



Scott M. Tankenoff Managing Partner

HILLCREST

DEVELOPMENT, LLLP

**Project Update
February 2015**

Hillcrest Development, LLLP since 1948

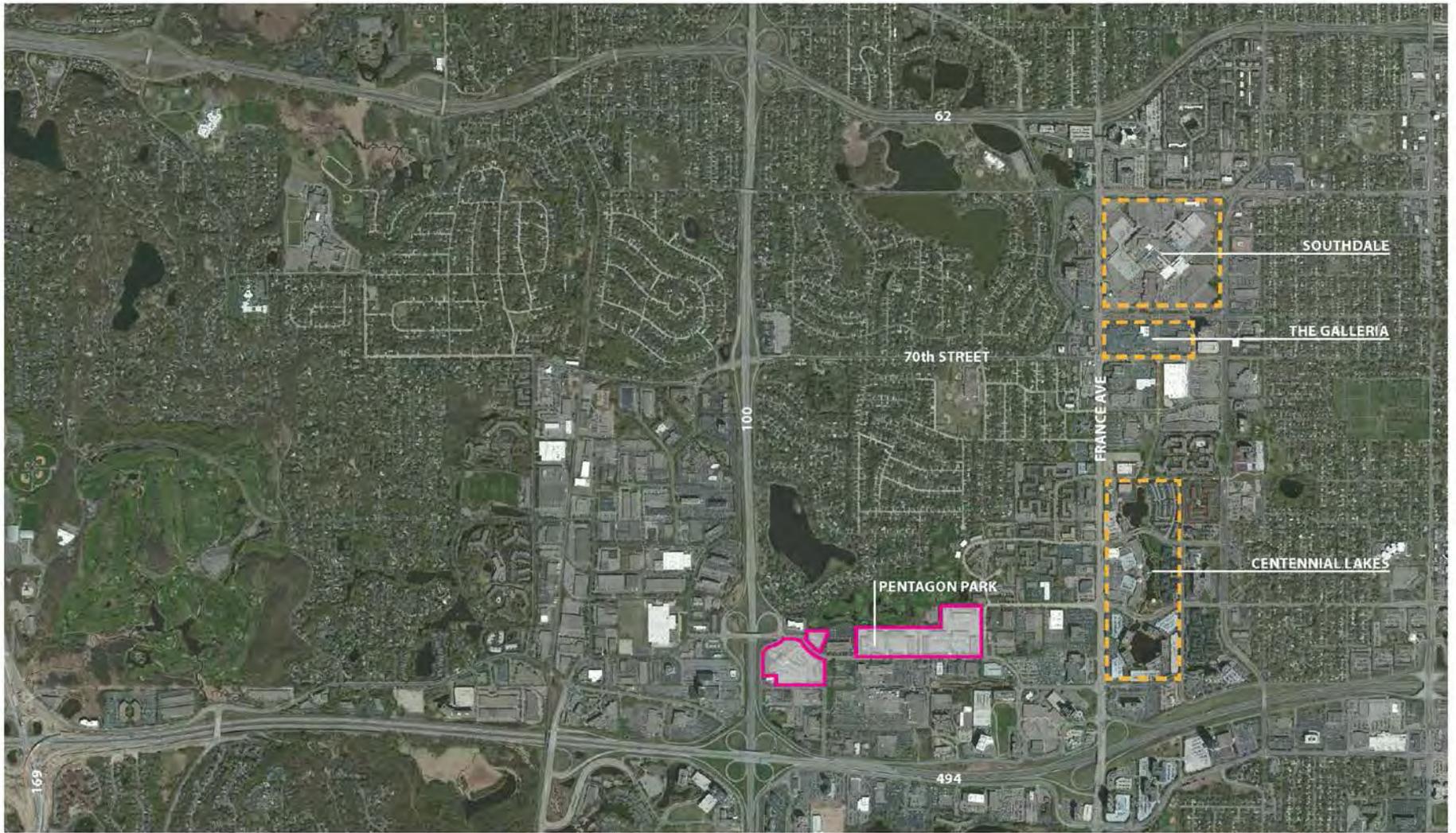


- **Third generation family business**
- **Specialize in commercial re-development**
- **Over 85 successful projects to date**
- **Internal construction, leasing, development, and facility management**
- **Most projects internally financed**
- **Hillcrest specializes in redevelopment and renovation of polluted, obsolete, or otherwise challenged properties**



PENTAGON PARK

- **Approximately 300,000 SQUARE FEET in 5 renovated buildings**
- **All 5 buildings renovated in 2013-2014**
- **All 5 renovated buildings located North of 77th Street**



DAMON **FARBER** ASSOCIATES
BOB CLOSE STUDIO, LLC



AREA CONTEXT
EDINA, MN - APRIL 21, 2014

PENTAGON PARK



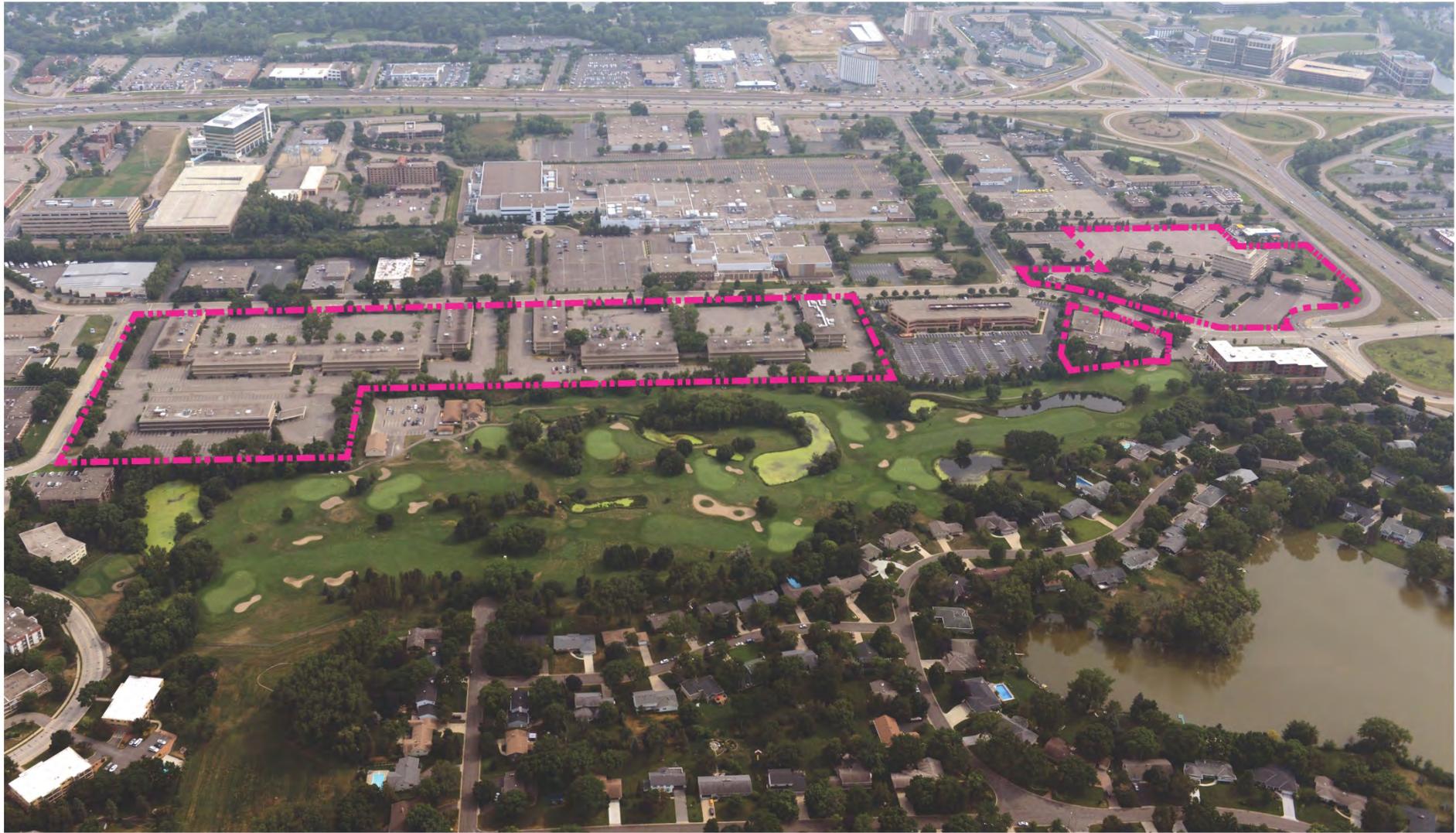


BOB CLODE STUDIO, LLC
ARCHITECTS



DAMON **FARBER** ASSOCIATES

EXISTING CONDITIONS **PENTAGON PARK**
EDINA, MN - SEPTEMBER 2013



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MINNEAPOLIS, MN 55408
TEL: 612.338.1111
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DAMON **FARBER** ASSOCIATES

EXISTING CONDITIONS **PENTAGON PARK**

EDINA, MN - SEPTEMBER 2013

BEFORE PHOTOS





DAMON **FARBER** ASSOCIATES
BOB CLOSE STUDIO, LLC

CITY COUNCIL - MARCH 18, 2014

PENTAGON PARK 

BEFORE PHOTOS



DAMON FARBER ASSOCIATES
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EXISTING CONDITIONS PENTAGON PARK

CITY COUNCIL - MARCH 18, 2014



BEFORE PHOTOS



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PENTAGON PARK





AFTER RENOVATION



AFTER RENOVATION



AFTER RENOVATION



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AFTER RENOVATION

Fred Richards Vision Master Plan

- Vision master plan provides a well-rounded palette of activities
- Approximately 35% to 40% of the park would be developed for active recreational uses, with 60% to 65% for passive, or “quiet,” forms of recreation, park trails, open space, ponding areas, and buffers



Remember – This is a vision that will evolve through the next steps in the process!

Parkway Corridor and Regional Trail

Parkway:

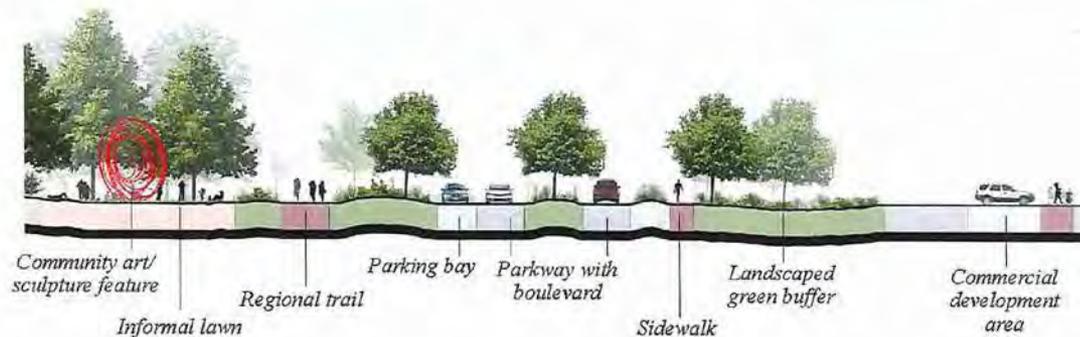
- Ensures ease of access to the park from the south
- Allows for shared use of parking lots with commercial properties
- Creates an appealing buffer between the park and future commercial development
- Onsite parking will be provided to meet anticipated day-to-day use of the park
- Design will evolve as part of a coordinated effort with Pentagon Park development



Regional Trail:

- Serves a broad range of users
- Located to minimize potential for use conflicts
- Separated corridor helps alleviate concerns about overuse of internal park trails

Cross-Section of Parkway



Internal Park Trails, Promenades and Boardwalks

- Internal park trails provide a stand-alone park amenity, along with access to the various park uses; various surface treatments (asphalt or aggregate) could be used in different areas of the park
- Park trails are complemented with promenades and boardwalks to invite casual strolling and opportunities to sit, observe, reflect, and gain access to a variety of activity nodes and park features



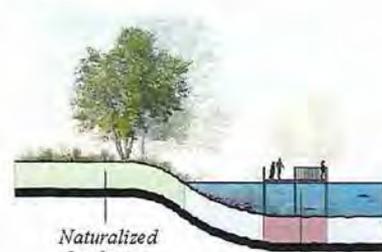
Cross-Sections of Trails and Boardwalks

Park trail



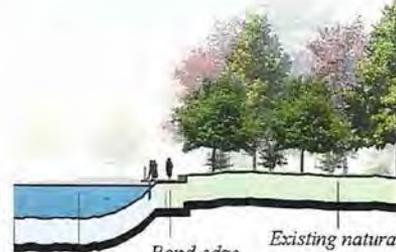
Simple park trail
Varying landscape features

Suspended boardwalk and observation platform



Naturalized landscape
Suspended boardwalk, with observation areas

Edge boardwalk and sitting area



Ponding
Pond-edge boardwalk with seating
Existing natural vegetation

Kellogg Access





GREEN STREETS



INTEGRATED STORMWATER



PEDESTRIAN FRIENDLY 77TH



CONNECT WEST TO EAST



MULTIMODAL CONNECTIONS



SHARED PARKING





Centennial Lakes Park, Edina, MN



Centennial Lakes Park, Edina, MN

77th AVENUE BRIDGE **PENTAGON PARK**
October 31, 2014



POTENTIAL PARK STORMWATER



Dockside Green, Victoria, Canada



Hammarby Sjostad, Sweden



Upper Landing, St. Paul, MN



Dockside Green, Victoria, Canada



Hammarby Sjostad, Sweden



Gates Campus, Seattle, WA

POTENTIAL FRED RICHARDS STORMWATER RECONFIGURATION



FRED RICHARDS RECONFIGURATION
Centennial Lakes Park, Edina, MN



Minnehaha Creek, MN



Centennial Lakes Park, Edina, MN



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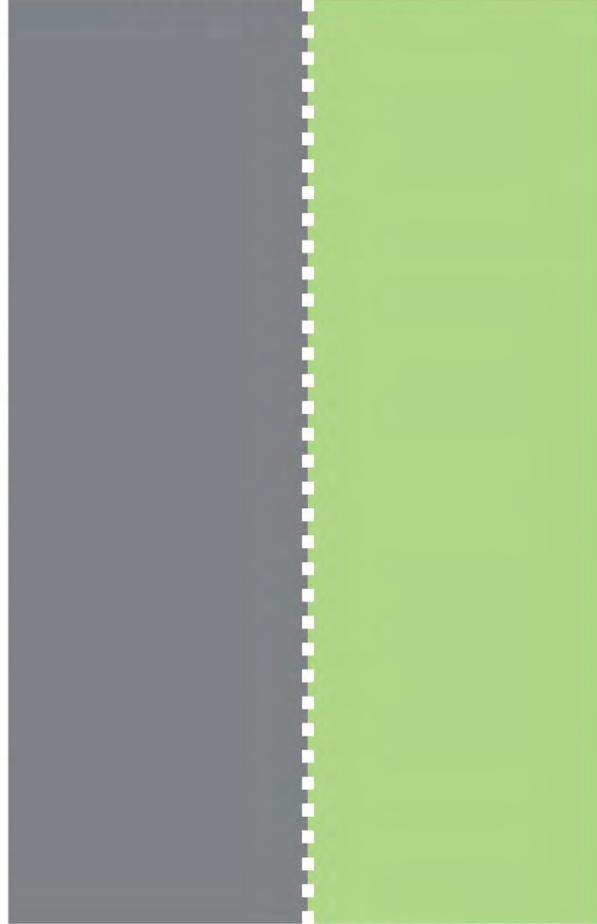
Centennial Lakes Park, Edina, MN

STORMWATER MANAGEMENT PENTAGON PARK
October 31, 2014

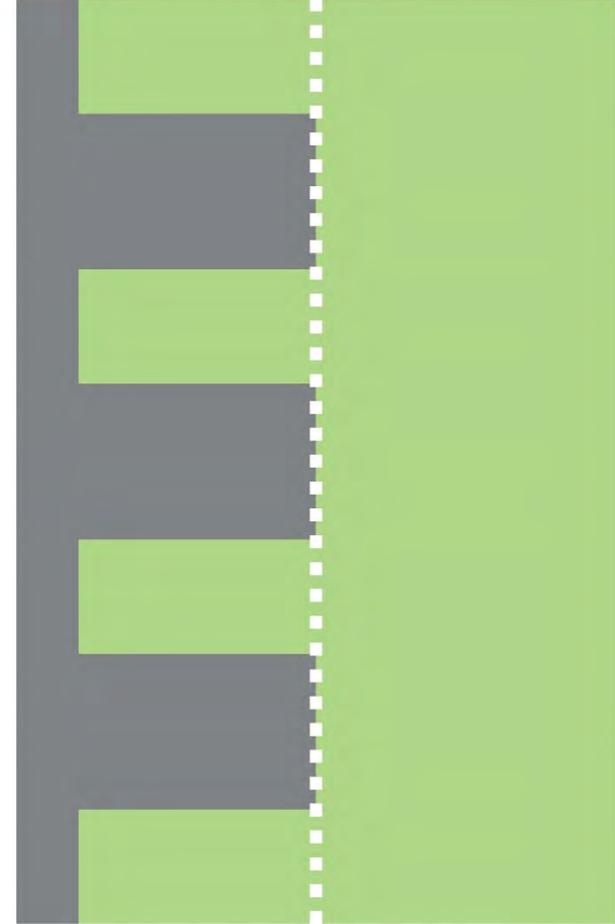
EXISTING



EXISTING RELATIONSHIP



GOAL



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Key Statistics

Land Use

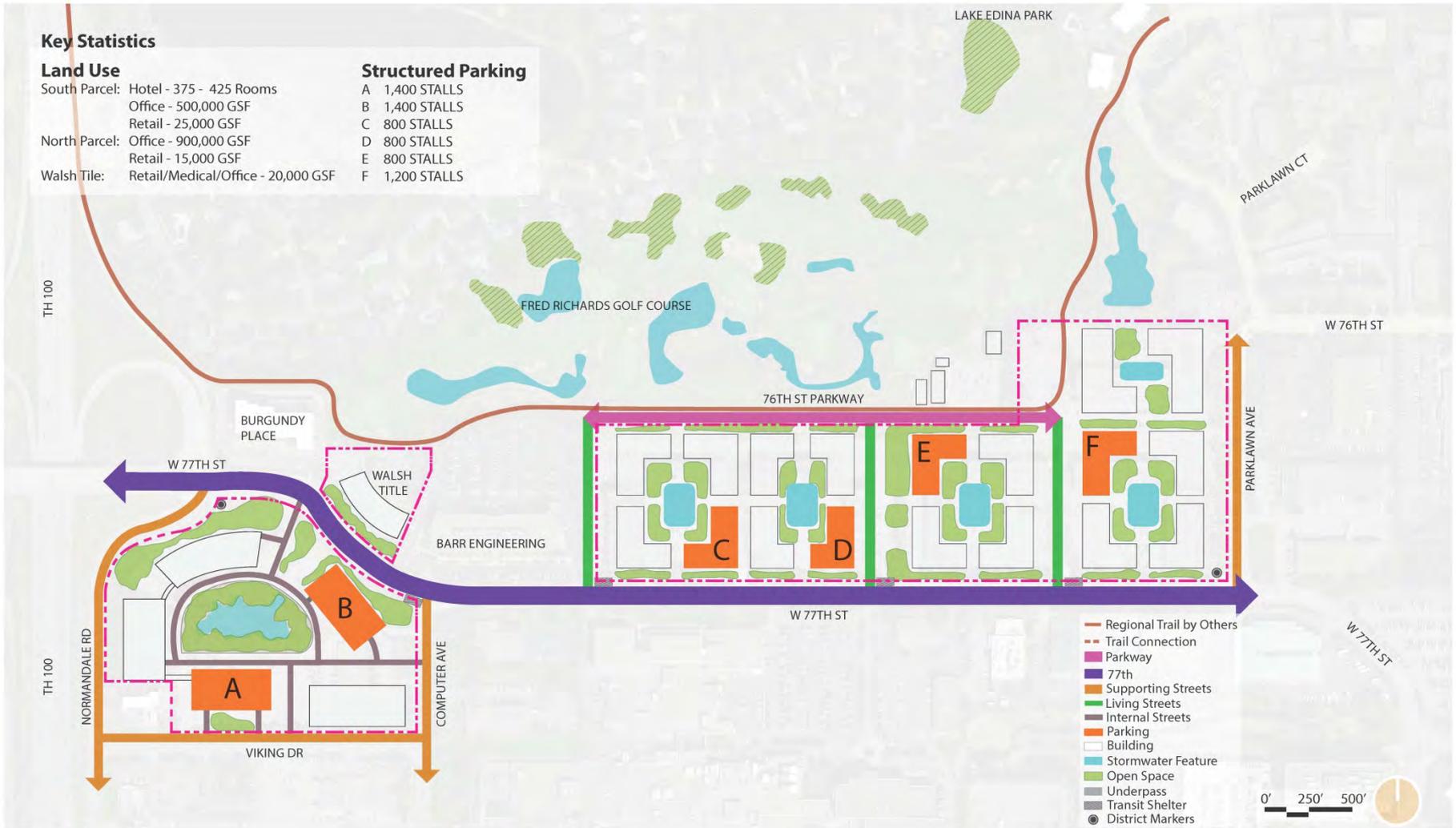
South Parcel: Hotel - 375 - 425 Rooms
 Office - 500,000 GSF
 Retail - 25,000 GSF

North Parcel: Office - 900,000 GSF
 Retail - 15,000 GSF

Walsh Title: Retail/Medical/Office - 20,000 GSF

Structured Parking

A 1,400 STALLS
 B 1,400 STALLS
 C 800 STALLS
 D 800 STALLS
 E 800 STALLS
 F 1,200 STALLS



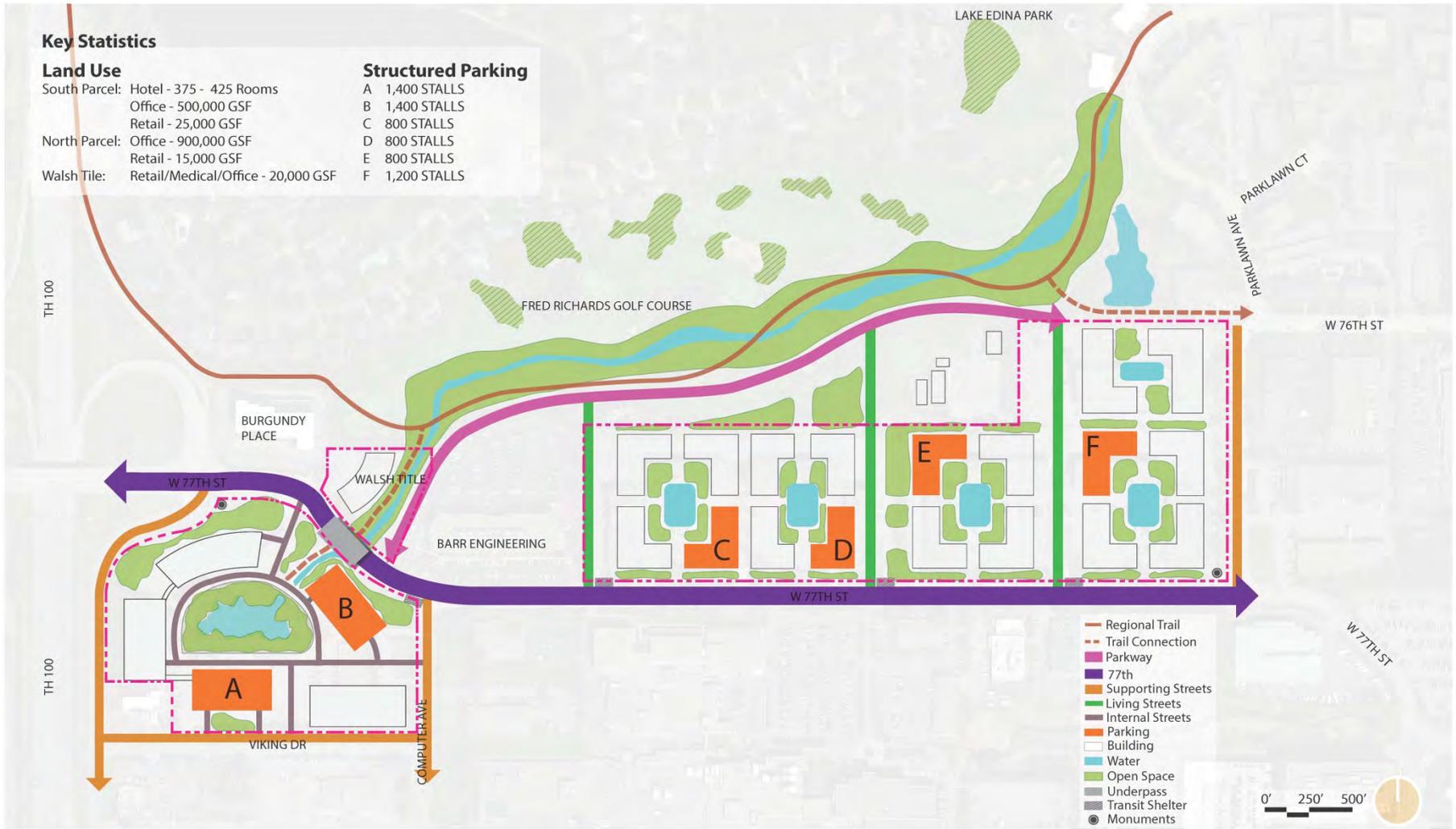
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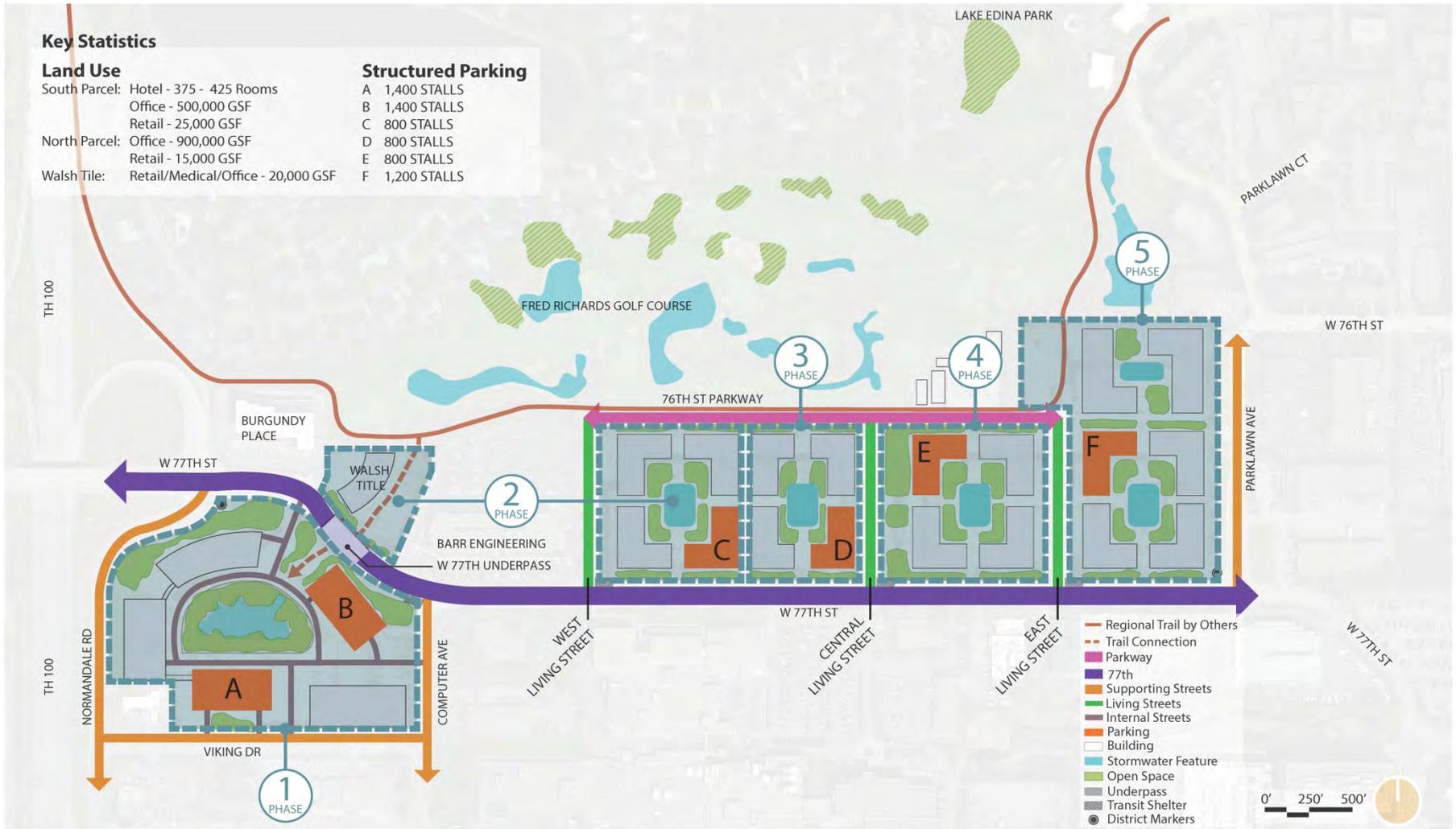
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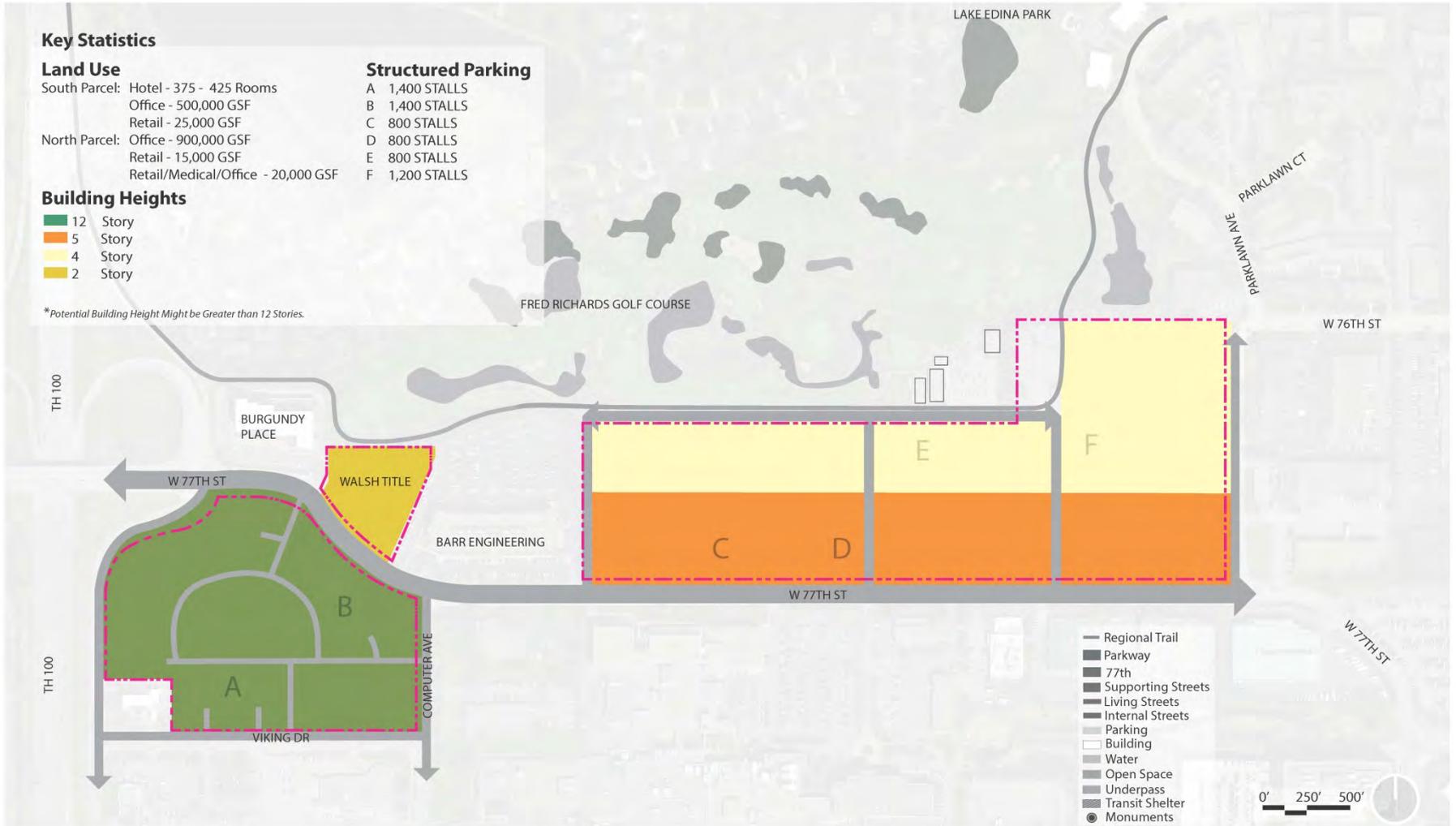
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Building Heights

12 Story
 5 Story
 4 Story
 2 Story

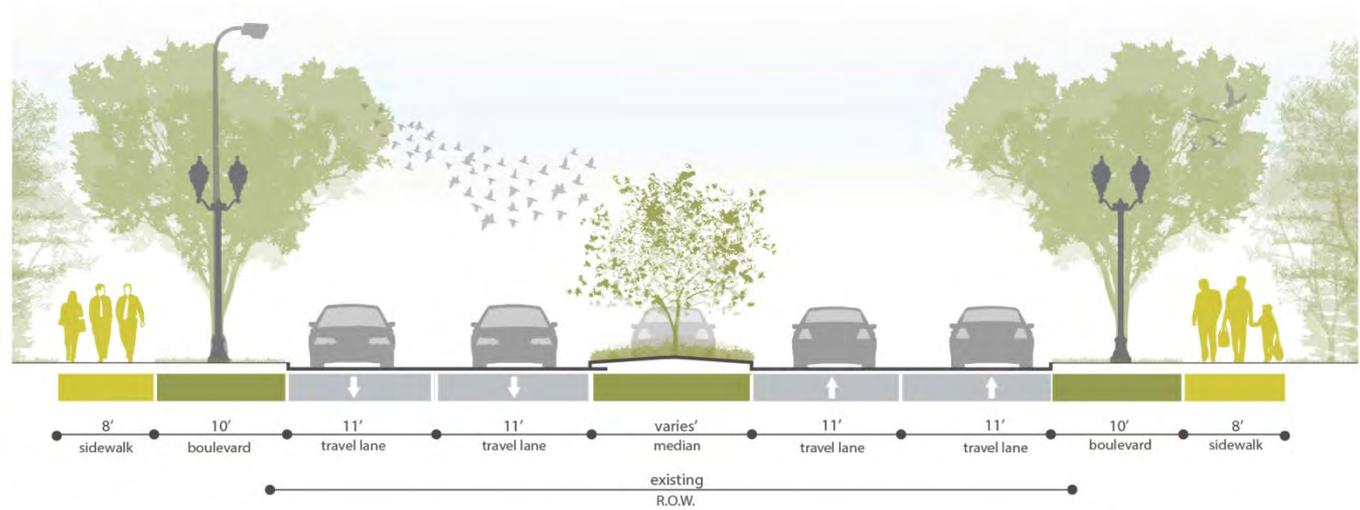
*Potential Building Height Might be Greater than 12 Stories.



77TH CONCEPT PLAN



77TH CONCEPT SECTION



KEY ELEMENTS

- Center median with small accent trees
- Left turn lanes
- Boulevard/sidewalks
- Decorative lighting
- Shade trees
- Transit shelters
- Street lights
- Pedestrian lights

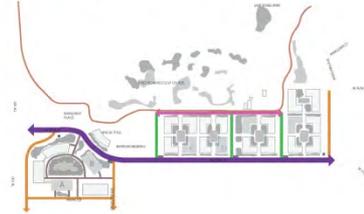


PARKWAY CONCEPT PLAN

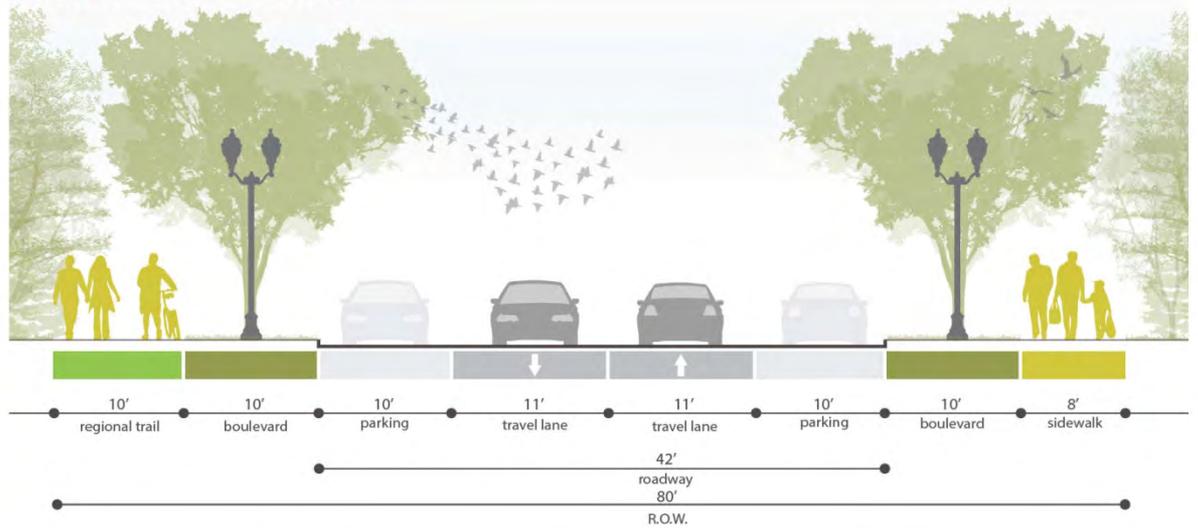


KEY ELEMENTS

- Decorative lighting
- Street trees
- 6' sidewalk with 10' boulevard
- One lane of traffic in each direction
- Parking bays for parking



PARKWAY CONCEPT SECTION

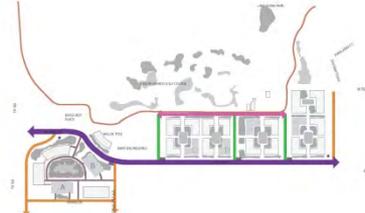


SUPPORTING STREET CONCEPT PLAN

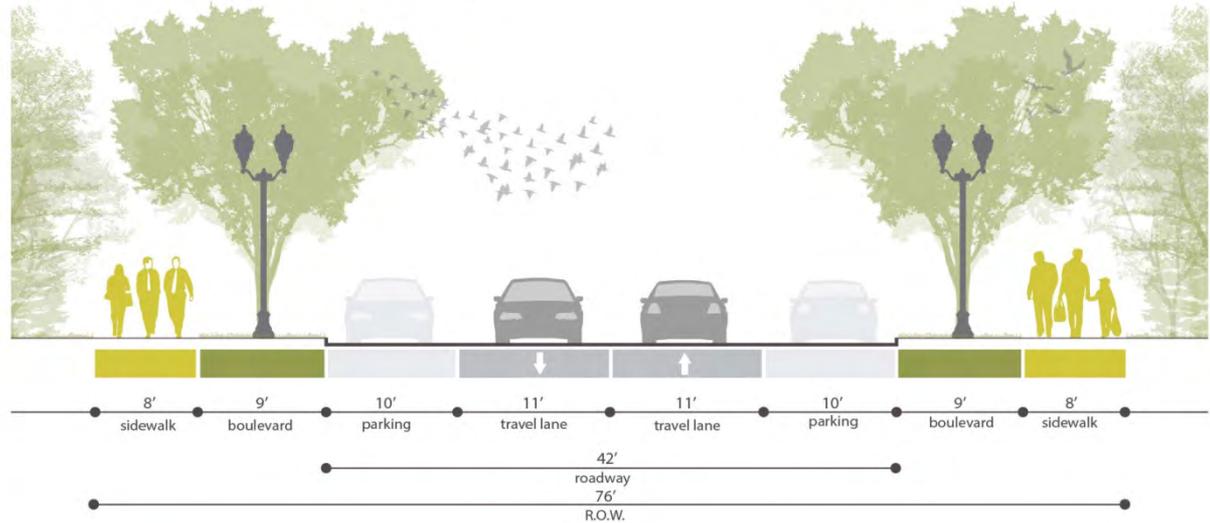


KEY ELEMENTS

- Parallel parking
- 10' boulevards/6' sidewalks
- Decorative lighting
- Street trees



SUPPORTING STREET CONCEPT SECTION



LIVING STREET CONCEPT PLAN

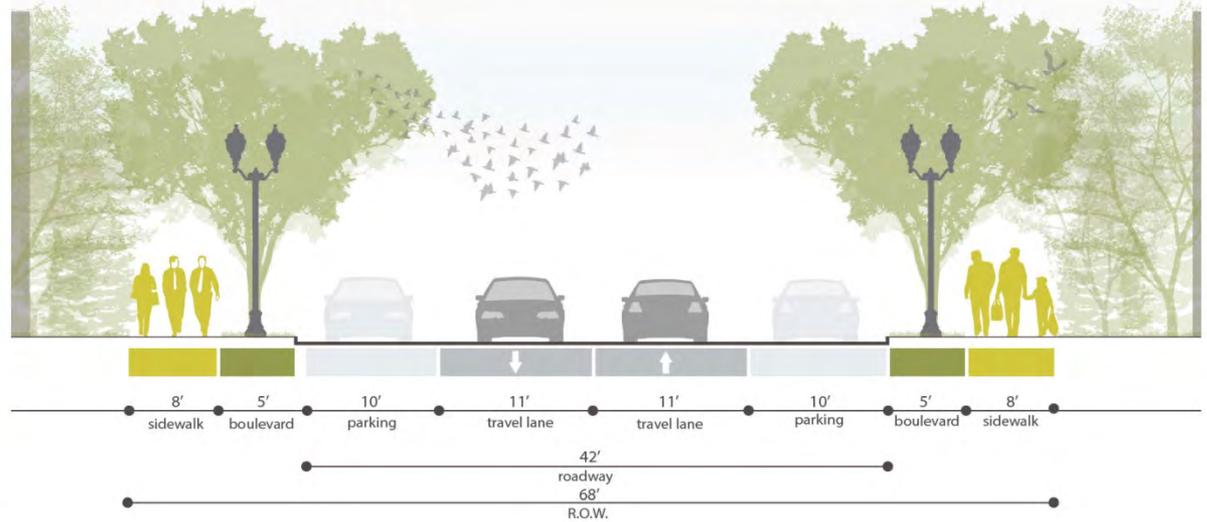


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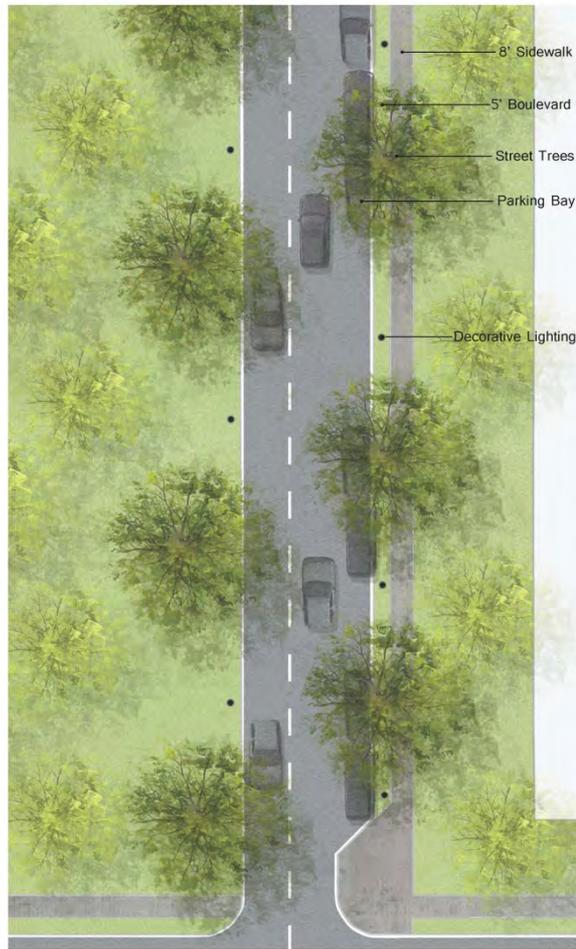
- Parallel parking
- 6' boulevards/6' sidewalks
- Decorative lighting
- Street trees



LIVING STREET CONCEPT SECTION

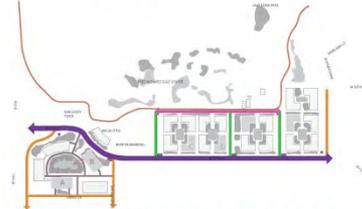


INTERNAL STREET CONCEPT PLAN

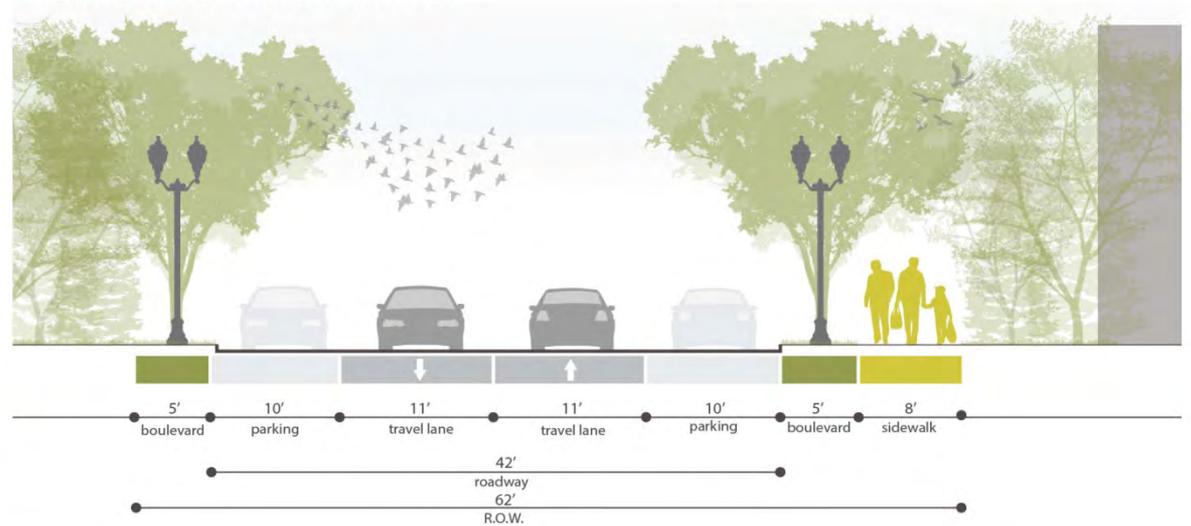


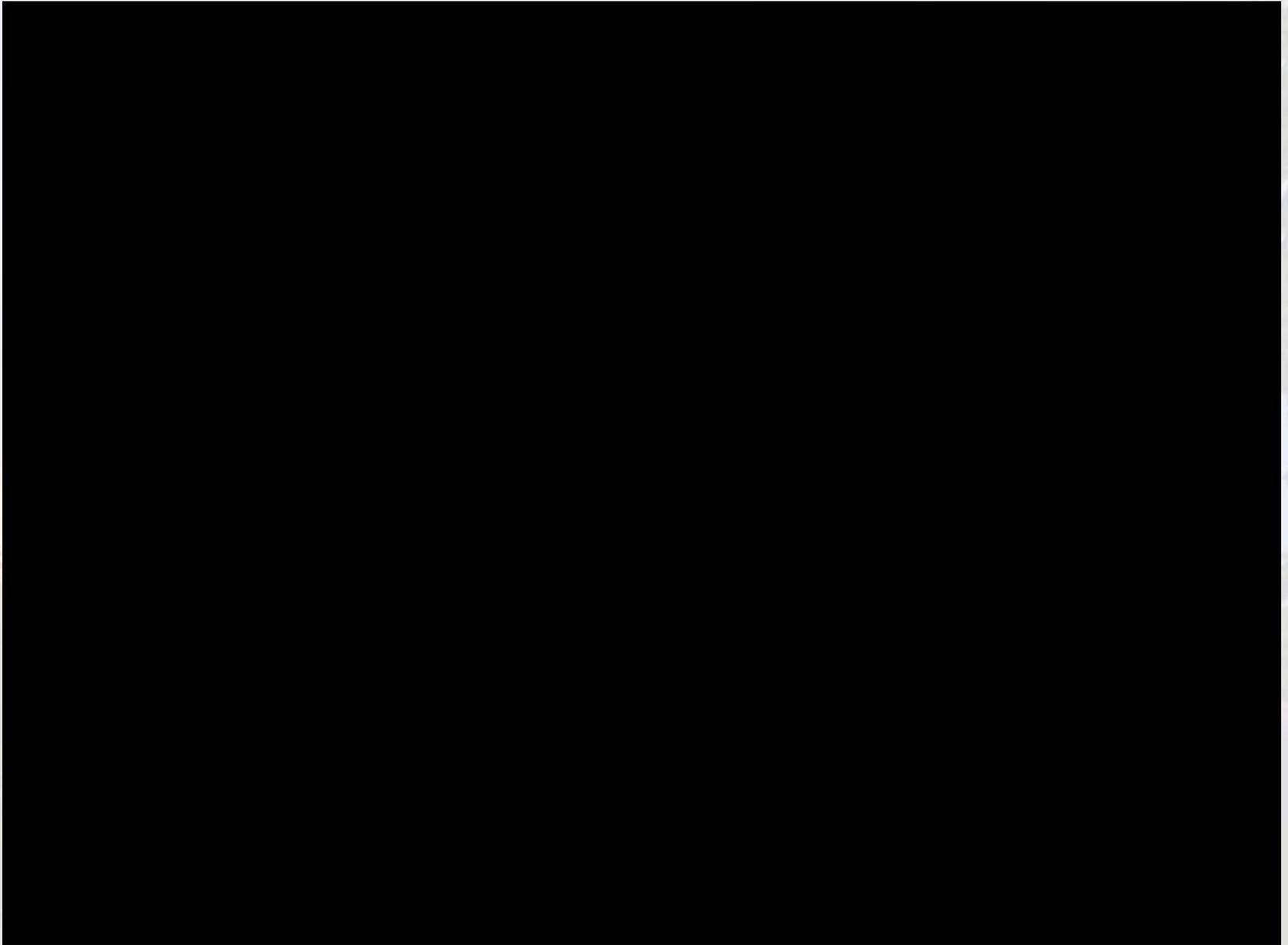
KEY ELEMENTS

- Boulevard
- Sidewalks
- Decorative lighting
- Shade trees
- Parking bays



INTERNAL STREET CONCEPT SECTION





Video Footage







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