PL202100223

MEMORANDUM

kaas wilson architects

Date: November 3, 2021
Attention: Michael Centinario, Planner for the City of Bloomington
Re: 8200 Humboldt Ave Apartments

Summary

The proposed project at 8200 Humboldt Ave is a 4-story, mixed-income housing development that would add 149 units. The proposed unit mix consists of studios, alcoves, 1-bedroom units, 2-bedroom units, and 3-Bedroom units, with 9% of the units being at 60% of area median income. The existing site consists of a semi-occupied office building (total building size is 50,635 SF) and a surface parking lot with 233 parking stalls. The subject site sits on Irving Avenue S and I-35W, spanning between W 82nd St to W 83rd St in the B-1 Neighborhood Office zoning district, which this project proposes to re-zone to RM-50. The building would include amenities such as heated garage parking, fitness and yoga center, community room, golf simulator, multiple outdoor courtyards, a pocket park, and a top-floor sky lounge with a rooftop deck. This proposed development would progress the housing goals of Bloomington by replacing an under-utilized office building with a thoughtfully designed, attractive building that diversifies Bloomington's housing stock by bringing roughly 200 renters to the community.

Density

At 149 units on a site acreage of 2.745 acres, the total proposed density is 54.28 units per acre. After rezoning to RM-50, which allows for 50 units per acre, the total allowed units on the site would be 137; however, after adding an additional 1 bonus dwelling unit for each 60% AMI unit (of which there are 14 units) the total allowed density becomes 151 units.

Site Design and Building Massing

The site has been separated into two distinct areas: a pocket park anchoring the northern corner at the intersection of 82nd and Irving Ave and the housing structure to the south extending to 83rd. The pocket park provides usable open space for the community and could include an enclosed dog-run.

The massing of the apartment building is designed to limit the visual impact on nearby single-family homes on the west side of Irving Ave by locating the bulk of the building as far east as possible. Surface parking is located on the east side of the lot to conceal it from neighboring properties and create a more pedestrian-friendly streetscape along Irving Ave. A variance to reduce the setback along Irving Ave from 40' to 25' may be necessary; however, with the reverse "E" shape of the housing, the amount of building façade within this setback is minimized and the majority of the building complies with the 40' setback. The proposed building height of 4 stories and 46 feet in height is below the RM-50 maximum allowable height of 4 stories and 60 feet.

Parking

The development includes 228 enclosed below-grade parking stalls as well as a 71 stall surface parking lot, totalling 228 parking spaces for a ratio of 1.53 parking spaces per unit, which is in alignment with the anticipated parking demands of the residents considering roughly 80% of the units are studio, alcove, or 1-bedroom units. City requirements would place the required parking at 241 spaces; however, an independent traffic and parking study concluded that 211 parking spaces were sufficient for 144 units, which was only a 1.46 parking spaces per unit ratio that this scheme has now improved upon.