

BeyondPT LLC
4386 Dakota St Se
Prior Lake, MN 55372
(651)315-3094

August 30th, 2020

City of Bloomington – Planning Commission
1800 West Old Shakopee Road
Bloomington, MN 55431

To the City of Bloomington's Development Planning Committee;

Enclosed please find the Business Plan for BeyondPT LLC and the preliminary floor plan for the pre-application and preliminary review of a Conditional Use Permit for sub-leasing Suite C of 6301 Cecilia Circle, Bloomington under Westwood Church. We respectfully request that this application be added to the next meeting on November 5th, 2020.

If there are any questions or concerns please feel free to reach us by email at beyondptmn@gmail.com or by phone at (651)315-3094.

Thank you for your consideration,

Robyn M R Ringberg

Robyn M. R. Ringberg, owner BeyondPT LLC

BeyondPT LLC

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Prior Lake, MN 55372
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Company Description:

Legal business name is BeyondPT LLC

BeyondPT LLC is owned by an equal partnership between Emily Schroeder, Mark Will, and Robyn Ringberg. BeyondPT LLC is an Integrated Wellness Community that takes an individualized approach to each person's overall health needs through fitness, nutrition, and wellness coaching.

Individually, owners Emily, Mark, and Robyn have been extremely successful in the health and fitness industry over the past decade and now we are ready to combine forces and be able to serve our clients at the highest level possible. With each of our individual strengths we are able to integrate those skills together to provide a holistic approach to achieve health, longevity, and performance goals. The name Beyond comes from a belief in serving each client with more than just workout and nutrition direction, we believe in going beyond what is expected and treating each individual as that and meeting them where they are every day.

Business Model:

We have a unique variety of integrated services that promote wellness to fully serve the individual as a whole person. By combining the one-on-one fitness services of Personal Training, Reformer Pilates, and Nutrition Coaching, with small group training, Beyond Fitness will promote a community spirit and comradery. In the future, we will also offer Physical Therapy that will be able to help prevent injuries and treat our clients' aches and pains. Our unique combination of services not only allows our clients to achieve superior results, but allows them to focus on their individual health needs and goals. This business model, that does not rely on pushing hundreds of people through our doors, captures a higher revenue per-client metric and retains clients for a longer period of time because the client experiences a higher return on their health and fitness dollar. Our prices are competitive in the boutique fitness segment which are lower than big box gyms and reasonable in comparison with other group fitness type boutiques that only offer large group training classes that are not individualized to the client. Being an appointment only business, we are able to keep our facility cleaner, provide for proper socially distanced sessions, and a calmer space that is less intimidating for self-conscious clients. Our individualized focus and by appointment only access also requires less parking spaces than a group fitness studio with large occupancy classes. Our goal is to create a health and fitness community that anyone can feel comfortable in.

Services offered:

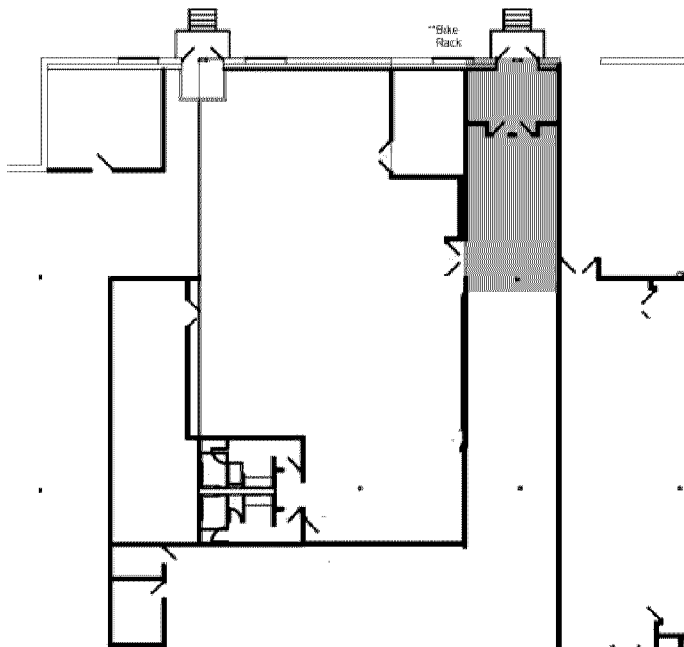
-In-person services: 1:1 Wellness Consultations, 1:1 Personal Training/Pilates, Partner Training/Pilates, Small Group Training/Pilates, 1:1 Nutrition Coaching, and 1:1 Physical Therapy.

-Online services: 1:1 Virtual Personal Training/Pilates, 1:1 Virtual Nutrition Coaching, Online Workout Database, Online Individualized Workouts, and Online Form Videos

Floor plan:

We are intentionally looking for a flexible open floor plan that we would have minimum equipment (dumbbells, kettlebells, stability balls, etc) lining the outside along the walls. The equipment would be taken out by the fitness professional used during the session and put away at the end of the training session.

The only separated rooms will be the two bathrooms. New Proposed space with Suite C in YELLOW. This is an open floor plan.



CASE FILE #PL202000189

September 27, 2020

City of Bloomington
Attention: Elizabeth O'Day
1800 W. Old Shakopee Road
Bloomington, MN 55431

Liz,

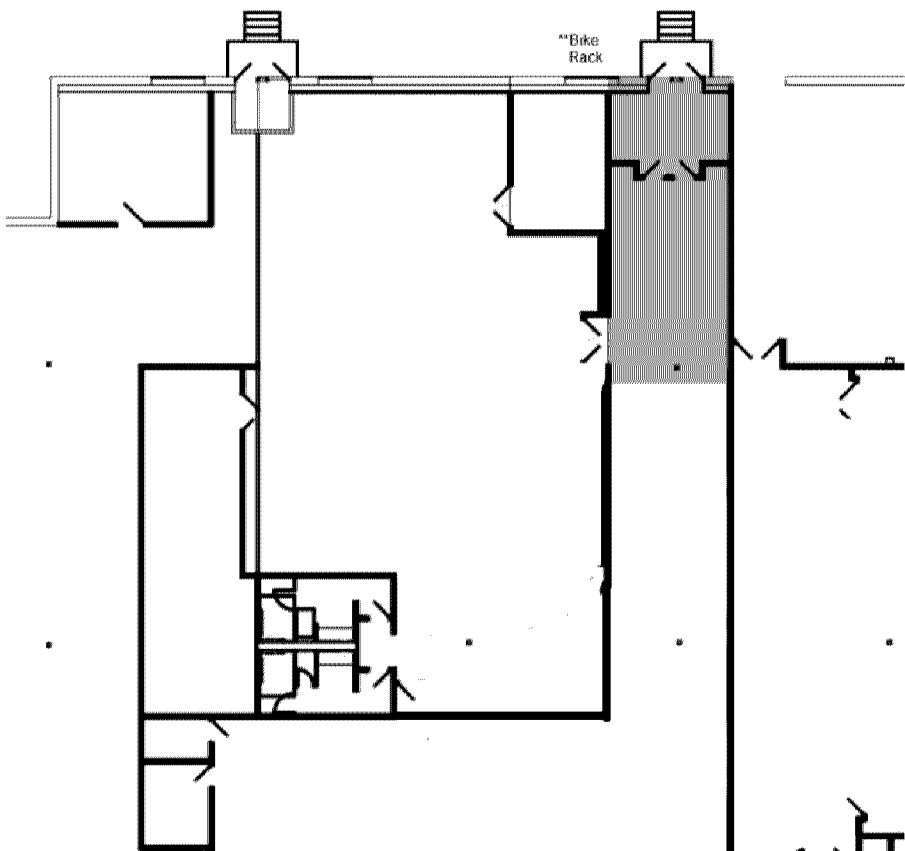
As requested by the City of Bloomington, BeyondPT LLC, commits to complying with the following standards for at 6301 Cecilia Circle, Suite C East as Sub-Leasor:

Review Type	Correction	Reviewer Comments	BeyondPT LLC Response
Traffic Review – Pre-App	Correction 1: Bike Rack	Show location of a bike rack and bike rack detail on the plan. Bike parking must be provided within 50' of the entrance, minimum 2 spaces for this proposed use.	Please see Attachment #1 for the location and picture of the bike rack which is located less than 50' from the entrance and provides the minimum 2 spaces as required.
	Correction 2: No use of public streets for construction	All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.	BeyondPT and our contractors will comply with the "no use of public streets for construction" stipulation.
	Correction 3: Parking space count	List the number of parking spaces required by city code and the number of spaces provided on the site plan for this use and for the entire site.	Per the Planning Review: The parking requirement for the health club is 1 space per 250 square feet. The new proposed space is a portion of Suite C which consists of 4,249 sqft. Therefore, the total required parking for the health club is 17 spaces. The total parking lot consists of 266 spaces which includes 68 spaces above the church's requirement. At this time, there is not another tenant under lease for the portion of the building available for SubLease.
Public Works Review	No comments		

Planning Review – Pre-App	Correction 1: Landscaping materials	Compliance is required with the 1983 landscape plan and the revised landscape plan from Case File PL2018-48.	The leasee/property owner/landlord has agreed to comply with this correction and ensure that the property is in compliance with the required 1983 landscape plan and the revised landscape plan from Case File PL2018-48.
	Correction 2: Lighting	Parking lot lighting upgrades may be required for the parking spaces nearest the tenant entrance door for the use.	The lighting in the parking lot has since been found to be in compliance per Elizabeth O'Day's email dated August 18, 2020.
	Correction 3: Trash and recycling	Interior trash and recycling must be provided.	The property owner/landlord has agreed to provide interior trash and recycling collection receptacles.
	Correction 4: Miscellaneous/Other	A clearer and detailed floor plan would be required for the conditional use permit submittal.	A detailed floor plan will be provided by the leasee/property owner/landlord. BeyondPT is now proposing to lease a portion of Suite C and not Suite A as originally specified. See Attachment #2
	Correction 5: Miscellaneous/Other	Signage to comply with the Code and the Uniform Sign Design for the site. (Case PL2018-374). Wall signs are only allowed on the East and South elevations of the building. This was designated by the Place of Assembly with full knowledge there would be no signs on the west wall for future tenants as only two wall elevation are allowed signs.	BeyondPT confirms that the signage will comply the Code and the Uniform Sign Design for the site. BeyondPT acknowledges that Wall signs are only allowed on the East and South elevations of the building.
	Correction 6: Miscellaneous/Other	The parking requirement for the health club is 1 space per 250 square feet. The total required parking for the health club is 22 spaces. Considering the parking requirement for the place of assembly, the parking requirement for the northern tenant spaces must not be greater than 68 spaces.	BeyondPT has reduced the proposed square footage to be leased from 5,576 sqft to 4,249 sqft which would reduce the required # of parking spaces from 22 to 17 which would allow for additional parking spaces for additional tenants for the northern portion of the building.
	Correction 7: See Document Markups	According to applicant, Suite B is 13,780 sq ft. Plan is not clear.	According to the plan provided to BeyondPT from the leasing agent: Suite A = 5,576 sqft Suite B = 13,780 sqft, Suite C has a total of 11,261 sqft. BeyondPT is proposing to occupy a portion of Suite C (4,249 sqft).

Building Department Review Pre-App	Correction 1: See Document Markups	Must meet 2020 MN State Building Code	Leasee/Property owner/landlord have agreed to ensure compliance to the 2020 MN State Building Code.
	Correction 2: See Document Markups	Must meet 2020 MN Accessibility Code	Leasee/Property owner/landlord have agreed to ensure compliance to the 2020 MN Accessibility Code, including adding an ADA compliant access to the new proposed space in Suite C.
	Correction 3: See Document Markups	Provide a code analysis with the plans.	A code analysis will be provided with the plans when finalized.
	Correction 4: See Document Markups	SAC review by MET council will be required.	It is our understanding that a SAC review by the MET Council is not needed since the bathrooms already exist in Suite C (the new proposed space), but were required in the original Suite A space that BeyondPT considered.
	Correction 5: See Document Markups	Building plans must be signed by a MN licensed architect.	The building plans will be properly signed by a MN licensed architect.
Environmental Health Review – Pre-App	Correction 1: Miscellaneous/Other	Want to make sure they will be hiring Board Certified Physical Therapists and not just offering Massage Services with requires another City Council approval process.	BeyondPT will NOT be offering Massage Services. In the future, BeyondPT has plans to hire Board Certified Physical Therapists.
Fire Department Review – Pre-App	Correction 1: Miscellaneous/Other	If the space exits through Westwood Church, this may increase the occupant load in the church to over 1,000 which would result in the requirement to upgrade the fire alarm system to voice communication in the church.	The proposed space has its own designated entrance and does not exist through Westwood Church.
Utility Review – Pre-App	Correction 1: Miscellaneous/Other	City of Edina serves sewer and water, Bloomington provides fire service, RPZ and storm drainage. No Comment from Bloomington Utilities.	Thank you for the utility information. Since the building only has a single meter, BeyondPT will pay utilities on a pro-rated basis.

Attachment #1 – New Proposed space with Suite C in YELLOW



**Existing Bike Rack



Attachment #2

The green line represents the new proposed space.

The black line represents the demising wall between Westwood Church and Suite C. Please note, the angled walls/rooms around the demising wall, do not exist.

70,614 sf

