

February 16, 2021

Mike Mrosła
Community Development Manager/ City Planner
City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

**Re: Lexington Station – Phase III
3771-3785 Lexington Avenue
Lot 3, Block 1, Roberts Addition to Arden Hills**

Dear Mr. Mrosła:

NORR and Larson Engineering are working on behalf of Kensington Development Partners to manage the development of Phase III of Lexington Station. In 2013, the City approved a Master PUD for the Lexington Station redevelopment project at the southwest corner of Lexington Avenue North and Red Fox Road. The total project area is 7.57 acres in size and is comprised of three separate parcels (3833 and 3771 Lexington Avenue and 1120 Red Fox Road). Phase I of the development was completed in 2013-14 and Phase II was completed in 2017-2018. Phase III, as described in this narrative, will complete the development and secure Lexington Station as a retail destination in Arden Hills.

Modifications to the Master PUD

Phase III shall consist of the demolition of the existing multi-tenant building and redevelopment of Lot 3, Block 1, of the Roberts Addition to Arden Hills. Kensington Development Partners is seeking modifications to the Master PUD to accommodate a new proposed design of this approximately 4.24-acre site. The existing approved PUD for Phase III depicts (2) separate one-story buildings, one 17,841 SF Retail Anchor and one 15,210 SF Retail/Office building. The proposed plan would consist of a one-story grocery anchor, approximately 43,000 SF, 65% of which is anticipated to be retail sales floor space, with a total of 200 parking spaces. The proposed changes to the parking fields in Phase I and II would increase the total parking of the development to 416 spaces while maintaining access and circulation aisles. During construction of Phase III, the planned new access driveway on Lexington Avenue in alignment with the Target service road will be completed and the existing Lexington Ave driveway would be closed. Cross access is being proposed to the property to the South (Big O Tires and Arby's).

Building Design

Kensington Development Partners proposes the construction of a building to match the cohesive design of the existing buildings of Phase I and II developments. The use of similar materials and design features will seek to harmonize the development and maintain the City's focus on high quality and timeless materials. The transparency requirements have been considered in the development and met with the use of opaque windows in the anticipated service areas. The non-primary facades will utilize the previously approved rock face CMU, with colors consistent with the brick building material, on the non-primary façade of the retail building in Phase II.

Sincerely,

David Babnigg
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