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3-2-2016

Nick Johnson  
Planner  
City of Bloomington  
1800 W. Old Shakopee Rd.  
Bloomington, MN 55431-3027

Dear Mr. Johnson:

Please accept this application for a Major Revision to Final Development Plan to construct a parking ramp addition at 4400 78<sup>th</sup> St. W. in Bloomington, MN. The owner of the Two MarketPointe building, AX MarketPointe LP (Artis Reit) is requesting approval of a parking ramp expansion to accommodate existing building occupants.

The proposed four level parking ramp addition is sized for 249 new parking stalls, 72 of which will be added within the existing structure filling in the relocated end drive aisle. Approximately 18,300 square feet of site will be added to the east side of the existing Two MarketPointe ramp. This brings the structure coverage up to 48% which is over 30% but under the allowable of 80% with this Final Development Plan. A deviation of 20' from the required side setback of 20' and 30' from the required rear setback of 30' are requested to allow for the ramps to be adjacent to one another and share access across the property line. Exterior aesthetic of the ramp expansion will match the existing ramp. Access to the ramp addition will be from the north and from the west through the existing parking ramp. Please refer to the revised Preliminary Development Plan application to see how the ramp addition is designed to accommodate the proposed future Three MarketPointe parking ramp. The fire lane will be modified slightly to wrap around the ramp expansion. Storm water will be designed to drop on grade at the SE corner of the ramp and surface drain south onto Outlot A to a retention pond. Landscape requirements will be met by adding trees to Outlot A in areas where they possibly could be protected when construction of Three MarketPointe commences.

Construction for the ramp expansion is planned to begin in late April and scheduled to be complete in early August. If you have questions about what is being proposed please feel free to contact me @ 612-492-4366.

Sincerely,

**Ryan Companies US, Inc.**

Kevin Pfeiffer, RLA

cc: Mick Schultz  
Dan Mueller  
Terry Hakkola  
Dan Elenbaas