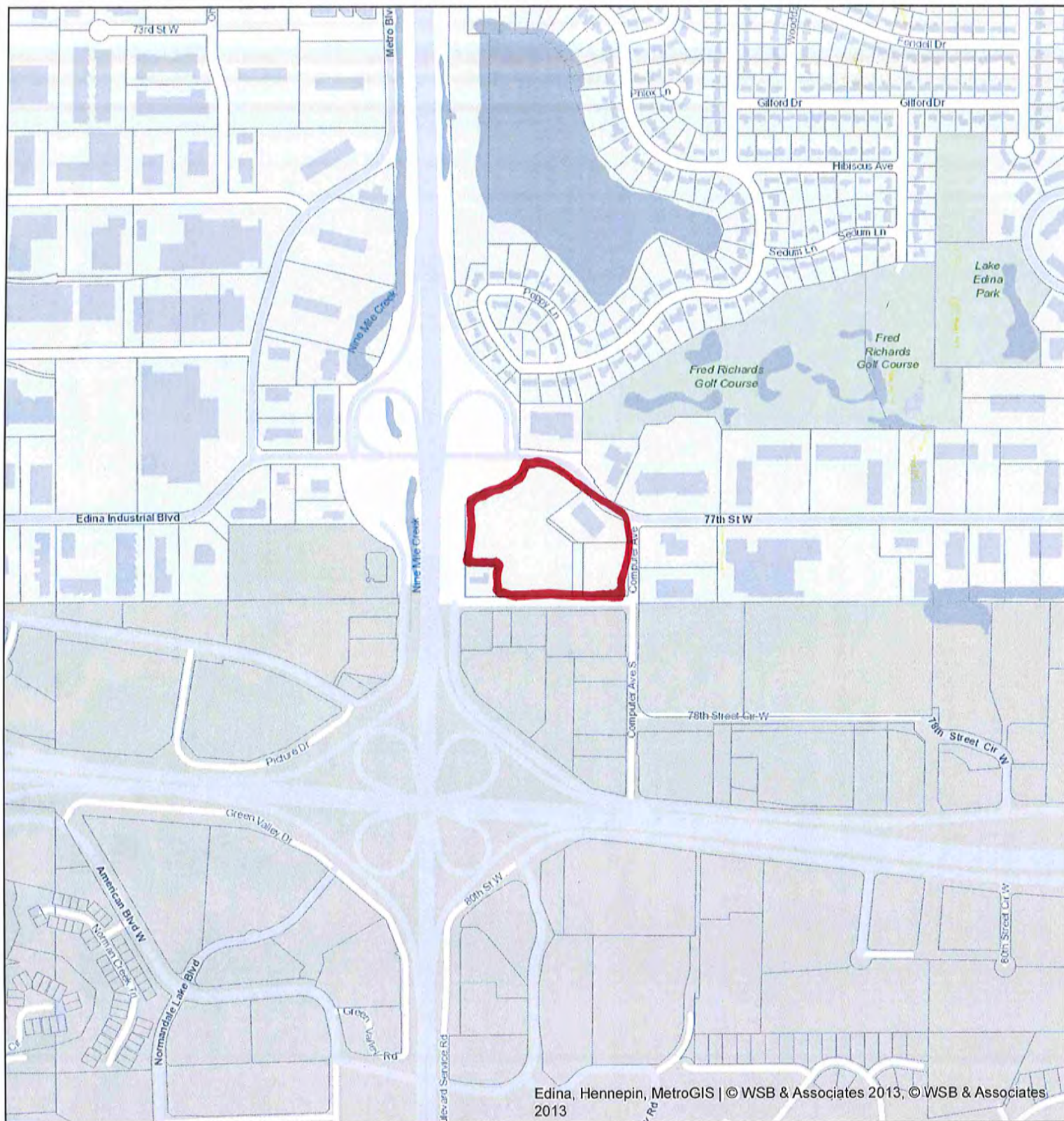


Location Map



1 in = 752 ft



The CITY of
EDINA



April 30, 2018
Map Powered by DataLink

Location Map



Edina, Hennepin, MetroGIS | ©WSB & Associates 2013, HN Aerial 2015, © WSB & Associates 2013

1 in = 376 ft

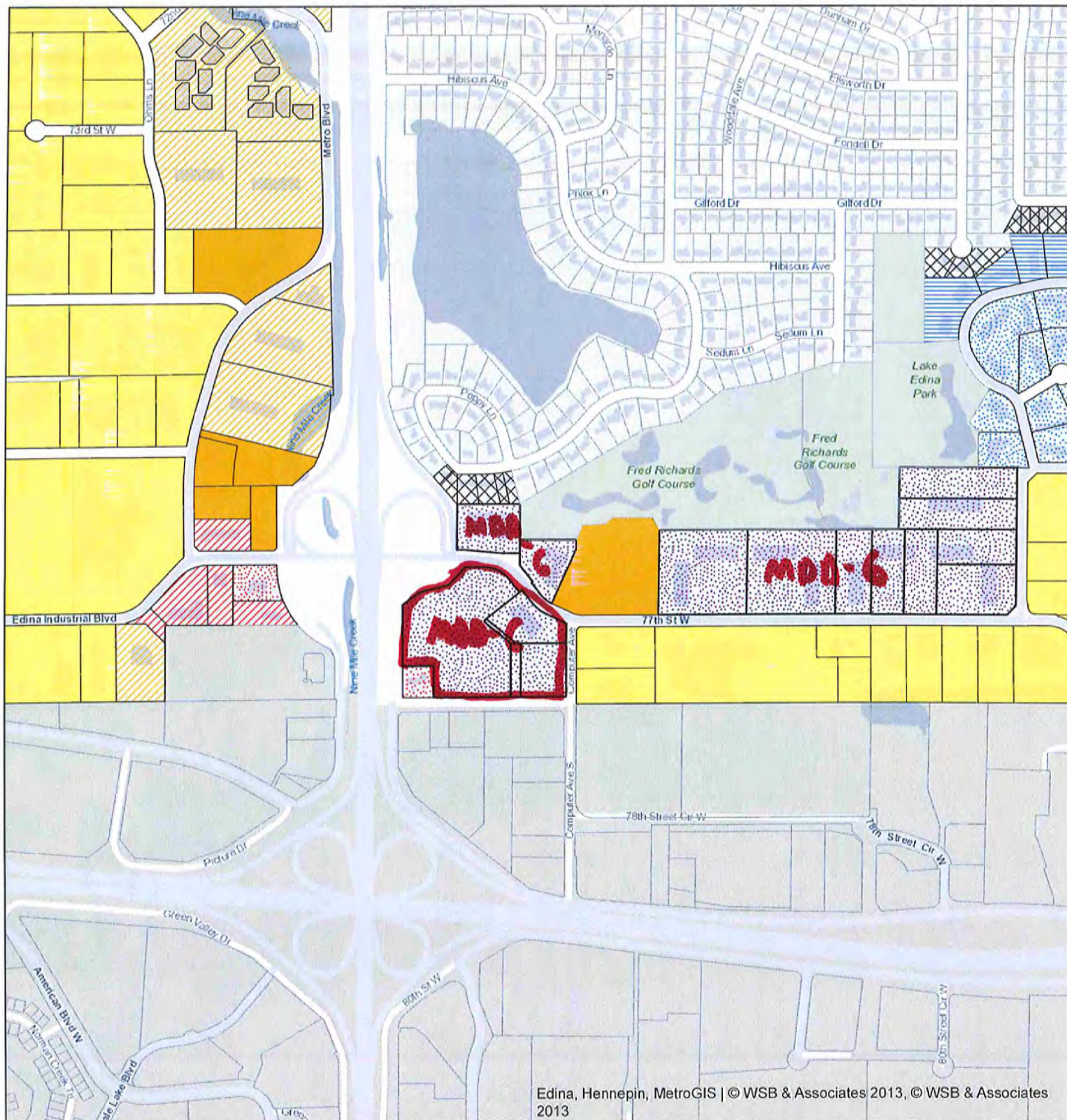


The CITY of
EDINA



















April 30, 2018
Map Powered by DataLink

Zoning Map


$$1 \text{ in} = 752 \text{ ft}$$

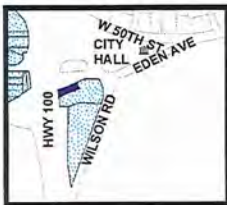

The CITY of
EDINA

Zoning		PRD-4		POD-1		PSR-4
R-1		PRD-5		POD-2		MDD-4
R-2		PCD-1		RMD		MDD-5
PRD-1		PCD-2		PID		MDD-6
PRD-2		PCD-3		PUD		
PRD-3		PCD-4		APD		

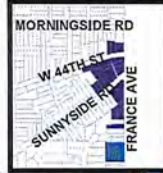


April 30, 2018
Map Powered by DataLink

WILSON RD & EDEN AVE DETAIL



44TH & FRANCE DETAIL



50TH & FRANCE DETAIL



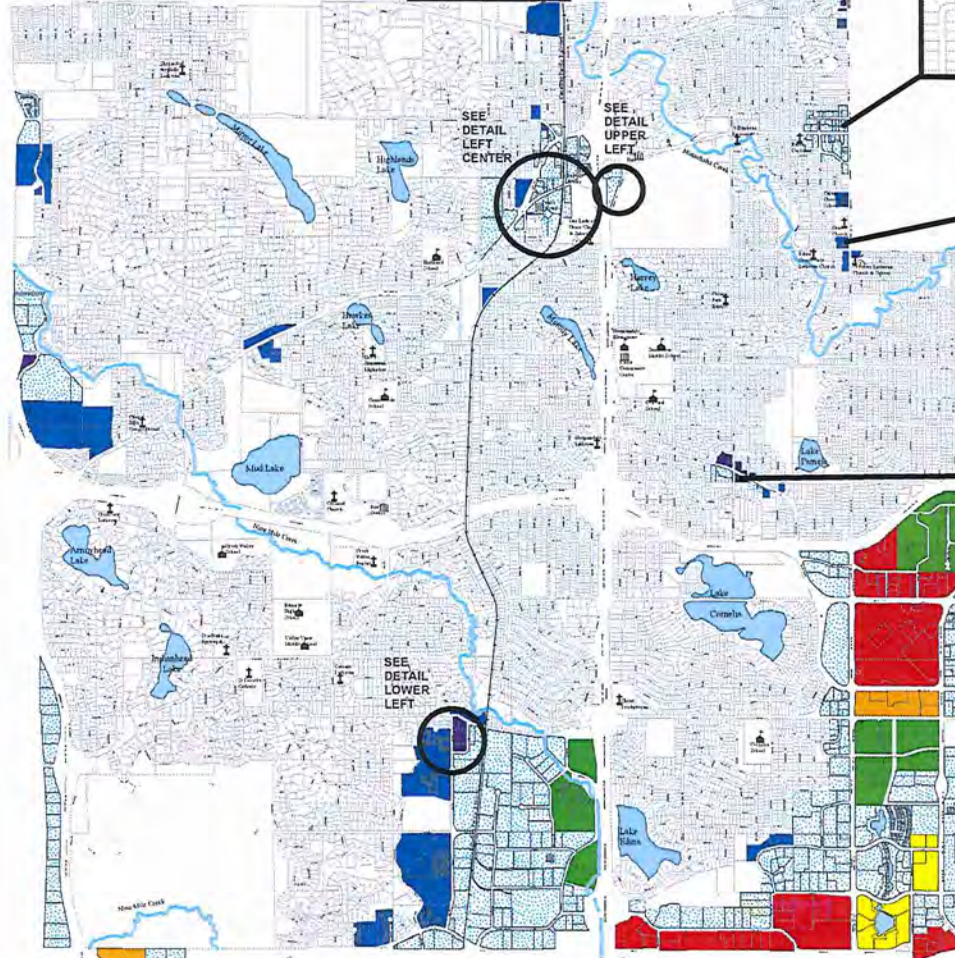
54TH & FRANCE DETAIL










VALLEY VIEW & WOODDALE DETAIL






Building Height Overlay Districts **City of Edina** **Hennepin County, Minnesota** **Appendix A**



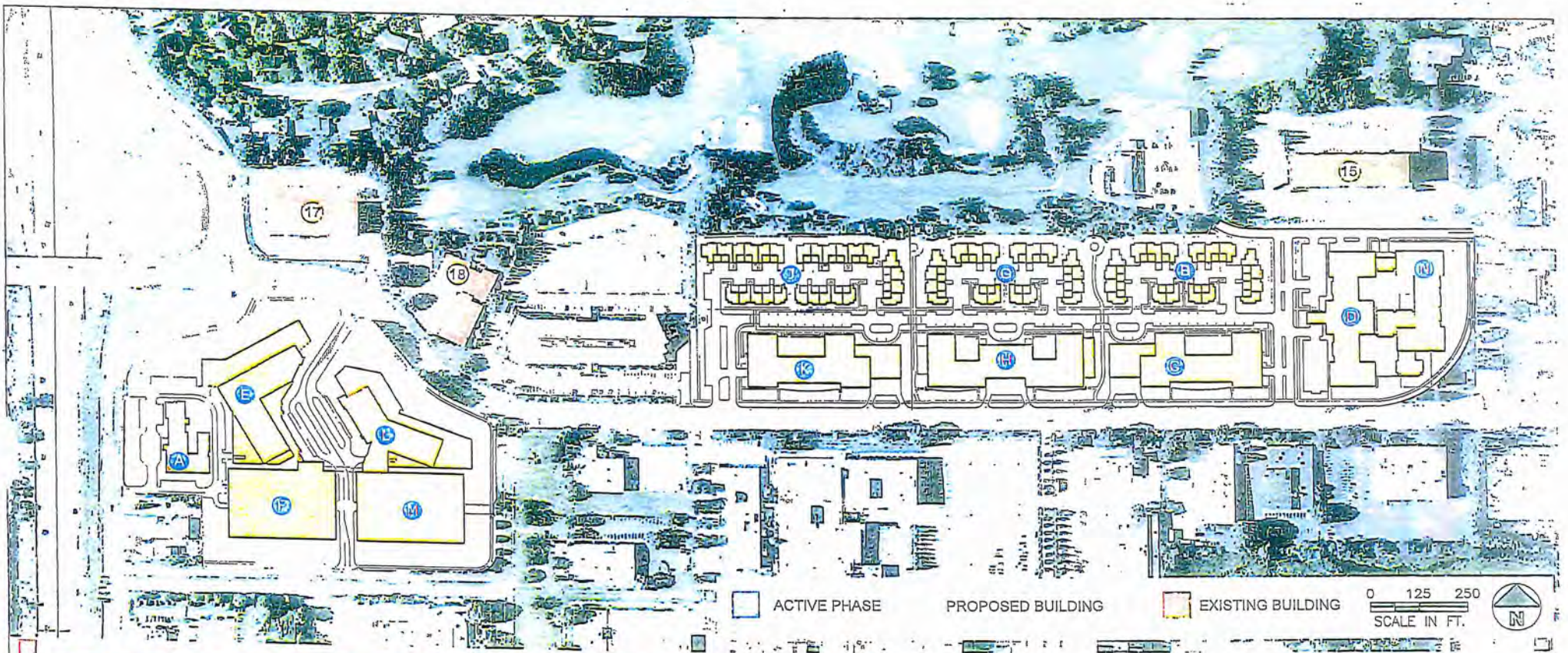
Legend

-  HOD-2 Building height shall be determined by required setbacks, but shall not exceed 2 stories or 24 feet, whichever is less.
-  HOD-3 Building height shall be determined by required setbacks, but shall not exceed 3 stories or 36 feet, whichever is less.
-  HOD-4 Building height shall be determined by required setbacks, but shall not exceed 4 stories or 48 feet, whichever is less.
-  HOD-8 Building height shall be determined by required setbacks, but shall not exceed 8 stories or 96 feet, whichever is less.
-  HOD-9 Building height shall be determined by required setbacks, but shall not exceed 9 stories or 108 feet, whichever is less.
-  HOD-10 Building height shall be determined by required setbacks, but shall not exceed 10 stories or 120 feet, whichever is less.
-  HOD-12 Building height shall be determined by required setbacks, but shall not exceed 12 stories or 144 feet, whichever is less.

-  Church
-  City Buildings
-  Private School
-  Public School



Site ↗



OVERALL DEVELOPMENT PLAN (2008)

- 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

123 North Third Street Suite 104
Minneapolis MN 55401-1697
www.millerdunwiddie.com



Kimley-Horn
and Associates, Inc.

WP
Wayzata Properties, LLC.

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

COMPL. NO.: KAM0612
DATE: 31 JANUARY 2008
DRAWN: djg
CHECKED:

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

DRAWING NUMBER: S-2.P

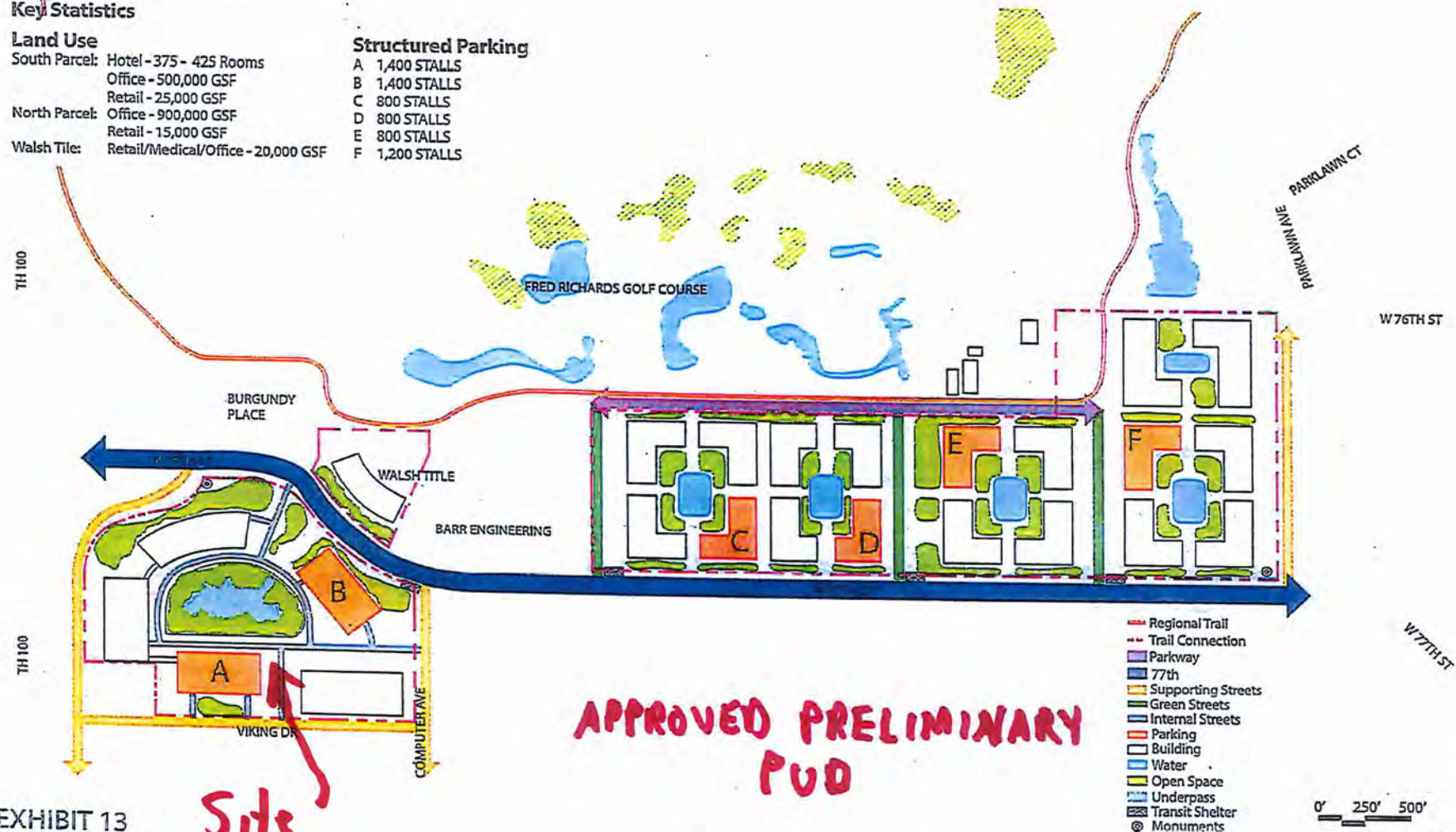
Key Statistics

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 Title: 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



APPROVED PRELIMINARY
PUD

EXHIBIT 13
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

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

PENTAGON PARK



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.

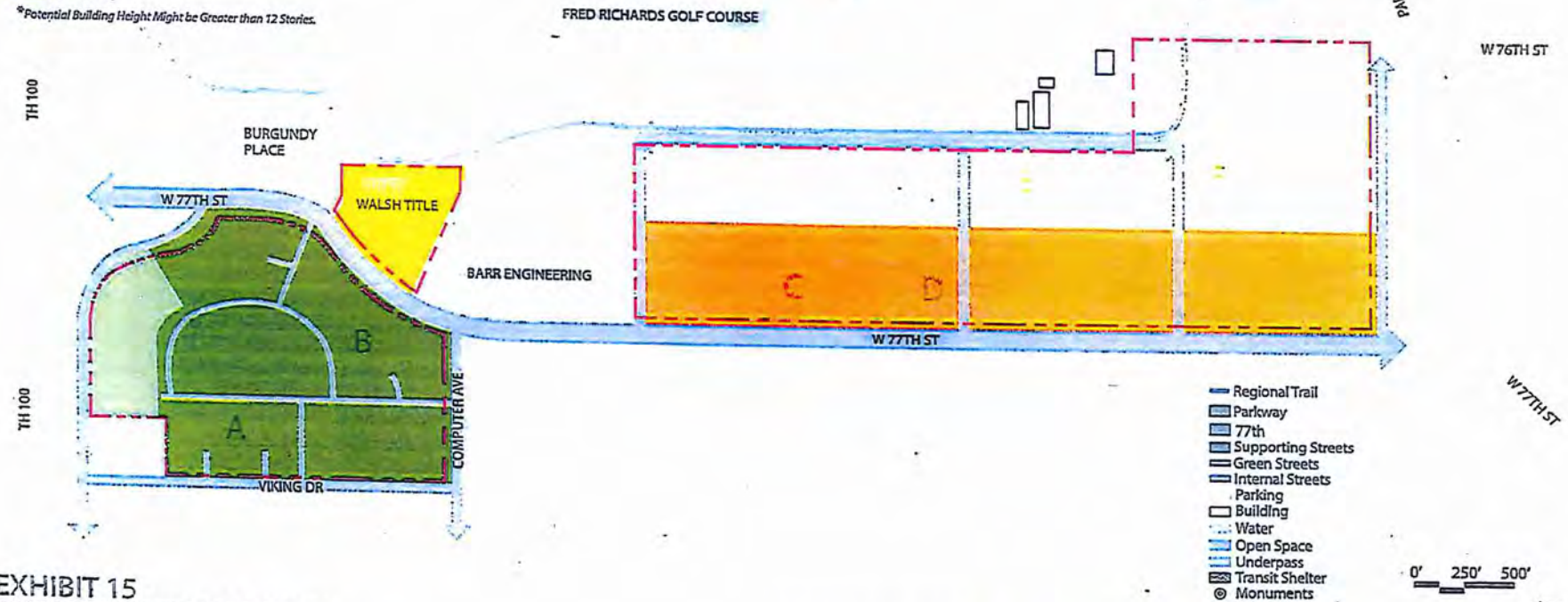


EXHIBIT 15
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

BUILDING HEIGHTS
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK





GREEN
STREETS



INTEGRATED
STORMWATER



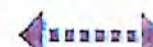
PEDESTRIAN
FRIENDLY 77TH



CONNECT
WEST TO EAST



MULTIMODAL
CONNECTIONS



SHARED
PARKING



EXHIBIT 8
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

PRINCIPLES
EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK



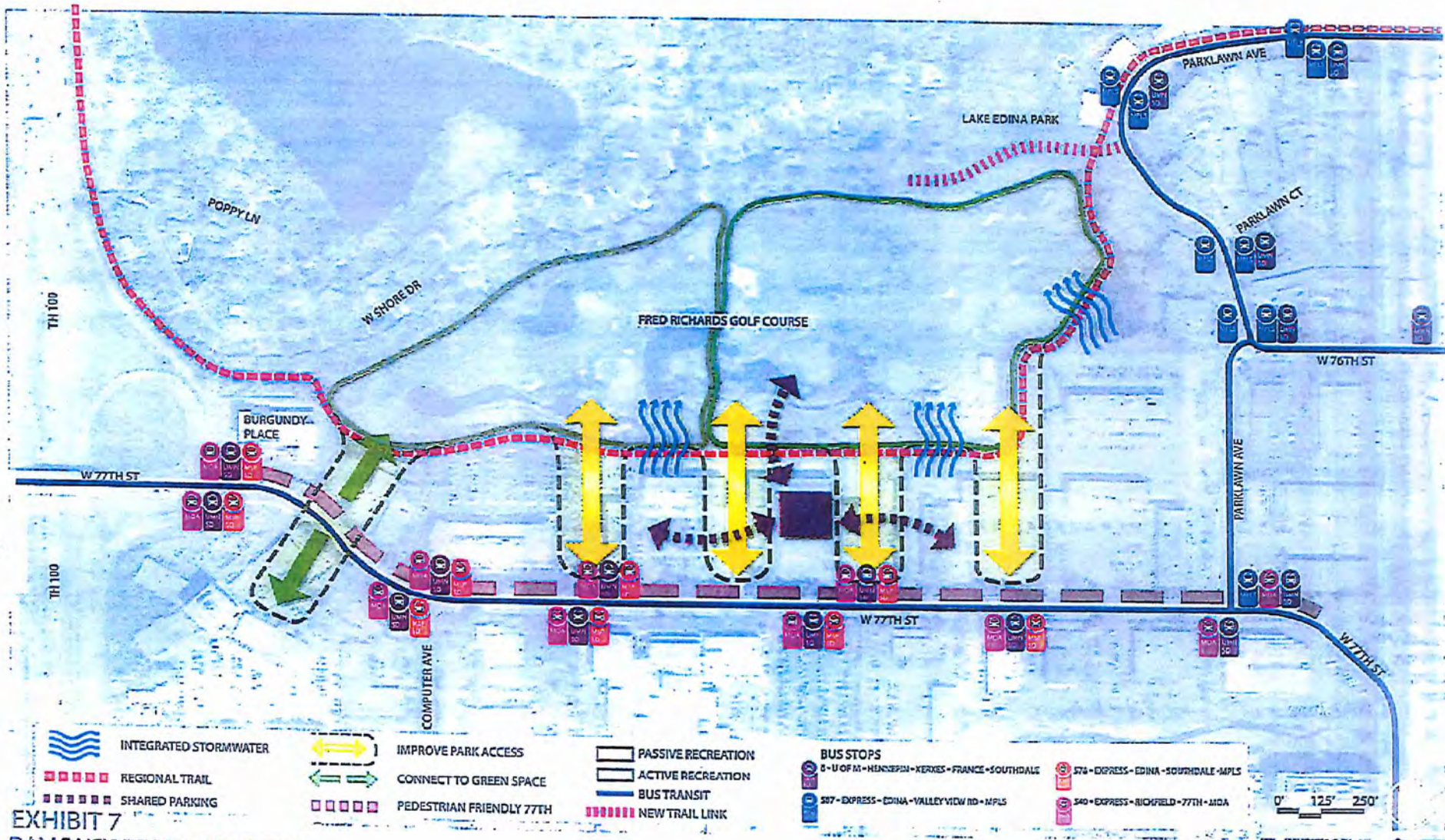


EXHIBIT 7
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

ISSUES **PENTAGON PARK**
 EDINA, MN - DECEMBER 9, 2013





Dockside Green, Victoria, Canada



Hammarby Sjöstad, Sweden



Centennial Lakes Park, Edina, MN



Minnehaha Creek, 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



Hammarby Sjöstad, Sweden



Gates Campus, Seattle, WA



Centennial Lakes Park, Edina, MN



Centennial Lakes Park, Edina, MN

EXHIBIT 9
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

STORMWATER MANAGEMENT
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



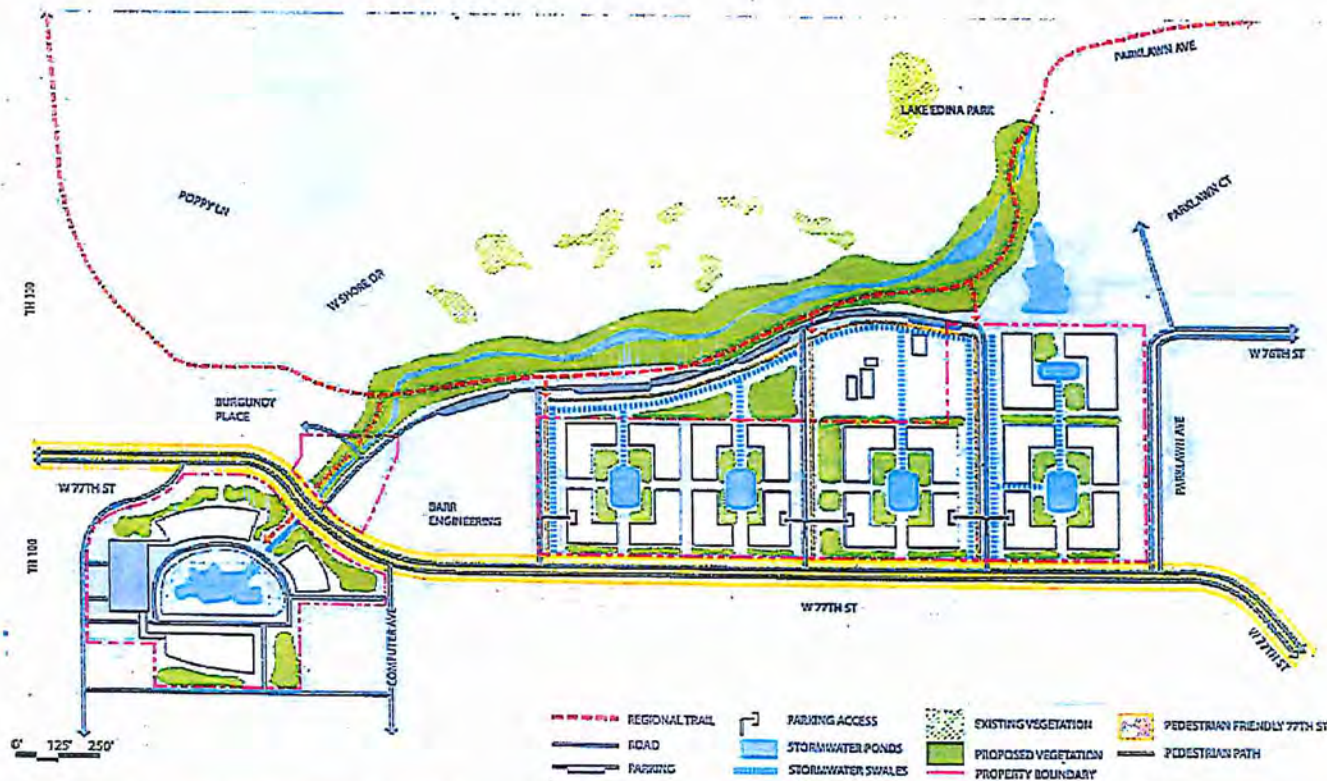


EXHIBIT 10
 DAMON FARBER ASSOCIATES
 BOB CLOSE STUDIO, LLC

77TH AVENUE BRIDGE
 EDINA, MN - DECEMBER 13, 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

COLBI PLASTICS HEADQUARTERS IN MINNEAPOLIS

PEDESTRIAN PATH OVER MINNEHAHA CREEK

PARKWAY ALONG MINNEHAHA CREEK

PATH ADJACENT TO PARKWAY

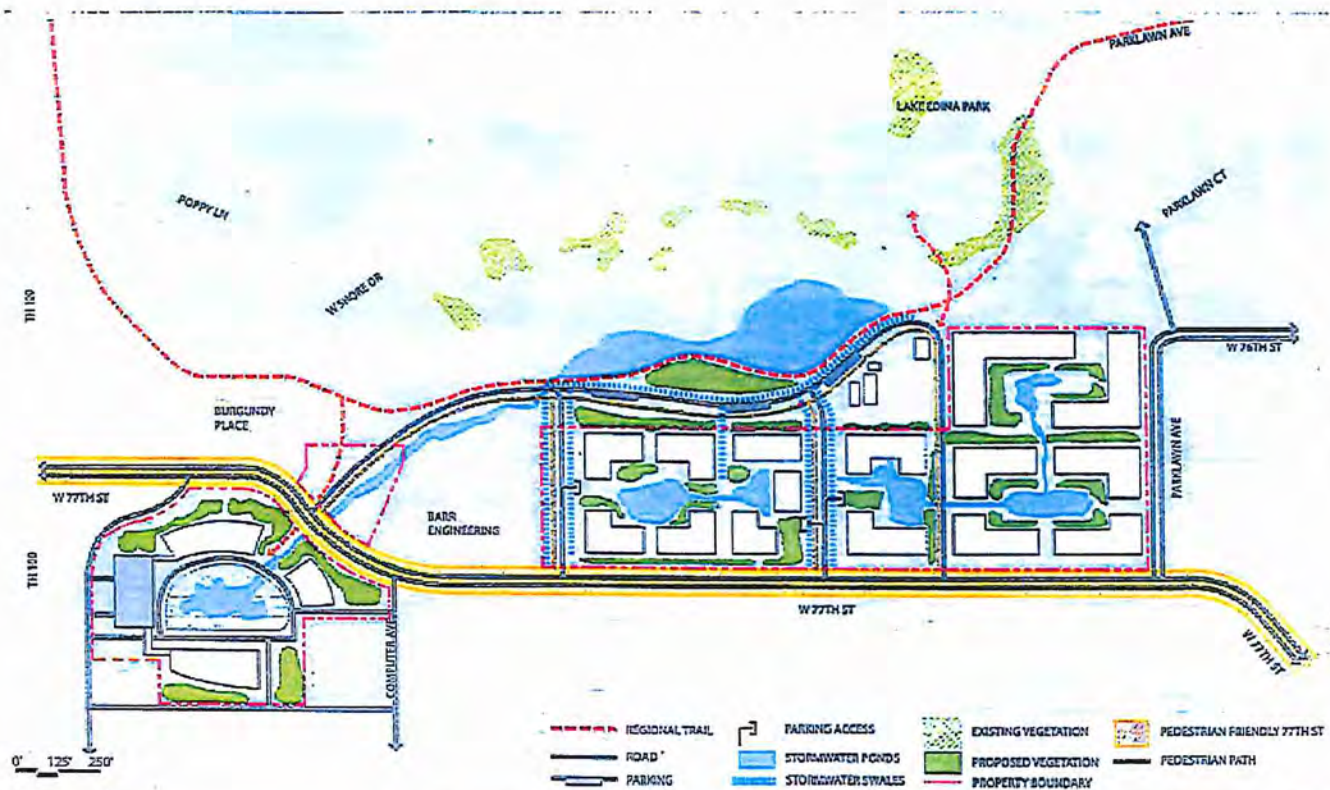


EXHIBIT 21
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

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

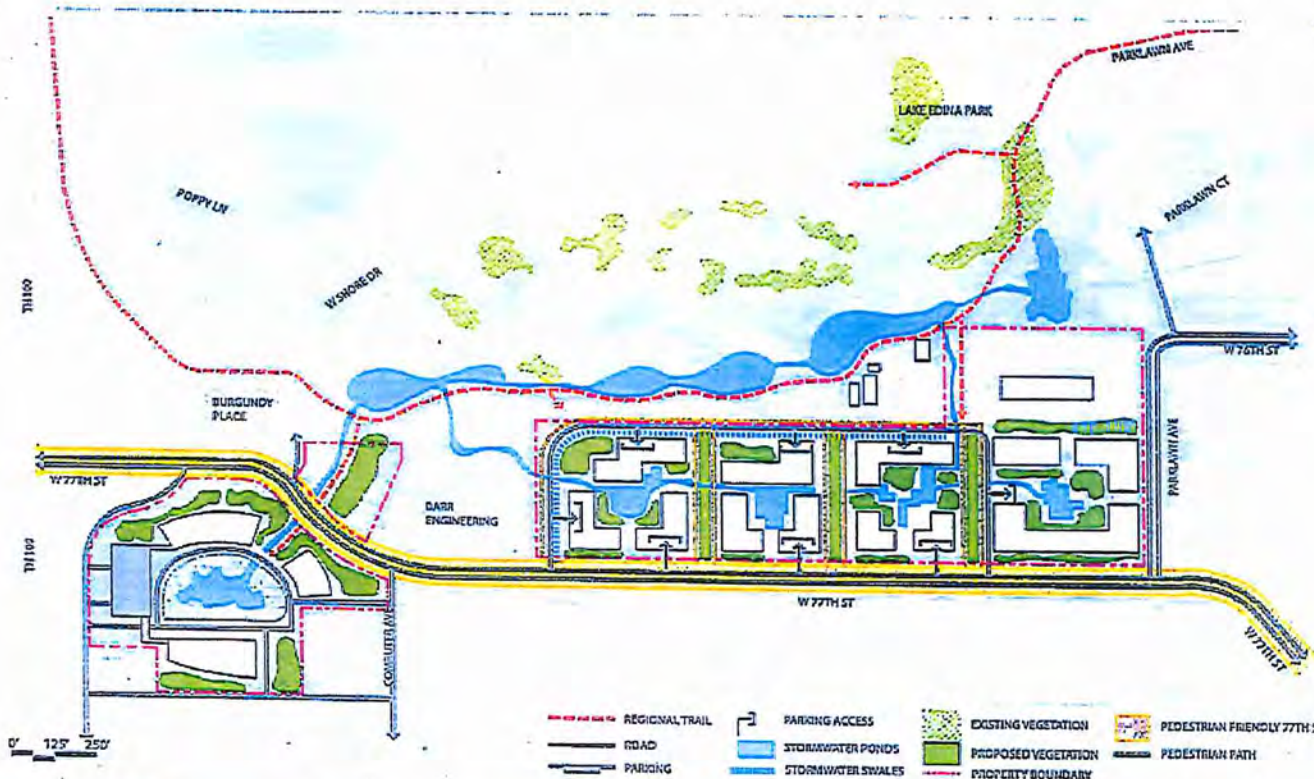


EXHIBIT 20
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

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



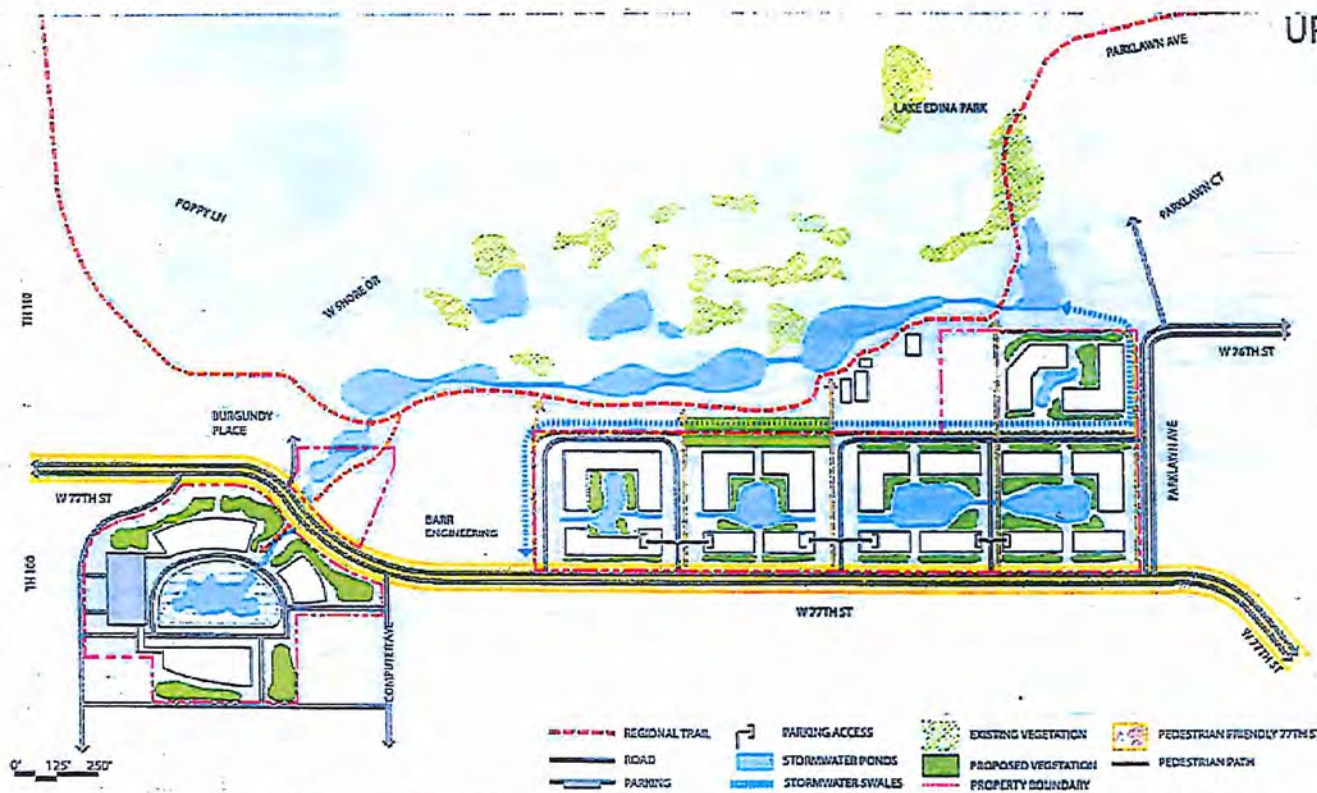
EXHIBIT 19

DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

CONCEPT DIAGRAMS
EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK





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



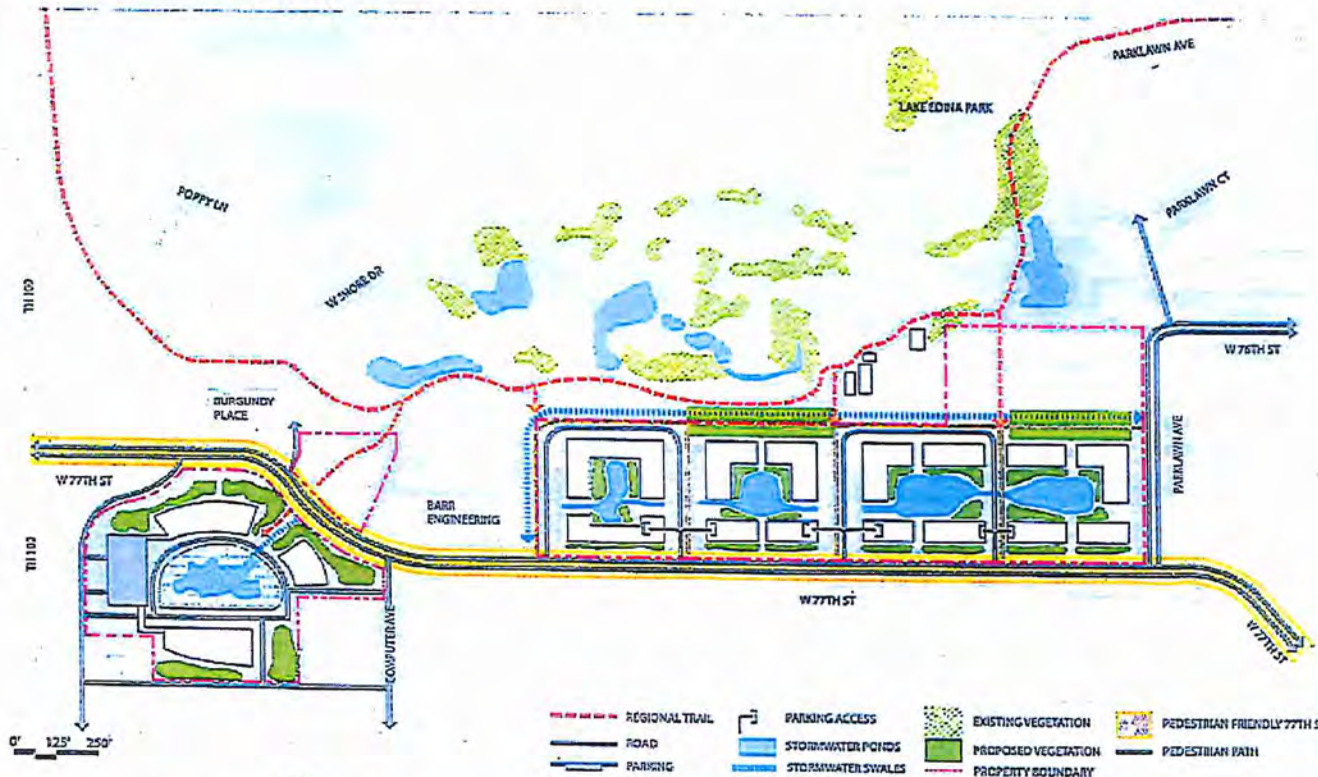
EXHIBIT 18

DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

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



STORMWATER SWALE BETWEEN THE UPPER LANDING AND TRAILS



ROADWAY ADJACENT TO THE UPPER LANDING



LOOP STREETS ALTERNATE WITH STORMWATER FEATURES



PATHWAY BETWEEN BUILDINGS



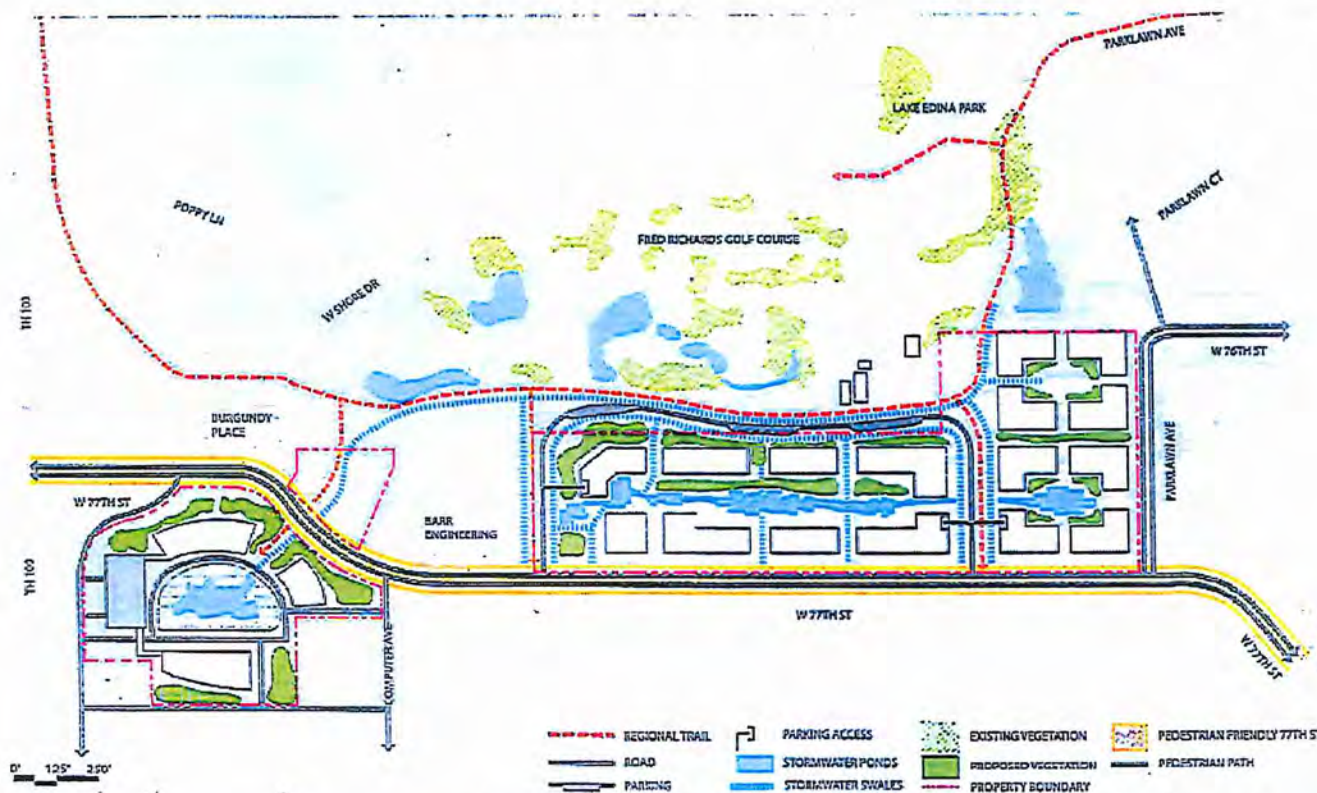
EXHIBIT 17

DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

CONCEPT DIAGRAMS
EDINA, MN - DECEMBER 9, 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

BIROSEYE OF DOCKSIDE GREEN LOCATED IN VICTORIA, BRITISH COLUMBIA



DOCKSIDE GREEN STORMWATER & PEDESTRIAN BRIDGE



LUSH VEGETATION AT DOCKSIDE GREEN



STORMWATER AMENITY INTEGRATES BUILDINGS AND CIRCULATION



EXHIBIT 16

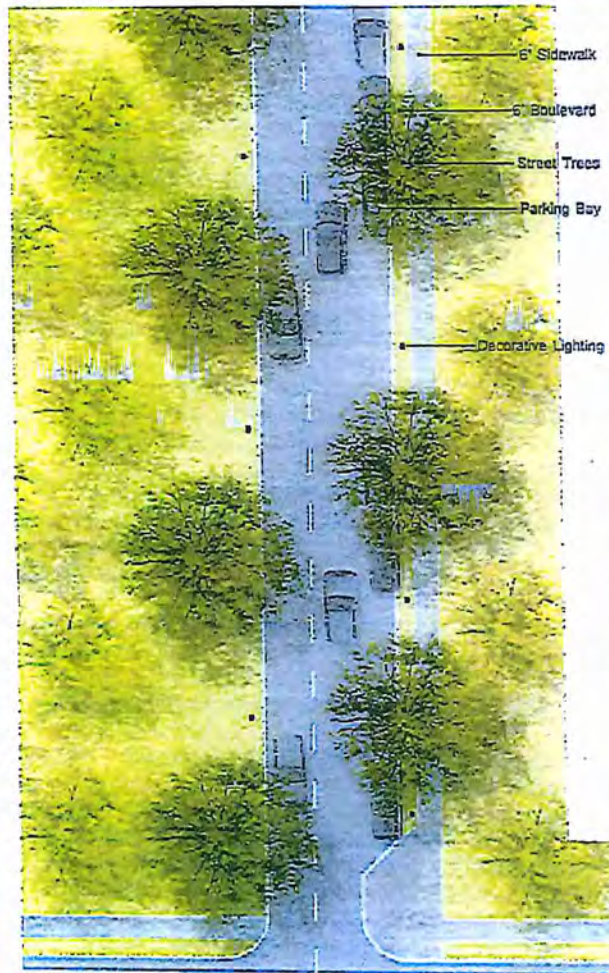
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

CONCEPT DIAGRAMS
EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK



INTERNAL STREET CONCEPT PLAN



KEY ELEMENTS

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



INTERNAL STREET CONCEPT SECTION

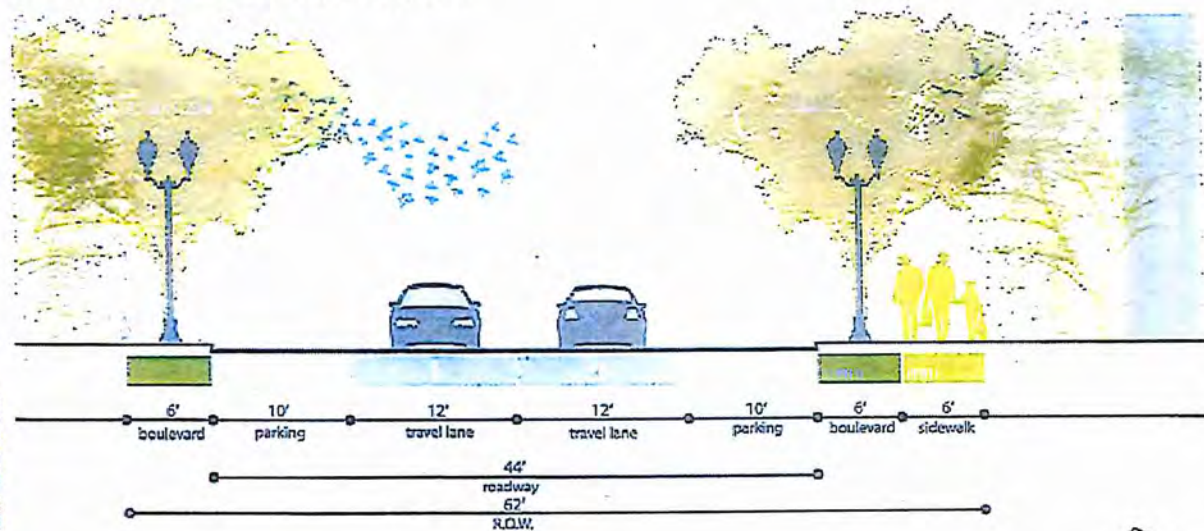


EXHIBIT 26

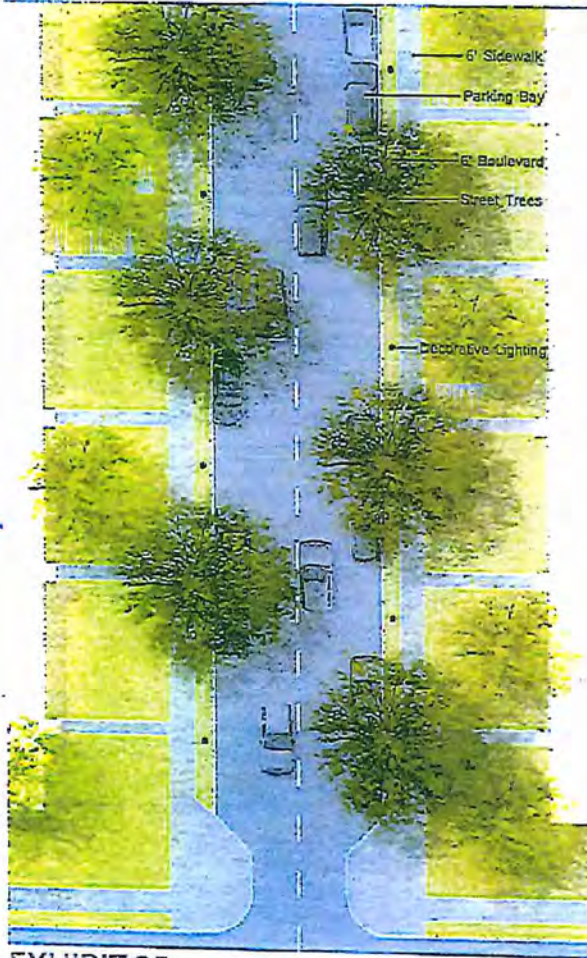
DAMONFARBERASSOCIATES
BOB CLOSE STUDIO, LLC

ROADWAY TYPES
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



GREEN STREET CONCEPT PLAN



KEY ELEMENTS

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



GREEN STREET CONCEPT SECTION

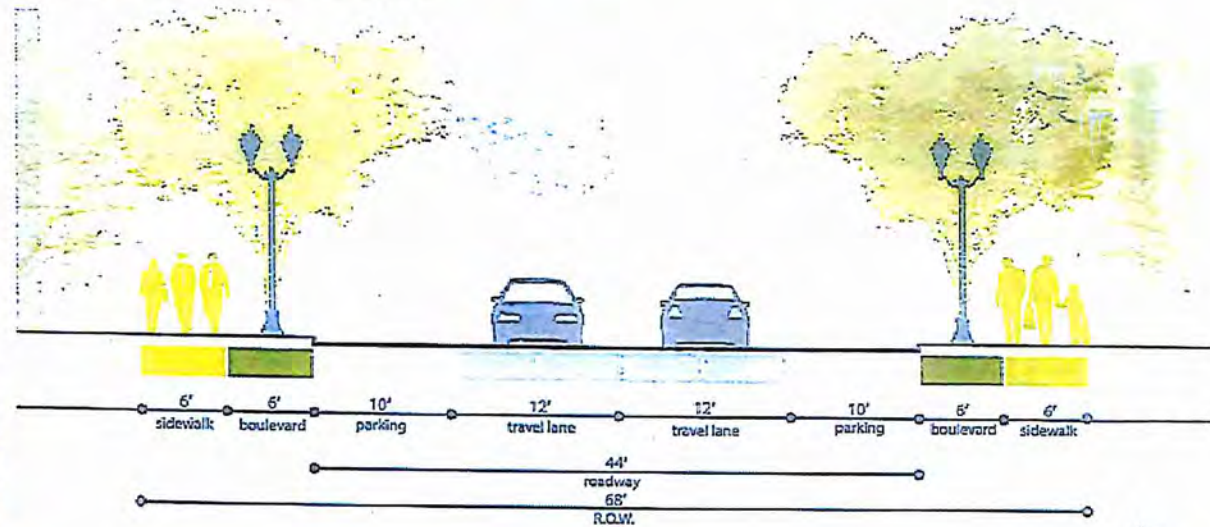


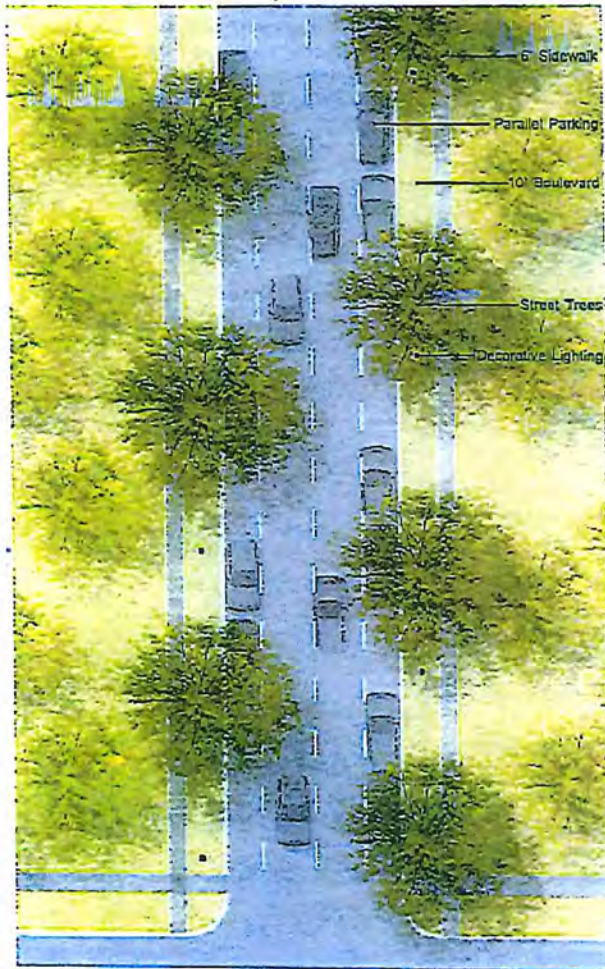
EXHIBIT 25
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

ROADWAY TYPES
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



SUPPORTING STREET CONCEPT PLAN



KEY ELEMENTS

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



SUPPORTING STREET CONCEPT SECTION

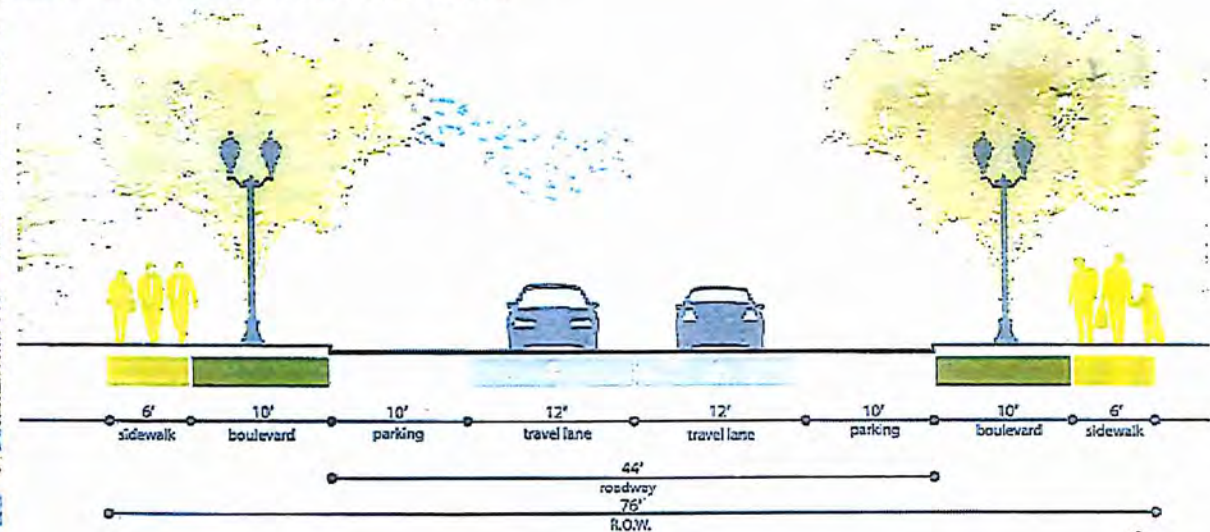


EXHIBIT 24
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

ROADWAY TYPES
EDINA, MN - DECEMBER 13, 2013

PENTAGON PARK



PARKWAY CONCEPT PLAN



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

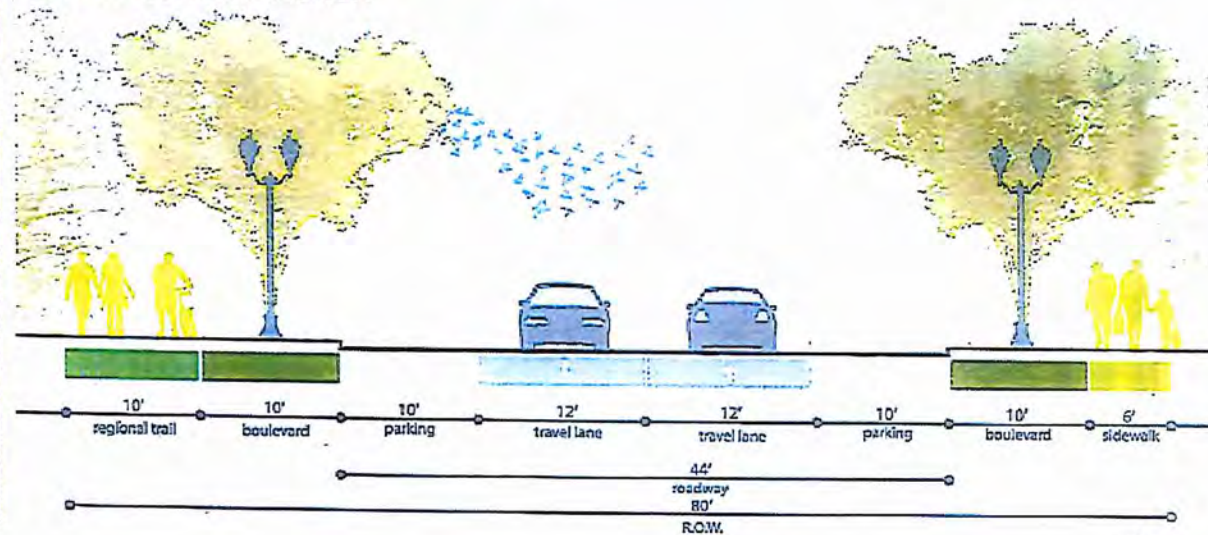


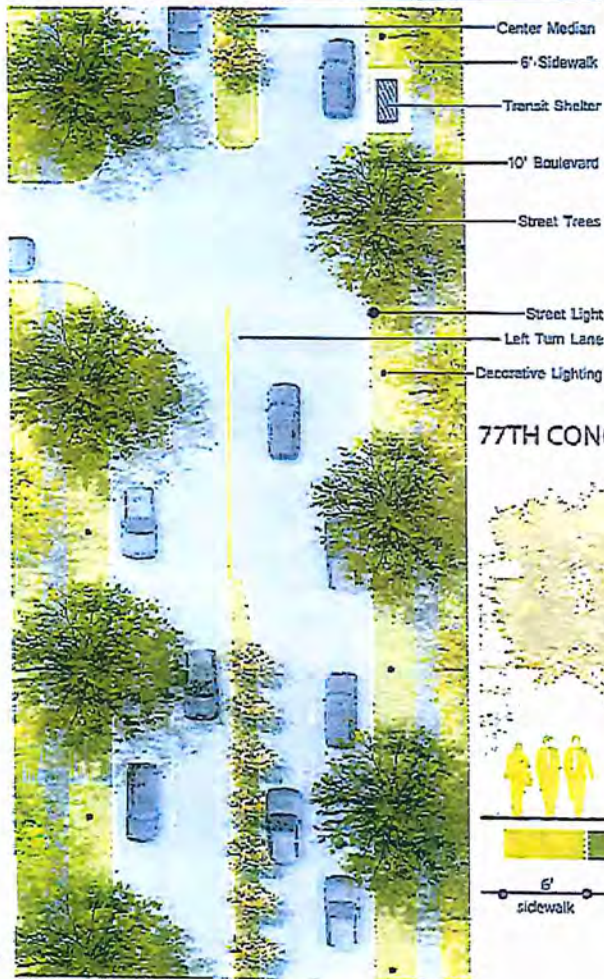
EXHIBIT 23
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

ROADWAY TYPES
EDINA, MN - DECEMBER 13, 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

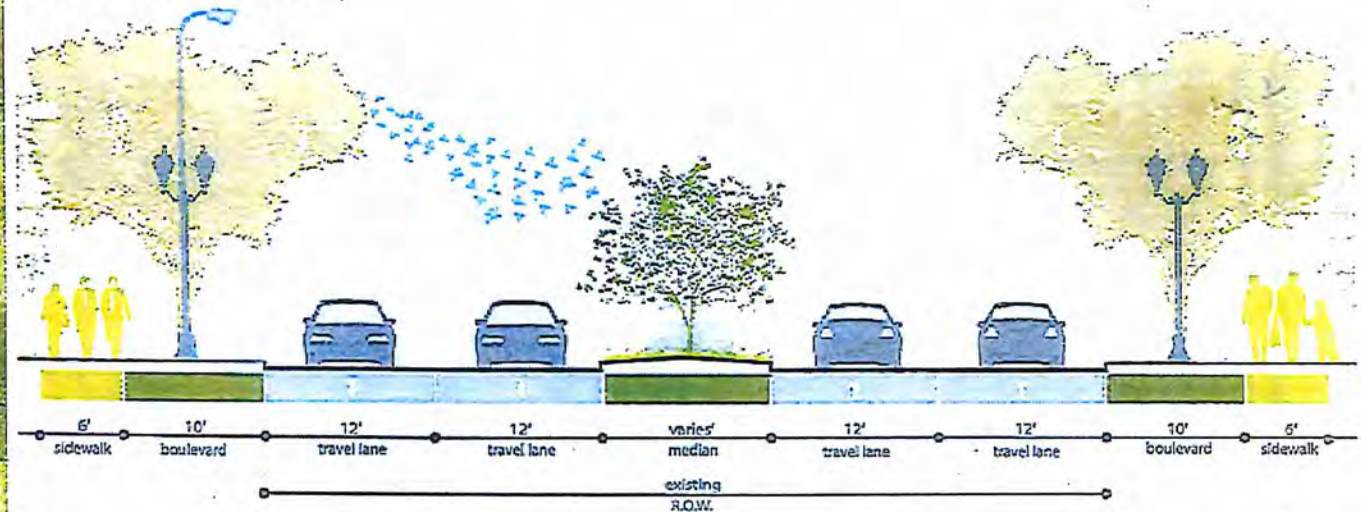


EXHIBIT 22
DAMON FARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

ROADWAY TYPES
EDINA, MN - DECEMBER 13, 2013

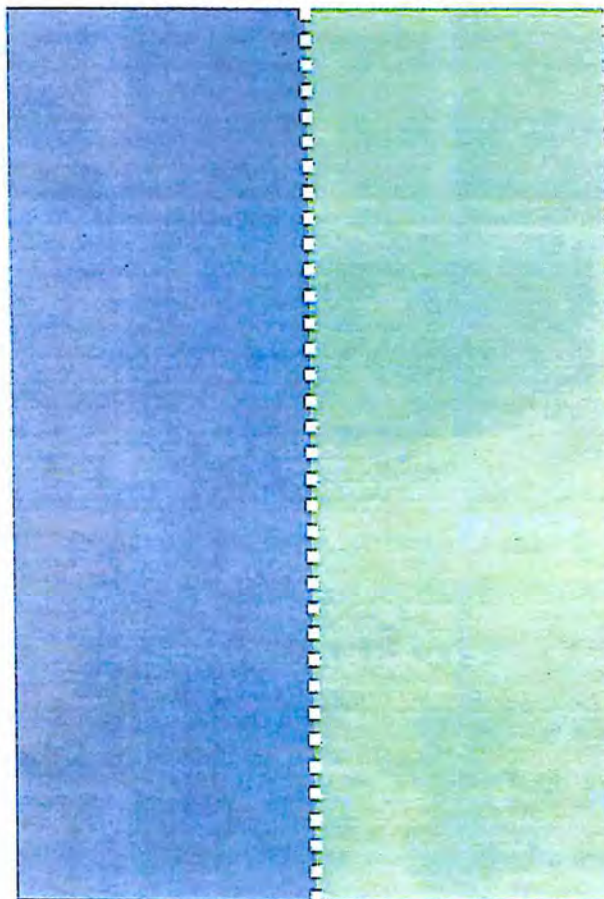
PENTAGON PARK



EXISTING



EXISTING RELATIONSHIP



GOAL

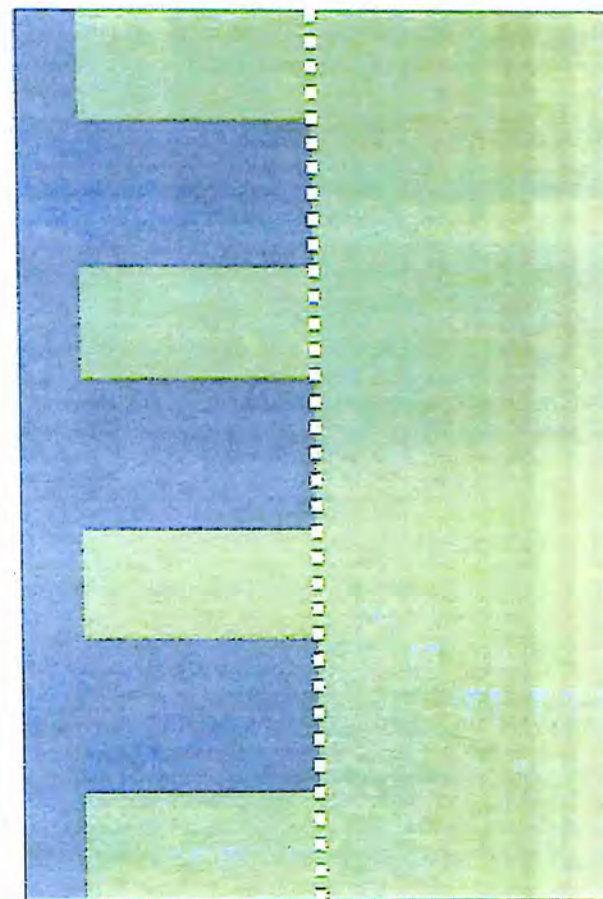
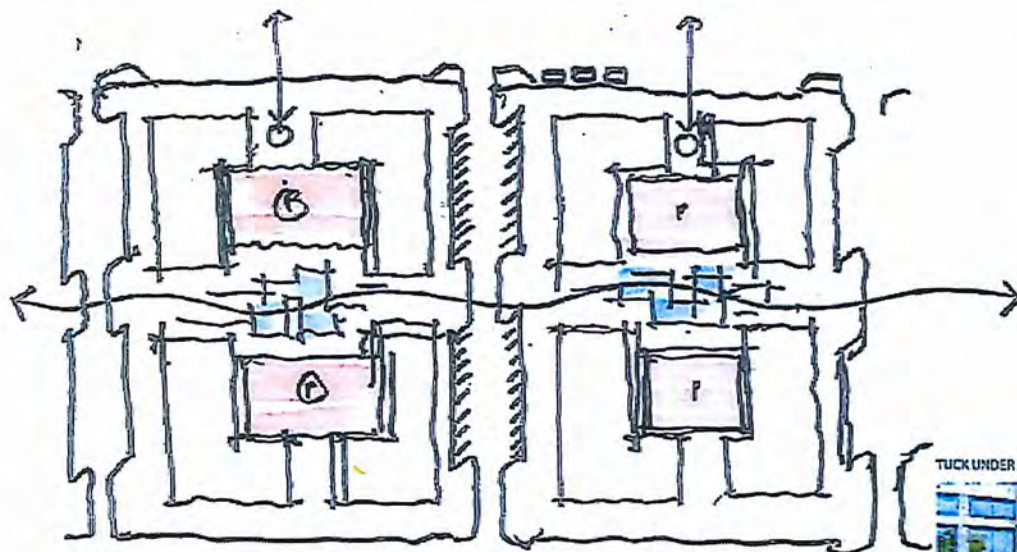


EXHIBIT 12
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

UNLOCKING THE POTENTIAL
EDINA, MN - DECEMBER 9, 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
DAMONFARBER ASSOCIATES
BOB CLOSE STUDIO, LLC

PARKING STRATEGIES
EDINA, MN - DECEMBER 9, 2013

PENTAGON PARK





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 77th Street Improvements must be completed by the applicant/land owner when 100,000 square feet of development has been constructed. The 77th Street improvements

- 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 77th Street to the property north of 77th Street through or adjacent to the "Walsh Title" site and Fred Richards golf course.
 9. Pedestrian connections must also be made between buildings, along 77th 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