



September 13, 2022

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

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

Mike,

MDG is proud to present our revised project for administrative review. After further examination of the existing conditions and site survey, the project team discovered an easement that covers the southwest corner of the site, within which we had previously shown part of the south leg of the building. To bring our design into compliance with this easement while causing minimum impact to the overall plan and design, we have pulled this southwest facade approximately 37' to the east. Below is a summary of the changes this effected since our last submittal.

The Ardor is now proposed to be a 235-unit market rate apartment building, including 228 indoor parking stalls and 18 surface parking stalls, for a total of 246. This is a decrease of 7 units and 7 parking stalls from our previous submittal, meaning the unit-to-parking stall ratio remains the same. The exterior design of this corner has been revised slightly to reflect the new building footprint. The design now echoes the corner on the opposite side of the parking courtyard, maintaining a feeling of cohesive design as one approaches the front entrance. Outside of the area directly affected by the easement, our design remains unchanged and we continue to look forward to bringing this high-quality housing to the City of Bloomington.

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

Sincerely,
Momentum Design Group, LLC.

A handwritten signature in black ink that reads 'Megan Schires'. The signature is fluid and cursive, with the first name 'Megan' and last name 'Schires' clearly legible.

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

UNIT MIX BY TYPE

UNIT	COUNT	PERCENTAGE	AVG. AREA
STUDIO	55	23.4%	544 SF
STUDIO (TYPE A)	1	0.4%	525 SF
ALCOVE	38	16.2%	598 SF
ALCOVE (TYPE A)	1	0.4%	606 SF
1 BED	97	41.3%	725 SF
1 BED (TYPE A)	1	0.4%	697 SF
1 BED + DEN	11	4.7%	821 SF
1 BED + DEN (TYPE A)	1	0.4%	796 SF
2 BED	29	12.3%	1,094 SF
2 BED (TYPE A)	1	0.4%	1,045 SF

Grand total

235

100.0%