

BLOOMINGTON 98TH STREET STATION

Bloomington 98th Street Station is a transformative 2.60-acre transit oriented, mixed- use redevelopment in the heart of Bloomington’s Gateway District (located at 98th and Aldrich between Interstate 35W and Lyndale). In partnership with Metro Transit, the Metropolitan Council and Hennepin County, the City envisions construction of a 200+ Metro Transit parking ramp and bus staging area around the new Orange Line BRT station that would be incorporated into the redevelopment. The development plans for the site include a mix of housing at varying income levels and retail along with the shared use parking that will be designed with future reuse in mind.



The City owns the 1.4 acre property at 9830 Aldrich and the Metropolitan Council currently owns the 1.2 acre properties at 9818 Aldrich and 801 98th St. The partnership between the City, Metro Transit-Met Council and Hennepin County and a future developer will result in the highest and best use for the sites.

98TH STREET STATION REDEVELOPMENT GOALS:

- Transit oriented development on the Orange Line with a 200 stall transit parking ramp, bus staging and increase in transit users
- Develop 250-375 units of high-density rental housing incorporating City’s affordable housing policy
- Commercial space for transit riders and residents
- Maximize development on three underutilized vacant parcels



- 1 16-027-24-41-0012
Address: 9830 Aldrich Ave S
Area: 1.4 Acres
EMV (2020): \$0
Property Type:
Exempt - Commercial
- 2 16-027-24-41-0011
Address: 9818 Aldrich Ave S
Area: 0.75 Acres
EMV (2020): \$0
Property Type:
Exempt - Commercial
- 3 16-027-24-41-0010
Address: 801 98th St W
Area: 0.45 Acres
EMV (2020): \$0
Property Type:
Exempt - Commercial

Total acreage: 2.60

Legislative Request: A Redevelopment TIF District consisting of three parcels noted above. There are two deviation requests from the existing TIF Statute. The District would meet the criteria for a redevelopment district under Minnesota Statutes, Section 469.174, subd. 10(a) and be deemed to meet the requirements of Minnesota Statutes, Section 469.176 subd. 4(j). The District is otherwise subject to the general rules for redevelopment districts under the TIF act. Without the redevelopment TIF, the city owned property would not be able to be developed and take advantage of the existing public infrastructure improvements such as the Orange Line Transit Station and BRT running through the project, and the City would not be in a position to fund the construction of a parking garage at the Orange Line Transit Station which allows for the space to develop the housing and retail portions of the project.

QUESTIONS

Contact Housing and Redevelopment Authority Administrator Aarica Coleman at 952-563-8940 or acoleman@BloomingtonMN.gov