

**HOPKINS CITY COUNCIL
WORK SESSION
AGENDA**

Tuesday, May 11, 2021

6:30 pm

Hopkins City Hall – Council Chambers

6:30 p.m. 1118 Mainstreet – Hopkins Apartments Concept Plan Discussion; Lindahl

7:30 p.m. 800 – 5th Street South Redevelopment Discussion; Lindahl

Other

Adjournment



MEMO

To: Honorable Mayor and City Council
From: Jason Lindahl, City Planner
Date: May 11, 2021
Subject: 1118 Mainstreet – Hopkins Apartments Concept Plan Discussion

Proposed Action

As a concept review, this application does not require formal action by the Planning & Zoning Commission or City Council nor does it end with approval or denial of the project. Rather, a concept plan application process allows the applicant to gather feedback on their proposal so they can work toward preparing a future, formal submittal. Any comments provided by the City Council or Planning & Zoning Commission shall be for guidance only and shall not be considered binding upon the City regarding any future, formal application.

Staff recommends the City Council provide additional feedback to the applicant regarding the proposed height and density of the Hopkins Apartments concept plan.

Overview

The Hopkins Apartments concept plan was initially reviewed by the Planning & Zoning Commission on March 23rd and the City Council on April 6, 2021. During the City Council review, the Council directed staff to bring this item back to a future work session for further review and discussion. In subsequent discussions, staff and the applicant agreed this work session should focus on height and density standards. This memo includes the City's zoning and density standards, an analysis of the applicant's proposal using these standards and a comparison of other buildings in Downtown. Key questions for the City Council to consider during this meeting include:

- Would the City Council consider deviating from the 44 units per acre density standard? If so, staff recommends providing a density range target for the applicant (i.e. 40 to 50 units per acre).
- Would the City Council consider deviating from the 4 story and 45' maximum building height standard? If so, staff recommends providing a building height maximum target for the applicant (i.e. Maximum Building Height of 50').

Supporting Documents

- 2040 Future Land Use Map
- Building Elevations

Density

The density standards for mixed-use commercial and residential uses in the Downtown Overlay District allow for a maximum of 44 units per acre. The density of a particular property is determined by dividing the number of units by the size of the parcel.

In this case, the density for the concept plan has changed over time (see table below). This change in density resulted from the applicant's change of plans to not subdivide the existing parcel. The applicant's original plans include a subdivision that would have created two separate parcels – one the movie theatre property and a second for the existing standalone commercial building containing the Thirty Bales restaurant, nail salon, insurance agency and pet businesses.

Concept Plan Density Comparison (Maximum Allowed Density = 44 Units/Acre)			
Concept Plan	Subdivision	Resulting Parcel Size	Resulting Density
Original Proposal	Yes	1.49 Acres (Hopkins Apts.) 0.39 Acres (Existing Commercial Bldg.)	88 Units/Acre
Current Proposal	No	1.88 Acres	69 Units/Acre

The applicant's revised concept plan does not include a subdivision which would result in a single property containing two separate buildings with notably different use, density and scale characteristics. Both staff and the City Attorney, recommend the approval process for the proposed Hopkins Apartment development include a subdivision consistent with the applicant's original proposal. In either case, the applicant concept plan exceeds the maximum 44 units/acre zoning standard.

Should the City Council consider deviating from the density allowed under the zoning regulations, it should look for guidance from the 2040 Comprehensive Plan. The Future Land Use Map in the 2040 Comprehensive Plan (see attached) guides the subject property as Downtown Center. The plan details a strategy for scaled densities within the Downtown Center area based on distance from the Downtown light rail transit station.

The comprehensive plan calls for the highest densities (75 to 150 units per acre) be located within ¼ mile of the Downtown light rail station. This area includes most of Downtown south of Mainstreet between 5th and 11th Avenues South. Examples of developments within this area and density standard include Gallery Flats at 90 units per acre or the Moline at 97 units per acre.

The comprehensive plan calls for more moderate densities (20 to 100 units per acre) in the area from ¼ mile to ½ mile of the Downtown light rail station. This area includes the subject property and area north of Mainstreet but south of 1st Street North between 5th and 14th Avenues. The 1-3 level commercial buildings along Mainstreet serve as the next transition level before stepping down to the Avenues single family neighborhood north of 1st Street North. Examples of developments within this area and density standard include, Marketplace and Main Apartments at 64 units per acre and Raspberry Ridge II at 44 units per acre. Marketplace Lofts is located at the edge of the ½ radius but has a density of 40 units per acre.

Building Height

The Downtown Overlay District establishes two standards to review building height (see below). The

first is a general comparison with the surrounding buildings while the second provides specific number of stories and height maximum limits. Based on these standards, the concept plan does not comply with either the surrounding building height pattern or the specific number of stories and height standards for the Downtown Overlay district.

The zoning code provides specific guidance for determining the height of a building (see Building Height definition below). In this case, the zoning code requires building height to be measured from the mean grade along the right-of-way (or street) sides of the building to top of the flat roof. Using this standard, the applicant's plans indicate the proposed building is 57' 6" high along 11th Avenue South and 58' 6" high along Mainstreet and 12th Avenue South.

***Building Height** - Building height means the distance measured from the mean ground level for all of that portion of the building having frontage on a public right-of-way or approved private road, to the top of the cornice of a flat roof, or to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, or to the uppermost point on a round or other arched type roof or to the midpoint of the highest gable on a gable, pitched or hip roof.*

The 58' 6" height can be used to compare the proposed building with the Downtown Overlay District height standards.

Surrounding Buildings Comparison. The Downtown Overlay District standards require "New buildings, buildings and additions and redeveloped or remodeled buildings will complement the existing pattern of building height." The table below compares the proposed Hopkins Apartment building with surrounding buildings and some of the other recently constructed buildings along Mainstreet. Building height information in the table is based on the City's building height definitions and comes from the applicant plans (attached) or staff's measurements from either city files or Google Earth. A positive (+) number in the difference column indicates comparison building is higher than the proposed Hopkins Apartment building while a negative (-) number indicates the comparison building is lower than the proposed building. None of the selected buildings is higher than the proposed Hopkins Apartments building. Only the Wells Fargo building is higher but that is the result of measuring to the top of the utility penthouse and not consistent with the City's building height measurement standards. It should also be noted that while the Wells Fargo building located in Downtown it is not located along Mainstreet.

Building Height Comparison (Hopkins Apartments = 58' 6")		
Building	Existing Height	Difference
CitiGables	52' (South Side) 37' 6' (12 th Ave South)*	-6' 6" -21' **
Hopkins Cinema 6	49' (Top of Marquee Along Mainstreet) 34' (Top of Building Along 11 th Ave South)	-9' 6" -14' 6"
Hopkins Center for the Arts	52' (Utility Room Along Alley) 38'(Mainstreet)*	-4' 6" -20' 6"
Thirty Bales	20'	-38' 6"
Wild Boar	20'	-38' 6"
Kiddywampus	18'	-40' 6"
Hopkins Parking Garage	36' (Top of Stairway)	-22' 6"
Roger's Service & Sales	15' 6"	-33'
Bear Cave Brewing	24' (Mainstreet)	-34' 6"
Wells Fargo Building	64' (To Recessed Utility Room) 50' to Roof Along 1 st South*	+6' 6" -8' 6"
Marketplace Lofts	55' 8"	-1' 8"
Marketplace & Main Apts	55' 8"	-1' 10"
Raspberry Ridge II	44'	14' 6"

*Height along Street

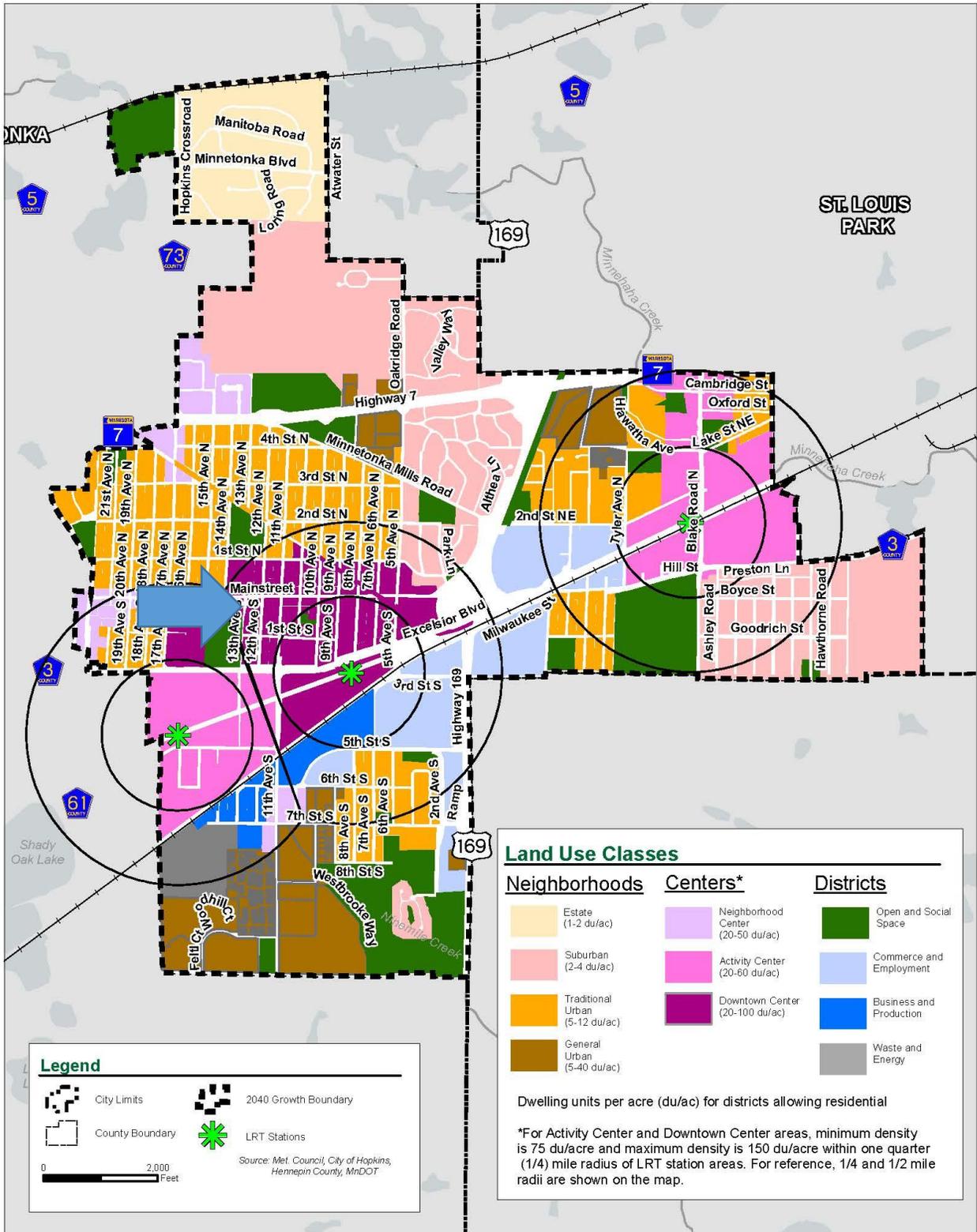
**Measured to the midpoint of the peaked roof

Number of Stories & Building Height. The Downtown Overlay District height standards state “Buildings in the Overlay District may not exceed four stories or 45 feet in height.” The table below details the number of stories and height of the proposed building along each street side. A positive number (+) indicates how much higher the proposed building is than the City’s number of stories or maximum building height standards.

Number of Stories and Building Height for Hopkins Apartments (Zoning Standard = 4 Stories and 45' Max. Height)				
Side of Building	Number of Stories	Difference	Height	Difference
11 th Ave. South	5	+1	57' 6"	+12' 6"
12 th Ave. South	4 to 5	+1	58' 6"	+13' 6"
Mainstreet	4	None	58' 6"	+13' 6"

Conclusion

The applicant requests additional feedback from the City Council regarding the density and height of their proposed concept plan. This memo provides the City’s density and height standards, an analysis of the applicant’s proposal using these standards and a comparison of other buildings in Downtown. Any comments provided by the City Council shall be for guidance only and shall not be considered binding upon the City regarding any future, formal application.





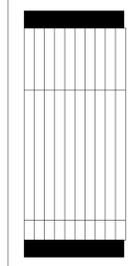
1 South Elevation - Building Height
SCALE 1" = 10'-0"



3 Estimated Surrounding Building Heights
SCALE 1" = 100'-0"



2 North Elevation - Building Height
SCALE 1" = 10'-0"



ARCHITECTURAL
SHEETS ISSUED FOR
REFERENCE ONLY

Date	02/12/21
Project Architect	JW
Project Number	20035

CONCEPT REVIEW

SITE
CONTEXT

X13



COMMERCIA

COMMERCIA

COMMERCIA



COMMERCIAL

THINK HOPKINS





MEMO

To: Honorable Mayor and City Council
From: Jason Lindahl, City Planner
Date: May 11, 2021
Subject: 800 – 5th Street South Redevelopment Discussion

Proposed Action

Hear an introductory presentation from Eagle Ridge Partners, owners of 800 – 5th Street South, regarding potential redevelopment of this property and provide feedback.

Overview

Representatives of Eagle Ridge Partners will make an introductory presentation regarding potential redevelopment of their property located at 800 – 5th Street South. The subject property is 9 acres in size and currently used as a single story business center with office, warehouse and showroom uses. A copy of their presentation slides is attached for your reference. It includes background information about Eagle Ridge Partners, a concept site plan and supporting development images. Key questions for the City Council to consider during this discussion include:

- Would the City Council consider a comprehensive plan amendment to allow redevelopment of this site into a mixed use transit supportive development?
- How can a redevelopment of this property best blend into the surrounding neighborhood?
- What type of housing units should be considered and at what density ranges?
- What building heights ranges should be considered?

Supporting Documents

- 2040 Future Land Use Map
- Applicant's Presentation Slides

Concept Site Plan

The concept site plan proposes to extend the surrounding grid street layout and establishes four development quadrants. It includes a mix of attached townhouse units along the southern and eastern edges as a transition to larger multiple unit buildings to the north and west. In summary, the concept site plan includes 45 3-story townhomes and 4 separate 5-story apartment buildings. In total the concept site plan proposes 602 units on the 9-acre subject property which produces a density of 67 units per acre.

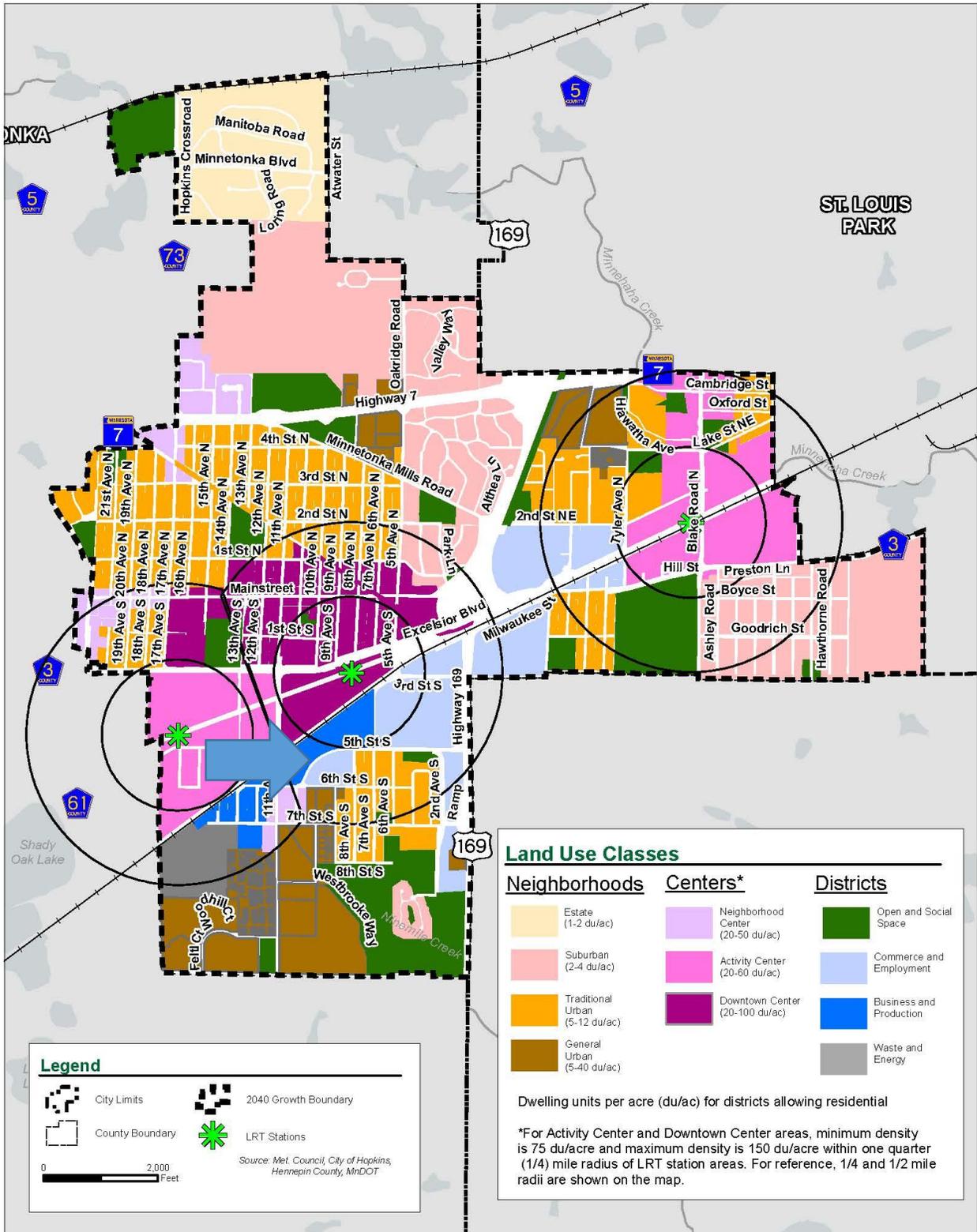
Land Use

A mixed use transit supportive redevelopment would require approval of a comprehensive plan amendment by both the City of Hopkins and the Metropolitan Council. Should the City Council consider a different land use for this property, it should look for guidance from the 2040 Comprehensive Plan. In this case, Future Land Use Map in the 2040 Comprehensive Plan (see attached) guides the subject property as Commerce and Employment. A change to a mixed use transit supportive development should consider the City's Neighborhood or Centers future land use categories. The description and development characteristics for each of these districts is attached for your reference.

It's also important to remember that the comprehensive plan calls for the highest densities be located within $\frac{1}{4}$ mile of a light rail station. The comprehensive plan calls for more moderate densities in the area from $\frac{1}{4}$ mile to $\frac{1}{2}$ mile of a light rail station. In this case, the subject property is located within the $\frac{1}{4}$ to $\frac{1}{2}$ mile radius of both the Downtown and Shady Oak Road future light rail transit station.

Conclusion

Representatives of Eagle Ridge Partners will make an introductory presentation regarding potential redevelopment of their property located at 800 – 5th Street South. In this case, the City Council's role is to review the attached materials, ask questions and provide general feedback.



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Future Land Use Plan Categories

The categories on the future land use map are divided into three general types: neighborhoods, centers, and districts. Each one has their own sub-types, described below. These represent a mix of compatible uses organized in defined places, rather than separated uses. This reflects the City's commitment to using its future land use plan to create unique and meaningful places.

Neighborhoods

Neighborhoods are primarily residential areas of the city. While residential is the predominant use in these areas, a limited amount of complementary uses (such as small-scale public and institutional uses, places of worship, and schools) may be part of these areas. The different sub-types are categories largely based on density and urban form.

Outreach during the planning process identified that residential neighborhood character is an important contributor to community livability and identity. As such, infill development in these areas should reflect and be compatible with existing character and development type. The density ranges for some of these neighborhood categories allow for infill with a range of housing types

By definition, these areas contain a large percentage of the residential population of the city. There is a small employment base as well, mostly in the forms of home-based businesses and accessory uses. This plan does not assign forecasted growth to these areas, as it is expected that infill development will not significantly impact total housing units and densities. However, there are some areas, including private open space and vacant lots, where infill development could occur. The City will evaluate any development proposals that come forward for these areas based on overall policy guidance, zoning, and other development standards.

Table B1.9 – Future Land Use: Neighborhoods

Sub-type	Location	Existing Character	Planned Development	Density and Scale
Estate	The Estate category is fully contained within the Bellgrove neighborhood along either side of Minnetonka Boulevard.	Consists of relatively secluded large lot single family dwellings connected to city sewer and water services. Streets in this area follow a curved and looping design that rarely connects, creating organically shaped blocks to cul-de-sacs that limit pedestrian and bicycle mobility. Properties in this district tend to have larger footprints with attached garages and may include large accessory buildings or amenities.	Large lot single family neighborhoods. Large lot single family residential should remain the primary use in this category.	Densities in this area typically range from 1-2 units per acre on average.
Suburban	Neighborhoods in this category are located west of Highway 169 on either side of Highway 7; east of Blake Road south of Excelsior Boulevard; and southeast of Valley Park. Include Drillane, Knollwood, Hobby Acres, Campbell, Park Ridge, Interlachen, Nine Mile Cove.	This area contains low density single family dwellings and golf courses. Neighborhoods in this category are designed around a modified grid street network with good access to the surrounding transportation network. Properties in this district are relatively large for Hopkins, with most having ample private yards and attached garages.	Low density single family neighborhoods and accessory uses such as parks and neighborhood scaled public and institutional uses.	Existing densities typically range from 2-4 units per acre. Future infill should be closer to 4 units per acre.
Traditional Urban	Primarily located in the midsection of the community between Highway 7 and Excelsior Boulevard. There are also standalone sections. Neighborhoods include the Avenues, Avenue West, Cottageville, Presidents, Regency, Parkside, Park Valley and portions of Peaceful Valley.	Moderate density residential dwellings designed around a classic grid street network with uniform blocks and lots. Predominately single family dwellings but include a mix of duplexes and attached units. Most areas have vehicle access from a rear alley and good pedestrian and bicycle access through an established sidewalks and trail system.	Moderate density residential neighborhoods and accessory uses such as parks and neighborhood scaled public and institutional uses	Densities in this area typically range from 5-12 units per acre.
General Urban	Located in three distinct areas: along either side of 11th Avenue South; on either side of Highway 7 west of 5th Avenue North/Oakridge Road; and in the southwest quadrant of the Highway 169 and Highway 7 interchange.	These compact moderate to high density residential neighborhoods include a range of attached multiple family and apartment units of varying scale and height. Designed around large blocks with internal street systems that provide good vehicle connections.	Moderate to high density residential and accessory uses. Well connected via transit and support adjacent Centers. Scale and height should be compatible with existing and planned character.	Densities in this area typically range from 5-40 units per acre.

Centers

Centers are primarily mixed use commercial districts. They typically are in areas well-served by the multimodal transportation system (particularly transit) and are situated to serve as centers of commerce and activity for the community and region. Residential is also an important component in most of these areas, frequently in the form of mixed use buildings. While there are a range of urban and suburban development types in Hopkins, new development projects in these areas address opportunities to make areas more walkable, bikeable, and transit supportive where possible.

Neighborhood Centers are the smallest scaled of the three. They are aimed at creating walkable nodes that support the surrounding neighborhood with retail and services, and provide opportunities for mixed use infill development.

Activity Centers and Downtown Center are larger scaled areas, with the city's most intensive growth patterns, including the most capacity for redevelopment. They overlap with the three planned Green Line Extension transit station areas, described in a following section.

While the Downtown Center is largely already built around the principles of traditional urban form, several of the other centers have a more auto oriented, suburban development pattern. Transforming them to walkable transit-oriented districts will take not just new land uses, but changes to the underlying infrastructure. The station area plans (and the transportation element of the comprehensive plan) cover many of the infrastructure improvements needed to make those changes – including roads, sidewalks and bikeways, and other facilities. The timing of these improvements will vary – some will be completed by the Green Line Extension opening day, while others will follow in subsequent years.

Table B1.10 – Future Land Use: Centers

Sub-type	Location	Development Type	Urban Form	Density and Scale
Neighborhood Center	Located at major intersections that serve as gateways into adjacent neighborhoods.	Accommodate forecasted population and employment growth while also serving as a defining place for basic retail, service and entertainment needs.	Mixed use (horizontal or vertical) and pedestrian oriented character. High quality design, pedestrian and bicycle facilities and thoughtful use of open space will be important to create a vibrant and unique center that enhances and connects with the surrounding neighborhood it serves.	Smaller scale retail with neighborhood serving uses. Densities in this area typically range from 20-50 units per acre. Estimated 25% commercial and 75% residential.
Activity Center	Surrounds and supports the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension.	Moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit.	Expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city’s anticipated future growth.	Medium to larger scale neighborhood and regional uses. Densities in this area typically range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. Estimated 25% commercial and 75% residential.
Downtown Center	The central economic, social and civic district for Hopkins and the region.	Moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit.	This area is expected to absorb significant amount of anticipated future growth. Maintaining downtown Hopkins’ unique identity and sense of place must be a central consideration when planning for future growth. Mixed uses (vertical and horizontal) are encouraged.	Medium to larger scale neighborhood and regional uses. Densities in this area typically range from 20-100 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. Estimated 40% commercial and 60% residential.



EAGLE RIDGE
PARTNERS

Hopkins City Council

May 11, 2021

About Eagle Ridge Partners

Founded in Minneapolis in 1996, Eagle Ridge Partners is a privately held development, acquisition, and asset management company. We have owned, operated, and developed over \$1 billion of institutional-quality commercial real estate assets in our 20+ year history.

Our current portfolio includes over 3 million square feet in the Twin Cities metro area, including office, industrial, multi-family and design center properties. We focus on creating value in each transaction we engage in by utilizing a combination of experience, industry relationships and a flexible investment approach.

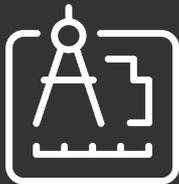


ERP Stats

Founded in
1996

Privately held
development, acquisition,
and asset management
company with institutional
quality assets

3 Million
Square Feet
Currently Held



11 million
square feet realized
investments

7,000,000 SF
Developed

4,000,000 SF
Transactions



Key Market
Concentrations:
Silicon Valley
Mpls/St. Paul Metro

Project Types:
Office
Industrial
Multi-Family
Design Center

\$300M Current Assets
+
\$700M Historical Assets
=
\$1 Billion Lifetime
Assets

7 Investment
Partners



Located in Minneapolis



What Sets Us Apart

Experience

Eagle Ridge Partners has a robust history of creating value in commercial properties through the development and execution of solid business plans.

Strategy

Our entrepreneurial approach enables us to be opportunistic and adapt quickly in an ever-changing market.

Accountability

A multi-disciplined team with years of industry experience, we personally invest alongside our partners to ensure a direct alignment of interests.

Network

Longstanding relationships with brokers, financial partners, municipalities, tenants and construction groups have been thoughtfully formed and proven through a history of successful transactions.



Portfolio Summary: Current

Asset	Location	RSF
Minneapolis Office Portfolio 1.0	Minneapolis/St. Paul Metro	914,613
54th Ave/169 Commerce	Plymouth, MN	50,021
Westwood	Eden Prairie, MN	73,278
Rowland Pond	Eden Prairie, MN	120,709
NWBC I	Plymouth, MN	84,765
NWBC II	Plymouth, MN	65,624
NWBC III	Plymouth, MN	24,800
<i>SOLD - Lake Smetana</i>	<i>Eden Prairie, MN</i>	<i>88,677</i>
<i>SOLD - Hudson</i>	<i>Woodbury, MN</i>	<i>138,732</i>
<i>SOLD - Hwy 212</i>	<i>Eden Prairie, MN</i>	<i>32,137</i>
<i>SOLD - Meridian</i>	<i>Maple Grove, MN</i>	<i>49,742</i>
<i>SOLD - Oakdale</i>	<i>Oakdale, MN</i>	<i>100,600</i>
<i>SOLD - Nathan Lane</i>	<i>Plymouth, MN</i>	<i>85,528</i>
Minneapolis Office Portfolio 2.0	Minneapolis/St. Paul Metro	374,942
Westside		114,818
Golden Hills I		92,379
Golden Hills II		80,289
Golden Hills III		87,456
International Market Square	Minneapolis, MN	347,000
Golden Triangle Station	Eden Prairie, MN	345,000
One Southwest Crossing	Eden Prairie, MN	246,293
Shady Oak Trenton	Eden Prairie/Plymouth, MN	404,457
Shady Oak A	Eden Prairie, MN	23,547
Shady Oak B	Eden Prairie, MN	28,372
Shady Oak C	Eden Prairie, MN	21,640
Shady Oak D	Eden Prairie, MN	53,912
Shady Oak E	Eden Prairie, MN	56,877
Shady Oak F	Eden Prairie, MN	52,684
Shady Oak G	Eden Prairie, MN	67,041
Trenton Commerce Center	Plymouth, MN	100,384
Loden Apartment - Shoreview	Shoreview, MN	165,756
Abbott Campus*	Minnetonka, MN	280,293
14901 DeVeau Place		63,713
14851 DeVeau Place		39,386
14900 Minnetonka Indust.		116,553
3700 Willison		60,637
Nathan Lane*	Plymouth, MN	85,528
Hillrom*	Shoreview, MN	100,130
4100 Lexington	Shoreview, MN	189,338
Trimble/Baker Road*	Minnetonka, MN	173,364
*ERP is Passive Investor		3,131,298



Eagle Ridge Experience

Shoreview Corporate Center

DETAILS

- 553,240 SF Class B Office Buildings
- Shoreview, MN
- Acquired August 2015

STATUS

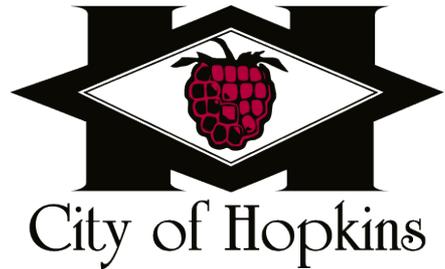
1005 Gramsie: Recognizing a need for multi-family housing in the area, we partnered with Greco Properties to demolish the vacant building and replace it with a newly-constructed apartment building, Loden SV, now 98% leased. Phase II broke ground in Summer 2020, which includes a second apartment building, Emrik SV. The development will total 400 units when complete. This was the first large-scale multifamily redevelopment project to occur in Shoreview since late 1980's.

1020 CR F: Long-time tenant Hill-Rom extended its lease in conjunction with building renovation and was sold in August 2018. ERP remains invested with the buyer and is the property manager.

4000 Lexington: ERP invested ~\$700k in renovations to lobby, common areas, restrooms, signage, landscaping and parking, and completed new and renewed leasing. The building sold in September 2017. ERP retained property management services.

4100 Lexington: Land O' Lakes consolidated headcount at its nearby headquarters and vacated the building in Nov 2018. We have completed a full-scale renovation including addition of larger windows, open floorplan, parking, and landscaping updates. In 2020, two tenants took occupancy in the building, totaling 60k SF.





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Eagle Ridge Partners is committed to creating a vibrant new community where residents feel connected and have the means to thrive



Vibrant New Neighborhood

Home Town Feel

- Seamlessly integrate multifamily buildings into existing neighborhood
- Offer a welcoming entrance with walk-up units and central green space

Urban Design Done Right

- Walkable, pedestrian-friendly neighborhood with natural connections
- Increase value through a mix of properties
- Extension of the Main Street, downtown Hopkins feel

Community Focused

- Cultivate a strong, engaged community
- Create a natural path to ownership for first-time home buyers





800 5TH STREET SOUTH

WESTSIDE HOUSING - HOPKINS

EAGLE RIDGE PARTNERS

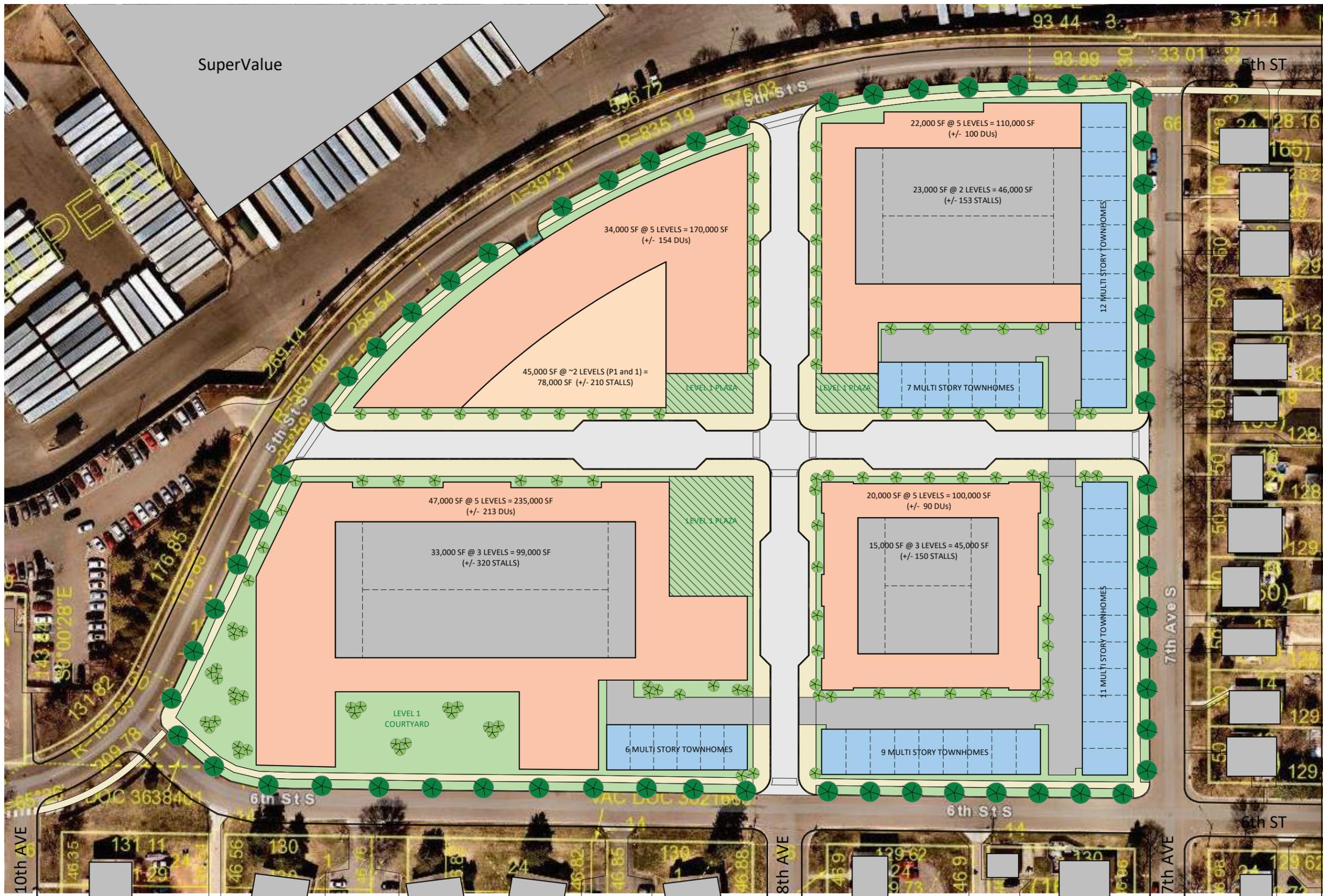
Submitted - April 26th, 2021

City Council Worksession - May 11th, 2021

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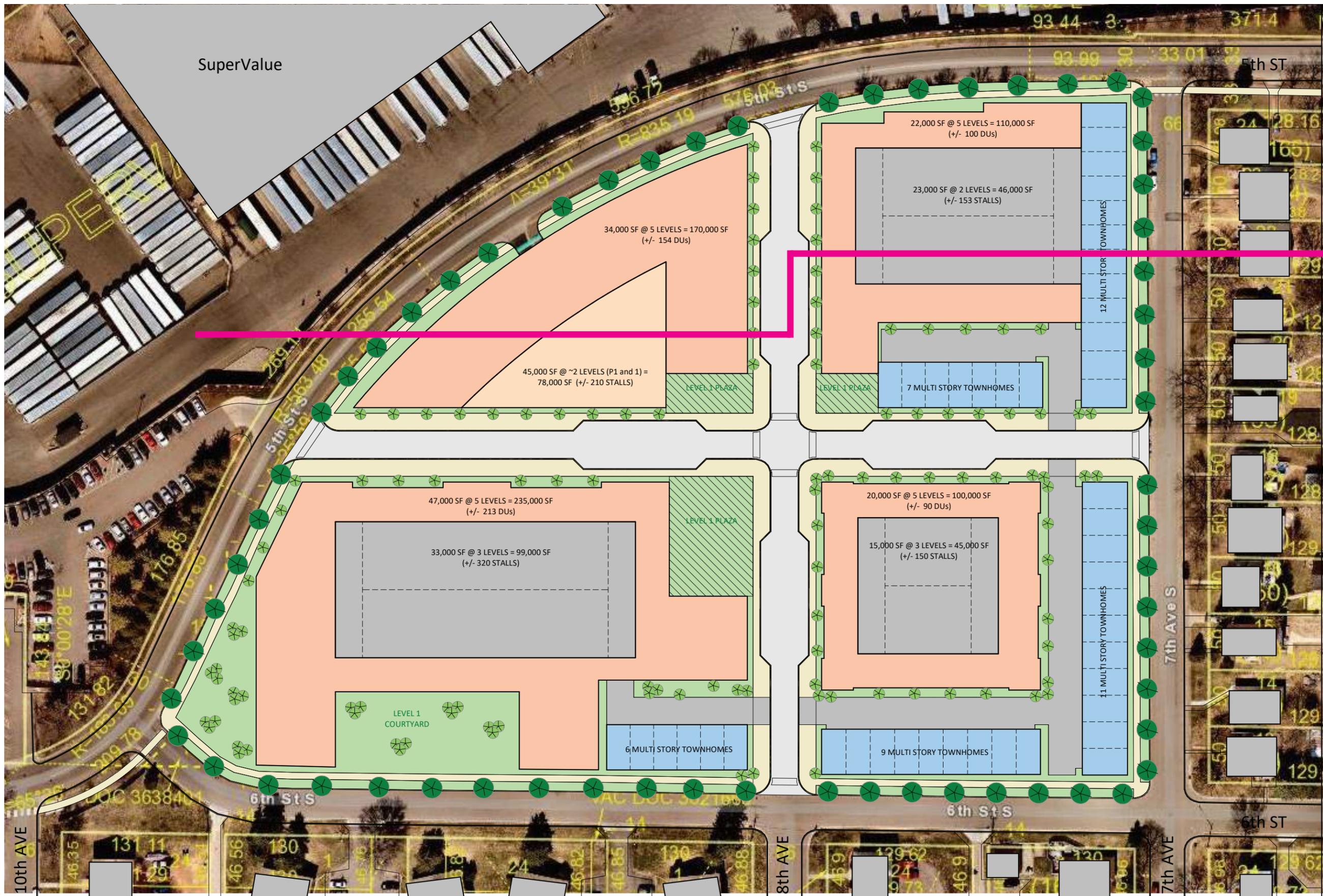
VIEW FROM EAST



VIEW OF CENTRAL PLAZA / PARK SPACE



VIEW LOOKING NORTH UP 8TH AVENUE SOUTH





Concept Site Plan Principles



- The program of uses will be driven primarily by multifamily residential.
- Create a flexible design and capacity study masterplan for the site allowing 4 or more development pads to be built out over time based in market absorption.
- Appropriate setbacks with walk-up three story townhomes to act as a transition to the adjacent single family homes and other uses to the east and south.
- To the extent possible advocate for and work to enhance connections the site to and from the future Hopkins Greenline LRT Station with quality pedestrian routes/experiences.
- Flexibility in the masterplan to insert a variety of densities, and housing types over time.
- Infrastructure / Roads that minimize site costs and offer a sustainable approach coupled with density.
- Creation of plaza and green space that activates building frontages and provides quality meaningful linkages to the nearby properties and neighborhood.



THANK YOU, QUESTIONS?

Team

John Scholz

Founder & Principal

John Scholz is the Founder of Eagle Ridge Partners. In this capacity, he is directly involved in acquisitions, development, and asset management functions of the firm. John's accomplishments over Eagle Ridge Partners' twenty-year history include the speculative development and leasing of over 2.0 million SF, ground-up development and re-development totaling 2.0 million SF, and acquisitions in excess of 5.0 million SF. Combined, these transactions were over \$1 billion.

Prior to founding Eagle Ridge Partners, John worked at the public accounting firm Ernst & Young, and spent 10 years at The Keewaydin Group, LaSalle Partners, and The Galbreath Company. John earned a Bachelor of Science degree from St. John's University and became a CPA in 1984, but no longer maintains his license.



Kristin Myhre

President & Principal

Kristin Myhre is the President of Eagle Ridge Partners and oversees the firm's operations and works closely with its internal and third-party resources to maximize portfolio returns. Kristin joined Eagle Ridge in 2012 and brings fifteen years of experience in the commercial real estate industry. She plays an integral role in the acquisitions, financial analysis, development of scope and budget for value-add investment as well as the preparation of investor and lender reporting. In her time with Eagle Ridge Partners, she has completed 2.6 million SF of acquisitions and 1.3 million SF of dispositions.

Prior to joining Eagle Ridge Partners, Kristin spent ten years with Carlson Real Estate where she functioned in a number of key capacities including acquisitions, ground-up development, asset management, dispositions and leasing of office, flex and build-to-suit products. Kristin earned a Bachelor of Business Administration from the University of Wisconsin – Madison with a double major in Real Estate and Urban Land Economics and Finance, Investment and Banking and an MBA from the University of St. Thomas – Minnesota.



Team



Shannon Van Gemert
Managing Director & Principal

Shannon Van Gemert is a Managing Director & Principal with Eagle Ridge Partners and oversees investor relations as well as lender compliance. Shannon joined Eagle Ridge in 2016 and brings fifteen years of experience in the commercial real estate industry.

Prior to joining Eagle Ridge Partners, Shannon spent four years as a Director at CarVal Investors, where she was responsible for fund-level portfolio management and performance reporting. While at CarVal, Shannon also played an instrumental role in creating marketing and capital formation materials related to the North American real estate funds. Previously, Shannon was a member of the real estate capital markets group at CBRE Minneapolis for nine years. During this time, she assisted in the sourcing of over \$1.0 billion of debt and equity capital.

Shannon received both her Master of Science in Real Estate and Urban Land Economics and her Bachelor of Business Administration in Finance, Investment, and Banking from the University of Wisconsin – Madison, and continues to be actively involved in the Wisconsin Real Estate Alumni Association.



Lisa Peterson
Director

Lisa Peterson is a Director at Eagle Ridge Partners. Lisa assists with investment underwriting and investor and lender reporting. Lisa joined Eagle Ridge in 2019 and brings six years of client service experience to the team.

Prior to joining Eagle Ridge, Lisa was a Senior Investor Relations Specialist with Pine River Capital Management where she was responsible for investor onboarding and offboarding, managing the investor due diligence process, development of internal and external reporting and marketing materials. Lisa holds a CPA license and started her career in public accounting, spending time at Deloitte and KPMG in the Audit and Tax practices, respectively. Lisa earned a Bachelor of Science from the University of St. Thomas – Minnesota with a double major in Accounting and Entrepreneurship.



Team



Caroline Heinlein
Director

Caroline Heinlein is a Director with Eagle Ridge Partners and assists in overseeing property management, construction management, financial, and leasing functions of a 775,000 SF portfolio in Minneapolis. She oversees the dispositions properties in her portfolio and plays an integral role in the due diligence of new acquisitions.

Before joining Eagle Ridge, Caroline worked for Zeller Realty Group, managing a over 1.0 million SF Class A office building in Minneapolis, MN. In this role, Caroline developed and oversaw all budget and financial aspects of the property. Caroline started her career with Golub & Company. Caroline is actively involved in the Building Owners and Managers Association of Minneapolis and was a 2016 Emerging Leader nominee. She is also in the process of pursuing her CCIM designation. Caroline received her Bachelor of Arts degree from Trinity College, Connecticut.



John Marshall
General Manager

John Marshall is a General Manager with Eagle Ridge Partners. In this role, he is responsible for the day-to-day operations and all leasing activity at International Market Square. Prior to joining Eagle Ridge Partners, he was with CBRE from 2018-2019 in the Advisory & Transaction services department. During this time, he focused on properties owned by Eagle Ridge Partners.

John has over 25 years of demonstrated leadership experience and is an accomplished marketing and business development professional known for building teams and processes that drive revenue. He is currently partner/owner of Olives Fresh Pizza Bar in Excelsior, Minnesota. He was also a partner/founder of Element Consulting Group, an IT consulting business specializing in human resources and finance software, and previously spent 14 years with Carlson Marketing Group.



Team



Charlie Gravelle
General Manager

Charlie Gravelle is a General Manager with Eagle Ridge Partners. Charlie joined Eagle Ridge in 2018 to manage a 1.2 million SF Industrial tech portfolio. Here

he is responsible for bottom line performance and repositioning each asset. He comes to Eagle Ridge with 25+ years of well-rounded and accomplished management all types of commercial property. Prior to Eagle Ridge, Charlie worked with Hines, Cushman Wakefield and Frauenshuh Healthcare.

Over his career, Charlie has successfully managed major property renovations and tenant construction, transitioned properties from ground up construction to a managed asset, extensive tenant and financial experience including leasing and renewals, as well as managing properties around the country. Charlie received his Bachelor of Science degree from the University of Minnesota in Urban Studies. In 2016 Charlie and his team won the International TOBY award for TRIA Orthopedic for the most outstanding medical building. Charlie earned his RPA from BOMA in 1996 and has held his Minnesota Real Estate license for over 25 years.



Cullen Bergh
Director, Asset Management

Cullen Bergh is a Director, Asset Management, with Eagle Ridge Partners and assists in overseeing property management, construction management, financial, and leasing functions of International Market Square.

Prior to joining Eagle Ridge Partners, Cullen was an Asset Manager with Biynah Industrial Partners, LLC, where he was responsible for portfolio management of 28 commercial/industrial buildings and associated tenants, managing capital and tenant improvement projects and producing operational and capital budgets. Cullen received his Bachelor of Business Administration from the University of Wisconsin – Madison



Team



Bill Waterhouse
Chief Engineer

Bill Waterhouse is Chief Engineer with Eagle Ridge Partners. Bill joined the Eagle Ridge team in April 2020 and is directly responsible for facility

operations at International Market Square as well as oversight of several additional buildings in the portfolio. He comes to Eagle Ridge with 30+ years of HVAC experience.

Prior to Eagle Ridge, Bill worked for Trane Corporation, Frauenshuh Companies, Ryan Companies and DiaSorin. Over his career, Bill has successfully managed a variety of building types and brings a vast background in energy saving and project management, for both new construction and TI buildouts. Bill graduated from Control Data Institute, a technical college, attended Lakewood Community College and received two years of trade school education.



Max Minea
Property Manager

Max Minea is a Property Manager with Eagle Ridge Partners. Max previously focused on building management and oversight of a multimillion-dollar

renovation at International Market Square in downtown Minneapolis. Currently, he manages several buildings within Eagle Ridge's portfolio, where he provides services including property management, construction management, and financial and leasing assistance. Max received his Bachelor of Finance degree from Miami University, Ohio.

