

Narrative for Rezoning Application to a Planned Unit Development (PUD) District

Pentagon Park South

The proposed subdivision application for Pentagon Park South seeks to rezone the property to a PUD allowing for a mix of uses including retail, office, hospitality and multi-family housing. The purpose of the Planned Unit Development (PUD) District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district.

The proposed rezoning to PUD meets the city's purpose and intent of a PUD by including the following:

- * The Pentagon Park South PUD District maintains a development pattern that is consistent with the city's comprehensive plan;
- * The Pentagon Park South over-all development plan promotes a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability and general welfare of the city;
- * The proposed Pentagon Park South PUD provides for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporating design elements that exceed the city's standards to offset the effect of any variations. Design elements of Pentagon Park South include: sustainable design, new technologies in building design, special construction materials, landscaping, lighting, storm water management, and pedestrian-oriented design;
- * Pentagon Park South provides for an exceptionally high quality of design that is aesthetically compatible with surrounding land uses, including both existing and planned;
- * Pentagon Park South maintain or improves the efficiency of public streets and utilities;
- * Pentagon Park South will deliver a mix of land uses within the proposed development;
- * Pentagon Park South establishes appropriate transitions between differing land uses.

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Preliminary Development Plan Application Narrative For Pentagon Park South

The Pentagon Park South preliminary development plan seeks approval for the first phase of the proposed overall development plan with the development and construction of the proposed two hotels, including the parking garage beneath the southern hotel and the two small retail buildings that frame the front entry in the overall project. With the first phase of development, the developer shall mass grade the entire property and install all utilities and the storm water management system. Internal roads, sidewalks, trails, landscaping and hardscape will be completed surrounding the main entry driveway and surrounding those buildings being developed and constructed. The remainder of the property shall be graded and seeded (and shall be well maintained) until such time as those parcels are developed and constructed in the future. The future proposed parking garage located on the southwest corner of the property is intended to support the future office development shall not be constructed until the first office building commences its construction.

It is the intention of Solomon Real Estate Group to develop the site with a mixed-use development intended to increase density and to promote internal connectivity to buildings within the site, as well as, to connect to the uses and amenities of the surrounding community. The proposed master plan anticipates a variety of uses including multi-story offices, hotels, retail, restaurants and parking structures to support such uses.

The proposed overall development plan was designed and guided by a combination of market-driven demand elements, the six Guiding Principles approved in 2014, and the city's France Avenue Southdale Area Working Principles.

Give-to-Get; Plan & Process

Allow latitude to gain tangible and intangible outcomes aligned with the district principles.

The proposed overall development plan moves beyond the Guiding Principles by providing a significant visual amenity along Highway 100 and the West 77th Street corridor. With its density of buildings, mix of uses, and strong architectural presence, the Pentagon Park South Parcel proposed overall development plan will become a gateway into the City of Edina. The West 77th Street corridor will be anchored with this proposed overall development plan as a multi-use destination connected by several modes of travel including pedestrian, bicycle, bus, and automobile which will enhance connectivity throughout the surrounding community.

The proposed overall development plan recognizes the advantage of connecting to the community with a prominent main entry and pedestrian connection to the future Fred Richards Park and Nine Mile Regional Trail system across West 77th Street. The inclusion of internal open space and visually prominent green spaces and hardscape will enhance the pedestrian patterns and provide an attractive opportunity for the buildings and uses on this site to be accessible to the surrounding community.

The proposed overall development plan will promote energy and excitement at this gateway location into the City of Edina and will increase value and opportunity to the surrounding properties and community while encouraging future redevelopment activity along the West 77th Street corridor.

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Edina Cultural Preferences Identity

Advance quality through thoughtful and artful design of buildings and publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy.

The site design and building placement has been oriented to provide appealing views into the site and to all building front doors. Green spaces and art installations are thoughtfully organized to enhance views into the site from West 77th Street and surrounding properties. Building corners and entries will be designed to incorporate major architectural features facing key vantage points. The buildings will incorporate major architectural features facing key vantage points. The buildings will incorporate design schemes that reflect elements that are inspired by the design schemes that reflect elements that are inspired by the cultural context of Minnesota. Contemporary design elements will include timeless materials including natural and architectural precast stone, limestone glass and metal panels. The parking structures provide an accessible connection to the buildings on site and promote both form and function by framing outdoor plazas with public gathering places.

All building front entries are oriented to open green spaces. This helps visitors visually orient themselves to their destination and provides a sense of security through pedestrian visibility. The public green open areas are intended to be an amenity to the buildings located next to them. Building occupants can activate these spaces and be engaged with others. The relationship to open spaces beyond the property lines will keep this location active and visible within the community.

By providing new uses and strong amenities, the Project enhances economic viability, job creation, and an increased tax base for the City of Edina. The multiple uses of this proposed overall development plan including office, hotels and retail are intended to provide economic activity throughout most day and evening hours. The building pads identified on the proposed overall development plan can also be designed with other uses to meet market demand creating flexibility to ensure the proposed overall development plan can be fully developed over a reasonable period.

District Function

Look beyond baseline utilitarian functions of a single site to created mutually supportive and forward-looking infrastructure sustaining the district.

The proposed overall development plan will establish a new and highly recognizable gateway into the City of Edina. Visual and physical connections will be made to the West 77th Street corridor through select placement of green space, site pedestrian and vehicle access points, and art installations. In addition, wayfinding for north-south and east-west pedestrian and bicycle connections will provide for visual and physical connections to the Fred Richards Park and Nin Mile Regional Trail system. Bus transit stop improvements will further enhance opportunities for multi-model transportation.

The inclusion of pedestrian connectivity with visually prominent green spaces and hardscape will enhance the campus pedestrian patterns and provide an attractive opportunity for the buildings and uses on this site to be accessible to the surrounding community. With the development of this site, the City of Edina will also have the opportunity to implement new design standards for the upgrade of West 77th Street.

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Comprehensive Connections; Movement

Foster a logical, safe, inviting and expansive public realm facilitating movement of people within and to the district.

Each building has a more intimate green space area that connects and weaves into the larger site green and blue spaces infrastructure. The proposed overall development plan organizes open green spaces so that they are separate but connected. Each green space is framed by buildings and their main entrances but can also be accessed by walkways from other parts of the site internally, as well as, from the surrounding community.

Sidewalks and bike connections from the community are continued into the site along the green spaces and along the building entries. Parking structure vertical circulation is intended to be located on these sidewalk connections. The design intention is to allow pedestrian circulation between all buildings on the site with obvious and clear paths, allowing activity and security. Connection to the bicycle paths within the community are accommodated at the main entry points. By providing parking structures for the majority of auto use, the interior streets can be safely co-used for pedestrian and bicycle traffic.

All pedestrian sidewalks on site are clearly visible and separated from auto and bicycle traffic patterns. The proposed open and green spaces incorporate seating areas and other amenities for pedestrian enjoyment. Wayfinding will help orientate visitors onsite and provide information for community-wide connection opportunities.

Site Design; Transitions

Encourage parcel-appropriate intensities promoting harmonious and interactive relationship without “leftover” spaces on sites.

The proposed overall development plan includes a variety of multi-story buildings intended to support and enhance the existing building density within the immediate surrounding community. Providing height and shared parking over typical suburban scale office development provides for efficient use of built space and greater opportunities for green space, for an overall design supportive of the Guiding Principles and Southdale Area Working Principles. This proposed overall development plan anticipates other properties along the West 77th Street corridor will be redeveloped to similar densities and heights.

The design of the site and buildings incorporate strong views from Highway 100 with a more expressive architectural design and potential greater building scale. Buildings, parking structures and view corridors are organized around green and open spaces. Entries to buildings and site circulation is clearly visible from these open spaces. Sight lines are controlled with landscape elements while still allowing views into the property. It is intended that building architecture is highlighted at strategic corners along sight lines into the property from the district.

The retail buildings located along West 77th Street, which will be constructed as part of the first phase of development as part of the preliminary development plan, provide easy access to pedestrian and auto traffic. These retail parcels have been oriented to visually anchor and frame the main entry and accommodate outdoor seating areas if the retail or restaurant uses require.

The proposed overall development plan addresses the zones of activity surrounding the property by organizing building placement, site access points, and open space with purposeful connections.

The west property line faces Highway 100 and this activity is addressed by orienting an office building to take advantage of quick views from automobiles. Architectural materials, building roof decks, tenant and

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property signs are best oriented to the west. The West 77th Street overpass (over Highway 100) is elevated and site access and visibility is limited. An open green space, associated with the west building, is positioned in the curve of the overpass.

Retail uses are located on the north and west side of the property. These locations are compatible with the retail, residential and/or office uses on the opposite side of West 77th Street, and the future uses planned within the Pentagon Park redevelopment adjacent to the Fred Richards Park. This position also allows for the retail access to be separated and controlled from the other uses on the property. A main auto entry is located on an existing signaled intersection on West 77th Street and accesses the site with a tree lined street. This street is aligned with the access to the park on the north.

The east side is organized around building edges pushed to the street helping define the master plan density and city patterns. A prominent green space and art feature, to be informed by Public Art Edina, provides a visual cue into the site from the corner of West 77th Street and Computer Avenue. An east-west access at mid-block allows automobile connection to parking structure and drop off areas of building entries.

The south side provides access to parking structures, which incorporates shared parking opportunities and is associated with other existing auto-oriented uses nearby such as the existing car wash on the southwest corner lot.

Health

Advance human and environmental health as the public and private realms evolves.

The proposed overall development plan intends to integrate storm water mitigation with a combination of open air water retention basins, below grade water retention vaults and green open areas. Interior and outer streets will be lined with climate tolerant selected trees for durability. Interior green spaces will promote opportunities for rest and relaxation with some landscape plantings intentionally selected for movement and sound (i.e. Quaking Aspen) to promote mental health. Creative and artful design will be implemented so that form and function are both equally served to advance human and environmental health.

This proposed overall development plan intends to coordinate economic vitality with connections of green and blue open space features and walkability. Each building has views and access to green space and internal gathering places and parks and will provide wayfinding for visitors. In addition, a bike center will be provided to support and encourage biking to and from the property. These features will promote healthy, seamless interactions between the public and private realm.

Innovation

Embrace purposeful innovation aimed at identified and anticipated problems.

Purposeful innovation in the proposed overall development plan design address the challenges with sight lines, topography and separation of vehicular and pedestrian circulation. Building organization to define property edges and frame open spaces creates a unique identity to this property and will promote similar "best practices" design elements within the immediate community.

Storm water management will be integrated with green spaces, open water, and below grade infiltration. The design goal is intended to promote and educate clients and users with innovative engineering.

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Land Use; Live-able Precincts

Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm.

The overall development plan's proposed mix of uses incorporates various uses that create a well-balanced aggregation of places that encourage a live-able precinct that will draw people to the property. The strategic integration of office, retail, restaurant and hospitality uses cross-promote user activity within the site. With sufficient public parking and visible pedestrian and bike paths connecting to the nearby Fred Richards Park and Regional Trail system, the proposed overall development plan encourages and supports community connectivity and activity.

Economic Vitality

Ensure every component contributes to the sustained economic vitality of the district and the community.

The overall development plan's proposed mix of uses with its incorporation of offices, hotels and retail combined with accessible and connected green spaces will draw people to the area both from outside and from within the community. The onsite and area amenities will appeal to site employers who recognize that retaining and attracting talent is a priority. This activity will support other nearby businesses and contribute to the sustained economic vitality of the community in which it serves.

The property is very accessible from a network of regional highways and city roadways. The proposed overall development plan will enhance and support development on adjacent or nearby sites with the number of people that it will draw to the local community leading to a more energized and activated area. With this proposed development, a new and enhanced gateway will be established into the City of Edina that will create momentum and demand for further redevelopment. This gateway will also enhance the exposure and interest for the Fred Richards Park and utilization of the Regional Trail system to not only those people living within the City of Edina but also to those that desire to visit and take advantage of these unique amenities.

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Overall Development Plan Application Narrative For Pentagon Park South

Project Description:

The proposed overall development plan for the Pentagon Park South parcel is located at the southeast intersection of Highway 100 and West 77th Street. The approximate 12.5-acre property has been cleared of all buildings and most parking areas and is ready for development.

It is the intention of Solomon Real Estate Group to develop the site with a mixed-use development intended to increase density and to promote internal connectivity to buildings within the site, as well as, to connect to the uses and amenities of the surrounding community. The proposed master plan anticipates a variety of uses including multi-story offices, hotels, retail, restaurants and parking structures to support such uses.

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The west property line faces Highway 100 and this activity is addressed by orienting an office building to take advantage of quick views from automobiles. Architectural materials, building roof decks, tenant and property signs are best oriented to the west. The West 77th Street overpass (over Highway 100) is elevated and site access and visibility is limited. An open green space, associated with the west building, is positioned in the curve of the overpass.

Retail uses are located on the north and west side of the property. These locations are compatible with the retail, residential and/or office uses on the opposite side of West 77th Street, and the future uses planned within the Pentagon Park redevelopment adjacent to the Fred Richards Park. This position also allows for the retail access to be separated and controlled from the other uses on the property. A main auto entry is located on an existing signaled intersection on West 77th Street and accesses the site with a tree lined street. This street is aligned with the access to the park on the north.

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Land Use; Live-able Precincts

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The overall development plan's proposed mix of uses incorporates various uses that create a well-balanced aggregation of places that encourage a live-able precinct that will draw people to the property. The strategic integration of office, retail, restaurant and hospitality uses cross-promote user activity within the site. With sufficient public parking and visible pedestrian and bike paths connecting to the nearby

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Fred Richards Park and Regional Trail system, the proposed overall development plan encourages and supports community connectivity and activity.

Economic Vitality

Ensure every component contributes to the sustained economic vitality of the district and the community.

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**Subdivision Application Narrative
For Pentagon Park South**

It is the intention of Solomon Real Estate Group to subdivide the Pentagon Park South parcel into seven (7) separate lots in order to facilitate the development of the overall project. The new plat would be called Pentagon Park South.

The overall development plan for Pentagon Park South contains a mixed-use development program intended to increase density and to promote internal connectivity to buildings within the site, as well as, to connect to the uses and amenities of the surrounding community. The proposed master plan anticipates a variety of uses including multi-story offices, hotels, retail, restaurants and parking structures to support such uses. Having separate parcels/lots within the overall development plan will enhance the ability to secure quality users, provide for flexible financing arrangements and ultimately will help facilitate the overall build-out of the development on a quicker timeline.

The overall development plan for Pentagon Park South will be encumbered with a master Declaration that will govern the following: types of uses (including those to be restricted), operations and maintenance, easements for ingress and egress, utilities, common area amenities, parking, and design guidelines. The developer, Solomon Real Estate Group, will be the Declarant/Operator under the Declaration responsible to manage the affairs of the Declaration and to insure the overall development plan operates smoothly between the various lots within the overall development plan.

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