

**ZONING MAP AMENDMENT APPLICATION
FUTURE LAND USE MAP AMENDMENT APPLICATION
SUBDIVISION APPLICATION
SUBMITTAL NARRATIVE**

**Golden Valley Business Center
Golden Valley, Minnesota
September 24, 2021**

United Properties, in partnership with the current property owner UBS, seeks to develop two buildings totaling approximately 399,000 SF. Per the 2040 Comprehensive Plan, the subject site is currently listed as vacant/undeveloped and consists of a vacant 340,000 square foot office building. The site is on the northwest corner of Highway 55 and Douglas Drive North.

The 340,000 SF office building that is currently located at 6300 Olson Memorial Highway was once occupied by UnitedHealth Group/Optum Health. United Properties plans to demolish the existing building, which was constructed in 1958 and has sat vacant since 2016. The building owner, UBS, anticipates partnering with United Properties to redevelop the site as they have concluded that the existing building's characteristics make it not viable to lease to modern-day real estate users. United Properties is proposing a modernized business park which offers more long-term functionality and flexibility than the current building – with increased ceiling heights, efficient space demising for multiple employers, and flexible site maneuverability and parking area that allows for a range of businesses and employee profiles, etc. The COVID-19 pandemic caused serious uncertainty regarding the future of office space demand, and “work from home” strategies continue to threaten the outlook for space occupiers and real estate owners. Conversely over the last 18-months the demand for production, lab/R&D, and warehousing, of goods and services within the United States has grown exponentially to meet the demand of consumers. Shipping/transportation challenges and overseas manufacturing stoppages are leading companies to produce more product inside the United States to avoid future supply chain shocks and inefficiencies. These factors, combined with the desire of employers to locate facilities closer to urban centers, make the Golden Valley Business Center a unique offering in the Twin Cities metro. This site has potential to be one of the closest metro opportunities for employers seeking space offering flexibility for office, production, lab/R&D, and/or warehousing space.

United Properties proposes demolishing the existing improvements and replacing the outdated facility with more modern building specifications—28-32' clear buildings that are targeted to users with flexible space needs for both white- and blue-collar job offerings. United Properties has worked with several clients in recent years who serve as examples of employers who would occupy the future Golden Valley Business Center, and are listed as follows:



- Cretex Medical – a surgical and medical instrument manufacturer and engineering services provider. United Properties is currently developing their new 240,000 SF medical device headquarters project in Brooklyn Park. Upon completion the office/manufacturing/warehouse building will house up to 400 employees.
- Tesla – designer and manufacturer of electric cars, battery energy, solar panels, etc. United Properties developed a 70,400 SF headquarters for Perbix Machines in 2015, who was subsequently purchased by Tesla in 2018. The facility serves as Tesla’s primary robotics design and manufacturing business, with a mix of office, design, and engineering jobs housed in the high-tech manufacturing space.
- Nilfisk Advance – Nilfisk is a global provider of commercial and industrial cleaning equipment. The 170,000 SF North American headquarters, developed by United Properties in 2015, contains over 300 jobs responsible for manufacturing and engineering premium cleaning products for consumers worldwide.

In conversations with city staff, it was concluded that the Light Industrial Zoning District most closely aligns with the proposed development project goals for the site. The Light Industrial Zoning District allows for office, production, lab/R&D, and/or warehouse uses which do not constitute nuisance to surrounding districts. The site is currently within the Office Zoning District, which prohibits the flexible utilization of the uses listed above which, if rezoned would pave the way for the city to offer a mix of businesses and employment opportunities, with positive economic impacts—jobs, tax base, housing demand, and retail demand—that permeate beyond the borders of the site.

United Properties believes that Golden Valley Business Center will be the highest quality, Class-A offering in the market for users like those represented above. For that reason, United Properties plans to design the new buildings to a higher standard than its competition, and to a higher standard than the Light Industrial Zoning District design guidelines require – using both precast concrete panels, enhanced with a mix of supplementary Class I materials – glass, metal paneling, and wood – that offer an inspiring front door and ample natural light for the hundreds of new employees that will occupy this site in the future. Please see enclosed project renderings that provide a perspective of our design vision intent.

Given the approval process and timeline, United Properties is considering the proposed project for construction commencement in summer/fall of 2022.

