance Policy
ITEM 3.3** Motion was made by Grady, seconded by Peterson, and all voting aye, to approve the renewal of the Clinic Medical Professional and General Liability Insurance policy with Evanston Insurance Company for a premium of \$50,980.50 for a term June 1, 2005 to June 1, 2006 providing coverages for medical personnel employed by the City of Bloomington.
- Approved Purchase of Police Vehicle
ITEM 3.4** Motion was made by Grady, seconded by Peterson, and all voting aye, to approve the purchase of a police command center vehicle from LDV, Inc. under State of Minnesota Contract #433678 in the amount of \$319,584.00, which will replace City Unit #914. The vehicle will be used by the Police Department as a mobile command center to coordinate personnel during emergency response situations and scheduled special events.

Funds are available in Activity 242-2416-421.70-46 from the 2004 Law Enforcement Terrorism Prevention Program Grant that was approved by Council on September 13, 2004.
- Awarded a Contracts to Ron Kassa Construction & Bailey Construction
ITEM 3.5** Motion was made by Grady, seconded by Peterson, and all voting aye, to award contracts for 2005 curb, gutter, and sidewalk replacement to Ron Kassa Construction based on the unit prices bid of \$16.50/ln. ft. for curb and gutter, \$3.10/sq. ft. for 4", and \$3.80/sq. ft. for 6" sidewalk and to Bailey Construction based on the unit price bid of \$6.00/sq. ft. for stamped/textured sidewalk. This is for work as needed by Public Works Street Maintenance and Utilities Division for routine pavement and right-of-way maintenance work and repairs required due to water main breaks or sanitary sewer service repairs.

Funding is available in the 2005 Budget, Street Maintenance Activities 7622 and 7624 and Utilities Activities 8131 and 8231.

**STUDY ITEM #2
American Boulevard
(Penn to Lyndale
Avenue)**

Bob Hawbaker, Planning Manager provided the staff report, which included a mixed-use development concept for an area along American Boulevard between Penn Avenue and Knox Avenue, which could include a mix of retail, residential over retail and residential. He stated the purpose of bringing this item to the Council now was to gauge their interest in looking at an overall concept design for this corridor in phases, their interest in having Planning staff conduct a broader study that would include the area between Penn Avenue and Lyndale Avenue along American Boulevard, and whether or not United Properties should continue spending any time and effort in pursuing development in this area.

Council concurred with staff that this corridor has a lot of redevelopment potential and expressed a desire to have the Planning staff proceed with conducting an appropriate study of this area of American Boulevard and perhaps even west of Penn Avenue and east of Lyndale Avenue. They also expressed a desire for United Properties to continue pursuing their mixed-use development concept for the parcels at the density they discussed.

Using a map, Larry Lee, Community Development Director reviewed ownership of the parcels in the vicinity of American Boulevard East and Lyndale Avenue. In order to have decision principles that could be applied along the corridor, he stated the corridor study should provide an answer as to the minimum size necessary for assembly of parcels for redevelopment in various areas and what depth is needed for consideration of redevelopment.

**STUDY ITEM #1
Discussion of
Redevelopment
Opportunity –
(John Deere Site)**

Hawbaker provided the staff report stating that when the City learned that John Deere was going to close its Bloomington facility, the City developed and presented to the Planning Commission a couple of development scenarios for the 41-acre parcel. He described the conclusions reached by the Planning Staff and agreed to by the Planning Commission.

Glen Markegard, Senior Planner presented the arguments for and against reguiding and rezoning the parcel.

Reasons not to reguide/rezone the parcel:

- It will steal momentum from efforts to redevelop neighborhood commercial nodes.
- It's not a good spot for residential uses.
- It's important to maintain an industrial land use base as part of an economically diverse community.
- Land use conflicts.
- What will it look like?

Reasons to reguide/rezone the parcel:

- Positive tax base impacts.
- Highest and Best Use.
- Quickly meet housing demand.
- Meet housing demand without subsidy.
- Residential/industrial land use conflicts can be mitigated through buffering.
- Impetus for further redevelopment of old land uses in the area.

Markegard stated that upon analysis of the pros and cons of redevelopment of this site, the Planning Staff's initial assessment is that the arguments against the rezoning and reguiding are more compelling than the arguments in favor of rezoning and reguiding. He stated that the Planning Commission came to a consensus at their April 21, 2005, meeting that the site should not be rezoned or reguided. He requested Council's feedback on this issue so that staff has some direction to provide to potential buyers of this property. Staff stated that they spoke with at least one broker who has a tenant for the building the way it sits. It was stated that it's possible the Comp Plan could be adjusted for uses such as office or residential on this site.

**STUDY ITEM #1
continued**

Harden suggested the possibility of a single-family home development priced for young families with children on this site and stated that some grant money might be available to do a feasibility study on such an alternative.

Staff mentioned that such an alternative would probably require the City purchase the land for the development.

Peterson expressed concern that this site is bordered by industrial on three sides, which could have a negative impact on any potential residential.

Grady inquired if the City wanted to continue to have industrial nodes such as this around the city or will there come a time when there is no need for such areas any more. She inquired if there were any other commercial/industrial companies in Bloomington that may be looking to move or expand to a larger site that could relocate on this one.

Staff replied that there is the potential that General Dynamics may be looking for a new location.

Council consensus at this time was to leave the site guided and zoned as it is but that consideration could be given to an office use such as for a corporate campus.

Staff stated this discussion could be brought back in a month or so to see if Council has had any different thoughts on the matter.

**STUDY ITEM #3
Zoning Ordinance
Update--Parking &
Loading Standards**

Elizabeth Shevy, Planner provided the staff report indicating that since Council's previous discussion on this issue in July 2004, staff has held formal meetings with a focus group consisting of local businesses and parking consultants and with the Planning Commission, the Traffic & Transportation Advisory Commission (TTAC), and with another focus group involving the Bloomington Chamber of Commerce. She reviewed the draft parking and loading standards and requested Council's input in order for staff to complete a draft amended Zoning Ordinance that would be heard at future public hearings. She reviewed the Guiding Principles for Parking and Loading Standards and Policies that was developed as a result of input received from Council and the focus groups. She discussed and Council provided feedback on the following five key discussion areas:

➤ Minimum/Maximum Off-street Parking Requirements

Previous Council direction was to lessen the requirements and make them easier to verify and enforce.

(Council concurred with staff's recommendation that the standard be the 85% rule (a national standard for cities with similar characteristics), meaning that parking constructed for all land use types would support peak parking demand for 85% of the days over the course of a year. Flexibility measures to be incorporated include citywide versus district parking requirements and that minimum number of parking spaces be based on the measure of gross square footage as versus net square footage.)

➤ Off-Street Parking Island Requirements

Previous Council direction was to promote traffic circulation, safety, environmental sensitivity, and tree planting survival.

(Council concurred with staff's recommendation that in addition to parking islands installed at the ends of each parking tier, additional parking islands be provided for every 200 feet of interior parking tiers and every 300 feet for perimeter parking tiers, and that for smaller parking lots with ten or fewer spaces, the parking requirement be waived, unless it's determined that islands are needed for traffic circulation and safety.)

**STUDY ITEM #3
continued**

➤ Pedestrian Access, Circulation, and Accommodation

Previous Council direction was that sidewalks are links that are established throughout the city to accommodate pedestrian safety and access.

(Council concurred with staff’s direction that there be one sidewalk connection per building or complex of buildings required connecting from the main entrance to the street and that there be some type of separation, as the pedestrian moves from the building to the parking area and to the street.)

➤ Compliance: Off-Street Parking and Triggers for Coming into Conformance

(Council concurred with staff’s recommendation that language be incorporated into the Code that states any change in occupancy, use, or square footage would require compliance with the off-street parking requirements as set forth in the minimum and maximum off-street parking requirements of this Code and when either a full redevelopment of a site is proposed or an addition that would increase the floor area on a site by 25% or greater, the entire site must be brought into compliance with the design standards of Section 19.64 of this Code, subject to the approval of the City Issuing Authority.)

➤ Rental License Renewal and Off-Street Parking

Staff inquired if Council wanted the issue of off-street parking for rental dwellings addressed in the section of the Code that deals with licensing or if it should be addressed in Chapter 8 that deals with traffic issues. Environmental Health reported that parking is one of their number one complaints. Staff cautioned, however, that Council shouldn’t only consider off-street parking regulations for rental property, as it also occurs on owner-occupied property and both should be treated the same. As previously directed by Council, Environmental Health is currently trying to objectively identify the impacts of large numbers of people living in a single-family unit so that they can be applied to all homes in Bloomington.

(Council requested staff explore what other communities are doing to deal with this problem.)

**STUDY ITEM #5
Community
Investment Plan
(CIP)**

Staff provided Council with a more complete Community Investment Plan (CIP) and stated that the anticipated June 6 date for final Council adoption may have to be postponed to the meeting of June 20 or even to the June study meeting, if Council had lots of questions. Council was requested to review the document and relay their comments and concerns to staff.

**STUDY ITEM #4
Zoning Ordinance
Update--Neighborhood
Commercial Zoning**

Glen Markegard, Senior Planner provided background on the process for developing a family of neighborhood commercial zoning districts. Using a map, he indicated where the current neighborhood commercial areas are located and what they’re zoned today and requested Council feedback on some key development issues. He identified the 15 string of pearls (of A, B, and C priority) among the redevelopment nodes on the map.

Council feedback included:

- Good to have a mixture of parcel sizes for redevelopment, don’t just drive for large parcels exclusively.
- Prefer retail up front with pedestrian-friendly access to all four corners, i.e. at France & OSR.
- Would like to see more of a commitment to art in new developments.

Staff to provide Council with a questionnaire on desired development outcomes in neighborhood commercial areas for discussion at a future study meeting.

Adjourn Meeting

Acting Mayor Elkins adjourned the meeting at 10:06 p.m.

Barbara Clawson
Council Secretary