

June 29, 2022

Mike Centinario
City Planner
City of Bloomington, MN
1800 W Old Shakopee Road
Bloomington, Minnesota 55439

RE: AMERICAN SQUARE MARKET RATE: ARDOR AT THE BLUFFS CITY SUBMITTAL REVISION

Mike,

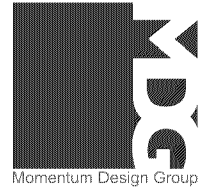
MDG is proud to present our revised project for administrative review. Since the original ownership team returned to the project, we've worked together to bring the building back to its original design intent and characteristics while maintaining anticipated project costs in today's economic landscape. We, along with the ownership group, are happy to return to our original shared vision and believe that it remains an appealing project for the city of Bloomington. Following is a summary of the project, as well as notable changes since our last submittal.

The Ardor is proposed as a 242-unit market rate apartment building, including 234 indoor parking stalls and 19 surface parking stalls, for a total of 253. The two below-grade garage levels support 6 stories of dwelling units and ample amenity space above. Exterior materials include a mixture of brick masonry, metal panels, and stucco. The following changes have been made recently during design review efforts:

1. A portion of the exterior metal panels have been changed from wood-look Dizal panels to UC-500 metal siding. Dizal panels remain as design accents on the most prominent corners of the building.
2. Changes have been made to individual unit balconies including some balcony additions, some switching to "Juliet-style" balconies, and all will have aluminum picket railings in lieu of glass railings.
3. The main outdoor amenity deck has been simplified in its design including a decrease in size, a revision to a flat deck instead of multiple deck levels at the pool, simplification and removal of some trellis structures, and a switch from a concrete paver structure to poured concrete topping.
4. A pull-in drive and exterior access were added to the north move-in elevator, which includes adding a second elevator lobby and additional stop to that elevator.

As stated, our intent is to return to the building's original design and to the characteristics of the original approval. Changes previously made by the prior ownership group that we have reverted include the following:

- A. Original unit and parking count as mentioned above, revert building footprint to its previous configuration.
- B. Return to the original, warmer-toned color scheme for the exterior materials. Material changes as mentioned in design review list above.



- C. Remove the exterior steps to the first-floor units at the north of the building.
- D. Reverted trash and recycling room configurations to original consolidated layout.
- E. 6th floor party room to remain instead of being converted to unit space.
- F. Return to the original layout of main amenity deck and indoor amenity spaces, except for design changes mentioned above.

If you have any questions or comments regarding the content within this correspondence, please give me a call and I can clarify any concerns or questions that you may have.

Sincerely,
Momentum Design Group, LLC.

Megan Schires, Architect
CC: Jeff Wrede, Architect and Partner