

PROJECT NARRATIVE:

American Square

Preliminary & Final Development Plans

January 29, 2020

REFERENCE:

Kaeding Development and Ron Clark Construction (Bloomington QOZ Ventures, LLC.)
American Square Mixed Use Project
3601 and 3701 American Boulevard East and 6 Appletree Square
Bloomington, Minnesota 55425
Market Rate Apartment Building- MR
Workforce Apartment Building- WF
Mixed-Use Workforce/ Senior Apartment and Grocery Building- MU

ATTENTION:

Mike Centinario, Senior Planner, City of Bloomington

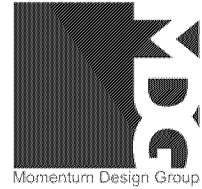
GENERAL PROJECT DESCRIPTION:

On behalf of Bloomington QOZ Ventures, LLC, Momentum Design Group, LLC. is pleased to present plans for a new, multi-use development including three apartment buildings, a grocery store, and a public ramp located at the southwest quadrant of American Boulevard and 34th Avenue South. The proposed development is located on three plats of land at 3601 and 3701 American Boulevard East, and 6 Appletree Square.

The Preliminary Development Plan (PDP) proposal includes the following;

1. Removal of an existing, 6 story precast concrete, Double Tee parking structure (Phase 3).
2. Construction of a 4 story, structured parking ramp, with 128 dwelling units of Mixed-Use Senior/Workforce housing and a 26,000 sf grocery store on top of the new ramp (Phase 3).
3. Demolition of a surface parking lot and construction of a 217 dwelling unit Market Rate Apartment Building with two levels of underground parking (Phase 1).
4. Demolition of a surface parking lot and construction of a 120 dwelling unit, Workforce Affordable Apartment building with two levels of underground parking (Phase 2).
5. Associated site work to support all new buildings.

This submittal includes major modifications to the original Appletree Square PDP which was approved in 1985, Preliminary Development Plans for three buildings and Final Development Plans for two buildings,



Variance to the Bluff Protection Standards. Re-platting is not required for this project. The sites are currently zoned HX-R High Intensity Mixed-Use with Residential and the Comprehensive Guide Plan designates these sites as South Loop Mixed Use and included in the May 22, 2017 South Loop District AUAR.

The Preliminary Development Plan consists of three buildings; Market Rate (MR), Workforce (WF), and Mixed-Use Workforce/Senior (MU). All proposed parcels are under contract with Kaeding Development and Ron Clark Construction. Due to issues with the State Financing Department on housing TIF, the Final Development Plan will only include two buildings; Market Rate (MR) and Workforce (WF). The Mixed-Use Workforce/Senior (MU) building may be submitted in the future if the State Finance office rules change.

Phase 1

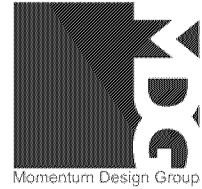
The MR building will consist of two levels of below grade, Type 1A construction, precast parking structure housing 217 heated and secured parking stalls, with one additional level of Type 1A construction, precast structure at grade for dwelling units and amenity spaces. Floors 2 through 6 shall be constructed with Type 3A, wood frame construction and houses 217 dwelling units. Interior and exterior Amenity areas, including a swimming pool, shall be placed at the First Floor, on top of the precast structure or slab on grade concrete adjacent to the precast structure. An additional Outdoor Amenity space is planned for the 6th floor and shall be classified as Small Assembly Space. In addition, 18 surface stalls are included at the main entry to the building.

Phase 2

The WF building shall be constructed of two levels of below grade, precast parking structure, which includes 120 heated and secured underground parking stalls. All floors from 1 through 5 shall be constructed with Type 3A, wood frame construction and encompasses 120 dwelling units. The basement parking structures shall be classified as Type 1A construction and shall consist of CMU bearing walls and precast concrete columns, beams, and hollow core precast concrete plank. Interior and exterior Amenity areas shall be placed at the First Floor. An additional Outdoor Amenity space is planned for the 5th floor and shall be classified as Small Assembly Space. In addition, 49 surface stalls are included at the main entry to the building.

Phase 3

The MU building shall consist of 3 levels of partially below grade parking structure, with one level of at grade, open to air parking structure. This portion of the building (parking ramp) shall be classified Type 1A construction and shall include 602 unheated and unsecured parking stalls. The Grocer shall be located on the first floor (adjacent to the open to air parking) and shall also be constructed of precast concrete columns, beams, and hollow core plank to create a 22' tall precast concrete structured retail space, and shall also be classified as Type 1A construction. The Main entry to the residential portion of this building is located at the south leg of the building. This wing houses 4 dwelling units at the 1st floor and 6 dwelling units at the mezzanine level. All floors from 2 through 5 shall be constructed with Type 3A, wood frame



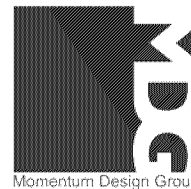
construction. The entire residential portion of this building includes 128 dwelling units in both the Type 1A building and Type 3A building.

The Final Development Plan (FDP) proposal includes the following;

1. Repairs to the existing, 6 story precast concrete, Double Tee parking structure will be done in conjunction with Phase 1 of the development along with the additional items noted below:
 - a. An updated structural analysis report is in progress and once it is complete, we will meet with the building official to determine the extent of the repairs required as well as the schedule of their completion.
 - b. A retaining wall will be constructed on the south side of the existing ramp to support the new surface parking lot for the WF Building. We will work closely with the City Staff, Building Official and Fire Department on any changes required brought about by the construction of this new retaining wall due to the close proximity to the existing ramp.
 - c. New pedestrian ramps from the WF building surface parking lot to 2nd Floor of existing 6 story structured parking ramp will also be added when the Phase 2 WF Building is constructed.
2. Demolition of a surface parking lot and construction of a 217 dwelling unit Market Rate Apartment Building with two levels of underground parking (Phase 1).
3. Demolition of a surface parking lot and construction of a 120 dwelling unit, Workforce Affordable Apartment building with two levels of underground parking (Phase 2).
4. Associated site work to support all of the buildings.

ZONING:

1. This site is currently zoned HX-R High Intensity Mixed-Use with Residential. The proposed use meets the definition of the current zoning.
2. The current MR and WF sites are vacant parking lots and abut the river Bluff. The designers have made every possible effort to avoid the Bluff and have planned the buildings for the flat areas above the Bluff with minimal impact.
3. This site is currently zoned for High impact/density housing.
4. Our Architects and Engineers have designed the building to protect the bluff and provide minimal impact to the bluff. We will provide engineer's certification as required by the watershed for the final design.
5. The 1985 PDP for this same site showed bluff modification as well as stormwater piping being added to the existing pond.
6. Variances are requested to the existing Bluff Protection Overlay District (BP-2) bluff setback for the following:
 - a. We are requesting a variance to the additional setback regulation [19.38.12(f)(1)]. By the formula provided, our building would require an additional setback from the property line of approximately 76' – 9". The closest corner to the property line on the south-facing bluff façade is 62' – 11".



- b. We are requesting a variance to the requirement of 20 trees per acre in open space [19.38.12(f)(4)]. Our landscaping plan meets the City's general landscaping requirements, but the limited open space on the site does not allow for landscape plan to meet the full Bluff Protection Overlay requirements. Our landscaping plan provides for the trees required by the current zoning. City staff will assist in determining the full variance amount, based on partial credit for existing trees being saved on the site.
- c. Both the bluff setback and bluff landscaping ordinances are in process of being amended by the City Council.
- 7. We are requesting the City Forester review all trees greater than 12" diameter to be removed from within the Bluff Protection Overlay District.
- 8. We are requesting the City Engineer review all excavation, fill, and/or grading planned for the construction within the Bluff Protection Overlay District.

LEGAL DESCRIPTION:

PARCEL 1 (DRAINAGE POND):

Outlot A; and Lot 1, Block 1, except that part thereof embraced within the North 294.5 feet of the Southeast Quarter of the Northwest Quarter of Section 6, Township 27, Range 23, all in Appletree Square 4th Addition, Hennepin County, Minnesota. TORRENS PROPERTY: Certificate of Title No. 1207183.

PARCEL 2 (EASTERN SURFACE PARKING LOT NEAR BLUFF):

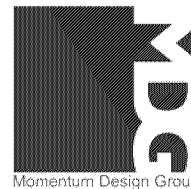
That part of Lot 1, Block 1, Appletree Square 4th Addition embraced within the North 294.5 feet of the Southeast Quarter of the Northwest Quarter of Section 6, Township 27, Range 23, Hennepin County, Minnesota, except that part of said Lot 1 which lies Northerly of a line run parallel with and distant 50 feet Southerly of Line 1 described below:

Line 1: From a point on the North line of Section 6, Township 27 North, Range 23 West, distant 1,185.23 feet East of the Northwest corner thereof, run Southerly at an angle of 89 degrees 56 minutes 48 seconds from said North section line (measured from East to South) for 332.91 feet; thence deflect to the right at an angle of 5 degrees 55 minutes 59 seconds for 535.2 feet; thence deflect to the left at an angle of 5 degrees 18 minutes 00 seconds for 282.59 feet to the point of beginning of Line 1 to be described; thence deflect to the left at an angle of 90 degrees 36 minutes 39 seconds for 1,039.09 feet; thence deflect to the left on a tangential curve having a radius of 381.97 feet and a delta angle of 89 degrees 18 minutes 19 seconds for 595.37 feet and there terminating. ABSTRACT PROPERTY.

PARCEL 3 (PARKING RAMP AND SOUTH SURFACE PARKING LOT):

Rights of the Lessee under the unrecorded Appletree Motel Parking Ramp Lease dated December 14, 1978, as amended by Lease Amendment dated April 6, 1979, and set out in Memorandum of Lease recorded August 27, 1997, as Document No. 2839183 (Torrens) and recorded August 28, 1987, as Document No. 6777124 (Abstract) and Memorandum of Lease recorded August 5, 1997, as Document No. 6767199 (Abstract), affecting Lot 3, Block 1, Appletree Square 2nd Addition.

Together with a non-exclusive perpetual easement for utilities and access dated September 6, 1978, and recorded as Document No. 4515463 (Abstract) and Document No. 1354759 (Torrens) and as amended by Amendment of Declaration dated January 25, 1980, recorded as Document No. 4558767 (Abstract) and Document No. 1573249 (Torrens) and further amended by Second Amendment to



Declaration of Easements dated April 30, 1984 and recorded as Document No. 4886760 (Abstract) and Document No. 1575596 (Torrens).

Together with a non-exclusive easement for use of vehicular and pedestrian passage ways as set forth in Document No. 4038989 (Abstract). ABSTRACT AND TORRENS PROPERTY: Part of Certificate of Title No.1375992.

DENSITY OF NEW BUILDINGS/LOT:

1. Site Area of all three parcels = 389,505 sf, or 8.942 Acres.
2. MR lot size= 166,172 sf / 217 DUs= 56.9 DUs/AC
3. WF lot size= 75,208 sf / 120 DUs = 69.4 DUs/AC
4. MU lot size= 95,861 sf / 128 DUs = 58.2 DUs/AC
5. Outlot A Pond= 52,264 sf

BUILDING AREAS and FAR's:

American Square - Bloomington

1/29/2020

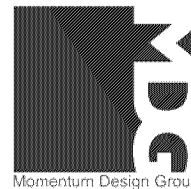
Building	Lot Size in Acres	Lot Size sq. ft.	Gross Building Sq. Ft.	Individual Building FAR	Existing Overall FAR		FDP Overall FAR		Full PDP Overall FAR	
					Lot Size sq. ft.	Gross Building Sq. Ft.	Lot Size sq. ft.	Gross Building Sq. Ft.	Lot Size sq. ft.	Gross Building Sq. Ft.
Office Building 8009 34th Ave S	1.35	58,899	267,036	4.53	58,899	267,036	58,899	267,036	58,899	267,036
Office Building 8011 34th Ave S	1.91	83,360	119,504	1.43	83,360	119,504	83,360	119,504	83,360	119,504
Crown Plaza Hotel 3 & 4 Appletree Square	1.81	78,746	243,039	3.09	78,746	243,039	78,746	243,039	78,746	243,039
Market Rate Apartment 3701 American Blvd E	3.81	166,172	246,606	1.48	166,172	-	166,172	246,606	166,172	246,606
South Lot - Workforce Apartment 6 Appletree Square	1.73	75,208	123,660	1.64	75,208	-	75,208	123,660	75,208	123,660
North Lot Mixed Use Building 3601 American Blvd E	2.20	95,861	176,563	1.84	95,861	-	95,861	-	95,861	176,563
Current Shared Outlot	1.20	52,264			52,264		52,264		52,264	
	14.015	610,510	1,176,408		610,510	629,579	610,510	999,845	610,510	1,176,408
FAR Ratio					1.03		1.64		1.93	

BUILDING HEIGHT (All measurements are to the elevator overrun):

1. MR= Front door: 75'. Lowest Garage door: 86'-6".
2. WF= front door: 62'-6", lowest garage door: 84'-6"
3. MU= front door: 72'-6"

PARKING REQUIREMENTS

1. A parking study dated 12/11/19 has been conducted by the City and is included in this packet. It is currently being updated and under the City's direction based on the updated development plan.



Construction Phases 1 and 2 are over the suggested parking requirement within the study. Prior to Phase 3 being constructed, the parking study should be updated and parking counts should be reviewed.

2. MR= total provided: 236 (217 underground – 2 levels)
3. WF= total provided: 170 (120 underground – 2 levels)
4. MU= total provided: 602 (548 underground – 3 levels ramp)
 - a. According to the survey, the existing parking ramp currently has 1,195 parking stalls.

GROUP USEABLE OPEN SPACE/COMMON ELEMENTS:

1. All buildings have their own amenity spaces within the interior of the buildings, as well as at the exterior of the buildings.
2. All three buildings about Long Meadow Lake which is part of the Minnesota Valley National Wildlife Refuge and Recreation Area and Minnesota River system.
3. Bike trails and hiking trails are abundant throughout this area and easily accessible from the development, with entry to the trail system within 200' to the east of the site.
4. The Minnesota Valley Natural Wildlife Refuge is located one block to the east of the site and promotes outdoor activity along the river and trail system, by offering free outdoor equipment rentals.

PRELIMINARY PLAT AND FINAL PLAT:

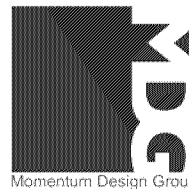
1. No preliminary or final plats are required for this project

EASEMENT/ROW VACATION APPLICATION:

1. A separate application will be submitted to the Engineering Dept. to request vacation of part of the City ROW as well as the Drainage/Utility Easement along the front of the property at American Blvd in the areas no longer needed by the City.
2. The application also requests the vacation of the Scenic and Pedestrian easements at the pre-existing storm water pond on Outlot A of the property.
3. The two Exhibits are attached:
 - a. Public easements to be vacated
 - b. Proposed easements to be dedicated.

ENCROACHMENT APPLICATION:

1. A separate application will be submitted to the Engineering Dept. to request an encroachment along the front of the property for the MR Apartment Building facing American Boulevard for only the decks on Floors 2 through 6.
2. First floor decks will abide with the current zoning setback and will be 5'-0" deep.
3. All other floors shall be 6'-0" deep.
4. The requested encroachment is 18" deep from the ROW.

**WETLAND STUDY AND APPROVALS:****(submitted with Development Application to Portal)**

1. Wetland Investigation Report – 10/2019 Alliant Engineering
2. Notice of Decision – No Loss City of Bloomington 10/25/19
3. Corp of Engineers to be provided at a later date

SOILS AND ENVIRONMENTAL REPORTS:**(submitted with Development Application to Portal)**

1. Soils Report – Braun Intertec 12/10/19
2. Phase 1 – Braun Intertec 10/7/19
3. Haz-Mat Report – Braun Intertec 10/22/19
4. Phase 2 – Braun Intertec 1/24/20
5. Slope Evaluation Letter – Stormwater Pond: Braun Intertec 1/29/20

STORMWATER MANAGEMENT PLAN (Alliant)**(submitted with Development Application to Portal)****CIVIL ENGINEERING PLANS (Alliant):****(submitted with Development Application to Portal)****TRAFFIC:****(submitted with Development Application to Portal)**

1. A traffic forecast from Wenck Engineering dated 1/27/20 is included in our submittal under additional documents.

LANDSCAPING PLAN AND TREE ORDINANCE (Alliant):

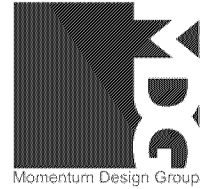
1. A Landscape Plan has been provided within the submittal.
2. Boulevard trees have been included along American Boulevard and 34th Avenue South.
3. The Landscape / Tree removal plan identifies all trees greater than 12" proposed to be removed from the 18% slope bluff area of the site.

SITE LIGHTING PLAN:

1. A Site Lighting Plan is included with our set of FDP drawings. TSR Lighting has prepared this document to meet City requirements for light level cut-offs.
2. A Ramp Lighting plan of all levels of the Structured Parking Ramp to Remain (FDP) shall be submitted at a later date.

OPPORTUNITY HOUSING ORDINANCE (OHO):

1. The Affordable Housing Plan and the OHO Incentive Tool Spreadsheet are submitted separately with our Development Application to the Portal.
2. The requested incentives are identified within these documents in Section 8.



EXTERIOR MATERIALS:

1. The MR building shall comply with City ordinance for exterior building materials on the street facing elevations. On the South and East sides of the building we will be requesting the incentive for up to 50% alternative exterior materials pursuant to the OHO.
2. The MU building shall comply with the City Ordinance for exterior materials along American Boulevard and the eastern elevation, facing the MR building. On all other facades we will be requesting the incentive for up to 50% alternative exterior materials pursuant to the OHO.
3. We are requesting the incentive for up to 50% alternative exterior materials on all sides of the WF Building, pursuant to the OHO.
4. Current exterior materials are identified and percentages of use are defined/shown on each building for each elevation as well as the overall building.

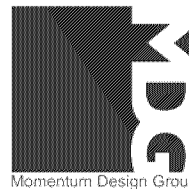
FLOW RATES (Lindell Engineering):

1. Market rate: 217 x 274 gpd = 59,458 gpd
2. Workforce: 118 x 275 gpd = 32,332 gpd
3. Mixed Use: 128 x 274 gpd = 35,072 gpd
4. Grocery store: 32,000 sf x 0.20 gpd = 6400 gpd
5. Site total: 133,262 gallons per day

UNIT STORAGE:

It is our understanding that one storage unit per dwelling unit is required and the unit shall be a minimum of 4' width or depth x 96 cu ft.

1. MR= We are asking for an incentive (OHO) to reduce the storage spaces from 217 to 109. In addition, our management company only recommends 25% of the dwelling units have storage units. We are providing 109 storage units on the housing levels. In addition, we have one hanging bicycle rack at the front of every parking stall in the parking garages for a total of 217 bicycle storage.
2. WF= We are asking for an incentive (OHO) to reduce the storage spaces from 120 to 60. We are providing 60 storage units on the housing and parking levels. In addition, we have one hanging bicycle rack at the front of every parking stall in the parking garages for a total of 120 bicycle storage.
3. MU= The Mixed-Use building will be designed in the future for a FDP for this building. Currently, no storage units have been shown on the design, but the intent is to provide Storage units to meet the City Ordinance with the incorporation of potential Housing Opportunity Incentives.



PHASING AND CONSTRUCTION SCHEDULE:

1. Phase 1: Market Rate (MR)
 - a. Start Summer of 2020
 - b. Occupancy Spring of 2022
2. Phase 2: Workforce Housing (WF)
 - a. Start Spring of 2021
 - b. Occupancy Fall of 2022

Development Method

- Project Developer: Bloomington QOZ Ventures, LLC
- Property Manager: Steven Scott Management

Other Information Provided

1. Land Dedication Exhibit
2. FAA Form 7460

If you have any questions regarding the content within this correspondence, please give me a call.

Sincerely,

Momentum Design Group, LLC.

A handwritten signature in black ink, appearing to read 'Jeff Wrede', written over a light gray background.

Jeff Wrede, Architect
Partner



Responsive partner.
Exceptional outcomes.

Technical Memo

To: Michael Roebuck, Ron Clark Construction

From: Ed Terhaar, P.E.

Date: January 27, 2020

Subject: Traffic Forecast Information for Proposed American Square Development in
Bloomington, MN

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

A handwritten signature in black ink, appearing to read 'Ed Terhaar'.

DATE: January 27, 2020

Edward F. Terhaar
License No. 24441

Purpose and Background

This memorandum presents traffic forecast information for the proposed apartment and retail development located in the southeast quadrant of the American Boulevard/34th Avenue S. intersection in Bloomington. Trip generation information for the proposed project are presented in this memo.

Existing Conditions

The project site currently contains surface and structured parking areas. Under existing conditions, the site has two access points on American Boulevard.

Proposed Development Characteristics

The proposed project consists of constructing two new apartment buildings and a senior housing/retail building. For purpose of this study, the first apartment building has 217 dwelling units, the second apartment building has 122 dwelling units, the senior housing building has 96 dwelling units, and the retail portion contains a 31,975 square foot grocery store. All parking on the site is located in parking structures.

Under future conditions the site will have two access points on American Boulevard.

Michael Roebuck
 Ron Clark Construction
 January 27, 2020



Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the tenth edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Apartments (221)	217 DU	20	58	78	58	37	95	1180
Apartments (221)	122 DU	11	33	44	33	21	54	664
Senior Housing (252)	96 DU	7	12	19	14	11	25	355
Grocery Store (850)	31,975 SF	73	49	122	150	145	295	3415
Totals		111	152	263	255	214	469	5614

Notes: SF=square feet, DU=dwelling unit