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**Date:** February 8, 2016

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Re:** Project Update - The Link (Pentagon Park)

The following is intended to provide the Planning Commission with a summary background of the planning efforts and City land use approvals that have taken place on the 43 acre Pentagon Park properties. (See property location on pages A1-A4.) Most recently, this site received a Preliminary Rezoning approval to PUD in 2014. (See approved overall development plan on page A33.) However, no development has been proposed or built since that preliminary approval. When the property owner is ready to develop, the entitlement process would include sketch plan review and final rezoning for each phase. Should there be a significant change to the approved overall development plan; a revision to that approval would be required. Development of the property north of 77<sup>th</sup> Street is anticipated in 2017.

## History/Timeline

### 2007 – Alternative Urban Areawide Review (AUAR)

A proposal was submitted to staff to redevelop the entire 43 acre Pentagon Park property. The proposed project was to include up to 1,300,000 square feet of office/retail space; 800+ units of senior housing; and a 150 room hotel. The senior housing would be located on the north parcel, adjacent to the then golf course; the office, retail and hotel was to be on the south parcel. The proposal triggered the need for an environmental review. The City Council authorized the AUAR, and expanded the study area to include all the property on the south side of 77<sup>th</sup> Street. An AUAR is a substitute review allowed by State Law that can be used when an Environmental Impact Statement (EIS) is required. AUARs are more flexible in the development approach.

An AUAR allows the flexibility to examine different development scenarios, including what would be allowed under the current zoning and comprehensive plan; and other development scenarios, including, what the developer is considering. An AUAR enables cities to evaluate how much development can be accommodated in an area without significant environmental impacts.



The City of Edina is the Responsible Governmental Unit (RGU) for this type of review, and as such is required to officially “order” the AUAR. As the RGU, the City of Edina hired WSB and Associates to prepare the AUAR.

The AUAR does not replace or overrule any of the normal Comprehensive Plan or zoning ordinance required hearings, project review, or other city approvals. It simply is a vehicle for identifying and evaluating any and all potential project environmental impacts prior to an official development application. There were four (4) development scenarios considered in the approved AUAR. (See pages A5-A8.) They included densities far greater than the development plans that were proposed.

#### 2008 Rezoning Approval

Following the AUAR, a Rezoning was approved for the entire 43 acres from PCD-2, Planned Commercial District and POD, Planned Office District to MDD-6, Mixed Development District 6. The specific proposal was to build 634 senior housing units, an 80,000 square foot hotel, two office towers that would total 737,000 square feet, and two above ground parking structures. (See approved overall development plan on page A9.) *The project was never built.*

#### 2013 – AUAR Update

After five years of no development, the AUAR needed to be updated. WSB was again hired and the AUAR was evaluated, updated and approved. (See update on pages A10-A32.)

#### 2014 – Preliminary Rezoning Approval

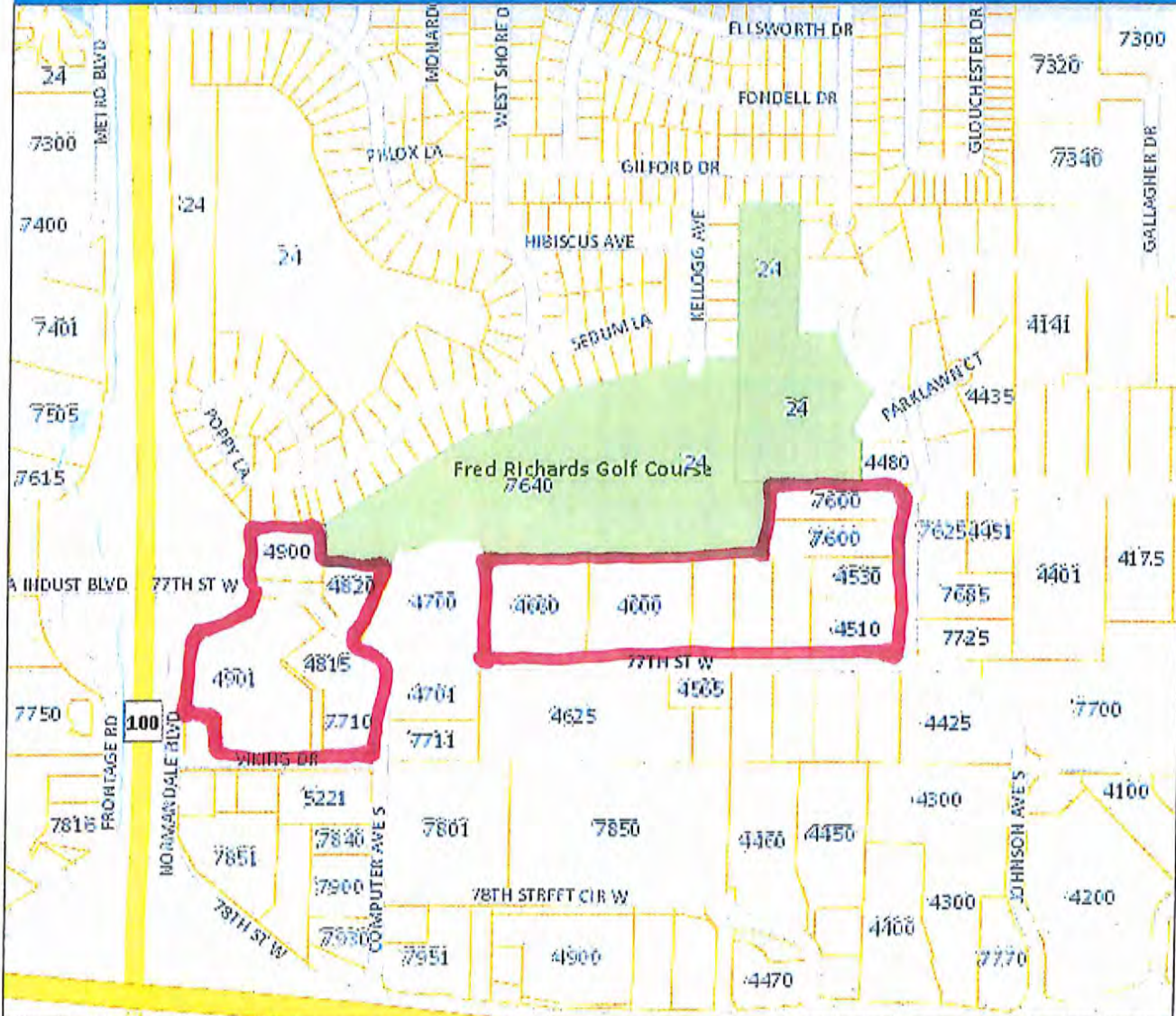
Following the AUAR Update, a new development project was proposed by a new land owner of the site. Preliminary Rezoning was approved. The Rezoning was from MDD-6, Mixed Development District to PUD, Planned Unit Development. The approved overall development included the following: office, medical, retail, restaurants, a hotel and potentially housing. (See the approved Preliminary/Overall Development plan on page A33, followed by development concepts considered on pages A33a-A45.) The list below is a breakdown of the anticipated land uses at that time:

- Office – 1,420,000 square feet.
- Retail – 40,000 square feet.
- Hotel – 250,000 square feet (375-425 rooms)
- Parking structures – 6,400 parking stalls.
- Housing (would likely replace some of the office if built.)

**(See the approving City Resolution that outlines findings and conditions on pages A46-A49.)**



Final Rezoning has not yet been granted. When development is to be proposed on any of these parcels, the land owner would bring back a sketch plan review for each phase prior to any Final Rezoning Approval. As mentioned earlier, if a new development proposal is not consistent with the approved overall development plan, an amendment to the original overall development plan would be required.



Parcel ID:	A-T-B:
Owner Name:	Market Total:
Parcel Address:	Tax Total:
Property Type:	Sale Price:
Homestead:	Sale Date:
Parcel Area:	Sale Code:

Map Scale: 1" = 800 ft.  
 Print Date: 2/20/2014

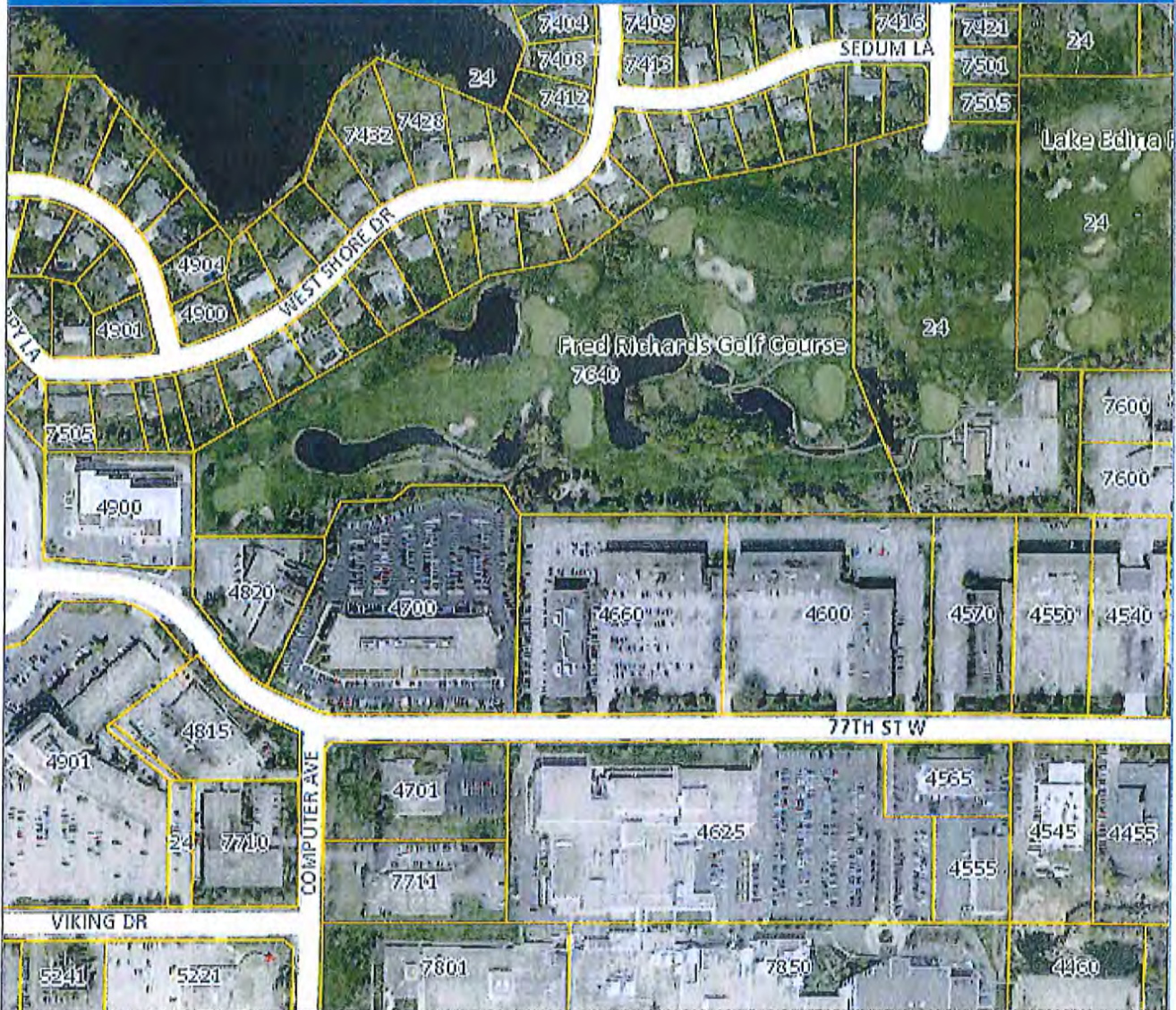


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<b>Parcel ID:</b> 30-028-24-11-0036	<b>A-T-B:</b> Abstract
<b>Owner Name:</b> J D Ellis & T C Ellis	<b>Market Total:</b> \$447,000
<b>Parcel Address:</b> 6223 Halifax Ave Edina, MN 55424	<b>Tax Total:</b> \$7,098.58 (Payable: 2013)
<b>Property Type:</b> Residential	<b>Sale Price:</b> \$60,000
<b>Home-stead:</b> Homestead	<b>Sale Date:</b> 05/1972
<b>Parcel Area:</b> 0.42 acres 18,408 sq ft	<b>Sale Code:</b>

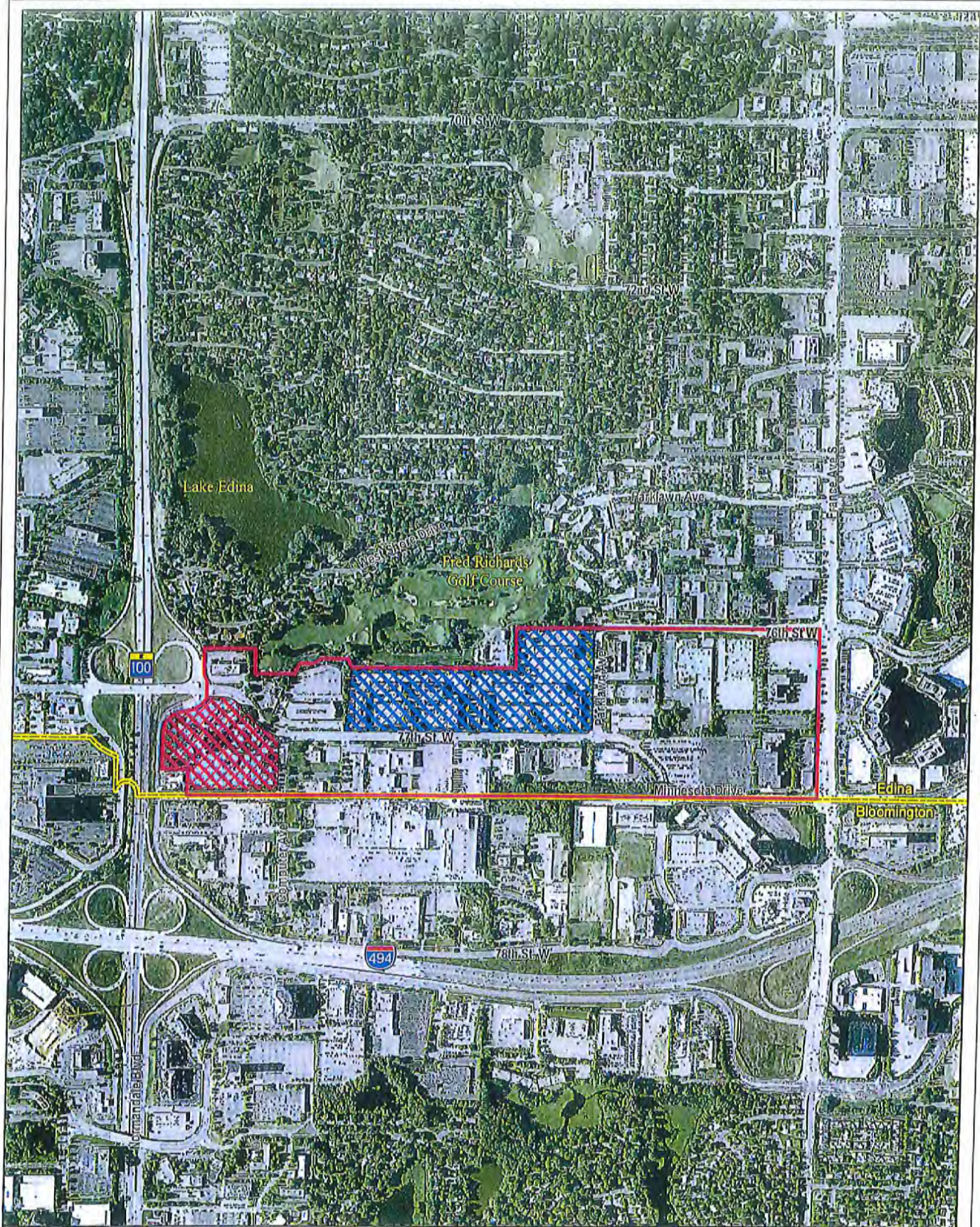
Map Scale: 1" ≈ 400 ft.  
Print Date: 2/20/2014



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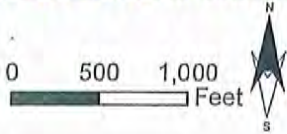
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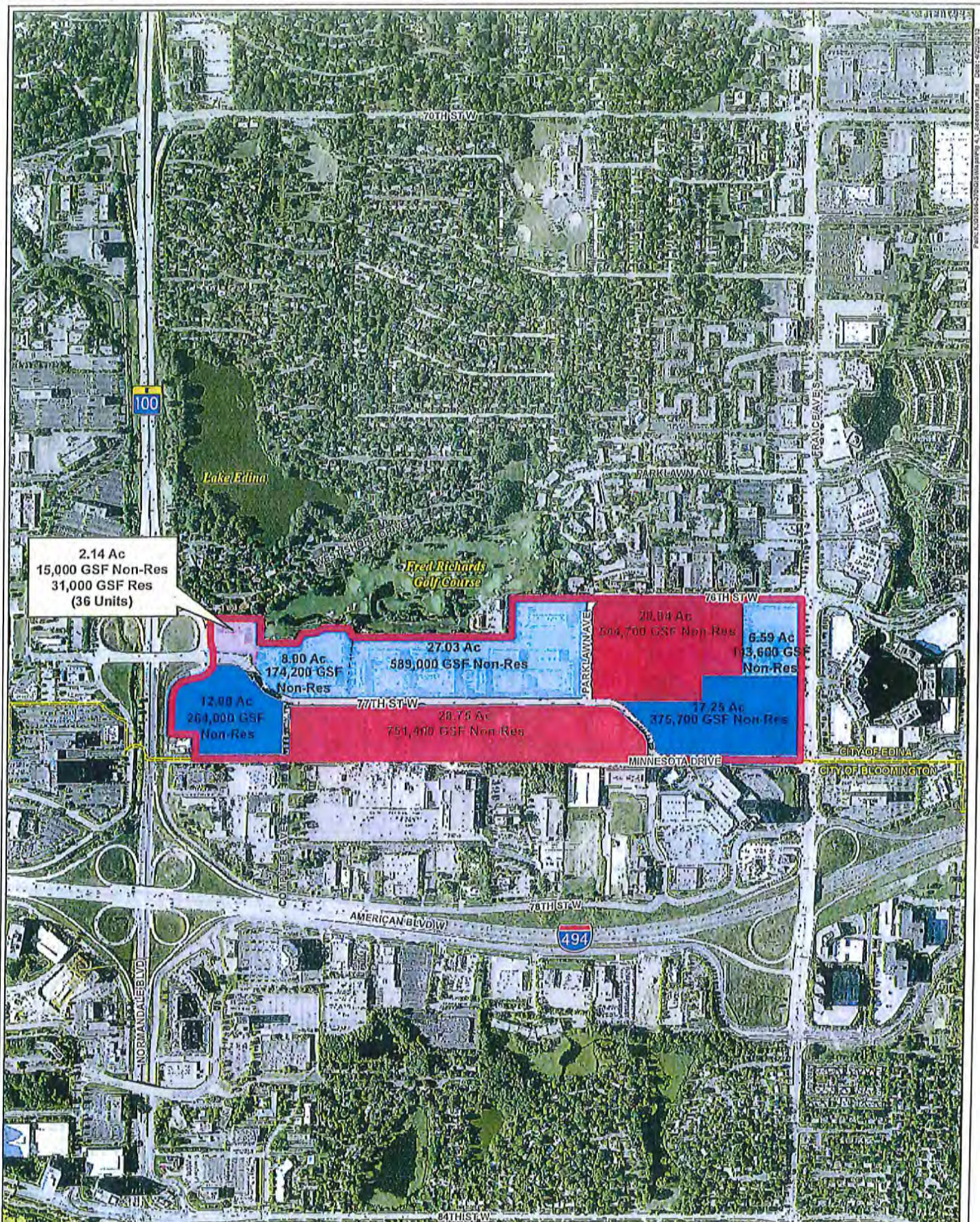


**Figure 3**  
**Aerial Location Map**  
**Gateway AUAR**

- Legend**
- Gateway AUAR Study Area
  - Pentagon Quads
  - Pentagon Towers



AK



**Figure 4-1**  
**Gateway AUAR**  
**Scenario 1:**  
**Comprehensive Plan**

**Legend**

	Gateway AUAR		POD-1		PCD-3
	PID		POD-2		

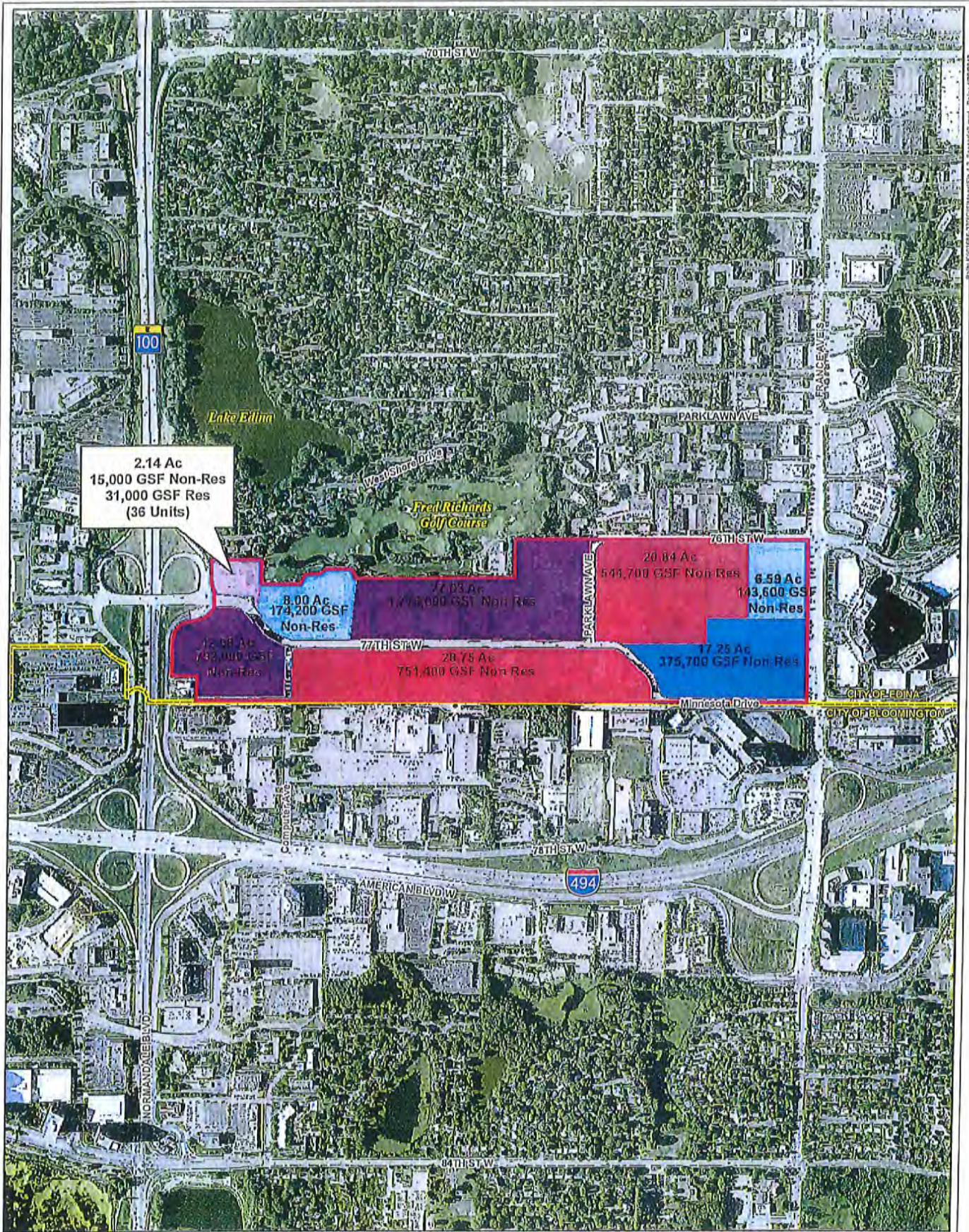
\* GSF = Gross Square Feet

0 500 1,000 Feet

AS



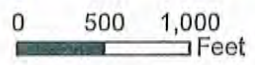




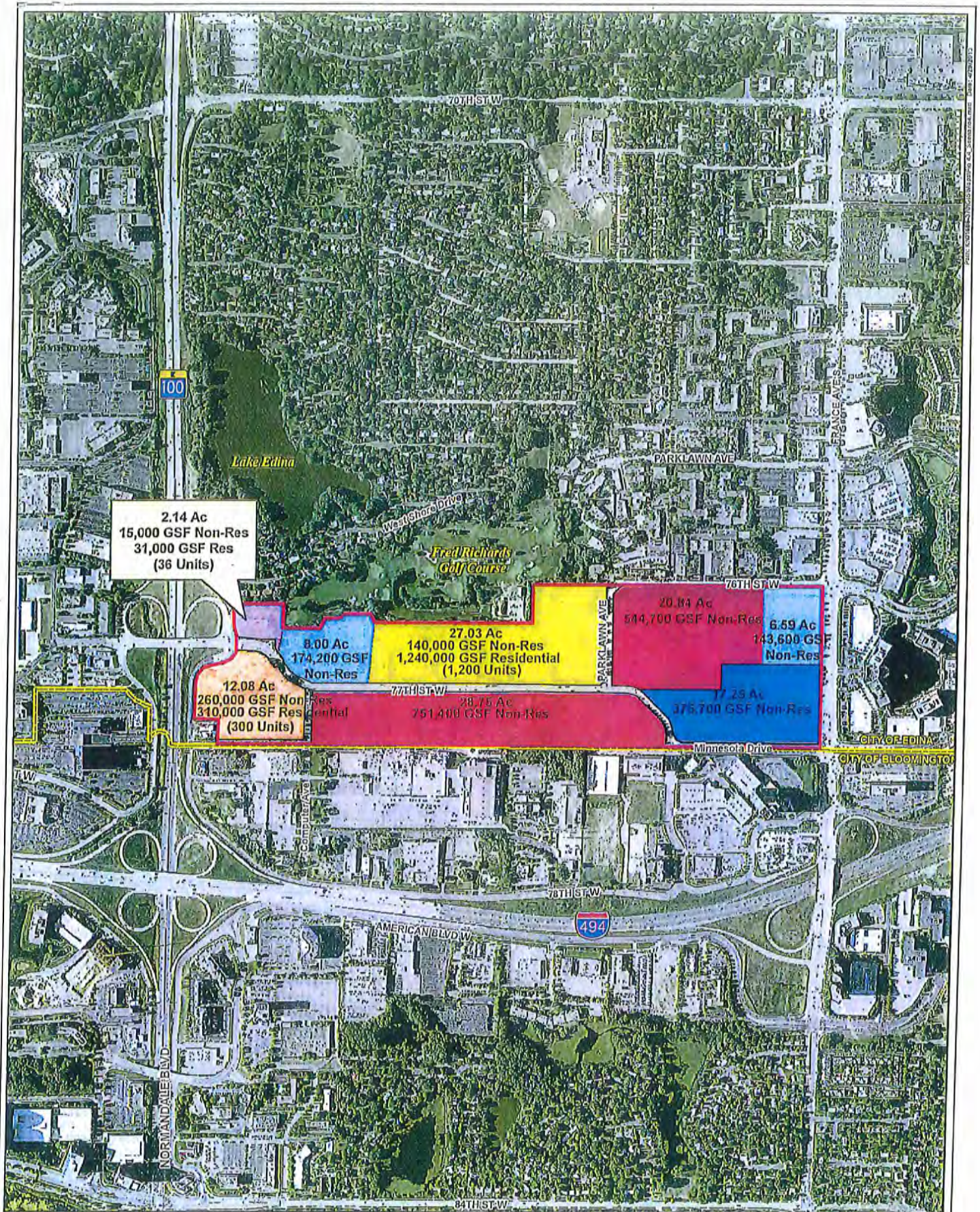
**Figure 4-3**  
**Gateway AUAR**  
**Scenario 3**

**Legend**

- Gateway AUAR
  - POD-1
  - PCD-2
  - PID
  - POD-2
  - PCD-3
- \* GSF = Gross Square Feet



A7

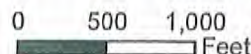


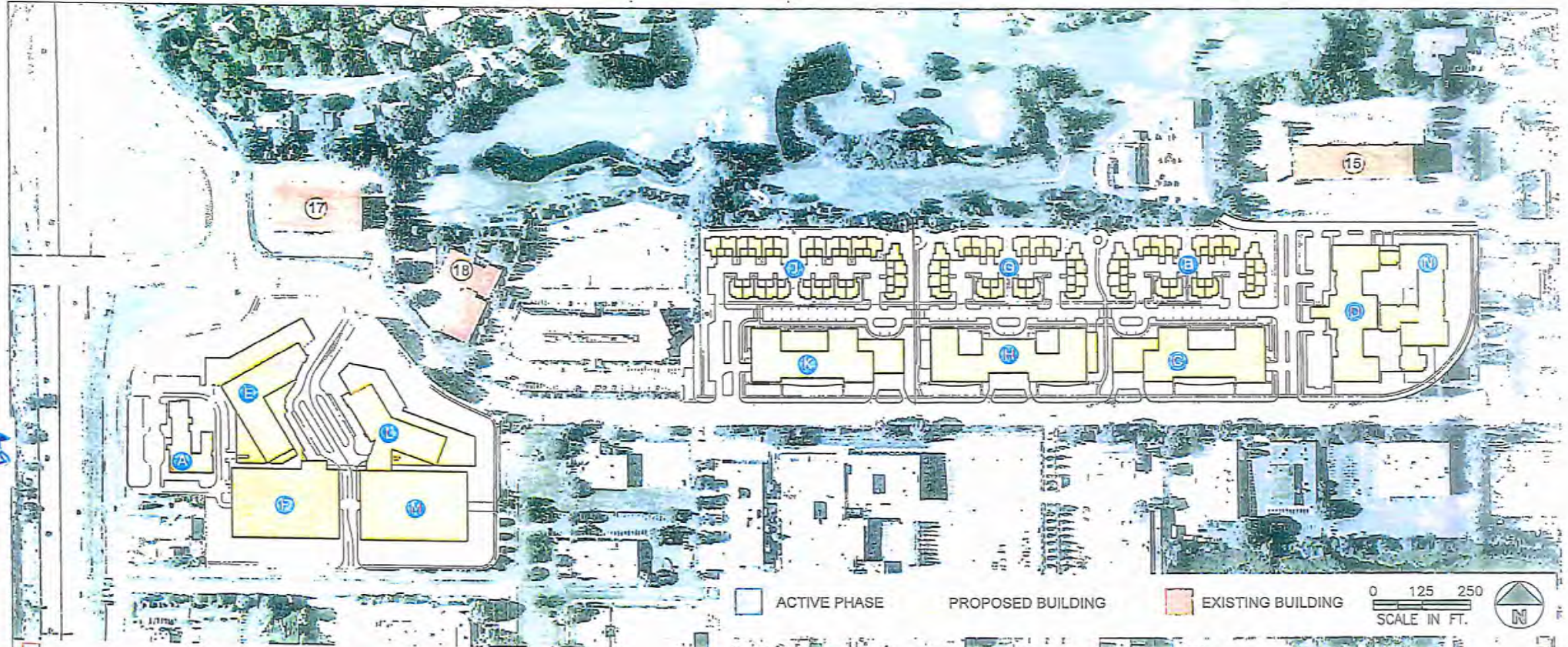
**Figure 4-4**  
**Gateway AUAR**  
**Scenario 4**

**Legend**

- MDD-5
- POD-1
- PCD-3
- Gateway AUAR
- PID
- POD-2
- PSR-4

\* GSF = Gross Square Feet





# OVERALL DEVELOPMENT PLAN (2008)

EXISTING BUILDINGS

ACTIVE PHASE     
  PROPOSED BUILDING     
  EXISTING BUILDING     
 0 125 250  
 SCALE IN FT.

- 15 7600 PARKLAWN  
85,632 gsf
- 17 BURGUNDY PLACE  
36 UNITS (MIXED USE)  
16,560 gsf
- 18 WALSH TITLE  
21,000 gsf (OFFICE)

PROPOSED BUILDINGS

- A A- LOFT HOTEL  
80,000 gsf  
150 ROOMS
- B TOWNHOME 1  
18 UNITS
- C INDEPENDENT LIVING 1  
122 UNITS
- D ASSISTED LIVING 1  
103 UNITS
- E WEST BUILDING (4-10 STORIES)  
377,375 gsf (OFFICE)
- F WEST PARKING  
6 LEVELS  
1,200 STALLS
- G TOWNHOME 2  
18 UNITS
- H INDEPENDENT LIVING 2  
122 UNITS
- I TOWNHOME 3  
26 UNITS
- J INDEPENDENT LIVING 3  
122 UNITS
- K EAST BUILDING (4-11 STORIES)  
360,000 gsf
- L EAST PARKING  
6 LEVELS  
1,200 STALLS
- M ASSISTED LIVING 2  
103 UNITS
- N

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 www.millerdunwiddie.com

**Kimley-Horn and Associates, Inc.**

**Wayzata Properties, LLC.**

PROJECT: **EDINA GATEWAY  
 Pentagon Park Redevelopment  
 Re-Zoning and Overall Plan**

CONSL. No.: ICAM0612  
 DATE: 31 JANUARY 2008  
 DRAWN: djg  
 CHECKED:

DRAWING TITLE:  
**PROPOSED SITE PLAN  
 EDINA GATEWAY - COMPLETE PROJECT  
 (2017)**

DRAWING NUMBER:  
**S-2.P**

**FINAL ALTERNATIVE URBAN AREAWIDE REVIEW UPDATE**

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**GATEWAY STUDY AREA - UPDATE**

**FOR THE  
CITY OF EDINA, MINNESOTA**

**Original AUAR: September 2007  
Update 1: June 2013**

**Prepared By:**

**WSB & Associates, Inc.  
701 Xenia Avenue - Suite 300  
Minneapolis, MN 55416  
763-541-4800**

**City of Edina  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424  
952-826-0460**

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**I. Introduction and Purpose**

The Gateway Study Area (Study Area) is approximately 135 acres. The Study Area is bounded by Minnesota Trunk Highway 100 (TH 100) on the west; France Avenue on the east; 76<sup>th</sup> Street West and Fred Richards Golf Course on the north; and Edina's border with Bloomington on the south. The area is shown on **Figures 1, 2, and 3**. The Study Area currently contains a mixture of light industrial/warehouse, commercial, office and residential uses. There is a total of 1,904,000 gross square feet (gsf) of these uses in the existing conditions.

The City of Edina adopted the Final AUAR on November 5, 2007. Pursuant to Minnesota Rules 4410.3610 Subp. 7, for the AUAR to remain valid as the environmental review document for the area, the document needs to be updated every five years until all development in the study area has received final approval. Since redevelopment has not occurred in the study area and the AUAR expired in November 2012, the purpose of this document is to update the AUAR pursuant to Minnesota Rules.

The 2007 AUAR included an analysis of the following development scenarios (**Figure 4-1 to 4-4**):

- Scenario 1 – Comprehensive Plan
- Scenario 2 – Master Plan Scenario
- Scenario 3 – Maximum Commercial Build Scenario
- Scenario 4 – Maximum Residential Scenario

**Table 1: Summary of Redevelopment Scenarios**

	Existing Conditions	Scenario 1: Comprehensive Plan	Scenario 2: Master Plan	Scenario 3: Maximum Commercial	Scenario 4: Maximum Residential
Office	1,873,000	1,546,000	1,862,000	3,261,000	1,094,000
Commercial / Retail/Hotel		15,000	174,000	15,000	15,000
Office & Light Industrial Mix		1,296,000	1,296,000	1,296,000	1,296,000
Residential	31,000	31,000	914,000	31,000	1,581,000
<b>TOTAL:</b>	<b>1,904,000</b>	<b>2,888,000</b>	<b>4,246,000</b>	<b>4,603,000</b>	<b>3,986,000</b>

In 2008, the City updated their Comprehensive Plan. However, Scenario 1 is still consistent with the Comprehensive Plan.

This AUAR Update serves as an update of the 2007 AUAR, and includes a review of the areas that have and have not developed, an update to the environmental analysis as needed, and a review of the mitigation measures. The original 2007 AUAR is available

for review on the City's web-site at

<http://edinamn.gov/index.php?section=community-development-planning>.

## II. **Approved Development/Current Conditions**

No redevelopment has occurred within the study area. **Figure 3** shows the aerial photo for the site. In 2008, the City updated their Comprehensive Plan. However, Scenario 1 is still consistent with the Comprehensive Plan.

## III. **Areas Remaining to be Developed**

No redevelopment has occurred within the study area. The initial potential redevelopment that triggered the initial AUAR in 2007 did not come to fruition. Recently, there has been renewed interest in redevelopment of the area. The redevelopment plans are within or below the densities analyzed in the AUAR.

**Timeline:** The 2007 AUAR anticipated redevelopment of the Pentagon Towers and Pentagon Quad areas (approximately 39 acres) to begin in 2008 and be completed within 5-7 years. The remaining 96 acres did not have a specific timeline for redevelopment. This redevelopment has not occurred. The current estimate for redevelopment timeline for the area is 5-10 years.

## IV. **Update to the Environmental Review**

**Wildlife:** The DNR Natural Heritage Database was reviewed to provide an update for any threatened and endangered species. This review and DNR correspondence is included in **Appendix B**. There are no new incidents of rare or endangered species within the study area.

**Contamination and Past Land Use:** Public MPCA database information was reviewed to update this section of the AUAR to identify verified or potential hazardous substances and petroleum release sites associated with the project area or surrounding area. The following databases were reviewed as part of this investigation:

- MPCA "What's in My Neighborhood?" website search
- MPCA Storage Tank Leak site website search

Twenty-nine database listings were identified for the project area. Some of the identified sites were listed on more than one database and the majority of the listings were for small quantity hazardous waste generator (15) and tank sites (7). Inclusions on these databases do not directly indicate an environmental hazard and no spills or mishandling of hazardous waste was identified during the review. However, the following database listings for the project area were determined to directly indicate historic or current environmental contamination:



#### Leaking Underground Storage Tank (LUST) Sites

- MPCA Leak #4105 – Pentagon Office Park located at 4930 West 77<sup>th</sup> Street, Edina, MN 55435. This site has been issued site closure by the MPCA. Site closure indicates that the contamination, if present, has been investigated and determined to not pose a threat to human health or the environment. Note: site closure does not indicate that the site is free of contamination.
- MPCA Leak #627 - Pentagon Office Park located at West 77<sup>th</sup> Street, Edina, MN 55435. This site has been issued site closure by the MPCA.
- MPCA Leak # 617 – Roberts Automatic Products located at 4451 West 76<sup>th</sup> Street, Edina, MN 55435. This site has been issued site closure by the MPCA.

#### Voluntary Investigation and Cleanup (VIC) Sites

- MPCA VIC #28660 – Hillcrest Development located at 4530, 4540, 4550, 4570, 4600, 4640, and 4660 West 77<sup>th</sup> Street, Edina, MN 55435.
- MPCA VIC #29410 – Hillcrest Development located at 4510, 4815, and 4901 West 77<sup>th</sup> Street and 7600 Parklawn Avenue, Edina, MN 55435.
- MPCA VIC #2890 – Parklawn located at 7625 Parklawn Avenue, Edina, MN, 55435.
- MPCA VIC #13540 – National Rental Car located at 7700 France Avenue, Edina, MN 55435.

#### Petroleum Brownfields Sites

- MPCA PB #4182 – Hillcrest Development located at 4530, 4540, 4550, 4570, 4600, 4640, and 4660 West 77<sup>th</sup> Street, Edina, MN 55435 (also a VIC site).
- MPCA PB #4239 - Hillcrest Development located at 4510, 4815, and 4901 West 77<sup>th</sup> Street and 7600 Parklawn Avenue, Edina, MN 55435 (also a VIC site).

**Wastewater System:** The AUAR analyzed the wastewater system in the area, including the Metropolitan Council's interceptor, BN-499. Since the 2007 AUAR, a wastewater project was completed in the area. As a result of the AUAR and potential re-development anticipated within the study area, the City of Bloomington, in conjunction with Met Council, upgraded Lift Station 10 (MCES L-55) to a near-term capacity of 1.8 million gallons per day (mgd). Project improvements also involved constructing a new 16-inch forcemain to replace the existing 12-inch forcemain in West 84<sup>th</sup> Street in Bloomington providing a long-term capacity in the forcemain of 4.8 mgd. Inter-community flows from Edina have been redirected to the new forcemain, essentially bypassing the gravity portions of MCES Interceptor BN-499 to provide additional capacity for re-development in Bloomington.

**Water Supply System:** No changes to the water supply system have occurred in the area.

**Storm Water Management:** The Nine Mile Creek Watershed District adopted updated rules in 2008. Based on these rules, if a redevelopment project disturbs more than 50 percent of the existing impervious surface on the parcel (or increases the imperviousness of the entire parcel by more than 50 percent), retention of one inch of runoff from all the impervious surface will need to be provided. Also, peak flow runoff rates cannot exceed the existing conditions for the 2-year, 10-year, and 100-year storm events and the runoff from a 2.5-inch storm event from the parcel will need to be treated to remove at least 60% of the phosphorus and 90% of the total suspended solids.

Additionally, Edina Lake, which is north of the project area, was added to the impaired waters list in 2008. Edina Lake is impaired for nutrients/eutrophication. No TMDL study has been completed to date.

**Transportation:** The AUAR completed in 2007 analyzed the impacts of the four development scenarios for the years 2014 and 2030. The analysis for both years assumed a 1% per year growth in general background traffic, the approved development in the Cities of Bloomington and Edina (see Cumulative Impacts) and the proposed Gateway Development traffic. Updated traffic counts were conducted the week of April 1, 2013 at selected intersection and roadway segments on 77<sup>th</sup> Avenue. The updated traffic counts were then compared to those assumed in the 2007 AUAR to determine if the analysis and recommended mitigation measures were still valid.

The peak hour traffic counts ranged from 5% to 15% less than those counted for the base year in the AUAR in 2007. In addition, the 2013 counts were 65% to 75% less than the 2014 Scenario 1 condition, which had the smallest associated trip generation.

The Average Daily Traffic (ADT) counts used as a baseline in the AUAR were from the 2005 MnDOT State Aid counts. In 2009 these counts were updated and in general, these counts were at or slightly lower than those in 2005. The 2013 ADT counts compared to the 2009 ADT counts showed a slight increase (10%) on the section of 77<sup>th</sup> Street from TH 100 to Parklawn Avenue.

Based on the facts that 1) no Gateway Development has occurred in the area, and 2) the majority of the additional development has been in Bloomington and Edina and their traffic generation included in the new 2013 traffic counts, and 3) the area traffic levels have not changed significantly from those assumed in the AUAR for the baseline conditions (see Cumulative Impacts), it can be concluded that the future year analysis and recommended mitigation is still valid.

**Cumulative Impacts:** The Study Area and its surroundings are within a first-ring suburb of Minneapolis that is generally fully developed. Cumulative impacts will generally be driven by either individual parcel redevelopment or area-wide redevelopment. To analyze cumulative impacts for the Study Area, the information

from the 2007 AUAR was updated to reflect known or approved redevelopment projects within or near the TH 100 and I-494 area. **Table 2** summarizes the known redevelopment plans and updates the 2007 AUAR in the area and **Figure 5** shows the location of these projects.

**Table 2. Summary of Adjacent Redevelopment Proposals**

<i>City</i>	<i>Development</i>	<i>Summary of Impacts</i>
<i>Bloomington</i>	<i>Duke-Weeks Realty Limited Partnership (Norman Pointe)</i>	Phase 1 and 2 completed. Phase 3 to add an additional 312,000 sq. ft. of office in the future
	<i>Walser Real Estate II, LLC (Walser Toyota)</i>	50,000 sq. ft. car dealership project completed.
		Addition of 112,000 ft <sup>2</sup> of medical office space completed
	<i>Ryan Companies US, Inc. (Marketpoint)</i>	Phase 1 and 2 completed. Phase 3 to add an additional 250,000 sq. ft. of office in the future.
	<i>Hilton Hotel</i>	256 room hotel and adjoining restaurant completed
	<i>Normandale Investments, LLC</i>	122 space parking ramp to meet demand for existing offices completed
	<i>United Properties</i>	285,000 square foot office building at 8200 Norman Center Drive completed
	<i>Covington Apartments</i>	250 Apartment units - Approved, under construction.
	<i>8100 Office Tower</i>	255,000 ft <sup>2</sup> of office - Future
	<i>Hotel</i>	100 Rooms - Future
	<i>Luxembourg Apartments</i>	282 Apartment units - Approved, under construction
	<i>OAT1 Office/Data Center</i>	100,000 ft <sup>2</sup> of office - Future
<i>Venture Bank Office</i>	37,000 ft <sup>2</sup> of office - Completed 2009	

	<i>Hotel</i>	257 Rooms - Future
	<i>Norman Pointe III Office Tower</i>	312,000 ft <sup>2</sup> Office - Future
	<i>Marketpoint III Office Tower</i>	250,000 ft <sup>2</sup> Office - Future
	<i>6500 France Avenue</i>	209 Unit Senior Housing / Skilled Care - In review process
<i>Edina</i>	<i>Cypress Properties</i>	Redevelopment of 40,000 ft <sup>2</sup> of a movie theater to 86,000 ft <sup>2</sup> of retail development. (Not Yet Completed)
	<i>Target</i>	Approved increase of retail space from 154,000 ft <sup>2</sup> to 196,500 ft <sup>2</sup> by 2008. (Completed)
	<i>Westin</i>	Approved construction of an 18 story building with 79 condominiums, a 225 room hotel, and 7,000 ft <sup>2</sup> restaurant (Completed)
	<i>York Place Development</i>	Approved construction of 49,000 ft <sup>2</sup> of retail space and 86 senior apartments. Replaces 52,750 ft <sup>2</sup> of office space. (Development Completed as CVS)
	<i>TE Miller Development (7380 France Office)</i>	Net increase of 2,000 gsf of office space (Completed)
	<i>6996 France Avenue</i>	3,000 ft <sup>2</sup> Retail and 5,000 ft <sup>2</sup> Office - Completed
	<i>Centennial Lakes Coffee Shop</i>	2,000 ft <sup>2</sup> Coffee Shop - Approved under construction
	<i>Fairview Southdale Expansion</i>	30,000 ft <sup>2</sup> Emergency Room expansion - In review process
	<i>Southdale Residential</i>	232 Units - Approved under construction
	<i>Whole Foods</i>	32,000 ft <sup>2</sup> Whole Food Grocery store - Completed
	<i>YMCA</i>	21,000 ft <sup>2</sup> Expansion - Completed

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**V. Mitigation Summary and Update**

Many of the mitigation measures outlined in the 2007 AUAR still remain valid. The updated mitigation measures are outlined below and either remain in effect from the 2007 AUAR or have been updated based on new analysis as noted.

**A. Land Use Compatibility and Permitting**

- A1. The proposed change in land use of Scenarios 2, 3, and 4 at the Pentagon Towers and Pentagon Quads site will require a Comprehensive Plan Amendment.
- A2. Any redevelopment will be required to meet Edina zoning requirements.
- A3. Any project proposers will be required to obtain any necessary approvals and permits.
- A4. If components of a proposed project exceed Edina City Code requirements, variances from the City's requirement will need to be applied for by the developer. The City will review these variance requests and make a determination as to the approval or denial of the project as part of the review process. A project proposer could also seek to amend the City Code. This request would also be reviewed by the City.

**B. Geologic Hazards, Erosion Control, and Hazardous Material**

- B1. Prior to demolition an asbestos survey shall be completed by a project proposer. At the time of demolition, any necessary asbestos abatement will need to be completed by the project proposer in compliance with MPCA requirements.
- B2. The management, containment, and cleanup of any spills that may occur within the Study Area during construction will be addressed by the permit holders of the MPCA NPDES/SDS Storm Water Construction Permit and its accompanying Storm Water Pollution Prevention Plan preparation.
- B3. If a neighborhood convenience store and gas station is proposed, the project proposer will be required to adhere to State regulations for containment of underground petroleum tanks and an annual license would be needed.
- B4. The Storm Water Pollution Prevention Plan (SWPPP), including temporary and permanent seeding and staging plans, will be required to be submitted by each project proposer and reviewed by Edina.
- B5. The project proposer will need to develop an erosion control plan and submit this plan to the Nine Mile Creek Watershed District for review and approval.

- B6. During construction, the project proposer and their contractor will implement Best Management Practices as needed to prevent erosion and sedimentation of downstream water resources.
- B7. Edina will develop a SWPPP and obtain an NPDES permit for the construction of any public infrastructure improvements (sanitary sewer, storm sewer, water main) that disturb one acre of land or more.
- B8. Edina will conduct erosion control inspections during construction.
- B9. Project proposers will make environmental hazard investigation documents, such as Phase I Environmental Assessments, available to Edina.
- B10. Project proposers will be required to remediate any contaminated soils encountered in conformance with MPCA regulations.
- B11. Project proposers will be required to remove and properly dispose of trash and debris located within a project site, including all demolition materials that may include asbestos.
- B12. Municipal waste hauler companies will make residential and commercial recycling programs available to the Study Area. General municipal waste will be removed by these waste hauler companies.
- B13. The NPDES Construction Site permit requires a site specific SWPPP to be completed for the construction by the project proposer. This SWPPP is required to include pollution prevention management measures for solid waste and hazardous material spills that occur during construction.
- B14. Mitigation includes conformance with the Edina spill response plan. Spills will be reported to the fire chief and/or applicable City Staff. The fire chief and/or applicable City Staff will in turn notify any other appropriate officials depending on the nature of the spill.
- B15. Project proposers will be required to develop a temporary dewatering plan for construction activities, review this plan with Edina and Nine Mile Creek Watershed District for approval, and conform to the dewatering requirements of the Department of Natural Resources (DNR) and NPDES Construction permit.
- B16. If a redevelopment project involves permanent dewatering for underground facilities, a detailed dewatering plan is required to be developed by the project proposer. This plan would include anticipated dewatering amounts, direction of discharge, analysis of impact on adjacent ponds and downstream receiving waters, and impact on the organic material within the Study Area for the

potential for subsidence. The plan will need to be submitted to Edina, Nine Mile Creek Watershed District, and DNR for review and/or approval.

**C. Fish, Wildlife, Wetlands, and Ecologically Sensitive Resources**

- C1. Buildings to be removed as part of redevelopment will be field checked by the project proposer to determine if there are nesting Peregrine Falcons on the structure. If falcons are noted nesting on the structure, the site cannot be disturbed until the juvenile birds have fledged and left the nest.
- C2. The project proposer will be required to delineate wetlands within their project boundaries, if any, and review these delineations with the Nine Mile Creek Watershed District and Edina to determine jurisdictional status. The Nine Mile Creek Watershed District is the Local Government Unit for the Wetland Conservation Act and will review and verify any wetland delineations.
- C3. If wetland impact is proposed, the project proposer will be required to minimize impact to the maximum extent possible and mitigate for any unavoidable impacts in conformance with the Wetland Conservation Act.

**D. Municipal Water Use and Service**

- D1. Edina will work with Bloomington to determine the needs for water system capacity improvements, water main upgrades, and future service to the Gateway Study Area.
- D2. In conjunction with their Comprehensive Plan update, Edina will complete an update to the 2002 Water Distribution System Analysis for the entire city to determine what current and future water system improvements may be necessary to continue to serve the City's water needs and maintain a water system firm capacity above the maximum daily water use within the City.
- D3. As redevelopment occurs, Edina will complete an analysis of the water mains within the Study Area to determine if performing water main replacement is necessary and if it should occur in conjunction with other potential infrastructure improvements, such as sanitary sewer, storm sewer, and transportation improvements.
- D4. Any abandoned wells found within the Study Area will be sealed in accordance with Minnesota Department of Health guidelines. This will be the responsibility of the project proposer.
- D5. In accordance with Edina's Wellhead Protection Plan, continued protection of the existing Drinking Water Supply Management Areas located within the Study Area will be required for redevelopment projects.

- D6. There is potential for areas that redevelop within the Bloomington service area to request to be served by Edina. If this occurs, additional analysis and water main improvements will need to be completed by Edina in coordination with Bloomington.
- D7. Individual redevelopment may require the installation of service pumps to serve multi-story buildings and to provide adequate fire protection. The size and type of pumps will vary based on individual building characteristics, should meet the existing local building and fire protection codes, and will be the responsibility of the developer.

**E. Water Quality and Quantity**

- E1. Redevelopment projects will be required to be designed to meet the policies of the most current Edina Comprehensive Storm Water Management Plan.
- E2. Redevelopment projects will be required to be designed to meet the policies of the most current Nine Mile Creek Watershed District requirements.
- E3. Redevelopment within the Study Area will be required to limit peak runoff rates to at least existing conditions and reduce the runoff volume so as not to negatively impact the existing storm sewer system.
- E4. Redevelopment needs to reduce the amount of impervious surface within the project limits or develop a site specific storm water management plan that shows that the project will not impact downstream pollutant or volume loading.
- E5. If warranted by Edina's Nondegradation Plan, project proposers will need to include storm water management strategies that reduce the total suspended solid loadings, total phosphorous pollutant loadings, and storm water runoff volumes from the Study Area.
- E6. Any redevelopment project that disturbs more than one acre of land is required to develop a SWPPP and obtain an NPDES permit from the MPCA.
- E7. Edina and project proposer(s) will investigate the expansion of the existing ponding areas within the Fred Richards Golf Course to provide additional storage and treatment as outlined in Edina's Water Resource Management Plan.
- E8. The Cities of Edina and Bloomington will petition the Nine Mile Creek Watershed District to expand the South Pond (SP\_1) pond to provide additional storm water treatment for the area.
- E9. As Total Maximum Daily Load (TMDL) studies are completed for Nine Mile Creek, the results of these studies will be reviewed by Edina. Redevelopment in



the Study Area will be required to meet any mitigation and pollutant load reductions that may be outlined within the TMDL studies.

**Update:** This mitigation measure also applies to Edina Lake.

- E10. The project proposer will review and determine which Low Impact Development (LID) practices are feasible to be used for each parcel. Edina will review the LID techniques and encourage their use to the greatest extent possible.
- E11. A maintenance plan is required to be reviewed and approved by the Nine Mile Creek Watershed District for privately constructed and maintained storm water management facilities.

#### **F. Wastewater Mitigation Plan**

- F1. Any redevelopment activities that may increase the total sanitary sewer flows within Service Area A beyond threshold limits for peak capacity will require upgraded facilities within the Gateway Study Area (Computer Avenue sanitary sewer) and Bloomington (MCES Bloomington Lift Station No. 10) to accommodate increased flows.

**Update:** Bloomington Lift Station No. 10 is also denoted at MCES Lift Station L-55. In 2011, the pumps in the existing lift station were upgraded to provide a near-term peak capacity of 1.8 million gallons per day (mgd). Future increases in flow for re-development will need to be evaluated as the final lift station site is proposed to be relocated with the proposed future realignment of I-494.

- F2. Edina, Bloomington, and Metropolitan Council Environmental Services will continue discussions and analysis regarding proposed capacity upgrades to Bloomington Lift Station No. 10 and the MCES BN-499 Interceptor along West 84<sup>th</sup> Street in Bloomington.

**Update:** Capacity to L-55 (Bloomington LS 10) was increased to a peak flow of 1.8 MDG as previously discussed. Also in 2011, The MCES BN-499 interceptor was replaced with a 16-inch forcemain from L-55 southerly and westerly along W. 84<sup>th</sup> Street to a gravity sewer approximately 600 feet west of France Avenue. The forcemain was designed to carry peak flows for the proposed redevelopment area.

- F3. Edina will complete its update to their Comprehensive Sanitary Sewer Plan.
- F4. Edina will upgrade Lift Station No. 22.

- F5. In conjunction with redevelopment activities, Edina will determine the condition of the existing sanitary sewer pipe within the Gateway Study Area to determine if repairs or replacement is necessary based on in-place pipe condition and infiltration potential.

**G. Traffic and Transportation**

**G1. Scenarios 1 and 4**

The following mitigation strategies are needed for Scenario 1 and 4 to accommodate future full development traffic projections:

- |               |   |
|---------------|---|
| Intersection: | France Avenue / West 76 <sup>th</sup> Street  |
| Improvement:  | Extend one southbound thru lane on France Avenue to create a total of four thru lanes   |
| Intersection: | France Avenue / West 78 <sup>th</sup> Street  |
| Improvement:  | Eastbound dual right turn lanes on West 78 <sup>th</sup> Street<br>Southbound lanes approaching the I-494 ramps restriped to provide exclusive lanes to both westbound I-494 and eastbound I-494. The right lane will drop at the westbound I-494 ramp providing an exclusive ramp lane. The second lane will also be an exclusive lane leading to I-494 eastbound, reducing the weaving and stacking of vehicles that occur today. The County has expressed interest in participation. |
| Intersection: | Edina Industrial Boulevard / West 78 <sup>th</sup> Street   |
| Improvement:  | Eastbound dual left turn lanes on West 78 <sup>th</sup> Street  |
| Intersection: | Edina Industrial Boulevard / Metro Boulevard  |
| Improvement:  | Add southbound right turn lane on Metro Boulevard, restriping the existing two southbound lanes to accommodate an exclusive left turn lane, and a thru/left lane, providing dual left turn lanes.<br>Add 300 foot eastbound left turn lane on Edina Industrial Boulevard  |
| Intersection: | Northbound TH 100 / West 77 <sup>th</sup> Street  |
| Improvement:  | Add 150 foot northbound right turn lane on Frontage Road<br>Westbound dual right turn lanes on West 77 <sup>th</sup> Street   |

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G2. Scenario 2

Scenario 2 will require **all the improvements listed above** in addition to the following:

- |               |  |
|---------------|--|
| Intersection: | Minnesota Drive / France Avenue  |
| Improvement:  | Dual westbound left turn lanes on Minnesota Drive<br>Eastbound dual left turn lanes on Minnesota Drive |
| Intersection: | Northbound TH 100 / West 77th Street   |
| Improvement:  | Add 150 foot eastbound right turn lane on West 77 <sup>th</sup> Street                                 |
| Intersection: | Computer Avenue / West 77 <sup>th</sup> Street   |
| Improvement:  | Northbound dual left turn lanes on Computer Avenue   |
| Intersection: | Minnesota Drive / West 77 <sup>th</sup> Street / Johnson Avenue  |
| Improvement:  | Southbound dual left turn lanes on West 77 <sup>th</sup> Street  |

G3. Scenario 3

Scenario 3 will require **all the above improvements listed under Scenarios 1, 2, and 4** in addition to the following:

- |               |  |
|---------------|--|
| Intersection: | Minnesota Drive / France Avenue  |
| Improvement:  | Eastbound dual right turn lanes on Minnesota Drive   |
| Intersection: | France Avenue / West 78 <sup>th</sup> Street   |
| Improvement:  | Westbound dual right turn lanes on West 78 <sup>th</sup> Street  |
| Interchange:  | TH 100 / West 77 <sup>th</sup> Street  |
| Improvement:  | Six-lane section from Metro Boulevard to Computer Avenue<br>Dual left turn turns at both TH 100 Ramps (Hence an eight-lane bridge) |

G4. General

The mitigation measures discussion above (G1 – G3) are needed to address full build-out of the site and surrounding area. Specific mitigation measures required for proposed development plans will be established through traffic and transportation studies required for each development proposal. These proposals will need to document compliance within the AUAR and mitigation plan.

G5. Transit/Non-Motorized Transportation

As redevelopment occurs in the Study Area, consideration of site-specific improvements needs to be included as developments are proposed. These

would include upgrading the existing transit facilities, including bus shelters, to become ADA compliant and improving the sidewalk and/or path connections in and around each redevelopment.

#### **H. Odor, Noise, and Dust**

- H1. During construction activities, the project proposer and contractor shall observe all dust control Best Management Practices for fugitive dust.
- H2. Edina will limit construction activities and any other activities that produce noise audible outside the perimeter of a property to between 7:00AM to 9:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturday, Sunday, and holidays.
- H3. Noise mitigation will be necessary if any residential units are constructed near Receptor 2, located in the southwest quadrant of TH 100/West 77<sup>th</sup> Street. Any residential buildings should be constructed using noise abatement methods. Noise abatement requirements to conform to state standards can be found in Minn. Rules 7030.0050, subp. 3.

#### **I. Archaeological, historical, or architectural resources**

- I1. Prior to redevelopment of the Pentagon Towers and Quads sites that would require razing of the existing structures, an evaluation and documentation of the historical and architectural significance of the sites will be needed by the project proposer. This information will need to be submitted to Edina.

#### **J. Cumulative Impacts**

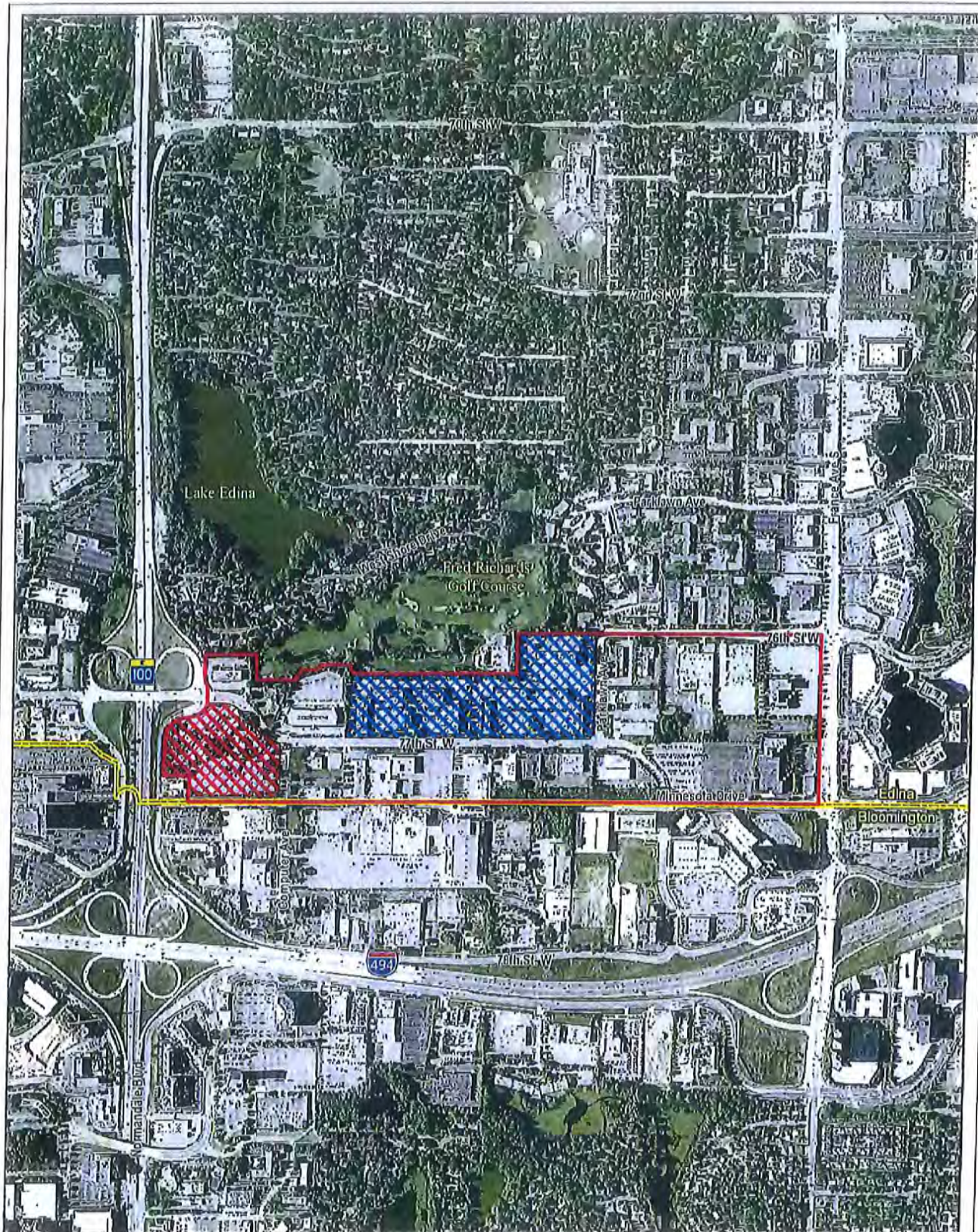
- J1. Edina will work with Bloomington and potentially participate in a regional traffic study that will assist in anticipating future potential redevelopment within the TH 100/I-494 area and plan for infrastructure improvements.

Edina will also coordinate with other entities to address cumulative impacts. These items have been addressed in other areas of the AUAR and include mitigation plan items D1, D6, E8, F1, and F2.

#### **VI. AUAR Update Review**

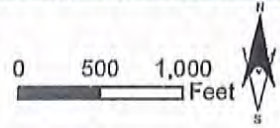
This AUAR Update has been reviewed pursuant to Minnesota Rules 4410.3610 Subp. 7. The Gateway Study Area AUAR will remain valid for an additional five years from the City Council adoption date.

**Appendix A – Figures**

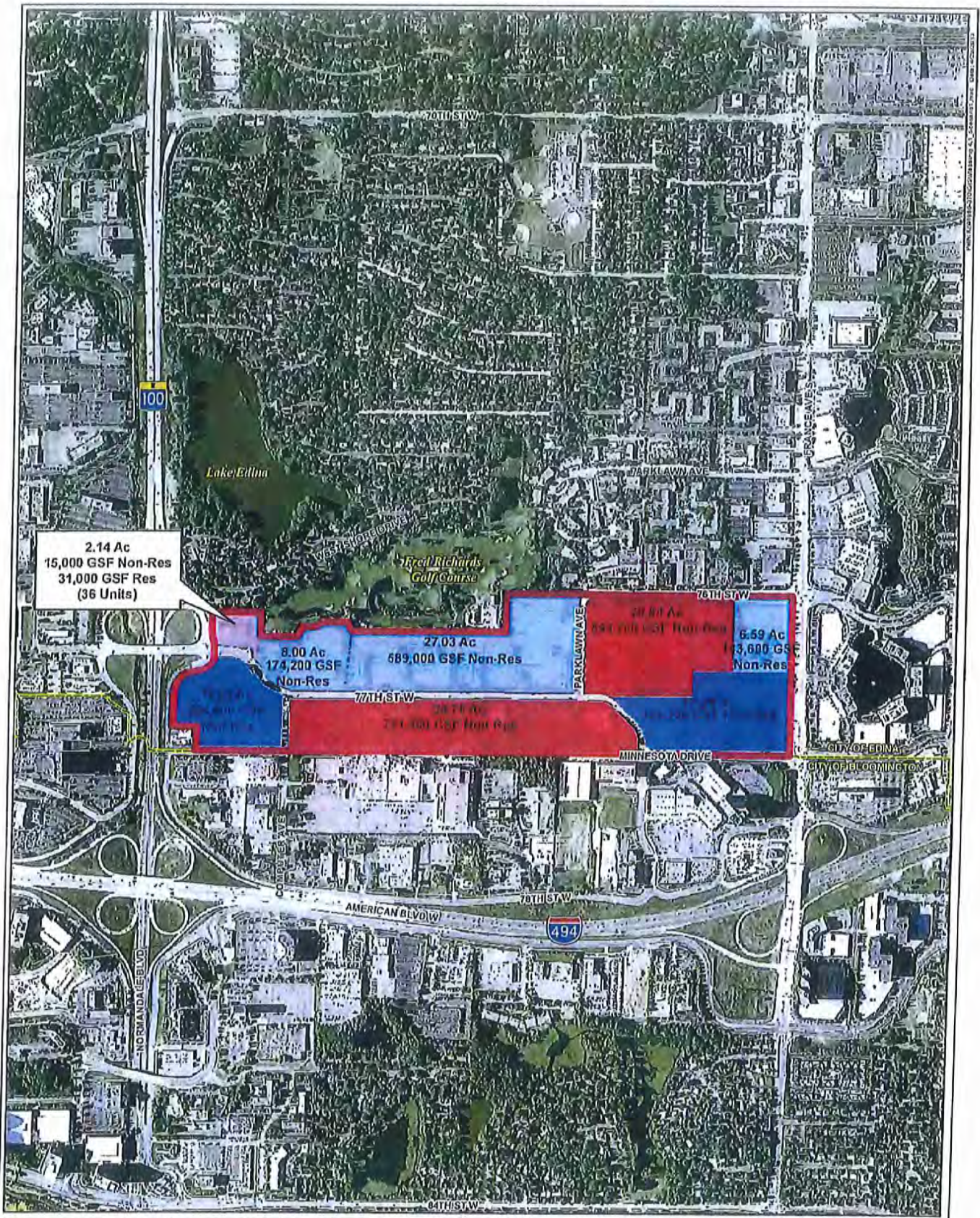


**Figure 3**  
**Aerial Location Map**  
**Gateway AUR**

- Legend**
- Gateway AUR Study Area
  - Pentagon Quads
  - Pentagon Towers



A27



**Figure 4-1**  
**Gateway AUAR**  
**Scenario 1:**  
**Comprehensive Plan**

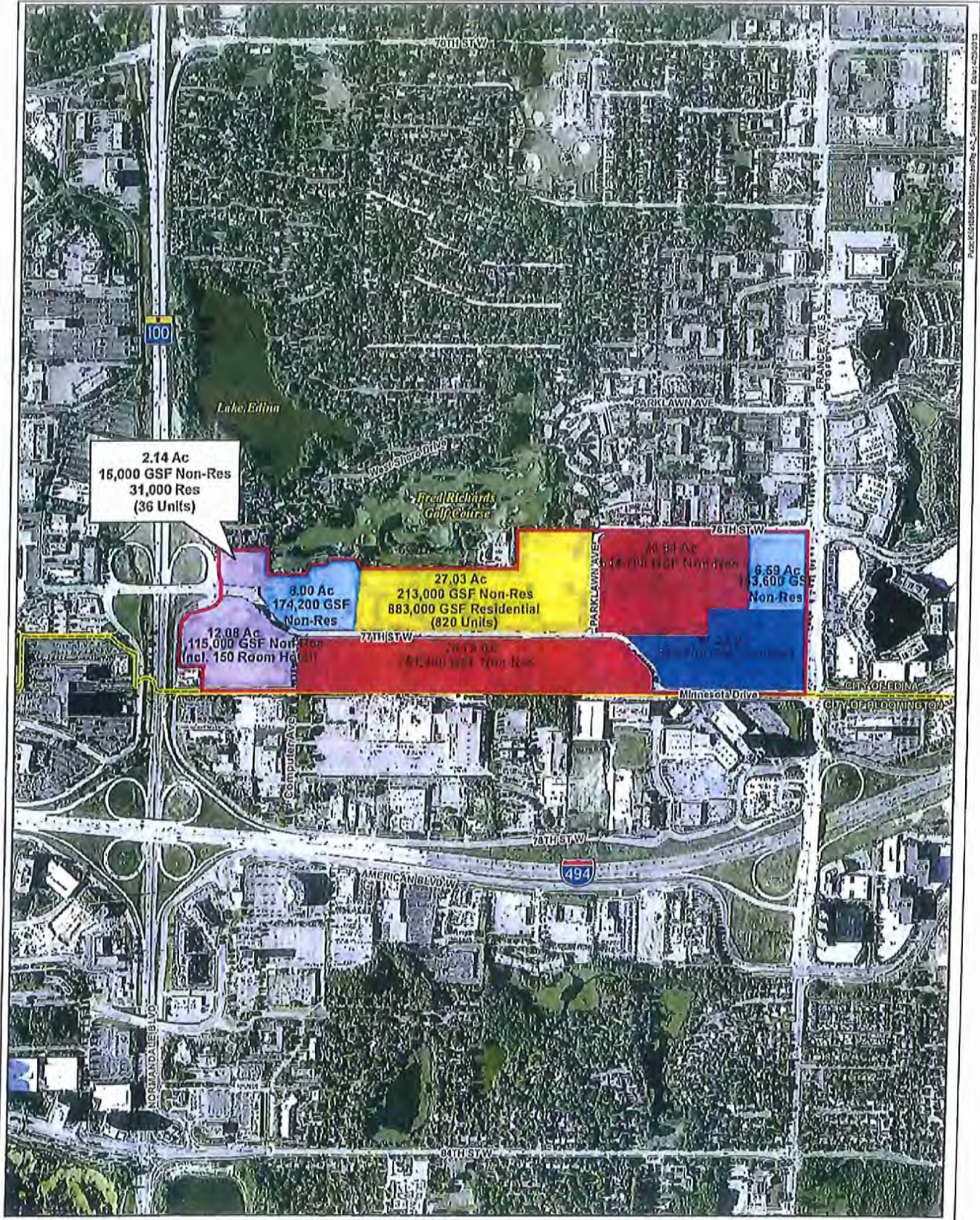
**Legend**

	Gateway AUAR		POD-1		PCD-3
	PID		POD-2		

\* GSF = Gross Square Feet

0 500 1,000 Feet

A28



**Figure 4-2**  
**Gateway AUAR**  
**Scenario 2:**  
**Master Plan**

**Legend**

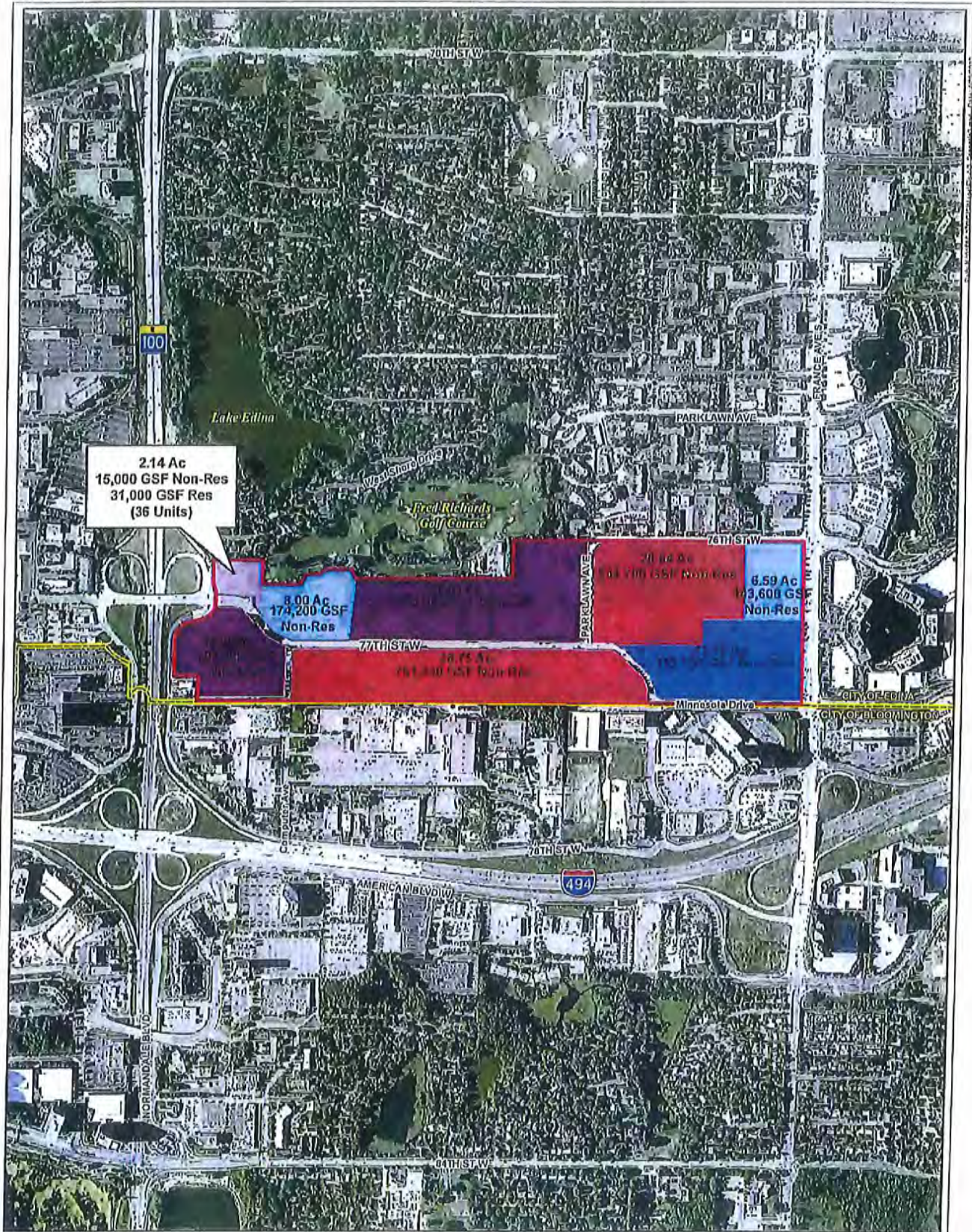
- Gateway AUAR
- POD-1
- PCD-3
- PID
- POD-2
- PSR-4



\* GSF = Gross Square Feet

A29





**Figure 4-3**  
**Gateway AUAR**  
**Scenario 3**

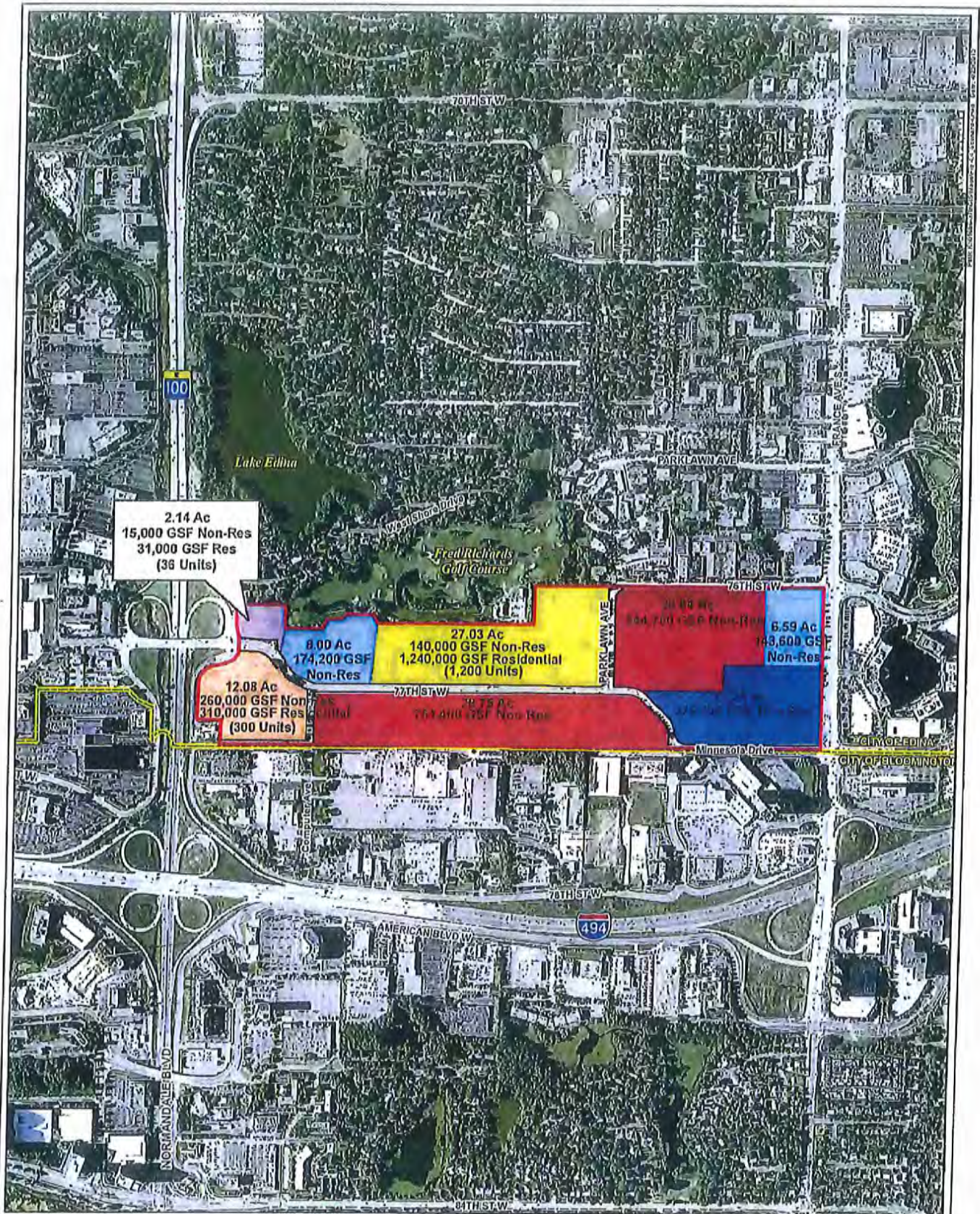
**Legend**

- Gateway AUAR
  - POD-1
  - PCD-2
  - PID
  - POD-2
  - PCD-3
- \* GSF = Gross Square Feet

0 500 1,000  
Feet



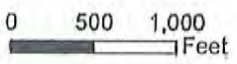
A30



**Figure 4-4**  
**Gateway AUAR**  
**Scenario 4**

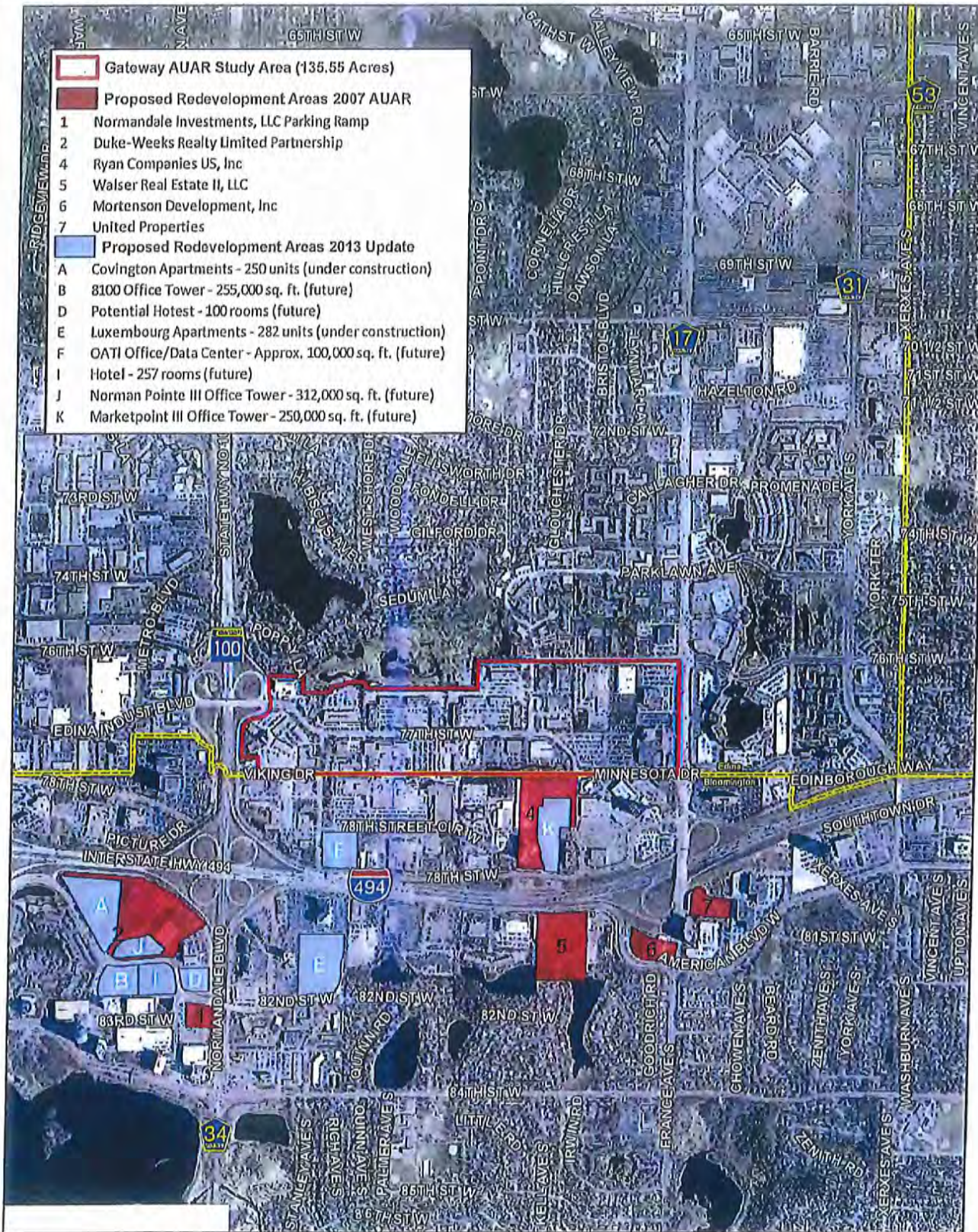
**Legend**

- MDD-5
- POD-1
- PCD-3
- Gateway AUAR
- POD-2
- PSR-4
- PID

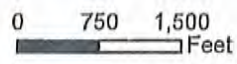


\* GSF = Gross Square Feet

- Gateway AUAR Study Area (135.55 Acres)
- Proposed Redevelopment Areas 2007 AUAR
- 1 Normandale Investments, LLC Parking Ramp
- 2 Duke-Weeks Realty Limited Partnership
- 4 Ryan Companies US, Inc
- 5 Walsler Real Estate II, LLC
- 6 Mortenson Development, Inc
- 7 United Properties
- Proposed Redevelopment Areas 2013 Update
- A Covington Apartments - 250 units (under construction)
- B 8100 Office Tower - 255,000 sq. ft. (future)
- D Potential Hotest - 100 rooms (future)
- E Luxembourg Apartments - 282 units (under construction)
- F OATI Office/Data Center - Approx. 100,000 sq. ft. (future)
- I Hotel - 257 rooms (future)
- J Norman Pointe III Office Tower - 312,000 sq. ft. (future)
- K Marketpoint III Office Tower - 250,000 sq. ft. (future)



**Figure 5**  
**Adjacent Developments Map**  
**Gateway AUAR**



**Key Statistics**

**Land Use**

South Parcel: Hotel - 375 - 425 Rooms  
 Office - 500,000 GSF  
 Retail - 25,000 GSF  
 North Parcel: Office - 900,000 GSF  
 Retail - 15,000 GSF  
 Walsh Tile: Retail/Medical/Office - 20,000 GSF

**Structured Parking**

A 1,400 STALLS  
 B 1,400 STALLS  
 C 800 STALLS  
 D 800 STALLS  
 E 800 STALLS  
 F 1,200 STALLS

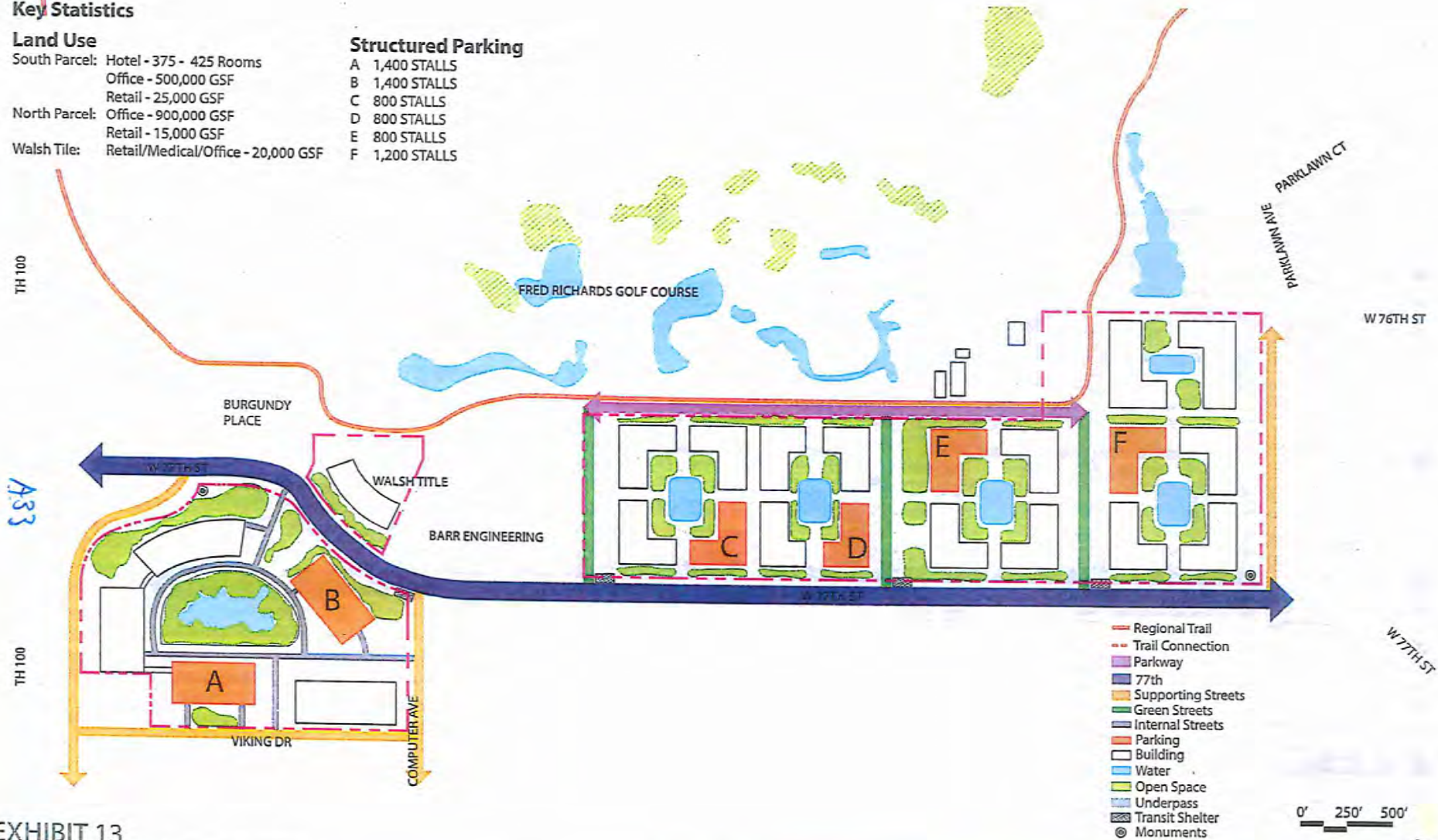
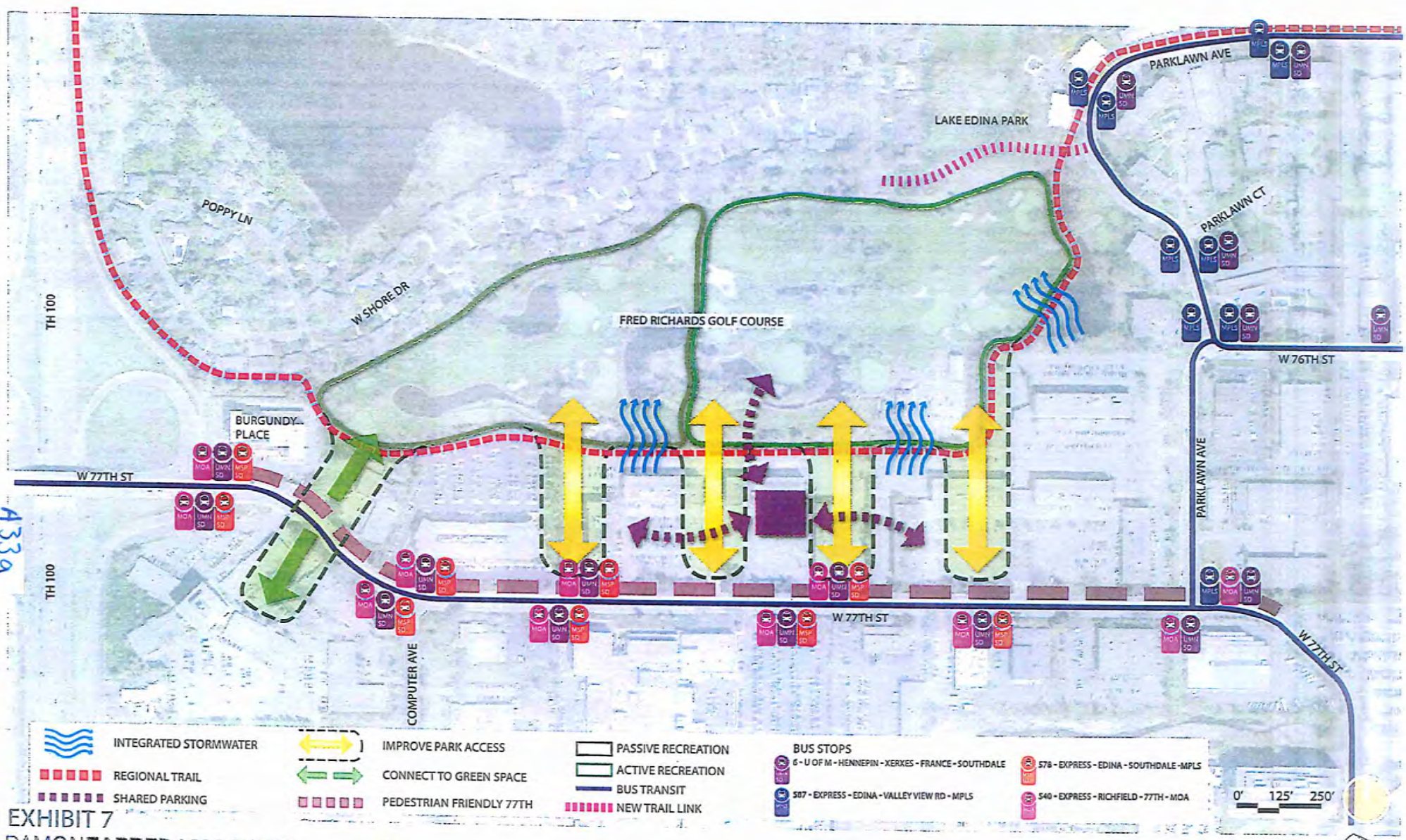


EXHIBIT 13  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

PRELIMINARY PLANNING COMMISSION TIF DIAGRAM OPTION 1  
 EDINA, MN - DECEMBER 13, 2013

**PENTAGON PARK**

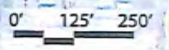




**EXHIBIT 7**  
**DAMON FARBER ASSOCIATES**  
 BOB CLOSE STUDIO, LLC

ISSUES  
 EDINA, MN - DECEMBER 9, 2013

# PENTAGON PARK



A33a



GREEN STREETS



INTEGRATED STORMWATER



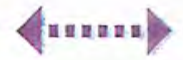
PEDESTRIAN FRIENDLY 77<sup>TH</sup>



CONNECT WEST TO EAST



MULTIMODAL CONNECTIONS



SHARED PARKING



A336





Dockside Green, Victoria, Canada



Hammarby Sjöstad, Sweden



Centennial Lakes Park, Edina, MN



Upper Landing, St. Paul, MN



Dockside Green, Victoria, Canada



Centennial Lakes Park, Edina, MN



Minnehaha Creek, MN



Hammarby Sjöstad, Sweden



Gates Campus, Seattle, WA



Centennial Lakes Park, Edina, MN



Centennial Lakes Park, Edina, MN



Centennial Lakes Park, Edina, MN

A33C

EXHIBIT 9  
DAMON FARBER ASSOCIATES  
BOB CLOSE STUDIO, LLC

STORMWATER MANAGEMENT  
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



A33A



Centennial Lakes Park, Edina, MN



Centennial Lakes Park, Edina, MN

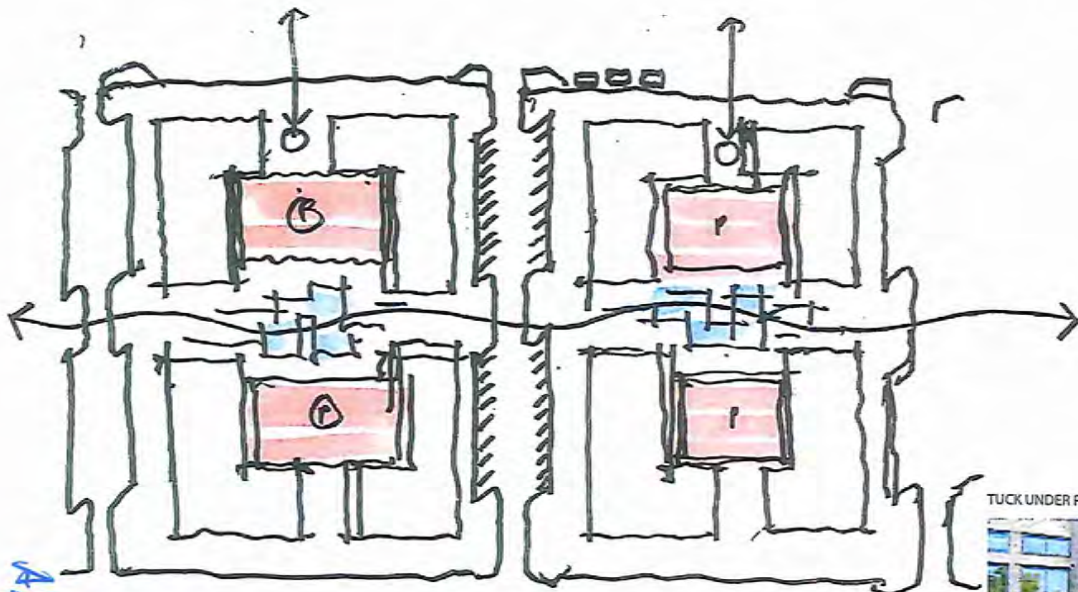
EXHIBIT 10  
DAMON **FARBER** ASSOCIATES  
BOB CLOSE STUDIO, LLC

77TH AVENUE BRIDGE  
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK







## THREE PRONGED APPROACH TO PARKING:

1. Below-grade (1 level)
2. "Embedded" deck (maintain great addresses at perimeter)
3. Street Parking
  - Parallel
  - Diagonal
  - Parking Bays

TUCK UNDER PARKING



TUCK UNDER PARKING



STREET PARKING - PARKING BAYS AT FRED RICHARDS



STREET PARKING - DIAGONAL



STREET PARKING - DIAGONAL



STREET PARKING - PARALLEL



STREET PARKING - PARALLEL



STREET PARKING - PARALLEL



EXHIBIT 11  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

PARKING STRATEGIES  
 EDINA, MN - DECEMBER 9, 2013

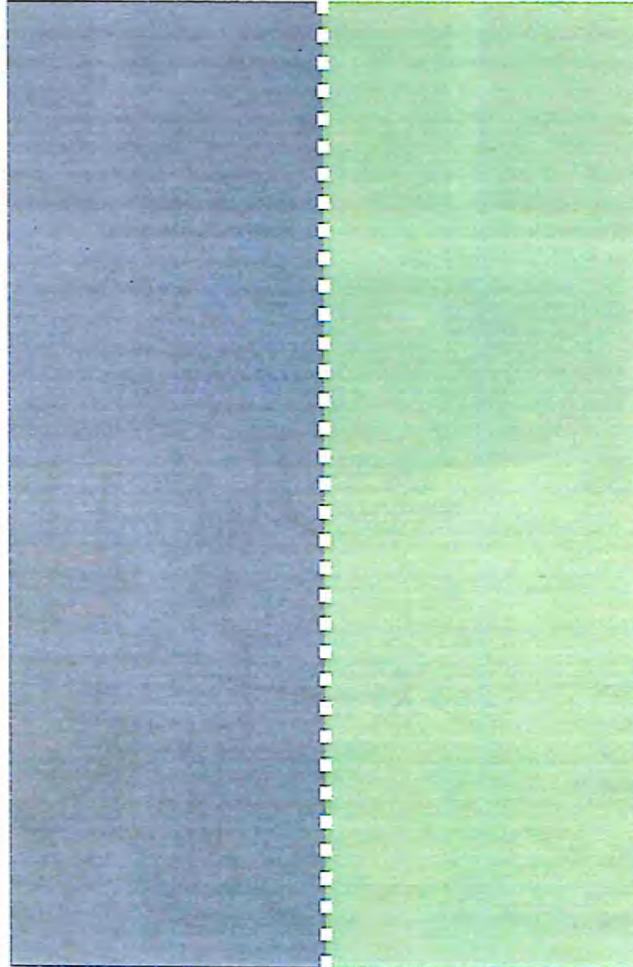
PENTAGON PARK



EXISTING



EXISTING RELATIONSHIP



GOAL

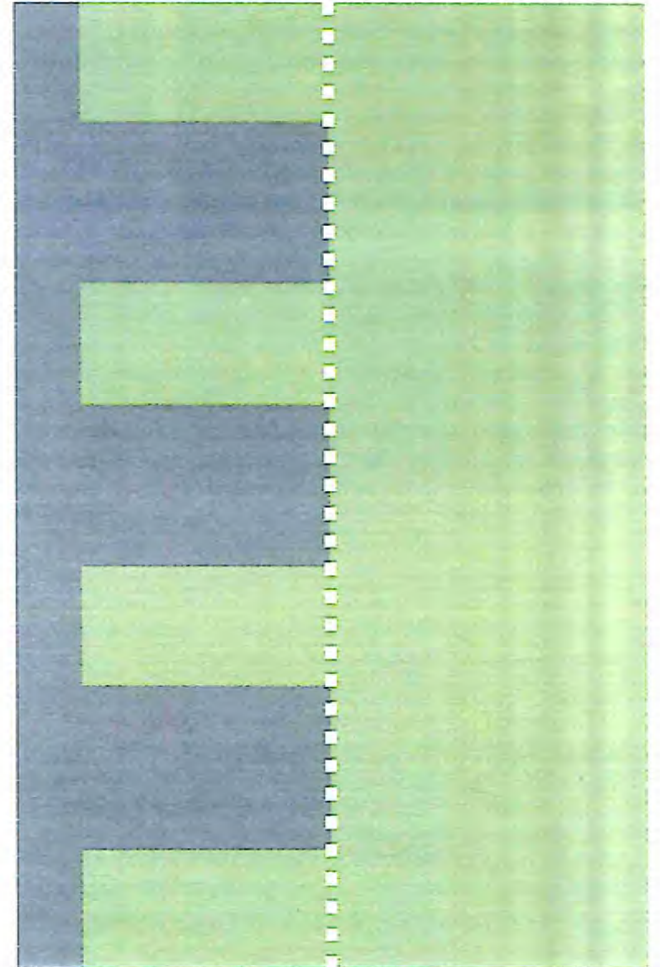


EXHIBIT 12  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

UNLOCKING THE POTENTIAL  
 EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK



77TH CONCEPT PLAN

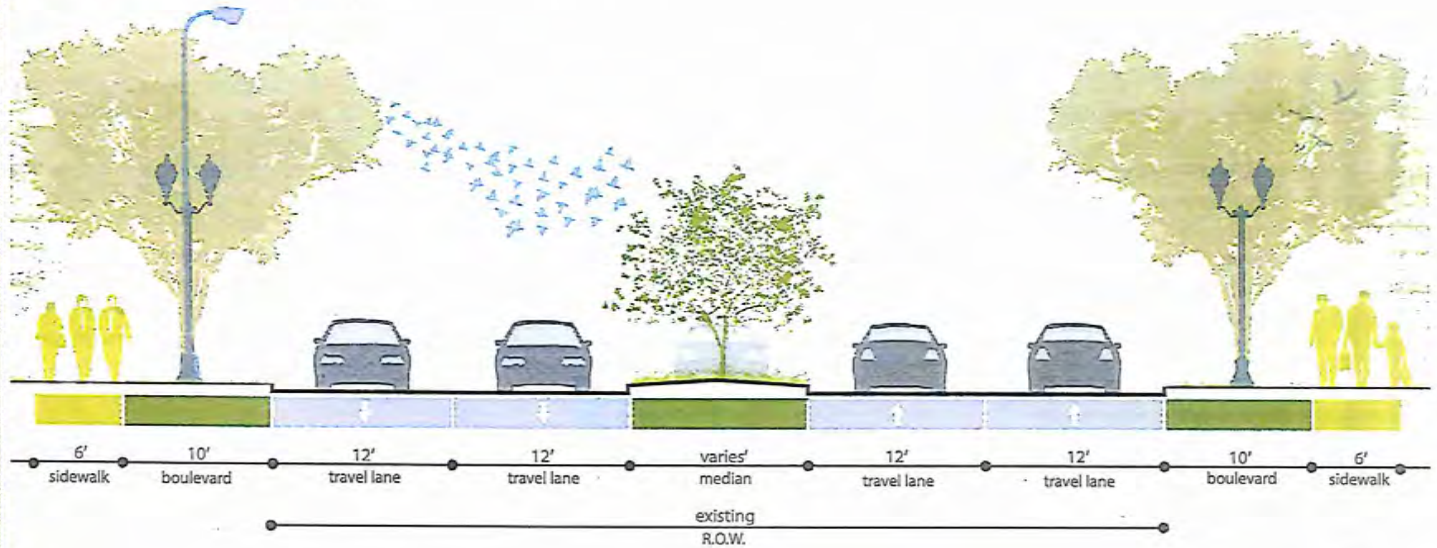


KEY ELEMENTS

- Center median with small accent trees
- Left turn lanes
- Boulevard/sidewalks
- Decorative lighting
- Shade trees
- Transit shelters
- Street lights
- Pedestrian lights



77TH CONCEPT SECTION



A34

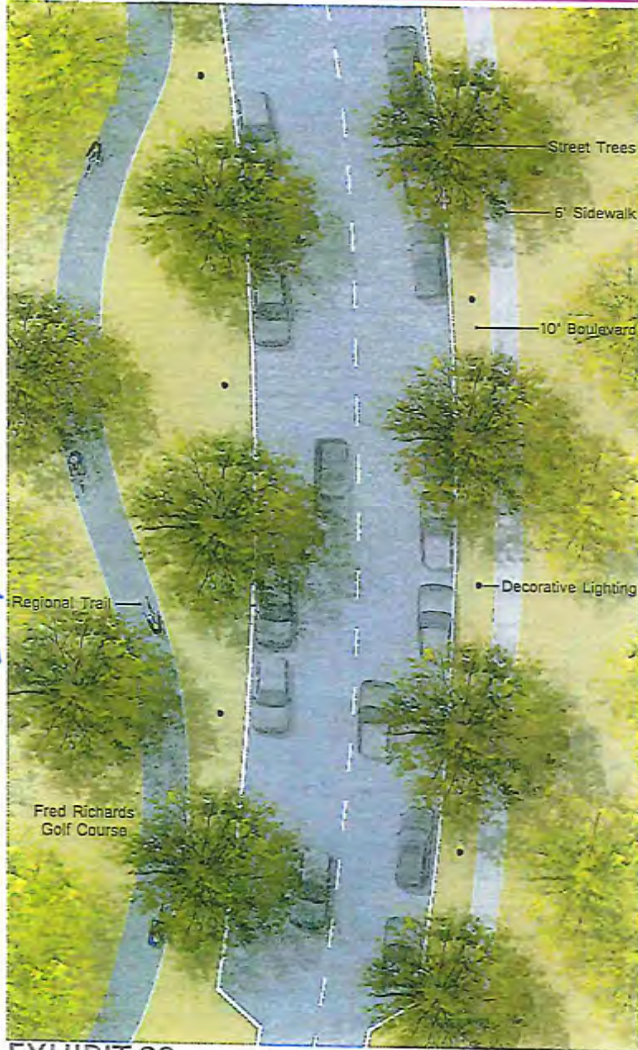
EXHIBIT 22  
DAMON FARBER ASSOCIATES  
BOB CLOSE STUDIO, LLC

ROADWAY TYPES  
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



**PARKWAY CONCEPT PLAN**



A35

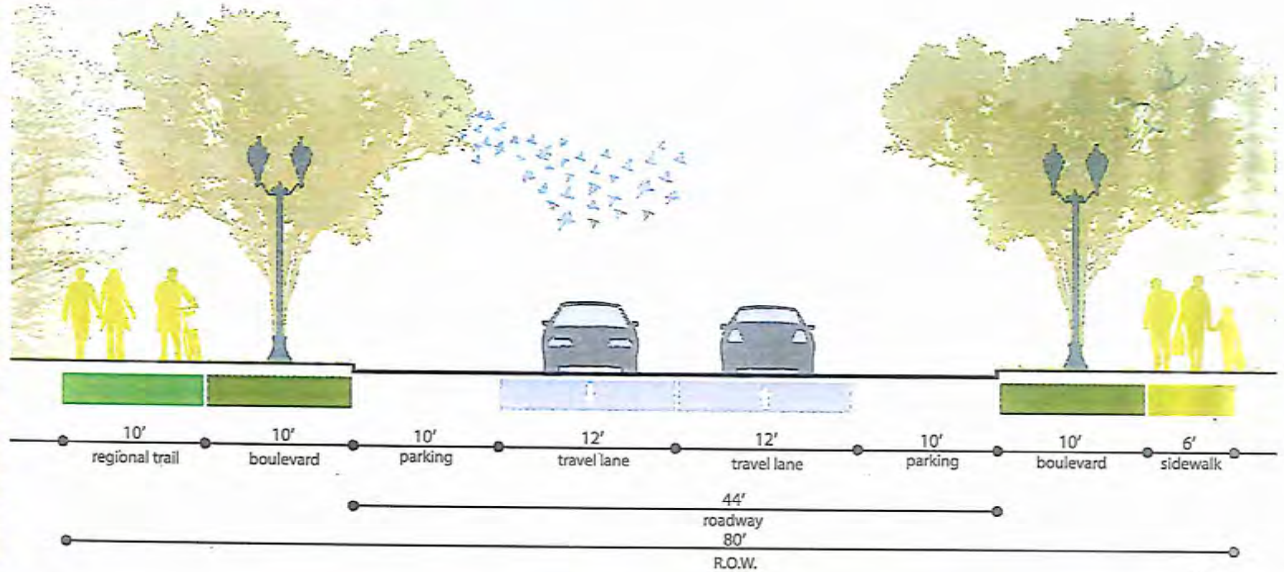
EXHIBIT 23  
DAMON FARBER ASSOCIATES  
BOB CLOSE STUDIO, LLC



**PARKWAY CONCEPT SECTION**

**KEY ELEMENTS**

- Decorative lighting
- Street trees
- 6' sidewalk with 10' boulevard
- One lane of traffic in each direction
- Parking bays for parking



ROADWAY TYPES  
EDINA, MN - DECEMBER 13, 2013

**PENTAGON PARK**



SUPPORTING STREET CONCEPT PLAN



KEY ELEMENTS

- Parallel parking
- 10' boulevards/6' sidewalks
- Decorative lighting
- Street trees



SUPPORTING STREET CONCEPT SECTION

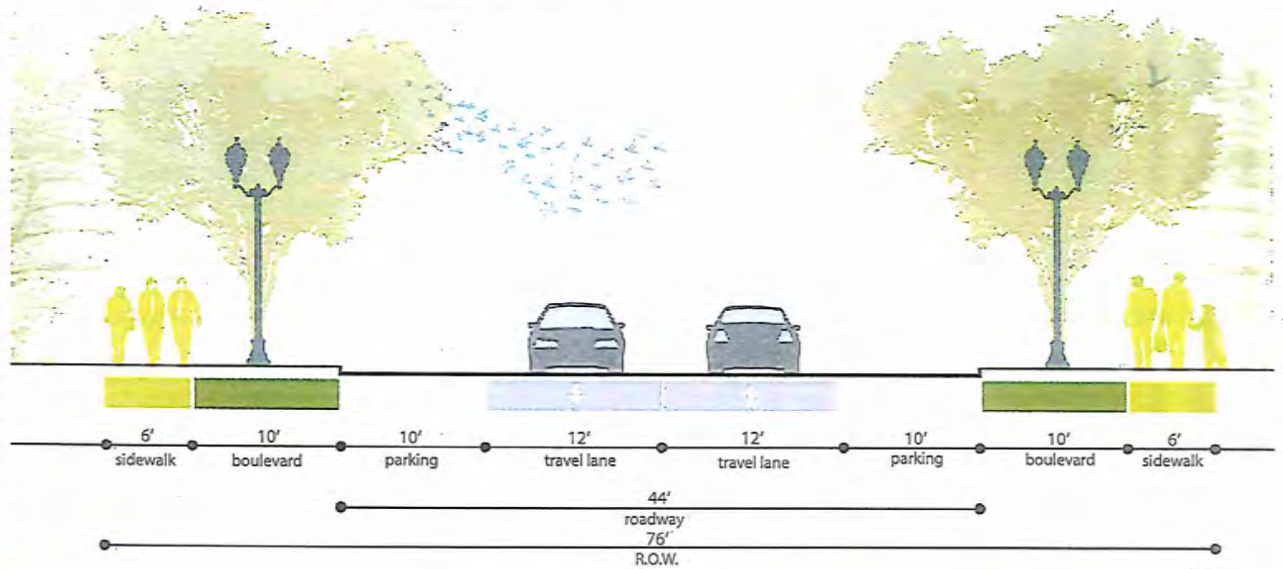


EXHIBIT 24  
DAMON FARBER ASSOCIATES  
BOB CLOSE STUDIO, LLC

ROADWAY TYPES  
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



A36

**GREEN STREET CONCEPT PLAN**



**KEY ELEMENTS**

- Parallel parking
- 6' boulevards/6' sidewalks
- Decorative lighting
- Street trees



**GREEN STREET CONCEPT SECTION**

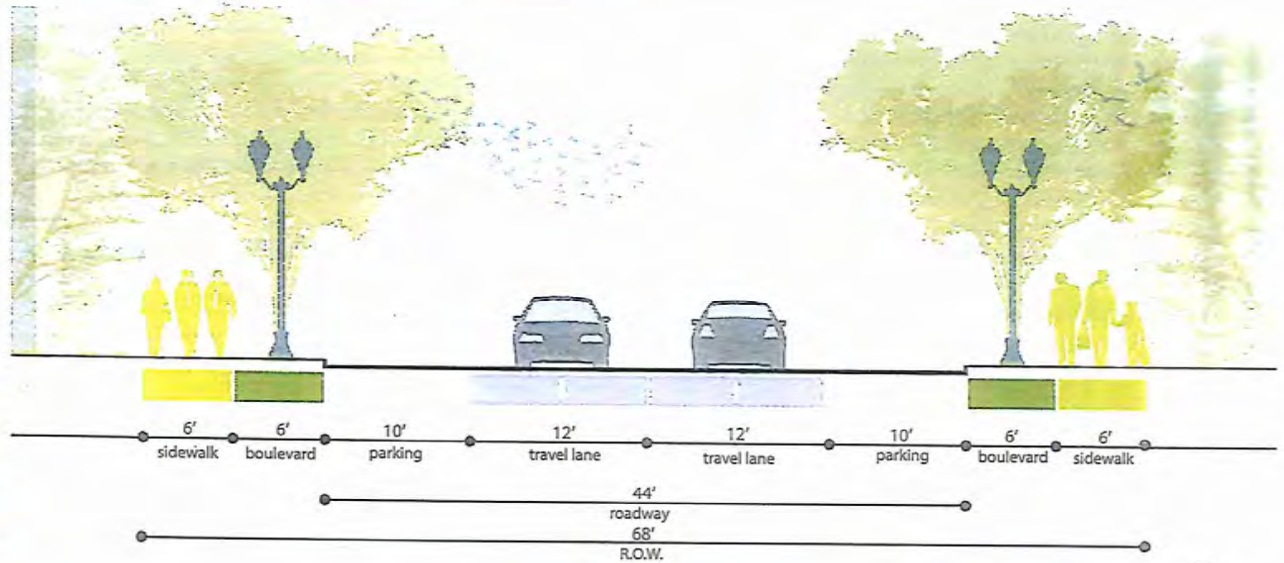


EXHIBIT 25  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

ROADWAY TYPES  
 EDINA, MN - DECEMBER 13, 2013

**PENTAGON PARK**



INTERNAL STREET CONCEPT PLAN



KEY ELEMENTS

- Boulevard
- Sidewalks
- Decorative lighting
- Shade trees
- Parking bays



INTERNAL STREET CONCEPT SECTION

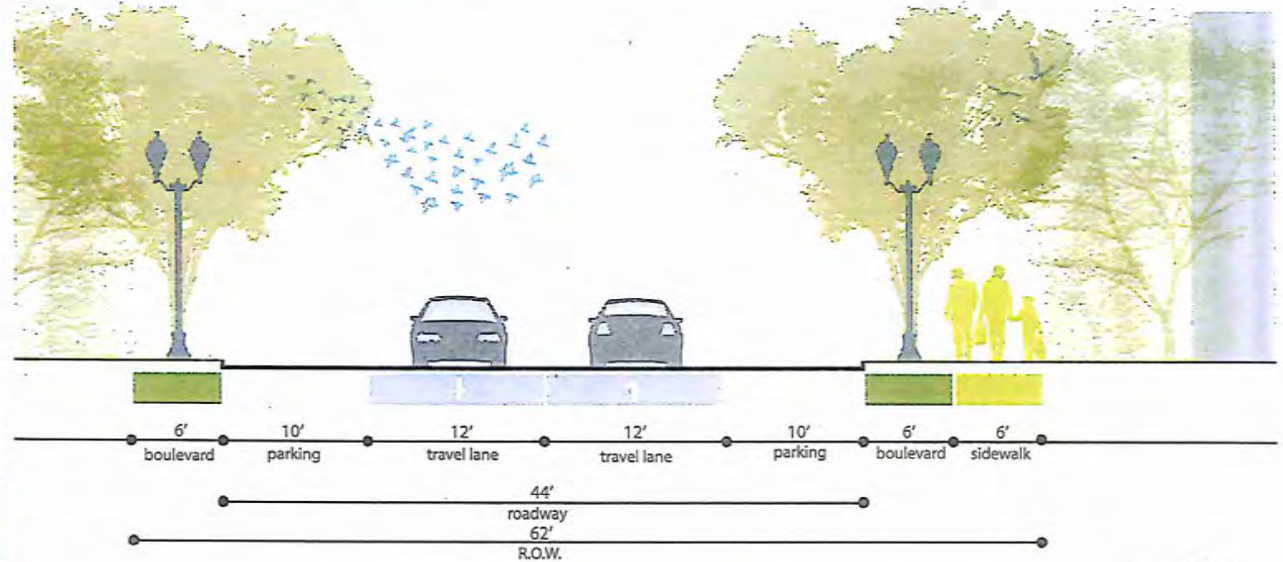


EXHIBIT 26  
DAMON FARBER ASSOCIATES  
BOB CLOSE STUDIO, LLC

ROADWAY TYPES  
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



ASV

**Key Statistics**

**Land Use**

South Parcel: Hotel - 375 - 425 Rooms  
 Office - 500,000 GSF  
 Retail - 25,000 GSF  
 North Parcel: Office - 900,000 GSF  
 Retail - 15,000 GSF  
 Retail/Medical/Office - 20,000 GSF

**Structured Parking**

A 1,400 STALLS  
 B 1,400 STALLS  
 C 800 STALLS  
 D 800 STALLS  
 E 800 STALLS  
 F 1,200 STALLS

**Building Heights**

- \*12+ Story
- 12 Story
- 5 Story
- 4 Story
- 2 Story

\*Potential Building Height Might be Greater than 12 Stories.

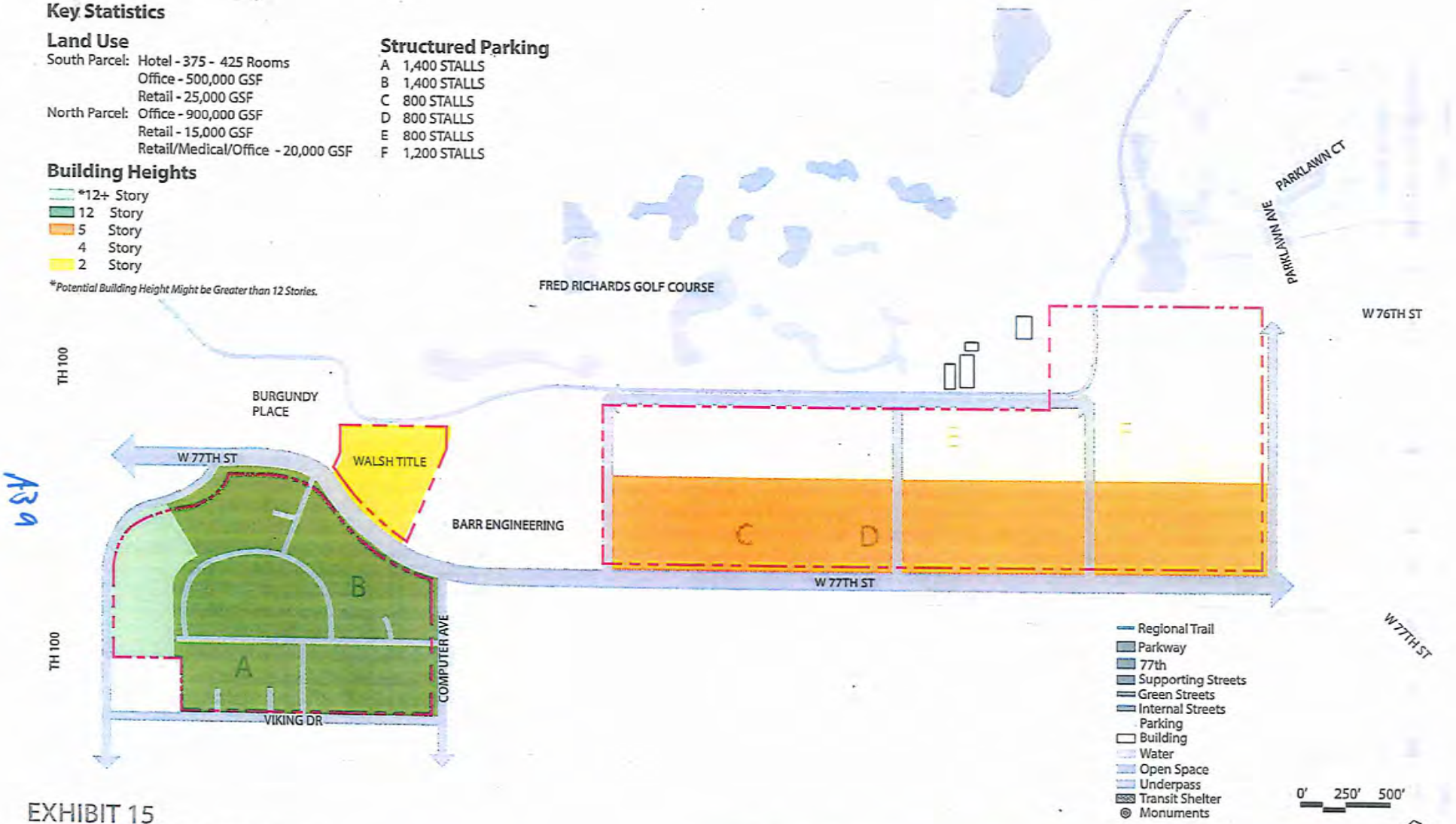


EXHIBIT 15  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

BUILDING HEIGHTS  
 EDINA, MN - DECEMBER 13, 2013

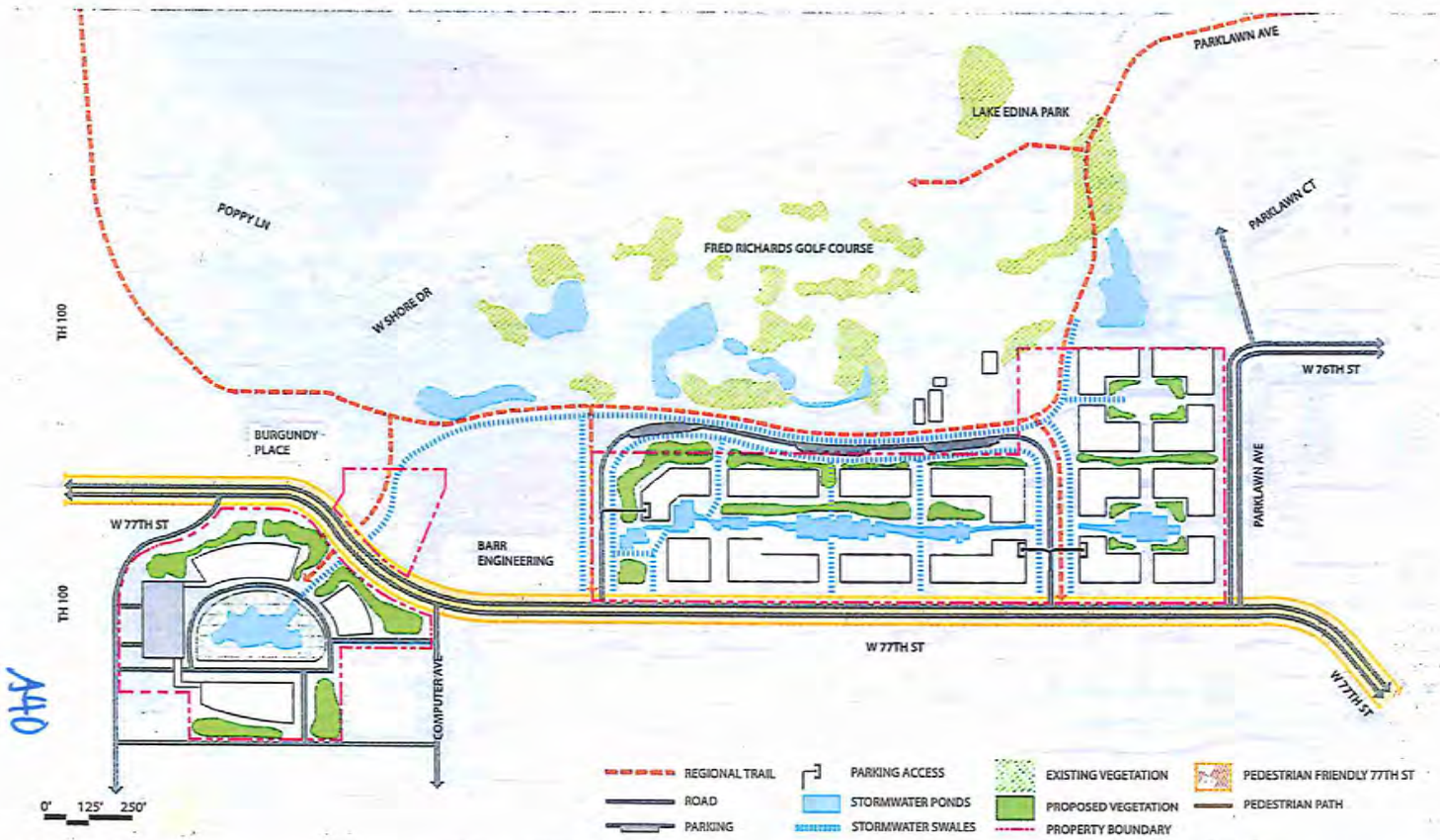
**PENTAGON PARK**





# DOCKSIDE GREEN CONCEPT

- A continuous linear stormwater amenity connects the development parcels
- A two-way parkway with parking bays provides a loop around the development, connecting from W 77th St
- 'Natural vegetation' is planted adjacent to stormwater ponds and buildings
- A regional trail is located north of the site, with three connections from trail to W 77th St
- W 77th St to be pedestrian friendly with trees, stormwater management, and improved sidewalks
- Multiple parking strategies - below-grade, on-street and architecturally integrated with buildings



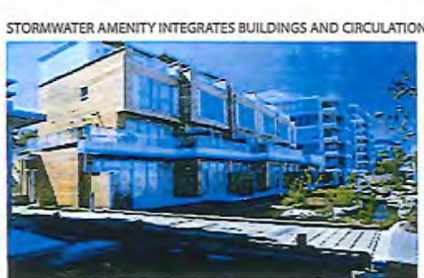
BIRDSEYE OF DOCKSIDE GREEN LOCATED IN VICTORIA, BRITISH COLUMBIA  
 DAMONFARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC



DOCKSIDE GREEN STORMWATER & PEDESTRIAN BRIDGE



LUSH VEGETATION AT DOCKSIDE GREEN



STORMWATER AMENITY INTEGRATES BUILDINGS AND CIRCULATION



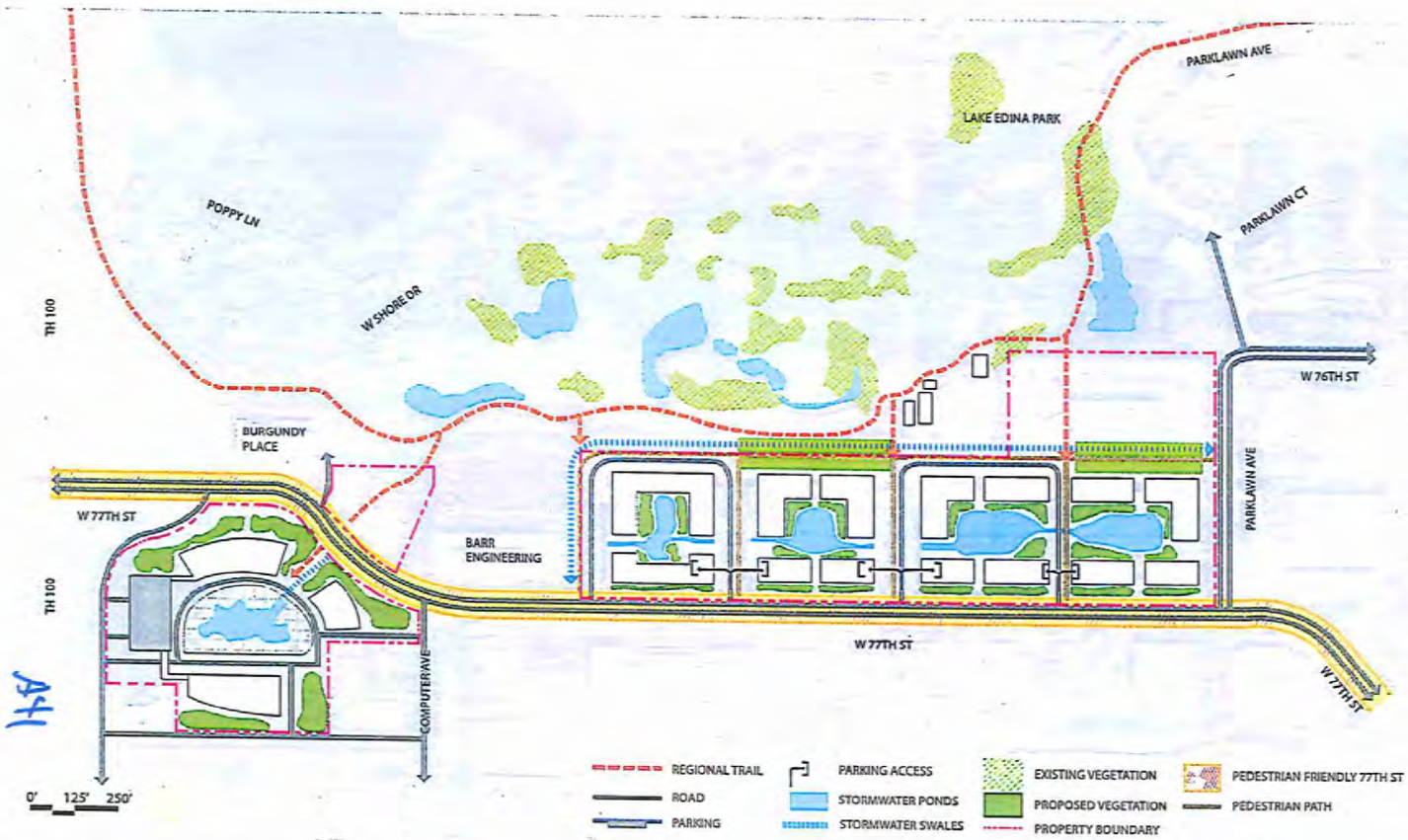
CONCEPT DIAGRAMS  
 EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK

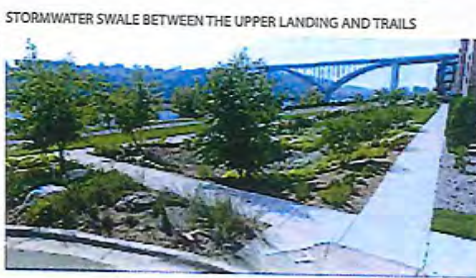


# THE UPPER LANDING CONCEPT

- Two road loops off of W 77th St - providing connectivity without through traffic
- Small stormwater ponds are located on the interior of the development buildings
- Public parking is located between the trail and development
- Flexibility in block size (market-driven)
- A regional trail is located north of the site between the park and development
- W 77th St to be pedestrian friendly with trees, stormwater management, and improved sidewalks
- Multiple parking strategies - below-grade, on-street and architecturally integrated with buildings



AERIAL OF THE UPPER LANDING IN ST PAUL, MN  
 EXHIBIT 17  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC



STORMWATER SWALE BETWEEN THE UPPER LANDING AND TRAILS



ROADWAY ADJACENT TO THE UPPER LANDING



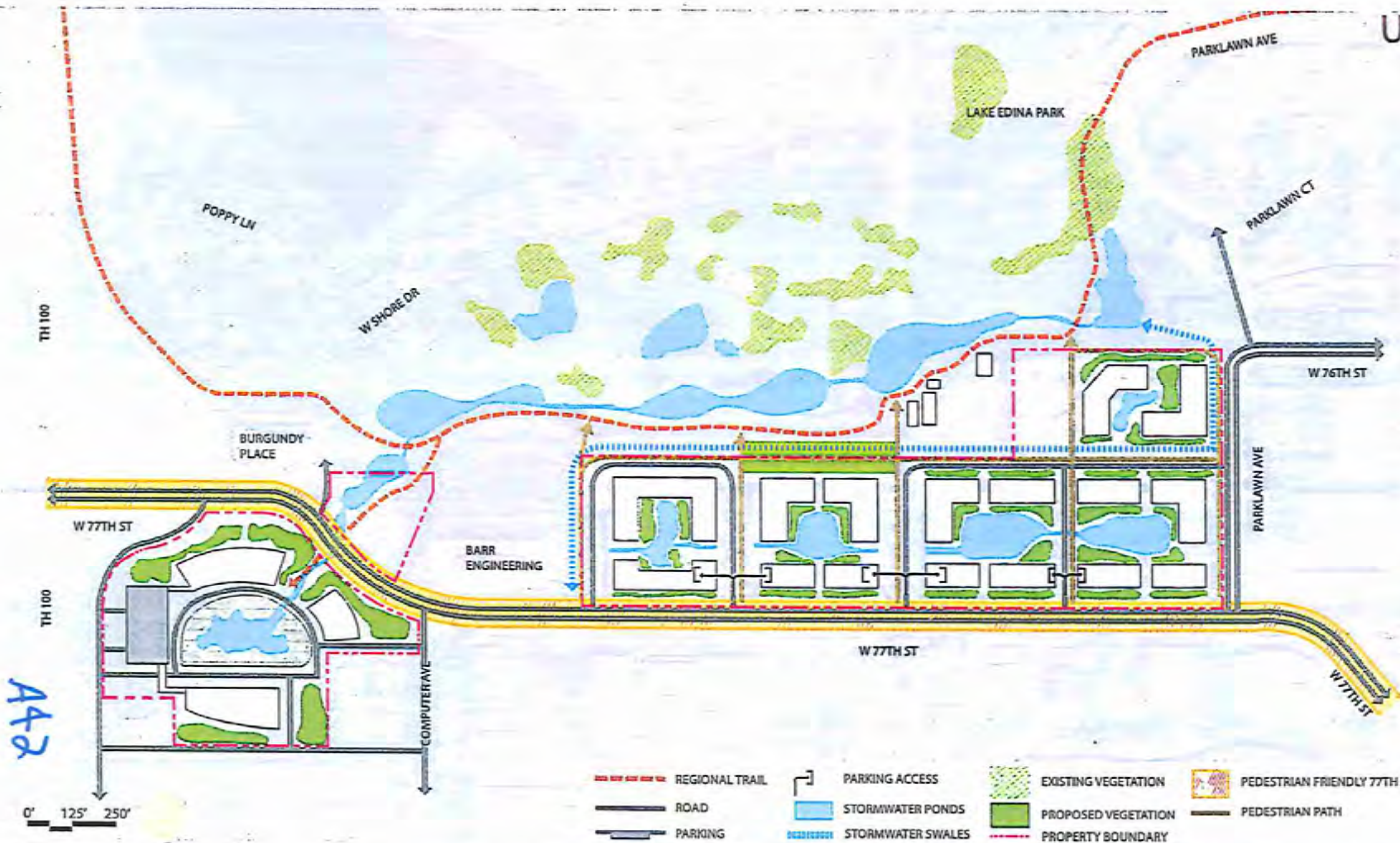
LOOP STREETS ALTERNATE WITH STORMWATER FEATURES



PATHWAY BETWEEN BUILDINGS



# UPPER LANDING HYBRID CONCEPT



- Two road loops off of W 77th St - providing connectivity without through traffic
- Small stormwater ponds are located on the interior of the development buildings
- Public parking is located between the trail and development
- Flexibility in block size (market-driven)
- A regional trail is located north of the site between the park and development
- W 77th St to be pedestrian friendly with trees, stormwater management, and improved sidewalks
- Multiple parking strategies - below-grade, on-street parking bays on loop roads and architecturally integrated with buildings

AERIAL OF THE UPPER LANDING IN ST PAUL, MN



STORMWATER SWALE BETWEEN THE UPPER LANDING AND TRAILS



ROADWAY ADJACENT TO THE UPPER LANDING



LOOP STREETS ALTERNATE WITH STORMWATER FEATURES



PATHWAY BETWEEN BUILDINGS



EXHIBIT 18  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

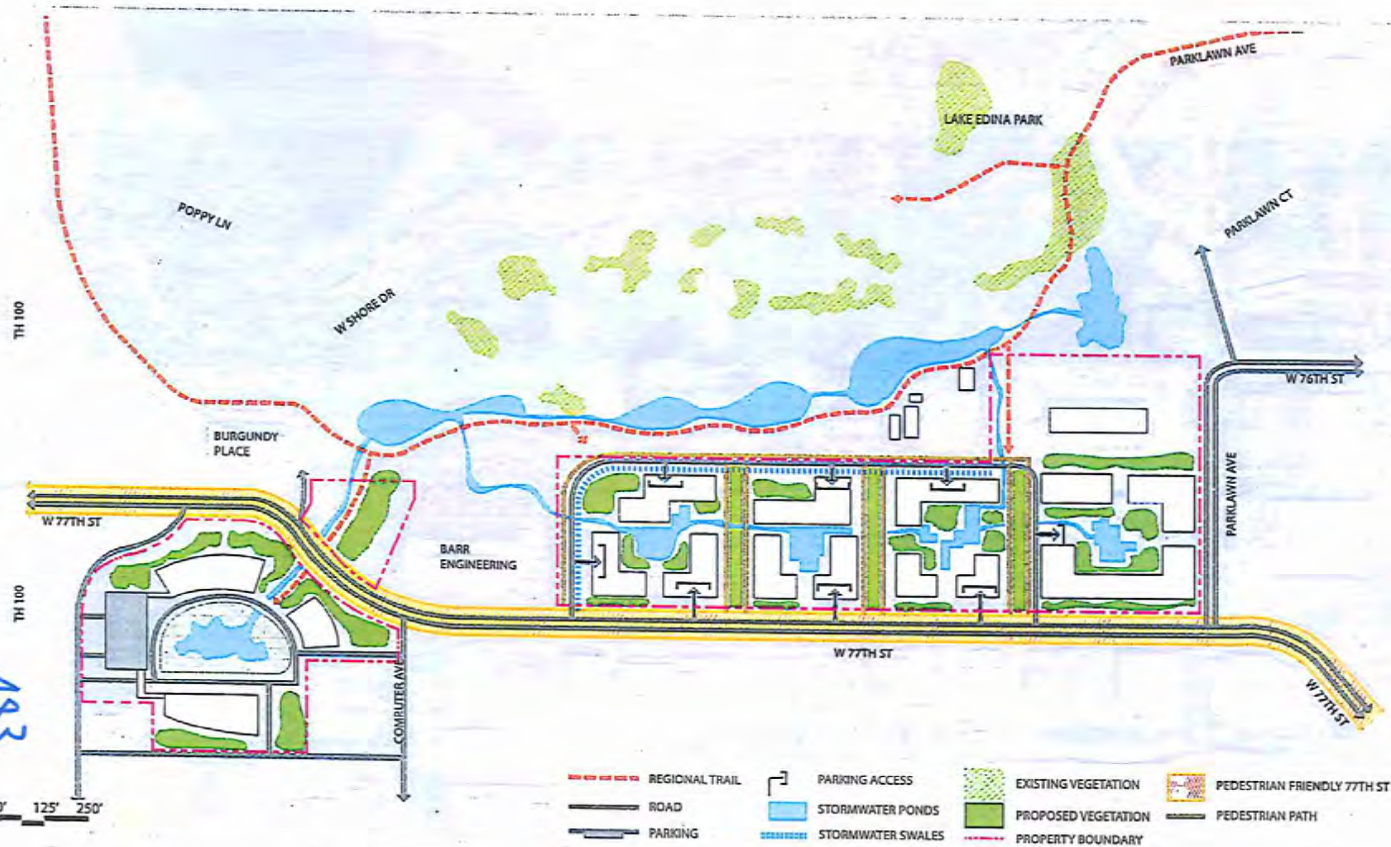
CONCEPT DIAGRAMS  
 EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK

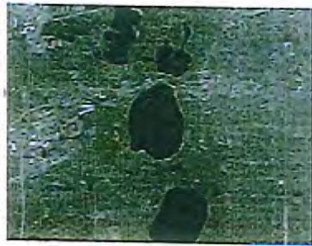


## CHAIN OF LAKES CONCEPT

- Multiple shared amenities
- A parkway is located north of site, increasing connectivity
- Multiple water bodies are located north of the site, separating the neighborhood from the development
- Small stormwater ponds are located on the interior of the development and manage water in concert with larger ponds to the north
- Flexibility in block size (market-driven)
- A regional trail is located north of the site between the park and development
- W 77th St to be pedestrian friendly with trees, stormwater management, and improved sidewalks
- Multiple parking strategies - below-grade, on-street and architecturally integrated with buildings



AERIAL OF THE CHAIN OF LAKES



WETLAND AREA ADJACENT TO LAKE CALHOUN



TWO-WAY PARKWAY WITH PARKING BAYS ADJACENT OF LAKE CALHOUN



STORMWATER SWALE ADJACENT TO PATH



STORMWATER SWALE BETWEEN PATHS



EXHIBIT 19  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

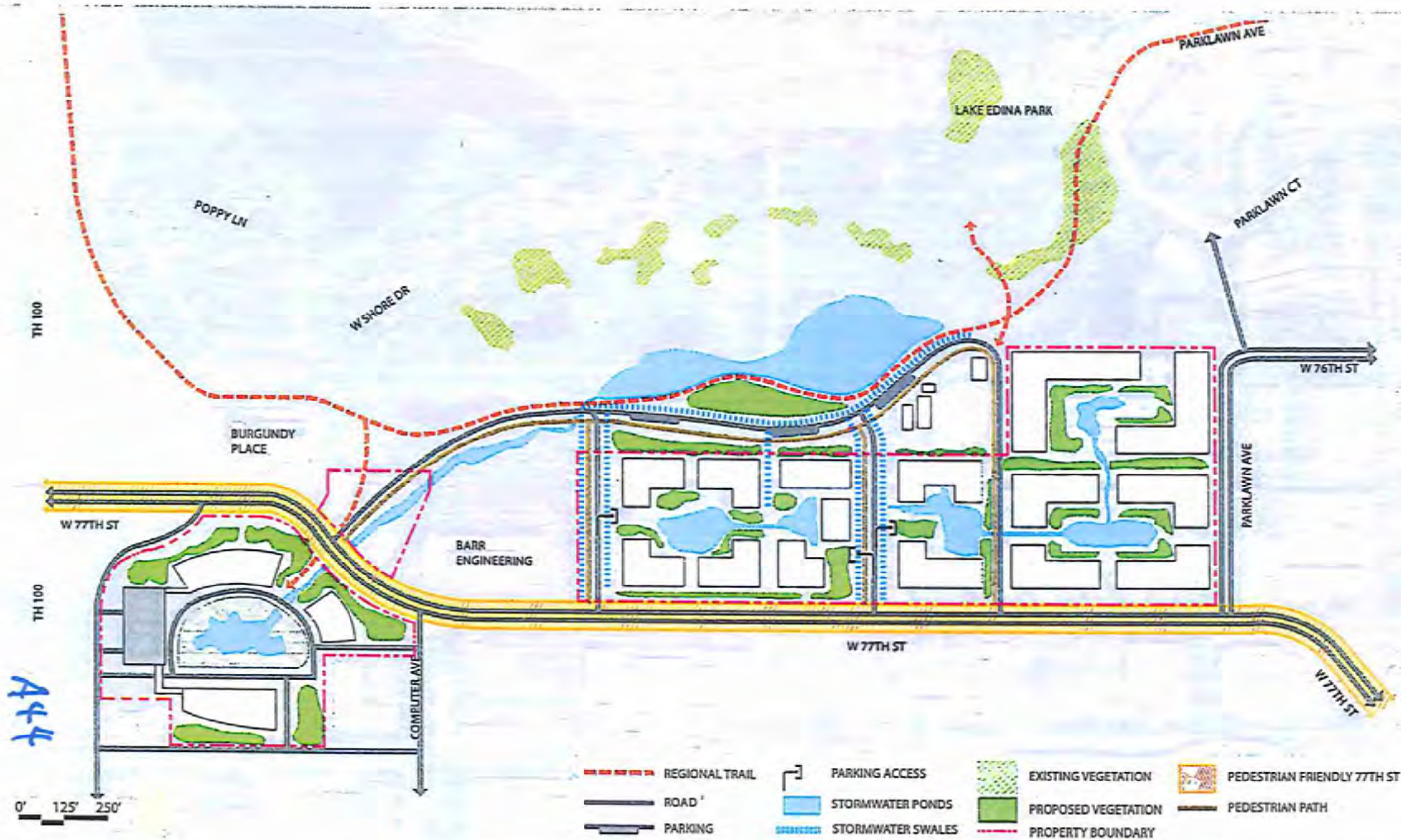
CONCEPT DIAGRAMS  
 EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK



## CENTENNIAL LAKES CONCEPT

- A central water feature is located north of the site separating the neighborhood from the development
- Stormwater ponds are natural amenities within the development
- A parkway provides public access and bay parking to the park
- A flexible grid of streets (market driven) with parallel parking connects W 77th St to the parkway north of the site
- A regional trail is located north of the site, with two connections from trail to W 77th St
- W 77th St to be pedestrian friendly with trees, stormwater management, and improved sidewalks
- Multiple parking strategies - below-grade, on-street and architecturally integrated with buildings



AERIAL OF LAKE NOKOMIS



ONE-WAY LOOP WITH PARKING BAYS



NATURAL VEGETATION



CENTENNIAL LAKES



STORMWATER LINKS TO DEVELOPMENT

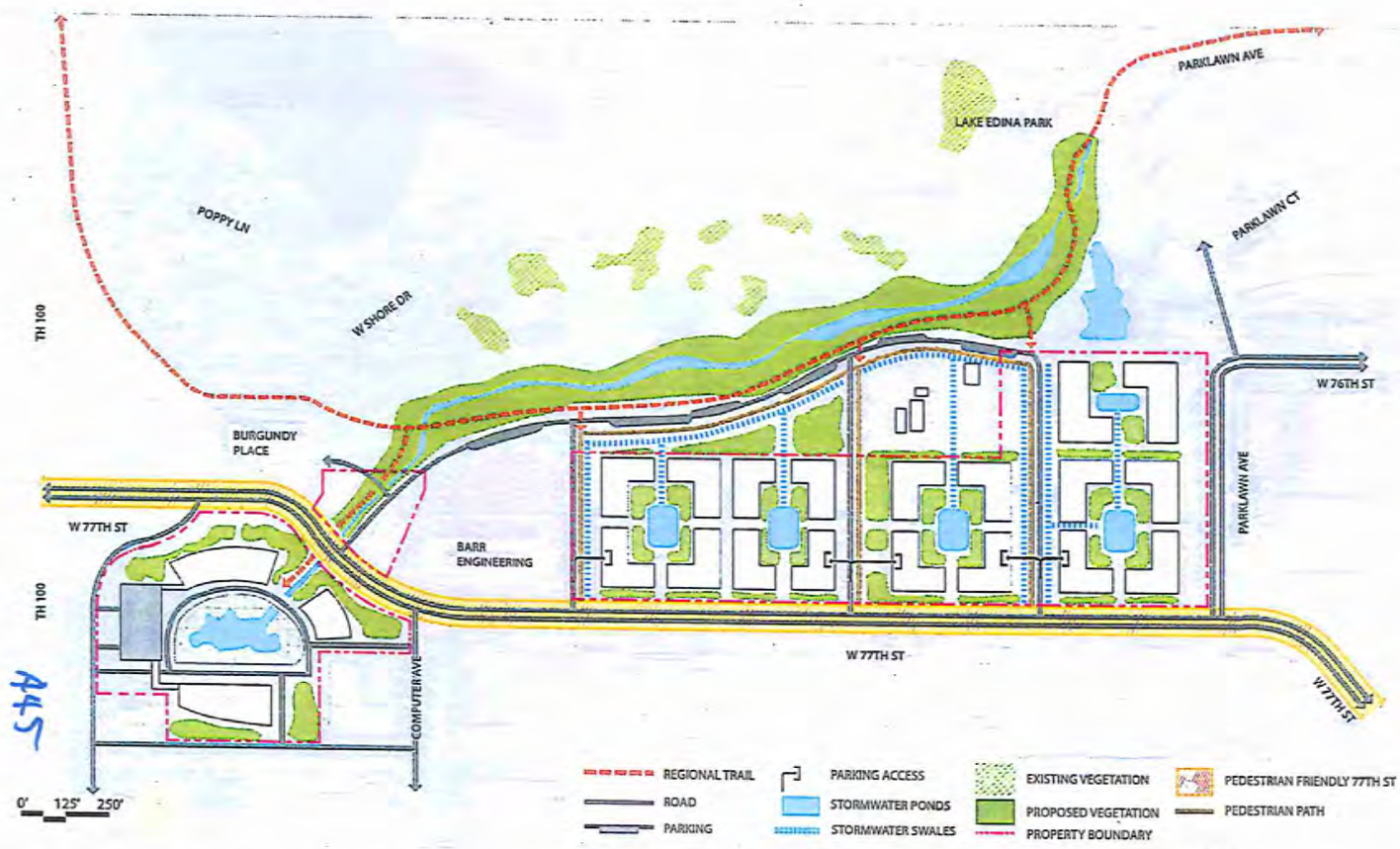


EXHIBIT 20  
 DAMON FARBER ASSOCIATES  
 BOB CLOSE STUDIO, LLC

CONCEPT DIAGRAMS  
 EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK





## MINNEHAHA CREEK CONCEPT

- A naturalized corridor with vegetation and a spine of water is located north of the site separating the neighborhood from the development
- Small stormwater ponds are located on the interior of the development buildings
- A parkway with parking bays is located between the naturalized corridor and new development
- A flexible grid of streets (market driven) with parallel parking connects W 77th St to the parkway north of the site
- A regional trail is located north of the site, with two connections from trail to W 77th St
- W 77th St to be pedestrian friendly with trees, stormwater management, and improved sidewalks
- Multiple parking strategies - below-grade, on-street and architecturally integrated with buildings



MINNEHAHA CREEK THROUGH EDINA COUNTRY CLUB DISTRICT



COLORPLAST US HEADQUARTERS IN MINNEAPOLIS



PEDESTRIAN PATH OVER MINNEHAHA CREEK



PARKWAY ALONG MINNEHAHA CREEK



PATH ADJACENT TO PARKWAY



PATH ADJACENT TO PARKWAY



EXHIBIT 21  
**DAMON FARBER ASSOCIATES**  
 BOB CLOSE STUDIO, LLC

CONCEPT DIAGRAMS  
 EDINA, MN - DECEMBER 9, 2013

**PENTAGON PARK**





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**RESOLUTION NO. 2014-29**  
**APPROVING PRELIMINARY REZONING FROM MDD-6, MIXED DEVELOPMENT DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT, & OVERALL DEVELOPMENT PLAN FOR PENTAGON PARK**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND.**

- 1.01 Pentagon Revival is requesting a Preliminary Rezoning from MDD-6 to PUD, Planned Unit and an Overall Development Plan for Pentagon Park.
- 1.02 The property is legally described as follows:  
  
See attached Legal Descriptions
- 1.03 On February 26, 2014, the Planning Commission recommended approval of the Preliminary Rezoning to PUD and Overall Development Plan. Vote 8 Ayes, 0 Nays and 1 abstention.

**Section 2. FINDINGS**

- 2.01 Approval is based on the following findings:
1. The proposed land uses are consistent with the Comprehensive Plan.
  2. The proposal would meet the purpose and intent of the PUD. The site is guided in the Comprehensive Plan as "Office Residential," which is seen as a transitional area between higher intensity districts and residential districts. Primary uses include: offices, housing, limited service uses, limited industrial, parks and open space. Vertical mixed uses are encouraged.
  3. The proposal would create a more efficient and creative use of the property. Better vehicle and pedestrian connections would be created; enhanced green space and ponding would be created; a mixture of land use is envisioned; there would be improved architecture and sustainability; shared parking would be created, including with the public use to the north.
  4. The proposed project would meet the following goals and policies of the Comprehensive Plan:
    - a. Design public open and green linkages that bring both amenity and positive image to neighborhoods, corridors, and business precincts.
    - b. Design public streets to serve not only vehicles but also pedestrians, people with mobility aids, and bicycles, balancing the spatial needs of existing and future users

within the right-of-way. Address both mobility and recreational needs and opportunities.

- c. Create walkable streets that foster an active public life; streets that are energized by their proximity to a vibrant mix of activity-generating uses.
- d. Preserve and make accessible natural areas and features as part of a comprehensive open space network.
- e. Within larger redevelopment sites, promote a fine-grained and interconnected network of local streets and paths, encouraging pedestrian circulation and providing a choice of access points.
- f. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
- g. Podium Height. Where it is appropriate, the applicant has committed to the podium height concept, defined in the Edina Comprehensive Plan as follows: The "podium" is that part of the building that abuts the street, or that provides the required transition to residential neighborhoods, parks, and other sensitive uses. The podium height concept is intended to create a consistent street wall envelope and a comfortable pedestrian environment.

**Section 3. APPROVAL**

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Preliminary Rezoning to PUD, Planned Unit Development & an Overall Development Plan for Pentagon Park, subject to the following conditions:

- 1. Final Development Plans must be generally consistent with the Preliminary/ Overall Development Plans dated January 22, 2014. Option 1 is the Overall Development Plan. Exhibit 14 is not included. Exhibit 15 is approved but shall not include the "12+ Story" category.
- 2. The Final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
- 3. The Final Lighting Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
- 4. Submittal of a sign plan with Final Development Plan application for each phase of the overall development. Each signage plan submittal should include monument sign locations and size, way finding signage, and wall signage. Signage shall be consistent throughout the PUD.
- 5. The 77<sup>th</sup> Street Improvements must be completed by the applicant/land owner when 100,000 square feet of development has been constructed. The 77<sup>th</sup> Street improvements

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- must be consistent with the plans date stamped January 22, 2014, and are subject to review and approval of city staff before construction.
6. The Parkway and Living Streets, as shown on the Preliminary/Overall Development Plan, date stamped January 22, 2014, must be built.
  7. Final Development Plans must create a recreational system that promotes walking, health and wellness.
  8. Connections shall be made from the property south of 77<sup>th</sup> Street to the property north of 77<sup>th</sup> Street through or adjacent to the "Walsh Title" site and Fred Richards golf course.
  9. Pedestrian connections must also be made between buildings, along 77<sup>th</sup> Street, to Burgundy Place, to the anticipated Regional Trail, and to the new Living Streets; the design of which is conditioned on factors, including without limitation, the future use of Fred Richards.
  10. All crosswalks shall be marked with "duraprint" type stamping, or whatever is the city standard at the time of installation, to clearly identify the pedestrian crossings.
  11. Where applicable and required pursuant to the Final Development Plan, all public utility, public roadway and public sidewalk easements shall be granted or dedicated to the City upon Final Development Plan approval for each phase.
  12. Bike storage and bike shower facilities shall be provided within the development. Bike racks shall be provided within each phase of the development.
  13. A majority of the storm water retention shall be developed as an amenity and integrated into the overall development.
  14. Overall, the development must include at least 20% of green space/storm water retention in the aggregate.
  15. Any Park Dedication fees due under Section 32 of the City code shall be collected at the time of the issuance of a building permit for any portion of the property that is re-platted.
  16. New buildings shall utilize the podium height concept, as defined in the Edina Comprehensive Plan, where appropriate.
  17. Attempts shall be made to meet an energy savings goal of 15% over state energy code guidelines. Building designs shall be similar to and reasonably consistent with LEED standards.
  18. All buildings must be constructed of high quality materials and architecture. Building materials shall be of, but not limited to high quality brick, stone, precast concrete, and glass building. No building shall contain aluminum or metal siding as the primary finish material.

- 19. All parking structures shall be designed to be integrated into and complement the architecture of newly constructed buildings. Shared parking strategies shall be employed, where applicable.
- 20. Public art shall be incorporated within each phase of development.
- 21. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site. Final PUD Zoning must meet the criteria required for a PUD.
- 22. Compliance with the issues/conditions outlined in the director of engineering's memo dated January 22, 2014.
- 23. Sketch Plan review shall be required for each phase of development.

Adopted by the city council of the City of Edina, Minnesota, on March 18, 2014.

ATTEST: \_\_\_\_\_  
Debra A. Mangen, City Clerk

\_\_\_\_\_  
James B. Hovland, Mayor

STATE OF MINNESOTA            )  
COUNTY OF HENNEPIN        )SS  
CITY OF EDINA                    )

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of March 18, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk

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