

August 28, 2015

Mr. Michael Centinario
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Park Place – Revised and Updated Condition Use Permit Applications

Dear Mike,

Based upon our current leasing for Park Place we need to revise or amend two of our three prior CUP approvals to match with our current projected tenancy in the Park Place project. The current restaurant use and seating situation is as follows:

Suite 102 – 2,775 SF – Retail Use (No CUP required)

This suite was previously projected for a restaurant use and received an approved CUP. It will now be a traditional retail use and in no need of a CUP. We would like to shift this CUP to Suite 116 as identified below.

Suite 104 – 1,105 SF – Rita’s Italian Ice (CUP Needed)

This Italian Ice and Gelati desert concept will occupy approximately 1,105 square feet of space in Suite 104. Typical hours of operation are Monday thru Sunday 11:00 AM to 10:00 PM. Typical employee count would be 3-5 staff people with about 50% of them being fulltime employees. They would likely open in the spring of 2016. Based upon the preliminary site plan, we anticipate no more than 10 indoor seats and an additional 20 outdoor patio seats for seasonal use.

Suite 106 – 2,268 SF - Pie Five Pizza Company Restaurant (Received approved CUP)

This quick serve pizzeria restaurant concept will occupy approximately 2,268 square feet of space in Suite 106. We anticipate up to 70 indoor seats and an additional 20 outdoor patio seats. This use has already received an approved CUP and we have no changes from its previous approval.

Suite 116 – 1,650 SF – Sub Sandwich Restaurant (CUP Needed)

This sub sandwich shop restaurant concept will occupy approximately 1,650 square feet of space in Suite 116. Typical hours of operation are Monday thru Sunday 11:00 AM to 10:00 PM. Typical employee count would be 6-8 staff people with about 50% of them being fulltime employees. They would likely open in the spring of 2016. We anticipate approximately 60 indoor seats and an additional 10 outdoor patio seats for seasonal use.

Suite 118 – 6,750 SF (Main Level) Willy McCoy’s Restaurant (CUP Received but needs to be amended)

This casual dining restaurant concept will occupy approximately 6,750 square feet of space on the main level in Suite 118. This restaurant received an approved CUP previously, but there have been changes to

its design which has expanded its seating beyond that which it was previously approved for. Based upon the current plans, we anticipate approximately 180 indoor seats (up from the previous plan which showed 167 seats) and an additional 57 outdoor seats located on a rooftop patio (up from the previous 50 roof top patio seats shown).

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:

Retail (including Walgreen's)	24,132 SF	119.2 stalls
Credit Union	5,997 SF	25.0 stalls

Park Place Restaurant Parking Needs

Suite 102	No longer a Restaurant Use	
Suite 104	Proposed Restaurant Use 10 indoor seats 20 outdoor seats	10.8 stalls
Suite 106	Proposed Restaurant Use 70 indoor seats 20 outdoor seats	32.4 stalls
Suite 116	Proposed Restaurant Use 60 indoor seats 10 outdoor seats	26.0 stalls
Suite 118	Proposed Restaurant Use 180 indoor seats 57 outdoor seats	94.6 stalls
Total Required Parking based upon intended uses		308 stalls

Sincerely,



Jay Scott
Park Place Bloomington, LLC