

MEMO



Date: April 16, 2013

To: Honorable Mayor, Councilmembers & Planning Commission

From: Cary Teague, Community Development Director

Re: Work Session – Pentagon Park

In 2008, the City Council approved a rezoning of the 43 acre Pentagon Park area to Mixed Development District 6, (MDD-6) and approved an Overall Development Plan for the site. (See attached Overall Development Plan.) An Alternative Urban Areawide Review (AUAR) environmental study was also completed for the site.

To date, none of the proposed new development in the Overall Development Plan has occurred in the area, and the AUAR needs to be updated. Hillcrest Development has acquired the property and is now beginning to contemplate redevelopment of Pentagon Park, in addition to the existing remodeling that is occurring. The update to the AUAR is underway.

Part of Hillcrest Development's consideration for redevelopment, is the potential for Barr Engineering to expand from their existing site to the adjacent site to the east. As a result, Hillcrest Development has asked for a Work Session to accomplish the following:

1. Council and Planning Commission comment on a proposed Density Transfer Concept that would allow Barr to develop the "K & J" site with 321,000 square feet of office space rather than 148 units of Senior Housing. (See the attached "Density Transfer Concept.") The density transfer would be taking 321,000 square feet of office space from "E & L" sites and moving them to "K & J." The 148 units of senior housing would then be spread across the properties to east. Overall the approved densities of the project would not be changed; the densities would only be shifted.
2. Council and Planning Commission comment on a potential revision to the Overall Development Plan. (See attached "Site Layout Concept.")
3. Council and Planning Commission comment on a potential roadway that would connect Edina Industrial Boulevard to 76th Street to provide an additional east-west roadway connection. (See attached "Site Layout Concept.")

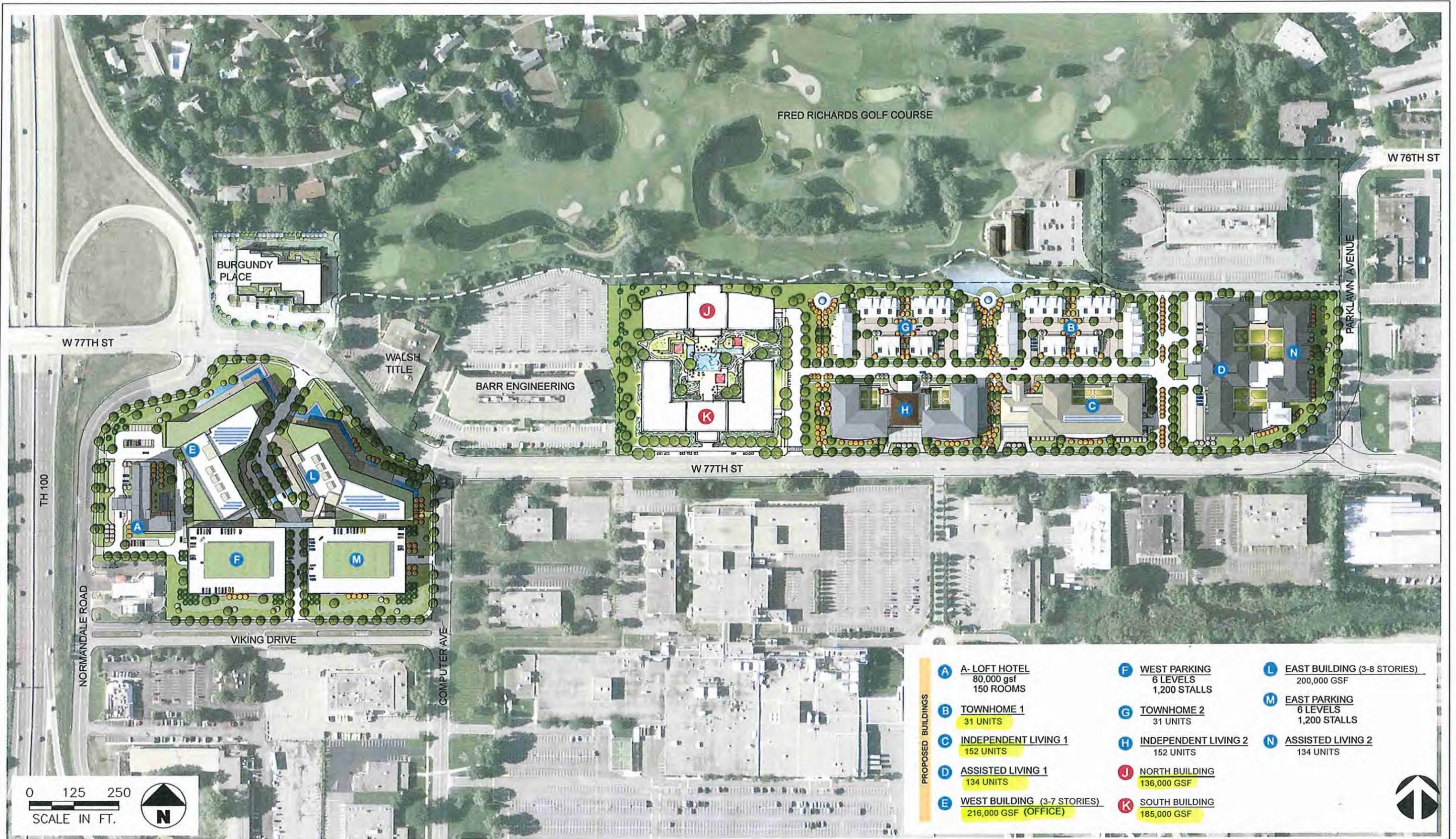


PROPOSED BUILDINGS		
A	A- LOFT HOTEL 80,000 gsf 150 ROOMS	
B	TOWNHOME 1 18 UNITS	
C	INDEPENDENT LIVING 1 122 UNITS	
D	ASSISTED LIVING 1 103 UNITS	
E	WEST BUILDING (4-10 STORIES) 377,375 gsf (OFFICE)	
F	WEST PARKING 6 LEVELS 1,200 STALLS	
G	TOWNHOME 2 18 UNITS	
H	INDEPENDENT LIVING 2 122 UNITS	
J	TOWNHOME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

EDINA GATEWAY
PENTAGON PARK REDEVELOPMENT

APPROVED OVERALL DEVELOPMENT PLAN

ILLUSTRATIVE MASTER PLAN - EDINA GATEWAY



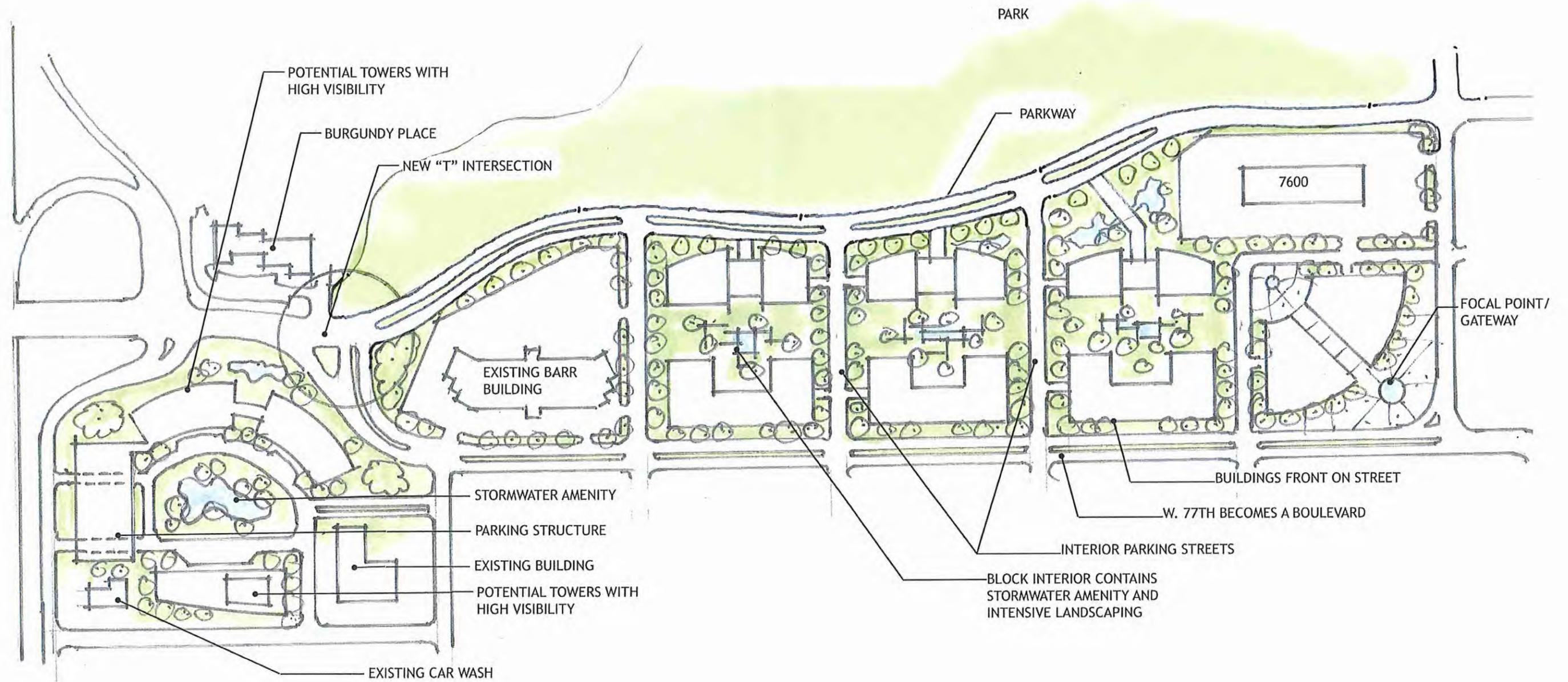
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landscape architecture
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Density Transfer Concept

Pentagon Park
Edina, MN
April 2013

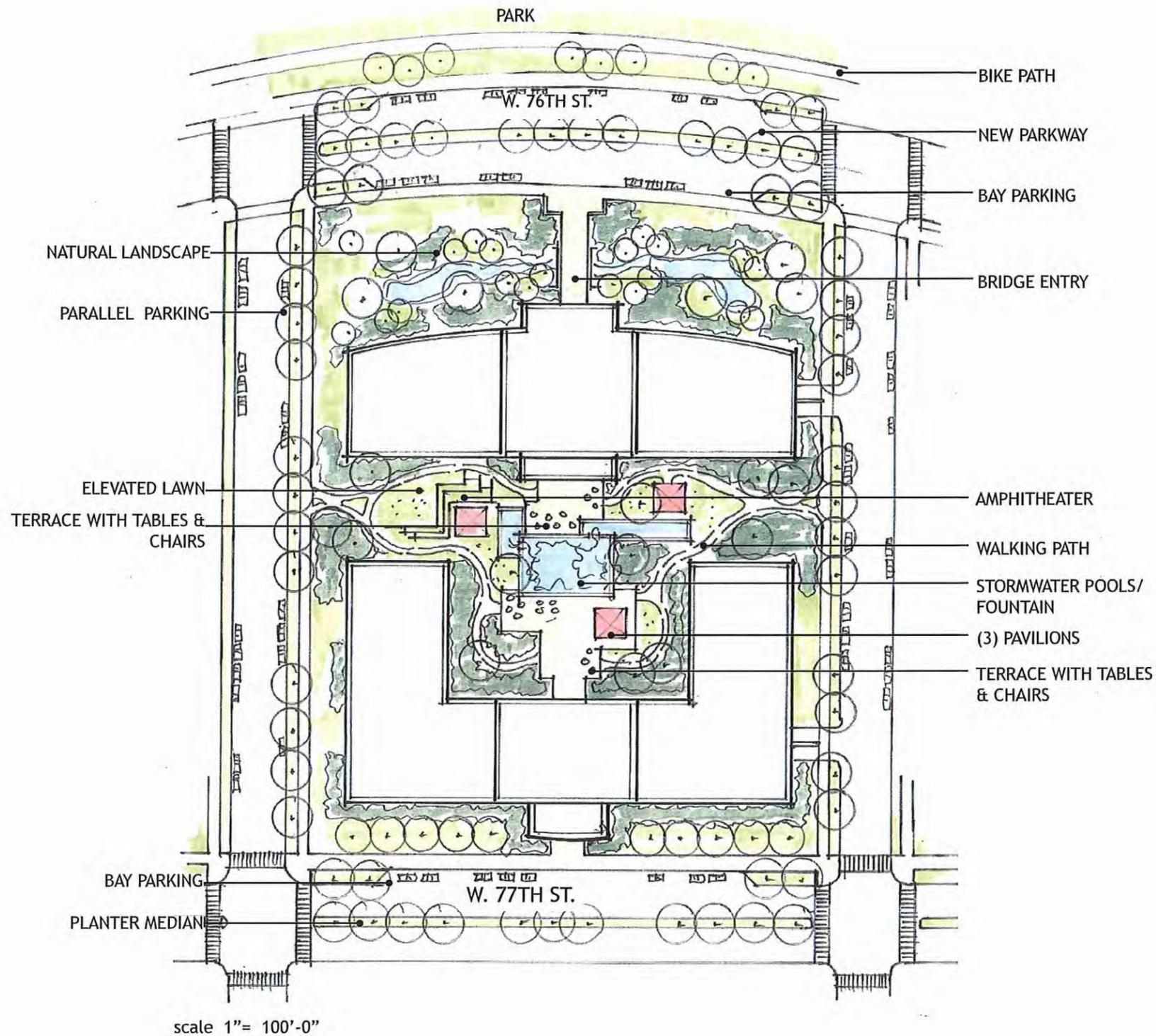


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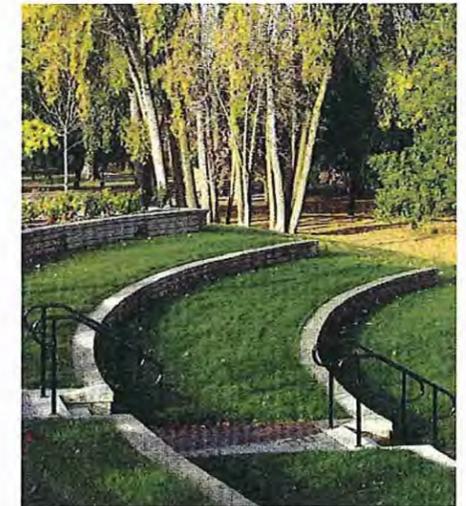
Site Layout Concept

Pentagon Park
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STORMWATER/ FOUNTAIN

BIKE PATH & PLANTED MEDIAN



PAVILION/ SHADE STRUCTURE

AMPHITHEATER