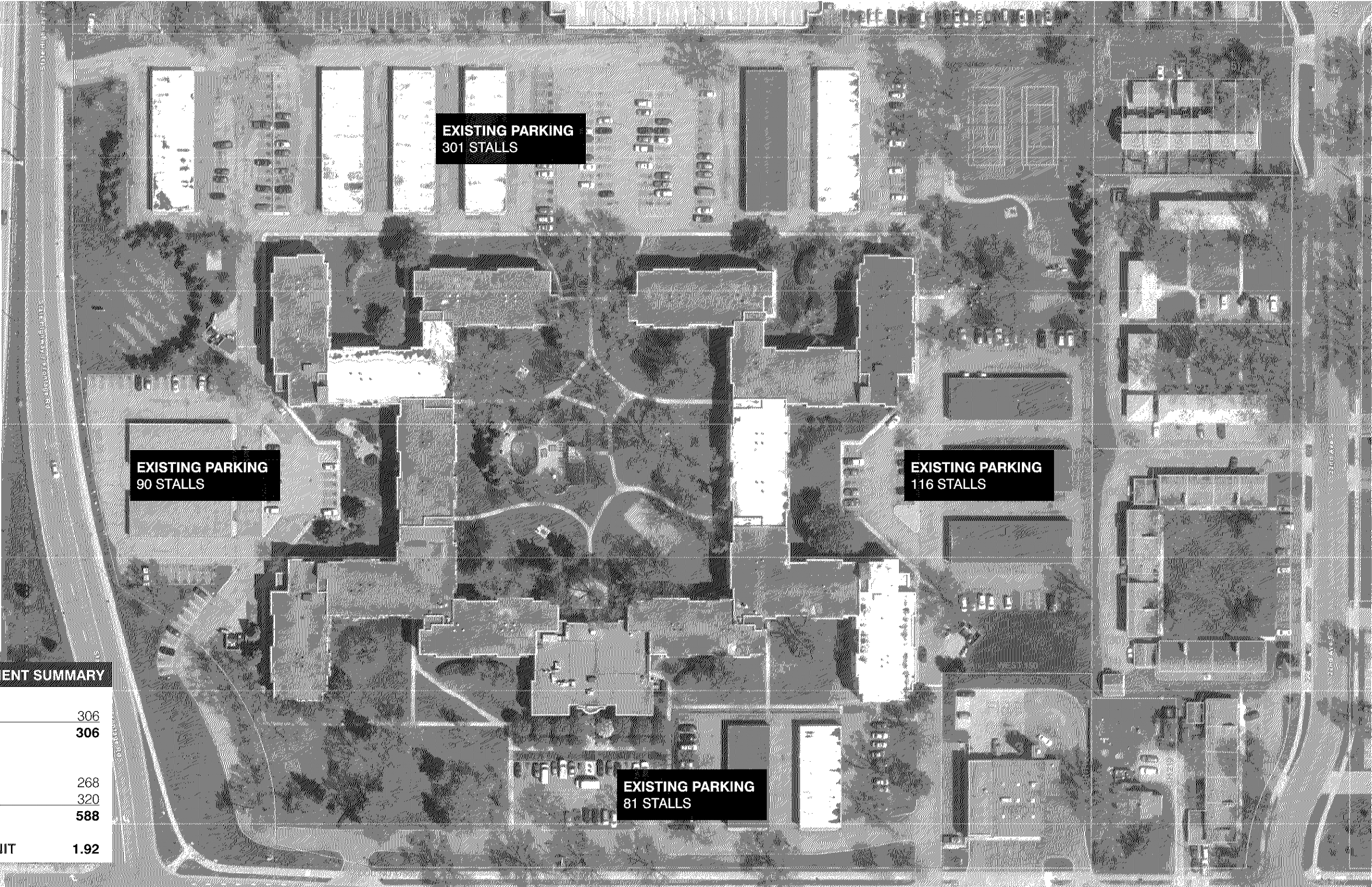


EXISTING

PL202000032
PL2020-32



EXISTING DEVELOPMENT SUMMARY

UNITS	
EXISTING	306
TOTAL	306
PARKING	
SURFACE PARKING	268
GARAGE PARKING	320
TOTAL	588
PARKING STALLS/ UNIT	1.92

SUBLEVEL 1

Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.

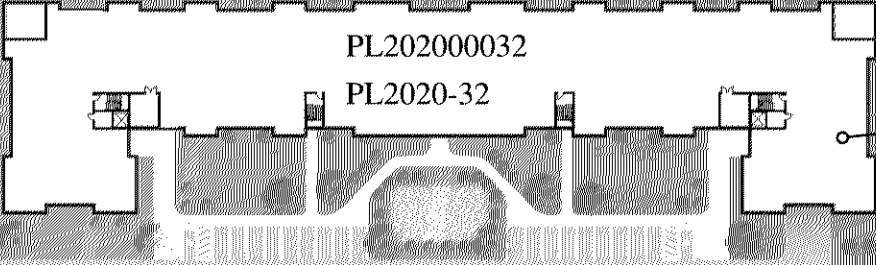
Provide adequate turning radius to accommodate BFD Ladder 3

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.

Eliminate parking in right of way or obtain lease for parking.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.



BUILDING B
89 ENCLOSED STALLS
20 SURFACE STALLS

100-YR FLOOD ELEVATION IS MODELED IN THIS AREA AT 808.4. SEE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR LOW FLOOR ELEVATION REQUIREMENTS.

BUILDING A
68 ENCLOSED STALLS
26 SURFACE STALLS

LEVEL 1

Building/property shall be adequately signed for emergency response.

Ensure the proposed landscaping doesn't interfere with access to the building.

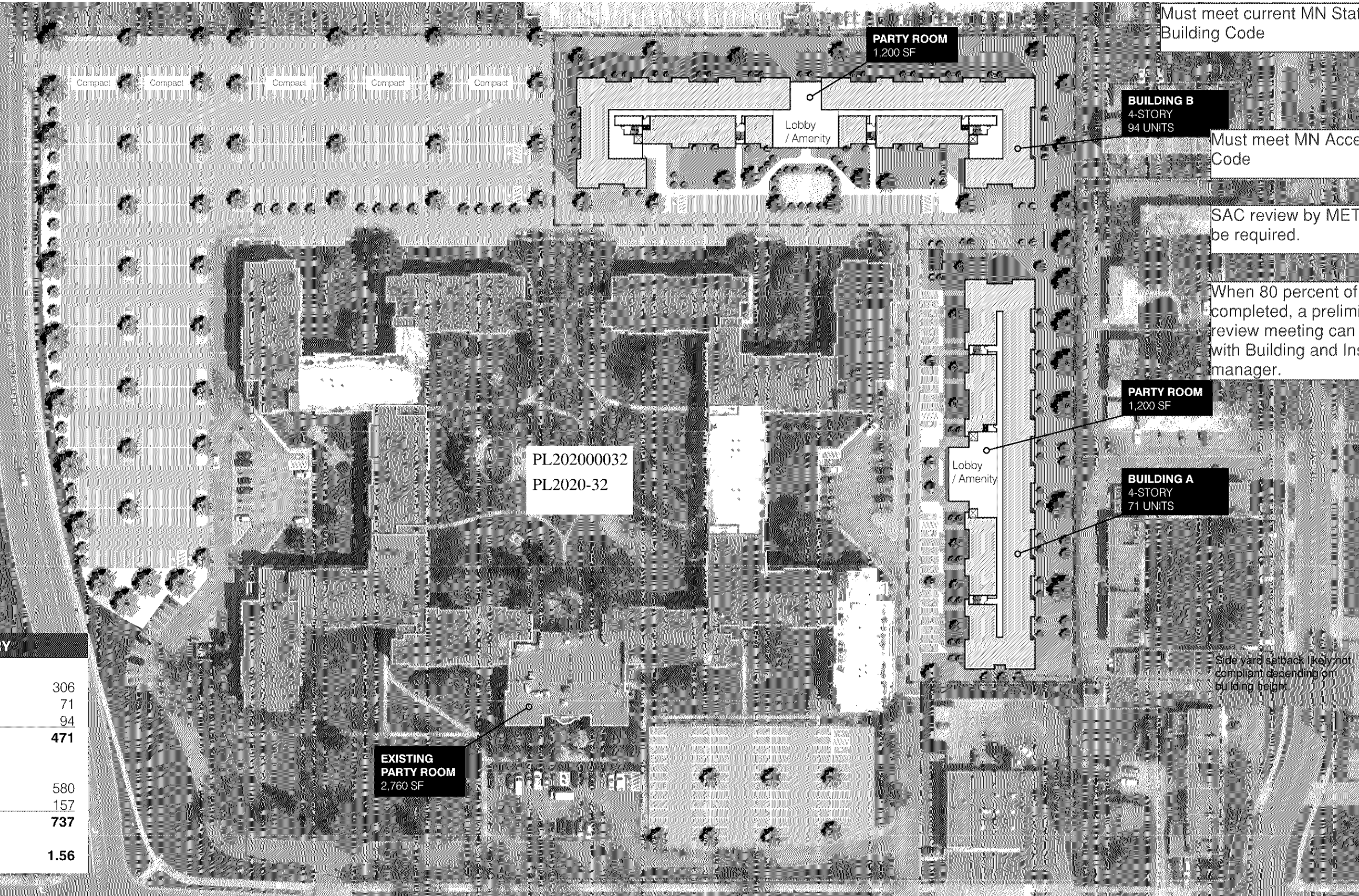
Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Access shall be provided to/from all stairwells on all floors and parking levels.

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

DEVELOPMENT SUMMARY

UNITS	
EXISTING	306
BLDG A	71
BLDG B	94
TOTAL	471
PARKING	
SURFACE PARKING	580
SUBLEVEL PARKING	157
TOTAL	737
PARKING STALLS/ UNIT	1.56



Must meet current MN State Building Code

BUILDING B
4-STORY
94 UNITS

Must meet MN Accessibility Code

SAC review by MET council will be required.

When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.

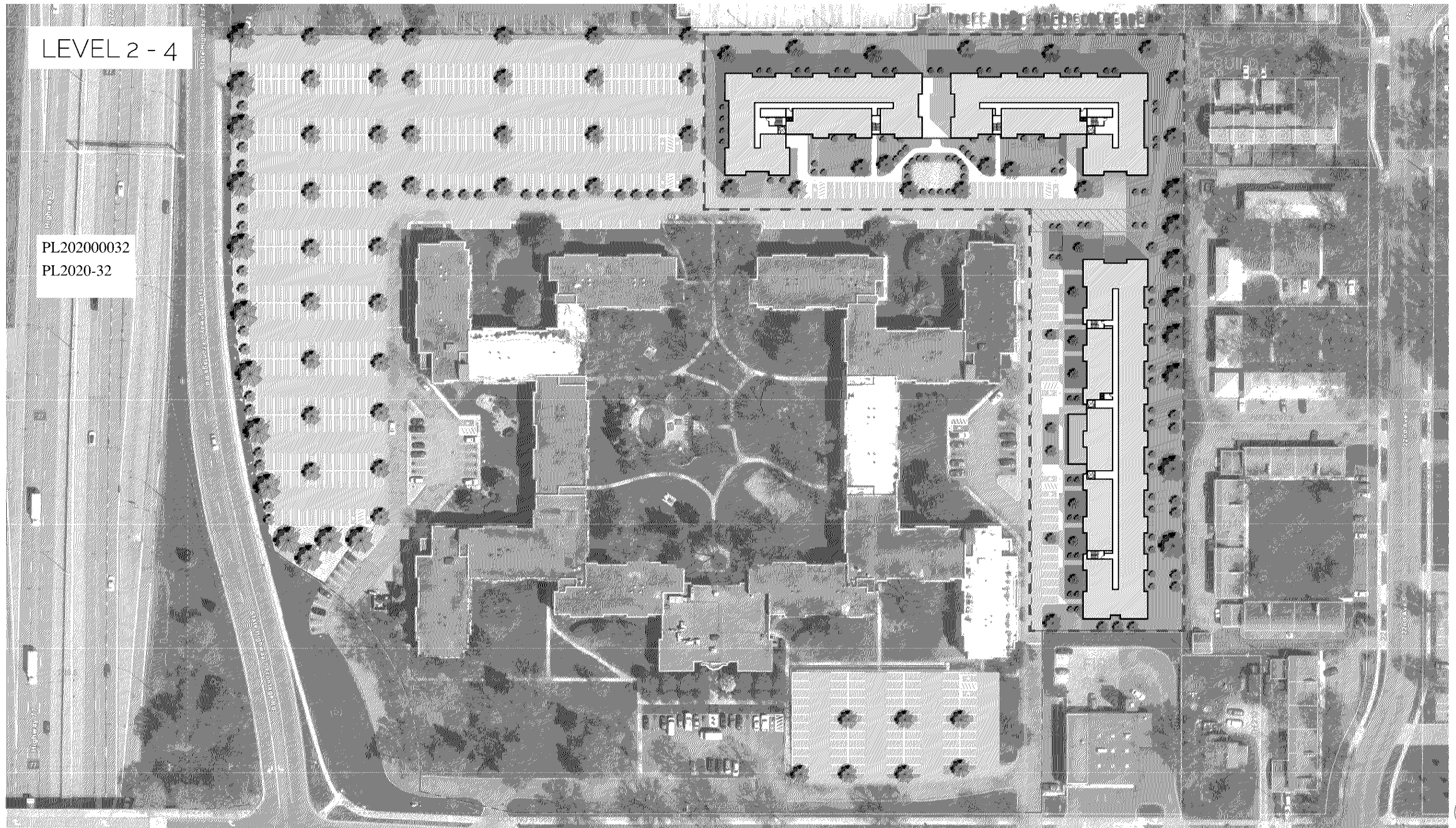
PARTY ROOM
1,200 SF

BUILDING A
4-STORY
71 UNITS

Side yard setback likely not compliant depending on building height.

LEVEL 2 - 4

PL202000032
PL2020-32



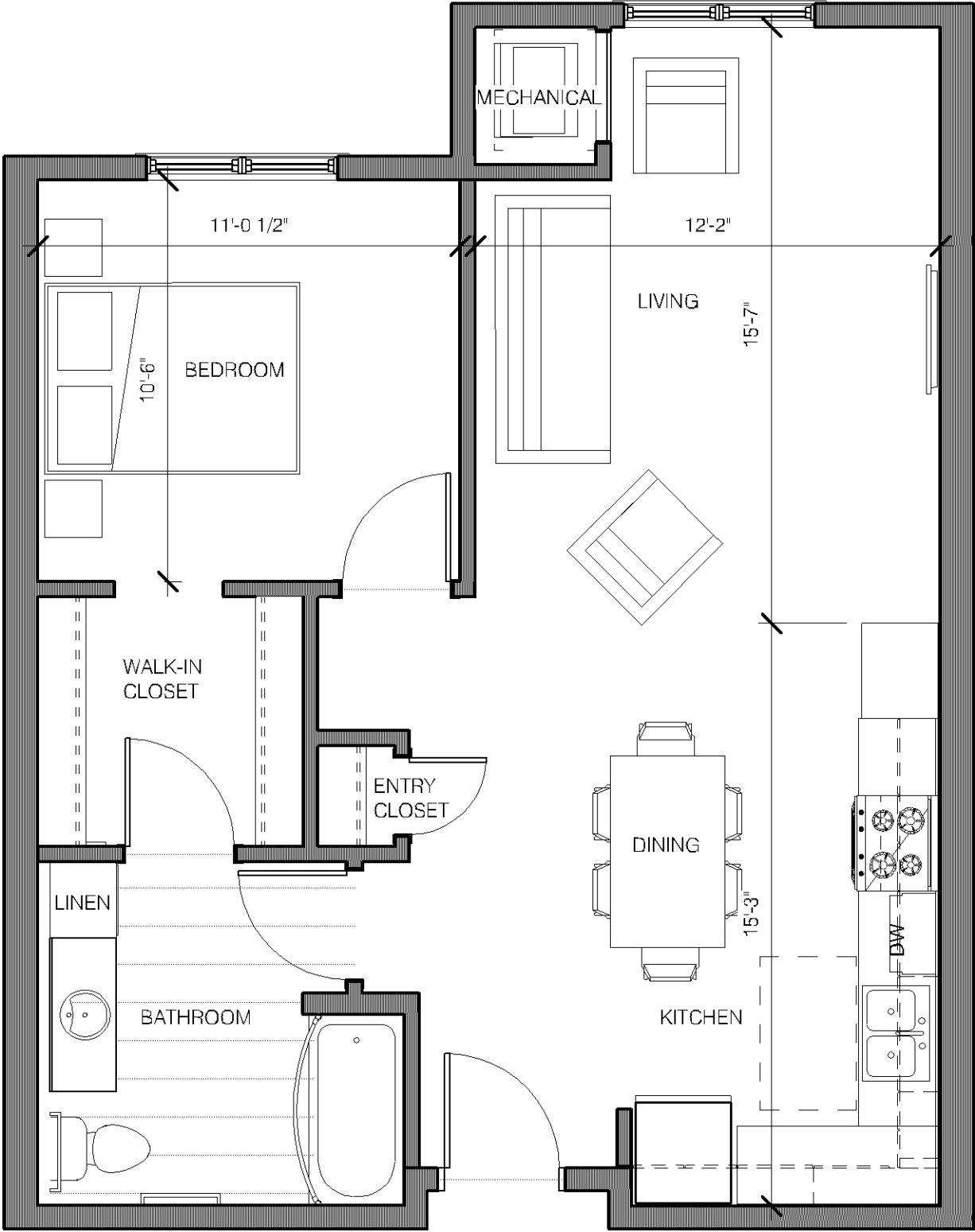
URBANWORKS



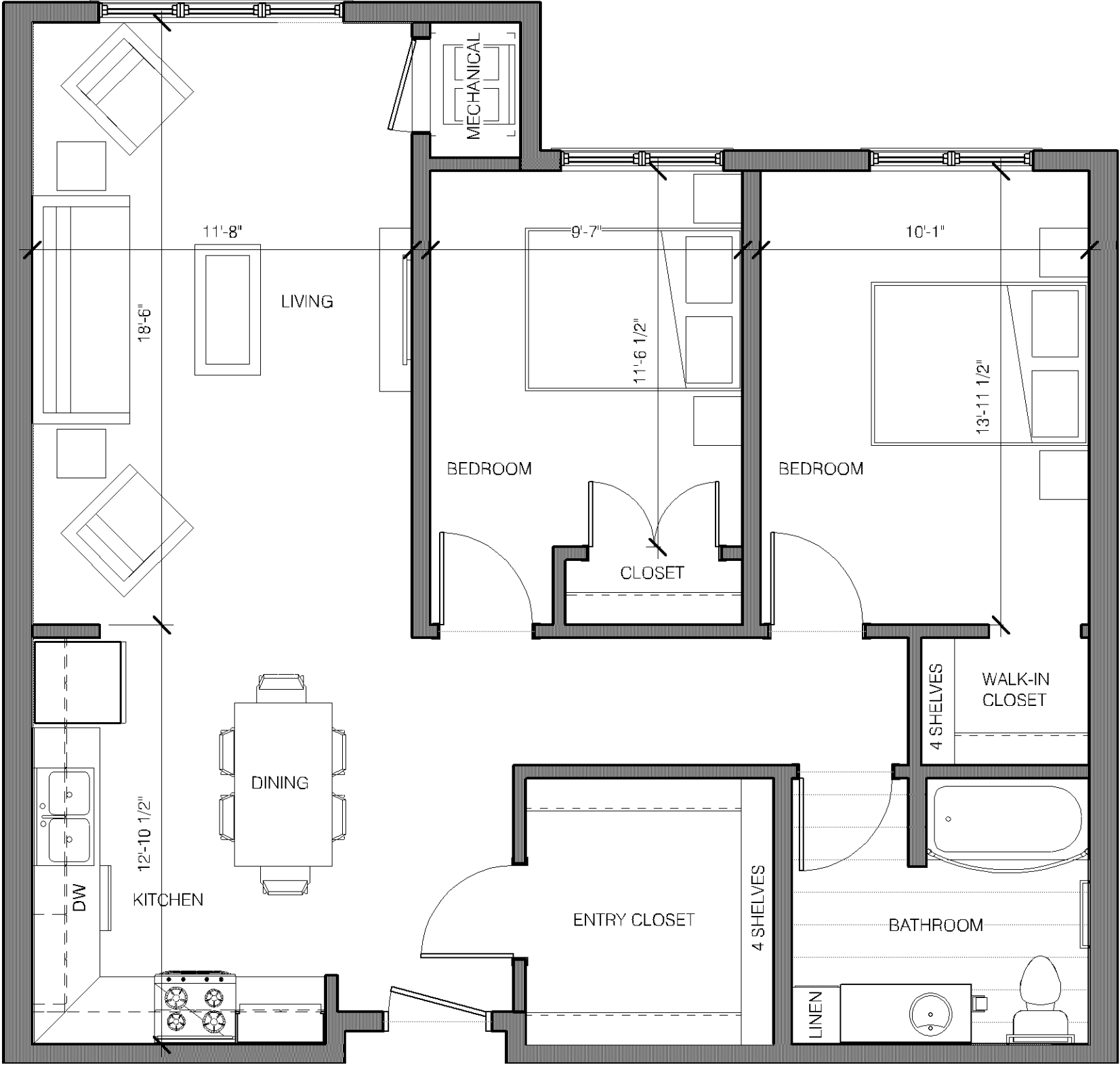
Village Club Apartments
BLOOMINGTON, MN / 02.11.2020 / 19-0606

0' 100'
CONCEPT PLAN

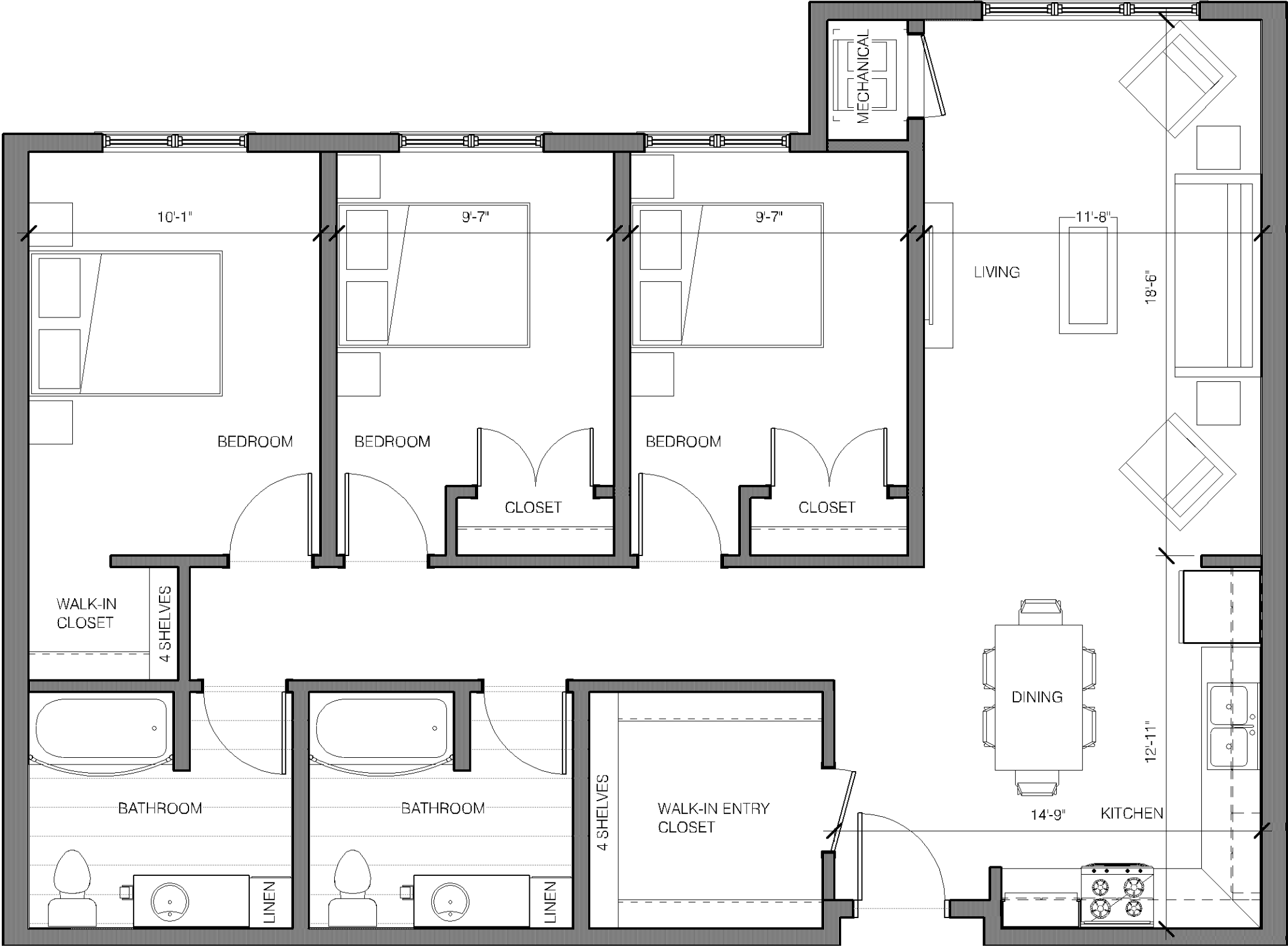
1 BEDROOM



2 BEDROOM

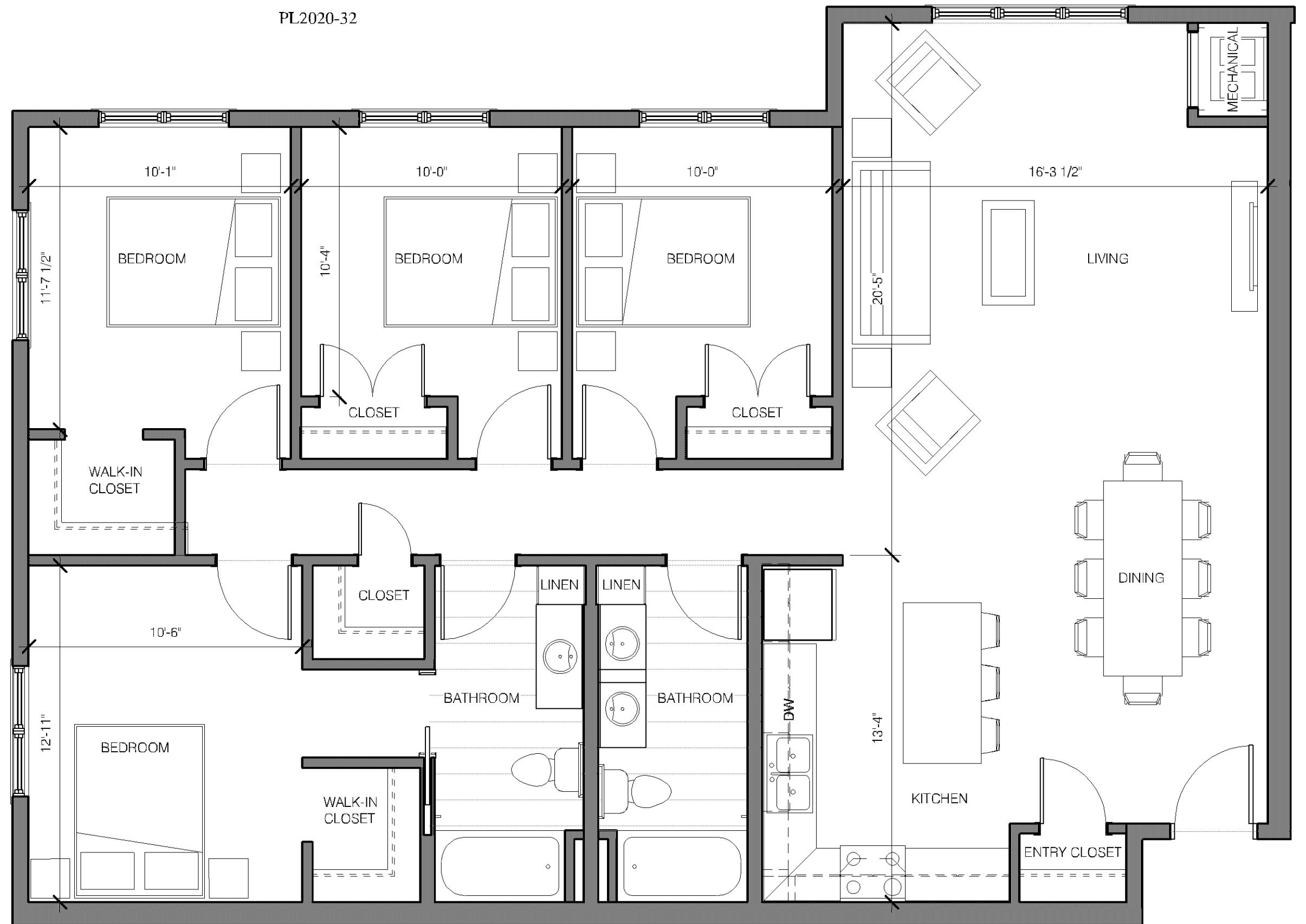


3 BEDROOM



4 BEDROOM

PL202000032
PL2020-32



EXISTING

DESCRIPTION

DESCRIPTION	TOTAL	PARKING				RESIDENTIAL					
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity (Party Room)	NLSF	Efficiency	Residential Parking	Residential Units
S1 Sublevel Parking	-	-	-		-	-			-	-	
1 Lobby / Units / Amenity	118,000		320	268	588	118,000	2,760	89,208	76%	588	105
2 Units	118,000					118,000	-	89,208	76%		105
3 Units	108,000					108,000		81,648	76%		96
	344,000	0	320	268	588	344,000	2,760	260,064	76%	588	306
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity (Party Room)	NLSF	Efficiency	Residential Parking	Residential Units

METRICS

Site SF	769,750	SF
Site Acreage	17.67	Acres
Dwelling Units	306	DU
Dwelling Unit per Acre	17	DU/Acre
Residential Parking Ratio Per Unit	1.92	Stalls/Unit
Residential Parking Ratio Per Bedroom	1.40	Stalls/Bed
FAR	0.45	

RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
Studio	8%	25	25	553	13,825
1 BR	51%	155	155	755	117,025
1 BR + Den	4%	12	12	1,025	12,300
2 BR	37%	113	226	1,025	115,825
3 BR	0%	1	3	1,145	1,145
4BR	0%	-	-	-	-
	100%	306	421	850	260,120

BUILDING A

DESCRIPTION

DESCRIPTION	TOTAL	PARKING				RESIDENTIAL					
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity (Party Room)	NLSF	Efficiency	Residential Parking	Residential Units
S1 Sublevel Parking	25,284	25,284	68		68	25,284			372	68	
1 Lobby / Amenity / Units	26,292			26	26	26,292	3,220	1,200	70%	26	17
2 Units	25,284					25,284			80%		18
3 Units	25,284					25,284			80%		18
4 Units	25,284					25,284			80%		18
	127,428	25,284	68	26	94	127,428	3,220	1,200	62%	94	71
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity (Party Room)	NLSF	Efficiency	Residential Parking	Residential Units

METRICS

RESIDENTIAL MIX											
Site SF	84,755	SF	Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF			
Site Acreage	1.95	Acres	Micro	0%	-	-	350	-			
Dwelling Units	71	DU	1 BR	11%	8	8	702	5,616			
Dwelling Unit per Acre	36	DU/Acre	2 BR	38%	27	27	981	26,323			
			3 BR	40%	28	56	1,262	35,336			
Residential Parking Ratio Per Unit	1.32	Stalls/Unit	4 BR	11%	8	24	1,483	11,864			
Residential Parking Ratio Per Bedroom	0.82	Stalls/Bed									
				100%	71	115	1,118	79,139			
FAR	1.21										

BUILDING B

DESCRIPTION		TOTAL	PARKING				RESIDENTIAL						
		Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity (Party Room)	NLSF	Efficiency	Residential Parking	Residential Units	
S1	Sublevel Parking	34,959	34,959	89		89	34,959			393	89		
1	Lobby / Amenity / Units	34,959			20	20	34,959	3,220	1,200	25,391	73%	20	22
2	Units	32,979					32,979			26,383	80%		24
3	Units	32,979					32,979			26,383	80%		24
4	Units	32,979					32,979			26,383	80%		24
		168,855	34,959	89	20	109	168,855	3,220	1,200	104,541	62%	109	94
		Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity (Party Room)	NLSF	Efficiency	Residential Parking	Residential Units	

METRICS

Site SF	84,755	SF
Site Acreage	1.95	Acres
Dwelling Units	94	DU
Dwelling Unit per Acre	48	DU/Acre
Residential Parking Ratio Per Unit	1.16	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.72	Stalls/Bed
FAR	1.58	

RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
Micro	0%	-	-	350	-
1 BR	11%	10	10	702	7,020
2 BR	38%	36	36	981	34,735
3 BR	40%	38	76	1,262	47,956
4 BR	11%	10	30	1,483	14,830
	100%	94	152	1,118	104,541

SUMMARY

DESCRIPTION

DESCRIPTION	TOTAL	PARKING				RESIDENTIAL						
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity	(Party Room)	NLSF	Efficiency	Residential Parking	Residential Units
S1 Sublevel Parking	60,243	60,243	157		157	60,243				384	157	
1 Lobby / Amenity / Units	61,251			46	46	61,251	6,440	2,400	43,849	72%	46	39
2 Units	58,263					58,263			46,610	80%		42
3 Units	58,263					58,263			46,610	80%		42
4 Units	58,263					58,263			46,610	80%		42
	296,283	60,243	157	46	203	296,283	6,440	2,400	183,680	62%	203	165
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Residential GSF	Amenity	(Party Room)	NLSF	Efficiency	Residential Parking	Residential Units

METRICS

Site SF	169,510	SF
Site Acreage	3.89	Acres
Dwelling Units	165	DU
Dwelling Unit per Acre	42	DU/Acre
Residential Parking Ratio Per Unit	1.23	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.76	Stalls/Bed
FAR	1.39	

RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
Micro	0%	-	-	350	-
Studio	11%	18	18	702	12,636
1 BR	38%	63	63	981	61,058
2 BR	40%	66	132	1,262	83,292
3 BR	11%	18	54	1,483	26,694
	100%	165	267	1,118	183,680

Parking Requirement

Unit Type	Req. Stalls Per Unit Ratio	Unit Mix	Required Stalls
Studio	1.8	25	45
1 BR	1.8	185	333
2 BR	2.2	176	387.2
3 BR	2.6	67	174.2
4 BR	3.0	18	54
		471	993.4

Additional Parking for Party Room

Building	Additional Req. Ratio	SF	Required Stalls
Existing	1 / 100 SF	2,760	27.6
Bldg A	-	1,200	12
Bldg B	-	1,200	12
		5,160	51.6

Total Required1045

Proposed737

Deviation Proposed29%