



THE BLUFFS AT NINE MILE CREEK

Eden Prairie, Minnesota

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TYPE OF PROJECT
188 Luxury Apartments
30% of unit affordable (50% AMI)

ARCHITECT
Walsh Bishop Associates

CONSTRUCTION MANAGEMENT
Weis Builders, Inc.

DOMINIUM'S RESPONSIBILITY
Real Estate Development
Project Financing
Legal and Environmental Services
Design, Construction
Property Management
Section 42 Compliance

FINANCIAL PARTNERS
LaSalle Bank N.A.
Hennepin County, MN
City of Eden Prairie, MN
Dougherty & Company, LLC
Paramount Financial Group, Inc.
Minnwest Bank
Bremer Bank

TOTAL DEVELOPMENT COST
\$34,500,000

SIZE
9.60 acres (site)
361,144 sq. ft. (building)

COMPLETION DATE
June 2004



The Bluffs at Nine Mile Creek is located at the northwest corner of Valley View Road and Flying Cloud Drive, in what is locally known as the Golden Triangle. The Bluffs at Nine Mile Creek is one of the premiere multi-family developments in the Twin Cities due to its excellent location and site-specific natural amenities, including acres of mature oaks and panoramic views.

The Bluffs is a single building with three distinct segments differentiated by one-story steps. The building consists of four studios, 70 one-bedroom flats, 102 two-bedroom flats and 12 luxury flats, for a total of 188 apartment homes. Although the entire building has four floors of living area, these one-story steps allow the building to follow the natural contours of the hilltop site, thereby minimizing grading while at the same time breaking up the building mass to provide architectural interest.

All units have excellent views of the surrounding area, which include the city of Eden Prairie, Nine-Mile Creek and downtown Minneapolis in the distance. Common area amenities include a swimming pool, spa, roof top deck areas, fitness center, business center, theater, pub entertainment room, expansive patio areas and extensive landscaping. The exterior of the building is mostly brick, with lighter colored stucco and siding at the top floor. Large window areas and a great degree of façade articulation complete the elevations.

Development of The Bluffs offered a variety of challenges. The land assemblage was complicated. Our main design challenges included minimizing disturbance of heavily forested areas and maximizing views offered by the site's steep slopes. We settled on a plan that included two levels of underground parking to both minimize the building footprint and maximize the views. We also helped the city meet its affordable tax-exempt bond structure and Section 42 tax credits. Our affordable residents enjoy the amenities of a high-end luxury rental community.

