

April 26, 2021

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

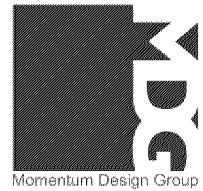
RE: AMERICAN SQUARE MARKET RATE: ARDOR AT THE BLUFFS CITY SUBMITTAL REVISION

Mike,

MDG is proud to present our revised project for administrative review. We have worked very diligently with the new ownership over the past several months and believe that we are presenting a very appealing project to the city of Bloomington. Below is the list of the significant changes that have been made to the building design since our last submittal.

1. 6 additional parking stalls on each parking deck which have expanded on the Northwest corner side of the building
2. Change the exterior colors of the metal panels and cupped tiles to a more neutral, cooler palette as seen in perspectives
3. Removal of the shade devices from the balconies of the 6th floor apartments
4. Additional steps to 4 first floor units along the North façade
5. Access to the elevator for moving in on North façade
6. Split the trash room into two separate rooms on the upper garage deck to service both sides of the building
7. Elimination of the 6th floor amenity deck and patio
8. Overall reduction in number of dwelling units to 237 total
9. Reconfiguration of amenity and pool deck

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



Sincerely,
Momentum Design Group, LLC.

Jeff Wrede, Architect
Partner

Nicholas Jackson
Senior Designer