

# **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)

**Responsible Governmental Unit (RGU):** City of Plymouth

	<b>RGU</b>	<b>Proposer/Project Contact</b>
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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**

<b>Component</b>	<b>Scenario 1 (Figure 2)</b>	<b>Scenario 2 (Figure 3)</b>
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

