

April 15, 2015

Mr. Londell Pease
Senior Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Park Place – Condition Use Permit Applications

Dear Londell,

Please accept this letter as a supplement to our three CUP applications for two quick serve restaurants and one sit down casual dining restaurant to be a part of the tenant-mix at the Park Place retail center. Since each application is separate from one another, this letter will serve for all three applications and we have prepared separate paragraphs describing each restaurant in further detail below.

Suite 102 – Quick Serve Mexican Grill

This quick serve Mexican grill restaurant concept will occupy approximately 2,411 square feet of space in Suite 102. Typical hours of operation are Monday thru Sunday 10:30 AM to 9:00 PM. Typical employee count would be 12-15 staff people with about 50% of them being fulltime employees. Depending upon the construction schedule for the project, this restaurant would likely open in the late fall of 2015 shortly after the completion of the project's construction. Based upon the site plan attached, we anticipate approximately 70 indoor seats and an additional 20 outdoor patio seats for seasonal use. A preliminary space plan is attached which identifies the seating and general restaurant layout. The restaurant will have an internal access to a fully enclosed trash room, which will meet all codes and contain water and floor drain for easy cleaning and sanitary purposes. Odor suppression and grease trap systems will be designed by each restaurant to meet all code and city requirements and will be depicted on the detailed plans that will accompany the future building and health permit applications as prepared by the restaurant design team.

Suite 106 – Quick Serve Pizza Restaurant

This quick serve pizzeria restaurant concept will occupy approximately 2,268 square feet of space in Suite 106. Typical hours of operation are Monday thru Sunday 11:00 AM to 10:00 PM. Typical employee count would be 8-10 staff people with about 50% of them being fulltime employees. Depending upon the construction schedule for the project, they would likely open in the late fall of 2015 shortly after the completion of the project's construction. Based upon the site plan attached, we anticipate approximately 70 indoor seats and an additional 20 outdoor patio seats for seasonal use. A preliminary space plan is attached which identifies the seating and general restaurant layout. Odor suppression and grease trap systems will be designed by each restaurant to meet all code and city requirements and will be depicted on the detailed plans that will accompany the future building and health permit applications as prepared by the restaurant design team.

Suite 118 – Neighborhood Pub / Casual Dining Restaurant

This casual dining restaurant concept will occupy approximately 6,000 square feet of space in Suite 118. The restaurant's typical hours of operation are Monday thru Sunday 11:00 AM to 1:00 AM. Typical employee count would be approximately 35 staff people with about 50% of them being fulltime employees. Depending upon the construction schedule for the project, the restaurant would likely open in the late fall of 2015 shortly after the completion of the project's construction. Based upon the site plan attached, we anticipate approximately 167 indoor seats and an additional 50 outdoor seats located on a rooftop patio. In the future, there may be plans to add an outdoor patio at grade on the east side of the project. If the addition of any outdoor seating requires additional parking beyond that which is available at the property, then an adjustment to the indoor seating arrangement can be made to balance the number of outdoor seats and maintain the parking within the code requirements. A preliminary space plan is attached which identifies the seating and general restaurant layout. Odor suppression and grease trap systems will be designed by each restaurant to meet all code and city requirements and will be depicted on the detailed plans that will accompany the future building and health permit applications as prepared by the restaurant design team.

Parking Analysis

The original Park Place master planned was approved with for uses totaling 308 parking stall demand and required only 271 stalls to be constructed for code required parking demand of the 308 spaces. All parking is shared between the Credit Union, Walgreen's and the Park Place retail center. The general breakdown of the allocation of parking for the original approvals is identified below:

Walgreen's	15,676 SF	81 stalls
Credit Union	5,997 SF	27 stalls
Sub-Total		108 stalls allocated to these two uses
Remaining Parking Stall Demand Availability		200 stalls

Park Place Retail Center Parking Needs

Suite 102	Proposed Restaurant Use	
	70 indoor seats @ 1:2.5 seats	28 stalls
	20 outdoor seats @ 1:5.0 seats	4 stalls
Suite 106	Proposed Restaurant Use	
	70 indoor seats @ 1:2.5 seats	28 stalls
	20 outdoor seats @ 1:5.0 seats	4 stalls
Total Retail	9,592 Gross SF	44 stalls
Suite 118	Proposed Restaurant Use	
	167 indoor seats @ 1:2.5 seats	67 stalls
	50 outdoor seats @ 1:5.0 seats	10 stalls

Total Required Parking based upon intended uses

185 stalls

We look forward to moving ahead with this project and appreciate your support and assistance. Please let us know if you have any questions.

Sincerely,



Jay Scott
President
Solomon Real Estate Group