



8200 Humboldt Ave S, Bloomington MN
Pre-Application DRC Submission
Project Narrative
January 12, 2021

Enclave is excited to submit this residential redevelopment project in Bloomington. The site is located on the west side of Interstate 35 W, south of West 82nd Street and bound by Irving Avenue South to the west and West 83rd Street to the south. The current site includes an existing, three-story office building and surface parking, all of which are proposed to be demolished and redeveloped with the proposed project plans. The proposed project includes approximately 142 dwelling units of multi-family residential and approximately 211 parking spaces.

Enclave has built over 3,000 multi-family dwelling units in the past seven years in North Dakota, South Dakota, Minnesota and Nebraska. We currently have over 2,000 dwelling units under construction in those same states as well as Washington. We entered the Twin Cities market in 2019 with projects in Shakopee and Savage. In 2020 we started projects in Maple Grove and Rogers. This year we have projects planned for Richfield, Brooklyn Park, Plymouth and Bloomington, so we are very active in the market. We are a fully integrated development company, with an in-house construction company (Enclave Construction) and management company (Lux Communities). All of our projects are owned and operated by our team, and we plan and build our projects to the highest standards, as we are long-term holders of our properties. We have not sold a project in our history. We develop, build, manage and own all of our projects.

The project at 8200 Humboldt has been in the planning stages for over two years as we worked through the acquisition process with the property's owner in New York. After a long and arduous negotiation, we have completed that part of the process. We are very pleased to have the world-class architecture firm of ESG helping us with this project as it is a visual key for us and the city with its proximity to 35W and 494. Our goal has always to build something that will be a new and memorable project on this prominent corner site.

As we have looked at this site, City staff have been very helpful in assisting us with the most informed ways to rebuild this site with the least amount of disturbance to our neighbors. In previous discussions, staff suggested flipping the original plan of the proposed building so that the entrance and parking were not fronting Irving. We lowered the original proposed height from just over five stories to four stories and are proposing a flat roof to further lower the building height. We are working to create some community art space on the property and are trying to incorporate a small pocket park with the project, of which the neighbors can also take advantage. All of our projects are planned and managed with the goal of being a good neighbor from the start. We look forward to being a part of the Bloomington community.

Thank you.

Brian Bochman