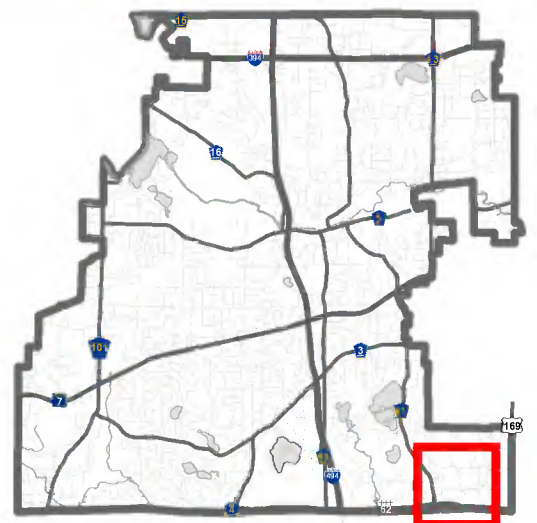




Location Map

Project: Greystar Development
Address: 10701 Bren Road



Existing Site - 10701 Bren Rd. E.



Existing Site - 10701 Bren Rd. E.





10701 BREN ROAD DEVELOPMENT

PLANNING COMMISSION MEETING
DATE: AUGUST 18, 2022

GREYSTAR

esg
ARCHITECTURE & DESIGN

URBAN ECOSYSTEMS

 **Sambatek**

DEVELOPMENT TEAM EXPERIENCE



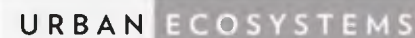
ABOUT GREYSTAR

Greystar is a leading, fully integrated real estate company offering expertise in investment management, development, and management of rental housing properties globally. Headquartered in Charleston, South Carolina, Greystar manages and operates over \$221 billion of real estate in 224 markets globally including offices throughout North America, Europe, South America, and the Asia -Pacific region. Greystar is the largest operator of apartments in the United States, managing over 768,000 units globally, and has a robust institutional investment management platform with more than \$58.2 billion of assets under management, including over \$24 billion of development assets.



ABOUT ESG

ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers base their work on timeless design principles. These principles include the integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises.



PROJECT NARRATIVE

VISION STATEMENT

Greystar desires to create a market rate rental community to serve residents in an area that will soon benefit from enhanced transit opportunities and an extensive network of recreational trails. The new residents will enhance the Opus Park community and foster the ongoing development of a new neighborhood centered around the light rail station.

PROJECT GOALS

- Support the objective for a mixed-use community at the Opus campus by growing the resident population.
- Create a Transit-Oriented Development community that will provide ridership on the new light rail line.
- Enhance and support the district's natural features and integrate the site into the existing landscape of trails.
- Provide density to support the area's existing businesses and provide additional residents to serve as a catalyst for more retail/commercial development within the Opus Park.
- Connect the Red Circle Trail from Shady Oak Road to Bren Road as per the Opus Area Placemaking + Urban Design Implementation Guide.
- Develop a concept for connecting the project to the existing trail network with seating areas, landscaping and an updated stormwater management approach.

PLACEMAKING AND DESIGN CONCEPT

The project's vision and design concept will align with the goals of the Opus Area Placemaking + Urban Design Implementation Guide.

- Located within the "Red Loop", the proposed development is an important part of the broader Opus Area Placemaking and Design trail system. The area is characterized by natural open spaces stitched together with an exceptional network of pedestrian trails and a one-way road system.
- The proposed residential building will integrate into this well-established environment by giving precedence to landscape design and upgraded pedestrian connections.
- New sidewalks will be integrated around the site to the east where it will connect to the proposed LRT station. Along the south side of the development, paths connect to both the Shady Oak Rd. trail system as well as the Orange Loop. New connections within the site, and around the north and west will solidify pedestrian connections for residents and visitors of OPUS park.
- With the new Southwest Light Rail station located adjacent to the site, residents will have direct access to a transit option that will reduce dependency on automobile use.
- Visual and physical connections will be made to the existing trail system, the LRT station, nearby longstanding businesses and new residential developments nearby.

A primary site design goal is to maximize the ground plane:

- The grounds immediately adjacent to the buildings will be highly landscaped since there is no structured parking below ground. The landscape program will include full overstory canopy trees.
- The open space around the perimeter of the buildings will incorporate carefully designed stormwater features and native landscaping.
- Native vegetation will take precedence on the site based on the historic species located in this area.
- Hardscape areas will be thoughtfully designed and incorporate seating areas, exterior lighting, and wayfinding elements.
- Walk-up style residential units with sidewalks, stoops, and entry doors will be located at the street frontages to facilitate and encourage an active streetscape environment.

PROJECT DESCRIPTION

- An office building and surface parking exist on the site today. The proposed project consists of a five and six-story market rate apartment building with approximately 275 units. The building will also incorporate approximately 28 affordable residential units (10%: 14 units at 40% AMI and 14 units at 80% AMI). The multifamily building wraps a large interior courtyard and a six-story parking structure that will contain about 395 parking spaces.
- The residential building will be fully amenitized and include a lobby and common areas at ground level. A vehicular drop-off court is accessed from Red Circle Drive. This arrival court will include several guest parking stalls for prospective tenants and visitors. The Level one amenity spaces will overlook the amenity courtyard as well as a double-height resident clubroom located at Level P1 below. A level six "sky lounge" will provide indoor and outdoor spaces with views toward the north and east.
- The landscaped courtyard is inspired by the naturally occurring landscapes of Minnesota. Frozen lakes and ice bubbles, dense aspen and birch forests, wetlands, and bogs, as well as the oak savannah ecosystem inspire forms and program throughout the site. Informal seating and grilling areas are scattered throughout the courtyard. A seating berm and tree bosc provide spaces for relaxation as well.
- At the building perimeter, the project will use the existing topography of the site to manage stormwater in a series of cascading raingardens that will connect to the larger stormwater management system.
- Service functions like move-ins and trash pickup will be located on the north side of the building, accessed via an existing private drive and existing shared access easement. Architectural screen walls and landscaping will visually screen this area from the pedestrian sidewalks along Bren Road.
- Ample bike parking will be provided within the building to support and encourage bicycling.

BUILDING DESIGN AND EXTERIOR MATERIALS

- A key building design move is in response to the property line curve at the intersection of Bren Road and Red Circle Drive. The building face along this frontage is composed of a series of pinwheeling wall planes that mediate between the rectilinear courtyard and the property line condition. The result is a serrated facade expression that creates visual interest, scales down the building massing, and provides opportunities to integrate protected balconies and directional window openings. While the exterior skin of the building is lighter in color, where this primary massing is peeled away, a darker accent color becomes predominant.
- Exterior materials under consideration include a mix of brick, metal panel, cementitious panels, glass and accent materials - to create an integrated palette that will complement the intensive landscaping of the site.

EXISTING CONDITIONS: AREA



WALK

- ON SITE TRAIL ACCESS
- 4 MIN. TO LAKE
- 5 MIN. TO OPUS LIGHTRAIL STATION
- 6 MIN. BETWEEN RED CIR DR TO SHADY OAK BUS STOP

DRIVE

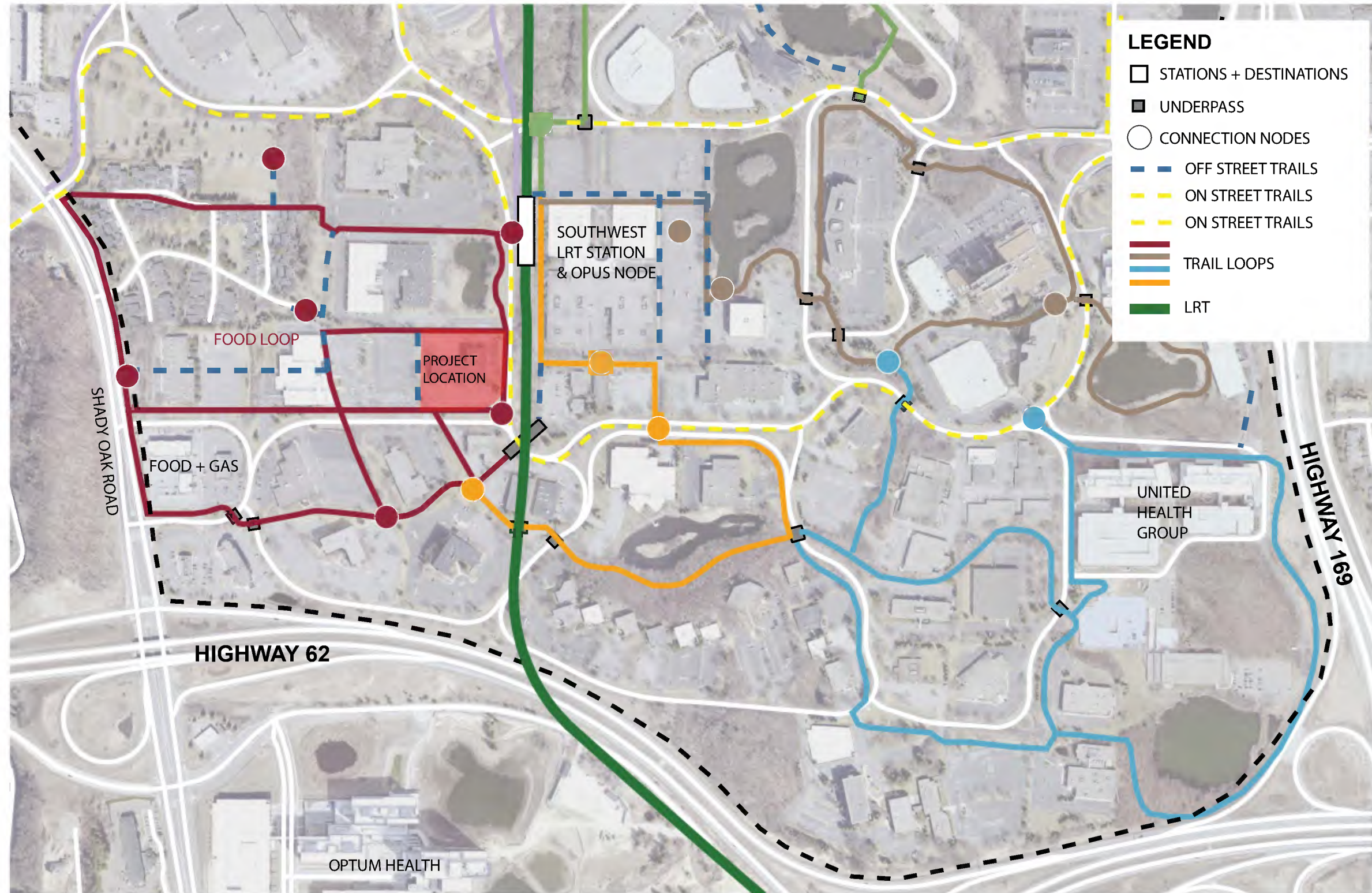
- 10 MIN. TO MEADOWBROOK GOLF COURSE
- 20 MIN. TO DOWNTOWN MINNEAPOLIS
- 22 MIN. TO MSP INTERNATIONAL AIRPORT
- 30 MIN. TO ST. PAUL

ENGAGE

- 17 NEARBY RESTAURANTS
- 3 HOTELS NEARBY
- 3 PARKS W/TRAILS THROUGH THE SITE

- MAIN ROADWAYS
- MAIN APPROACH
- SW LIGHTRAIL - GREEN LINE
- TRAIL SYSTEM + PARKS
- RETAIL/COMMERCIAL/HOTEL
- CORPORATE & EDUCATION
- RESIDENTIAL

EXISTING CONDITIONS: CONNECTIONS

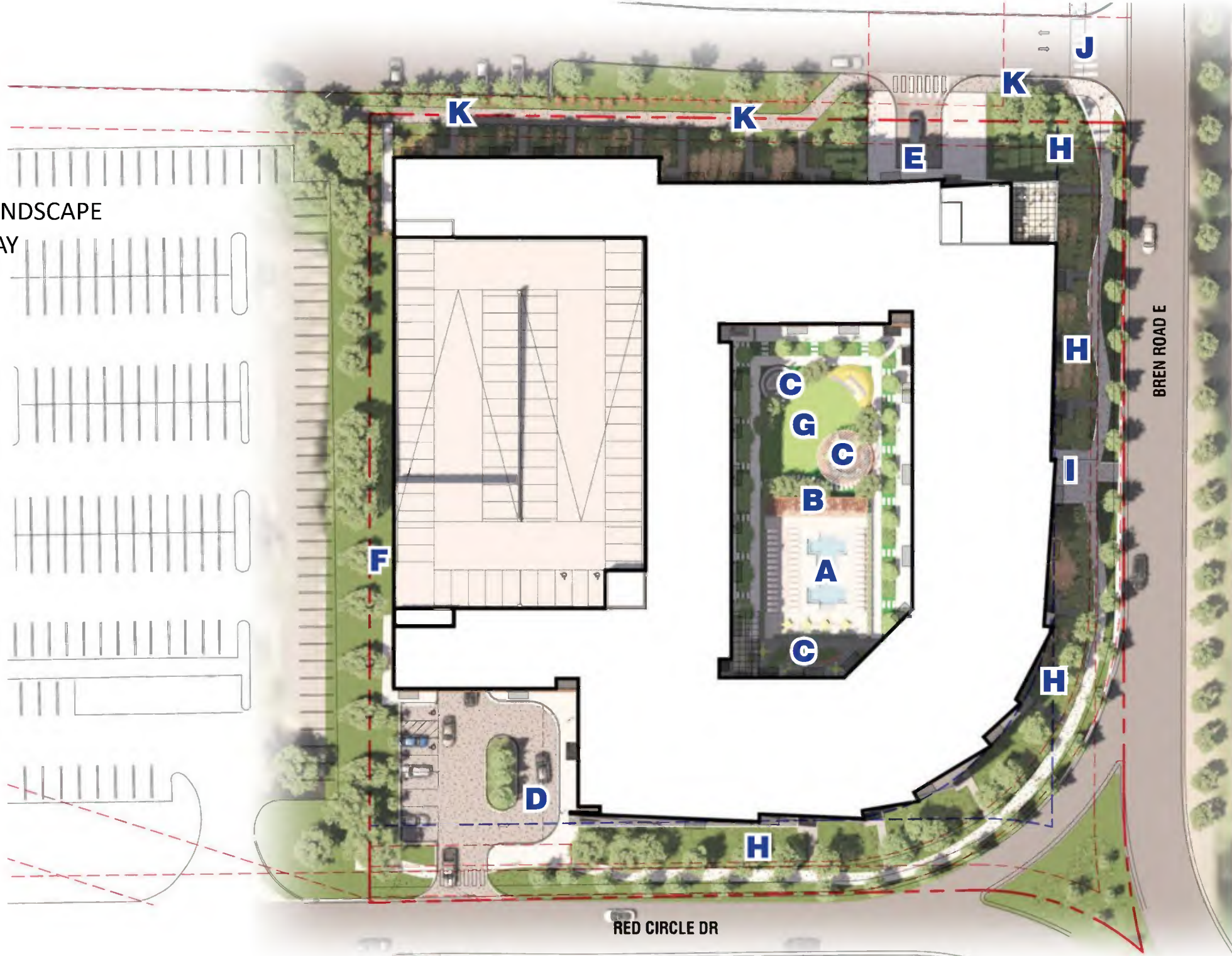


LOCATION PLAN



SITE PLAN

- A. POOL
- B. PERGOLA
- C. SEATING/FIREPIT/GRILLS
- D. DROP OFF
- E. SERVICE
- F. DOG RUN
- G. LAWN
- H. STORMWATER INFILTRATION LANDSCAPE
- I. TRAIL CONNECTION/PASSAGEWAY
- J. CONNECTION TO TRAIL/LRT
- K. TRAIL EXTENSION



PERSPECTIVE VIEW FROM SOUTHWEST



PERSPECTIVE VIEW FROM SOUTHEAST



PERSPECTIVE VIEW OF DROP OFF COURT



PERSPECTIVE VIEW OF DROP OFF COURT



PERSPECTIVE VIEW FROM SOUTHEAST



PERSPECTIVE VIEW FROM EAST



PERSPECTIVE VIEW FROM NORTHEAST



LANDSCAPE DESIGN VISIONING



LANDSCAPE DESIGN VISIONING



LANDSCAPE PERSPECTIVE FROM SOUTHEAST



LANDSCAPE STREET VIEW FROM SOUTHEAST



LANDSCAPE STREET VIEW FROM SOUTHEAST



LANDSCAPE STREET VIEW OF RED CIRCLE DRIVE



LANDSCAPE STREET VIEW OF BREN ROAD



LANDSCAPE STREET VIEW FROM NORTHEAST



LANDSCAPE STREET VIEW OF NORTH FACADE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



LANDSCAPE COURTYARD PERSPECTIVE



COURTYARD LEVEL PLAN



Garden Level (P1) Floor Plan

Scale: 1" = 50'-0"



10701 BREN ROAD DEVELOPMENT

Minnetonka, MN

August 18, 2022

LOBBY LEVEL PLAN



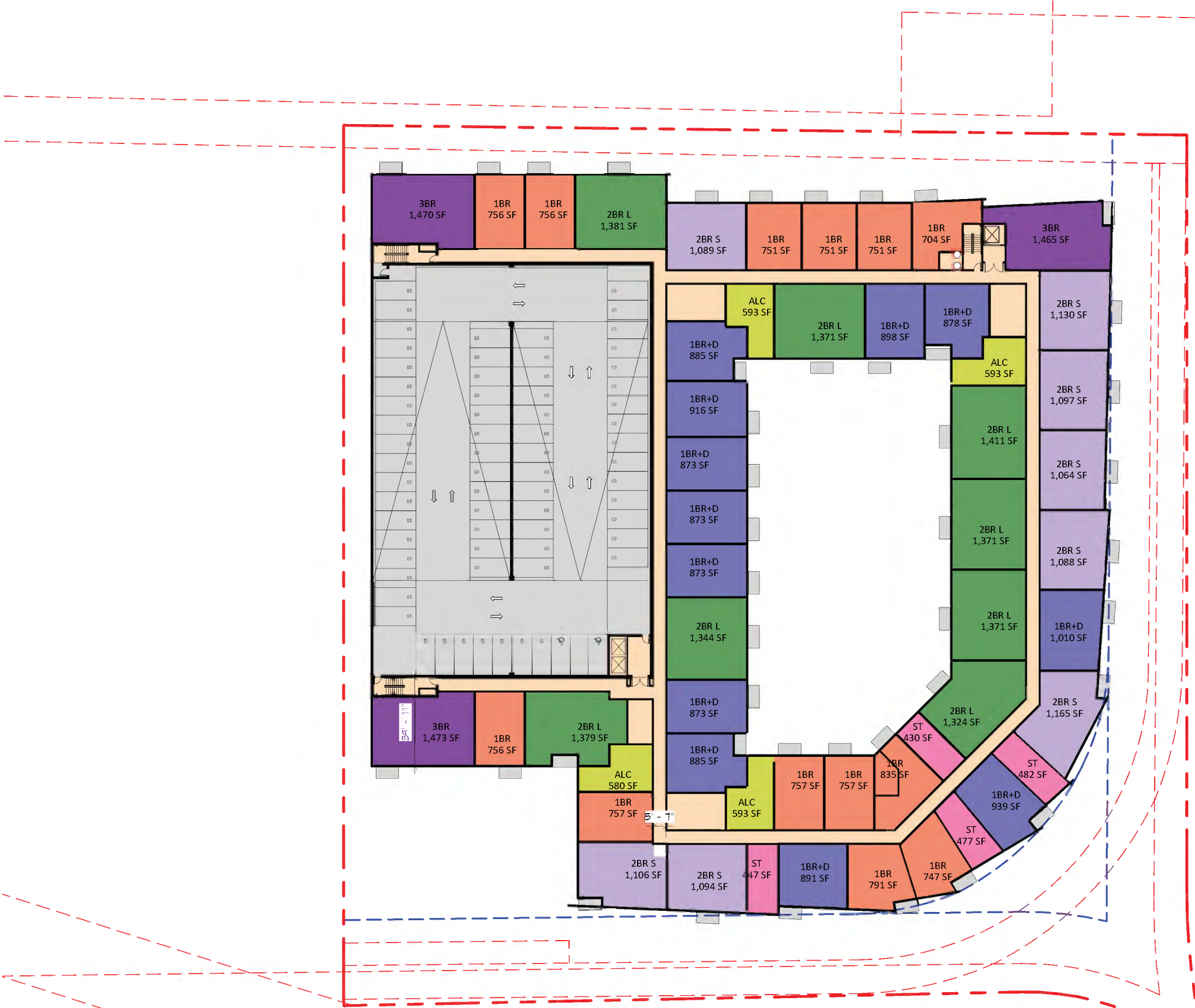
PROJECT METRICS

SITE:
3.328 Acres

MULTIFAMILY BUILDING:
6 Stories,
Approx. 275 units,
Approx. 320,825 GSF

PARKING GARAGE:
6 Stories,
Approx. 396 stalls,
Approx. 131,680 GSF

TYPICAL UPPER LEVEL PLAN



Typical Floor Plan
Scale: 1" = 50'-0"



10701 BREN ROAD DEVELOPMENT
Minnetonka, MN
August 18, 2022

ESG LOW-RISE PRECEDENT

Elan Uptown



Overture



Elan West End



The Lakes



ESG LOW-RISE PRECEDENT: MINNETONKA



Avidor Ridgedale (Minnetonka)



Residences at 1700 (Minnetonka)



Avidor Ridgedale (Minnetonka)



Residences at 1700 (Minnetonka)

SUSTAINABLE DESIGN: SITE

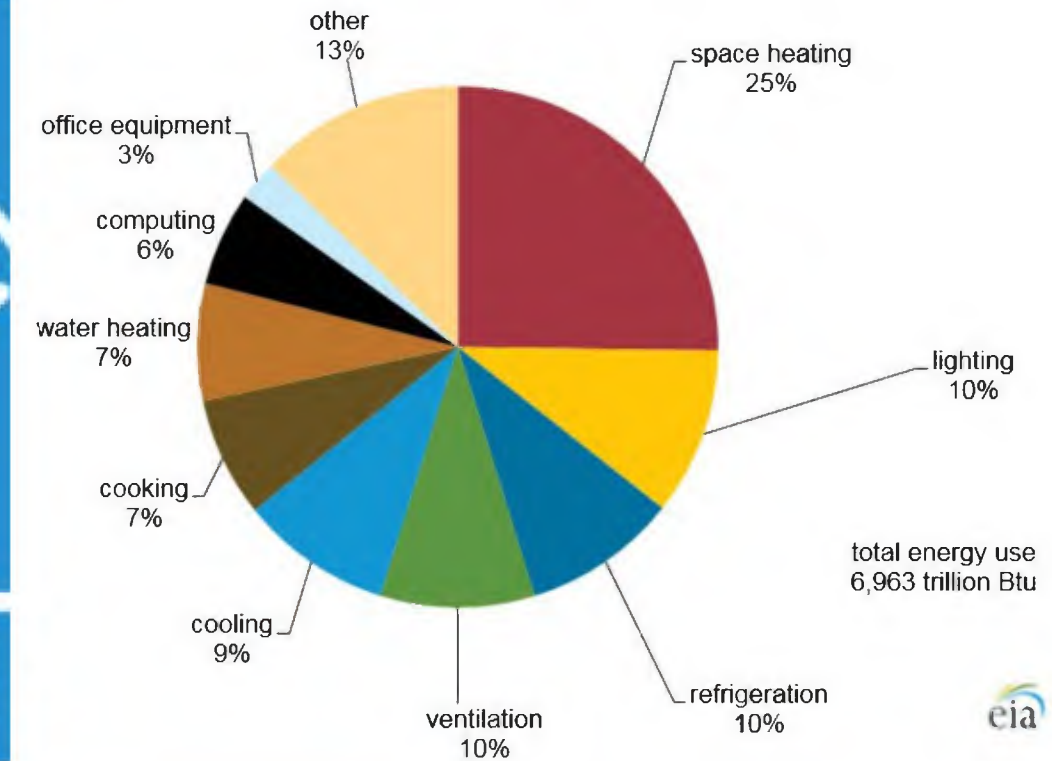
- **Access to transit** with adjacent light rail station
- Connecting to existing **bike/nature trails** and providing internal bike storage rooms
- **Stormwater management:** utilize a creative mix of surface and underground solutions integrated with the site's landscaping
- **Stormwater management solutions** under consideration: rain gardens, underground infiltration/filtration and irrigation re-use
- **Light-colored** site pavement and pavers so as to not contribute as much to the heat island effect
- **Dark sky-compliant** site lighting



SUSTAINABLE DESIGN: BUILDINGS

BUILDING EFFICIENCY & RENEWABLE ENERGY

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) roof with SRI of 0.28 minimum
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems — explore options through the Xcel Energy EDA program
- Energy Star-rated appliances
- LED fixtures with occupancy sensors
- Electrical vehicle charging stations
- WaterSense plumbing fixtures
- Low VOC materials and paints
- Low construction waste due to panelized construction



SUSTAINABLE DESIGN: OCCUPANTS

HEALTH & WELLNESS

- Design to encourage **physical activity** with well designed and convenient stairwells and exterior pathways
- **Visual connection** to the outdoors
- **Noise mitigation** with verified acoustical sound assemblies in walls and floors
- **Clean air** with at least MERV 8 air filters
- Access to **daylight** in rooms and amenity spaces
- **Low VOC** materials and paints
- Convenient common area **hand sanitizers and hand washing** locations



ANTICIPATED CITY REVIEW SCHEDULE

- August 18, 2022 – Planning Commission Concept Review hearing
- September 12, 2022 – City Council Concept Review hearing
- TBD – Formal Review submission
- TBD – Planning Commission Formal Review hearing
- TBD – City Council Formal Review hearing