

From: Michael Varani [REDACTED]  
Sent: Thursday, May 7, 2020 5:37 PM  
To: Planning <planning@BloomingtonMN.gov>  
Subject: PL2020-69AEON VP LLC Owner

I have two comments to the set of plans under consideration:

1. Appearance. The proposed two four level apartment buildings is out of character with the existing three story units on the site.

Recommendation: A 3 level unit design that blends with existing buildings is more appropriate.

2. Parking and traffic. The applicant is requesting rezoning to pack more units that will have insufficient parking space. The parking study measured on site parking but no consideration was given to traffic pattern on existing roads. The site has two access drives off of 86th street that are already causing traffic problems by left turns on to 86th street. In addition, morning traffic and mid afternoon traffic on 86th street grinds to a halt when school buses stop for pick ups and drop offs in front of the complex.

Recommendation: Applicant needs to dedicate a separate bus lane for school bus and MTC buses too. Applicant should close entrances to 86th Street or limit ingress and egress to 86th street by making the two entrances right turn only (both in and out). City should require as much of the traffic as possible to use the Hwy 77 frontage road for ingress and egress or in the minimum, for left turns on to 86th Street

Respectfully,

Mike Varani  
1901 E 86th Street  
Bloomington, MN 55425  
612-991-5403

**From:** AdminCM  
**Sent:** Monday, May 18, 2020 12:01 PM  
**To:** Johnson, Nick M  
**Subject:** FW: Public Hearing-City Council Mtg 5/18/20 - Village Club Expansion (agenda #8.2) case #PL2020-69

FYI . . . . .



**Kris Wilson**, Assistant City Manager  
**PH:** 952-563-4898 **EMAIL:** [kwilson@BloomingtonMN.gov](mailto:kwilson@BloomingtonMN.gov)  
1800 West Old Shakopee Road, Bloomington, MN 55431

**From:** Denise Royer [REDACTED] [m] **On Behalf Of** Denise  
**Sent:** Monday, May 18, 2020 6:54 AM  
**To:** AdminCM <[admincm@BloomingtonMN.gov](mailto:admincm@BloomingtonMN.gov)>  
**Subject:** Public Hearing-City Council Mtg 5/18/20 - Village Club Expansion (agenda #8.2) case #PL2020-69

Mayor Busse and Councilmembers Baloga, Carter, Coulter, Lowman, Martin, and Nelson,

**RE: Village Club Apartment Expansion proposal (1900 E. 86<sup>th</sup> St.) – agenda item 8.2**

As a Bloomington resident and member of the Bloomington Housing Coalition I am requesting that the Village Club Apartment proposal be approved for rezoning the site from R-4 to RM-24(PD) and for the construction of two new multi-family residential buildings with a total of 172 units. My reasons are as follows:

- Rezoning the site where Village Club apartments are located to RM-24 (PD) would allow higher residential density per acre which is needed for the proposed expansion of the existing multi-family residential complex.
- Rezoning the Village Club apartment site is consistent with the City of Bloomington's land use and housing goals in the Comprehensive Plan which proposes the development of multi-family residential housing near transportation services and employment opportunities.
- Bloomington's Comprehensive Plan and the One Bloomington Strategic Plan both support the creation of more affordable housing. With the proposed expansion of 172 units, there would be more affordable housing choices in Bloomington since 70% of the new units would be affordable to families and individuals whose income is at or below 60% of area median income (AMI).
- If the City of Bloomington is to be a "City of Choice" or "Community of Choice" for existing residents as well as for new families, individuals and potential employees in the future, we need more affordable housing options. The availability of housing in Bloomington for individuals and families whose income is at or below the 60% area median income has been significantly below what it needs to be.
- The need for additional affordable housing has become significantly more urgent and important in light of the COVID-19 pandemic and its impact on our economy, the unemployment rate, and the health and well-being of our residents.

Therefore, I'm asking that you vote **Yes** to rezone the Village Club Apartment site from R-4 to RM-24(PD) and approve construction of two new multi-family residential buildings with a total of 172 units so the City of Bloomington can begin to better meet the affordable housing needs of our current residents and those who may want to live and work in our city in the future.

Thank you for your consideration of this important affordable housing proposal.

Denise Royer  
Bloomington resident  
10348 Pleasant Ave. S.  
Bloomington, MN 55420  
[REDACTED]

Note: I've chosen to communicate my request in writing rather than phoning in during the public hearing time period of the council meeting.