# AUAR ORDER

# ALTERNATIVE URBAN AREAWIDE REVIEW (AUAR)

## Former Prudential Insurance Office Campus, 13001 County Road 10

Location of AUAR Study Area: All land located south of County Road 10 (Bass Lake Road), east of I-494, west of County Road 61 (Northwest Boulevard), and north of Chankahda Trail within the City of Plymouth, Hennepin County, Minnesota (see Figure 1)

	RGU	Proposer/Project Contact	
<b>Contact person</b>	City of Plymouth	Scannell Properties	
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#### Responsible Governmental Unit (RGU): City of Plymouth

As the RGU, the City of Plymouth is ordering an AUAR for the potential redevelopment of the study area described above. The AUAR is required for Scenario 1 redevelopment of the study area by Scannell Properties (see Figure 2).

## **Development Scenarios**

Two development scenarios, defined in Table 1 and shown on Figures 2 and 3, are proposed to be evaluated in the AUAR.

- Scenario 1 (Figure 2): would require amendment to the City of Plymouth's current 2040 *Comprehensive Plan*.
- Scenario 2 (Figure 3): represents the density and land uses allowed under the City of Plymouth's current 2040 Comprehensive Plan.

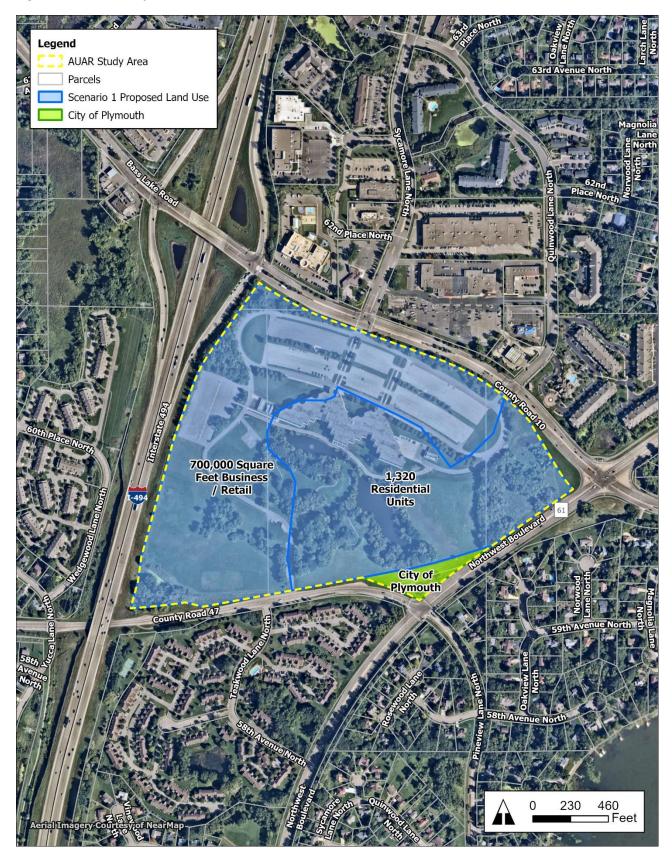
#### Table 1: AUAR Development Scenarios

Component	Scenario 1 (Figure 2)	Scenario 2 (Figure 3)
Existing Office		450,000 sq. ft.
Business Park/Retail	Up to 700,000 sq. ft.	Up to 780,500 additional sq. ft. of Business Campus use
Residential	Up to 1,320 apartment-style units	
Former Prudential Parcels (4)	74.6 acres	74.6 acres
City of Plymouth Parcel (1), plus unused public right-of- way	1.6 acres	1.6 acres
Total Project Area	76.2 acres	76.2 acres

## Figure 1: AUAR Study Area



## Figure 2: AUAR Study Area – Scenario 1



## Figure 3: AUAR Study Area – Scenario 2

