

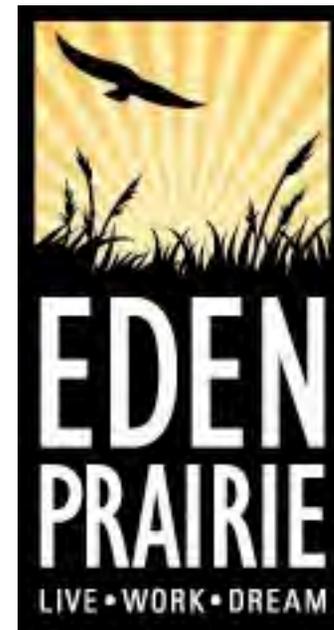
Golden Triangle Station Area Plan

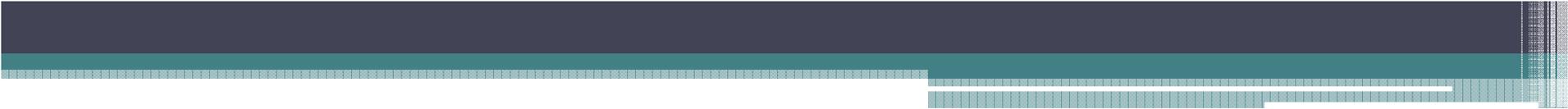
Dale Cooney, Matt Fyten, &
Shaker Rabban

Overview

- **Diagnosis**
- **Vision**
- **Action Plan**
 - Phase 1 Scenario
 - Phase 2 Scenario
 - Community System
 - Connectivity System
 - Natural Resources System

LIBERTY
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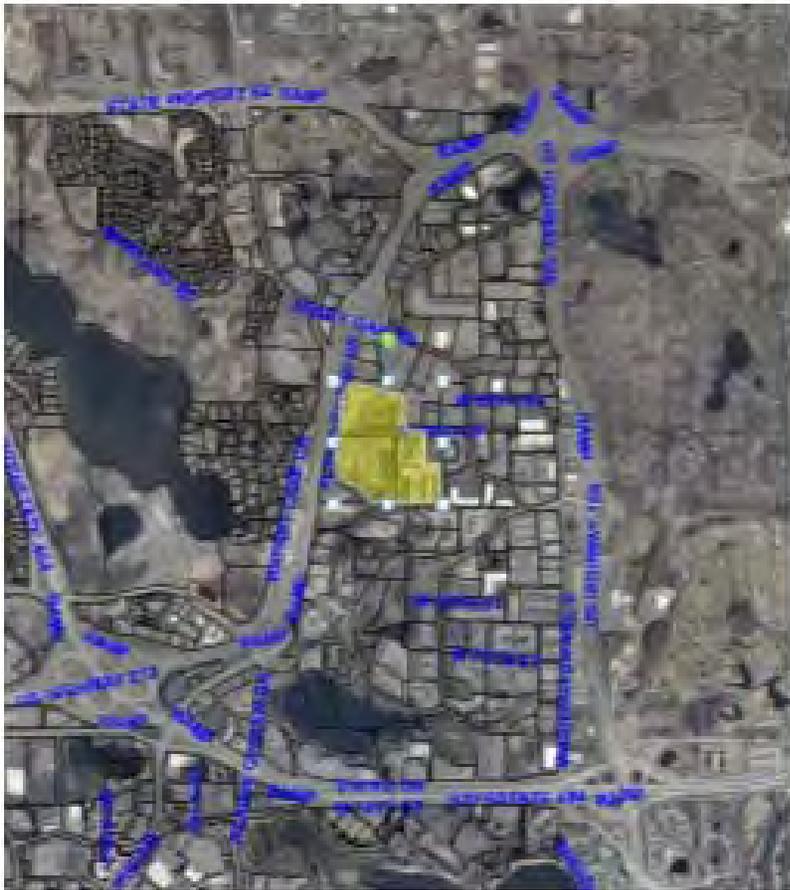




Diagnosis

Golden Triangle Station Area Plan

The Development Site



Golden Triangle Area (GTA)



Liberty Property Site

Business & Employment

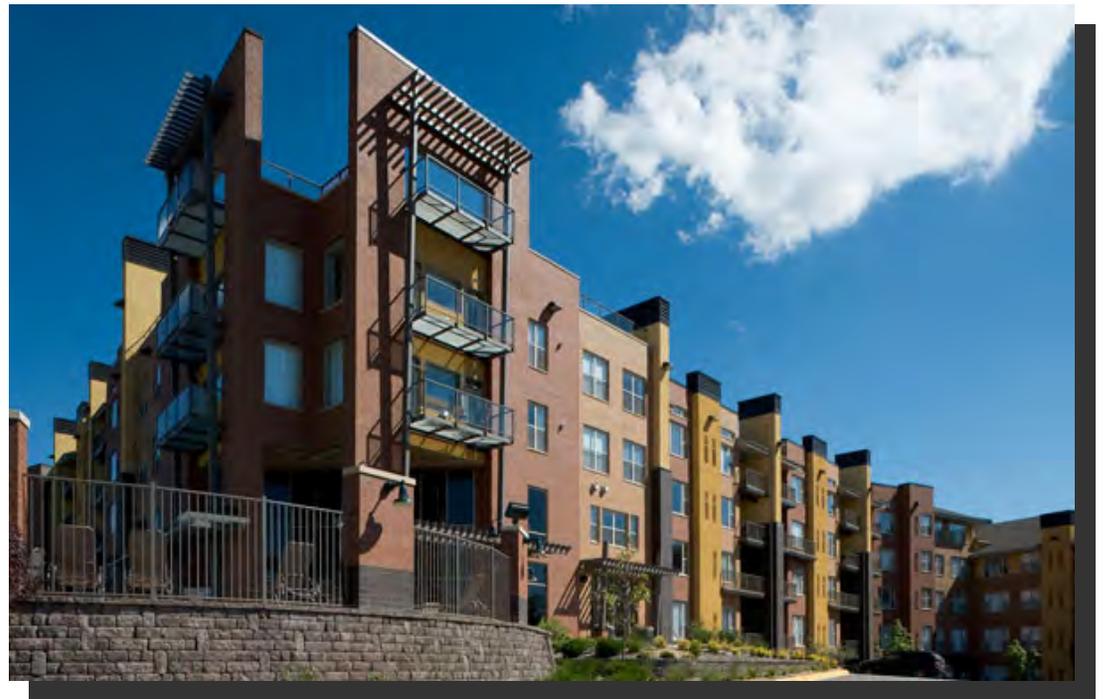
- 9.8 Million Square Feet of Office Space
- 9% of All Office Space in Twin Cities (2nd only to Downtown Minneapolis)
- Around 15,000 Jobs
- 91% of Workforce Lives Outside of Eden Prairie

Major Employers

The logo for Supervalu, featuring the word "SUPERVALU" in a bold, red, italicized sans-serif font.The logo for Starkey, featuring a blue outline of a five-pointed star with the word "Starkey" in a blue serif font inside the star.The logo for Compellent, featuring a blue stylized "C" icon above the word "compellent" in a grey, lowercase sans-serif font.The logo for LifeTouch National School Studios, featuring the word "LifeTouch" in a blue script font and "NATIONAL SCHOOL STUDIOS" in a blue sans-serif font below it.The logo for the Minnesota Vikings, featuring the word "MINNESOTA" in a purple serif font above the word "VIKINGS" in a larger, purple, stylized serif font.The logo for Cigna HealthCare, featuring a dark blue square icon with a white stylized tree or plant symbol above the text "CIGNA HealthCare" in a dark blue sans-serif font.

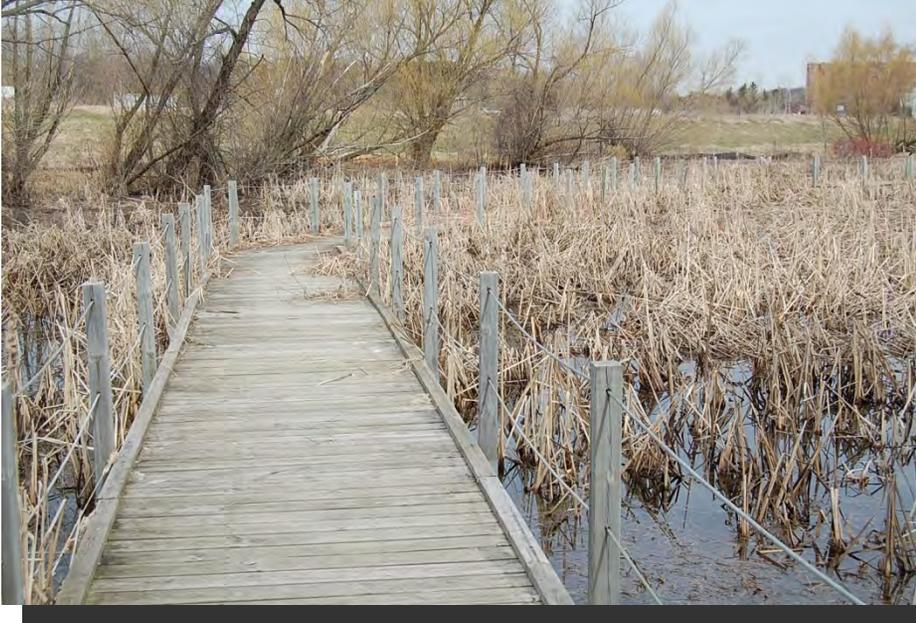
Residential and Housing

- No residential units on the site itself
- 598 Dwelling Units (entire GTA)
- City forecasts 3,278 Dwelling Units by 2030
- Predominantly Apartments and Condos

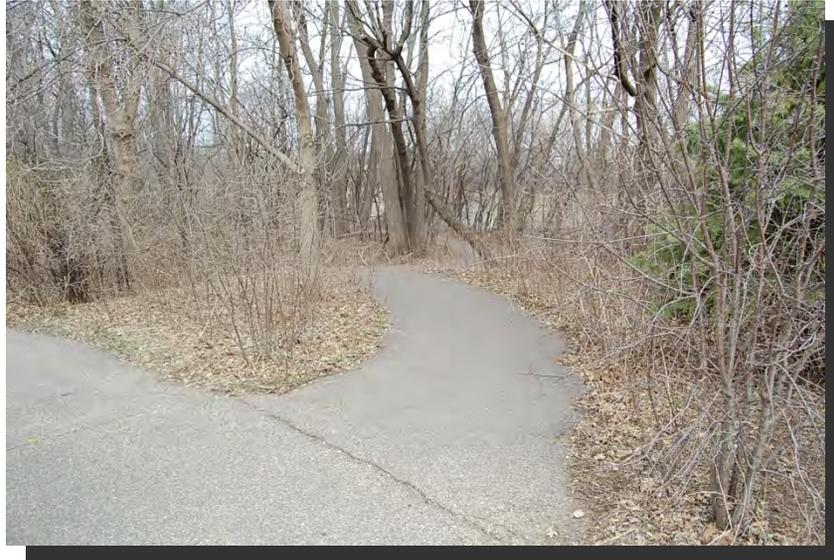


Bluffs at Nine Mile Creek

Natural Resources & Greenspace



Parks and Recreation



Land Use

Land Use Type	Parcel Acres	% of Total Acres
Industrial	504.78	52.6%
Commercial	242.29	25.2%
Residential	22.41	2.3%
Cooperative	9.22	1.0%
Vacant	180.97	18.9%

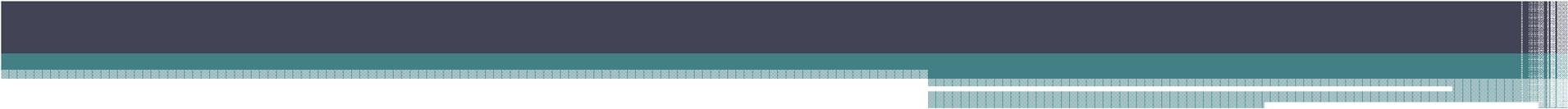
Source: Hennepin County Parcel Data, February 2011

Land Use Cover	Acres	% of Total Acres
Impervious Surface >75%	749.31	68.8%
Upland Areas	184.93	17.0%
Seasonal or Permanent Wetlands	154.85	14.2%

Source: MLCCS Data, 2003

Land use in a nutshell...





Vision

Golden Triangle Station Area Plan

A day in the life of Shaker. Tuesday,
May 7, 2019







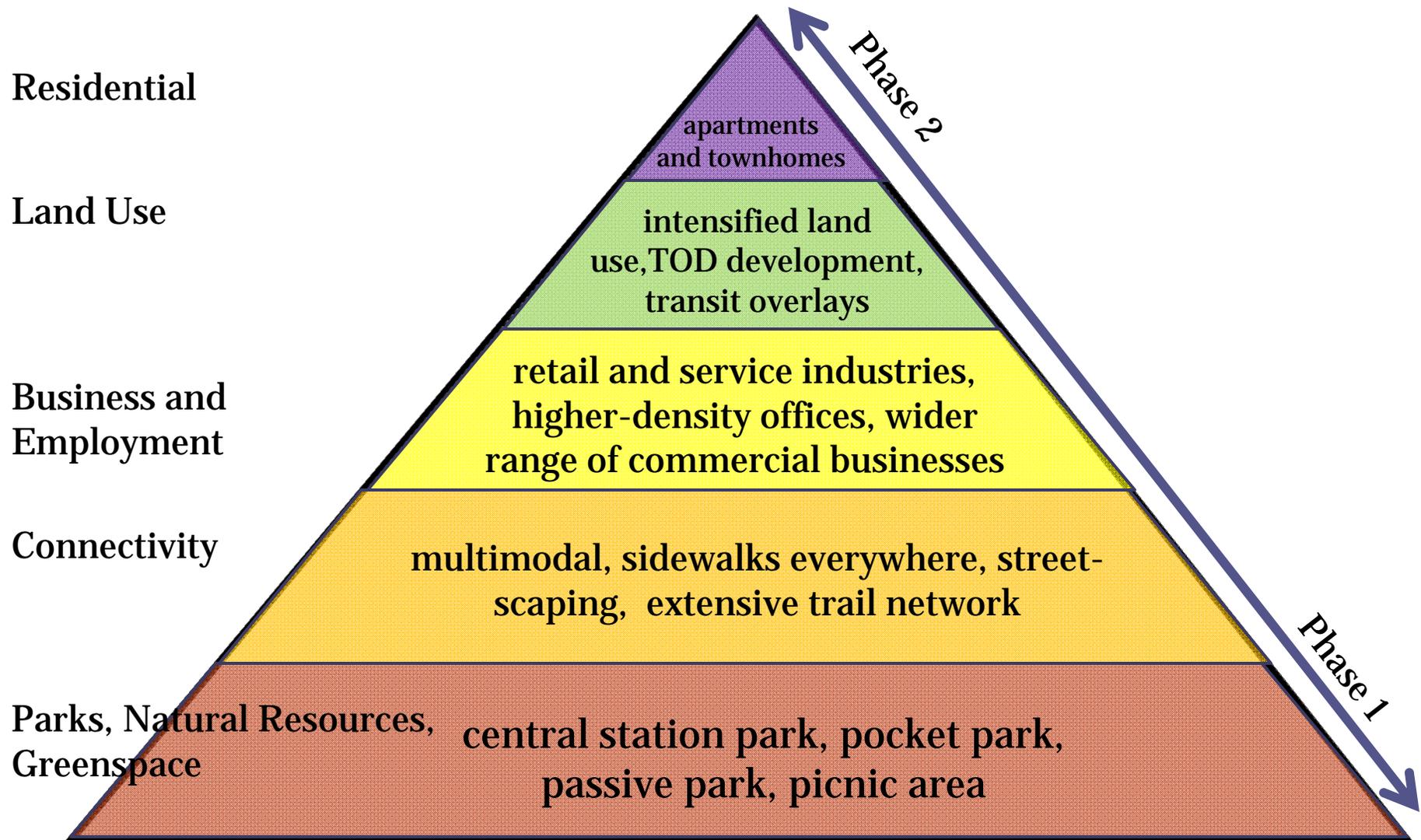




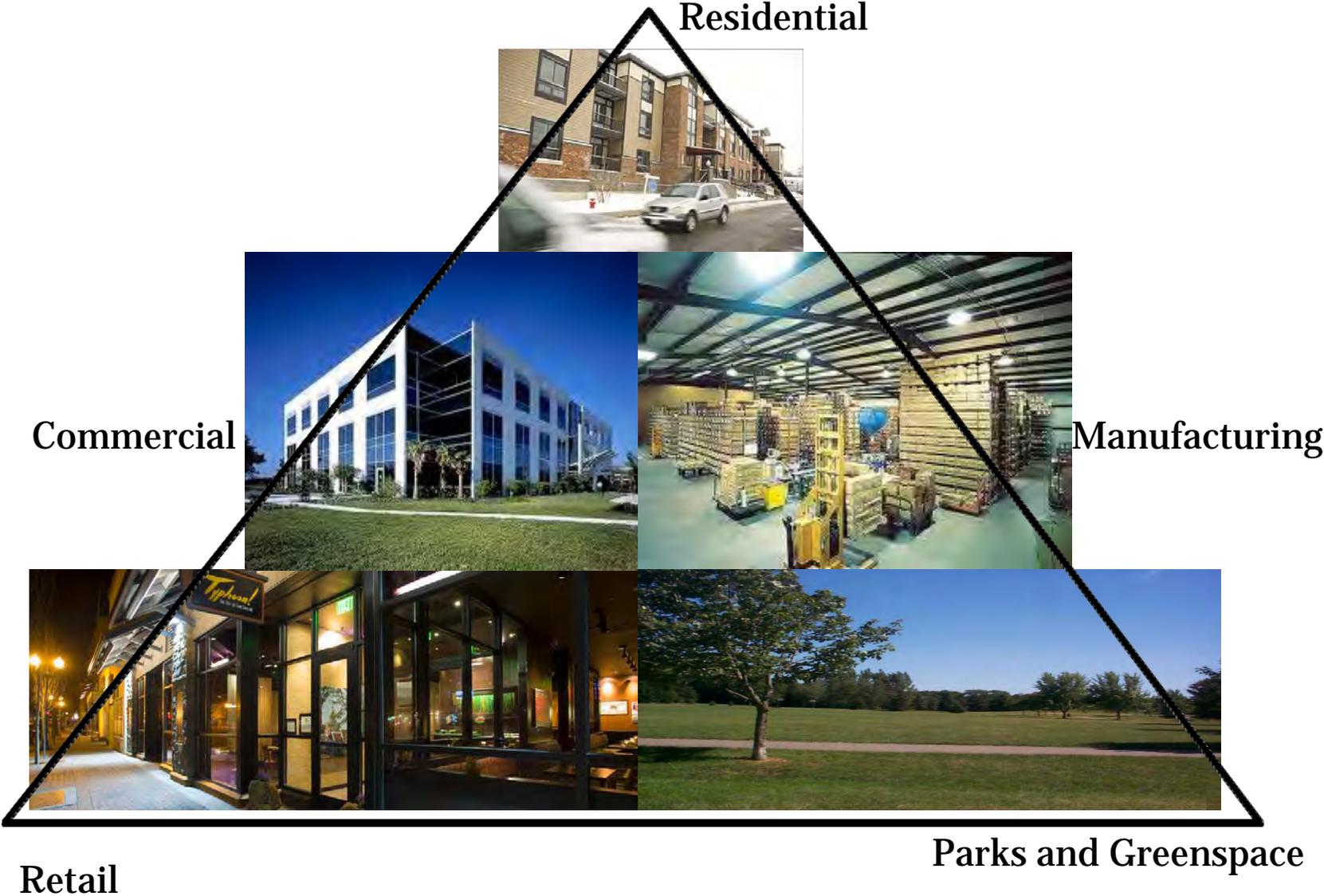


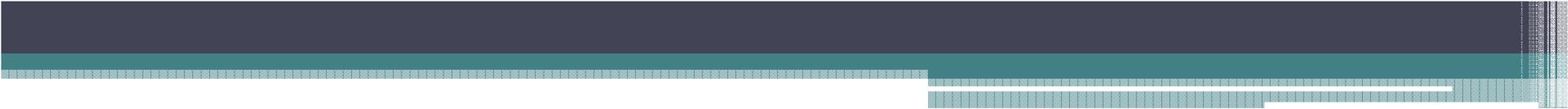
ESCRITTA (IT) © www.istockphoto.com

Golden Triangle's Visional Hierarchy



One Whole Triangle





Action Plan

Golden Triangle Station Area Plan





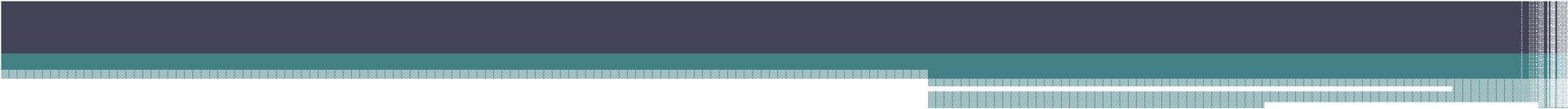
GOLDEN TRIANGLE STATION AREA: PHASE 1

- 1 Liberty Plaza (120k sq/ft)
- 2 Structured Parking (750 to 1000 stalls with ground floor office or retail)
- 3 70th Street Extension and Improvements
- 4 Pocket Park
- 5 Office Building (90k sq/ft with ground floor retail)
- 6 LRT Station
- 7 Office Building (75k sq/ft)
- 8 Picnic Area & Tot Lot
- 9 Passive Park
- 10 Access to Flying Cloud Dr.

GOLDEN TRIANGLE STATION AREA: PHASE 2

- 1 **Hotel** (100 to 150 rooms)
- 2 **Office** (360k to 450k sq/ft)
- 3 **Office** (185k to 250k sq/ft)
- 4 **Office** (70k to 140k sq/ft)
- 5 **Structured Parking** (300 to 600 spaces)
- 6 **Office** (60k to 100k sq/ft)
- 7 **Live/Work Housing, Community Center**
- 8 **Connectivity Improvements**
- 9 **Affordable and Market Rate Apartments** (72 to 108 units)
- 10 **Workforce Housing Townhome Units**





Sustainability Systems Maps

Golden Triangle Station Area Plan

Community, Equity, & Prosperity System

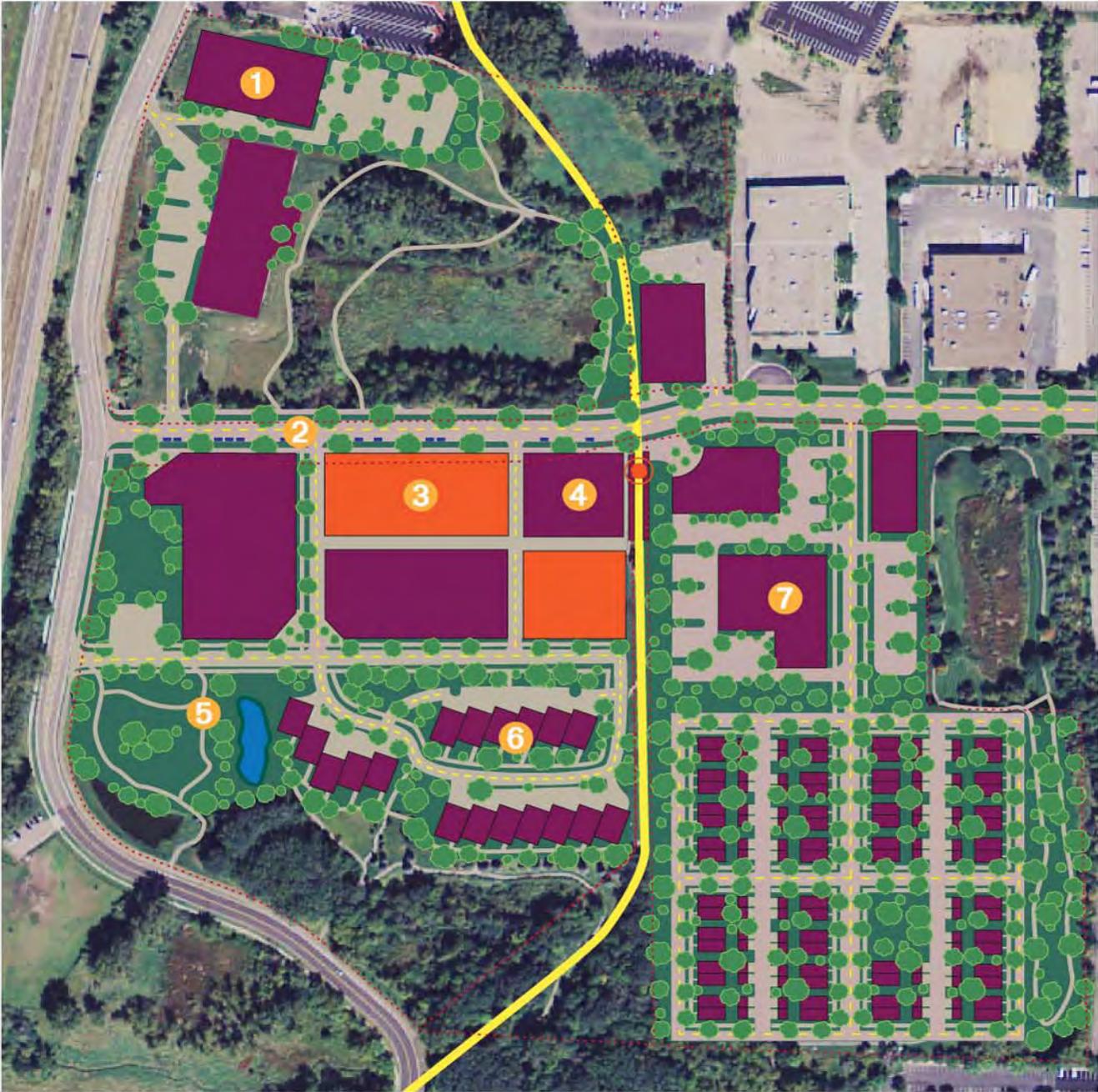
- **Guiding Principles**
 1. Create a visually appealing environment for businesses, employees, and residents
 2. Create a place that encourages community interaction
 3. Provide a mix of residential and commercial spaces



Liberty Plaza

COMMUNITY, EQUITY & PROSPERITY SYSTEM MAP

- 1 Luxury Hotel
- 2 Streetscape Design Improvements
- 3 New Structured Parking & Street Level Retail
- 4 High Density Office Space
- 5 Additional Trails & Park Space
- 6 Market Rate & Affordable Housing
- 7 Coworking/ Collaborative Space, Community & Fitness Center



Connectivity System

- **Guiding Principles**

1. Transition from an auto-oriented environment to a multi-model environment
2. Increase pedestrian/bicyclist access throughout the GTA
3. Create easy connections between employees and future services



CONNECTIVITY SYSTEM MAP

- 1 Shared bike trails
- 2 Upgraded pedestrian infrastructure
- 3 Improved trail network
- 4 Traffic Calming
- 5 Bike sharing program
- 6 Bicycle storage facilities
- 7 Improved connections between uses
- 8 Rear parking lots



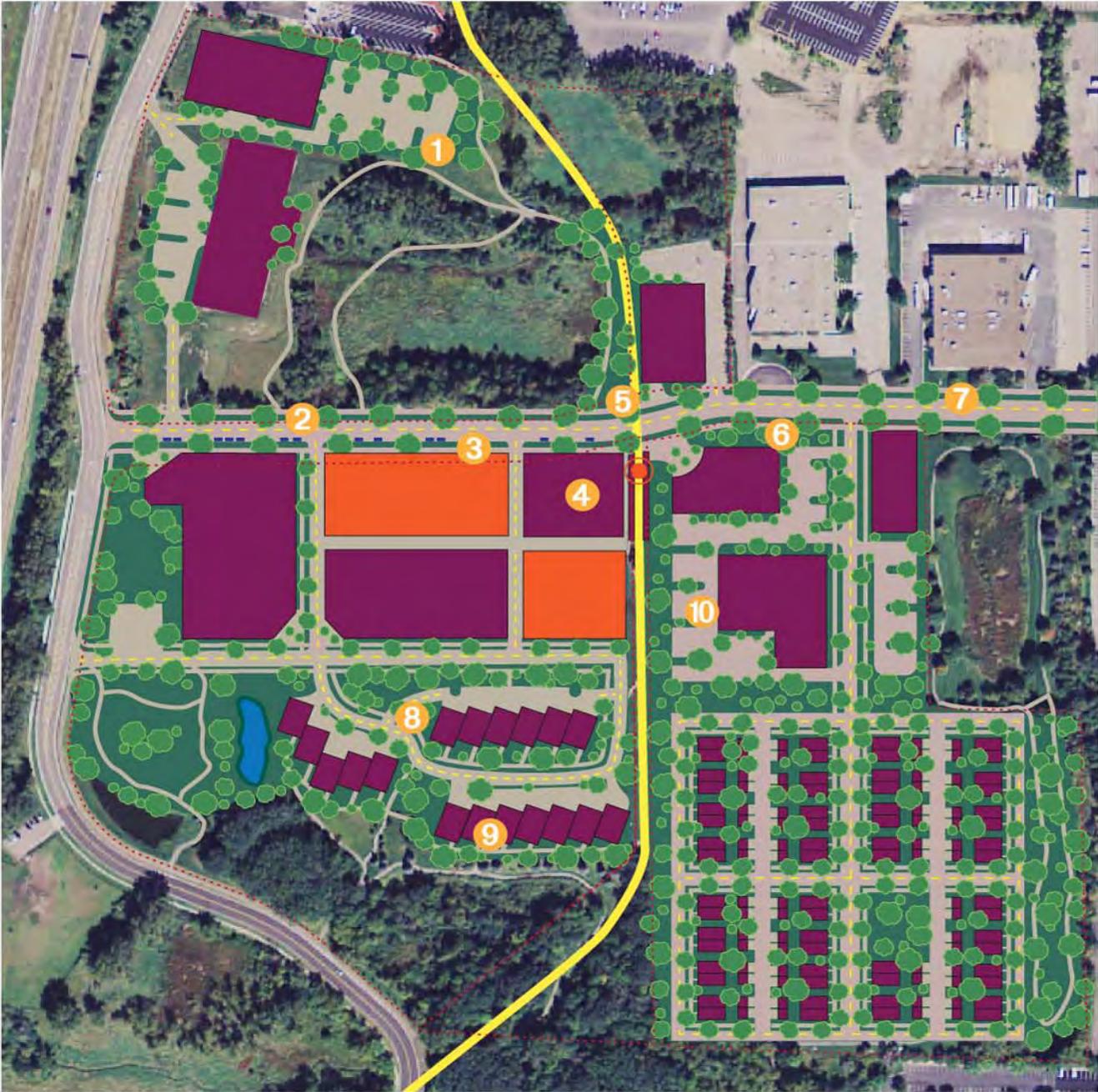
Natural Resources System

- **Guiding Principles**
 1. Design for hydrology to help minimize stormwater runoff and enhance water quality
 2. Expand natural areas, greenspace, and vegetation throughout the development area
 3. Reduce energy impacts

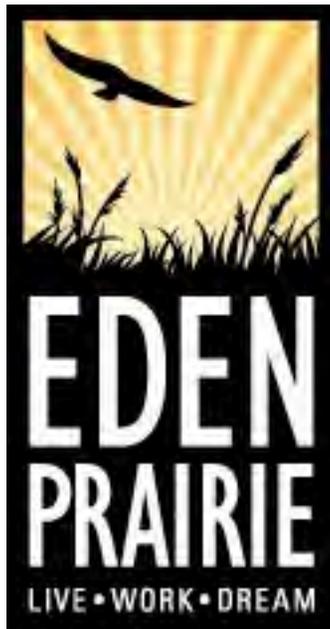


NATURAL ENVIRONMENT SYSTEM MAP

- 1 Natural Stormwater Infrastructure
- 2 New Dark Sky Compliant Street Lighting & Solar Traffic Signals
- 3 Reduced Setbacks
- 4 Green Roof
- 5 Expanded Green Space
- 6 Native Landscaping
- 7 Boulevard Trees with Tree Wells
- 8 Compact Design
- 9 Passive Solar Designed Apartments
- 10 Pervious Parking & Sidewalk Pilot Project



Questions?



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