

Johnson, Nick M

From: Karen Powers
Sent: Sunday, May 3, 2020 5:47 PM
To: Johnson, Nick M
Subject: Case PL202000068 - Penn Avenue Apartments

Comments:

1. There doesn't seem to be enough parking spaces. I am not sure what the requirements are, but there aren't enough parking spaces in the new building for each unit to have one—much less two. If two people live in an apartment and both have cars, that's a problem. In the (likely) event there aren't enough parking spaces, is Presbyterian Homes (or Oak Grove Presbyterian Church) okay with residents parking in their lots?
2. I don't know what the requirement is for the width of parking spaces, but I would encourage you to really examine the width of the planned parking spaces to see if they are the narrowest legally possible or wide enough to actually be useful given the turns that have to be made inside a cramped garage. I live at the Village on 9 Mile Creek, and the parking spots inside of the condo garage were striped VERY narrowly (but were probably compliant). Of course, many of the condo residents had SUVs or other vehicles that were not mini cars or motorcycles. It was a huge problem. We had to re-stripe the garage in order to accommodate the vehicles of residents (reducing the number of spaces because they had to be expanded), and work out an agreement with the Senior Living building to rent out spaces in their garage. We currently have condo residents who have to walk to the Senior Building every day to access their cars for work or shopping.
3. I also noticed there were only two handicapped stalls inside the new garage (not enough, in my opinion), and the buffer or loading zone was drawn between the two stalls, so if you are lucky enough to have one driver who needs space on the driver's side and one who needs space on the passenger's side, I guess you'll be okay. This seems to be a creative architect trying to cram more tiny parking spaces in.
4. There is only a tiny bit of information about the builder, KPS LLC. I think it's because the owner, Kyle Stavlo, is fairly young, and the company fairly new. Everyone has to have a first big project, but is this KPS LLC's first job? Maybe that's not an issue, but the Village on 9 Mile Creek had many, many problems and the construction company that did our job had a lot of experience. City inspectors might have to be very involved in this project.
5. One comments about the architectural plans. I would ditch the theater. No one uses those spaces. Instead, expand the community room and the gym.

Thank you for sending the notice out and for accepting email comments.

Karen Powers

O'Day, Elizabeth

From: Denise Royer [REDACTED]
Sent: Wednesday, May 06, 2020 10:42 PM
To: AdminCM
Cc: Planning
Subject: Public comment -Planning Commission meeting 5/7 for agenda item 1 (Penn Place Apartments Expansion)

Chairperson Bennett, Vice Chairperson Goodrum and Commissioners Solberg, Albrecht, Korman, Goltzman and Rohman,

RE: Penn Place Apartments Expansion proposal (Case PL2020-68)

As a Bloomington resident and member of the Bloomington Housing Coalition I am requesting that Penn Place Apartments Expansion proposal (Case PL2020-68) be **approved** by the Bloomington Planning Commission. My reasons are as follows:

- If Bloomington is to thrive and continue to welcome additional families, individuals and potential employees in the future, it's vitally important to have housing options available that are affordable to our current residents as well as new residents. However, our city have been majorly lagging behind in the availability of housing that's affordable to individuals and families at the 60% area median income (AMI) and below.
- With the present economic situation and high unemployment rate due to the Covid-19 pandemic, the need for more affordable housing has become much more urgent and important.
- Bloomington's Comprehensive Plan and the One Bloomington Strategic Plan both support the creation of additional affordable housing.

Please vote **Yes** to approve the Penn Place Apartments Expansion proposal so the previously approved but not yet constructed 43-unit apartment building would increase from 43 units to 68 total units.

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

Denise Royer
Bloomington resident (10348 Pleasant Ave. S. 55420)
Member of Bloomington Housing Coalition
[REDACTED]