



IMAGINE THE POSSIBILITIES



Edina GrandView Phase I
Redevelopment

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September 2, 2014

To: The Edina Community

From: Kelly Doran & the Doran Development Team

Re: GrandView: Imagine the Possibilities

Thank you for the opportunity to work with City of Edina leaders and community members to explore re-development possibilities for the GrandView neighborhood.

On the following pages of this booklet we have provided a visual presentation of possible uses and design elements for the GrandView Phase I project. These pages imagine a vibrant and interactive community of private multi-family residential with a public use building situated among an iconic sculpture garden and plentiful natural green spaces—all accessible by pedestrian friendly walkways and diverse modes of transportation.

Our goal in presenting these visions is not to suggest this is what shall be, but rather as a glimpse of our team's creative abilities. Indeed, our team has a long tradition of working with city leaders and citizen advisory groups to bring reality to visions that have evolved from community collaborations.

Another strength we would bring to the GrandView project is the Doran Companies ability to perform at all levels of the development process. Our company is truly local and has the capacity to design, finance, construct, own and manage developments without having to seek assistance from corporate partners or from national real estate investors.

If Doran Companies is chosen to work with the City of Edina on the GrandView neighborhood re-development, we assure you we can offer the most experienced team to guide this project through the due diligence process to assure the creation of a memorable space among a distinguished and proud community.

Sincerely,

Kelly Doran, Principal
Doran Companies

THE DORAN GRANDVIEW DEVELOPMENT TEAM



IMAGINE THE POSSIBILITIES | VISION A



VISION A | Two 5-story residential buildings over 2 levels of parking



View from Our Lady of Grace athletic fields looking North

IMAGINE THE POSSIBILITIES | VISION B



VISION B | 12-story and 7-story residential mid-rise buildings over 2 levels of parking and 3-level townhomes along Arcadia Avenue.



View from Our Lady of Grace athletic fields looking North

IMAGINE THE POSSIBILITIES | VISION C



VISION C | Two 14-story residential mid-rise buildings over 2 levels of parking and 3-level townhomes on Arcadia and Eden Avenues.



View from Our Lady of Grace athletic fields looking North

IMAGINE THE CONNECTIONS



This aerial view demonstrates how a mid-rise concept would allow for the greatest possible safe and comfortable pedestrian and bike connections to, from and through the GrandView development. While the pictured community building, greenway paths, civic plazas, and art plaza/sculpture garden are possible with all three concepts, the mid-rise alternative would allow for maximum open, green space and civic uses.

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A green plaza sculpture garden concept on a cover over the RR tracks and Brookside Avenue adds an exciting green and artistic dimension with unlimited potential to become a destination for community bicyclists and pedestrians, in addition to a great sense of pride for the City of Edina.

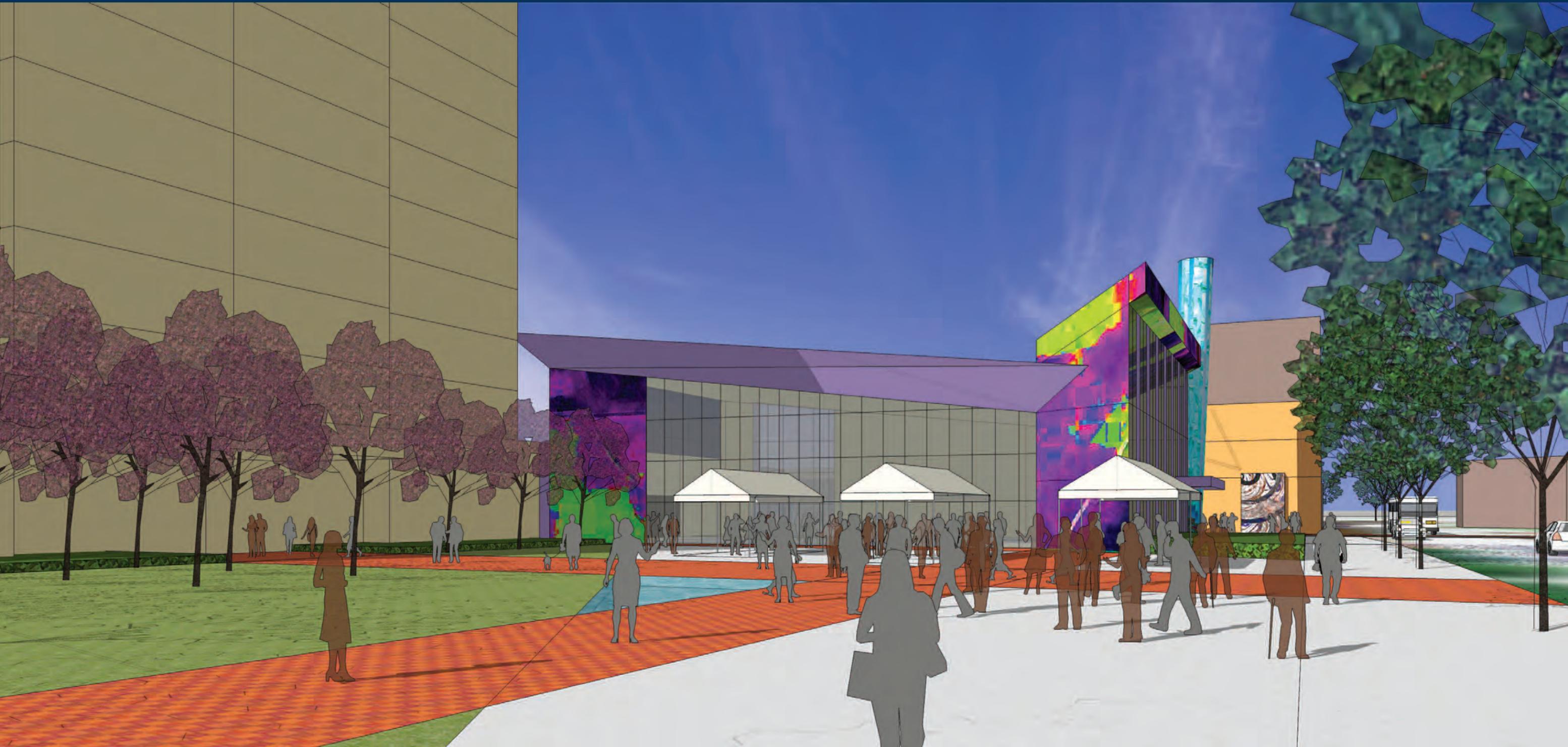


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The expansive walkway concept with green and artistic amenities would create a welcoming space that would also promote interaction between the adjacent public and private buildings.



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Providing the greatest amount of public space is essential to maximizing use for public events such as outdoor community concerts, theatre, civic receptions and school events such as proms and graduation ceremonies.

This aerial view demonstrates how the promenade above the RR tracks and Brookside Avenue would intersect with the planned new bridge and GrandView Crossing to provide a pedestrian and bicycle connection over Highway 100 to City Hall.



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A continuous public space serving as a circular walkway around the entire development with intervals that expand to signature elements such as a sculpture garden, a promenade of trees, gardens, fountains and welcoming public and private structures is sure to provide a unique identity for the GrandView neighborhood and the City of Edina.



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Grandview Phase I Redevelopment

Parking Analysis

USE	STALLS ¹	PARKING NEEDS ² (#per 1000sq ft)		POTENTIAL DEVELOPMENT IN SQUARE FEET	
		LOW	HIGH	HIGH	LOW
Office	500	4	6	125,000	83,000
Medical	500	6	8	83,000	62,500
Retail	500	4	5	125,000	100,000
Retail w/Restaurants	500	6	8	83,000	62,500
Residential (Apt and/or Condo)	500	1.5	2	333,000	250,000

¹ Assumes a two-level parking structure covering approximately 2.5 acres of the site.

² These numbers are not based upon the Edina zoning code, but use practical industry standards