

PROJECT NARRATIVE:

American Square

Preliminary & Final Development Plans

May 6, 2020 (revised 5-27-20)

REFERENCE:

Kaeding Development and Ron Clark Construction (Bloomington QOZ Ventures, LLC.)
American Square Development
3701 American Boulevard East and 6 Appletree Square
Bloomington, Minnesota 55425
Market Rate Apartment Building- MR
Workforce Apartment Building- WF
New Application Number: 2020-83

ATTENTION:

Mike Centinario, Planner, City of Bloomington

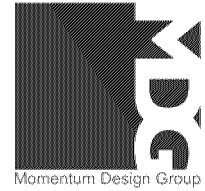
GENERAL PROJECT DESCRIPTION:

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

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

1. Demolition of a surface parking lot and construction of a 242 dwelling unit Market Rate Apartment Building with two levels of underground parking (Phase 1).
2. Demolition of a surface parking lot and construction of an 86 dwelling unit, Workforce Affordable Apartment building with three levels of underground parking (Phase 2).
3. Construction of a 4 level parking structure north of the new WF apartment building and south of the existing 6 story parking structure to remain.
4. 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 (if necessary-see below) 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 two buildings and a structured parking ramp; Market Rate (MR), Workforce (WF), and a structured parking ramp. All proposed parcels are under contract with Kaeding Development and Ron Clark Construction. The Final Development Plan only includes the MR building and lift station for the MR building as well as the future WF building.

Phase 1

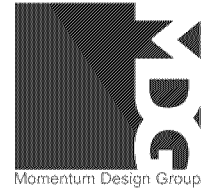
The MR building will consist of two levels of below grade, Type 1A construction, precast parking structure housing 233 heated and secured parking stalls, with one additional level of Type 1A construction, precast structure at grade for dwelling units and amenity spaces. Floors 2 through 6 shall be constructed with Type 3A, wood frame construction and houses 242 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, 19 surface stalls are included at the main entry to the building. Phase 1 residents would have access to the shared surface parking lot slated for Phase 2, should Phase 2 be delayed.

Phase 2

The WF building shall be constructed of three levels of below grade, precast parking structure, which includes 140 heated and secured underground parking stalls. All floors from 1 through 5 shall be constructed with Type 3A, wood frame construction and encompasses 86 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, a structure parking ramp shall be constructed north of the building and shall house 323 parking stalls. This structure shall coordinate finished elevations with the WF building.

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

1. Demolition of a surface parking lot and construction of a 242 dwelling unit Market Rate Apartment Building with two levels of underground parking (Phase 1).
2. Construction of a sewer lift station to service the MR building as well as the future WF building.
3. Associated site work to support the MR building and lift station.
4. A 10' wide paved Trail connection to the existing surface parking lot (Phase 2) will be added adjacent to the current driveway for residents of the new Phase 1 building for additional parking needs.



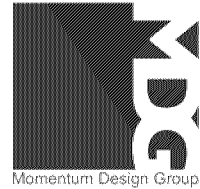
ZONING:

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 for Bluff Protection Overlay standards related to building setback and tree replacement. The City Council will be reviewing changes to Bluff Protection standards on June 1, 2020. Should the City Council adopt the ordinance as recommended, the variances will not be necessary. In that case, the variance applications will be withdrawn. If needed, the below variances will be requested as noted below:
 - 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):

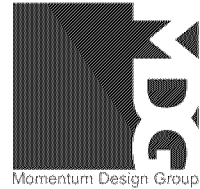
Rights of the Lessee under the unrecorded Appletree Motel Parking Ramp Lease dated December 14, 1978, as amended by Lease Amendment dated April 6, 1979, and set out in Memorandum of Lease recorded August 27, 1997, as Document No. 2839183 (Torrens) and recorded August 28, 1987, as Document No. 6777124 (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 two parcels = 241,380 sf, or 5.54 Acres.
2. MR lot size= 166,172 sf = 3.81 ac / 242 DUs= 63.5 DUs/AC
3. WF lot size= 75,208 sf = 1.72 ac / 86 DUs = 50.0 DUs/AC
4. Outlot A Pond= 52,264 sf

**BUILDING AREAS and FAR's:**

American Square - Bloomington

5/6/2020

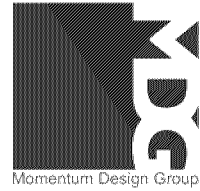
Building	Lot Size in Acres	Lot Size sq. ft.	Gross Building Sq. Ft.	Individual Building FAR	Existing Overall FAR		FDP Overall FAR		Full PDP Overall FAR	
					Lot Size sq. ft.	Gross Building Sq. Ft.	Lot Size sq. ft.	Gross Building Sq. Ft.	Lot Size sq. ft.	Gross Building Sq. Ft.
Office Building 8009 34th 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	234,021	1.41	166,172	-	166,172	234,021	166,172	234,021
South Lot - Workforce Apartment 6 Appletree Square	1.73	75,208	84,082	1.12	75,208	-	75,208	-	75,208	84,082
North Lot Mixed Use Building 3601 American Blvd E	2.20	95,861	176,563	1.84	95,861	-	95,861	-	95,861	-
Current Shared Outlot	1.20	52,264			52,264		52,264		52,264	
	14.015	610,510	1,124,245		610,510	629,579	610,510	863,600	610,510	947,682
FAR Ratio						1.03		1.41		1.55

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

1. MR= Front door: 75'. Lowest Garage door: 87'-0".
2. WF= front door: 62'-6", lowest garage door: 85'-6"

PARKING REQUIREMENTS

1. A parking study dated 12/11/19, and amended on 3/27/20 by Alliant Engineering, is included in this submittal. Construction Phases 1 and 2 are over the suggested parking requirement within the study.
2. MR= total provided: 252 (233 underground – 2 levels)
 - a. Flexibility is requested for not providing a 1 to 1 covered parking for each unit. We feel that due to the size of this building that the month to month normal vacancies will still allow each unit to have at least one covered parking stall per unit.
3. WF= total provided: (140 underground – 2 levels)
4. Structured Parking Ramp adjacent to WF building= total provided: 323



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. Both buildings abut 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.

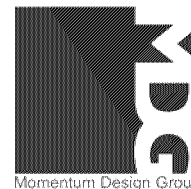
ENCROACHMENT APPLICATION:

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. All floors shall have 6'-0" deep decks.
3. 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)

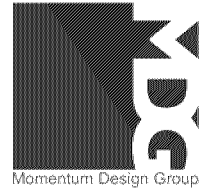
1. A traffic forecast from Wenck Engineering dated 1/27/20 is included in our submittal under additional documents.

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 newly proposed Structured Parking Ramp shall be submitted at the time of FDP for that structure.



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. The requested OHO incentives are only applicable to Phase 2. Because the affordable units will be built in phase 2 of this project, we will deposit with the city the required amount of \$9.60 per rentable square footage (Approx. \$1,699,239,700,000 [177,004sq ft x \$9.60]) at the time we pull the permit for the Phase 1 Market Rate building and request the ability to apply those specific funds to our affordable project when it is built. We plan to receive FDP approval within 24 months of beginning construction on the market rate units. The in lieu payment will be assigned to Phase 2 and be subject to the Phase 2 FDP applicability, which is 2 years, with option for a 1 year extension.
2. The OHO requested incentives are identified within these documents in Section 8 and apply only to Phase 2, any flexibility requested for Phase 1 is development related not OHO.

EXTERIOR MATERIALS:

1. The MR building shall comply with City ordinance for exterior building materials on the street facing elevations.
2. We are requesting the incentive for up to 50% alternative exterior materials on all sides of the WF Building, pursuant to the OHO.
3. Current exterior materials are identified, and percentages of use are defined/shown on each building for each elevation as well as the overall building.

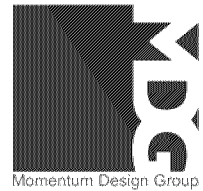
FLOW RATES (Lindell Engineering):

1. Market rate: 242 x 274 gpd = 66,308 gpd
2. Workforce: 86 x 275 gpd = 23,650 gpd
3. Site total: 89,958 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 providing 289 storage units throughout the building. Thirty-five (35) storage units are located in the Lower Level parking garage, twenty (20) storage units are located in the Upper Level parking garage, thirty-four (34) storage units are located on 1st floor, and forty (40) storage units are located on floor 2-6. In addition, we have 99 hanging bicycle racks at the front of parking stalls located in the parking garages.
2. WF= We are currently providing nineteen (19) storage units on each living floor for a total of ninety-five (95) throughout the building. In addition, we have one hanging bicycle rack at the front of every parking stall in the parking garages for a total of 140 bicycle storage. Housing Opportunity Incentive (9.23) states that if 9% of the dwelling units are at or below 60% AMI, then the storage unit count can be reduced up by 50% so the (95) storage units may be adjusted down to not less than (43) and those areas used for other amenities at the time of FDP submittal.



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'.

Jeff Wrede, Architect
Partner