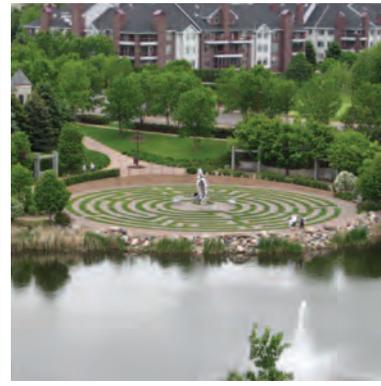




Grandview Phase I Redevelopment



RFI
Prepared for
City of Edina

August 11, 2014





GRANDVIEW: OUR INTEREST AND PERSPECTIVE

The guiding principles and the broad direction provided in the GrandView plan are a thoughtful and reasonable framework from which to begin collaboration with a developer. Doran Companies, with its long history of engaging and collaborating with communities to revitalize neighborhoods with mixed use developments whose design and uses provide regional connectivity and appeal to a wide range of demographic groups, has a very strong interest in working with the City of Edina and its residents to bring a collective Grandview Phase I vision to reality.

To that end, this letter of interest offers a review of our relevant experience, a presentation of our partners for design, engineering, landscape design and sustainability, and finally, three additional visions for Phase I. We offer these visions as a glimpse of our creative thinking, but with an understanding that the project's final vision will evolve from continued contributions of talented planners and designers, economic realities, and careful consideration of the preliminary studies and community assessments.

Because the opportunity to develop a parcel of this size and potential will require hard decisions based on economic feasibility, scale and community acceptance, we feel our experience of assessing market viability of the various elements suggested and applying wisdom gained from similar projects to determine uses and design characteristics would be invaluable.

Thank you for the opportunity. We would be honored to be chosen to partner with your city and the GrandView community to bring this project to fruition.

Kelly Doran
Doran Companies



One of the fastest growing companies in the Upper Midwest, we have a long history of developing and constructing mixed use and multi-family residential projects in cooperation with public and private entities. Important to our success is our ability to work with city and county governments, their planning agencies, neighborhood associations, local businesses, and the community at large. For more information on Doran Companies: www.DoranCompanies.com



Kelly Doran
Founder & Principal | Doran Companies

Kelly plays an integral role in leading the Doran development team. A premier developer in this market, Kelly has 30 years of experience developing, constructing and owning a variety of multi-use projects comprised of millions of square feet. A graduate of the University of Minnesota with an MBA from the Carlson School of Business, Kelly was recently elected a member of the Minnesota Shopping Center Association (MSCA) Hall of Fame.



Scott Casanova
Vice President/Major Projects, LEED AP Certified

Scott applies his 25 years of experience and extensive range of skills and knowledge to managing major general contracting projects. Scott's recent experience includes the The Bridges, a 202-unit, 11-Story post tension concrete apartment building, Latitude 45, a 319-unit, 13-story Class A market apartment building and the iconic Foshay Tower conversion from an office building to a 230 room W Hotel. He is graduate of the University of Wisconsin-Stout, with a BS in Industrial Technology with a concentration in Building Construction Management.



Bruce Carlson
Vice President/Business Development

Bruce is a veteran construction manager and business development executive with previous experience at United Properties and Mid-America Real Estate. As Vice President of Development he works work with senior Doran Company managers to develop general contracting relationships with third party clients. Over the past four years, Bruce has worked with the City of Edina on the redevelopment of Centennial Lakes Plaza, Including Whole Foods, Home Goods, Jason's Deli, Starbucks and La-Z-Boy.



Curt Martinson
Director of Development

Curt's responsibilities include working with local officials and real estate industry leaders to identify and pursue development opportunities. A graduate of Concordia College in Moorhead, Curt worked much of his career in the property management, development, and finance sectors, including serving as president of several financial institutions.

OUR PARTNERS

ELNESS SWENSON GRAHAM ARCHITECTS



Headquartered in Minneapolis where the firm enjoys a leadership position in redevelopment, ESG won the American Institute of Architects Firm Award for “innovation in urban residential mixed use design.” ESG has partnered with Doran Companies on several mixed use developments and has a proud history of working with the City of Edina on projects such as Centennial Lakes. For more information on ESG: www.ESGarch.com



Aaron Roseth | Principal

As a Principal with ESG, Aaron has been responsible for a variety of projects including award-winning multifamily residential buildings, student housing, and hospitality projects. As a Project Manager, Aaron has proven a successful delivery model for numerous complex projects ranging from \$25 - \$100 million dollars.



David L. Graham, FAIA, LEED AP | Principal

A founding principal of ESG, David Graham has worked and led many market segments including mixed-use developments, higher education, corporate/commercial and multi-family housing. Regardless of project type or location, his projects have always combined innovative architecture with sound financial and urban design principles, contributing vibrancy to local communities, including the City of Edina.



Trace Jacques AIA, CID | Vice President & Design Principle

Trace Jacques primary responsibilities as a Senior Design Architect at Elness Swenson Graham Architects, Inc. include design leadership and master planning. He has experience in a broad range of projects at ESG, with a specific focus on the corporate sector, mixed-use/multi-family developments, transit facilities, hospitality, senior and student housing.

WESTWOOD PROFESSIONAL SERVICES



Westwood is a multi-disciplined survey and engineering firm providing services for land development and renewable energy generation projects. The firm was established in 1972 and services clients across the nation from multiple U.S offices. For more information on Westwood: www.WestwoodPS.com



Dan Parks, PE | Land Development Director

For the past 30 years, Dan has provided consulting services for private land development and public infrastructure projects. He strives to help local and national clients secure the best and highest use of their property.



Chad Feigum, PLA | Project Manger/Landscape Architect

Chad is proud of his involvement in Edina's Centennial Lakes Whole Foods project including the incorporation of the underground storm water retention system, landscape design and traffic analysis. Another example of Chad's work is the Eden Prairie Staring Lake Business Center, a 20-acre site that included the preservation of natural woodlands, tree replacement, landscape design, and natural rock boulder walls allow the site to resemble the natural setting that it surrounds.



Gretchen Schroeder, PE, LEED AP | Project Engineer, Commercial Services

Gretchen has more than 18 years of experience in the engineering field, including project design and management for residential, commercial, and public development projects. As a LEED Accredited Professional, she has worked to integrate sustainability into her projects and to provide awareness of innovative design features.

PERTINENT EXPERIENCE

CENTENNIAL LAKES | Westwood

Westwood has a long history with **public and private uses** and **environmental sustainability**, most notably Centennial Lakes in Edina. Centennial Lakes is one of the original large urban mixed use redevelopments that has been a model for many other communities in implementing a strong and vibrant pedestrian focused neighborhood. The overall development construction spanned over a decade implementing an urban park and storm pond as the center jewel, surrounded by residential, retail, office, and entertainment uses. The park is set below the roadway level for noise buffering and includes a variety of unique uses around a central attractive storm pond that incorporates paddle boats, gondolas, floating fountains, model sail boats, and ice skating. Other key park amenities includes plaza fountains, amphitheater, lawn games, natural turf mini golf, rock outcroppings, gardens, seating plazas, multi-surface trails, pedestrian bridges, ornamental lighting, outdoor sound system, and connections to other local trails. This was integrated into the private development of multi-story condominiums, cobblestone row houses, retail center, high-rise office, medical office building, and entertainment venues. All focused on creating an inviting and attractive pedestrian environment with memorable curb appeal within the busy Edina community.



UNIVERSITY OF MINNESOTA STUDENT HOUSING | Doran

Recognizing a scarcity of privately-owned modern off-campus student housing at the University of Minnesota in 2008, Kelly Doran met with regents, school housing officials and the president of the University to propose a **public/private solution**.

Part of the solution was that the University agreed to sell Doran Companies prime real estate they owned near the campus. The hurdle being that the University, already in very tight landscape, was not in the business of selling real estate. However, working together to solve a housing problem, the University of Minnesota, Doran Companies and the City of Minneapolis embarked on a vision that over the next six years resulted in the construction of six Doran owned and managed premier student housing projects. In addition, all six of the Doran projects at the University are located and managed to provide its residents with **multi-modal transportation options** including walking, Nice Ride bikes rentals,

Zip and Hour Cars and Metro Transit option of Bus and light rail—all of which contribute to a more sustainable living environment where students have much less dependence on automobiles for transportation.

MILL & MAIN | ESG & Doran

Working together on the Mill & Main mixed use residential project ESG and Doran Companies employed **sustainable designs**, the use of **energy efficient systems** and **green building practices**. The development featured a series of green elements including green construction practices and materials specification, thermal high-efficiency window and exterior envelope systems and a green roof.

In addition, the development required a keen appreciation for **working with public entities** to meet the requirements of building in a historical district and in the environmentally sensitive Mississippi River water way. These public agencies included state and city Historical Societies, United States Corp of Engineers, Environmental Protect Agency and Minnesota Pollution Control Agency.



PROJECTS SHAPED WITH PUBLIC INVOLVEMENT

SILVER LAKE VILLAGE | Doran

St. Anthony, MN
Public/Private Partnership
Project Construction Value: \$150 Million

A classic redevelopment story with every possible challenge imaginable, Silver Lake Village in St. Anthony was a determined \$150 million public and private venture with the city’s elected officials and staff, developer Kelly Doran, and the community. After months of hard work and dozens of public meetings, the result was a dynamic public/private mixed-use development consisting of public outdoor recreational and performance space, private retail, medical, market rate apartments and family residential housing that was recognized with the following awards:

- NAIOP Award of Excellence
- Minnesota Shopping Center Association STARR Award/Design & Aesthetics
- Business Journal/Best in Real Estate



CALHOUN COMMONS | Doran

Minneapolis Lakes Area

The Calhoun Commons neighborhood center is an urban infill project located in one of the most highly visible and desirable residential areas of Minneapolis. The 66,150 square foot center is anchored by Whole Foods Market and additional tenants include Noodles & Co, Chipotle, and Caribou Coffee. When proposed, the project required significant creative and innovate site design methods to accommodate a small site size, city zoning ordinances and the community’s desire for aesthetic and sustainability considerations. As the development’s leader, Kelly Doran, working with City of Minneapolis planning officials, personally attended



over 25 evening neighborhood meetings where he listened to concerns but also made efforts to clearly explain the assets of the development and how it would benefit the area. The project went on to be built and has become a hub of activity in the Calhoun Isles lakes area.

GRANDVIEW VISIONS | VISION A



Site Plan

◀ Site Plan

- A | 5 story residential over 2 levels of parking
- B | Community open/green space
- C | Community building with future transit station
- D | Private residential courtyard
- E | Public art park over rail line
- F | Pedestrian link



Aerial View Looking Northwest



Aerial View Looking Southwest - (Public Open Green Space and Community Building)



View from OLG Athletic Fields Looking North



Aerial View Looking Northeast - (City Hall in the Distance)

GRANDVIEW VISIONS | VISION B



- Site Plan**
- A** | 12 story residential over 2 levels of parking
 - B** | Community open/green space
 - C** | Community building with future transit station
 - D** | Public/private open green space
 - E** | 8 story residential lining 2 levels of parking
 - F** | 3 story townhomes



Site Plan

Aerial View Looking Northwest



Aerial View Looking Southwest - (Public Open Green Space and Community Building)



View from OLG Athletic Fields Looking North



Aerial View Looking Northeast - (City Hall in the Distance)

GRANDVIEW VISIONS | VISION C



Site Plan

◀ Site Plan

- A | 14 story residential tower over 2 levels of parking
- B | Community open/green space
- C | Community building with future transit station
- D | Public/private green courtyard
- E | Public art park over rail line
- F | Pedestrian link
- G | 3 story townhomes
- H | 5 story residential
- I | Residential amenity building



Aerial View Looking Northwest



Aerial View Looking Southwest - (Public Open Green Space and Community Building)



View from OLG Athletic Fields Looking North



Aerial View Looking Northeast - (City Hall in the Distance)

GRANDVIEW VISIONS | VISION C



Detailed Aerial View Looking North Showing Elevated Art Park & Pedestrian Link



View from City Hall Along Proposed East/West Pedestrian Axis

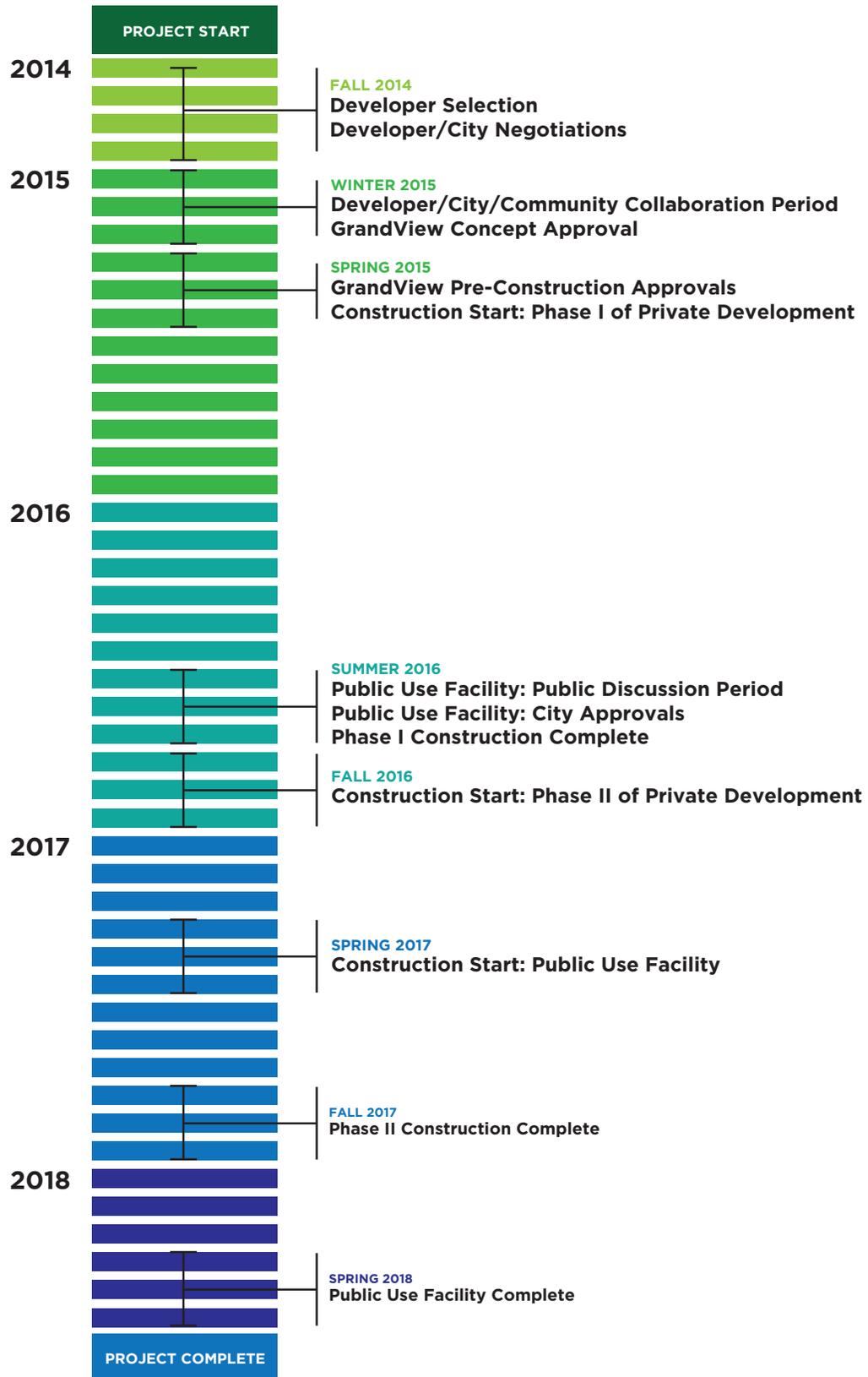


Aerial View Looking Southeast - (Showing Pedestrian Links)



Site Plan Within Over All Grand View Master Plan

GRANDVIEW CONCEPTUAL PHASING/TIMELINE





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