



February 12, 2020

City of Bloomington  
Attn: Nick Johnson  
1800 West Old Shakopee Road  
Bloomington, MN 55431

RE: DRC Preliminary Review – Village Club 165 (New Construction)

Dear Mr. Johnson,

Enclosed you will find the preliminary designs for Aeon's Village Club 165 to be reviewed by the Development Review Committee (DRC) on Tuesday, February 18, 2020.

Village Club 165 is the construction of 165 new affordable housing units. The new units will be built on 3.89 acres in the northeast corner of the existing Village Club (306 unit) property.

The unit mix aims to serve large families with area median incomes between 30% AMI (or \$30,000 for a family of 4) to 70% AMI (or \$70,000 for a family of 4). The unit mix is as follows:

Building A:	Building B:	Total New Construction:
8 – 1 bedroom	10 – 1 bedroom	18 – 1 bedroom
27 – 2 bedrooms	36 – 2 bedrooms	63 – 2 bedrooms
28 – 3 bedrooms	38 – 3 bedrooms	66 – 3 bedrooms
8 – 4 bedrooms	10 – 4 bedrooms	18 – 4 bedrooms



home changes everything

We believe that it is important for our residents to know their neighbors – both for safety and to create a feeling of “home.” Each floor of each building is restricted to 18 units or less, causing building B to be split to two buildings on floors 2-4.

The total project will have 471 apartment units with approximately 5160 sq.ft. of party room space. Our anticipated total parking requirement is 1045 stalls. The proposed project has 737 parking stalls – a 29% deviation, of which 157 will be underground parking and the remaining 580 stalls will be surface parking. Property management is currently undergoing a parking study to determine the use of the existing surface stalls and the garages.

Finally, our proposed design has taken into consideration the existing utility easement that runs along the northern portion of the site.

We look forward to discussing this project with you. Please contact me at [lroering@aeon.org](mailto:lroering@aeon.org) or 612-746-4853 if you have any preliminary questions.

Thank you, ,

Leslie Roering  
Senior Real Estate Developer  
Aeon