



4-22-2016

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

Dear Mr. Johnson:

Please accept this letter in response to the requests made at the City Council meeting that took place on April 18th, 2016. In which meeting, approval of the application for Final Development Plan for the proposed Two MarketPointe parking ramp expansion was tabled. We would like to provide clarification and assurances to the City Council regarding the items that were brought forth. Pursuant to the discussions with the council members, we understand there are three items that remain open to further discussion; surface parking on the currently vacant Three MarketPointe site, a sidewalk connection along Johnson Ave. S. and the intended use of the parking ramp expansion.

Surface Parking

After further discussion with C.B. Richard Ellis (CBRE), the property manager, we have confirmed that there are no 3rd party contracts for parking on site and no surface parking is allowed on the Three MarketPointe site.

Sidewalk

Ryan Companies is in agreement that the City's position that the sidewalk running North/South along Johnson Avenue should be completed at some point in the future. It is our opinion that the sidewalk project should be deferred to when the Three MarketPointe project is developed based on the following:

- The sidewalk would not serve the occupants of the Two MarketPointe Ramp and has little to no impact on the proposed parking ramp expansion.
- In the future when Three MarketPointe is designed, this sidewalk may need to be removed and replaced based on site work, future grading and the actual site design at the time of development.

Parking Ramp Use

The intended use of the proposed ramp expansion is to meet the expanded parking needs of the primary tenant of Two MarketPointe, CBRE. CBRE is reconfiguring its office space to allow density, meaning more people will utilize the same amount of office square footage at Two MarketPointe, therefore increasing the need for additional parking stalls. The sole purpose for the construction of the ramp expansion is to meet this need. There has not been any discussion between the building owner, ARTIS Reit and Ryan Companies US, Inc. regarding using the parking ramp expansion for any other purpose.

Given our proposed construction schedule, it is critical that these items be resolved and a decision be made on the May 2nd City Council meeting in order to meet the overall project timeline.

If you or others with the City have questions about what is being proposed, please feel free to contact me directly at 612-492-4366.

Sincerely,

Ryan Companies US, Inc.

A handwritten signature in black ink, appearing to read 'K. Pfeiffer', written over a horizontal line.

Kevin Pfeiffer, RLA

cc: Mick Schultz
Dan Mueller