

From: Ron Palmer [REDACTED]
Sent: Sunday, April 11, 2021 5:29 PM
To: Johnson, Nick M
Subject: Town homes on Penn and 86th

I understand that there is planning for town houses on the corner across from the Penn Lake Park. I would be against a project of this scope.

thanks,

Ron Palmer

From: [REDACTED]
Sent: Thursday, April 8, 2021 2:39 PM
To: Johnson, Nick M
Subject: 86th and Penn project

Mr. Johnson,

I am writing again in reference to the proposed repurposing of the 86th and Penn project, of which I am vehemently opposed. My understanding is that the county won't allow an exit onto Penn Ave from the property, because of the danger. But it may allow an emergency exit. Unless it will be blocked for residents and other non-emergency vehicles, I expect that people will use it anyway because it is easier and more convenient. Why go all the way back to the main entrance when this is quicker. Also, what about the larger vehicles like buses, trucks, etc. Will there be space for them to turn around? I live on the adjacent property on Penn Circle, just north of the given proposed development. We get larger trucks and buses coming into our cul-de-sac turn around. Quite often they have to back up because they can't navigate the circle. How will that be addressed? More asphalt? More run off and less green space for absorption of the rain? Beyond the concerns that have been stated in previous emails, I'm worried about the amount of water running into Upper Penn Lake. After just normal rain fall, the pond water level goes up. There is going to be construction on the 494 corridor. The rain water already runs into Upper Penn Lake, which usually rises. I am worried that excess rain from the proposed development will be problematic for the pond, and for those of us around the pond. I would appreciate another look to see that a development of that size isn't appropriate for that size lot in the middle of a single home residential area.

Thank you,
Kathleen Vossen

From: [REDACTED]
Sent: Wednesday, April 7, 2021 7:23 PM
To: Johnson, Nick M
Subject: Planning Case PL2021-50 input

Attn: Nick Johnson – Planner
Bloomington Planning Division
Re: Planning Case **PL2021-50**
April 7, 2021

Hello Mr. Johnson,

We are writing regarding an item on the Planning Commission's agenda for the meeting to be held on April 15, 2021. During that meeting the Commission will consider an application under **Planning Case PL2021-50** to change the conditions placed on the proposed development called Penn Lake CityHomes at the corner of 86th Street and Penn Avenue S. **We oppose changing the condition that requires public access to Penn Avenue for the project to be built as proposed.**

During the original development application that was discussed and approved with conditions last year, several individuals on both the Planning Commission and the City Council expressed concerns about the density of the development. We share those concerns. This development, as proposed, is **too large to fit** on two residential lots that were intended for single family homes. While we recognize the need for more housing in Bloomington, projects such as this must fit in a space that can accommodate the needs of the development.

As mentioned in debates last year by both the Planning Commission and the City Council, reducing the size of the development would open up opportunities such as needed space to turn large vehicles and emergency vehicles. Instead of considering reducing the size of the project, the developer wants the City to change the condition. This is not acceptable. **We urge the Planning Commission to recommend denying the change.**

Last year, many in the community expressed concern about the impact on wildlife that currently call this neighborhood home. In testimony before the City Council, we recall Planning Staff saying there were no observable nesting areas on this property. However, there was last year and again this year, a nesting Sharp-shinned Hawk in one of the large trees destined for destruction by this development. We fear the loss of this raptor, as well as many large mammals seen on and around this property, including red fox, coyote, river otter, and deer all observed in this past week.

Sincerely,
Tim Claus and Louise Anderson
8505 Penn Circle
Bloomington, MN 55431