



PARTNERING TO CREATE THE VISION
GRANDVIEW DISTRICT REDEVELOPMENT

September 2, 2014

Members with authentic tradition of creating vibrant, sustainable communities



Mike Korsh, CPM
Kraus-Anderson Real Estate
20 years of diversified real estate management experience



David Graham, FAIA, LEED AP
ESG Architects
Leader in the use of urban planning principles to design urban redevelopment master plans that reinvigorate the urban realm



Douglas Jandro
Kraus-Anderson Construction Company
30 years of experience in development, financing, strategic analysis and critical leadership teaming with local government



Art Bartels, AIA, LEED AP
ESG Architects
Project Manager/ Facilitator from Master Planning through Construction Implementation for complex redevelopments



Bob Cunningham
Melrose Company
Leader in creating vibrant, pedestrian-oriented communities such as Excelsior & Grand

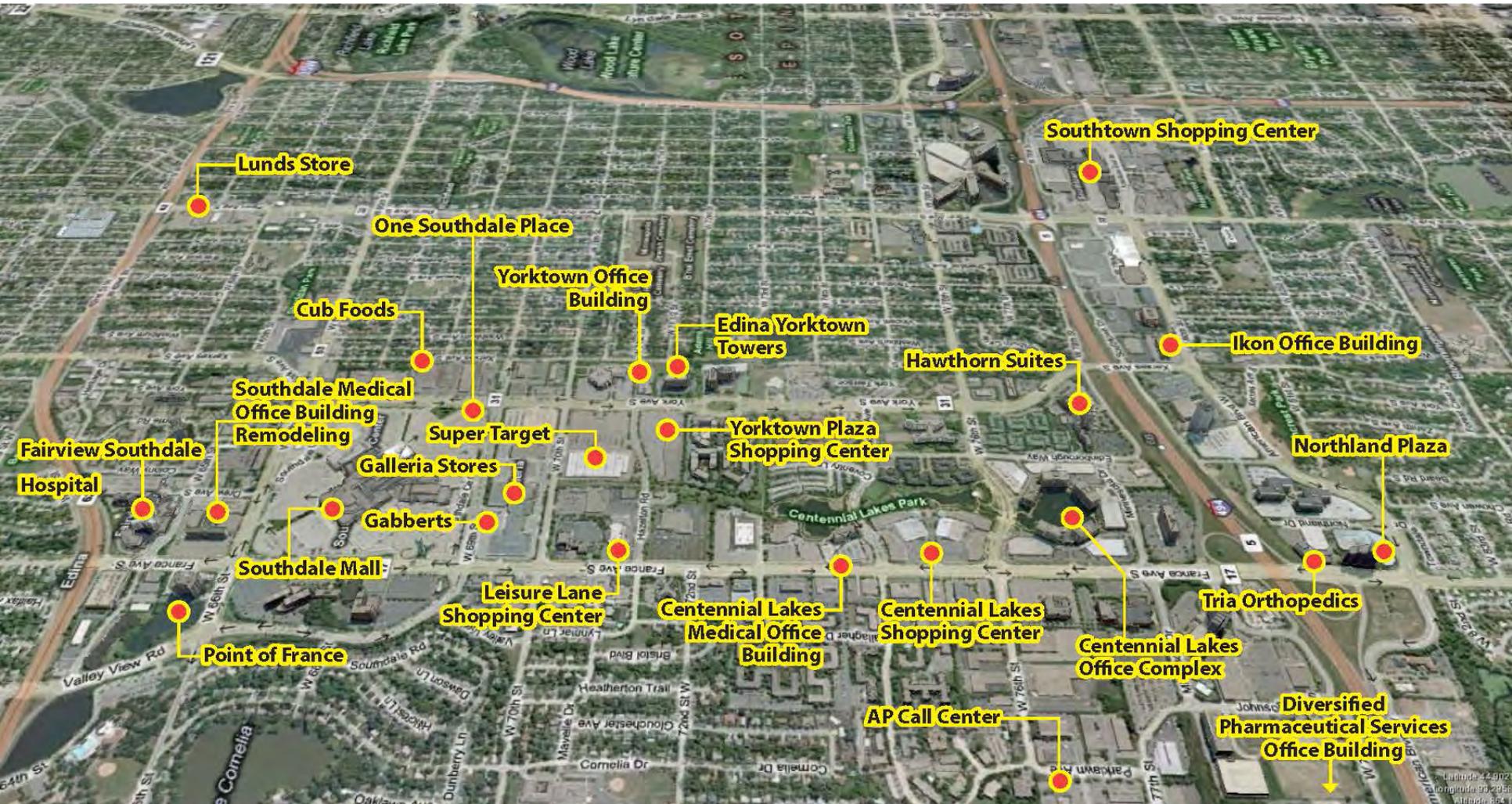


Dennis Sutliff, AIA, ULI
ESG Architects
Urban Planner, Designer of award-winning Mixed-Use Communities creating sustainable environments for live, work, & play

Team members have a legacy of working in Edina on innovative master plans: **Edinborough & Centennial Lakes**

- **Your partner is Kraus-Anderson**
- **Develop-to-Own / Long-term Hold**
- **Public Private Partnerships**
- **Legacy in the Community**
- **Long-Standing Business Relationships**
- **Ability to Own, Develop, Construct**
- **KA Communicates**

Long-term commitment



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Centennial Lakes Edina, MN



- **Community/
Recreation Center**
- **Event Venue**
- **Activates Public
Realm**



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We Know Mixed Use

Excelsior & Grand



- Setting the Standard
- Process/Community Engagement
- Public/Private
- Balance
- Mixed –Use/TOD, Guiding Principles
- “Lessons Learned”



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We Know Community Spaces



East Ridge Performance Auditorium, Woodbury, MN



U.S. Land Port of Entry Plaza, Warroad, MN



Augsburg College Kennedy Center, Minneapolis, MN



Forestview Performance Auditorium, Brainerd, MN



Coloplast Headquarters Plaza, Minneapolis, MN



Fountains at Hosanna Plaza, Lakeville, MN



Midtown YWCA, Minneapolis, MN

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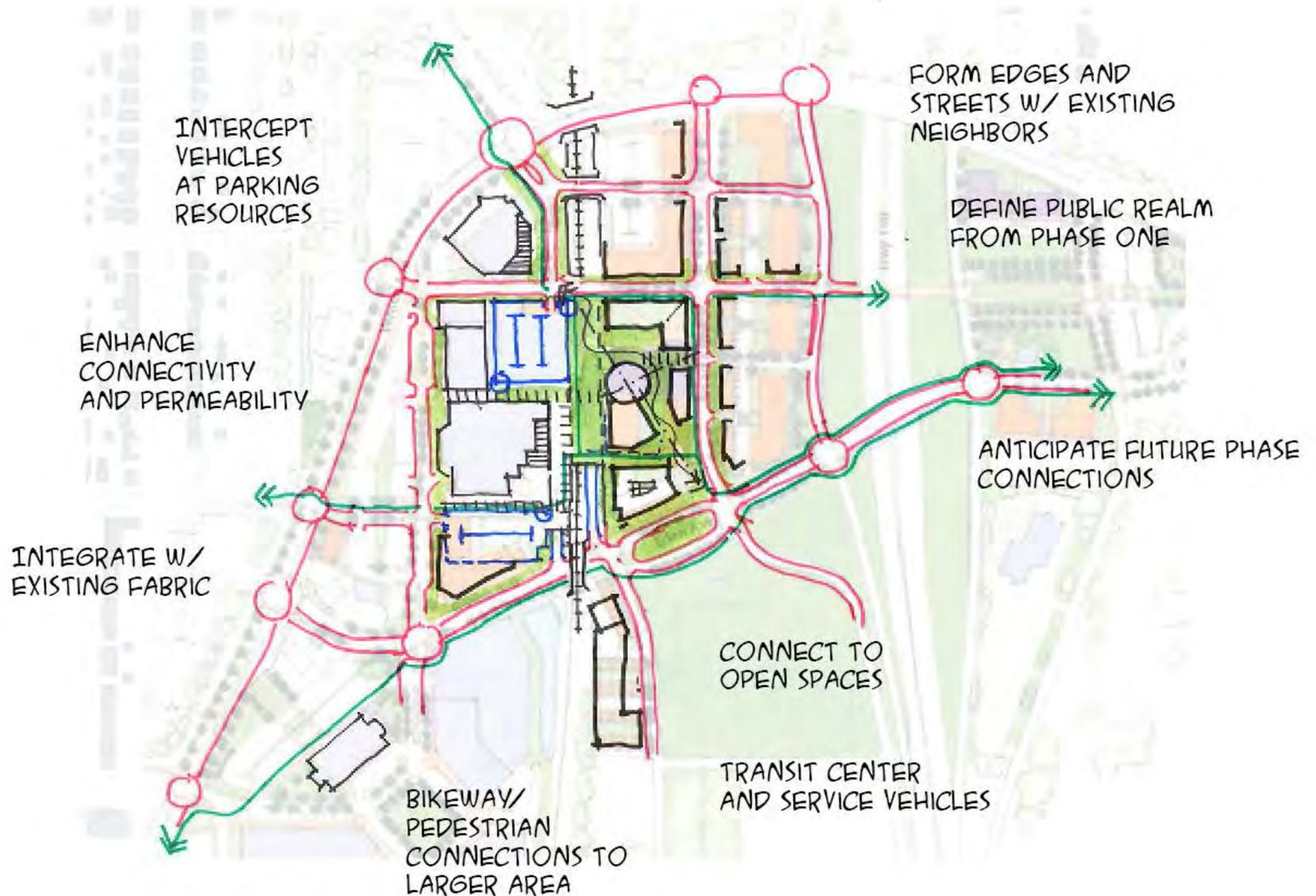


GrandView District



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Reality Near Term



MID-BLOCK
PEDESTRIAN
CONNECTIONS
TO WEST



INVESTIGATE CAPACITY
FOR ADDITIONAL PARKING/
RESIDENTIAL ABOVE RAMP

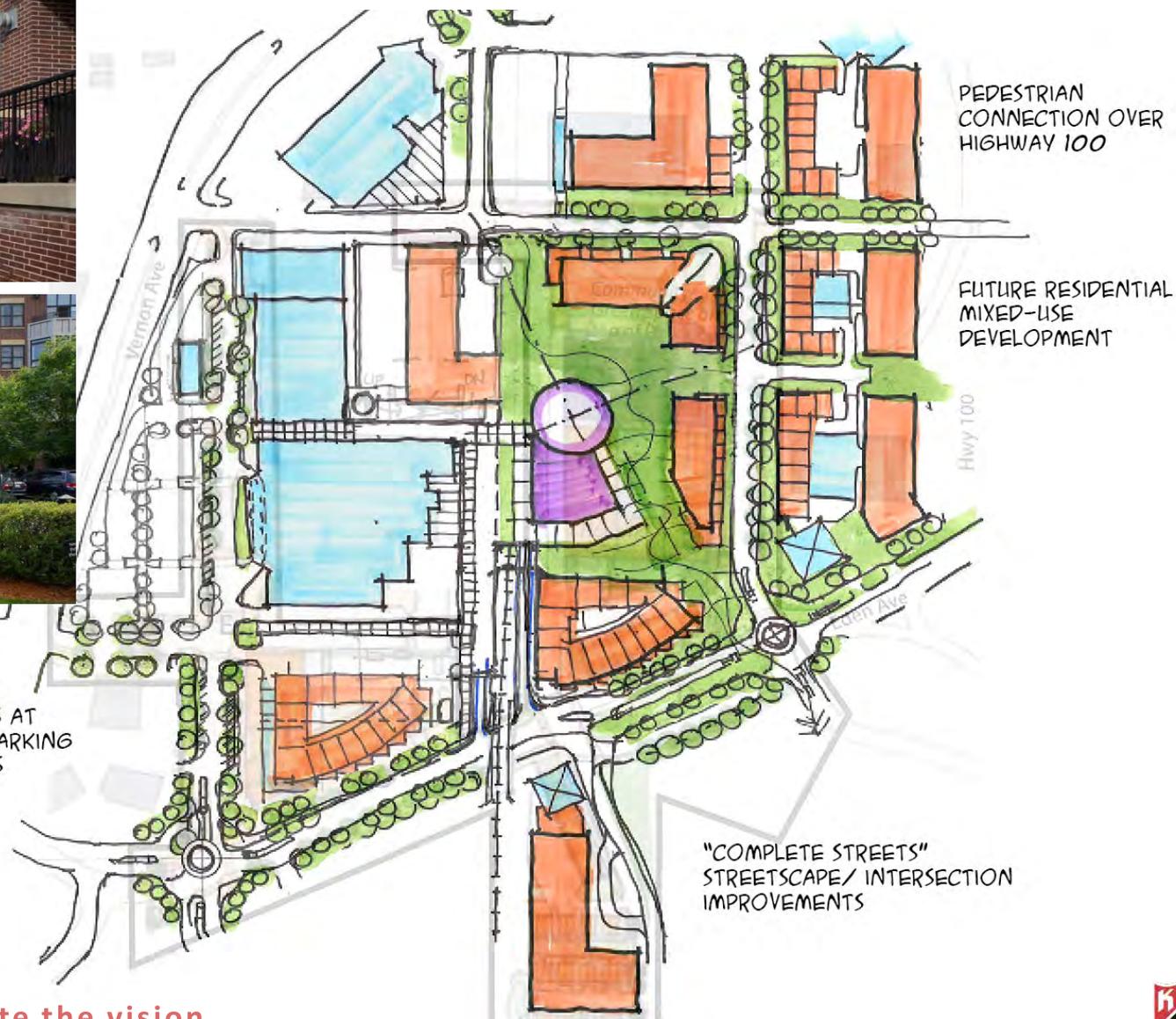
"STREETSCAPE"
IMPROVEMENTS AT
JERRY'S AND PARKING
MODIFICATIONS



PARKING DECK FOR
RESIDENTIAL

6-8 STORY MIXED-USE RESIDENTIAL
W/ COMMERCIAL LINER

Reality Long Term



PEDESTRIAN CONNECTION OVER HIGHWAY 100

FUTURE RESIDENTIAL MIXED-USE DEVELOPMENT

"STREETSCAPE" IMPROVEMENTS AT JERRY'S AND PARKING MODIFICATIONS

"COMPLETE STREETS" STREETSCAPE/ INTERSECTION IMPROVEMENTS

Experience

Commitment

Philosophy

Strength

... to complete your vision

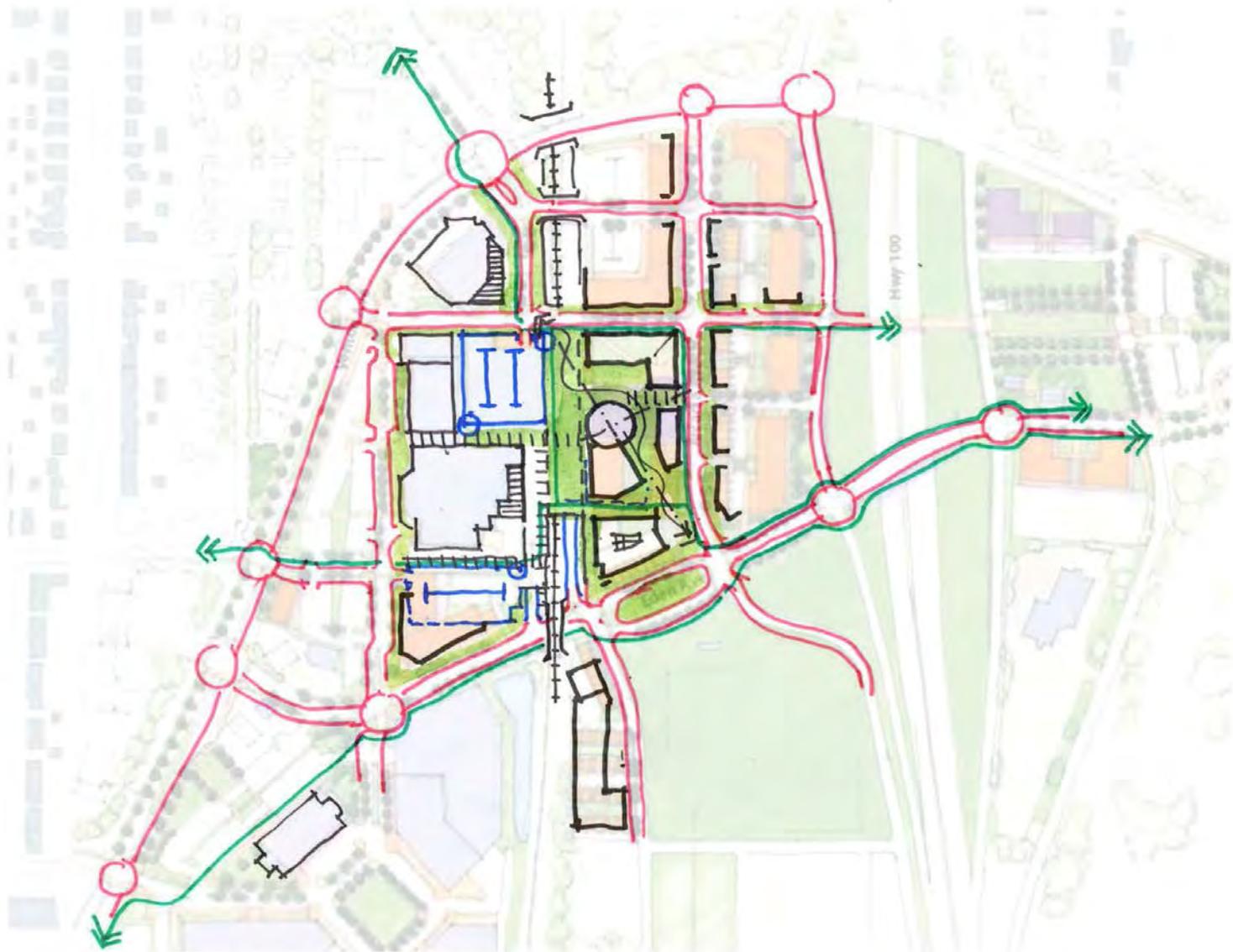
Questions & Answers



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The Spark Alternative "A"



The Spark Alternative "B"



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Reality – Mid Term Alternative “B”



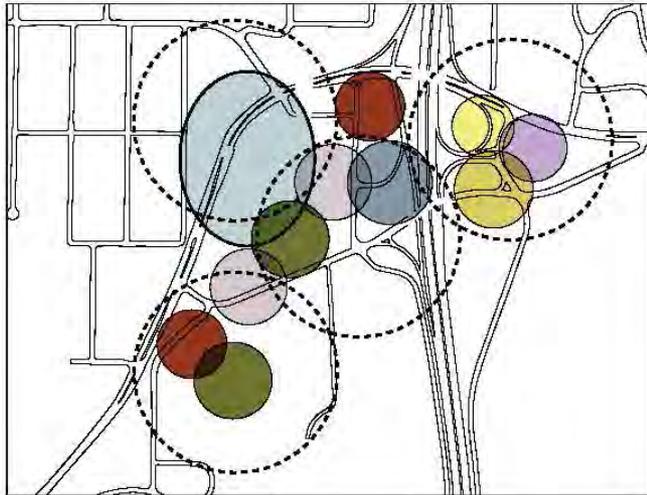
Reality – Mid Term Alternative “C”





Principles Related to the Concept Diagram

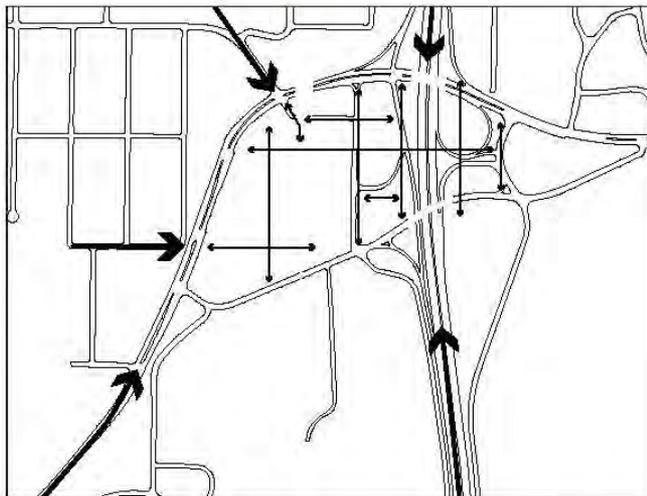
Concept Diagrams



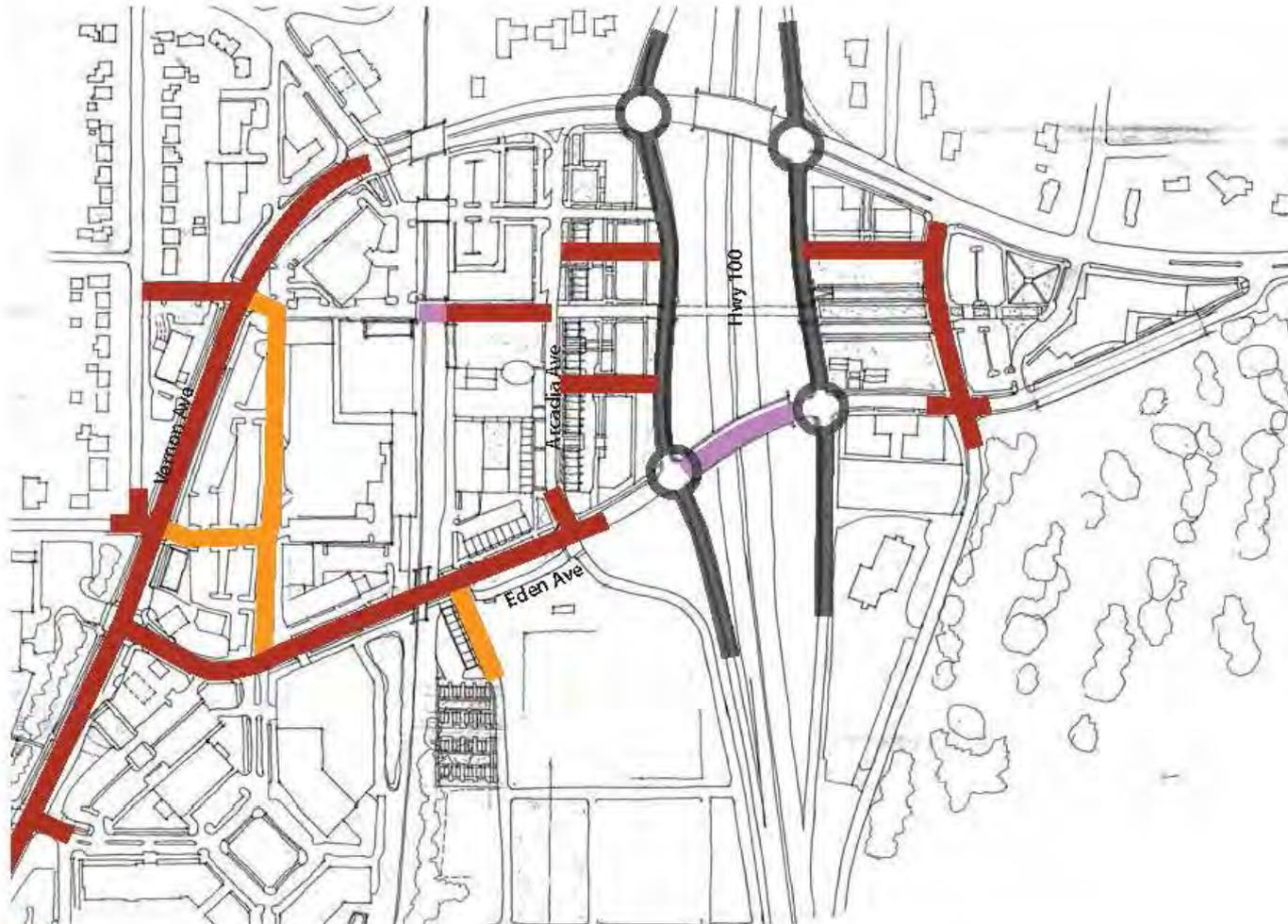
Create "go to" and "stay at" uses



Connect throughout



Easy to get to; easy to get around



-  Complete/Living Streets improvements
-  Private streetscapes
-  Split diamond interchange
-  New / improved bridges



Public Realm



Land Use



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Implementation





