



4/18/2018

City Planning Department
1800 W. Old Shakopee Rd,
Bloomington, MN 55431

Regarding: case file number is PL201800143: Knox Landing, 8100 Knox Ave S, Minneapolis, MN 55431

Dear Planning Department,

We are excited to be submitting to you a preliminary plat application today and we will be following it up with a development application with further civil, landscape and building drawings for an assisted living addition to this property on May 9th. It is important that the plat application is submitted today so that we may convey to Minnesota Housing Finance Agency that progress is being made on preserving affordable housing at this location.

As you know this is an age restricted high rise tower built in the early 1980's. It has served the senior community in Bloomington with great nobility since that time, but how services are delivered to seniors has changed and the type of amenities seniors expect in a building has also changed.

By bifurcating the site it gives Boisclair Corporation the financial flexibility to add a conjoined assisted living building to the north with a modified ownership group. But it also enables them to create a more robust community that serves a broader spectrum of seniors.

As well, it gives the community the ability to connect to the broader community with enhanced paths and trails that may foster further development along the American Boulevard Corridor. We look forward to submitting more information to you as soon as we connect with you and your engineering staff to coordinate detail ideas.

If you have any questions feel free to call our office at 612-879-6000 or my cell phone 651-253-5329

Sincerest Regards,

A handwritten signature in black ink, appearing to read 'Link Wilson', with a long, sweeping horizontal line extending to the right.

Link Wilson, AIA
Kaas Wilson Architects

cc: Collin Kaas, Assoc. AIA, LEED AP, Kaas Wilson Architects
Link Wilson, AIA, LEED AP, Kaas Wilson Architects