

PL2023-146
PL202300146



8/29/2023

To:
Mike Centinario - Senior Planner
City of Bloomington
1800 West Old Shakopee Road, Bloomington, MN 55431

Regarding: Enclave Development - 6701 78th Street West Project Narrative

Dear Mr. Centinario,

On behalf of Brian Bochman and Enclave Development, Kaas Wilson Architects is working on a mixed-use proposal at 6701 78th Street West comprised of a four-story 190-200 unit market rate apartment building and a one-story commercial building that is roughly 11,000 SF.

The site is currently vacant and zoned C-4 and guided as Office use in the Comprehensive Plan, however, High-Density Residential is a permitted use in a C-4 district as long as there is a Nonresidential use component. Similar to the previous Opus development on this site, the Developer is requesting flexibility to the FAR requirements for required non-residential uses on the site and is proposing a similar non-residential square footage that was approved in the previous application.

The design team has had multiple informal meetings with the city to discuss the subject parcel and review the many site challenges (Nine Mile Creek, Wetlands and Contaminated Soil) and look forward to continuing these conversations during the DRC process.

If there are any additional questions or concerns, please do not hesitate to contact our team.

Best Regards,

Griffin Jameson, AIA
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