



**DATE:** May 1, 2018

**TO:** 4901 77<sup>th</sup> Street, Owner and Development Team

**CC:** Cary Teague – Community Development Director

**FROM:** Chad Millner PE – Director of Engineering  
Charlie Gerke PE – Graduate Engineer

**RE:** 4901 77<sup>th</sup> Street – **Development Review**

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, and storm water. Plans reviewed were; Civil, Landscape, and Survey drawings dated 04/09/2018.

### Review Comment

### Required For

#### General

1.	Per the Master Development Agreement, dated May 20, 2014, reconstruction of 77 <sup>th</sup> Street is required with 100,000 SF of redevelopment. This project will trigger that requirement.	
2.	Executed site improvement agreement that outlines public vs private responsibilities and ownership for private improvements on public property.	Grading/Building Permit
2.1	Fulfill any requirements for rights to proceed with work.	Grading/Building Permit
2.2	Fulfill all outstanding requirements.	Certificate of Occupancy
3.	Deliver as-built records of public and private utility infrastructure post construction.	Certificate of Occupancy

#### Survey

4.	An existing and proposed site condition survey is required.	Grading/Building Permit
4.1	Show all existing and proposed public and private easements. Discuss possible vacation of easements in locations of competing interests. Vacation of easements has a separate application process managed by the Engineering Department.	Grading/Building Permit
5.	Clearly denote private sidewalk. Maintenance for non-public sidewalks to be responsibility of property owner.	Grading/Building Permit
6.	Clearly indicate private vs public utilities.	Grading/Building Permit
7.	All ash trees must be removed.	Grading/Building Permit

#### Living Streets

8.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
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9.	Saw cut concrete sidewalk joints on public sidewalks.	Grading/Building Permit
10.	Public sidewalk shall not be colored or stamped.	Grading/Building Permit
11.	Provide 8' boulevard and 8' walk on 77 <sup>th</sup> .	Grading/Building Permit
12.	Per the November 12, 2015 Pedestrian Crossing Feasibility Study completed by SRF and funded by Hillcrest Development, provide at grade pedestrian improvements at 77 <sup>th</sup> Street between Computer Avenue and Normandale Road to access the Nine Mile Creek Regional Trail.	Certificate of Occupancy

### Traffic and Street

13.	Per the traffic study, the following improvements would be required.  77 <sup>th</sup> Street and Commercial Driveway Access a. Install eastbound right turn lane on 77 <sup>th</sup> Street b. Install driveway access exiting the site with northbound left turn lane, northbound left turn / thru lane and northbound right turn lane c. Restripe existing exit lanes of Burgundy Building with a southbound left turn lane and southbound right turn / thru lane  77 <sup>th</sup> Street and Computer Drive A. Install eastbound right turn lane on 77 <sup>th</sup> Street B. Install northbound left turn lane, northbound left turn / thru lane, and northbound right turn lane	Certificate of Occupancy
14.	Review fire access requirements with fire department. Fire truck turning template attached.	Grading/Building Permit
15.	Provide traffic study and address any issues identified to the cities satisfaction.	Grading/Building Permit
16.	Consider curb cut along Viking drive for hotel 2.	Consideration Only
17.	Curb cut permit required for entrance movement / reconstruction.	Prior to Reconstructing Entrance
18.	Road patching shall conform to Edina Standard Plates 540-545.	Certificate of Occupancy
19.	If mutually agreed to by Edina and Bloomington, opportunity may exist to narrow Viking Drive. If requested and approved, developer would fund Viking Drive changes.	Consideration Only

### Sanitary and Water Utilities

20.	Verify fire demand and hydrant locations.	Grading/Building Permit
21.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit

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22.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
23.	Sanitary flow calculations required to be provided for city to verify down network capacity.	Grading/Building Permit
24.	Apply for a sewer and water connection permit with public works and City of Bloomington.	Prior to Starting Utility Work
24.1	Meter required for building service line and combined lines. No meter required for fire only service line.	Grading/Building Permit
24.2	Public works to determine acceptable installation methods.	Grading/Building Permit
25.	Disconnected sanitary and water services to be capped at main.	Certificate of Occupancy
26.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the city to calculate sewer and water connection charges	Grading/Building Permit
27.	Provide drainage and utility easements over new public sanitary sewer and water main within the site.	Certificate of Occupancy

### Storm Water Utility

28.	Provide geotechnical report with soil borings.	Grading/Building Permit
29.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
30.	Box culvert outlet system connection point on Viking Drive is over capacity in flood events. Hydraulic design shall account for tailwater and risk of backflow into system.	Grading/Building Permit
31.	Proposed plans indicate possible fill in areas that are identified as flood risk in the 2017 CWRMP. These areas of fill will require future review and if allowed will require mitigating replacement elsewhere.	Grading/Building Permit
32.	Provide more detailed information for retention system.	Grading/Building Permit
32.1	Retention system engineer required to verify construction of the underground retention systems done per plan.	Certificate of Occupancy
32.2	Confirm retention system and/or underground parking facilities is structural designed for Edina's 80,000lb fire truck load and outriggers in parking lot areas.	Grading/Building Permit
33.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed.	Grading/Building Permit

### Grading Erosion and Sediment Control

34.	A SWPPP consistent with the state general construction site stormwater permit is required to be issued and followed. The	Grading/Building Permit
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	city will enforce these permit requirements.	
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**Constructability and Safety**

35.	Construction staging, traffic control, and pedestrian access plans will be required.	Grading/Building Permit
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**Other Agency Coordination**

36.	Hennepin County, MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
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37.	Nine Mile Creek Watershed District permits are required.	Grading/Building Permit
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## Architecture Field Office

2200 Zane Ave N | Minneapolis, MN 55422  
www.archfieldoffice.com

To **City of Edina**  
Cary Teague, Community Development Director  
4801 W. 50<sup>th</sup> Street  
Edina, MN 55424

From Mic Johnson, FAIA

Date May 2, 2018

Cary:

At your request, we reviewed the submission for the proposed Pentagon Park South development through the lens of its conformance with the preliminary approved PUD for Pentagon Park, as well as the current conversations regarding land use that are part of the comprehensive plan process for adjacent districts. We have broken our assessment into three categories, the first focusing on the attributes inherent in the PUD, the second on recommendations for modifications to the PUD based on current work with adjacent districts, and the last specific to the proposed development.

1. **Attributes for the Approved Preliminary PUD for Pentagon Park South Parcel**

- a. The plan is organized into 5 primary building sites with all buildings fronting local streets – West 77<sup>th</sup>, Viking Drive and Computer Avenue, and the frontage road for Highway 100.
- b. The buildings are organized around a central park area with a water feature and a roadway accessing each building for both entrance and parking.
- c. It is assumed that retail would also be a part of the central park experience but could also be visible from W. 77<sup>th</sup>.
- d. Access to local streets provides for potential connections to other developments that might occur as a result of this development; considerations of the cross streets should be factored into development proposals.

2. **Recommended Changes to the Approved Preliminary PUD**

Through our work with the Greater Southdale District Working Group, we have been considering strategies to better integrate and connect the vision for the future of the Southdale District with that of Pentagon Park. The following thoughts suggest small modifications to the PUD for the City's consideration:

- a. The South Parcel is a large parcel and the current density could be increased by locating the buildings closer together to create additional building sites.
- b. Parking should be hidden. Designated parking structures need to be integrated into building developments (vs. being addressed as stand-alone structures) and/or lined with buildings to obscure the parking.
- c. The site needs to become more mixed-use and connected to the north parcel to create a district that is occupied 24/7.

## Architecture Field Office

- d. Buildings need to address the road alignments or vice-versa to create a more dynamic pedestrian environment that supports active building frontages.
- e. Provide distinctive landscape along W. 77<sup>th</sup> that links to the North Parcel development... create an Edina 'identity' for W. 77<sup>th</sup> as a recognition of its stature as a gateway from Highway 100 to France Avenue and the Greater Southdale District.
- f. As part of the central park water feature, daylight all stormwater and direct it to the park.
- g. Demonstrate how the North and South Parcels can be approached synergistically to result in a more connected and activated pedestrian public realm and a diversely programmed district.

### 3. Evaluation of Pentagon Park South Parcel Development Proposal

- a. The proposal has a diverse program of office hotel and retail. It also has a substantial amount of on-grade parking with supporting retail pad development.
- b. The plan has retained the central park feature from the approved PUD but at a much reduced scale.
- c. In place of larger buildings fronting W. 77<sup>th</sup> Street, the proposal suggests 2 retail pads with parking and a mixed use retail/office on the corner of W. 77<sup>th</sup> and Computer Avenue. This would suggest a more typical suburban development approach, not consistent with primary buildings facing W. 77<sup>th</sup> as delineated in the approved PUD.
- d. Incorporating retail into office buildings could enliven these buildings during more times of day, supporting the goal of a 24/7 community.
- e. Having retail, hotel and office surrounding all sides of the central park as outlined in the PUD, along with a direct connection to Pentagon Park North, begins to create a relationship between both sides of 77<sup>th</sup>. We would suggest moving all components of the proposal closer together with greater density of activity closer to 77<sup>th</sup>.
- f. On grade parking should be considered as a placeholder for future development and not as part of the overall plan in phase one. Planning for how parking can transform can open up the site to additional development, such as housing, which would better support a 24/7 community.
- g. The west office building terrace at the 2<sup>nd</sup> level should face the park, which would create a stronger semi-urban identity.
- h. All building should create program space for street fronting buildings on secondary streets around the whole development.
- i. Goals for new developments in Edina and elsewhere around the country favor 4-sided pedestrian buildings. Special care should be given to screening parking structures above the 1<sup>st</sup> floor, incorporating active retail on the ground level, or to have liner buildings surrounding parking structures.

Thank you for the opportunity to review. Please let me know if you have any questions.

Mic

# SITE PLAN



SCALE | 1:100  
0' 100' 200'



PENTAGON PARK SOUTH PARCEL: SKETCH PLAN SUBMITTAL  
EDINA, MN

13 NOVEMBER 2017

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SKETCH PLAN