



4/1/2020

Planning Division, City of Bloomington
1800 W Old Shakopee Rd
Bloomington, MN 55431

Reference: Penn Place Apartments: 10041 Penn Ave S, Bloomington, MN 55431-Lot 3, Block 1 Bloomington 3rd
Addition. Hennepin County -Abstract Property.

Owner/Developer Contact:

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Please accept this narrative for the aforementioned, which is an update to the previously proposed 43 unit new apartment building to utilize the Opportunity Housing Ordinance bonuses. The new proposal utilizing the available density bonus will incorporate 68 units and will be 4 stories with underground parking.

Zoning Synopsis

A. Proposed Site Density is:

Apartments Units Proposed is 45 existing on north parcel and 68 units on south parcel total area of both parcels is 3.975 acres=28.4 units / Acre

RM -24 Allows up to 24 units per acre. The OHO density bonus will be utilized to provide the increase in density.

B. Proposed Height. 4 stories approximately 44' proposal has a substantial setback from front, side and rear yard.

C. Development seeks to utilize OHO parking reduction to meet required number of covered and site stalls for both existing and new buildings. Attached sketch plans show a total of 226 stalls, 31 of which are to be shared with Presbyterian Homes and are not being counted to satisfy the requirements for either apartment building. The Remaining 195 stalls exceed the 151 required after OHO reductions by 44 total stalls, but the 106 enclosed stalls being proposed is 7 stalls less than the 113 normally required. The OHO reductions allow reductions in the enclosed stalls but 106 of which are enclosed, with OHO reductions the required total is 151 with 113 enclosed. The proposal is short 7 enclosed stalls which is allowed with the OHO reductions when

carports are provided in lieu of fully enclosed stalls. The project was previously approved by city council with 7 less enclosed stalls and no additional carports and the current proposal would prefer to maintain that prior approval. Utilization of the existing enclosed parking has been low and the additional construction and maintenance cost associated with car ports is not desirable. If demand increases the car ports could be added at a later date to the stalls long the south end of the parking lot between the apartments.

Existing Building

1. 3-story 45 unit affordable multi-family building on Lot 1
2. 46 Existing enclosed parking stalls to remain

New Building

1. 4-story 68 unit affordable multi-family building on Lot 2
 - a. This building meets the zoning codes for side yard , rear yard and front yard requirements.
 - i. Side yard 14 feet. **Required:** 10 feet + (14 feet height x .25)=**13.5** note: 14 ft is the overage over 30' height, thus height of building is 44 feet.
 - ii. Rear yard actual 36 feet. **Required 30 feet**
 - iii. Front yard is over 286 feet. **Required 40 feet**
2. 60 New enclosed parking stalls
3. Building amenities
 - a. Community Room
 - b. Fitness room
 - c. 34 storage lockers (3'x4'x8')
 - d. Bike storage
4. Site Enhancements
 - a. Includes 1 playground area
 - b. Includes One community patio
 - c. Enhanced sidewalk connections
5. Shared Parking with Presbyterian Homes

New parking area along north property line is to be shared with Presbyterian Homes per owner agreement. These shared stalls are not required to meet the 151 total parking requirement.
6. Affordability: 45 unit apartment on site in Existing north parcel and new 4-story 68 apartment in south parcel.
 - a. All units will be 60% AMI or less

Please let me know if you have any questions. I can be reached at 612-203-5131 or via email at ryand@kaaswilson.com.

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