



7500 West 78th Street
Edina, MN
55439

(952) 947-3000
fax (952) 947-3030

Date: 3/28/22

Glen Markegard
Brian Hansen
Michael Centinario
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027

RE: Aire Apartments
3 & 4 Appletree Square
Bloomington, MN 55425

Subject: Development Application PL2021.12
-revision to previous application for patio area

Glen, Brian & Mike,
Below is summary of the project:

1) Aire Apartments Narrative for new patio area

- a. Attached are our revised plans for a new patio area on the West side of the existing building on the corner of American Boulevard & 34th Avenue.
- b. The patio is for exclusive use by our residents and hotel customers and will be secured with fencing as well as electronic fob entrance controls.
- c. The proposed surface of the patio is concrete and covers an area of 4,755sf.
- d. An ADA compliant ramp is included for access from the south entrance.
- e. Entrance to the area will be provided by the existing entrances on the south and west faces of the hotel.
- f. A mulched pet area will also be provided adjacent to the patio and will also be fenced.
- g. Our request is for staff approval of this revision to our previously approved hotel conversion referenced above on 5/3/21 by the City Council.



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2) Application documents provided include:

- a. Survey dated 2/11/21 Alliant Engineering
- b. Site Plan dated 3/24/22 Alliant Engineering
- c. Grading Plan dated 3/24/22 Alliant Engineering
- d. Landscaping Plan dated 3/24/22 Alliant Engineering
- e. Patio Area Photometrics Plan dated 3/18/22 Viking Electric

3) Project Team

- a. Kaeding Management Group
 - i. Carl Kaeding
 - ii. Brody Nordland
- b. Reprise Design
 - i. Brian Johnson
 - ii. Jim Herget
- c. Turn-Key Associates
 - i. Tom Duffy
- d. Steven Scott Management
 - i. Brenda Hvambsal
- e. Ron Clark Construction
 - i. Mike Waldo
 - ii. Mike Roebuck

4) Project Construction Schedule

- a. Phase 1: Hotel conversion
 - i. Start 11/2021
 - ii. 8th Floor Temporary Certificate of Occupancy planned for 4/1/22
 - iii. Patio Area
 - 1. Start ~5/1/22
 - 2. Complete ~7/1/22
 - iv. Complete all floors ~10/1/22

Please review our application as well as the additional information uploaded to the website portal and please let us know if you have any comments/questions and if any additional information is needed.

Aire Apartments
Project Team