

Johnson, Nick M

From: Planning
Sent: Thursday, August 20, 2020 9:01 AM
To: Johnson, Nick M
Subject: FW: 86th & Penn

From: Ron Palmer [REDACTED]
Sent: Wednesday, August 19, 2020 3:55 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Re: 86th & Penn

seems like a lot for that space. I would worry that the park across the street would then become overused.

From: Planning <planning@BloomingtonMN.gov>
Sent: Tuesday, August 18, 2020 7:01 PM
To: 'Ron Palmer' <ronpalmer31@hotmail.com>
Subject: RE: 86th & Penn

Ron,

The owner proposes 15 townhomes. The case is before the Planning Commission on September 10 and anticipated before the City Council in October.

The plans and related information are on the website at
<https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2258>

Go to the bottom of the page where you can download the plans.



LONDELL PEASE
Senior Planner
PH: 952-563-8926

From: Ron Palmer [REDACTED]
Sent: Tuesday, August 18, 2020 6:37 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: 86th & Penn

What is the proposed development for the residential space across from Lower Penn Lake Park?

thanks,

Ron

Johnson, Nick M

From: Planning
Sent: Monday, August 24, 2020 7:53 AM
To: Johnson, Nick M
Subject: FW: Planning Case PL202000133

From: [REDACTED]
Sent: Sunday, August 23, 2020 2:27 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Planning Case PL202000133

Attn: Nick Johnson – Planner
 Bloomington Planning Division
 Re: Planning Case **PL202000133**
 August 23, 2020

Hello Mr. Johnson,

We have lived in Bloomington at our current address at 8505 Penn Circle for 38 years. When we moved here, we chose this home because it is located in a quiet, stable neighborhood with single family homes similar to our home. We are concerned about the proposed development – Planning Case **PL202000133** – located at the corner of 86th Street W and Penn Avenue S. We feel it is too big for the property.

We have looked at the plans that the developer has submitted. We are not architects or engineers, so much of the information is difficult for us to understand. But from what we can understand, our conclusion that this proposed development is too big is based on the following evidence.

In order to build this, the developer would:

- Remove most of the mature trees on the property including many along the property lines
- Remove 18,000 cubic yards of soil to cut down the natural hill on the property to make it flat
- Dig several catch basins to accommodate increased runoff during rain events because of buildings and concrete
- Need to obtain a variance from the city code to allow for buildings to be placed closer to the street and neighboring property lines than normally allowed

We believe that this development as proposed would destroy the residential character of our neighborhood. We believe it will increase environmental pollution – including water, light, and noise pollution. We believe it will drive away the wildlife that we enjoy in our neighborhood. For these reasons, we ask that the Planning Division **not** recommend approval of this project to the Planning Commission.

We support development in our neighborhood that brings new families and new businesses to Bloomington. We only ask that the development be reasonable in size and scope, and that it fits with the surrounding area.

Sincerely,

Tim Claus and Louise Anderson

8505 Penn Circle
Bloomington, MN 55431

Johnson, Nick M

From: Matthew Pawlowski [REDACTED]
Sent: Monday, August 24, 2020 2:04 PM
To: Johnson, Nick M
Subject: project # PL202000133, Penn Lake CityHomes - 8525 8545 Penn - Comp Plan, Rezone, FDP, PDP and Plat

Mr. Johnson,

The above named project is a concern to my family and adjoining neighborhood. The very nature of our neighborhood is made up of single family residential homes. I had the pleasure of attending the informational session earlier this year regarding the Lyndale Ave corridor. I am concerned the City has the clear intension to add or convert as much single family (R-1) and general commercial to HDR / R-3 / R-4 as possible.

The amount of impervious surfaces will be drastically increased already adding to a watershed that gets strained from rain events. The area connecting Lower and Upper Penn Lake already floods during minor rain events. And now with the addition of ever more impervious surfaces this are will increase flooding. I believe the proposed stormwater facilities addressed in the plan to be inadequate. The overflow overland outlets to the south and the west will flood Penn Ave and 86th Ave. The stormwater facilities may be adequate now, however these facilities need to be maintained by the homeowners and or the townhome association. We all know associations are in a constant battle with controlling property insurance / property taxes / landscaping and repair costs. Maintaining stormwater facilities will be very low on the list. In addition, I am concerned about the traffic patterns at that intersection, (already sketchy), and the egress of vehicles from the proposed townhome complex.

I am a reasonable person. I understand neighborhoods and communities change with time. I have looked at the visuals of the project overview and the construction is astatically pleasing. Whereas I and my family wish for the property to remain R-1 we understand the need for additional housing. With that being said, there are way too many units on the proposed site. The complex to the Northeast should be eliminated and or reduced. The site should only have 10-12 units, maximum, to allow for more guest parking, green space, storm water management and more importantly it will reflect more closely the current makeup of the neighborhood.

My hope is that the planning commission and the council will consider my words and hopefully heed my suggestion and address the neighborhood concerns.

Sincerely,
Matthew Pawlowski

Johnson, Nick M

From: Planning
Sent: Tuesday, August 25, 2020 7:41 AM
To: Johnson, Nick M
Subject: FW: Proposed development site

Add to the record



LONDELL PEASE
Senior Planner
PH: 952-563-8926

From: [REDACTED]
Sent: Monday, August 24, 2020 7:28 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Proposed development site

To whom it may concern,

I am writing in regards to the proposed development of the property at 86th and Penn. Two residential lots to be rezoned for 15 town houses. I have a personal stake in this rezoning project. I live adjacent to the properties in question. To remove the natural hill and the trees with totally transform the area, which will impact all of us around it. Not to mention putting a road thru that bisects the property. It will increase noise, traffic, light and air pollution. Not to mention the loss of wild life that we have enjoyed for years. I ask that you reject the proposal to develop that land for higher density zoning
Thank you , Kathleen Vossen.

Johnson, Nick M

From: Planning
Sent: Tuesday, August 25, 2020 12:35 PM
To: Johnson, Nick M
Subject: FW: Penn City Townhomes proposal #PL202000133

From: jim kinney [REDACTED]
Sent: Tuesday, August 25, 2020 12:27 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Penn City Townhomes proposal #PL202000133

Dear, Sirs,

I reside next door to this proposed development @ 2112 W. 86th Street and I am deeply concerned and opposed to what they are planning to develop on this property. First and foremost, I am glad that the city of Bloomington has thus far remained true to the zoning of this neighborhood as a low density residential and I hope they stay the course for those of us that have enjoyed this quality and level of living. That is why we live here and have stayed since 1985. To go from 2 single family lots, to 15 Town homes is absolutely unthinkable in my view. Not only will we experience much more traffic and noise, but the aesthetics of our quiet neighborhood will be forever altered in the wrong direction. I believe this development as proposed would destroy our residential character, increase environmental pollution-including water, light, and noise. It will also drive away the wildlife we enjoy, which have precious little haven left, as do we humans. I urge you, PLEASE DO NOT APPROVE THIS PLAN.

Sincerely,

James D. Kinney
2112 W. 86th Street
Bloomington, MN 55431
[REDACTED]

Johnson, Nick M

From: Planning
Sent: Thursday, August 27, 2020 8:28 AM
To: Johnson, Nick M
Subject: FW: Penn City Townhomes PL202000133

-----Original Message-----

From: Joshua Lynn [REDACTED]
Sent: Thursday, August 27, 2020 8:24 AM
To: Planning <planning@BloomingtonMN.gov>
Subject: Penn City Townhomes PL202000133

Good morning,

I was alerted by the sign on on the property at 86th and Penn about the redevelopment so as a resident on Lower Penn lake on I was interested in the plan. While I support the reuse of of single family residential lots that would be considered less desirable (on a busy intersection) for rezoning, my reaction after reading the letter and looking at the plans is that this is too much for that lot and too much potential impact on the neighbors, intersection and park across the street. They are asking for rezoning, easement changes to encroach on existing neighbors, to destroy the natural topography all to shoehorn on some extra units. My recommendation would be to deny it and request plans for fewer units, more green space to buffer the neighbors, more diverse plantings (only 2 types of deciduous shade trees being used should be unacceptable for the number planted) and parking. With no on street parking in the immediate vicinity I worry the park will become the overflow lot.

Regards,

Joshua Lynn

Johnson, Nick M

From: Planning
Sent: Thursday, August 27, 2020 2:59 PM
To: Johnson, Nick M
Subject: FW: Case PL20200033

From: Gloria Fidler [REDACTED]
Sent: Thursday, August 27, 2020 2:45 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Case PL20200033

Planning Commission,

This is to let you know we do not approve of the 15 townhomes to be built in our residential neighborhood. Just because the person or persons who bought the property is wealthy does not mean that they can do anything they want. Please respect our neighborhood. Please Please do not let this happen in our neighborhood. You have a responsibility to our community to not let this happen to us.
We are zoned for homes not townhomes here.

Thanks for listening, Please help us not let this happen.

Thanks,
Gloria Fidler
8525 Queen Ave S

Johnson, Nick M

From: Planning
Sent: Monday, August 31, 2020 7:52 AM
To: Johnson, Nick M
Subject: FW: Proposed development

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: Sunday, August 30, 2020 2:03 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Proposed development

Nick,
 I'm writing again with a little more detail that I didn't include in my first letter because I thought there would be a meeting that we could attend in person, with social distancing in mind. Since that isn't going to happen I want this on the record. I have lived in this house for 39 years and my yard is adjacent to the property in question. Part of the reason we moved in was the wooded area in the back. Single dwelling homes, not having tons of buildings behind us.

Some of my issues are as follows:

I'm worried about the increase in lighting coming from a multi housing development. Cars coming thru the driveway/ street that will bisect the property from the increase of people with vehicles, At night or evening, they will shine right into my back yard if they are coming from 86th street? Also, will there be street lights on the property and how many, how tall? Since it is private property, my guess is there may be no regulations. Will they be illuminating my back yard?

Next, noise. With the possibility of 15 families, maybe 30 plus people, how much noise will I have to listen to. More cars make more noise. Just general living makes noise. From what I can see, trees will be torn down. They are natural buffers for noise.

The water runoff is supposed to go into those drainage ponds. With more concrete, asphalt, roofs will the areas indicated be enough. Snow melting in the winter could have consequences with frozen ground. In the summer, will that holding pond be a massive mosquito breeding ground? Since there will be less undeveloped land, there will be less area for water to be absorbed into the ground.

Lastly, privacy. I have a privacy fence built along Penn Avenue so not everyone can see into my back yard. The trees and the hill right now help to accomplish that in the back. From what I can see on the designs, hardly any trees will be there. The trees proposed look like evergreen trees which aren't big. Unless they plan to put up a fence tall enough to help.

My conclusion is this is pure idiocy. 15 homes, 3 fairly large buildings and a lot of people in a space that is for 2 possible homes, one at the present.

Again, thanks for listening and your consideration.

Kathleen Vossen

From: Jane Fisher [REDACTED]
Sent: Wednesday, September 2, 2020 10:29 PM
To: Planning
Subject: Development at 86th and Penn Ave

I was recently notified that there is a plan to develop the double lot (1.88 acres) at the corner of 86th and Penn Ave. I am extremely concerned about how having a multi unit building at the corner of our quiet residential area will change the feel and population of our neighborhood. I am concerned about why those of us living barely a block from that lot were not notified of this development in advance. Is this another attempt by Bloomington to exclude citizens from having a voice decisions being made in their city? (Our voices were also not heard on the round about on Knox Ave)

I have a young daughter who currently can ride her bike and travel freely on our block. She can safely cross 86th street to travel to lower Penn lake. Will the population of this development change my comfort level with that. Will it effect her safety? I believe this development will drive down my property value and negatively impact the neighborhood

I am firmly opposed to this development and hope the city will (for once) hear the voices of its citizens and not allow this project to move forward.

Sincerely,

Jane Fisher
8501 Haeg Dr

Johnson, Nick M

From: Planning
Sent: Wednesday, September 2, 2020 7:52 AM
To: Johnson, Nick M
Subject: FW: Penn City Townhomes

-----Original Message-----

From: Michael Swain [REDACTED]
Sent: Tuesday, September 1, 2020 9:40 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Penn City Townhomes

Hello:

I would like to express my opposition to the development of Penn and 86th Street as 15 townhomes. I attended a call with the developer on Tuesday, 9/1 along with several neighbors. He told us that city officials were invited, so we were disappointed that no one attended.

First, we are all greatly upset with the fact that unless we continually checked with the planning department, we would not have even known about this proposal until recent weeks when the fencing went up. I wouldn't have known about the developer call had a neighbor not told me about it. Apparently, since I am 5 houses away, that's too far. And second, none of us moved to Bloomington or this neighborhood with the desire to have a bunch of townhomes crammed down our throats.

My taxes went up 16% last year. I live on a road (86th Street) that is plagued with speeding cars. Now, I'm going to have a glorified apartment community a few doors down. This is not the neighborhood that I signed up for. As such, I am opposed to this development and would ask the city to consider alternative plans such as 2 or 3 single family homes like the one recently built at 9000 Knox. Keep the townhomes out of our neighborhood.

Thank you,
Michael Swain

Johnson, Nick M

From: Dan McManimon [REDACTED]
Sent: Wednesday, September 2, 2020 2:17 PM
To: Johnson, Nick M
Subject: Project pl202000133 8525 8545 Penn comment from neighbor

Mr Johnson-

While it makes sense to build multi units on this large lot, we think this is way too many units on a property this size, and for our R-1 neighborhood. We are also concerned for the residents living next door to this property. Living in close proximity raises a number of concerns: increase in noise, vehicle lights due to the extra traffic multi housing would make, unit evening lighting, removal of trees and excavation, storm water management, and traffic on an already busy intersection.

I would think one of the goals of this property is to bring in young families to our neighborhood. We don't see anything in the plan for a courtyard or a small playground. Option would be for parents with children to cross busy 86th street to get to the park, which doesn't have any playground equipment anyway. We also see the planned entrance/exit on Penn allows for taking a left (south) from the property directly onto Penn. Depending on the time of the day, the traffic makes this potentially dangerous.

A configuration with less units (10) would allow more space between the buildings and neighboring properties, and allow for more green space.

Thanks,

Dan McManimon and Tony Aguon
8735 Penn Avenue S.

Penn Lake CityHomes Development

We, Greg & Mary Larson are NOT in favor of the proposed Penn Lake CityHomes Development slated for the northeast corner of 86th and Penn.

Our concerns include the following:

- Increased density impacting the area.
- Increased traffic impacting Penn Ave, 86th Ave, Haeg Dr, and the surrounding neighborhoods.
- Use of Haeg Park, along with, the surrounding residential streets, for overflow parking, due to limited guest parking available on the site (6 spaces).
- Potential for units to be utilized as rentals properties. HOA bylaws have not yet determined how many units will be allowed for rentals.
- The proposed development does not fit into the surrounding neighborhood.

- Surrounding properties are single-family homes, as opposed to multi-units properties.
- Units will be modern, two-story floor plans- roughly 3900 square feet (including garage). This significantly larger than the surrounding properties.
- Price point will be significantly higher than the average of the surrounding area's property value.
- Impact to the nature and wildlife that utilize the lakes and surrounding areas as their habitats, including, but not limited to: bald eagles, hawks, herons, egrets, peregrine falcons, fox, deer, muskrat, and many others.
- Impact on water levels and drainage into Upper and Lower Penn Lake, and ultimately, 9 Mile Creek water systems.

Due to the vast impact, this proposed property has on the neighborhood, and as a resident who loves the quiet, suburban, family qualities that the neighborhood provides, I ask that you DO NOT approve this proposal.

We have lived here for over 30 years. The negative impact as outlined above, will be in direct conflict of why we have stayed here for over 30 years.

We are very concerned that there has not been adequate communication to address this situation. It is as if you are trying to push it through without proper public notification in a timely manner.

Thank you for your consideration and support.

Greg & Mary Larson
1900 West 84th Street
Bloomington, MN 55431
[REDACTED]

From: beth wilson [REDACTED]
Sent: Wednesday, September 2, 2020 9:29 PM
To: Planning
Subject: Formal opposition regarding the Penn Lake City Homes Development

Penn Lake CityHomes Development

I, Beth Wilson, am NOT in favor of the proposed Penn Lake City Homes Development slated for the northeast corner of 86th and Penn.

My concerns include the following:

- Increased density impacting the area.
- Increased traffic impacting Penn Ave, 86th Ave, Haeg Dr, and the surrounding neighborhoods.
- Use of Haeg Park, along with, the surrounding residential streets, for overflow parking, due to limited guest parking available on the site (6 spaces).
- Potential for units to be utilized as rentals properties. HOA bylaws have not yet determined how many units will be allowed for rentals.
- The proposed development does not fit into the surrounding neighborhood.
- Surrounding properties are single-family homes, as opposed to multi-unit properties.
- Units will be modern, two-story floor plans- roughly 3900 square feet (including garage). This significantly larger than the surrounding properties.
- The price point will be significantly higher than the average of the surrounding area's property value.
- Impact on the nature and wildlife that utilize the lakes and surrounding areas as their habitats, including, but not limited to: bald eagles, hawks, herons, egrets, peregrine falcons, fox, deer, muskrat, and many others.
- Impact on water levels and drainage into Upper and Lower Penn Lake, and ultimately, 9 Mile Creek water systems.

Due to the vast impact, this proposed property has on the neighborhood, and as a resident who loves the quiet, suburban, family qualities that the neighborhood provides, I beg that you DO NOT approve of this proposal.

I appreciate your consideration and support.

Beth J. Wilson

8513 Haeg Circle Bloomington, MN 55431

[REDACTED]

Pease, Londell

From: RON MARKSTROM [REDACTED]
Sent: Wednesday, September 2, 2020 9:44 PM
To: Planning
Subject: Penn Lake City Homes Development

I Ronald and Janice Markstrom are not in favor of the proposed Penn Lake CityHomes Development slated for the northeast corner of 86th and Penn.

My concerns include the following:

Increased density impacting the area.

Increased traffic impacting Penn Ave, 86th Street Haeg Drive and the surrounding neighborhoods.

Use of Haeg Park, along with, the surrounding residential streets, for overflow parking, due to limited guest parking available on site (6 spaces).

Potential for units to be used as rental properties. HOA bylaws have not yet been determined as to how many units will be allowed for rentals.

The proposed development does not fit into the surrounding neighborhood.

Surrounding properties are single-family homes, as opposed to multi-units.

Units will be modern, two story floor plans- roughly 3900 square feet (including garage). this is significantly larger than surrounding properties.

Price point will be significantly higher than the average of the surrounding are property value.

Impact to the nature and wildlife that utilize the lakes and surrounding areas as their habitats, including but not limited to: bald eagles hawks, herons, egrets, peregrine falcons, deer, muskrat and many others.

Impact on water levels and drainage into Upper and Lower Penn Lake, and ultimately, 9 Mile Creek water systems.

Due to the vast impact, this proposed property has on the neighborhood, and as a resident who loves the quiet suburban family qualities that the neighborhood provides, I ask that you do DO NOT approve this proposal.

Thank You for your consideration and support.

Ron and Jan Markstrom
8431 Haeg Drive
Bloomington, Mn. 55431
[REDACTED]
[REDACTED]

Re: Planning Case PL202000133

Bloomington Planning Commission:

I am writing to outline many reasons I vehemently oppose the proposed development, Penn City Townhomes, on the corner of 86th and Penn.

1. The following wildlife live on Upper Penn Lake. The construction would drive out much of the wildlife we enjoy in our quiet, residential neighborhood. I am sure there are many species I am missing. Below is a list of the wildlife I've identified while living on Upper Penn Lake for merely two years. The habitat of this wildlife would be jeopardized with the construction & existence of such a development.

- | | | |
|----------------------|-------------------------|-----------------------|
| • Great Blue Heron | • Down Woodpecker | • Blue Jay |
| • Great Egret | • Hairy Woodpecker | • Pileated Woodpecker |
| • Bald Eagle | • Red-Winged Black Bird | • Snapping Turtles |
| • Osprey | • Goldfinch | • Muskrats |
| • Shark Shinned Hawk | • Sparrows | • Fox w/Fox Den |
| • Cooper's Hawk | • Cardinals | • Eastern Tiger |
| • Cormorants | • Chickadees | • Swallowtails |
| • Wood Duck | • Robins | • Monarchs |
| • Trumpeter Swan | • House Finches | |
| • Kingfisher | • Geese | |

2. Virtually everyday people utilize the street parking to fish at the peninsula on Lower Penn Lake. Parking is limited as it is. Our neighborhood could not sustain street parking for the overflow of this development. There is no parking on the two streets immediately adjacent to this development; 86th Street and Penn Avenue. This would force tenants and guests of the development to park further away, throughout the neighborhoods.
3. There was a flyer sent out to the residences within 500 feet of this development regarding the proposal. There are numerous nearby neighbors who cannot believe they did not receive notice. Furthermore, the password was not included on the flyer to join the meeting. Lastly, the Q&A with the developer was abruptly cut short. The people of this neighborhood are under-notified and under-informed.
4. During the Q&A, the developer stated it is a 3-acer lot. It is two lots totaling 1.88 acers. Is the developer negligent and not know the size of the lot? Or does he intentionally trying to misinform our community?
5. Lastly, this development will change the current quaint neighborhood feel that brought us here in the first place. We sought out a neighborhood with wildlife, families, and charming environment. Building this development will be a detriment to the current neighborhood.

Respectfully,

Heather Kerchner
8524 Haeg Drive,
Bloomington, MN 55431

Johnson, Nick M

From: Lisa McIntire [REDACTED]
Sent: Wednesday, September 2, 2020 10:28 PM
To: Johnson, Nick M
Subject: Project: 8545 Penn Avenue South

I am writing to ask the Planning Commission to decline to recommend the zoning changes, variances or other accommodations requested for this project as currently presented.

While I am sympathetic that this lot appears underused, 15 units is too many units for this location. With single family homes on both sides of the lot, the density will seriously infringe on the neighboring properties, and it is unacceptably inconsistent with the character of the immediately surrounding neighborhood.

If the Commission could encourage the developer to withdraw the current plan and resubmit a plan with less units that maintains mature trees and provides more green space on the lot lines, the impact to the neighborhood may be minimal and the zoning change may be more acceptable.

Thank you for the opportunity to address the Commission.
Lisa McIntire

Johnson, Nick M

From: Planning
Sent: Thursday, September 3, 2020 10:49 AM
To: Johnson, Nick M
Subject: FW: Penn Lake CityHomes Development

From: clare christian [REDACTED]
Sent: Thursday, September 3, 2020 10:22 AM
To: Planning <planning@BloomingtonMN.gov>
Subject: Penn Lake CityHomes Development

Bloomington Planning Commission,

This email is to let the city know that I do NOT support the proposed development of 15 “city homes” on the lot at the corner of 86th and Penn, reference **PL202000133**.

The developer held a virtual meeting to discuss the proposed property however many questions went unanswered. First, not many residents of the neighborhood were sent a notice so thankfully the residents who received one were able to spread the word. The invitation that was sent out did not include a password that was required to gain access to the meeting. However, the password was included in the copy that was submitted to the City of Bloomington, but again, not the copy that was sent to the residents. Second, there is a concern about these “cityhomes” turning into rental properties. Third, a development like this does not fit into the character of the neighborhood. Many of the residents of the neighborhood chose this area because of the quiet, single family residences and do not agree with the plot being rezoned to accommodate this development. We were told, during the meeting, that the city needs to move forward, however this would be changing the very fabric of why this neighborhood was chosen by its current residents. Fourth, this building will cause a hazard by increasing the traffic on the nearby roads and well as in the neighborhoods. There will also be an increase in street parking in the residential streets, as there is limited guest parked in the structure.

I believe this proposed development is too large for that lot, and directly goes against the reasons many of us have chosen to call Bloomington home. To move forward with this development will be to disregard the wishes of the citizens that built this neighborhood and who have invested years into this city.

Thank you,
Clare Christian
8519 Haeg Circle

Johnson, Nick M

From: Planning
Sent: Thursday, September 3, 2020 10:49 AM
To: Johnson, Nick M
Subject: FW: Project Number: PL202000133

From: Jim Kurtt [REDACTED]
Sent: Thursday, September 3, 2020 10:43 AM
To: Planning <planning@BloomingtonMN.gov>
Subject: Project Number: PL202000133

Please consider our concerns for the proposed **Penn Lake CityHomes Development**.

We, James and Beth Kurtt, are NOT in favor of the proposed Penn Lake CityHomes Development slated for the northeast corner of 86th Street and Penn Avenue.

Our concerns include the following:

- Increased housing density impacting the surrounding residential area.
- Increased traffic impacting Penn Ave, 86th Street, Haeg Dr, and the surrounding neighborhoods.
- The use of Haeg Park, along with, the surrounding residential streets, for overflow parking, due to the planned limited guest parking available on the site, only 6 spaces.
- Potential for units to be utilized as rental properties. The HOA bylaws have not yet determined how many units will be allowed for rentals.
- The proposed development does not fit into the surrounding neighborhood.
- Surrounding properties are all single-family homes, as opposed to multi-unit properties.
- Units will be modern, two-story floor plans, some roughly 3900 square feet (including garage). These units are significantly larger than the surrounding properties while the lot sizes are significantly smaller.
- Possible negative impact on surrounding property values due to the location of this multi-unit housing installation.
- Impact to the nature and wildlife that utilize the lakes and surrounding areas as their habitats, including, but not limited to: bald eagles, hawks, herons, egrets, peregrine falcons, fox, deer, muskrat, and many others.
- Impact on water levels and drainage into Upper and Lower Penn Lake, and ultimately, 9 Mile Creek water systems.

Johnson, Nick M

From: Planning
Sent: Thursday, September 3, 2020 1:27 PM
To: Johnson, Nick M
Subject: FW: 86th & Penn development

-----Original Message-----

From: Jeff Slinger [REDACTED]
Sent: Thursday, September 3, 2020 1:08 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: 86th & Penn development

Hello,

I am writing to voice my opposition to the 15 townhomes that are proposed for this land. I feel this is way too much density for our quiet, residential neighborhood. 3-4 single family homes would be a better fit for this land and for the neighborhood. I also share great concerns about the lack of guest parking proposed as there is not any on street parking allowed on Penn or 86th. Guests would be forced to park on side streets in the neighborhood or in the park across the street. I know numerous neighbors share these same concerns. Please take the concerns of the neighborhood into consideration as you consider this development.

Thank you,

Jeffrey Slinger
8300 Haeg Dr.

Sent from my iPhone

Johnson, Nick M

From: Planning
Sent: Thursday, September 3, 2020 2:22 PM
To: Johnson, Nick M
Subject: FW: Upper Penn Lake building plans

From: Ann Carr [REDACTED]
Sent: Thursday, September 3, 2020 2:08 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Upper Penn Lake building plans

Hello,

My name is Ann Carr and I have lived on Upper Penn Lake for 28 years with my husband and 4 children. It is hard to put into words what I felt upon finding out the building plans for the corner of 86th and Penn Avenue. Disbelief, anger, shock, disappointment...

Building so many townhomes on this small site would cause traffic congestion at an intersection that is already busy.

Parking of residents would be another problem.

There are many beautiful mature trees on this property that would need to be razed in order to build townhomes. This means a loss of habitat for many birds, animals, and insects that call this area home (geese, ducks, mergansers, toads, frogs, egrets, song birds, birds of prey, fox, deer, raccoons, woodchucks, skunks, fire flies... I could go on and on but I think you get the idea!)

I also am concerned about the run-off from construction and people living in the townhomes. Yes, Upper Penn Lake is an open air storm sewer but for the present time it is clean enough to support the wild life that lives here and adds to the enjoyment and recreation of people that live in the area. Building townhomes here would greatly change this beautiful dynamic.

Installing townhomes in this area would add nothing but traffic and noise to this quiet and beautiful neighborhood!

There are other areas, quite close by in fact, that would be better suited for building townhomes or condominiums. Think about the corner of 90th and Penn Avenue where there sits a gas station that has been empty for over 15 years. There are also many empty store fronts on this corner. This whole corner could be redeveloped!

I would hope the City Council, in it's great and infinite wisdom, would reconsider this building project and decide that it is not in the best interest of this area.

Thank you for your time and attention,
Ann Carr
8500 Haeg Drive

Get Outlook for Android

Johnson, Nick M

From: Planning
Sent: Thursday, September 3, 2020 2:25 PM
To: Johnson, Nick M
Subject: FW: Penn Lake CityHomes Development

From: Meyer, Cassia C [REDACTED]
Sent: Thursday, September 3, 2020 2:13 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Penn Lake CityHomes Development

To whom it may concern.

I am writing this letter today in hopes that someone will not just read the words but hear its message.

After touring many homes in many neighborhoods, in even more cities, I found the one. I purchased my home on Haeg Drive which is set in a peaceful, well established, single family neighborhood one (1) year ago last month. I found this area while in search of my "forever home" now that my children are grown and on their own. This area drew me in with its peaceful yet neighborly atmosphere. People here walk their dogs, ride bikes with their families, go on nightly walks and wave or stop to chat as they do so. This is a place where we have barbeques, bonfires, and outdoor movie nights. We help each other with home improvement projects and even simple things like watering the flowers when a neighbor is away. I bought this home because it reminded me of the area I grew up in where neighbors were more like family.

Now, with this new 15 Townhome community that is being proposed on the corner of 86th and Penn, I am rethinking the decision I made to move here. For me, it is less about the increase in taxes and the like and more about the environment if this project is approved. I fear the peaceful atmosphere I purchased my home for will be in jeopardy. Our quiet, modest and safe neighborhood will be overtaken by people using it as a passthrough or parking lot. There will be so much more traffic that I fear the nightly walks, neighborly visits, and children freely playing will cease.

This area was built in the 50's as a single family neighborhood for middle class people to live. It has stayed that way for almost 70 years and I am so saddened by even the thought of that legacy being destroyed. We are a tightknit community who love our homes and want nothing more than to maintain its integrity. I truly hope that you all take into account the neighborhood, homes and residents your decision impacts when you make your final decision on whether to move ahead with the proposed townhome project.

I appreciate you taking the time to read this.

Cassia C Meyer
 1912 Haeg Drive

U.S. BANCORP made the following annotations

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covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

A Plea for Restraint on case PL 202000133

My husband Don and I moved into 8507 Penn Circle right after we were married in 1963. He could hardly believe our luck! The two lakes and open areas were a reprieve from the more crowded "look alike" areas of Bloomington. It spoke to our souls.

We watched wild life constantly. Migrating birds visited the lakes. I was amazed to see wood ducks sitting in the trees! We watched the Red tailed hawk catch a fish only to have it stolen by an American Eagle.

Our son and his friends spent hours looking for animal tracks or rescuing animals from window wells or watching turtles lay eggs. Nature was not a school subject, it was a way of life. I know that with added traffic and people even more nature will fade away.

I am also concerned with the added traffic in the area. Right now those of us on Penn Circle have a difficult time exiting onto Penn Ave. The speed on Penn Ave also seems to have increased. I feel more cars and the increased speed make traffic problematic.

I am also concerned about water run off. Over the years we have had several rains that produced basement problems. And that was with the grassy area and trees to somewhat control and allow water to be absorbed into the soil and not just run off hard surfaces. Where will the water go?

Mildred Dauman
8507 Penn Circle

9/13/20

CASE #PL2020-133

Penn Lake CityHomes Development

I, Roger Marine, am NOT in favor of the proposed Penn Lake CityHomes Development slated for the northeast corner of 86th and Penn.

My concerns include the following:

- Increased density impacting the area.
- Increased traffic impacting Penn Ave, 86th Ave, Haeg Dr, and the surrounding neighborhoods.
- Use of Haeg Park, along with, the surrounding residential streets, for overflow parking, due to limited guest parking available on the site (6 spaces).
- Potential for units to be utilized as rentals properties. HOA bylaws have not yet determined how many units will be allowed for rentals.
- The proposed development does not fit into the surrounding neighborhood.
- Surrounding properties are single-family homes, as opposed to multi-units properties.
- Units will be modern, two-story floor plans- roughly 3900 square feet (including garage). This significantly larger than the surrounding properties.
- Price point will be significantly higher than the average of the surrounding area's property value.
- Impact to the nature and wildlife that utilize the lakes and surrounding areas as their habitats, including, but not limited to: bald eagles, hawks, herons, egrets, peregrine falcons, fox, deer, muskrat, and many others.
- Impact on water levels and drainage into Upper and Lower Penn Lake, and ultimately, 9 Mile Creek water systems.

Due to the vast impact, this proposed property has on the neighborhood, and as a resident who loves the quiet, suburban, family qualities that the neighborhood provides, I ask that you DO NOT approve this proposal.

Thank you for your consideration and support.

R. K. Marine

Address/Contact Information:

Roger Marine
8092 Knox Ave. S.
Bloomington, MN 55431



Johnson, Nick M

From: Planning
Sent: Thursday, September 3, 2020 4:13 PM
To: Johnson, Nick M
Subject: FW: proposed development at 86th and Penn

From: CraigWendy Lokke [REDACTED]
Sent: Thursday, September 3, 2020 4:09 PM
To: Baloga, Jack <jbaloga@BloomingtonMN.gov>; Carter, Jenna <jcarter@BloomingtonMN.gov>; Planning <planning@BloomingtonMN.gov>
Subject: proposed development at 86th and Penn

I urge the City (Planning Commission and Council) to vote against the proposed development of 15 townhouses at the intersection of 86th and Penn.

- The area is filled with mid-century, low density, single family homes. Packing 15 units onto a two-home lot is out of character with the neighborhood.
- The proposal calls for the addition of a road and destruction of mature trees, both a step backward for traffic, wildlife, and nature.
- The area is at an already congested intersection; dense housing atypical of the neighborhood compounds issues at an already congested intersection.
- Fifteen units would result in a high number of cars in and out and parked within.
- At the 9/1/2020 public comment meeting, the moderator indicated that a median could be added to Penn Avenue, preventing traffic from this proposed development turning onto south-bound Penn. This is NOT a solution to traffic congestion – adding a median would decrease road space, adding to congestion in what would be a failed attempt to help traffic congestion.
- At the 9/1/2020 public comment meeting, long term neighbors of the site indicated that prior owners of the site attempted repeatedly to get the City to approve development of a second single family home on their two-home lot. The City repeatedly turned them down. Now the City desires this same lot to contain not one, not two, but 15 housing units? Why the inconsistency?
- I find this proposed project insulting to Bloomington homeowners (taxpayers and your constituents). Homeowners do not expect the single family, low density neighborhood to change to the degree 15 units would cause change...traffic, concrete, drive out wildlife, remove mature trees, etc.
- This proposal seems to have zero merits except for more homes to tax.

I urge the City to vote against the proposed development of 15 townhouses at the intersection of 86th and Penn. I worry that the Council and the City already considers this a “done deal” yet I urge you to

consider the voices of constituents in this matter. Please refrain from damaging a neighborhood filled with mid-century, low density, single family homes by packing in a high density development. No part of this development seems to offer anything positive to the neighbors or the neighborhood.

Wendy Lokke
3513 W 89th Street
Bloomington MN 55431

From: Laura Hunt [REDACTED]
Sent: Thursday, September 3, 2020 6:26 PM
To: Planning
Subject: Penn Lake CityHomes Development
Attachments: Penn Lake CityHomes Development.pdf; ATT00001.htm

To whom it may concern,

Please read the attached document expressing our concern with the Penn Lake CityHomes.

We are admittedly opposed to the development, as we feel it would entirely change the character of our neighborhood and community.

We chose to move to Bloomington to enjoy quiet, suburban life, where we could build a family. We purchased our home because of the location on the lake, that offered peaceful tranquility, filled with nature.

The proposed development would not only impact traffic, density, noise and light pollution, but also the amazing variety of birds and animals that inhabit the lakes and surrounding areas.

We have connected with many of our neighbors who feel the same regarding this development. Many of whom were not notified of the project by the city or the developer, and may not have the information needed to express their concerns.

Please consider the residents that live in this neighborhood and how it would impact our families when making a decision on this proposed development.

Feel free to reach out with any additional questions.

Thank you for your consideration.

Laura Hunt and Zach Baker
8518 Haeg Dr
Bloomington, MN 55431

Penn Lake CityHomes Development

Laura and Zach, are NOT in favor of the proposed Penn Lake CityHomes Development slated for the northeast corner of 86th and Penn.

Our concerns include the following:

- Increased density impacting the area.
- Increased traffic impacting Penn Ave, 86th Ave, Haeg Dr, and the surrounding neighborhoods.
- Use of Haeg Park, along with, the surrounding residential streets, for overflow parking, due to limited guest parking available on the site (6 spaces).
- Potential for units to be utilized as rentals properties. HOA bylaws have not yet determined how many units will be allowed for rentals.
- The proposed development does not fit into the surrounding neighborhood.

- Surrounding properties are single-family homes, as opposed to multi-units properties.
- Units will be modern, two-story floor plans- roughly 3900 square feet (including garage). This significantly larger than the surrounding properties.
- Price point will be significantly higher than the average of the surrounding area's property value.
- Impact to the nature and wildlife that utilize the lakes and surrounding areas as their habitats, including, but not limited to: bald eagles, hawks, herons, egrets, peregrine falcons, fox, deer, muskrat, and many others.
- Impact on water levels and drainage into Upper and Lower Penn Lake, and ultimately, 9 Mile Creek water systems.

Due to the vast impact, this proposed property has on the neighborhood, and as residents who love the quiet, suburban, family qualities that the neighborhood provides, we ask that you DO NOT approve this proposal.

Thank you for your consideration and support.

Laura Hunt and Zach Baker

Address/Contact Information:

8518 Haeg Dr,
Bloomington, MN 55431

██████████
████████████████████

Johnson, Nick M

From: David Ryan [REDACTED]
Sent: Tuesday, September 8, 2020 11:45 AM
To: Johnson, Nick M
Subject: Proposed Multi-Housing // 86th & Penn

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Johnson,

We wish to express our concerns regarding the multi-housing proposal at 86th and Penn.

Neighborhoods with single-family dwellings are entities unto themselves. They provide collective character revealing the personalities of their owners by their homes, yards and adjacent vegetation. They have a life and heartbeat, giving an ongoing vitality to a neighborhood which in turn extends to adjacent neighborhoods, thus building up and reinforcing a common, shared pride in a ever-growing community.

Every effort should be made to preserve this life-enhancing objective. Not diminish it. Is the continued commercialization of Penn Avenue really the answer?

Listed below are our major concerns on many of the various points discussed in the Zoom meeting with Steve Furlong, the developer. Anne and I are anxious to hear the City Council's views on the proposed housing for this important location.

. **TRAFFIC:** Both 86th Street and Penn Avenue are already heavily burdened with traffic, especially during rush hours. In fact, when 86th Street was resurfaced, a decision was made to convert it to a single lane in both directions with accommodating turn lanes. Adding driveways entering and exiting from Penn Avenue will be a problem in itself, but 86th Street will be far worse if drivers are permitted to enter and exit from both direction.

Both driveways present serious traffic hazards adding to the congestion at this major intersection, meaning even longer waiting lines for the lights to change. It is a crucial thoroughfare with heavy trucks passing on both 86th Street and Penn Avenue. There could be up to forty cars assigned to the fifteen housing units, in the proposed complex, perhaps half of them coming and going during the course of the day.

. **PARKING.** Adding to the problem, residents of the housing units are quite likely to use the adjacent parking spaces across the street in the park unless a restriction is made and enforced for no overnight parking in that park. Moreover, guests of the housing units are likely to use the park for convenient parking also. How this will affect snow removal in that lot would be another concern.

. **DRAINAGE.** The explanation or the solution for added drainage from this property is not entirely clear nor yet convincing. But there are sure to be far more hard surfaces to accommodate (pavement and structures) with some water likely spilling into Upper Penn Lake. Whether that lake will subsequently overflow in heavy rains or not, its water passes through the culvert under 86th street into Lower Penn Lake which borders our property (2001 West 86th Street). In a steady downpour of three inches or more, this lake already overflows the rip-rap, rock border we installed at our expense.

Our home was flooded on the lower floor 35 years ago before proper drainage was provided by opening up Nine Mile Creek. Even so, it doesn't take much to have water backed up in our yard. Other residents whose properties border Lower Penn Lake experience some overflow flooding in their backyards in extreme downfalls as well. This may increase with more inflow from Upper Penn Lake.

- . NOISE POLLUTION. There will likely be pets and along with it dogs barking, and kids playing outside. Will there be outdoor grills and seating arrangements provided outside where groups will be gathering?
- . OWNERSHIP. What, ultimately, is to prevent a prospective buyer (or later an owner) from renting his/her property? Are there any enforceable rules as to how many individuals may live in any of the units?
- . EXTERIOR LIGHTING. The entire compound will have overhead surrounding lighting throughout the night.
- . SNOW REMOVAL. Spaces will have to be given over to areas where snow can be dumped. Not an attractive feature in any setting.
- . GARBAGE REMOVAL. The same for dumpsters.
- . VARIOUS ALTERNATIVES. The current proposal appears to be a convenient means to raise a sizable tax income from that property. Surely there are many other solutions that present less disagreeable problems, hazards and precedents, yet provide substantial tax revenues (far more than ever received from that property before). Negotiated solutions that do not dramatically alter the character of the neighborhood.

Thank you for your time and attention.

David and Anne Ryan

Johnson, Nick M

From: Planning
Sent: Thursday, September 10, 2020 3:44 PM
To: Johnson, Nick M
Subject: FW: PL202000133

From: Jim Koepke [REDACTED]
Sent: Thursday, September 10, 2020 3:08 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: PL202000133

Please note that we are unable to attend tonight's planning meeting but are against the proposed townhome development at the corner of 86th and Penn for the following reasons:

1. 15 units are too much. Too many additional people in the neighborhood, too much additional traffic.
2. Penn Avenue already has too much traffic, we don't need more people trying to pull quickly into traffic - it would add danger.

Jim Koepke
Mary Koepke
8437 Penn Ave. S.

Johnson, Nick M

From: Markegard, Glen
Sent: Monday, September 21, 2020 8:02 AM
To: Johnson, Nick M
Subject: FW: From Planning Commission Web Page - Liason

-----Original Message-----

From: [REDACTED]
Sent: Sunday, September 20, 2020 8:31 PM
To: Markegard, Glen <gmarkegard@BloomingtonMN.gov>
Subject: From Planning Commission Web Page - Liason

Penn Lake Project

We live at 8651 Queen Ave S, just a block away from this proposed project. We are adamantly opposed to this development.

Please consider us and our opposition and vote NO to this development.

Wayne and Vicki Andren

Johnson, Nick M

From: Kenyon Barnette [REDACTED]
Sent: Monday, September 21, 2020 9:24 AM
To: Planning
Cc: Johnson, Nick M; Carly Gershone
Subject: Re: Rezoning for 86th St W and Penn Ave

Thanks for the quick response!

I want to make sure that this new development requires at least 20% affordable housing before it is approved. What authority does the city have to enforce this and when would that happen?

On Mon, Sep 21, 2020, 8:10 AM Planning <planning@bloomingtonmn.gov> wrote:

Hi Kenyon,

You can reply to this email. The email would be included in the Council packet next week. Or you can testify at the meeting on October 5th. Nick Johnson, the Planner on the project can give you the information should you want to testify at the meeting.

Thanks,

Liz

From: Kenyon Barnette [REDACTED]
Sent: Saturday, September 19, 2020 2:33 PM
To: Planning <planning@BloomingtonMN.gov>
Subject: Rezoning for 86th St W and Penn Ave

Hello,

How do I formally register my opposition to rezoning the 1.5 acre parcel at 86th St W and Penn Ave?

Thanks,

Kenyon Barnette

2500 W 87th 1/2 St, Bloomington, MN 55431

Johnson, Nick M

From: [REDACTED]
Sent: Tuesday, September 22, 2020 3:33 PM
To: Johnson, Nick M
Subject: Fwd: Penn Lake Project

Some additional info sent to Mr. Martin and Mr. Lowman.
Thank you again for hopefully listening to the neighborhood.
Wayne and Vicki Andren

Begin forwarded message:

From: [REDACTED]
Date: September 22, 2020 at 3:22:32 PM CDT
To: "pmartin@bloomingtonmn.gov" <pmartin@BloomingtonMN.gov>
Subject: Fwd: Penn Lake Project

For additional background information, here is the response that was sent to Dwayne Lowman. Again, we appreciate your listening to the neighborhood concerns. I am not sure why we weren't given more information before the idea for this project got this far down the line. These are our homes and our daily lives ... not just a business decision on a sheet of paper. Thank you. Wayne and Vicki Andren

Begin forwarded message:

From: [REDACTED]
Date: September 21, 2020 at 9:40:02 PM CDT
To: "Lowman, Dwayne" <dlowman@BloomingtonMN.gov>
Subject: Re: Penn Lake Project

Thank you for your response. The following are our concerns, so a project which carefully addresses these concerns and others that any of the other neighbors have would be important considerations.

We are particularly concerned about the amount of traffic that would result from that many housing units being crowded into that space. This is already a fairly high traffic intersection. The impact of 30 - 45 vehicles in and out multiple times every day greatly increases accident potential, especially with entrances/exits so close to the intersection.

Depending on the cost of the units, and the rules for renting by owner, we are concerned about an increase in crime in this neighborhood ... which we are already seeing. We have had a gas can brazenly stolen out of our garage right in broad daylight with two cars in the driveway. As you know, Kevin at the roast beef restaurant was shot, and two women were approached at Southtown by potential thieves. Unfortunately, this is not the same neighborhood we moved

into 23 years ago, and we would like to keep it from deteriorating further.

In addition, we are very concerned about the potential for flooding. That is a lot of additional water usage in an area that already experiences flooding.

We really do not want this project approved. Rezoning opens the door to too many other possibilities that aren't even being thought of right now. If this corner, why not right behind our house on Penn???? Or next door??? Or??? We don't like the thought of that probability.

We understand this project might take a long time to complete. Regardless of the time, what will be the impact on our neighborhoods while it is under construction. Road blockage? Noise? Pollution?

And I forgot to mention the loss of the beautiful trees. Ugh! That is really sad.

Again, thank you for listening and considering the concerns of the neighborhood.

Wayne and Vicki Andren

On Sep 21, 2020, at 8:39 PM, Lowman, Dwayne
<dlowman@bloomingtonmn.gov> wrote:

Hi Vicki and Wayne,

Thanks for sharing your opposition to this development. I am not aware of all of the details of the development. I am aware that it is on its way to Council.

Help me to understand what type of development that you would be open to for this site?

Thanks,

~Dwayne

-----Original Message-----

From: [REDACTED]
Sent: Sunday, September 20, 2020 8:26 PM
To: Lowman, Dwayne <dlowman@BloomingtonMN.gov>
Subject: Penn Lake Project

We live at 8651 Queen Ave S, just a block away from this proposed project. We are adamantly opposed to this development.

Please consider us and our opposition and vote NO to this development.

Wayne and Vicki Andren

Johnson, Nick M

From: [REDACTED]
Sent: Thursday, September 24, 2020 12:32 PM
To: Johnson, Nick M
Cc: [REDACTED]
Subject: 8525 and 8545 Penn Ave S development

From: Mohamed M Nadeem
8520 Penn Avenue S,
Bloomington, MN 55431-1742

To: Mr. Nick Johnson
Planner, City of Bloomington

Subject: 8525 and 8545 Penn Ave S development

Dear Mr. Johnson

I am writing to express my views regarding the proposed development at the site of 8525 and 8545 Penn Ave S.

My house, located at 8520 Penn Ave S, in Bloomington, is located immediately across the street from the proposed development site.

I object to this proposed development for several reasons:

- Building 3-level structure across from my house will:
 - o Block morning sun and impede air flow
 - o Block my view
 - o Reduce my privacy

- Building 15 townhomes across from my house will:
 - o Re-designating the area from R-1 (low density) to R-3 (medium density) will significantly increase noise and traffic levels.
 - o Normal variances will be reduced to allow the buildings closer to the street.
 - o The development, as proposed, will significantly change the nature of our area.

The brick house across from me was demolished and removed several weeks ago. Has the development been approved already? I can understand and accept two or three one-level homes across from me. But fifteen three-level structures?

Last but not least, I do restate my objection to this proposed development.
Have a great day.

Mohamed

Johnson, Nick M

From: Steve Mahowald [REDACTED]
Sent: Wednesday, October 7, 2020 4:33 PM
To: Johnson, Nick M
Subject: Fwd: Penn & 86th St Proposed Rezoning

Nick, Below is the email I referenced.

Again, thanks. Keep up the good work.

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: October 5, 2020 at 3:13:55 PM CDT
To: "savepennlakeneighborhood@gmail.com" <savepennlakeneighborhood@gmail.com>
Cc: "city-council@bloomingtonmn.gov" <city-council@bloomingtonmn.gov>, "councilsecretary@bloomingtonmn.gov" <councilsecretary@bloomingtonmn.gov>
Subject: Penn & 86th St Proposed Rezoning

Folks,

First, Thanks you for your time and effort in tracking the proposed rezoning at the southeast corner of 86th St & Penn.

I do have concerns but I can also see potential benefits.

Potential benefits:

1. It could reduce traffic. For example, someone living south of the river working at Best Buy who avoids the mess of I-35W & I-494 and is cutting across to Penn on 98th, 90th or 86th streets and is looking to live closer to work buys a townhome at 86th & Penn, that's less miles travel and fewer trips on those listed streets above.
2. If the rezoning were to go ahead, we should be asking for an impact fee from the developer that is set aside for neighborhood improvements—such as a playground at the lake.
3. Total property tax from 15 townhomes is likely going to be more than total property tax from two homes—let's make sure some of that is set aside for the 86th & Penn area.
4. The footprint of 15 townhomes is going to be considerably smaller than the footprint of 15 single family homes—this translate to a more sustainable community (less farmland taken up by roadways and rooftops). While I prefer single family living, there are those that prefer townhome living and as such are moving us towards a more sustainable footprint.
5. Two single family homes on the site would likely mean a full driveway on Penn, with turns in both directions, as compare to the right in, right out being proposed
6. I also noticed that 20% of the units will be affordable at 110% AMI, that could well mean that my grandchildren might be able to afford to live nearby.

I do have the following questions/concerns that I feel would need to be addressed prior to any approval:

1. What is the difference between the proposed townhomes and two single family homes being put on the site?
 - a. Trees removed?
 - b. Soil removed?
 - c. Entrance?
 - d. Tax revenue?
 - e. Runoff?

My principal concerns are runoff and quality of construction. Both, along with the items above, would have to be adequately addressed before I would be comfortable with the proposal.

I also believe we should tie any rezoning to a commitment from the City to reduce the speed limits of 86th from its current 35 MPH to 30 MPH. In terms of safety, it would certainly help.

I've been a Bloomington resident since 81, sent all our kids to Kennedy, and while my appreciation of the community may not be rooted as deeply as others, I do want to ensure that we continue to have a vibrant, safe and healthy community for those that follow. There are many beautiful townhome developments in Bloomington and while not my cup of tea, I do believe they offer an alternative for folks looking for something other than a single family home and wishing to either stay in Bloomington, move back to Bloomington, or make it their new home.

I hope that we're all open to that possibility.

Again, thank you for your time and effort on this matter.

Steve Mahowald
1900 W 86th St

Johnson, Nick M

From: Louise Anderson [REDACTED]
Sent: Tuesday, October 6, 2020 4:56 PM
To: Busse, Tim; Lowman, Dwayne; Nelson, Shawn; Baloga, Jack; Martin, Patrick; Carter, Jenna; Planning; Johnson, Nick M; Coulter, Nathan
Subject: PL2020-133

Subject: PL2020-133

Dear Mayor Busse and Council Members,

My name is Louise Anderson. I live at 8505 Penn Circle.

My husband and I have sent messages stating our opposition to the townhome development at West 86th Street and Penn Avenue. We attended the City Council meeting Oct 5 and heard presentations from the city Planning Department and the developer.

There are two items from the Planning Department that did not receive sufficient attention.

1. At their Sept 10 meeting, the Planning Commission voted on a motion to reguide 8525 and 8545 Penn Avenue south from Low Density to Medium Density Residential. The motion failed, 3 nay to 1 yea. It was a clear failure of rezoning to be accepted by the Commission. Chair Solberg and Commissioner Rohman were each concerned about the proposed density and potential traffic congestion at the intersection. That vote result was not clearly presented and the Council should have been aware of it. (See Planning Commission minutes below.)
2. A community petition opposing the development has been signed by over 600 residents. That level of interest and opinion should have received greater weight in your deliberations.

I strongly encourage you to consider both of these items as you continue to review the project.

In addition, the Planning Department stated that the development would be served by reliable bus service. Metro Transit Route 539 was presented as a daily option. Please ask the Planning Department to give you the duration of bus trip from the development to common destinations, such as Normandale Lakes Office Park, Bloomington Civic Plaza, the University of Minnesota, and downtown Minneapolis' theatre district. I have attempted to use mass transit from my home at this location; it isn't a reasonable option.

Best regards,
 Louise Anderson

Planning Commission minutes:

M/Koktan, S/Rohman: In Case #PL2020-133, I move to recommend approval of a Comprehensive Guide Plan Amendment to reguide 8525 and 8545 Penn Avenue south from Low Density Residential to Medium Density Residential.

Motion failed 1-3. Rohman, Albrecht and Solberg opposing. Koktan approving.
 Confirmed with a roll call vote.

Johnson, Nick M

-----Original Message-----

From: Ask the City via City of Bloomington MN [mailto:web@blm.mn]
Sent: Thursday, October 8, 2020 3:27 PM
To: Council Secretary <councilsecretary@BloomingtonMN.gov>
Subject: REVIEW / RESPOND: Ask the City question

=====

QUESTION OR COMMENT:

To: Mayor and City Council of Bloomington

First of all, I listened to the entire City Council meeting on October 5th. It was the first time I attended and found it interesting and worth my time. I was impressed on how respectful the dialogue was and want to thank you for that.

My communication is specific to the development on 86th and Penn. I just read through the information on the possible building of 15 townhomes on a property that held one home. In addition I read the letters from people that live in Bloomington that were opposed to the new townhomes. I also live near the area and like others do not want to see this development approved.

In my lack of understanding politics I thought the city would listen to the people that lived in the specific neighborhood and voted them into their positions but was very disappointed to find that did not happen and the council is probably going to approve the development.

There are many reasons to oppose this venture but bottom line, the neighborhood does not want it or need it. Council member Carter asked why push this through instead lets proactively look forward to areas that this type of development would work. Yet, she voted yes for the rezoning.

My question to the Mayor and the council, was this development already approved prior to any of us knowing about it? In other words, yes it was approved but to look above board we have to go through the process. I say this because the plans are very detailed and specific which should have taken more than a month or two to create. The city and county with all their specific criteria to build took time to research and document. How did all this happen in less than 2.5 months. Very few of us were notified that this was occurring, why?

If it is approved, will you hold the developer accountable to repair all damaged roads since it seems there will be anywhere from 600 to 1000 heavy haulers to take away the dirt. It is interesting you would approve this since the city decided there were too many garbage haulers damaging our roads and then made it mandatory to have only one hauler per area.

I have always been proud of being a resident of this city, always felt that the city was well run but find myself questioning if I will continue to feel this way.

Please do not approve this development.
Roberta Dailey

SELECTED CATEGORY: City Council/Admin

Submitted on: Thursday, October 8, 2020 - 3:26pm
Contact: By email

First name: Roberta
Last name: Dailey

Reply-to email: [REDACTED]
Reply-to phone:

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INSTRUCTIONS FOR CITY STAFF

The above question was submitted via the website's Ask the City form (https://u8132954.ct.sendgrid.net/ls/click?upn=iCwJeSVGwNYf-2BRFB0w9fBoDa5k-2BE-2FXQpY0r4k6gVUbY-3Dh2tp_OFI9aDNVnkACHuLVevadIZI2MSC-2BH-2FXP1Hvx-2Fi2Zbcgo2yzYH5yD-2FmHIMMbDWLcAWy150Z-2BDvpqzTmkHSg9zzboOzpchnyodHeaHkBLEGEzPWn0SAZcDXgvfpZviRTol74li6O8A4EL6rTekl8afi0GDjaw95Q24ICWBdnoYdS7SMVLUP50-2FbBu-2Bd-2FbNh-2FIfUGQ1mRjPd8LnravtDJQMTNUIXjiFtk-2F2v3WY1vdPPkDZKLRvF-2FkylKAhtbu4uBmmM29pf1yIbQJQNZHxdmWvCldxebo2DSjZ3oN8NW8VdoW6aK8kQUoXqtMiiWxX4hjP7OHvoaucElp7vZQjIYXdqFTWn0somvmmA3QDP3b3jMiEa06d7SEQy4BpNrmhhSqcAhwd0ufo67s2kutQyVLdvw-3D-3D)

- Please respond as you would for all other email inquiries your work area receives.
- If the submitter has requested a reply, please reply within one business day.
- This email is the only notification of this inquiry you'll receive.

This online form is managed by the Communications Division.

Contact communications if you have any questions.