



NEIGHBORHOOD



PLACE MAKING



REVITALIZATION



GrandView District PHASE 1 REDEVELOPMENT





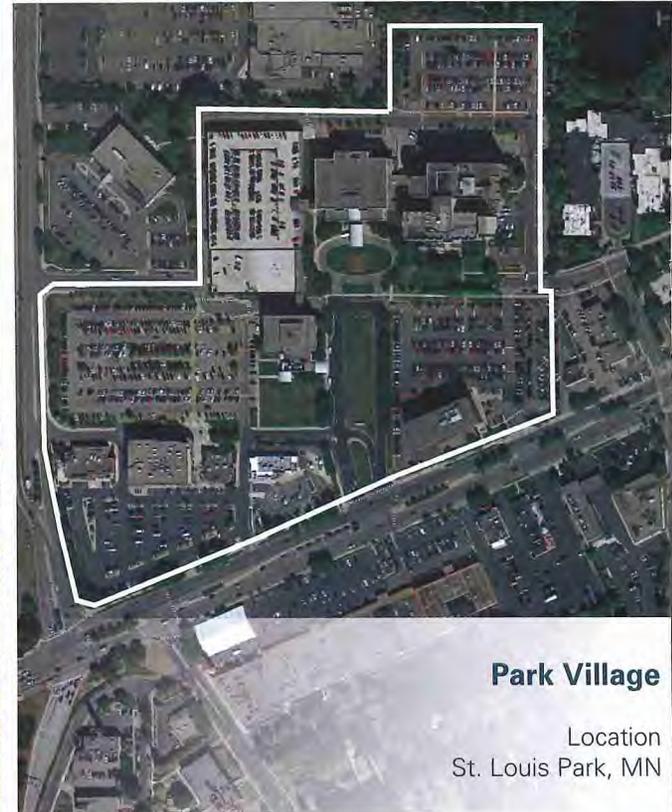
• Benchmark Projects

experience

green

path

why our team



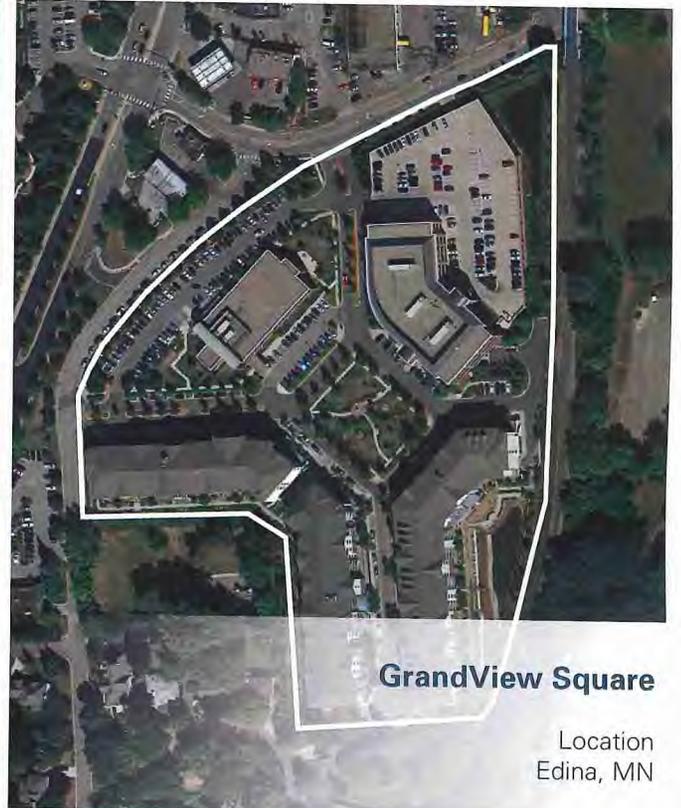
Benchmark Project - Frauenshuh

experience

green

path

why our team



GrandView Square

Location
Edina, MN



Benchmark Project - Opus

experience

green

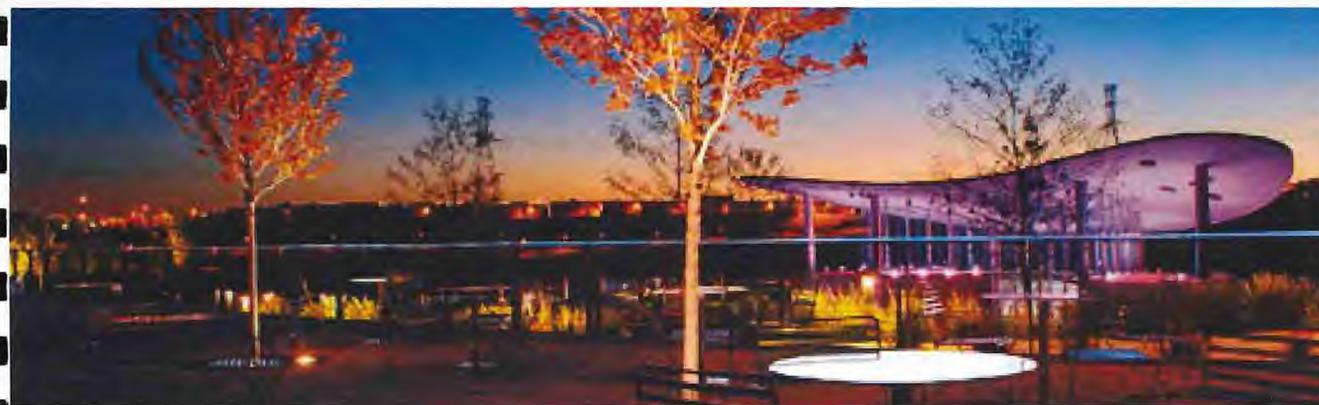
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why our team



Town Green + Bandshell

Location
Maple Grove, MN



Reynolds
urban
Design

Benchmark Project - Confluence



- Best Practice



We Take a **Best Practice** Approach to Sustainability

- Implement a Sustainable Design Charrette
- Create holistic walkable neighborhoods
- Develop and re-purpose in-fill sites
- Maximize building performance
- Minimize environmental impact
- Sustainability experts involved through all project phases
- Sustainable design features & building practices in every project
- Align with client's ideologies, budget & building goals
- Over 15 million Sq. Ft. LEED certified space completed





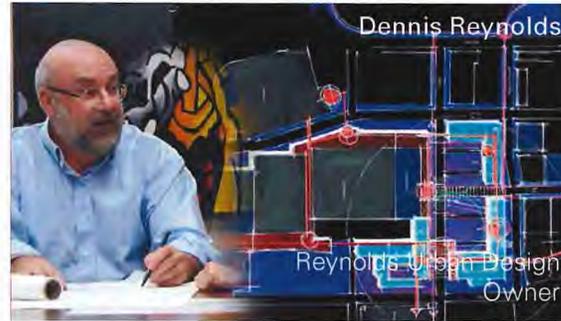
- **Project Team**
- **Guiding Principles**
- **Resources**
- **Work Plan**
- **Public Participation**
- **Site Analysis**
- **Feasibility Analysis**
- **Creating Place**

experience

green

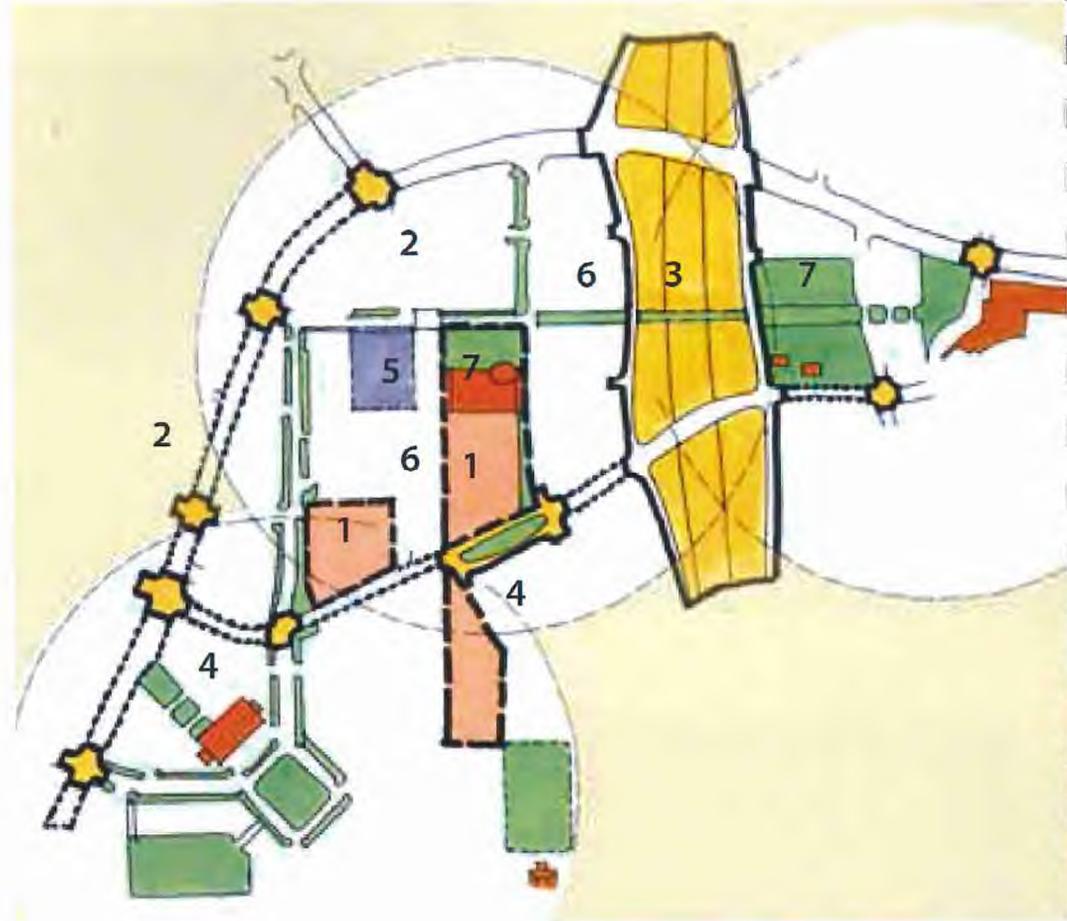
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why our team



Team Leaders

- Leverage publicly-owned parcels
- Meet the needs of businesses and residents
- Turn barriers into opportunities
- Pursue logical increments; make vibrant walkable and attractive
- Organize parking; provide convenience
- Improve movement for all ages; facilitate multiple modes of movement
- Identity and unique sense of place; be sustainable and innovative





Experience and expertise:

Frauenshuh

- Master Developer
- Project Feasibility Analysis
- Real Estate Investment & Finance
- Leasing & Marketing
- Asset & Property Management



Experience and expertise:

The Opus Group

- Development
- Finance
- Sales / Leasing
- Interior Design
- Architecture
- Engineering
- Construction / Project Management



Experience and expertise:

Reynolds Urban Design

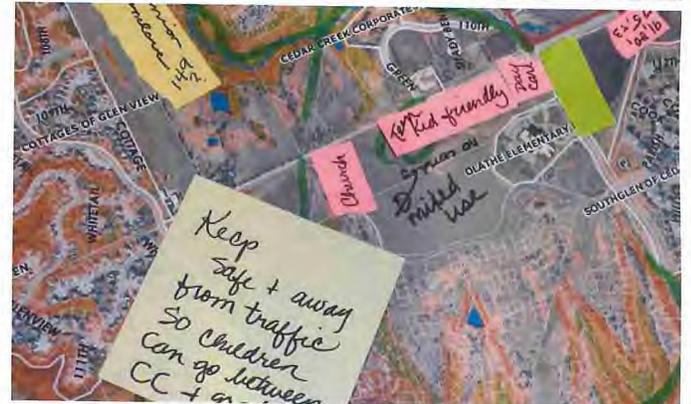
- Team Master Planner
- Urban Design
- Design Process Facilitation
- Strategic Planning Concepts

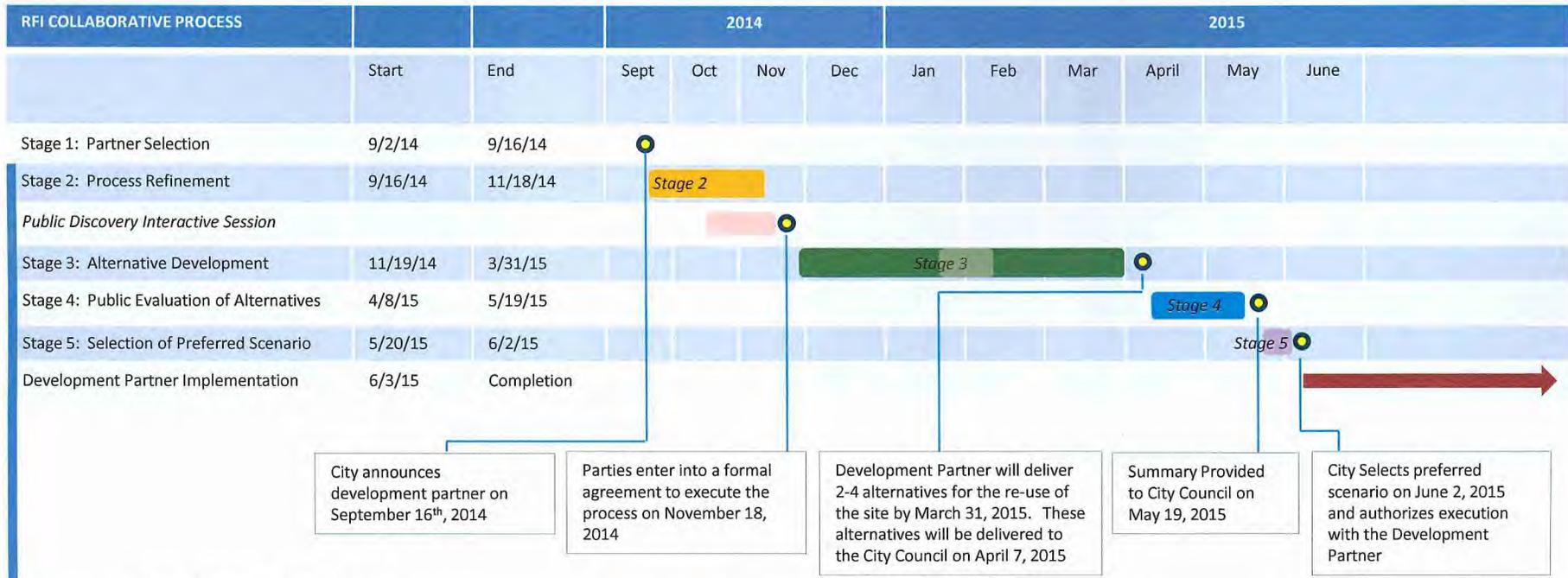


Experience and expertise:

Confluence

- Public Facilitation
- Public Space Programming
- Landscape Architecture
- Public Space Design

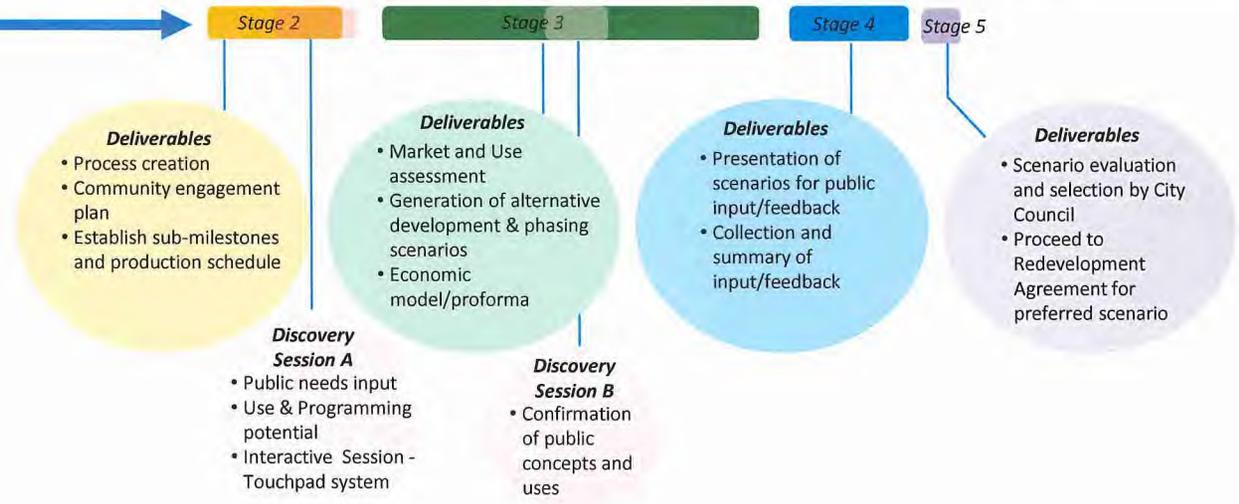




Master Developer Process Activities

LEGEND

-  Milestones
-  Process Steps

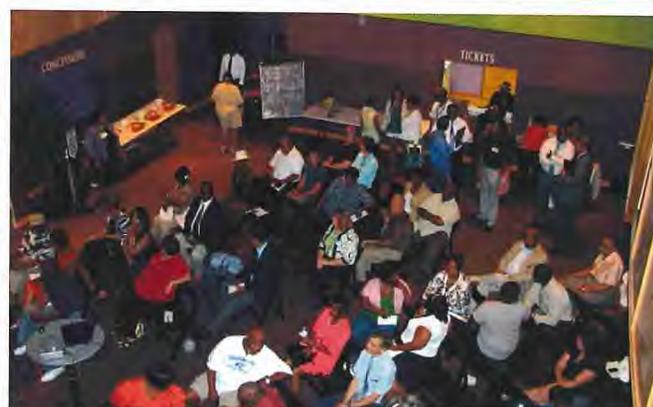


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Public Participation

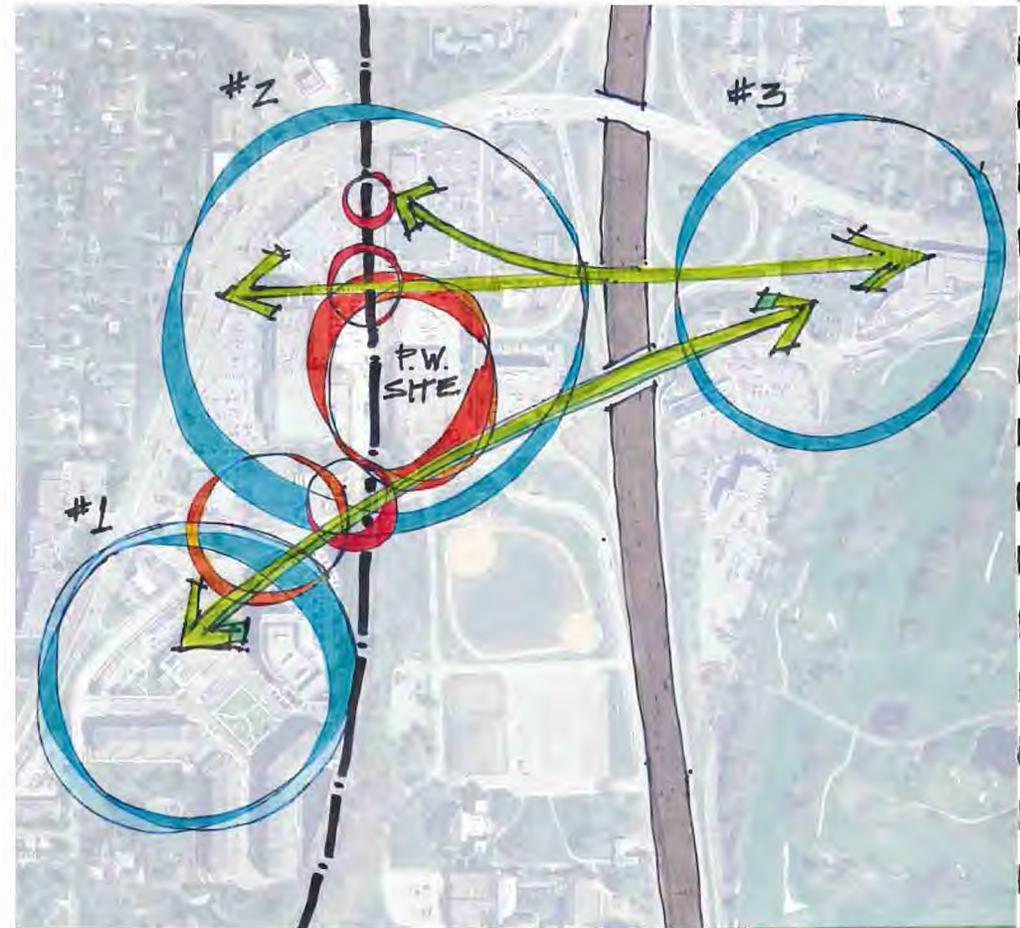
Together we will explore and discover the best strategic development plan by...

Gathering **FACTS**

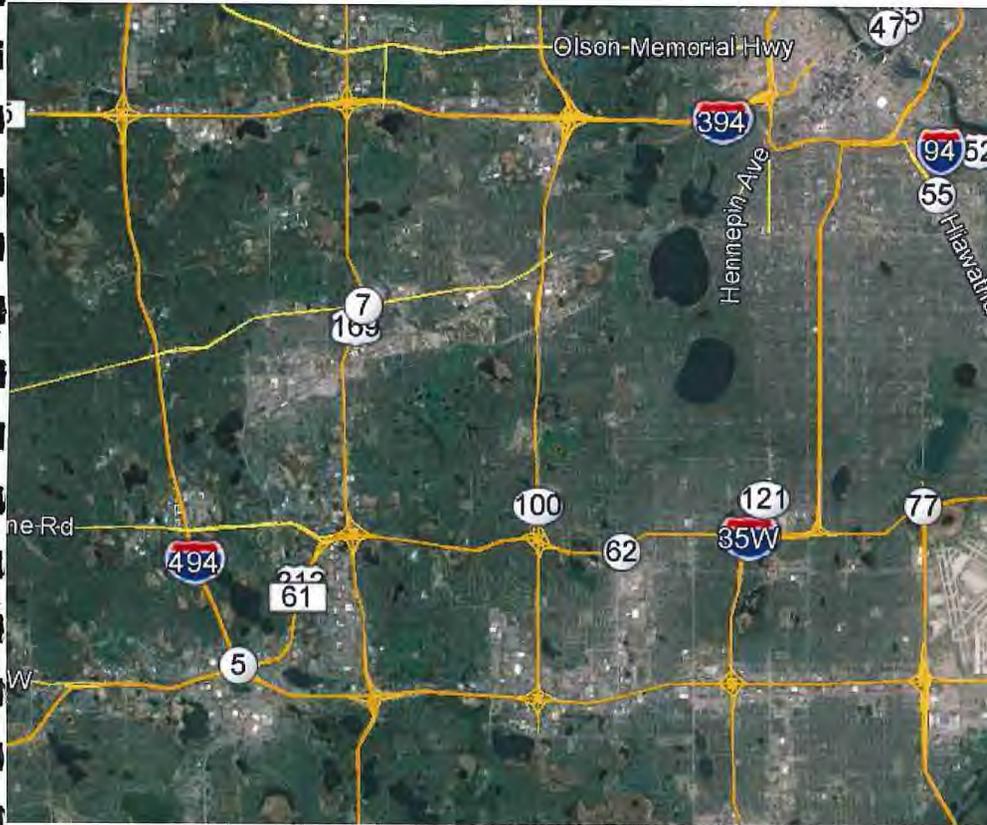
Documenting **GOALS**

Understanding market **NEEDS**

Creating **CONCEPTS**



Identifying and expanding everyone's understanding of the layers of neighborhood wide systems that will create a framework for development.





Mixed Use Development
Sample Land Site
Development Proforma
CONFIDENTIAL
175,000 SF Mixed Use Development
9/2/2014

BUILDING INFORMATION

Square Footage Information:		
Bldg Net Useable	175,000	Sq Ft
Bldg Net Rentable	175,000	Sq Ft
Gross Square Footage	183,000	Sq Ft

Project Duration	
Construction Start Date:	TBD
Opening Date:	TBD
Construction Period:	14

DEVELOPMENT COSTS

Hard Costs:	Amount	Cost / GSF
1 Land Cost	0	\$0.00
2 Shell and Core Construction Cost	\$115.00 /gsf 21,045,000	\$115.00
3 Tenant Improvements Office	\$40.00 /gsf 7,000,000	\$38.25
4 Structured Parking	8,101,930	\$44.27
5 Site Work (Building and Parking)	3,282,365	\$17.94
6 Soil Corrections	0	\$0.00
7 Parking Credit	(3,500,000)	(\$18.13)
8 Parking TIF	0	\$0.00
9 Development Fees	50,000	\$0.00
10 SAC/WAC	100,000	\$0.27
11 Contingency	631,350	\$3.45
Sub - Total Hard Costs	\$8,710,645	\$200.80

Soft Costs:	Amount	Cost / GSF
12 Architectural & Engineering	6.0% 1,748,780	\$9.56
13 A&E Reimbursables	5.0% 87,439	\$0.48
14 Inspecting Architect	25,000	\$0.14
16 Legal	50,000	\$0.27
17 Third Party Reports (Environmental, Appraisal, etc)	15,000	\$0.08
18 Soil Testing / Geotechnical	20,000	\$0.11
19 Survey	3,500	\$0.02
20 Leasing & Recruiting Expense (office)	1,487,500	\$8.13
21 Marketing Expenses	0	\$0.00
23 Title Fees & Closing	130,348	\$0.71
23 Mortgage Registration Tax	79,939	\$0.44
24 Financing & Underwriting Expense	1% 347,551	\$1.90
25 Governmental Fees	50,000	\$0.27
26 Contingency	3.0% 120,002	\$0.66
27 Other	0	\$0.00
Sub - Total Soft Costs	4,170,053	\$22.79
28 Project Overhead	1,226,421	\$6.70
29 Construction Period Interest	1,842,776	\$10.07
TOTAL COST	45,949,895	\$240.16

Other Assumptions		
Vacancy Factor for Lease Up (Years 1)	25.00%	per year
Vacancy Factor for Lease Up (Years 2)	15.00%	per year
Vacancy Factor for Lease Up (beyond Year 2)	10.00%	per year
Operating Expense Inflationary Factor	3.00%	per year
Rent Growth Inflationary Factor	2.00%	per year
Financing		
Permanent Loan Amount	\$32,962,421	\$180.12
Interest Rate	4.75%	
Term	10	years
Amortization	25	years

Notes and Assumptions
1 Land owned \$0 basis
2 Estimate from Contractor

Sample Schedule



Tue 9/2/14



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why our team



EAST VILLAGE MARKET DISTRICT MASTER PLAN

Designer
Confluence

Location
Des Moines, IA



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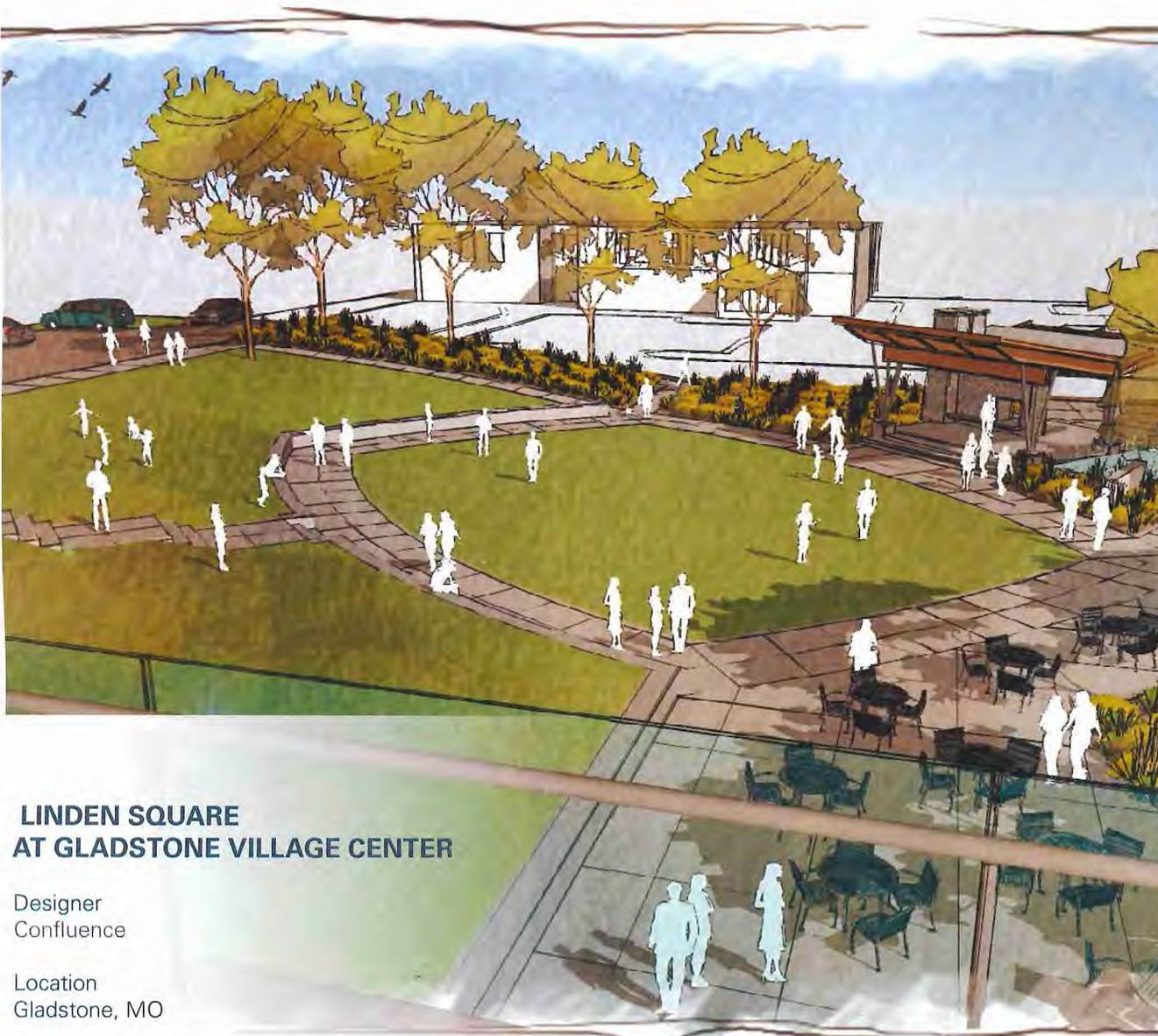
Creating Place

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**LINDEN SQUARE
AT GLADSTONE VILLAGE CENTER**

Designer
Confluence

Location
Gladstone, MO



Creating Place



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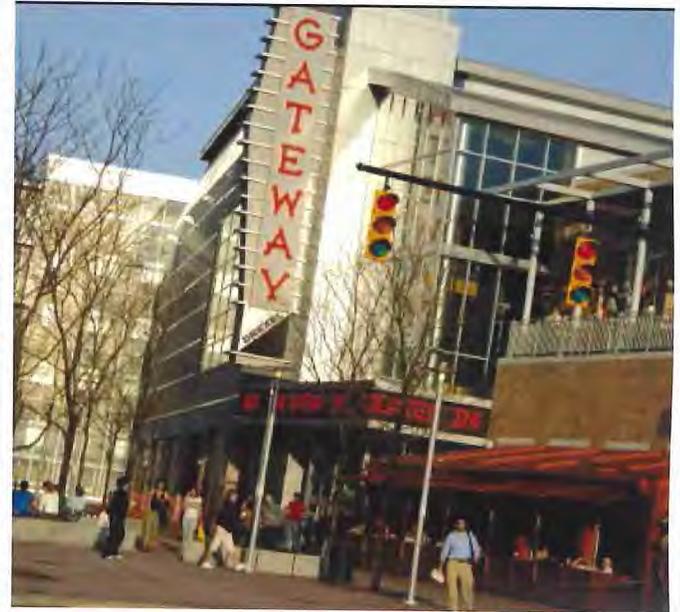
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High Street Mixed Use Redevelopment

Designer
Reynolds Urban Design



North Kansas City

Designer
Reynolds Urban Design



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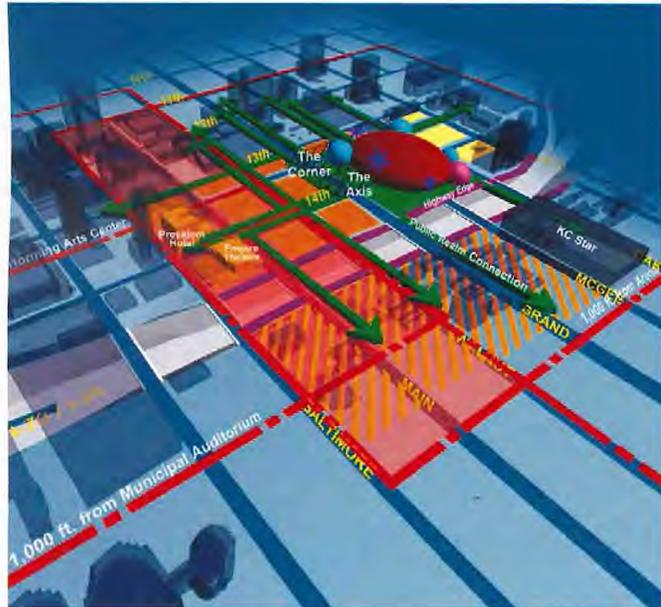
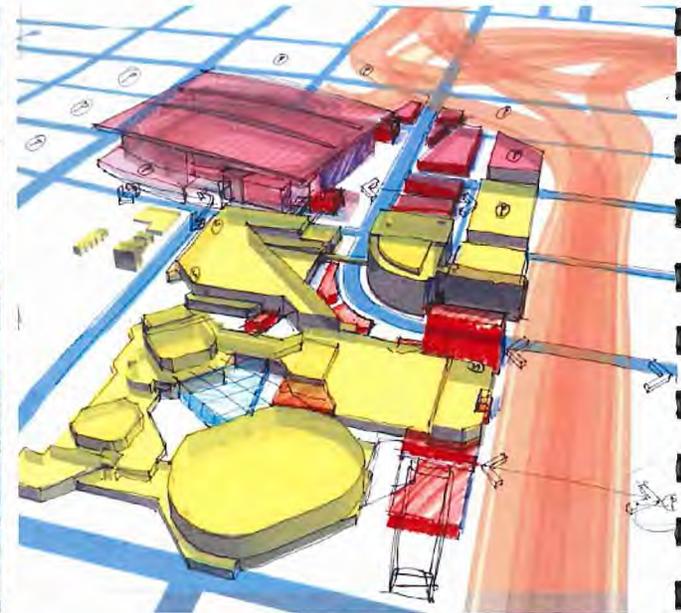
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Birmingham Entertainment District

Designer
Reynolds Urban Design



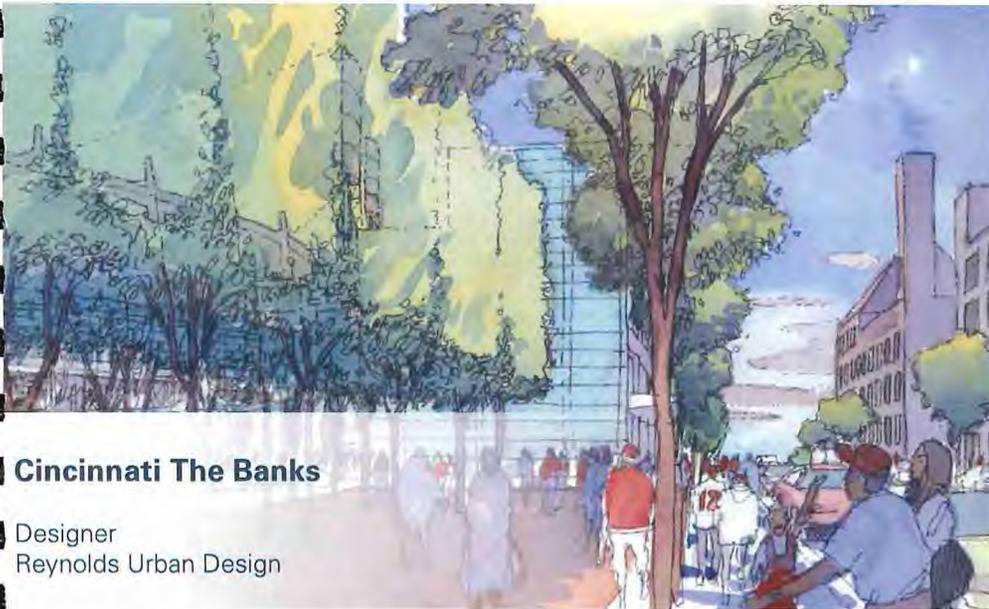
Kansas City Power and Light District

Designer
Reynolds Urban Design



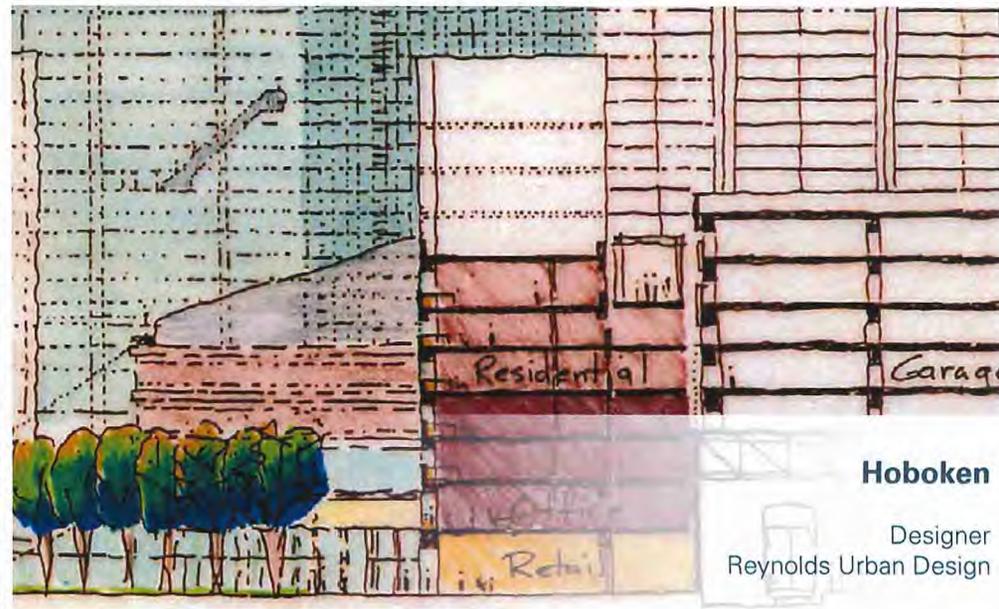
Reynolds
urban
Design

Creating Place



Cincinnati The Banks

Designer
Reynolds Urban Design



Hoboken

Designer
Reynolds Urban Design



Court Avenue Entertainment District

Designer
Reynolds Urban Design





• **Your Partner**

Your Ideal Development Partner

Identify Community Needs - We propose an interactive public discovery and communication process

Walkable Community - Creating connections within the district will further enhance the vitality and energy of the neighborhood

Value Driven Development Solution - Requires an understanding of existing conditions, market needs, it's place in the overall environment, and it's contribution to the community

Collaboration - The GrandView District project has the opportunity to be influenced by many stakeholders but also by a team of experts and the market

Experience - The opportunity to share our diverse experience and create a truly unique project solution that is a regional model of excellence

