



greco
BUILDING FORWARD

Contact:

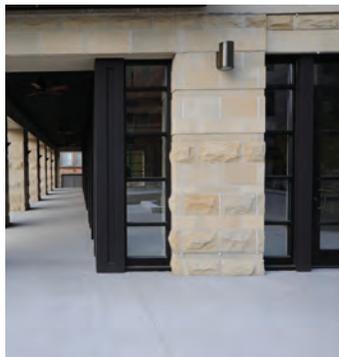
ARNIE GREGORY
OWNER & PRESIDENT
612-630-2450 (O)
612-877-0999 (CELL)
AGREGORY@GRECOLLCC.COM



GrandView Phase I Redevelopment

Statement of Interest for Development Partner

City of Edina, MN



August 11, 2014

City of Edina
4801 West 50th Street
Edina, MN 55424
Attention: Bill Neuendorf, Economic Development Manager
Email: bneuendorf@edinamn.gov

Re: GrandView Phase I Redevelopment, 5146 Eden Avenue
Request for Interest for Development Partner – Statement of Interest

Dear Mr. Neuendorf and GrandView District:

greco
BUILDING FORWARD

607 WASHINGTON AVENUE NORTH
SUITE 100
MINNEAPOLIS, MN 55401

(612)630.2450
(612)630.2453 FAX

WWW.GRECOLLC.COM

Please accept this response and letter of interest from Greco for the GrandView Phase I Redevelopment. The GrandView project represents an exceptional place-making opportunity within the City of Edina. It will transform over three acres of vacant land into tree-lined blocks of urbanity and civility, complete with diverse housing, storefront retail, and new public pathways and open space. We welcome the opportunity to engage with city planners, neighbors, and stakeholders to solidify the vision for this area and look forward to this proposal being brought to reality.

Our development team has a 20-year track record of together completing successful, urban redevelopments of similar scope and difficulty to the GrandView District Redevelopment. Our team has collaborated with cities, neighborhood organizations, and business associations on other large scale mixed-use redevelopments, and we are excited to help turn the GrandView District Vision and Framework into a financially-feasible reality that increases the tax base and enhances the vibrancy of the District. Additionally, the Principals of Greco are residents of Edina, raising their families there, and frequent the businesses of the GrandView District. We envision the potential for responsible, thoughtful redevelopment.

The goal of the project design is to respect the urban grid and existing context while introducing a fresh design style. The concept will offer a commitment to sustainable architecture, construction, and management. The development team will strive to create public spaces that contribute to the larger patterning of vehicular and pedestrian pathways, forming a vibrant and enriching community. Looking at the larger urban organization, the new pedestrian connections will introduce a smaller block pattern common in the city, relating to the immediate urban pattern. The development will offer improved walkability and connections to neighborhood services.

Open green space will not only be an amenity for the residents of the development, but for the larger community. We hope to encourage the intimate and simultaneous sharing of public space by a variety of people. In order to achieve this, urban public space should not be seen as an end in itself. It must be a part of a network of urban spaces that allow random movement of people. The notion of community is most readily expressed in the idea of a small, intimate village where everyone knows each other and feels engaged in their neighborhood.

The master plan will be designed with the appropriate density, and the building designs will incorporate high-quality materials and components. Our team will provide housing choices that are not currently available in the immediate area. It should be our shared goal to attract young professionals and families to Edina, while providing a lifestyle option for empty-nesters to move from single family homes. With future transit improvements and the ability to have multiple modes of transportation to the site, the GrandView District will be the first choice for Edina residents who want to live in a transit-oriented community. When completed, this development will substantially increase the tax base for the City of Edina.

Our team's proven history of successful similar developments in comparable cities will be the catalyst needed to bring the GrandView District Framework from vision into reality. We look forward to the next steps in the development process and working together with the District and each of the stakeholders to continue to shepherd the process to a successful fruition.

Greco Development,



Arnie J. Gregory
President



Arnie J. Gregory

Owner & President

Arnie Gregory is the Owner and President of Greco Development, a full-service real estate firm located in Minneapolis, MN that performs investment, development, management, and leasing of residential and commercial real estate. Arnie and his family reside in the City of Edina and take great pride to call the City their home. He is responsible for the day-to-day operations of Greco as well as seeking out and identifying development opportunities, site acquisitions, and the placement of equity and debt. Greco projects include multi-family rental and for-sale housing, affordable housing, and mixed-use commercial, and owns or has developed projects with value in excess of \$500,000,000.

Background

Prior to starting Greco, Arnie was a 50% owner in HuntGregory, a real estate development firm. HuntGregory was responsible for developing over 500 condominium units in Downtown Minneapolis along with 400 rental units, 40,000 SF of retail and 50,000 SF of commercial office space in downtown Minneapolis. The HuntGregory development portfolio is in excess of \$150 million.

Before starting HuntGregory, He was employed by Can-American Realty Corporation. While with Can-American, Mr. Gregory was a partner and project manager responsible for the development of multifamily for-sale and rental housing. Can-American developed and managed over 3,000 residential units at the time.

Prior to joining Can-American, Mr. Gregory was employed by Norwest Bank in Minneapolis as a commercial mortgage banker in the Oil & Gas and Commercial Real Estate divisions.

Education

University of North Dakota
Business with a concentration
in Finance

Professional Affiliations

Urban Land Institute
Minnesota Multi Housing
Association (MHA)
Minnesota Builders
Association
Minnesota Association of
Real Estate Brokers



Brent Rogers

President

Mr. Rogers is President of Greco Properties and is a partner and project manager for new development projects at Greco Development. Brent is proud to say he and his wife raise their kids in the City of Edina. Professionally, he is responsible for overseeing the marketing, leasing, and property management of all new Greco projects. Brent is also responsible for seeking out new development sites and acquisition opportunities, contracting with 3rd parties for engineering and design, securing financing, and managing the construction process for new development projects.

Background

After graduating from the University of Wisconsin, Brent was a Developer with Dominion, a Minneapolis-based developer and owner of over 20,000 units of multifamily housing. At Greco since 2006, Brent has been instrumental in structuring and managing the following projects:

- Development of Lime Apartments in the Lynlake neighborhood of Minneapolis. Lime is a new construction mixed-use project with 171 apartments and 8,000 SF of commercial retail. Lime is a Joint Venture with ASB Capital (Project Size \$36,000,000)
- Historic Redevelopment of the Precision Building in the North Loop of Minneapolis into the ElseWarehouse Apartments, a mixed-use project with 116 apartments and 19,000 SF of commercial/retail with a construction loan from TCF (Project Size \$32,000,000)
- Development of Flux Apartments in the Uptown neighborhood of Minneapolis. Flux is a 216-unit market rate housing project that is a joint venture with the AFL-CIO Building Investment Trust. (Project Size \$38,000,000)
- Development of Towerlight Senior Living in St. Louis Park, Minnesota, a mixed-use project with 115-units of Independent/Assisted Living/Memory Care facility with FHA Section 232 Financing (Project Size 23,000,000)
- Development of Nine Mile Creek Senior Living in Bloomington, Minnesota, a 93 unit Independent/Assisted Living/Memory Care facility with FHA Section 232 Financing (Project Size \$16,500,000)
- Development of Blue Apartments in Minneapolis, Minnesota. Blue is a 242-unit mixed-use project with 12,500 SF of neighborhood retail with financing from ASB Capital and Guardian Life Insurance Company (Project Size \$50,000,000)

Education

University of Wisconsin-
Madison - Real Estate and
Urban Studies and Risk
Management and Insurance

Professional Affiliations

Urban Land Institute (ULI)
Minnesota Multi Housing
Association (MHA)
University of Wisconsin Real
Estate Alumni Association
(UWREAA)





Education
University of Minnesota
Bachelor of Architecture
with Distinction

Registration
Professional Architect:
MN #11682
NCARB #26798

Jack Owen Boarman, AIA, NCARB

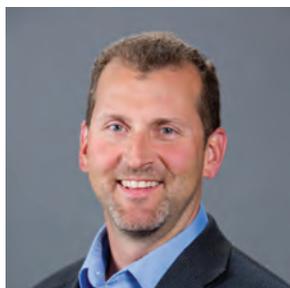
Partner

Jack Boarman leads BKV Group's design and community neighborhood efforts for housing and mixed-use developments. Through this experience, he has achieved a comprehensive understanding of all types of construction technologies. Jack works with local governments on entitlement plans for short- and long-term growth and renewal of communities. Together with the partners at BKV Group, Jack has been involved with the bring today's lifestyle living to community developments.

Partial Project Experience

- Edina City Hall and Police Station, Edina, MN
- L&H Station, Minneapolis, MN
- One Southdale Place, Edina, MN
- Georgia Heights Mixed Use Development, Athens, GA
- The Shay Mixed Use Development, Washington, DC
- The Penfield Development, St. Paul, MN
- The Marshall Development, Minneapolis, MN

- LIME Mixed-Use Development, Minneapolis, MN
- Rosemount Development, Rosemount, MN
- Riverfront Residential Development, Minneapolis, MN
- The Murals of Lyn-Lake, Mixed-Use Redevelopment, Minneapolis, MN
- FLUX, Minneapolis, MN
- Eitel Building City Apartments, Minneapolis, MN
- Mill District City Apartments, Minneapolis, MN



Education
University of Minnesota
Bachelor of Architecture with
Honors, Architecture Thesis
Award

Registration
Professional Architect:
MN# 23555

Michael J. Krych, AIA

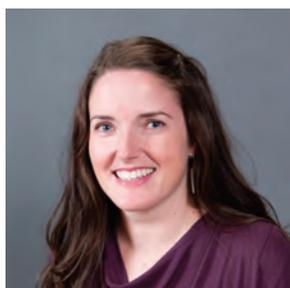
Design Partner

With over 25 years of experience, Mike Krych has developed a sizable, and award winning, body of work. His wealth of design experience includes municipal, housing, corporate, and mixed-use design. Mike provides design leadership to urban design group, having led in the planning and design of numerous complex mixed-use developments. As design partner on numerous major projects, he has guided those projects to produce buildings that function well and are sensitive to their neighborhoods and communities. He is dedicated to providing enduring, creative design that fulfills the needs of the client and user, and enriches the community and our environment.

Partial Project Experience

- Edina City Hall and Police Station, Edina, MN
- One Southdale Place, Edina, MN
- The Landings at Silver Lake Village, St. Anthony, MN
- Blue Apartments, Minneapolis, MN
- Heritage Landing Apartments & Townhomes, Minneapolis, MN
- The Penfield Development, St. Paul, MN
- LIME Mixed-Use Development, Minneapolis, MN

- Morrow Park City Apartments, Pittsburgh, PA
- Southside Works City Apartments, Pittsburgh, PA
- Elgin Artist Lofts, Elgin, IL
- Ann Arbor City Apartments, Ann Arbor, MI
- Mill District City Apartments, Minneapolis, MN
- Central West End City Apartments, Phase II, St. Louis, MO
- Soo Line Building City Apartments, Minneapolis, MN
- 1800 Lake on Calhoun, Minneapolis, MN



Education
University of Minnesota, Twin Cities,
Master of Architecture;
University of Wisconsin, Milwaukee,
BS in Architectural Studies

Registration
Professional Architect:
MN #46433, NCARB, Certificate
#66057, LEED Accredited Professional

Gretchen M. Camp, AIA, NCARB, LEED AP

Partner, Entitlement

Gretchen has been with BKV Group for 14 years, starting in 2000 while completing her Masters degree and increasing her role within the firm into a position as Partner. Gretchen is involved with the initial stages of project development and is active with the Municipal planning process that includes presentations to Planning Commissions and City Councils for project approval. She works closely with neighborhood groups and community stakeholders during the project's initial design phase. Gretchen's client relation and project management skills are an integral part of the project team committed to delivering quality work that is on time and within budget.

Partial Project Experience

- L&H Station, Minneapolis, MN
- Blue Apartments, Minneapolis, MN
- The Penfield Development, St. Paul, MN
- A Mill Artist Lofts, Minneapolis, MN
- Buzza Lofts of Uptown, Minneapolis, MN
- Park Avenue Apartments, LSS, Minneapolis, MN
- LIME Mixed-Use Development, Minneapolis, MN

- Five15 on the Park, Minneapolis, MN
- Flux Apartments, Minneapolis, MN
- Mill District City Apartments, Minneapolis, MN
- Soo Line Building City Apartments, Minneapolis, MN
- The Walkway Uptown Apartments, Minneapolis, MN
- 1800 Lake Apartments, Minneapolis, MN
- 301 Clifton Avenue Condominiums, Minneapolis, MN
- 520 2nd Street Apartments, Minneapolis, MN





Education
University of Minnesota
Master of Landscape
Architecture

Registration
Professional Landscape
Architect:
MN #41727

Brady Halverson, ASLA, RLA

Landscape Architect/Urban Designer

Mr. Halverson is a registered landscape architect with a strong background in written and graphic communication and 15 years of experience. Brady's work includes a broad range of project types including site design, master planning, corridor and transit-oriented development studies, comprehensive and redevelopment planning and process facilitation, and new town planning for both public and private clients. A common thread in all of Brady's work is an emphasis on sustainability and creation of meaningful places that offer unique design solutions specific to each client's needs.

Partial Project Experience

Edina Country Club Clubhouse Area Master Plan, Edina, MN*

Phalen Village Neighborhood Redevelopment Master Plan, St. Paul, MN*

Plymouth Public Safety/City Hall Landscape Architecture & Master Plan, Plymouth, MN*

Mill City Quarter Mixed Use Apartments, Minneapolis, MN

Shepard Road/Davern Street Master Plan, St. Paul, MN

WaHu Mixed Use Apartments, Minneapolis, MN

New City Hall and Arts Center Site Master Planning & Landscape Architecture, Bloomington, MN*

Westwood Community Church Site Master Planning & Landscape Architecture, Chanhassen, MN*

East End Transit-Oriented Development Study, Hopkins, MN*

Glen Lake Neighborhood Master Plan, Minnetonka, MN*

Downtown East/North Loop Master Plan, Minneapolis, MN*



Education
University of Wisconsin-Stout/
Menomonie, B.S. Construction

Mike Benedict

President/Owner

As President and Owner, Mike splits his time managing projects, overseeing field carpentry operations, corporate office management and working on the pre-construction phase of multiple projects. During the design/pre-construction phase, Mike works directly with owners and architects to finalize project estimates, provide value engineering and mechanical and electrical design coordination, oversees completion of drawings and details, and coordinates all required contract documents to commence construction on a timely basis.

Partial Project Experience

Cornelia Place Apartments, Edina, MN

The Oaks at Glen Lake – The Exchange, Mixed-Use, Minnetonka, MN

Town Centre, Mixed-Use, Waconia, MN

Ellipse on Excelsior, Mixed-Use, St. Louis Park, MN

Oaks Station, Minneapolis, MN

The Harbor at Peace Village, Norwood Young America, MN

Camerata Apartments, St. Louis Park, MN

Third Avenue Condominiums – Phase I, Minneapolis, MN

Waters of Plymouth, Plymouth, MN

Glendale Place, Savage, MN

Third Avenue Condominiums – Phase II, Minneapolis, MN



Education
Bachelor of Science in
Construction Management,

Minnesota State University,
Mankato, MN

Robert R. Mariotti, Jr. (B.J.)

Construction Project Manager

Robert has 18 years construction experience. He came to work for Frana Companies in 2000 as Project Engineer in charge of managing all required systems for operation of the Frana Companies prefabricated Wall Plant. In 2001 he worked under company founder Gary Frana as a Project Manager while maintaining his other Wall Plant duties. In 2002, he became a full-time Project Manager and since has contracted over \$181,000,000 of construction work representing 54 Buildings and 1,590 Units of housing. Project responsibilities: Preparation of budget estimates, Value engineering, System cost analysis, Scheduling of design and construction activities, Project administration, Subcontract negotiation and award, Scheduling and cost control, Design development of contract documents for both public and private sector Owners.

Partial Project Experience

Nine Mile Creek, Bloomington, MN

Blue Apartments, Minneapolis, MN

WaHu Student Apartments, Mixed-Use, Minneapolis, MN

Lime Apartments, Mixed-Use, Minneapolis, MN

Dock Street Flats, Minneapolis, MN

Genesee Apartments and Townhomes, Bloomington, MN

Flux Apartments, Minneapolis, MN

Metro Lofts, Des Moines, IA

Carty Heights, St. Paul, MN

Wyngate Townhomes of Maplewood, Maplewood, MN

Wyngate Townhomes of Burnsville, Burnsville, MN

Veterans and Community Housing (VA Campus), Minneapolis, MN

Victoria Park Townhomes, St. Paul, MN





THE VILLAGE AT ST. ANTHONY FALLS
MINNEAPOLIS, MINNESOTA

The Village at St. Anthony Falls, situated along the Mississippi River, offers dramatic views of the city skylines with all the conveniences of maintenance-free living and the perks of city life including office and retail spaces. Voted by City Business as the Best in Real Estate, you can walk to shopping, great restaurants, and many vibrant nightspots. 30 Apartments, 48 Townhomes, 107 Condominiums, 12 Brownstones, 14,000 sf Retail and 30,000 sf Office Space can be found within this unique neighborhood. Through attention to the mix and intensity of land uses and transit service, the development enhances residential livability and pedestrian access. The mix of uses, density of housing structures, and height of new buildings were all kept within the desired neighborhood character. Numerous public agencies, stakeholders and community associations were communicated with throughout the project to ensure a smooth development process.

This project was the ultimate public/private partnership. The city awarded the development \$8.3 million in Tax Increment Financing to assist in the redevelopment of 3 city blocks. The TIF was used for some land writedown along with environmental cleanup. We worked very closely with the neighborhood groups on density and height. We cleaned up two blocks of blight and redeveloped the third block with historic tax credits by reclaiming the old Fire Barn building, which was the city's first fire house. The project total value was approximately \$80 million. The first phase or block broke ground on the Fire Barn block, then the Townhomes and first condo building started a year later.



SILVER LAKE VILLAGE MASTER PLAN & REDEVELOPMENT ST. ANTHONY, MINNESOTA

Silver Lake Village Mixed-Use Development is a redevelopment of an under-utilized 60-acre retail site located in the first tier suburb of St. Anthony Village, MN. BKV Group acted as master planner/urban designer for the overall plan and as architect for various buildings within the development. The tried and true market success of conventional commercial development is combined with traditional neighborhood design principles and further enhanced by a place that is beyond work and home, for human interaction. This place, open to all residents of the city, is Salo Park, which includes two large feature ponds that also act as a wet retention facility for the development. Additional elements in the park also include an amphitheater, park shelter, waterfall and fountains, walking paths, significant landscaping and parking. The variety of housing options offered is comprised of condominiums, a senior housing living facility, and attached single-family homes ensure that people of all age groups and familial status can live, play, eat, work, and shop within the parameters of the village.

Throughout the three-year process, support was garnered from various task force committees, residents, and civic leaders, all with the intent and purpose of including their needs and wishes to the maximum extent possible. A transparent and trusting relationship with the city was key to the project, as multiple challenges were faced including asbestos, which the city assisted in acquiring grants for the required environmental mitigation. Tax Increment Financing (TIF) funding was able to be utilized for bridge financing to make the deal work. The large retailers brought the desired tax base and critical mass of shoppers to the project as well as physical site and design challenges. A compromise between old and new concepts was reached by requiring the four-sided architecture of the big box stores while incorporating a "main street" design approach to the smaller stores. Smaller chains and local establishments line the main street, which threads between big box stores and leads to the residential area beyond. The vision of creating a center with a unique sense of community through a mix of uses, including retail and homes, was developed with enormous support from city leaders, Metropolitan Council, civic leaders and residents of the community.

LYN-LAKE DEVELOPMENT
MINNEAPOLIS, MINNESOTA

The development consists of two phases of mixed-use construction beginning with the award winning Blue and then including the Lime Apartments.

The two projects are located in an area proposed by Minneapolis Community Planning and Economic Development (CPED) as a “Transit-Oriented Sub-Area.” It is a unique opportunity to link with the neighborhoods’ diversity, charm, and walkability/bikeability – including the upbeat, varied collection of local theaters, restaurants, and shops that border the developments south and east and the miles of public cycling and walking paths provided by the Midtown Greenway the defines the northern edge.

Located at the intersection of four (4) different neighborhoods as well as the Midtown Greenway, extensive community input was vital throughout the process. During the development process, Greco and BKV Group worked closely with the Planning Commission and City Council and presented the project to Lowry Hill East Neighborhood Association, Midtown Greenway Coalition, Lyn-Lake Business Association, Calhoun Area Residents Action Group, and Whittier Neighborhood Alliance, garnered feedback, and ultimately achieved letters of support from each.



BLUE

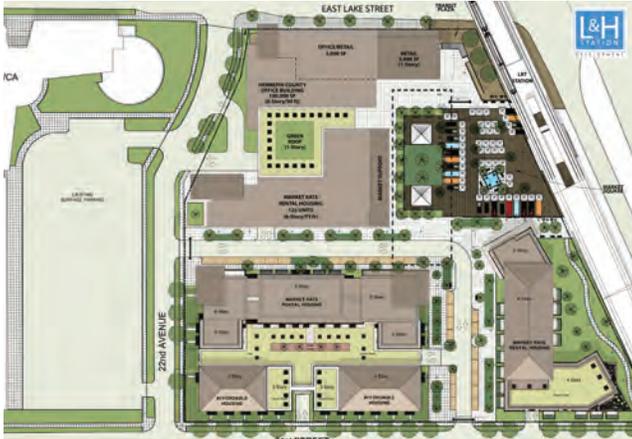
Blue is an award winning mixed-use development located in the heart of the vibrant Lyn-lake neighborhood of southwest Minneapolis. The artfully hip, memorable and sustainable living environment fronts the transit and bicycle corridor of the Midtown Greenway, offers a variety of dwelling unit choices, patios, community spaces (dog run, flame garden, bar area, pool), and multiple outdoor themed courtyards, plus new shops and restaurants. One of the first LEED certified privately funded projects in Minneapolis, Blue established and achieved numerous measurable sustainable goals. The project incorporates indoor bicycle parking, priority parking for fuel efficient vehicles, renewable and recycled building materials, integration of green roof systems, passive design to respond sensitively to a particular

solar orientation, natural daylighting, harvesting of rainwater, high-efficiency HVAC units, and low-e glass coatings. The project embodies its own unique style and flair, incorporating the essence of the community and a commitment to mother earth.



LIME

Phase II of the Lyn-Lake Development includes, Lime Apartments, a mixed-use six-story building. The first floor includes retail and restaurant space with floors two through six having 171 units of market-rate rental housing. Commercial uses are designed to promote a pedestrian-oriented environment with outdoor seating opportunities at street level. Throughout the development, the streetscape has a personal scale with a lively, upbeat atmosphere of sidewalk seating on widened sidewalks, street lighting, rain garden pockets, bike parking, and entries to large-windowed storefronts. The contemporary and dynamic design nature of the exterior materials are familiar to the Lyn-Lake neighborhood and reinforce its iconic brand identity.



L&H STATION MINNEAPOLIS, MINNESOTA

L&H Station development is a transit-oriented, mixed-use project combining 450-550 housing units (market rate, affordable, and senior residential) with 100,000 sf of office space (with Hennepin County as the anchor tenant with a Regional Service Center), 10,000 sf of retail, a public transit plaza, green space and the expanded Midtown Farmers' Market. The 6.5-acre project will be completed in multiple phases for developers to have sufficient time to collect community feedback and adjust proposals accordingly. With the Midtown Farmers Market as the heart of the project and located adjacent to the Midtown/Lake Street Light Rail Station in Minneapolis, the project will be a bike, transit and pedestrian-friendly urban neighborhood with the ability to accommodate residents of all generations and income levels.

The citizen-generated Corcoran Midtown Revival Plan called for a transit-oriented mix of housing, retail/office, and open space to accommodate a farmers market and other public uses. The L&H Station Development Group (with BKV Group as lead architect) worked closely with the Corcoran Neighborhood Organization (CNO) to develop a master plan of the development. As defined in the shared neighborhood-city plan, specific highlights for development were as follows:

- Concentrate building height at the Lake Street area next to the LRT station for rental and condominium housing with views to Downtown, and building heights that step down in scale to meet the existing residential blocks,
- Structured or below-grade parking to support inviting, higher density retail along Lake Street for people arriving by car and rail.
- Zero or limited setbacks, articulated and active Lake Street storefronts and high quality building materials that will create an inviting, attractive, and pedestrian-friendly public realm.
- Active streetscape, lighting, graphics, signage, landscaping, street furniture, and open accessible development features for an inviting development.
- Shared-use public space that will accommodate an outdoor farmers market and draw customers from surrounding communities, with visual and physical connections to the light rail station and neighborhood thoroughfares.
- Plaza and tree lined streets to create an open development that connects the neighborhood to the south with the LRT station.



VILLAGE AT NINE MILE CREEK BLOOMINGTON, MINNESOTA

The Village at Nine Mile Creek was the site of the former Bloomington City Hall. The site and development rights were awarded to Greco through the RFP process. There were a total of 11 submittals and it was ultimately narrowed down to 3 finalists. Due to site plan configuration, product type and land price Greco won the award. The initial project was a combination of for sale townhomes situated along the upper bank of Nine Mile Creek along with two separate condominium buildings along Old Shakopee Road. The project was to be completed in two phases. The

land takedown and first phase of construction started in 2003 and first residents moved into the finished first phase in the fall of 2004. Each phase consisted of 22 townhomes and one 60 unit condominium building. Due to the softness of the condominium market the second condominium building was replaced by a 93 unit full service senior building and incorporated into the Nine Mile site plan with consistent architectural features and facades.

Located in a refreshing, natural setting next to scenic Moir Park in Bloomington, MN residents enjoy maintenance-free independence in spacious apartment homes. The development consists of a 93-unit, four-story building providing 39 assisted living units, 14 state-of-the-art memory care units and 40 independent living units. Community spaces include two-story entrance lobby in front of a grand dining room, which includes an outdoor deck for outdoor dining overlooking the Nine Mile Creek Valley. Nine Mile Senior Living has additional community spaces on each floor. These include a fitness center, beauty salon, movie theater, and an activities room with a quiet deck for residents to enjoy. To complement the senior living accommodations is the charming row of condominium and townhome residences. These thoughtfully sited and professionally landscaped homes overlook the picturesque, woods of 9 Mile Creek and Moir Park.

At Greco, the development effort embraces the city, its community, and residents and translates their vision into a reality that endeavors to exceed their expectations. It is a journey that involves the community in the “vision for growth and quality” structured to rally support and enthusiasm - a team of client, neighborhood, developer, and designers working together building community.

The City of Edina, in collaboration with the Community Advisory Team and Technical Advisory Committee, has produced an impressive process and documents in the GrandView District Small Area Plan and GrandView Development Framework. It is our team’s goal to build upon the partnerships and procedures that were created during this initial planning process.

Community Engagement (Winter 2015)

Our team’s philosophy regarding community development finds practical application in our planning process with multiple stakeholders. Innovative, sustainable community growth requires the participation of multiple entities including private development, public agencies, philanthropic institutions, grass-roots community organizations and park advocates. We have developed a unique and quantifiable process of consensus-building that effectively balances each project’s social, economic, and programmatic needs.

This process is a significant public venture, including a vast number of stakeholders, represented by various neighborhood groups and organizations. The Greco team’s inclusive process is focused on reaching out to these key organizations to assure that the community is engaged in the process. The first step in promoting “smart growth” and community livability is to empower the community—our team brings a diverse and experienced background in working to empower Minnesota neighborhoods, both professionally, as well as on a personal, activist level.

The City’s vision is attained as the development is entitled with community support. The leadership of the Greco team is skilled in the public forum of communicating the vision, assimilating and resolving the neighborhood concerns. Key aspects to our neighborhood outreach include:

- Organizing the process to promote neighborhood review and input
- Promote the city and GrandView District’s “vision” within the context of the community
- Creative presentation tools in models, renderings, and animations
- Leadership in resolving neighborhood issues for the entitlement

Evaluation of Master Plan Options (Spring 2015)

With a solid understanding of the vision, the Greco team will develop site studies that identify business mixes, building typologies, land uses, streetscapes, transit opportunities, movement patterns and boundary conditions. These studies will form the basis of workshop sessions through which a preliminary master plan and design concepts will be developed, with community involvement. The preliminary findings and master plan options will be presented at various stages for neighborhood input, and community feedback will be incorporated into the final development plans and images.

Project Feasibility and Financing

Throughout the development planning process, Greco will evaluate the economic viability of all master plan options and design concepts. They will be responsible for producing and assessing a proforma for each option in order to ensure that only economically-viable plan concepts are moved forward.

The Greco team has extensive experience with executing development financing for very large complex projects. They have relationships with both private and public lenders and institutional investors. It will be Greco’s role to bring the appropriate financing partner to the table for the GrandView redevelopment.

Planned Unit Development Process (Summer 2015)

The guiding principles of the GrandView Framework that call for comprehensive multi-modal, sustainable neighborhoods that are vibrant and connected will be accomplished with a balance of development density and uses. The optimal balance will be sought in order to provide density options for housing, workplace, retail and transit systems. The diversity in density from single family to higher-mixed use along corridors creates neighborhood context and community identity. Key factors include:

- Comprehensive urban planning for mixed use, retail, work place, service and housing
- Diverse rental housing with affordable, market rate and senior housing
- Transit-oriented service integration for auto, bus and rail
- Community public space and commons for community identity and gathering

The Greco team will seek guidance from the City of Edina planning staff to effectively navigate the Planned Unit Development (PUD) approval process. Our partners at BKV Group have very recent experience with obtaining both City of Edina Planning Commission and City Council approvals for multi-family developments. We will work with staff to ensure that the GrandView project incorporates the visions set forth in the Comprehensive Plan and guarantee wide-ranging community involvement during the PUD approval process.

Design Process (Fall 2015 – Spring 2016)

The BKV Group design team believes in a collaborative, participatory Design Process. Our team will offer multiple site, massing, and plan options for review. All design options will be presented in 3D models of representation in order to clearly communicate the evolving design and facilitate dialogue. The consensus of the group will be incorporated into a document representing the global design strategies and priorities. The intent of the Schematic Design document will be to affirm facility goals, represent the facility vision statement, and confirm programmatic and adjacency requirements by testing physical relationships in a graphic plan. This Schematic Design will be reviewed with project stakeholders to assure consistency with project team expectations and will form the basis for continued building design through the next design phases.

Design Development documents are then prepared from the approved schematics and form the basis for the construction documents. The design development phase fixes and describes the size and character of the entire project in greater detail. The engineering disciplines are brought into the process to define the systems and components of the project. This phase includes working closely with the owner for detailed project development and our cost estimators for the final detailed cost estimate prior to bidding. Any adjustments necessary are made prior to the project being bid.

During the Construction Documents phase, the decisions from the Design Development phase are translated into contractor language. Detailed Construction Drawings and a specification outlining material and product choices are produced. These documents will be used by the general contractor during the Bidding Phase when they will determine final pricing for the work. The architect and engineers will answer questions and issue any addenda necessary to clarify or make corrections to the Bid documents.

Environmental Investigation (Spring 2016)

The Greco team will employ a local engineering company for the Environmental Review and Site Assessment of the development parcels. Environmental consultants will help guide the team through the most direct path of the environmental review process. The development team will address any and all required issues, including impacts concerning: ecologically sensitive resources, water use, water quality, soils, erosion and sedimentation, soil, hazardous waste, storage tanks, traffic, air emissions, dust, odors, noise, visual impacts, and impacts on parks scenic views, farmlands, and historical sites. Any third party environmental consultant will not only prepare the technical reports, but they will also coordinate with city staff and provide public relations assistance so that the community is well-informed along the way.

Project Construction – Phase I (Summer 2016 - Fall 2017)

Frana Companies will coordinate the building construction effort. They are recognized leaders in the multi-family housing industry. Founded in 1977, Frana Companies has completed over 24,000 units of new housing since its inception, which represents over \$2.2 billion in construction costs. The Frana team is committed to high-quality projects that are well-managed, on budget and on time. Led by Mike Benedict, the Frana team will be a true partner on the GrandView project, ensuring that the goals of the project come to fruition and that this development will be one that not only Greco, but the community, can be proud of.

Both Frana and Greco will coordinate with the City of Edina's Building Inspections Department to ensure that all necessary reviews and permits have been obtained. Working side-by-side with Frana, BKV Group's Construction Administration team will take the entire life cycle of a building into consideration.

Our integrated approach assesses constructability of the project with our unique understanding of on-site execution, and draws from our work in the field to ensure the integrity of the project long after the construction is complete.

Through our experience working together as a team on numerous multi-family developments, Greco, BKV and Frana have become proficient at detecting potential schedule delays and cost overruns before they occur in the field. We have collectively developed innovative ways to resolve complex matters in a timely and effective manner, assuring the successful completion of very complex projects.





THE VILLAGE AT ST. ANTHONY FALLS
MINNEAPOLIS, MINNESOTA

To access additional information regarding the following projects, we invite you to visit our SharePoint site.

In order to log in please use the following information:

<https://bkvgroup.sharepoint.com/sites/projects/GrandView/Shared%20Documents/Additional%20Info>

Log In GrandView2014@outlook.com

Password Gv#2014!



SILVER LAKE VILLAGE
MASTER PLAN & REDEVELOPMENT
ST. ANTHONY, MINNESOTA



LYN-LAKE REDEVELOPMENT
MINNEAPOLIS, MINNESOTA
BLUE & LIME



L&H STATION
MINNEAPOLIS, MINNESOTA



VILLAGE AT NINE MILE CREEK
BLOOMINGTON, MINNESOTA