



## PLANNING COMMISSION STAFF REPORT

Originator <b>Cary Teague</b> Community Development Director	Meeting Date <b>February 27, 2013</b>	Agenda # <b>VI.E</b>
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### INFORMATION/BACKGROUND

#### **Project Description**

Lund Food Holdings is proposing to tear down the existing 59,000 Byerly's grocery store, located at 7171 France Avenue and build the following:

#### **Phase 1**

- A new 47,000 square foot Byerly's store.
- A six/seven-story 109-unit apartment building with two levels of underground parking.
- A six/seven-story, 77-unit apartment building with a first floor 10,450 square foot retail area and two levels of underground parking.

#### **Phase 2**

- A six-story, 60-unit apartment building with 10,500 square feet of retail space on the first level and two levels of underground parking.

In building the first phase, the new Byerly's store would be constructed in the parking lot of the existing store at the northwest corner of the site. The existing store would remain open. When the new store is finished the existing store would be removed, and then the two apartment buildings would be constructed. (See the property location on pages A1–A6; the applicant's narrative on pages A25–A27; the building renderings on pages A28–A41; and site plans on pages A42–A58.)

To accommodate this proposed redevelopment, the following is requested:

- Preliminary Rezoning from PCD-3, Planned Commercial District to PUD, Planned Unit Development;
- Preliminary Development Plan; and
- Preliminary Plat

This "preliminary" review is the first step of a two-step process of City review. Should these "preliminary" requests be approved by the City Council; the second step would be Final Development Plan, Final Rezoning and Final Plat review which would again require review by both the Planning Commission and City Council.

The applicant has gone through the Sketch Plan process before the Planning Commission and City Council. (See the sketch plans on pages A7–A8; and the minutes from those meetings on pages A16–A24.) The applicant has developed the proposed plans by attempting to address the issues raised by the Planning Commission and City Council. Some of the most significant changes include:

- Bringing the Byerly's store up to France Avenue.
- Relocation the loading dock away from the Promenade.
- Project embracing the Promenade.
- Better pedestrian connections.
- Providing some sustainable concepts.

## **SUPPORTING INFORMATION**

### **Surrounding Land Uses**

- Northerly: Rue De France retail center; zoned PCD-3, Planned Commercial District and guided Mixed Use.
- Easterly: Vacant restaurant; zoned PCD-3, Planned Commercial District and Mixed Use.
- Southerly: Macy's Home Store; zoned PCD-3, Planned Commercial District and Mixed Use.
- Westerly: Sunrise senior living; zoned PSR-4, Planned Senior Residential and guided Office/Residential.

### **Existing Site Features**

The subject property is 9.67 acres in size, is relatively flat and contains Byerly's Grocery Store with a large parking lot in front. (See pages A3–A4 and A6.)

### **Planning**

- Guide Plan designation: MXC – Mixed Use Center.
- Zoning: PCD-3, Planned Commercial District (See page A5.)

## Site Circulation

Access to the site would be from France Avenue and Hazelton Road. A new right-in and right-out would be added at the south lot line on France Avenue. Hennepin County is agreeable to this new access point. There are two existing access points on Hazelton Road. These would be slightly adjusted. A future stop light is planned for the easternmost access point, and has been realigned to match the access to the north. The property owner to the west is not agreeable at this time to this arrangement. This intersection could be shifted to the east to be off the adjacent parcel. City staff would prefer the proposed alignment to match the access across the street to the north. (See page A45.) The westernmost access on Hazelton Road would be a right-in and right-out only.

Extensive pedestrian paths are planned for the site. Along France Avenue and Hazelton Road, a sidewalk would be constructed with green space separating them from traffic. An interior sidewalk is planned from the France Avenue sidewalk, to the east in front of the Byerly's store, to the south side of Building C, and east to connect to the Promenade. (See page A43 & A45.) An additional connection to the Promenade is available along the south lot line. (See page A45.) Sidewalks are also proposed around each of the housing buildings to provide pedestrian connections to the France and Hazelton Road sidewalks and the Promenade. (See page A43 & A45.)

## Traffic & Parking Study

RLK Incorporated is conducting a parking and traffic study. (See the attached draft of the study dated January 16, 2013.) The Study concludes that the proposed development could be supported by the existing roads subject to conditions. The document attached to this report is a draft of the study. RLK is anticipating completing the study this week. Representatives from RLK and Wayne Houle, the City's director of engineering will be at the Planning Commission meeting to present the study and answer any questions. Once staff receives the updated study it will be emailed out to the Commissioners prior to the meeting.

The proposed new right-in and right-out on France Avenue would greatly benefit traffic operations around the site. The level of service on adjacent roadways and intersections would remain the same. The Study further concludes that the project would have adequate parking.

Based on the proposal for 67,950 square feet of retail and 246 apartment units, 357 spaces are required for the retail, 18 bike parking stalls, and 246 enclosed units for the apartments. The applicant is proposing 314 spaces for the retail space and 357 enclosed and 33 surface stalls for the apartments. Bike racks are show at the entrances of each retail building. A shared parking

arrangement between all the lots for parking and drive aisle access would be established by a blanket easement over the properties. A parking study was done for the proposed project, which has concluded that the amount of parking provided would adequately serve the proposed development. (See the attached draft parking study by RLK.)

A specific breakdown of the parking for each proposed lot is as follows:

Lot 1 (Byerly's) = 190 stalls proposed (252 required)

Lot 2 & 3 (Housing A&B + retail) = 285 enclosed proposed + 72 surface proposed (183 enclosed required + 62 surface retail required.)

Lot 4 (Housing C + retail) = 89 surface proposed + 72 enclosed proposed (62 surface retail required + 60 enclosed and required.)

### **Landscaping**

Based on the perimeter of the site, the applicant is required to have 68 over story trees and a full complement of under story shrubs. The applicant is proposing 98 over story trees. They would include a mixture of Maple, Lindens, Oak, Crabapple and Spruce. (See pages A43, A49–A50.) A full complement of understory landscaping is proposed around the buildings. Final Landscaping would be more closely reviewed with the Final Development Plan.

### **Loading Dock/Trash Enclosures**

The proposed plans would locate the loading area on the east side of the building along Hazelton Road. (See proposed location on page A43.) This is similar to the arrangement of the loading dock for the recently construction Whole Foods to the south on France Avenue. The loading area would be screened from Hazelton with a brick wall that would match the building. (See page A32, A43 & A49.) Additional landscaping is also proposed along Hazelton to screen the loading area from the Hazelton and adjacent property. This is an improvement over the current location of the loading dock facing the Promenade, and the plans reviewed during the Sketch Plan, which were also facing the Promenade. (See previous Sketch Plan on page A7 & A8.)

### **Grading/Drainage/Utilities**

The city engineer has reviewed the proposed plans and found them to be generally acceptable subject to the comments and conditions outlined on the attached page A61. A developer's agreement would be required for the

construction of the proposed sidewalks, public water main, sewer and any other public improvements. Any approvals of this project would be subject to review and approval of the Nine Mile Creek Watershed District, as they are the City's review authority over the grading of the site. A more detailed review would be done at Final Development Plan. It should be mentioned that the water feature, as recommended in the Promenade Plan, is not specifically designed in the grading plan. (See Promenade Plan on pages A9–A15.) The Promenade Plan ponding area is located on a high point on the site, and therefore, was difficult to get drainage to flow naturally to that spot. The applicant is indicating that roof storm water could be routed to the area, if the City constructed the pond. (See page A26 of the applicant narrative.)

### **Lighting**

The applicant has indicated that all site lighting would conform to City Code requirements. Pole lights, 25 feet tall would be used to light the parking lot areas, and 14 foot tall decorative fixtures would light pedestrian walkways. All exterior lighting and illuminating devices would include lenses, reflectors or shades so as to limit light spill and glare on to adjacent properties. A detailed lighting plan would be required for the Final Development Plan review.

### **Building/Building Material**

The Byerly's would be constructed of brick on all four sides, with a stone base and concrete panels. (See rendering on pages A8–A9.) The apartment buildings would be constructed of metal panels, cement fiber panels, large windows, pre-cast concrete. The applicant believes that the mass of the building walls, in particular the west and north elevations, have been broken up by the variety of brick and concrete proposed as well as the landscaping anticipated in front. The applicant will present a visual elevation that shows the building and the landscaping together at the Planning Commission meeting.

### **Signage**

The underlying zoning of the property would be PCD-3, therefore, would be subject to signage requirements of that zoning district. Staff would recommend a full signage plan be submitted as part of the Final Development Plan. Plans should specifically include location and size of pylon signs and way finding signage. Specific signage regulations would be incorporated into the PUD Zoning District including way finding signage.

## Density

The proposed density would be 24 units per acre would be toward the lower middle end of the density range for the City's high density residential development as indicated in the table on the following page.

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
69 <sup>th</sup> & York Apartments	3121 69 <sup>th</sup> Street	114	30

## Preliminary Plat

The applicant is also requesting a Preliminary Plat to create separate lots for each of the proposed buildings. (See the plat on page A44.) The site exists as two lots today; the proposed subdivision would create four lots. The subdivision would meet all minimum lot standards and subdivision requirements. Shared parking and drive-aisle agreements would need to be established across the four lots.

## Park Dedication

Per Minnesota State Statute 462.353, Subd. 4(a) and Section 810.13 of the City Code, the applicant is required to dedicate land for public use as parks, playgrounds, recreation facilities, trails, or public open space.

Per Section 810.13, Subd. 5 of the City Code, the fees in lieu of land dedication is \$5,000 per dwelling unit. The development would create 246 new dwelling units; therefore, a \$1,230,000 parking dedication would be required. A portion of the park dedication funds could be used to develop the water feature, as shown on the Promenade Plans on pages A9-A15.

The fee would be paid prior to the City's release of the signed final plat mylars or subdivision approval for recording with Hennepin County.

## **Planned Unit Development (PUD)**

Per Section 850.04. Subd. 4 D provides the following regulations for a PUD:

- 1. Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. The purpose and intent of a PUD is to include most or all of the following:**
  - a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;**
  - b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;**
  - c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;**
  - d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;**
  - e. maintain or improve the efficiency of public streets and utilities;**
  - f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;**

- g. allow for mixing of land uses within a development;***
- h. encourage a variety of housing types including affordable housing; and***
- i. ensure the establishment of appropriate transitions between differing land uses.***

The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan as "Mixed Use Center – MXC," which encourages a mixing of uses, including retail and multifamily residential.

The proposal would create a more efficient and creative use of the property. The Byerly's store would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. A patio is proposed along France at the front of Byerly's, and the front walkway in front of the building would be covered with a canopy. (See page A32.) The store configuration is similar to the recently constructed Whole Foods, except that there is an entry into the store closer to France Avenue. (See page A43 & A52.)

Pedestrian connections would be made from France Avenue to the Promenade from the north and south sides of the site, as well as through the middle. (See sidewalk plan on pages A43 & A45.)

The applicant is also proposing some sustainability principles within their project narrative. (See pages A25–A27a.) The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. (See pages A29–A35.)

The site circulation would be improved with a right-in and right-out added along France Avenue.

## ***2. Applicability/Criteria***

- a. Uses. All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title shall be treated as potentially allowable uses within a PUD district, provided they would be allowable on the site under the Comprehensive Plan. Property currently zoned R-1, R-2 and PRD-1 shall not be eligible for a PUD.***

The proposed uses, retail and multiple-family residential housing are uses allowed in the Mixed Use Center, as described in the Comprehensive Plan, and within the underlying PCD-3 Zoning District.

- b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:***
  - i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;***

The site is guided in the Comprehensive Plan for "Mixed Use Center – MXC," which encourages the mixing of retail and multi-family residential uses. The proposed plans are therefore, consistent with the Comprehensive Plan.

- ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;***

Again, the proposal is for a mixture of land uses.

- iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and***

As indicated in table earlier within this report, and the fact that the site is located in a commercial area on France Avenue and the Promenade, the proposed density of 24 units per acre is appropriate for this site.

- iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in #1 above.***

The following page shows a compliance table demonstrating how the proposed new building would comply with the underlying PCD-3 Zoning Ordinance Standards. Should the City decide to rezone this site to PUD, the proposed setbacks, height of the building and

number of parking stalls would become the standards for the lots. Please note that a few City Standards are not met under conventional zoning. However, by relaxing these standards, the purpose and intent, as described in #1 above would be met.

The site layout would be improved by bringing the building up to the street; pedestrian connections would be incorporated through and around the site, including green space between the road and the sidewalk; locating the taller buildings farther back from France Avenue, into the site; introducing a mixture of uses on the site.

The design of the building is of a high quality. Byerly's would be brick on all four sides, with a stone base and concrete panels. (See rendering on pages A29–A35.) The apartment buildings would be constructed of metal panels, cement fiber panels, large windows, pre-cast concrete. The development would incorporate improved landscaping and green space. Traffic would be improved in the area with a right-in and right-out on France Avenue.

## Compliance Table

	City Standard (PCD-1)	Proposed
<b><u>Building Setbacks</u></b>		
<i>Byerly's</i>		
Front – France Avenue	50 feet	51 feet
Side Street – Hazelton Road	50 feet	<b>26 feet*</b>
Side – South	NA	200+ feet
Rear – East (Promenade)	NA	200+ feet
<i>Building A</i>		
Front – France Avenue	81 feet	500+ feet
Side Street – Hazelton Road	81 feet	300+ feet
Side – South	NA	41 feet
Rear – East (Promenade)	NA	27 feet
<i>Building B</i>		
Front – France Avenue	85 feet	300+ feet
Side Street – Hazelton Road	85 feet	200+ feet
Side – South	NA	NA
Rear – East (Promenade)	NA	NA
<i>Building C</i>		
Front – France Avenue	79 feet	300+ feet
Side Street – Hazelton Road	79 feet	<b>43 feet*</b>
Side – South	NA	NA
Rear – East (Promenade)	NA	NA
<b><u>Parking Lot Setbacks</u></b>		
Front – France Avenue	20 feet	51 feet
Front – Hazelton Road	20 feet	20 feet
Side – North & East	NA	NA
Building Height		
Byerly's		One story – 21 feet
Building A	Eight stories or 108 feet	Six/seven stories – 81 feet
Building B		Six/seven stories – 85 feet
Building C		Six stories – 79 feet
Maximum Floor Area Ratio (FAR)	50%	<b>72%*</b>
	Lot size = 9.67 acres	303,025 s.f.
Parking Stalls		
Retail	67,950 s.f. = 357 spaces	<b>314 spaces retail*</b>
Housing	246 units = 246 enclosed units	357 enclosed & 33 surface
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

\* **Would require a variance under PCD-3 Zoning**

## PRIMARY ISSUES/STAFF RECOMMENDATION

### Primary Issues

- **Is the proposed development reasonable for this site?**

Yes. Staff believes the proposal is reasonable for the following reasons:

1. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the Comprehensive Plan for "Mixed Use Center – MXC," which encourages mixing land uses, including retail and multiple family residential, on one site.
2. The proposed six/seven-story buildings are two-three stories lower than the height allowed by City Code, and would fit into this area. They are consistent with some of the high density residential development to the east and south.
3. The existing roadways would support the project. RLK conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions. The proposed new right-in and right-out on France Avenue would greatly benefit traffic operations around the site. The level of service on adjacent roadways and intersections would remain the same.
4. The proposed project would meet the following goals and policies of the Comprehensive Plan:
  - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
    - Locate prominent buildings to visually define corners and screen parking lots.
    - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
  - b. Movement Patterns.
    - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
    - A Pedestrian-Friendly Environment. Improving the auto-oriented design pattern discussed above under "Issues" will call for

guidelines that change the relationship between parking, pedestrian movement and building placement.

- c. Appropriate Parking Standards. Mixed use developments often produce an internal capture rate. This refers to residents and workers who obtain goods and services from within the development without making additional vehicle trips. Parking ratios for mixed use development should reflect the internal capture rate and the shared parking opportunities this type of development offers.
- d. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

- **Is the PUD Zoning District appropriate for the site?**

Yes. Staff believes that the PUD is appropriate for the site. As highlighted above on pages 6-9, the proposal meets the City's criteria for PUD zoning. In summary the PUD zoning would:

1. The site is guided in the Comprehensive Plan as "Mixed Use Center – MXC," which encourages a mixing of uses, including retail and multifamily residential.
2. The proposal would create a more efficient and creative use of the property. The Byerly's store would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. A patio is proposed along France at the front of Byerly's, and the front walkway in front of the building would be covered with a canopy. (See page A32.) The store configuration is similar to the recently constructed Whole Foods, except that there is an entry into the store closer to France Avenue. (See page A43 & A52.)
3. Pedestrian connections would be made from France Avenue to the Promenade from the north and south sides of the site, as well as through the middle. (See sidewalk plan on pages A43 & A45.)
4. The applicant is also proposing some sustainability principles within their project narrative. (See pages A25–A27a.)
5. The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. (See pages A29–A35.)
6. The site circulation would be improved with a right-in and right-out added along France Avenue.

7. Ensure that the building proposed would be the only building built on the site, unless an amendment to the PUD is approved by City Council.

## **Staff Recommendation**

### ***Preliminary Rezoning to PUD & Preliminary Development Plan***

Recommend that the City Council approve the Preliminary Rezoning from PCD-3, Planned Commercial District to PUD, Planned Unit Development District and Preliminary Development Plan to build a new 47,000 square foot Byerly's store; a six-story 106-unit apartment building with two levels of underground parking; a six-story, 77-unit apartment building with first floor 10,450 square foot retail area and two levels of underground parking; and a six-story, 60-unit apartment building with 10,500 square feet of retail space on the first level and two levels of underground parking.

Approval is subject to the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan as "Mixed Use Center – MXC," which encourages a mixing of uses, including retail and multifamily residential. The proposed uses are therefore consistent with the Comprehensive Plan.
4. The proposal would create a more efficient and creative use of the property. The Byerly's store would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment.
5. Pedestrian connections would be made from France Avenue to the Promenade from the north and south sides of the site, as well as through the middle.
6. The applicant is also proposing some sustainability principles within their project narrative.
7. The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building.
8. The site circulation would be improved with a right-in and right-out added along France Avenue.

9. The proposed project would meet the following goals and policies of the Comprehensive Plan:
- a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
    - Locate prominent buildings to visually define corners and screen parking lots.
    - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
  - b. Movement Patterns.
    - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
    - A Pedestrian-Friendly Environment. Improving the auto-oriented design pattern discussed above under "Issues" will call for guidelines that change the relationship between parking, pedestrian movement and building placement.
  - c. Appropriate Parking Standards. Mixed use developments often produce an internal capture rate. This refers to residents and workers who obtain goods and services from within the development without making additional vehicle trips.\*Parking ratios for mixed use development should reflect the internal capture rate and the shared parking opportunities this type of development offers.
  - d. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Approval is subject to the following Conditions:

1. The Final Development Plans must be generally consistent with the Preliminary Development Plans dated January 28, 2012, and the materials board as presented to the Planning Commission. Final Development plans should include specific locations of trash enclosure areas, number of bike parking spaces provided, and where loading/deliveries are made to the retail space and apartments.
2. The Final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.

3. The Final Lighting Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
4. Submittal of a complete sign plan for the site as part of the Final Development Plan application. Signage should include monument sign locations and size, way finding signage, and wall signage.
5. Compliance with all of the conditions outlined in the city engineer's memo dated February 22, 2013.
6. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.

### **Subdivision – Preliminary Plat**

Recommend that the City Council approve the Preliminary Plat to create a new four lot subdivision at 7171 France for the proposed project.

Approval is subject to the following findings:

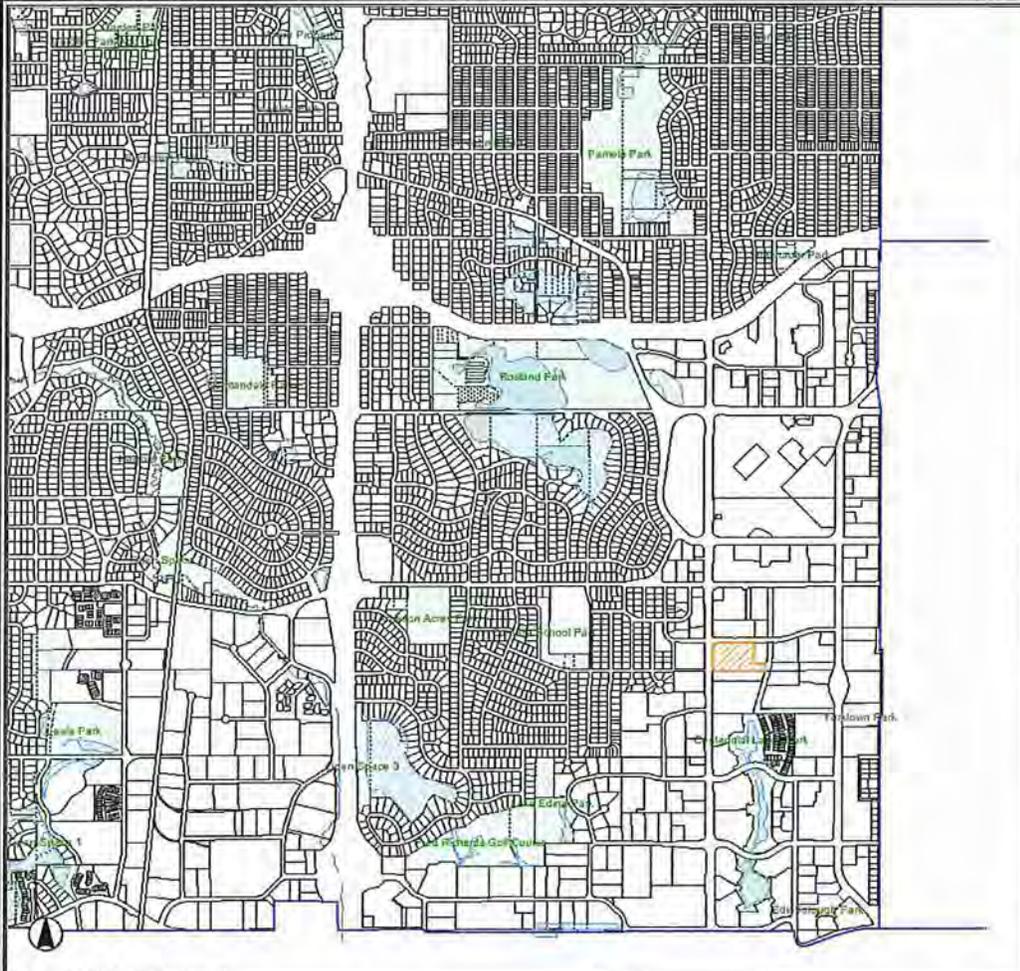
1. The proposed plat meets all Zoning and Subdivision Ordinance requirements.

Approval is subject to the following conditions:

1. Approval of the Final Rezoning of the subject property to Planned Unit Development, PUD.
2. The Final Plat must be considered within one-year after approval of the Preliminary Plat, or the Preliminary Plat shall be deemed null and void.
3. A shared parking and access agreement must be established across the Plat.
4. The Park Dedication fee of \$1,230,00 shall be paid prior to release of the mylars approving the Final Plat.

**Deadline for a city decision: May 21, 2013**

# City of Edina



- Legend**
- Highlighted Feature
  - City Limits
  - Creeks
  - Lakes
  - Parks
  - Parcel

Map created with ArcGIS - Copyright (C) 2008 GIS 315

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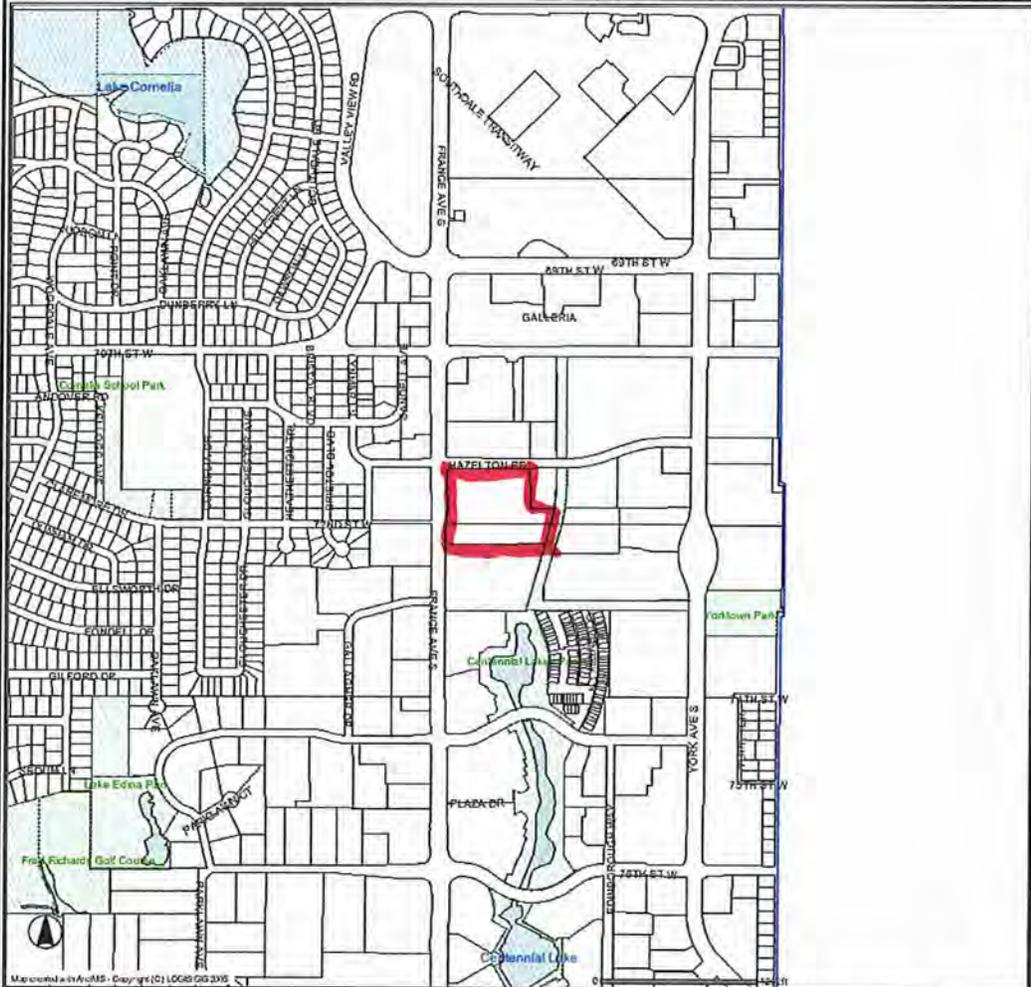


**PID: 3202824220009**

**7171 France Ave S  
Edina, MN 55435**



# City of Edina



- Legend**
- Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels



**PID: 3202824220009**

**7171 France Ave S**  
**Edina, MN 55435**



# City of Edina



- Legend**
- Surrounding House Number Labels
  - House Number Labels
  - Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels
  - 2009 Aerial Photo



**PID: 3202824220009**

**7171 France Ave S  
Edina, MN 55435**



A3

# City of Edina



- Legend**
- Surrounding House Number Labels
  - House Number Labels
  - Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels
  - 2009 Aerial Photo

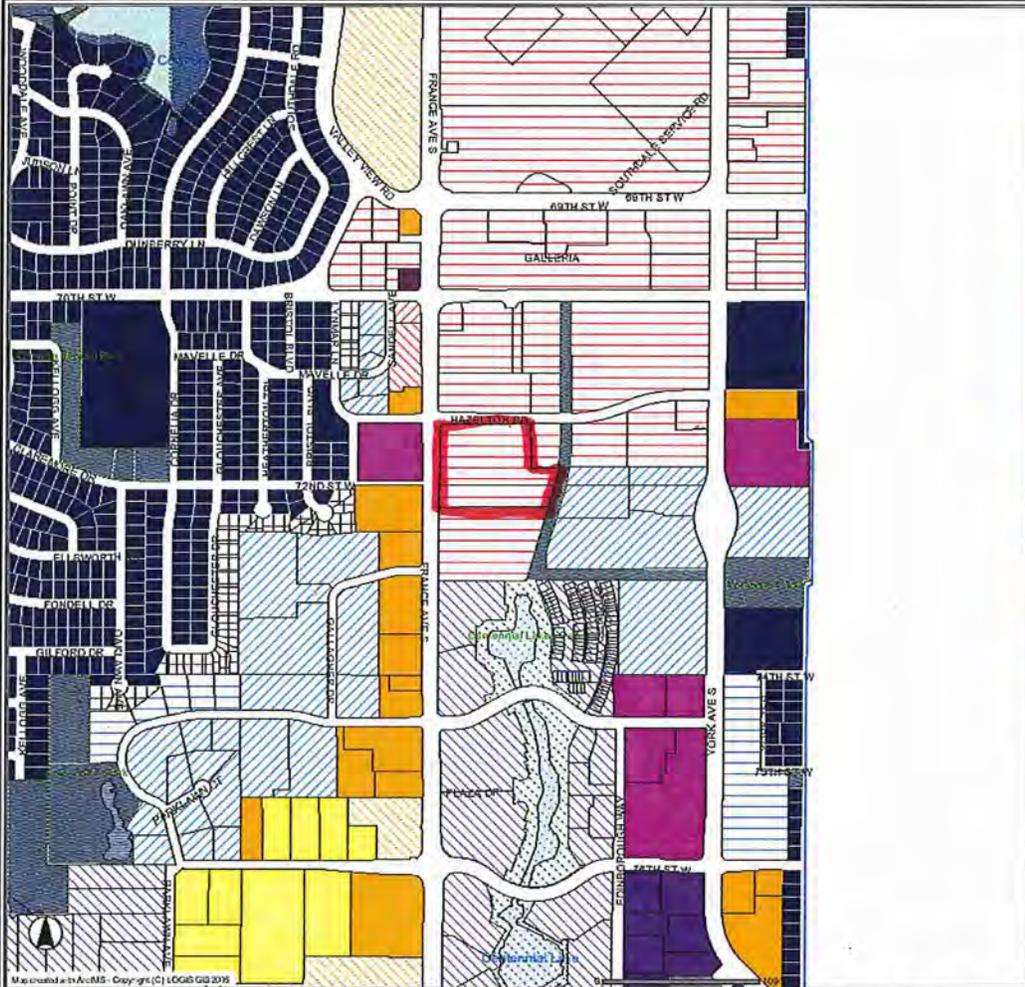


**PID: 3202824220009**

**7171 France Ave S  
Edina, MN 55435**



# City of Edina



- Legend**
- Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Zoning
    - APD (Accessory Parking District)
    - MDD 4 (Mixed Development District)
    - MDD 5 (Mixed Development District)
    - MDD 6 (Mixed Development District)
    - PCD-1 (Planned Commercial District)
    - PCD-2 (Planned Commercial District)
    - PCD-3 (Planned Commercial District)
    - PCD-4 (Planned Commercial District)
    - PD (Planned Industrial District)
    - PUD (Planned Unit District)
    - POO-1 (Planned Office District)
    - POO-2 (Planned Office District)
    - PRD-1 (Planned Residential District)
    - PRD-2 (Planned Residential District)
    - PRD-3 (Planned Residential District)
    - PRD-4 (Planned Residential District)
    - PRD-5 (Planned Residential District)
    - PSR-4 (Planned Senior District)
    - R-1 (Single Dwelling Unit)
    - R-2 (Double Dwelling Unit)
    - RMD (Regional Medical District)
    - Parcels



**PID: 3202824220009**

**7171 France Ave S  
Edina, MN 55435**



*Zoning*



A6

A7



View from SE - Macy's Prop line



Aerial view from SE

2012 Sketch Plan

### Byerly's Edina Mn

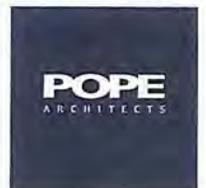
PLANNING DEPARTMENT  
FEB 29 2012  
CITY OF EDINA

02/21/12



**ANDERSON  
KM BUILDERS**

Comprehensive Building & Development Services



AS  
2012 Sketch Plan



DATA SUMMARY			
Housing A	125,100 sf	96 units	
Housing B (future)	84,800 sf	67 units	
Byerly's	51,800 sf		
Retail (future)	19,000 sf		
PARKING SUMMARY			
		parking req (1.5/unit)	parking provided garage surface
Housing			
Housing A	96 units	144	96
Housing B (future)	67 units	101	50
		245	146
Retail			
Byerly's	51,800 sf	277	
Retail (future)	19,000 sf	95	
		372	354
<b>total required</b>		<b>617</b>	<b>total provided</b>
			<b>619</b>

PLANNING DEPARTMENT  
FEB 9 2012  
CITY OF EDINA

**Byerly's Edina Mn**

1 SITE PLAN  
1"=30'-0"



**cresa**  
**ANDERSON  
KM BUILDERS**  
Comprehensive Building & Development Services

02/22/12  
**POPE  
ARCHITECTS**

# PROMENADE PLAN

Figure 33

## Promenade Component Plan

### Promenade Design

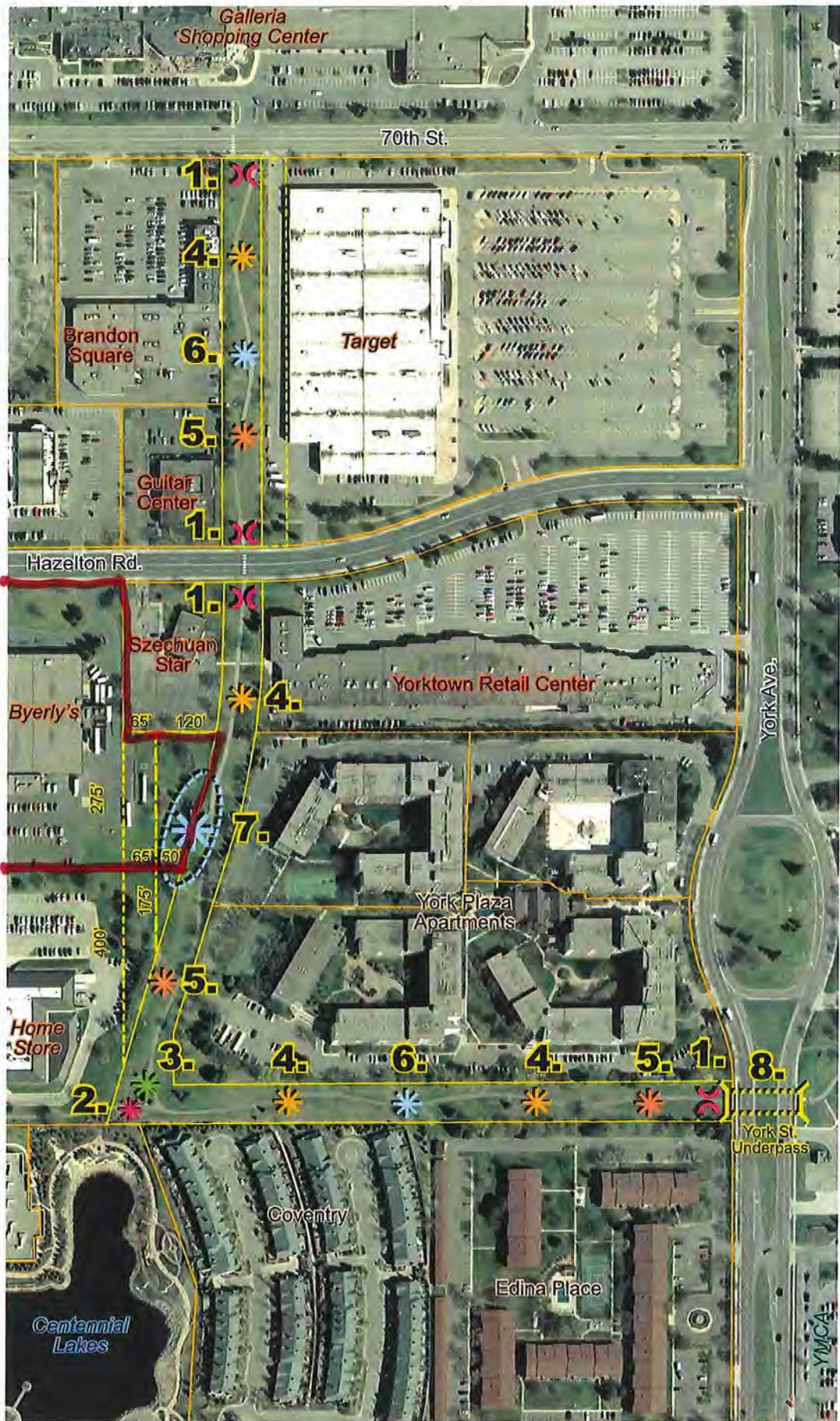
#### Legend

-  **1.** Gateway
-  **2.** Crossroads Feature
-  **3.** Landscaping Feature
-  **4.** Single Sculpture
-  **5.** Sculpture Group
-  **6.** Sculpture Fountain
-  **7.** Pond / Stream and Fountain
-  **8.** York Ave. Underpass



### Urban Design Plan

July 2007



AD

Figure 41  
**Stormwater Pond /  
Stream Concept**

Promenade Design

# PROMENADE PLAN



0 50 100 150 Feet



**EDINA  
PROMENADE**

Urban Design Plan

July 2007

**URS**





Figure 43  
**Stormwater Pond / Stream Concept - Circulation Options**  
 Promenade Design



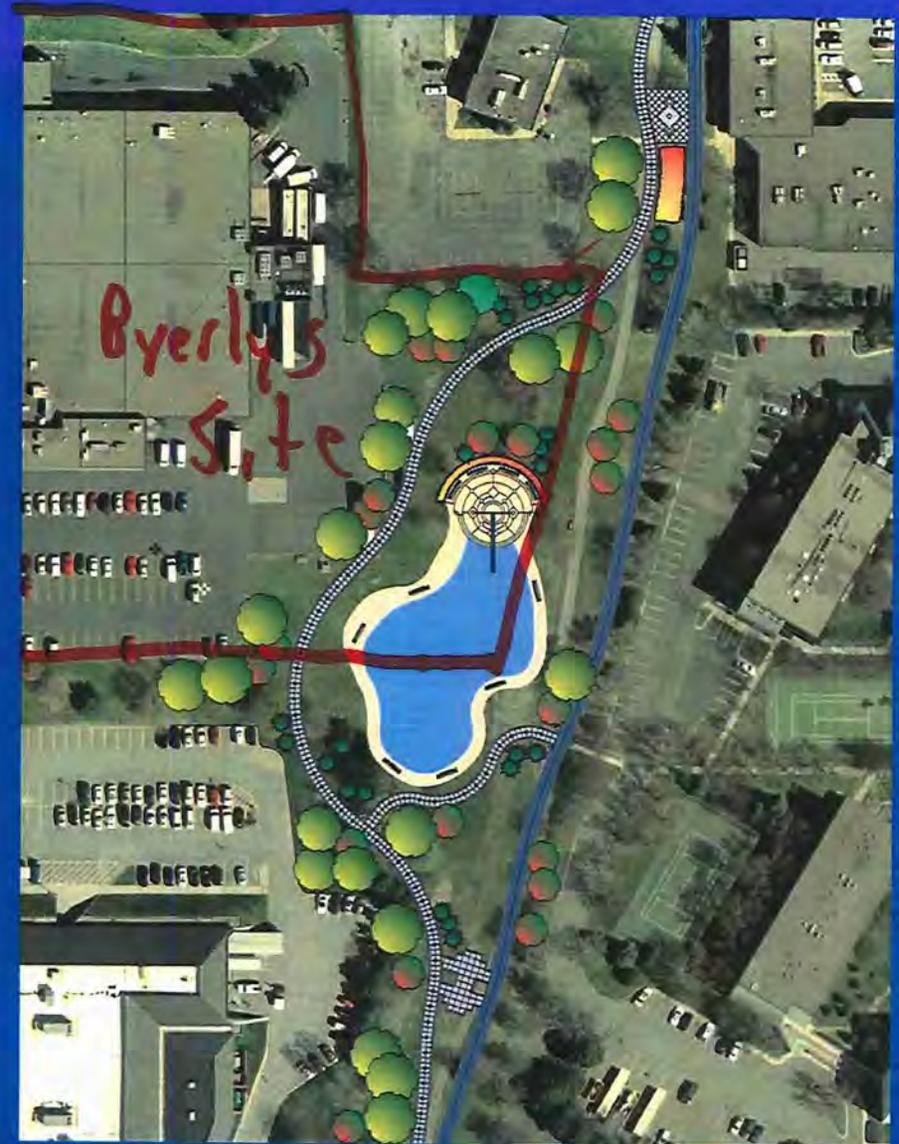
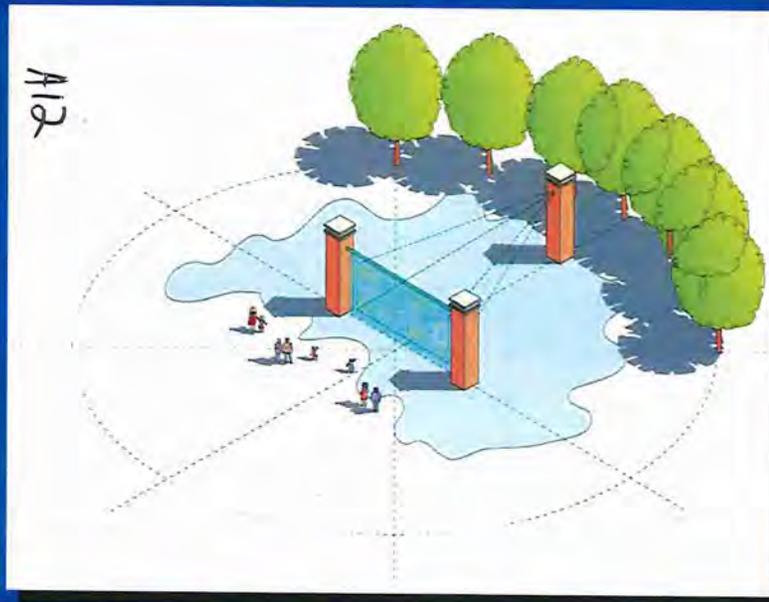
EDINA  
 PROMENADE

**Urban Design Plan**

July 2007

**URS**

## B. Promenade Path Recommendations



### 4. Water Feature Concept – Special Fountain (Water Curtain Screen)

Byed  
Site

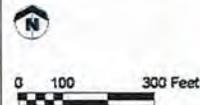


Promenade Concepts  
**Recommended Promenade Components**

October 15, 2006

**Legend**

- Gateway
- Special Feature
- Water Feature – Special Fountain
- Water Feature – Fountain
- Landscaping Feature
- Sculpture Group
- Single Sculpture
- Path-Oriented Development



**Path | Transit System Study**

Edina, Minnesota



**URS**

# B. Promenade Path Recommendations

## Promenade Components

1. Gateway
2. Crossroads Feature
3. Water Feature – Sculpture Fountain
4. Water Feature – Special Fountain
5. Landscaping Feature
6. Single Sculpture
7. Sculpture Group

A13

## B. Promenade Path Recommendations



3. Water Feature –  
Sculpture Fountain

114

## ***B. Promenade Path Recommendations***



***3. Water Feature –  
Sculpture Fountain***

115

March 14, 2012  
P.C. Minutes

on drainage.

Vice-Chair Staunton reported that the public hearing for preliminary plat approval for JMS Custom Homes, LLC 6120 Brookview Avenue has been continued to March 28, 2012.

## VII. REPORTS/RECOMMENDATIONS

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### Sketch Plan Review – 6500 France Avenue South, Edina, MN

Vice-Chair Staunton explained the Sketch Plan Review process was new to the Commission and its purpose was to give developers the opportunity to share their ideas with the Commission and Council without the expense of providing full plans.

Vice-Chair Staunton said at this time he is suggesting that the Commission comment on the Sketch Plan review in a structured form that encompasses three topics. 1) Land Use; 2) Site Plan; 3) Design Features.

#### Planner Presentation

Planner Aaker reported that the Planning Commission was asked to consider a sketch plan proposal to redevelop the Byerly's site at 7171 France Avenue. The applicant is proposing to tear down the existing Byerly's store and build a new 52,000 square foot Byerly's with a 96 unit 7-story apartment on top, and a second 19,000 square foot retail building with a 67 unit apartment on top. Parking for the building would be underneath the retail space. Loading areas would be behind the buildings facing the Promenade. (See page A8.) Primary access to the site would be off Hazelton Road, with a secondary access off France through the Macy's site to the south.

The existing property is zoned PCD-3, which allows retail as a permitted use, and multi-residential uses are conditionally permitted. (See page A5.) The applicant would be seeking a rezoning of the property to PUD, Planned Unit Development.

The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant by the Planning Commission and City Council shall be considered advisory only, and shall not constitute a binding decision on the request.

Should the City decide to rezone these sites to PUD, the proposed setbacks, height of the building and number of parking stalls would become the standards for the site.

Planner Aaker observed while the proposal would be an improvement over the existing

building and use on the site, staff is not sure that the proposal would rise to the level of meeting the purpose and intent of the PUD above. The proposal is more typical of traditional suburban development, and does not create a pedestrian friendly environment or engage the adjacent streets or the Promenade. Boulevard style sidewalks along France and Hazelton Road should be added. Due to the retaining wall along France, the sidewalk may need to be located above the retaining wall, with set of stairs to get to the bus stop. Connections from the retail uses to these sidewalks should also be required in addition to the full connection to the Promenade.

Aaker also reported that a traffic study would need to be completed to determine impacts on adjacent roadways and the city engineer has expressed concern in regard to sewer capacity in the area. This issue would have to be examined closely as part of a formal submittal. Upgrades to the system, and cost sharing for those upgrades may be required.

### **Appearing for the Applicant**

Greg Anderson, Anderson KM Builders

### **Applicant Presentation**

Mr. Anderson introduced the development team; Paul Holmes, Pope Architects and Jennifer Kent/Lunds.

Mr. Anderson explained that Lunds Food is considering redeveloping their 9.67 acre site in two phases. Anderson said at present the site contains a 59,000 sq. ft. Byerly's grocery store. Continuing, Anderson explained that the intent of Phase I is to redevelop the site to include a 51,800 sq. ft. replacement of the Byerly's store with seven levels of market rate apartments above. Phase 2 would include constructing a 19,000 sq. ft. one level retail space with seven levels of market rate apartments above. Anderson said what's challenging about this redevelopment is that Byerly's would remain open during construction. Anderson also noted that at this time the project hasn't "signed" a residential partner; however those discussions are in the process.

Continuing, Anderson told the Commission in discussions with Byerly's it became apparent that it was very important to them that the stores main entrance orients toward France Avenue. Anderson also informed the Commission Byerly's has had discussions with Macy's on shared opportunities including access.

Paul Holms said in designing the project the buildings will address both France Avenue and the "Promenade" with the housing elements focusing on the Promenade, retail France Avenue. Holms pointed out that in reality the project is a mixed use project. Retail space would be oriented toward France Avenue and housing toward the promenade. With graphics Holms asked the Commission to note the location of the loading dock, adding the goal

is to shield the loading dock from both the promenade and residential aspect of the project. He added that plans to screen the dock will become firmer when a residential partner is on board.

### Discussion on Applicant Presentation

Commissioner Fischer questioned the east/west orientation and south location of the new Byerly's building and asked the developers if this configuration was the result of the current grocery store having to remain open and the existing utility easement. Mr. Holms responded in the affirmative adding that grades also played a role in building configuration and placement. Continuing, Holms said another factor in building orientation and location was to separate the retail parking from the residential parking. Holms said another important aspect of the design was to eliminate semi-trucks from a front loading dock. A "front" loading mini dock would serve the deli and the rear dock semi-trucks. Fischer noted over the past few years the Commission has encouraged developers to design their buildings up to the street, adding in this instance the buildings are pulled away from the street similar to what exists today. Continuing, Fischer acknowledged this discrepancy; however he indicated he understands to be successful requirements for a large freestanding grocery store is different.

Commissioner Schroeder said his question is broad. He explained that the City recently adopted a PUD process. This process was put in place to enable developers and the City to achieve something they couldn't achieve through the regular rezoning process. Schroeder asked the applicant what the community gets from this; what's the benefit.

Mr. Holms responded that the proposed multiple land uses and added density are of benefit by establishing a direct connection between retail and housing. This connection not only enhances the immediate area but the City as well by adding to the tax base.

Mr. Anderson told the Commission through this proposal Lund's would be investing in the community at large. Anderson noted that Lund's could proceed by building only a new grocery store; however they chose to redevelop the site as presented. Anderson pointed out that the existing Byerly's is tired and if the project were approved the community would get a new piece of real estate and expanded tax base.

Commissioner Scherer said when she first viewed the sketch plan she was struck by the proposed use. Scherer asked if there was still a market for this type multi housing project. Mr. Anderson responded that Lund's retained a market analysis firm and they found that market rate rental property is in demand.

Commissioner Carpenter said that while he agrees that market rate apartments are now in demand, he's not sure how that will fair in the long term. Mr. Anderson responded that it's hard for him to know if this is a risk, adding there's always a risk in development; you can either be ahead of the curve or behind it.

Commissioner Platteter asked if Lund's ever considered acquiring the restaurant to its immediate east. Mr. Anderson reported that Lund's has been in contact with that owner; however, at this time the discussion is in the preliminary stage and a deal hasn't been struck.

Vice- Chair Staunton said at this time the discussion would focus on the proposed land use. Commissioners expressed the following:

- Support the mixed use aspect of the project – use is good
- Building height doesn't appear to be an issue.
- Suggest that the developer study the ordinance as it relates to mixed use and implement those goals and standards.
- Consider encouraging a more active environment – use imagination; such as an outlet for local artists to display their art, etc.
- Make it stellar.
- Lingering concern on the housing market.
- Develop the site with vision; how will it be relevant 10-20 years from now.
- Create an area where people want to live, work and shop.
- Embrace the importance of the Promenade.
- Create a village feel.
- Create a space where people want to stay and where they don't have to drive.
- Ensure that the site is developed in such a way that it provides a positive experience for the people already there – the shopper's at Byerly's etc.
- Create an example of how people gather. Have this be a positive experience for all; not just the residents of the project.
- Consider a public purpose for this area by creating go to and stay at areas within the site that encourages them to stay.
- Look at how to maximize the lobby and entrances by creating meeting spaces.
- Create better access throughout the site; especially to France Avenue. There appears to be no change from the France Avenue perspective.
- Consider relocating the main loading dock area; or at the very least screen it from the Promenade.

Mr. Anderson asked Commissioners if their concern about providing inviting "public space" was for the residents of the proposed housing or for the general public. Commissioner Schroeder responded that his intent would be for the developer to create an attractive place for everyone, retail patrons, residents of the project and the public at large. He added he doesn't know how that would translate but would like to see it happen. Commissioners agreed, adding opportunities to gather should be encouraged and can be created.

Vice-Chair Staunton introduced discussion on the "site plan". Commissioners expressed the following:

- There appears to be a lot of distance from France Avenue to the stores entrance, soften this.
- Keep the pedestrian in mind. Commissioners reiterated there's a lot of space between the front door of the proposed stores and France Avenue./Hazelton
- Create a place for bicycles.
- Concern was expressed on sewer capacity – ensure that it's sufficient and a ? on who pays for it if it needs to be increased.
- Note that Edina is moving toward the "Living Street" concept; keep that in mind with redesign.
- Consider separating the housing from the retail – more housing along the Promenade.
- Keep in mind ordinance requirements for utility equipment. (placement, screening, noise etc.)
- Could the number of parking spaces be reduced; has compact parking ever been considered to preserve green space. Ms. Kent responded that the width of Byerly's parking spaces is part of their branding and she doesn't believe those standards would be relaxed; however that can be discussed.
- Suggest better integration of the large vehicle loading dock into the site.
- Support the use of rain gardens.
- Reiterate the importance of promoting pedestrian access through the large front parking areas. Consider relief islands, a front expanded patio, pedestrian walkways/aisles to the bus stop area on France. Tie into the Promenade.
- Remember ADA standards – are there stairs and a ramp from the parking lot onto the sidewalk to France Avenue/bus stop. Is there even a sidewalk at the lower level on France. Be cognizant of what materials are used – pavers can cause tripping for walkers and vibrations for those in scooters.
- Consider having staff parking near the corner of France/Hazelton. Those parking spaces probably won't be in high demand.
- Ensure that the cross walks are clearly delineated; especially the walkway between Byerly's and the retail building. Add sidewalks?
- Has reconfiguration of the buildings ever been considered; especially the second building.
- Acknowledge that balance needs to be taken with the rear elevations of the buildings. Want them done correctly – they face either the Promenade or street. Mr. Anderson said that the residential component has separate parking acknowledging the site has no rear.
- The separation of retail parking from residential parking makes sense; however there's room for tweaking –
- How will the parcel pickup flow – will this work -
- Connectivity.
- The location of the loading dock works; however, it needs better screening from the Promenade.
- Maybe there isn't a sidewalk at the lower level – part of the larger system
- How are we getting people from France into the development.
- The utility easement running through the site is the real deal and does drive building placement.
- Two housing projects share one field of parking –that's a great strength.

The discussion ensued with Commissioners reiterating their concern with pedestrian access and travel throughout the site. Commissioners stressed the importance of sidewalks and wondered if France Avenue would ever be pedestrian friendly. Commissioners indicated they don't want to give up on that goal. Commissioners also acknowledged that grocery stores are different and accepted that the parking would be in front of the proposed buildings vs. their goal of having buildings address the street.

Continuing, Commissioners again stressed the importance of the Promenade. The Commission also suggested embracing the Promenade, adding it's a great amenity; not only for the housing aspect of the project but for the store as well. More screening could be added around the loading dock.

Vice-Chair Staunton directed the discussion to the design features of the proposed project. Commissioners expressed the following:

- Support expressed for building height
- From an architecture perspective make it look great; understand its sketch plan review but when/if the team comes back with an application go all out on this project.
- Be creative, be innovative.
- Think outside the box.

Vice-Chair Staunton thanked everyone for their participation in the sketch plan review process and he told the design team he looks forward to preliminary plans.

- **VIII. CORRESPONDENCE AND PETITIONS**

Vice-Chair Staunton acknowledged receipt of the Council Connection.

**IX. CHAIR AND COMMISSION COMMENTS**

Vice-Chair Staunton reported that the Grandview process continues. He told the Commission the comment period has been extended to March 28<sup>th</sup>. The Planning Commission is scheduled to review the Framework on April 11, followed by the City Council on April 17<sup>th</sup>.

Commissioner Forrest reported that she attended an Integrating Arts workshop. Forrest said she discovered that more could be done to promote Edina's artists.

**X. STAFF COMMENTS**

None.

**XI. ADJOURNMENT**

Commissioner Potts moved to adjourn the meeting at 9:25 PM. Commissioner Platteter seconded the motion. All voted aye; motion carried.

*Jackie Hoogenakker*  
Respectfully submitted

**VII. COMMUNITY COMMENT**

Loretta Knab, 5008 Richmond Drive, requested guidance on how to include the cost of optional sewer and water service reconstruction as part of the special assessment. Mr. Houle stated he would provide that information to Ms. Knab.

Joe Jellen, 5221 Minnehaha Boulevard, expressed concern about safety at the Southdale Center during evening hours.

**VIII. REPORTS / RECOMMENDATIONS**

**VIII.A. SPORTS DOME FEASIBILITY STUDY – AUTHORIZED**

Park Director Keprios presented the recommendation of the Park Board to authorize consultants to conduct Phase 2 of the Edina Sports Dome Feasibility Study. The Council had previously directed staff to ask the consultant to address the feasibility of the site immediately south of the South Metro Training Facility. The consultant would also address the feasibility of the golf dome area and had agreed to a time and materials contract, rather than a flat fee, with a not-to-exceed figure of \$12,000. The Council indicated it wanted to determine feasibility of the golf dome site for a joint project with one entrance prior to proceeding with study of any other sites. **Member Brindle made a motion, seconded by Member Sprague, authorizing Phase Two, location phase, of the Edina Sports Dome Feasibility Study.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**VIII.B. SKETCH PLAN REVIEW – 7171 FRANCE AVENUE FOR LUND FOOD HOLDINGS**

Community Development Director Presentation

Community Development Director Teague presented the request of Lund Food Holdings to build a new 52,000 sq. ft. Byerly's with a 96-unit 7-story apartment on top and a second 19,000 sq. ft. retail building with a 67-unit apartment on top at 7171 France Avenue. This building would be constructed just to the south of the existing Byerly's store and once constructed, the existing store would be torn down. Mr. Teague reviewed areas of parking and noted the loading areas behind the buildings facing the Promenade. He also noted primary access points to the site off Hazelton Road with a secondary access off France through the Macy's site to the south. Mr. Teague indicated the request was for a PUD rezoning, noting a variance and amendment to the Comprehensive Plan would be required for height and consideration given to a floor area ratio of 69 percent and parking shortage. Mr. Teague advised the Planning Commission supported the proposed mixed use and was not concerned with the building height, but made many comments on the site plan including the need to create gathering/staying places by enhancing the pedestrian environment and connections to the store and promenade.

Proponent Presentation

Greg Anderson, 4212 Oakdale Avenue, Anderson Builders representing Lund Food Holdings, introduced the design team and indicated the new store location was placed to allow the existing Byerly's to remain open during construction, to maintain a westerly facing door, and place the parking field between France and the main entrance to retain familiarity for patrons. Mr. Anderson indicated many details remain to be worked out including access points and location of the loading dock facing the Promenade.

Paul Holmes, Pope Architect, presented the sketch plan for this multi-use project and advised of the client's requirements. He indicated the proponent tried to arrange the site so the residential use and its pedestrian and vehicular traffic were separated from the retail use, placing them to face the Promenade. Phase 1 would construct 96 units of housing over the retail and Phase 2 would construct an additional 19,000 sq. ft. of retail and 67 units above that.

The Council discussed the site plan and consensus was reached that while it supported the proposed mixed use and was willing to consider the height deviation, site plan enhancements were needed in the following areas:

- Providing at-grade pedestrian interaction and connection to France Avenue and transportation opportunities
- Loading dock orientation would negatively impact pedestrian experience and aesthetics of the Promenade
- Minimizing impact to the Promenade
- Incorporation of Living Streets philosophy and design elements
- Increased integration with France Avenue
- Providing pedestrian access from France Avenue without having to navigate through the cars
- Creation of protected, lighted, pedestrian walkways or greenway within parking areas from grade level to the store that incorporated lighting, landing pads, landscaping, and overstory trees
- Modify grass strip on south side of the building to create connectivity to the Promenade
- Incorporation of landscaping and placement so it does not blunt pedestrians access to the Promenade
- Improvements along Hazelton Road such as a roundabout and/or living street features
- Creation of quasi-public places to gather
- Enhanced sustainability features including stormwater management elements such as buried cisterns to capture stormwater for irrigation

The Council supported the proposed water feature, noting it would extend and create linkage with Centennial Lakes. Member Sprague suggested the proponent consider a land swap with Szechwan Star, providing Szechwan Star with an outlot on the corner of Hazelton and France. Mr. Anderson indicated the proponent had held discussions with the ownership of Szechwan Star; however, the property values had to be much closer to consummate such a deal. He added Byerly's had many partners within the store which would not want a competing use on the corner, and it would be daunting to meet the parking requirements for a restaurant in addition to housing and retail. Mr. Anderson stated the proponent also has had conversations with Macy's regarding a licensed access across both properties.

Mr. Teague confirmed that redevelopment of this site would require the proponent to install sidewalks along France Avenue and Hazelton Drive. The Council indicated it had created the PUD zoning to facilitate enhanced creativity and good development that met the needs of the developer and City. However, while the current site plan incorporated elements to meet the goals of the developer, it does not meet the goals of the City and would create PUD with one-sided benefits and no public benefits. The Council indicated that to make it worthwhile to consider a PUD zoning and variances, the proposed site plan would need to address the issues raised and the City's goals. It was mentioned the Council preferred the orientation and integration of housing near the St. Louis Park Byerly's with the Wolfe Park area as well as the University Avenue Lund's integration with residential use above. The Council encouraged the proponent to consider the comments of the Planning Commission and Council and create an iconic project in this location.

Mr. Anderson indicated he respects the Council's comments, acknowledged the development team had a lot of work to do, and would continue discussions with respect to the City's input.

**VIII.C. REQUEST FOR PURCHASE – CONTRACT ENG 12-1 VALLEY ESTATE IMPROVEMENT – APPROVED**

Mr. Houle presented the street and utility improvements proposed for the Valley Estates neighborhood and staff's recommendation to install sidewalks adjacent to Creek Valley School, along Creek Valley Road from Gleason Road to Nordic Circle, as discussed during the feasibility phase. He indicated staff was reviewing the special assessment policy; however, this \$14,000 portion of the project was proposed to be special assessed in 2013 with 50% to the School District and 50% divided among neighborhood properties at \$101/REU. The sidewalk installation was recommended to improve pedestrian safety since there was a fair amount of traffic on the roadway and the sidewalk would tie into the Gleason Road sidewalk system. Mr. Houle explained this project was approximately \$100,000 over budget, which would be paid from the Storm Water Fund, because the amount of drain tile needed to address issues with stormwater drainage had been under estimated. He confirmed installation of the additional drain tile would address the concern expressed by residents at the public hearing relating to drainage issues. It was noted the special assessment would be lower than presented at the feasibility study.

## Byerly's France Avenue Redevelopment

January 28, 2013

### Preliminary Development Application Narrative

Lund Food Holdings, in partnership with Schafer Richardson Commercial Real Estate Services, seeks to redevelop an existing 9.67 acre parcel at the southeast quadrant of France Avenue and Hazelton Road in Edina. The property is presently occupied by a Byerly's store of just over 59,000 square feet. The proposed redevelopment will create an exciting mixed-use community, including a residential village along the Promenade, a new retail destination on France Avenue, and improved connections to and through the site for those driving, as well as for pedestrians, cyclists, and those using mass transit.

#### Overview:

Current zoning is PCD-3. PUD zoning classification for this project is desired in order to provide flexibility that will enhance redevelopment outcomes and provide benefits as described in the city zoning code 850.04 subpart 4.

The proposed redevelopment plan includes, in Phase 1, a replacement Byerly's store of 47,000 square feet, and two market-rate rental apartment buildings. Building A is a 6 story, 106-unit Apartment Building, with two levels of underground parking. Building B is a six story, 77-unit Apartment Building including 10,450 sq. ft. of retail space on the west side of the ground level, and two levels of underground parking. A second phase of redevelopment includes an additional apartment building (Building C) containing 48 dwelling units and 10,500 sq. ft. of retail area on the west side of the ground level, and two levels of underground parking. Building A contains 124,250 Square feet, Building B contains 81,375 square feet and Building C contains 50,400 square feet. (Note that underground parking area is not included in the totals above.)

On-site parking provided includes 186 spaces serving the Byerly's retail, 48 spaces serving building B Retail, 80 spaces serving building C Retail, 285 below-grade spaces serving Building A and B residential, 72 below-grade spaces serving Building C residential, and 33 on-grade residential visitor parking spaces.

#### Byerly's Store Description:

The Byerly's store is a single level structure with a roof height ranging from 20'6" to 30'. It's exterior architectural expression is rooted in the Prairie Style School and includes the use of natural indigenous stone, brick, architectural precast, glass, stucco and metal panel. The structural system relies on load-bearing, insulated, architectural pre-cast wall panels, finished with a combination of thin-set brick, precast masonry, and exposed, scored, colored-concrete.

The store layout, and the need for "back of house" spaces, limits the ability of the design team to introduce vision glass in the exterior wall. Consequently, day-lighting will be provided through other means, and articulation of the exterior is accomplished through changes in wall plane and materials.

#### Housing Description:

Buildings A, B, and C are all 6 stories in height above grade with an average parapet elevation not in excess of 85'. All three buildings rely on below-grade parking, with building A and B having interior vehicular connections below grade and a covered pedestrian connection above. The buildings are concrete construction from the parking levels through the first floor, and wood construction (Type 3A) from floors two through six.

The exterior architectural expression of Buildings A, B, and C is clean, sleek and modern. Enclosure materials include brick, architectural precast, and a pressure-equalized exterior rain-screen consisting of metal panel and high quality, pre-finished fiber-cement panels of roughly 12 sq. ft. each. Continuity between the Byerly's store and the housing buildings is achieved through the use of some similar materials (principally brick & architectural precast), and similar colors. It is the desire of both Lund Food Holdings, and Schafer Richardson that the design of the buildings reflect their differing purposes.

#### **Transit and Site Access:**

The redevelopment of the site has been planned with pedestrian, bicycle, and transit use in mind. The layout of the residential buildings takes advantage of their immediate proximity to the Promenade, and pedestrian way-finding through the site is established by the use of landscaped sidewalks, shared-use pathways, special paving sections at roadway intersections, and other architectural features.

The Byerly's store entry canopy extends east to welcome pedestrians coming from the housing and Promenade, and the design of the store includes outdoor gathering spaces along France Avenue on grade, and on a second level. The planned France Avenue pedestrian and bicycle pathway will be immediately adjacent this outdoor seating space. An existing transit stop on France Avenue will be relocated to the north side of the new Byerly's, on Hazelton Road, for improved access and safety.

Access to the site from north-bound France Avenue is provided via a right-in/right-out connection established between the subject site, and the Macy's Home Store property to the south. An agreement for this shared access is in place between the two property owners. Access to the site from south-bound France Avenue, and from the east, is via two curb cuts on Hazelton Road. The easternmost access is envisioned to be signalized, while the westernmost access will be right-in/right-out only. The easternmost access drive is indicated as spanning the property line between the subject parcel and the neighboring property to the East. An agreement between the two property owners is not yet in place.

#### **Stormwater, Landscaping and Site Lighting:**

Storm water management design includes establishment of infiltration areas above grade, as well as below grade storage and infiltration. Roof water from residential building A is planned to be routed to a water feature along the Promenade that would be constructed by the city. Alternatively, that roof storm water could be handled internally on site.

The proposed landscape design has a variety of native tree, shrub, and plant types that provide seasonal interest and will exceed the requirements of the city codes. The landscaped areas will have an efficient irrigation system with moisture sensors to reduce the amount of water needed, and to prevent over-watering.

Site Lighting will be provided in accordance with city requirements. Pole lights of 25' in height will be used to light the parking lot areas, and 14' tall decorative fixtures will light pedestrian walkways. All exterior lighting and illuminating devices will include lenses, reflectors or shades so as to limit light spill and glare on to adjacent properties. Illumination measured at the property line abutting residential zoned lots will not be greater than three foot-candles or ten foot-candles measured at property lines abutting streets or property zoned non-residential.

**Sustainability:**

This mixed use project will incorporate sustainable design principles, materials, system selections, and operating protocols, and will participate in Xcel Energy's Design Assistance Program. Redevelopment of an existing site in a densely developed suburban context affords many opportunities.

Specific sustainable features that will be incorporated into the residential buildings include:

- Energy efficient windows, roof, and wall assemblies
- Occupancy sensor controls in select building locations
- High efficiency heating and cooling
- High efficiency, Energy Star appliances in units
- LED and fluorescent lighting fixtures throughout
- Individually controlled and metered heating and cooling
- Low flow plumbing fixtures to reduce water usage
- Use of recycled content materials
- Use of regional materials
- Use of Low-Emitting Materials (VOC) including adhesives and sealants, paintings and coatings, and carpeting
- At least six electric vehicle charging stations in parking areas
- Stormwater system designed to optimize infiltration and support Promenade water feature
- Convenient bicycle storage with a minimum of 150 bicycle parking stalls in dedicated storage areas

Specific sustainable features that will be incorporated into the Byerly's store include:

- An energy-efficient, high-performance, building enclosure system
- Day-lighting
- Occupancy sensors
- High efficiency mechanical and electrical systems with high-performance controls
- The use of locally and regionally sourced materials, components and equipment
- Incorporation of materials high in post-consumer and post industrial recycled content
- Specification of Low Emitting materials
- Convenient bicycle parking
- Convenient access to Mass Transit

**Conclusion:**

This is an exciting redevelopment opportunity that has been in the planning stages for more than a year. The Sketch Plan Review process completed early in 2012 was of great help to the development team, and this plan has changed significantly as a result. The outcome is an approach that adds 234 housing units along the Promenade, activates France Avenue frontage with a new retail presence, and enhances access to and through the site for those who use motorized vehicles, as well as those who choose alternative means of transportation.

Additional background information regarding Lund Food Holdings and Schafer-Richardson Commercial Real Estate is available on their respective websites; [www.lfhi.com](http://www.lfhi.com) and [www.sr-re.com](http://www.sr-re.com).

We appreciate your consideration of the Preliminary Development Plan application, and look forward to meeting with you to discuss the project in greater detail.

## Cary Teague

---

**From:** Greg Anderson <ganderson@anderson-km.com>  
**Sent:** Wednesday, February 20, 2013 2:08 PM  
**To:** Cary Teague  
**Subject:** Edina Byerly's - answers to your questions...

Here are the answers to your previous questions....sorry for the delay.  
These are comments back from the architect...

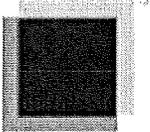
I counted the units by hand this morning and per the city submittal and the current (both of which agree with each other) and the final unit count I get for all three buildings is 246 (109 for building 'A', 77 for building 'B', and 60 for building 'C').

For the second question, our largest unit is a total of 1,470nsf (which includes a 216nsf loft area). This is unit type G2 and is a 3 bedroom with loft.

Let me know if you have any additional questions...thanks Cary.

---

Greg Anderson | Chief Construction Officer | D: 952-746-1465 | C: 952-292-1100  
[ganderson@anderson-km.com](mailto:ganderson@anderson-km.com) | 4220 Park Glen Road | St. Louis Park, MN 55416



**ANDERSON  
KM BUILDERS**

**Comprehensive Building & Development Services**



Think green before printing this email.

A2Ja

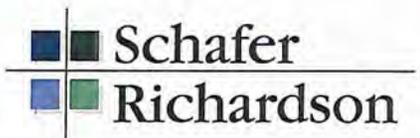
A28



PLANNING  
 JAN 28 2012  
 CITY OF EDINA

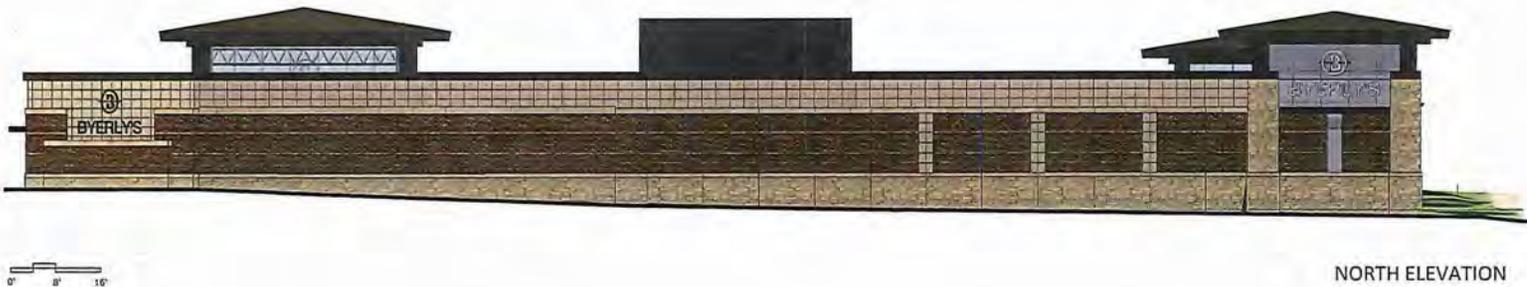
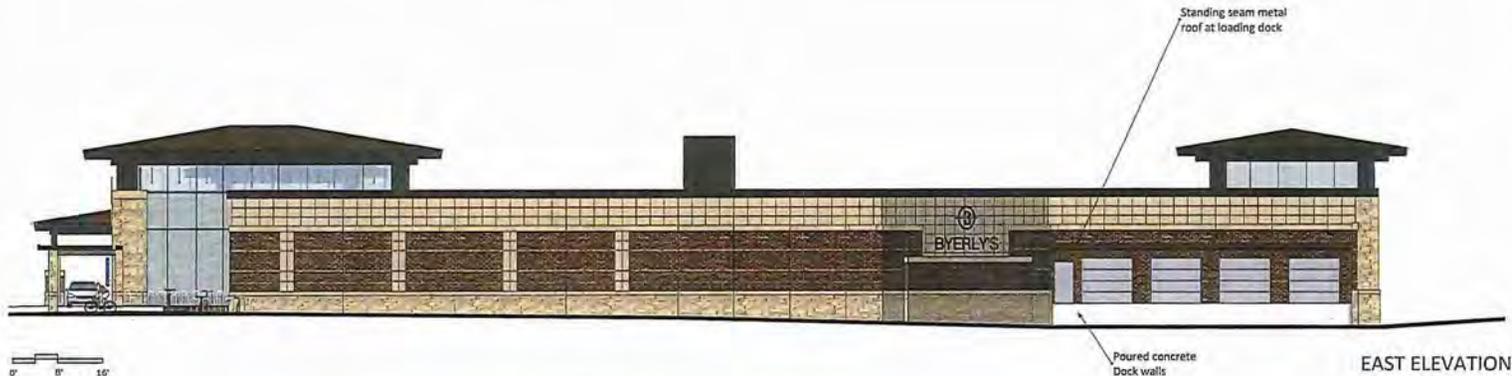
AERIAL VIEW FROM SOUTHWEST

**POPE**  
 Preliminary Development Plan  
 Byerly's - France Ave. Re-Development  
 EDINA, MN  
 01/28/13 15226-11051





A30



**POPE**  
ARCHITECTS

POPE ARCHITECTS  
1225 BARDANA BLVD N, SUITE 200  
ST. PAUL, MN 55108-2725  
(651) 645-9200 | FAX (651) 645-3101  
www.popearch.com

BYERLY'S  
FRANCE AVENUE  
RE-DEVELOPMENT

  
BYERLY'S

Schafer  
Richardson

ANDERSON  
KM BUILDERS  
Commercial Building & Development Services

  
cresa

PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

Issued for Review  
Prepared by DJ/28/13  
Development Plan

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BYERLY'S STORE  
ELEVATIONS

Revision: 15226-11051  
Drawn by MCM  
Checked by

SHEET

A3.2

JAN 28 2013

A31



VIEW FROM PARKING, LOOKING NORTHEAST

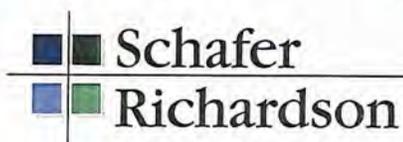


STREET LEVEL VIEW FROM FRANCE AVE

PLANNING DEPARTMENT  
 JAN 28 2012  
 CITY OF EDINA



Preliminary Development Plan  
 Byerly's - France Ave. Re-Development  
 EDINA, MN  
 01/28/13 15226-11051



A 32



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHEAST

A33



VIEW FROM PROMENADE, LOOKING NORTHWEST



VIEW FROM PARKING, LOOKING EAST



STREET LEVEL VIEW FROM HAZELTON ROAD



Preliminary Development Plan  
Byerly's - France Ave. Re-Development  
EDINA, MN  
01/28/13 15226 - 11051



JAN 28 2012  
CITY OF EDINA

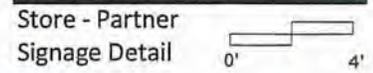
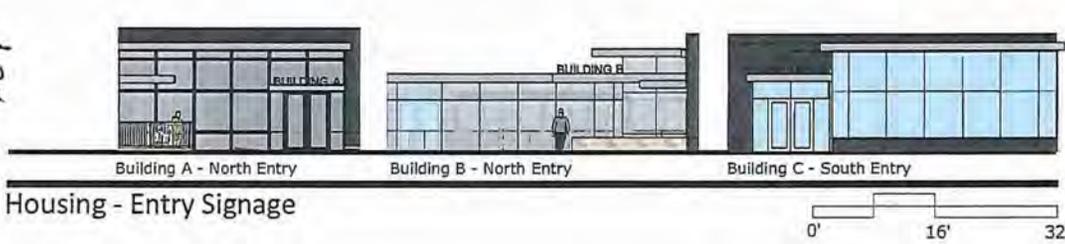


ANDERSON  
KM BUILDERS  
Comprehensive Building & Development Services





A34



JAN 28 2012



Metal Coping and standing seam metal roofing



Precast Concrete Panels, scored, Buff color



Cement fiber panels, colors B (top), A, and C (bottom)



Metal Panel and coping, gunmetal gray



Metal Panel, silver metallic

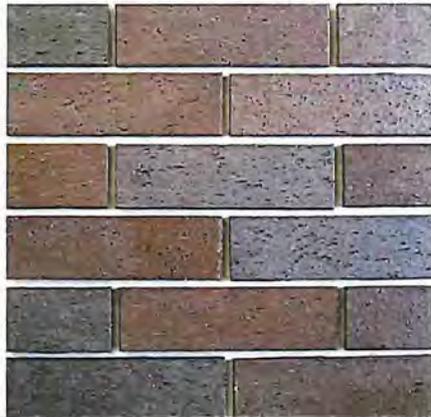


4" x 12" Thin Brick - single highlight course

A35



Kasota Stone - Natural and manufactured



4" x 12" Brick Blend



4" x 12" Brick Blend



Precast Concrete Panels, scored, dark gray color

Byerly's Store Materials

Housing Materials

JAN 28 2012

436



NORTH ELEVATION



EAST ELEVATION

**POPE**  
ARCHITECTS

POPE ARCHITECTS  
1235 SANDANA BLVD N, SUITE 200  
ST. PAUL, MN 55108-2735  
(651) 642-9200 | FAX (651) 642-2352  
www.popearchi.com

BYERLY'S  
FRANCE AVENUE  
RE-DEVELOPMENT

**BYERLY'S**

Schafer  
Richardson  
ANDERSON  
KM BUILDERS

**cresta**

PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

Last of Series:  
Preliminary 03/28/13  
Development Plan

BUILDING A  
ELEVATIONS

Project No. 15226-11051  
Date: 03/13  
Sheet: 01  
SHEET

A3.4

JAN 9 11 2013

A37



SOUTH ELEVATION



WEST ELEVATION

JAN 2012



POPE ARCHITECTS  
1295 SANDANA BLVD N, SUITE 200  
ST. PAUL, MN 55108-9735  
(651) 642-9200 | FAX (651) 642-1162  
www.popearch.com

BYERLY'S  
FRANCE AVENUE  
RE-DEVELOPMENT



Schafer  
Richardson

ANDERSON  
KM BUILDERS  
Multiphase Building & Development Services



PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

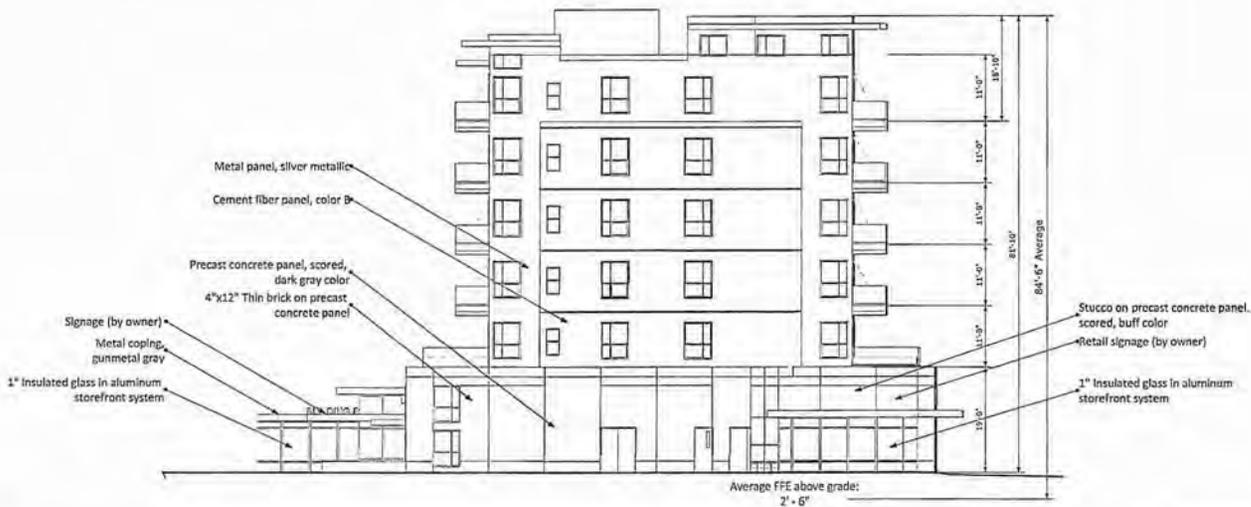
Scale of Elevation:  
Preliminary 01/28/13  
Development Plan

BUILDING B  
ELEVATIONS

Job No. 15726-11051  
Date: R11  
Detail:

SHEET  
A3.5

A38



NORTH ELEVATION

Scale: 1" = 8' - 0"



EAST ELEVATION

Scale: 1" = 8' - 0"

JAN 28 2013

**POPE**  
ARCHITECTS

POPE ARCHITECTS  
1205 SANDHAMA BLVD N, SUITE 200  
ST. PAUL, MN 55108-2739  
(651) 842-0200 | FAX (651) 842-1302  
www.popearch.com

BYERLY'S  
FRANCE AVENUE  
RE-DEVELOPMENT

**BYERLY'S**

Schafer  
Richardson

ANDERSON  
KM BUILDERS  
Construction Building & Development Services

**cresa**

PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

Approved By: \_\_\_\_\_  
Prepared By: 01/28/13  
Development Plan

BUILDING B  
ELEVATIONS

Sheet No. 25226-31002  
Date: 01/28/13  
Title: ELEVATIONS

DATE

A3.6

A-39



SOUTH ELEVATION



WEST ELEVATION

**POPE**  
ARCHITECTS

POPE ARCHITECTS  
3285 SANDHARA BLVD. N. SUITE 200  
ST. PAUL, MN 55108-2725  
(651) 642-9200 | FAX (651) 642-1103  
www.popearch.com

BYERLY'S  
FRANCE AVENUE  
RE-DEVELOPMENT

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Schafer  
Richardson

ANDERSON  
KM BUILDERS

Construction Builders & Remodelers Service  
**cresa**

PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

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Preliminary 01/28/13  
Development Plan

BUILDING C  
ELEVATIONS

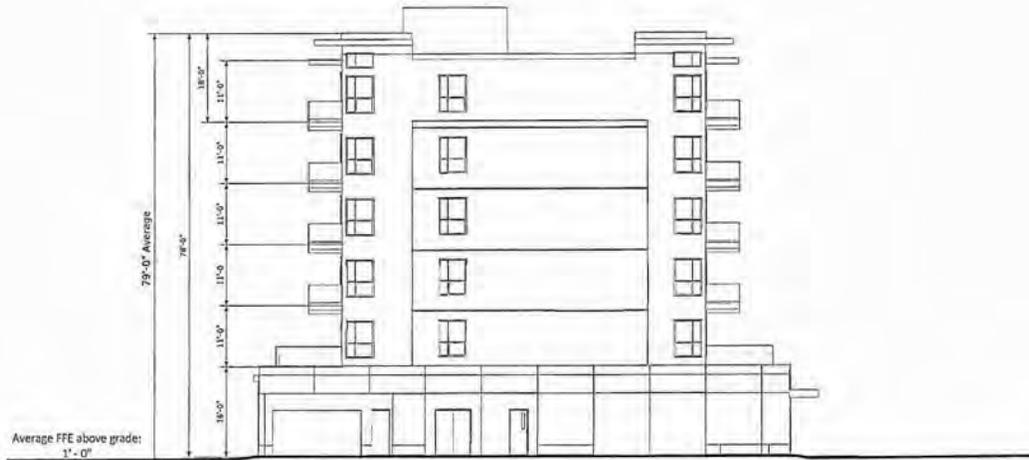
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Checked by: [blank]

SHEET

A3.7

JAN 23 2012

A70



NORTH ELEVATION

Scale: 1" = 8' - 0"



EAST ELEVATION

Scale: 1" = 8' - 0"



POPE ARCHITECTS  
1235 SANDHARA BLVD. N. SUITE 200  
ST. PAUL, MN 55108-2735  
(651) 643-0200 / FAX (651) 643-4301  
www.popearch.com

BYERLYS  
FRANCE AVENUE  
RE-DEVELOPMENT



Schafer  
Richardson  
ANDERSON  
KM BUILDERS  
Commercial Builders & Remodelers Society



PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

Issue all notes:  
Preliminary 01/28/13  
Development Plan

BUILDING C  
ELEVATIONS

Drawing No. 15226-1105.1  
Date By: RHT  
Checked By:

SHEET

A3.8



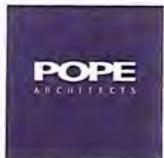


A43

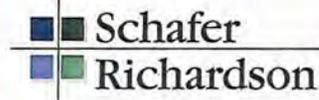


SITE PLAN

JAN 28 2012

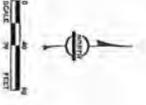
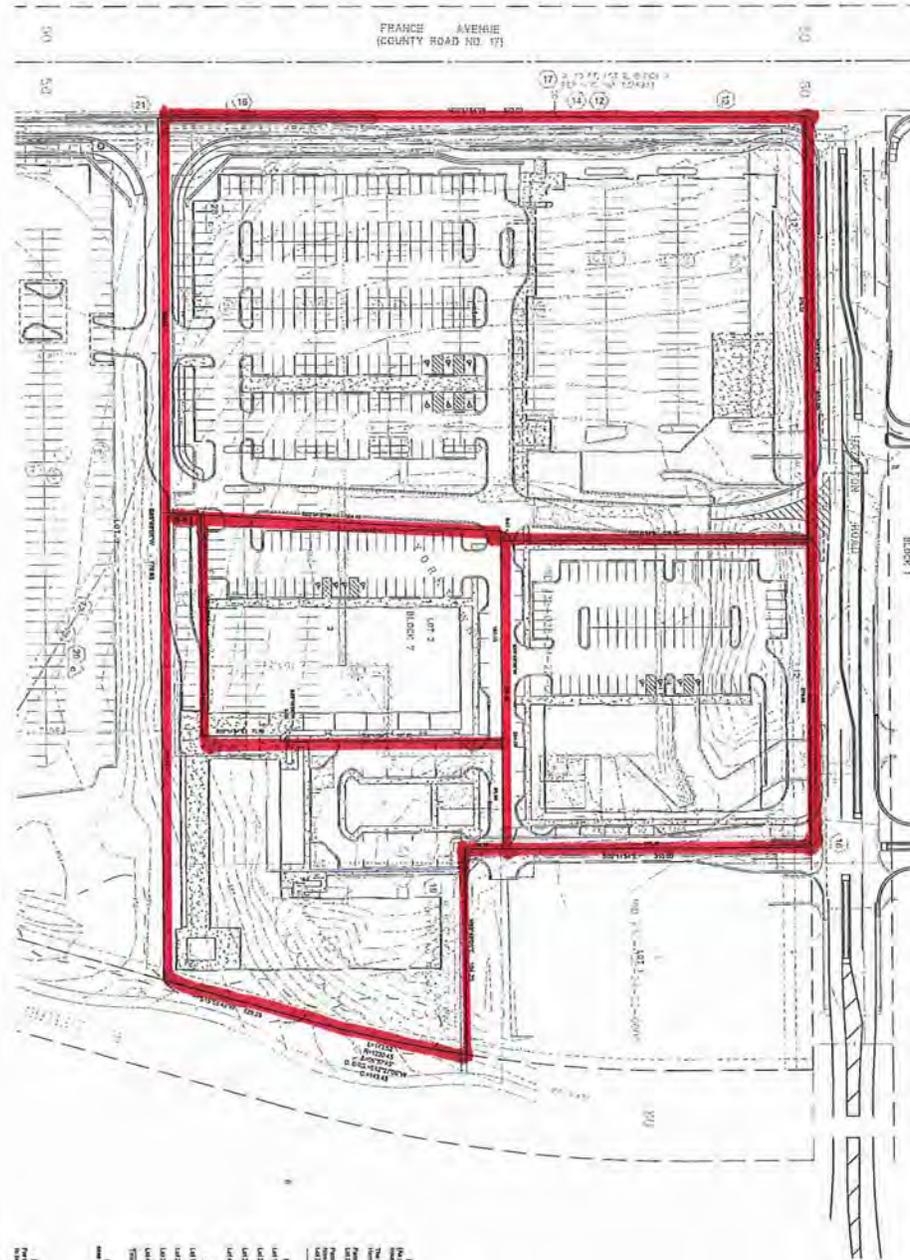


**Preliminary Development Plan**  
**Byerly's France Avenue**  
**Re-Development**  
 EDINA, MN  
 1-28-2013 | 15226-11051



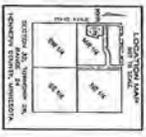
Handwritten initials or mark at the top center of the page.

# BYERLY'S ADDITION



PROPOSED DRAINAGE AND UTILITY EXHIBITS TO BE SHOWN THEREIN.

Being to be held, used, and edited in full of any other plan or map.



**EXISTING LOCAL ORDINANCES**  
 The applicant has reviewed the existing local ordinances and has determined that the proposed project complies with all applicable local ordinances. The applicant has also reviewed the existing local ordinances and has determined that the proposed project complies with all applicable local ordinances.

**PROPOSED LOCAL ORDINANCES**  
 The applicant has reviewed the proposed local ordinances and has determined that the proposed project complies with all applicable local ordinances. The applicant has also reviewed the proposed local ordinances and has determined that the proposed project complies with all applicable local ordinances.

**APPLICABLE CODES**  
 The applicant has reviewed the applicable codes and has determined that the proposed project complies with all applicable codes. The applicant has also reviewed the applicable codes and has determined that the proposed project complies with all applicable codes.

**FLOOD ZONE**  
 The applicant has reviewed the flood zone and has determined that the proposed project complies with all applicable flood zone requirements. The applicant has also reviewed the flood zone and has determined that the proposed project complies with all applicable flood zone requirements.

**STATUS OF PERMITS**  
 The applicant has reviewed the status of permits and has determined that the proposed project complies with all applicable permit requirements. The applicant has also reviewed the status of permits and has determined that the proposed project complies with all applicable permit requirements.

**CONTRACTS**  
 The applicant has reviewed the contracts and has determined that the proposed project complies with all applicable contract requirements. The applicant has also reviewed the contracts and has determined that the proposed project complies with all applicable contract requirements.

**NOTES**  
 The applicant has reviewed the notes and has determined that the proposed project complies with all applicable note requirements. The applicant has also reviewed the notes and has determined that the proposed project complies with all applicable note requirements.

SHEET # 2  
 7171 FRANCE AVENUE S.  
 ST. LOUIS, MISSOURI 63114  
 Preliminary Plot

ANDERSON KM BUILDERS  
 4220 PARK GLEN ROAD  
 ST. LOUIS PARK, MI 55416

REVISIONS

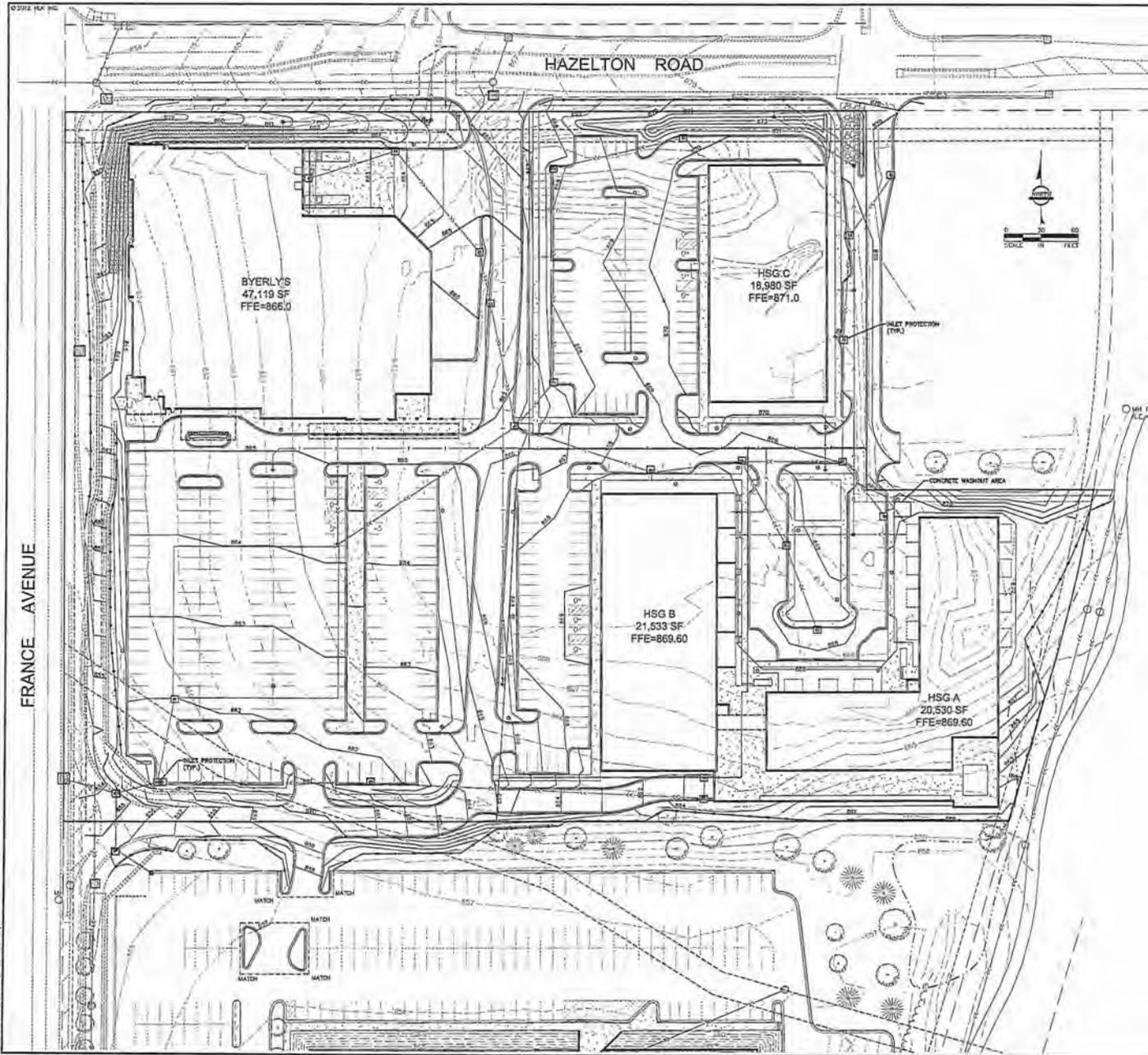
REVISION	DATE

**RLK**  
 REGISTERED PROFESSIONAL ENGINEER  
 DESIGN LICENSE NO. 14288-0001  
 CIVIL ENGINEER





147



Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0022  
 MN. Toll Free 1-800-252-1155

**LEGEND**

	PROPOSED	EXISTING
Impervious area (shaded)	—	—
Impervious concrete	—	—
Grass	—	—
Gravel	—	—
Asphalt	—	—
Concrete	—	—
Rock	—	—
Blank	—	—
Rock construction entrance	—	—
Other (check library)	—	—

**BENCHMARK**

Top Nut of Hydrant  
 Location: NE corner of the Intersection of France Avenue and Hazelton Road.  
 Elevation = 851.52 (NGVD29)

**EROSION CONTROL NOTES**

- ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS AND BE MAINTAINED UNTIL ALL DISTURBED AREAS ON THE SITE HAVE BEEN RESTORED.
- ALL CONSTRUCTION ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS FULL WIDTH, FROM ENTRANCE POINT TO 75 FEET INTO CONSTRUCTION ZONE (REFER TO DETAILS).
- ALL SLOPES 3:1 OR STEEPER, NOT TO BE SOILED AND GREATER THAN 8 FEET IN HEIGHT, SHALL HAVE EROSION CONTROL FABRIC INSTALLED ON SLOPE PER MNDOT SPEC. 3685. VERIFY RESTORATION METHOD AND SEED MIXTURE. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- TEMPORARY EROSION CONTROL TO BE PLACED AROUND STORM SEWER STRUCTURES DURING CONSTRUCTION (REFER TO DETAILS).
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED IF DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- SEDIMENT TRACKED OFF-SITE, AS A RESULT OF CONSTRUCTION TRAFFIC, SHALL BE WASHED AND SHEPT ON A DAILY BASIS.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH 500 SEED, WOOD FIBER BLANKET ON PAVED SURFACE WITHIN 14 DAYS.

NOT FOR CONSTRUCTION  
 7171 FRANCE AVENUE S.  
 PARK GROVE  
 STORMWATER POLLUTION PREVENTION PLAN  
 1/20/16

**ANDERSON**  
**KIM BUILDERS**  
 42200 PARK GLEN ROAD  
 ST. LOUIS PARK, MN 55416

**ANDERSON**  
**KIM BUILDERS**  
 42200 PARK GLEN ROAD  
 ST. LOUIS PARK, MN 55416

RIK  
 CONSULTING  
 1500 W. WASHINGTON AVE. SUITE 200  
 ST. LOUIS PARK, MN 55416  
 TEL: 763-439-1100  
 WWW.RIKCONSULTING.COM

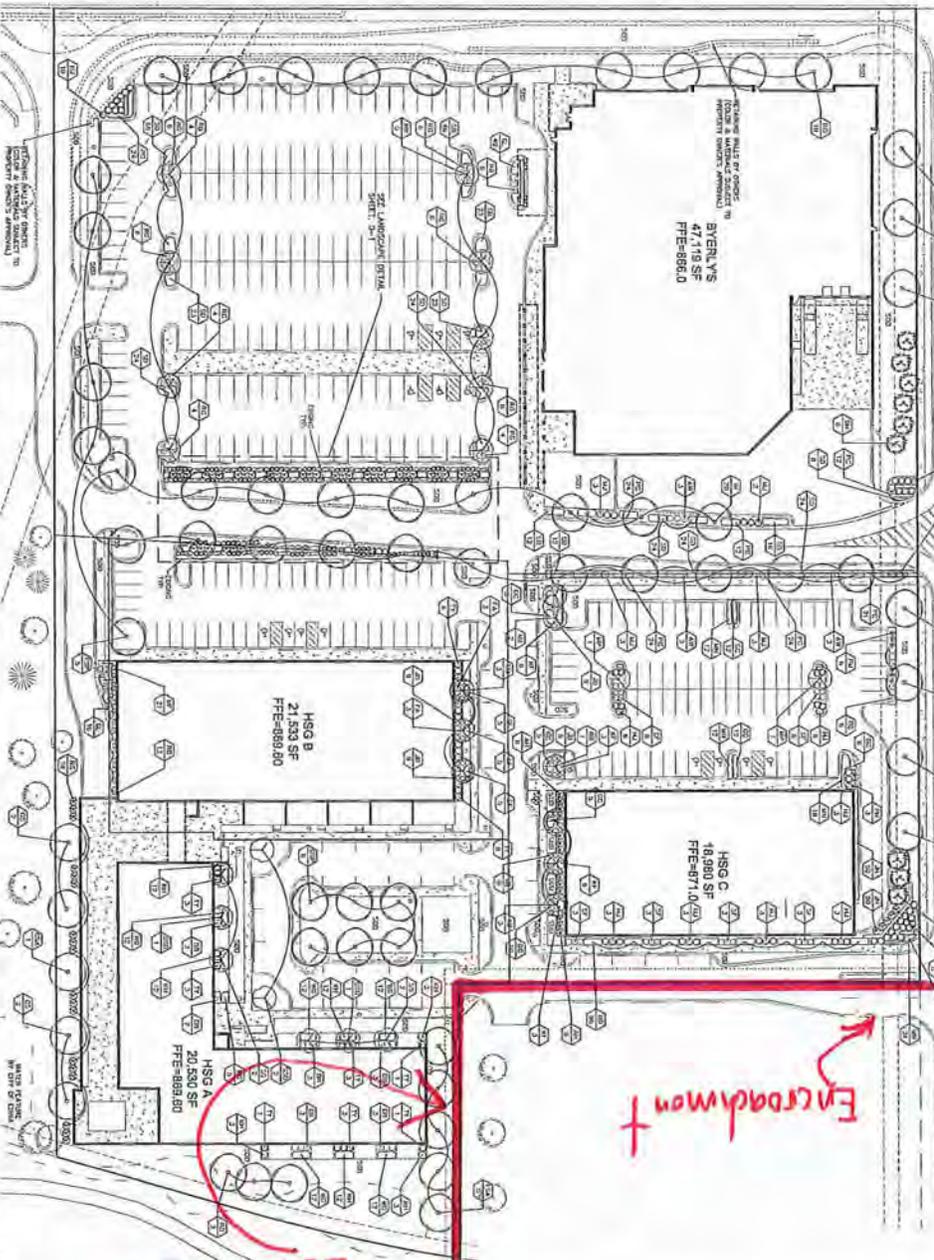
JAN 28 2016



H19

FRANCE AVENUE

HAZELTON ROAD



**LANDSCAPE NOTES**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

**IRRIGATION NOTES**

1. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION PLAN AND THE IRRIGATION NOTES.

2. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION PLAN AND THE IRRIGATION NOTES.

3. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION PLAN AND THE IRRIGATION NOTES.

**LANDSCAPE REQUIREMENTS**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

**PROPOSED LANDSCAPE PLANTINGS**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE NOTES.

**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
1	101	SPRING BURNING BUSH	3" DB	10	
2	102	DOGWOOD	3" DB	10	
3	103	DOGWOOD	3" DB	10	
4	104	DOGWOOD	3" DB	10	
5	105	DOGWOOD	3" DB	10	
6	106	DOGWOOD	3" DB	10	
7	107	DOGWOOD	3" DB	10	
8	108	DOGWOOD	3" DB	10	
9	109	DOGWOOD	3" DB	10	
10	110	DOGWOOD	3" DB	10	
11	111	DOGWOOD	3" DB	10	
12	112	DOGWOOD	3" DB	10	
13	113	DOGWOOD	3" DB	10	
14	114	DOGWOOD	3" DB	10	
15	115	DOGWOOD	3" DB	10	
16	116	DOGWOOD	3" DB	10	
17	117	DOGWOOD	3" DB	10	
18	118	DOGWOOD	3" DB	10	
19	119	DOGWOOD	3" DB	10	
20	120	DOGWOOD	3" DB	10	
21	121	DOGWOOD	3" DB	10	
22	122	DOGWOOD	3" DB	10	
23	123	DOGWOOD	3" DB	10	
24	124	DOGWOOD	3" DB	10	
25	125	DOGWOOD	3" DB	10	
26	126	DOGWOOD	3" DB	10	
27	127	DOGWOOD	3" DB	10	
28	128	DOGWOOD	3" DB	10	
29	129	DOGWOOD	3" DB	10	
30	130	DOGWOOD	3" DB	10	
31	131	DOGWOOD	3" DB	10	
32	132	DOGWOOD	3" DB	10	
33	133	DOGWOOD	3" DB	10	
34	134	DOGWOOD	3" DB	10	
35	135	DOGWOOD	3" DB	10	
36	136	DOGWOOD	3" DB	10	
37	137	DOGWOOD	3" DB	10	
38	138	DOGWOOD	3" DB	10	
39	139	DOGWOOD	3" DB	10	
40	140	DOGWOOD	3" DB	10	
41	141	DOGWOOD	3" DB	10	
42	142	DOGWOOD	3" DB	10	
43	143	DOGWOOD	3" DB	10	
44	144	DOGWOOD	3" DB	10	
45	145	DOGWOOD	3" DB	10	
46	146	DOGWOOD	3" DB	10	
47	147	DOGWOOD	3" DB	10	
48	148	DOGWOOD	3" DB	10	
49	149	DOGWOOD	3" DB	10	
50	150	DOGWOOD	3" DB	10	

For all future issues please call  
**GOPHER STATE ONE CALL**  
 1-800-368-5899  
 1-800-368-5899

NOT FOR CONSTRUCTION

11 7171 BIVERLY'S AVENUE S.  
 PRELIMINARY LANDSCAPE PLAN

**ANDERSON KM BUILDERS**

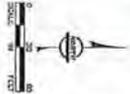
ANDERSON KM BUILDERS  
 4220 PARK GLEN ROAD  
 ST. LOUIS PARK, MN 55416

REVISIONS

DATE: 1/28/13

**RLK**  
 CONSULTING ENGINEERS

JAN 29 2013



157

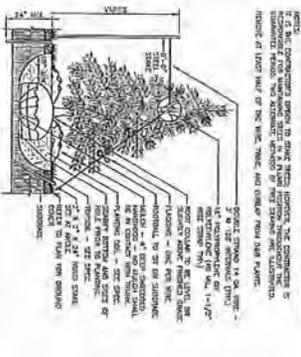
**GENERAL NOTES**

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING PLANTING MATERIAL AND CONDITIONS. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
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8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
11. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
12. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.

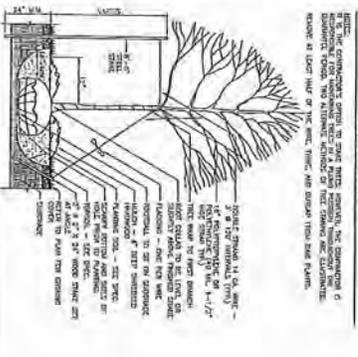
**IRRIGATION NOTES**

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING IRRIGATION SYSTEM AND CONDITIONS. ALL IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
2. ALL IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
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12. ALL IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.

**CONIFEROUS TREE**



**DECIDUOUS TREE**



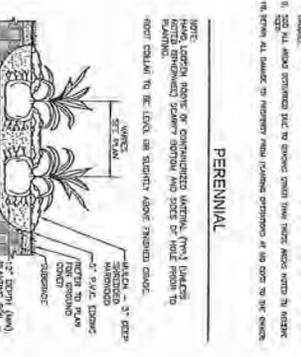
**PLANTING SPECIFICATIONS**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
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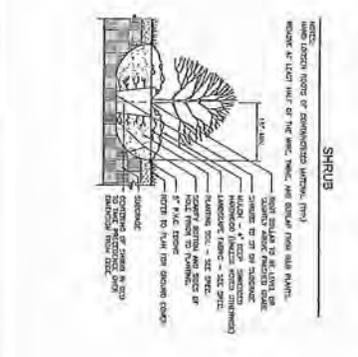
**PLANTING NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
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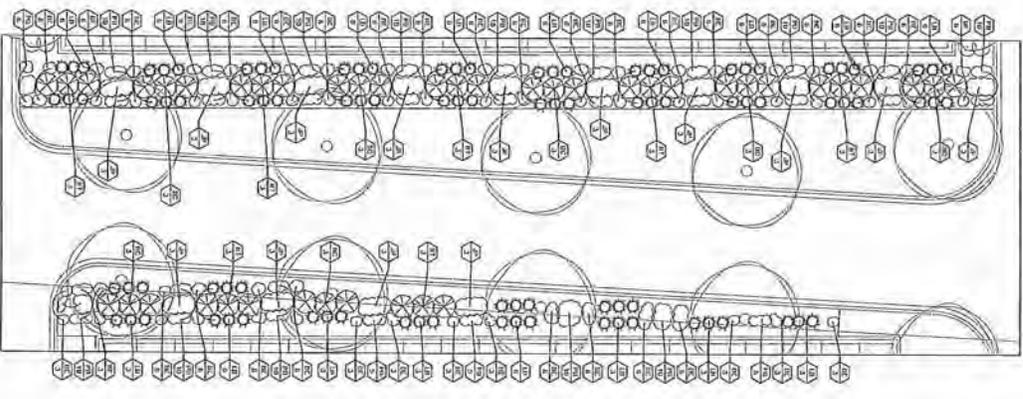
**PERENNIAL**



**SHRUB**



**D1 - DETAIL PLANTING PLAN**



NOTE: REFER TO THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS FOR ALL PLANTING DETAILS.

DO NOT SCALE  
 Gopher State One Call  
 800-455-1100

NOT FOR CONSTRUCTION

7171 FRANCE AVENUE S.  
 BRYERLY'S  
 LANDSCAPE DETAILS

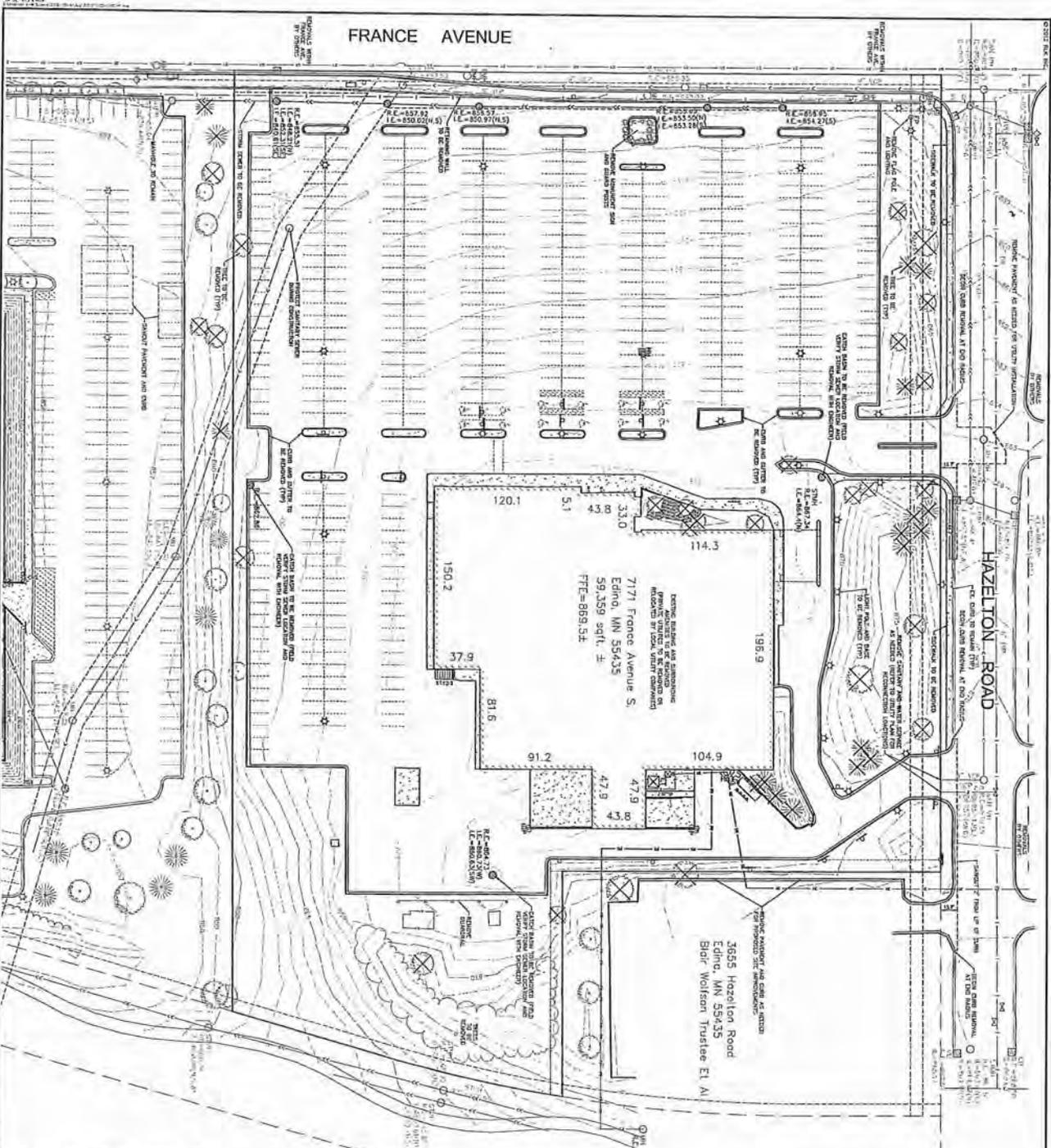
ANDERSON  
 KM BUILDERS

ANDERSON KM BUILDERS  
 4220 PARK GLEN ROAD  
 ST. LOUIS PARK, MN 55416

REVISIONS	DATE	BY	CHKD

RLK  
 CONSULTANTS

451



**REMOVAL NOTES**

CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND TOPOGRAPHY FEATURES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING ASPHALT
(Symbol)	PROPOSED ASPHALT
(Symbol)	EXISTING GRAVEL
(Symbol)	PROPOSED GRAVEL
(Symbol)	EXISTING SOIL
(Symbol)	PROPOSED SOIL
(Symbol)	EXISTING VEGETATION
(Symbol)	PROPOSED VEGETATION
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING STREET LIGHT
(Symbol)	PROPOSED STREET LIGHT
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING BUSH
(Symbol)	PROPOSED BUSH
(Symbol)	EXISTING GRASS
(Symbol)	PROPOSED GRASS
(Symbol)	EXISTING SAND
(Symbol)	PROPOSED SAND
(Symbol)	EXISTING GRAVEL
(Symbol)	PROPOSED GRAVEL
(Symbol)	EXISTING ASPHALT
(Symbol)	PROPOSED ASPHALT
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED CONCRETE

JAN 28 2012

NOT FOR CONSTRUCTION

BYERLY'S  
7171 FRANCE AVENUE S.  
EDINA, MN 55435  
PRELIMINARY  
REMOVALS PLAN

**ANDERSON  
KM BUILDERS**  
Consultants Architects & Engineers of Service

ANDERSON KM BUILDERS  
4220 PARK CLEN ROAD  
ST. LOUIS PARK, MN 55416

REVISIONS

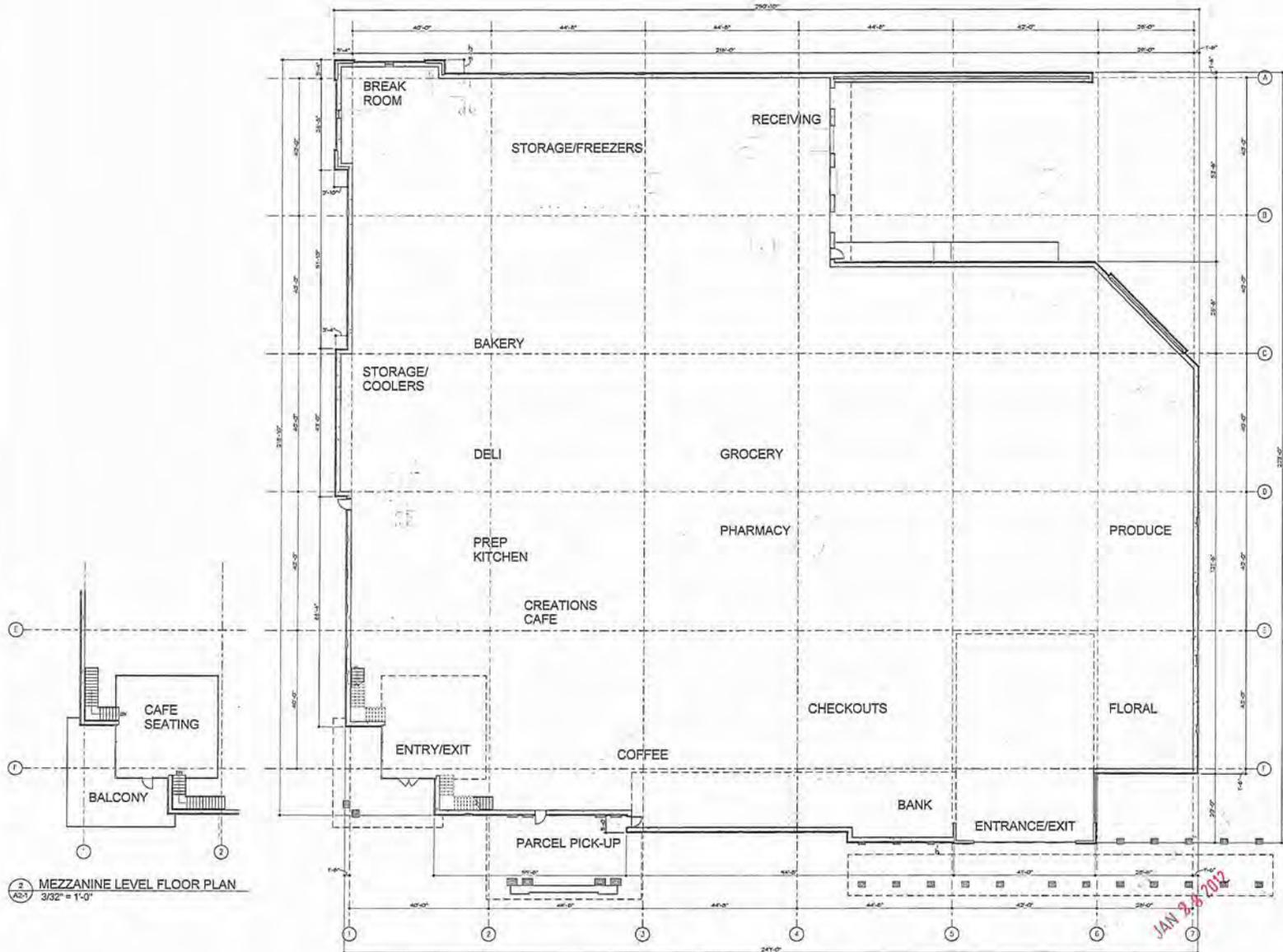
NO.	DATE	DESCRIPTION

DATE: 01.15.12

**RLK**  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
14000 Hennepin Avenue, Suite 100  
Edina, MN 55425  
Phone: 952.922.1111  
Fax: 952.922.1112  
www.rlklaw.com

CALL US TODAY BEFORE YOU  
START YOUR STATE CASE CALL  
800-333-3333  
MN Toll Free 1-800-333-3333

AS2



2 MEZZANINE LEVEL FLOOR PLAN  
3/32" = 1'-0"

1 FIRST LEVEL FLOOR PLAN  
3/32" = 1'-0"



POPE ARCHITECTS  
1375 BARRINGTON BLVD. SUITE 200  
ST. PAUL, MN 55108-3776  
(612) 442-9000 | FAX (612) 442-1000  
www.popearch.com

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ANDERSON  
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PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

FIRST LEVEL AND  
MEZZANINE  
FLOOR PLANS

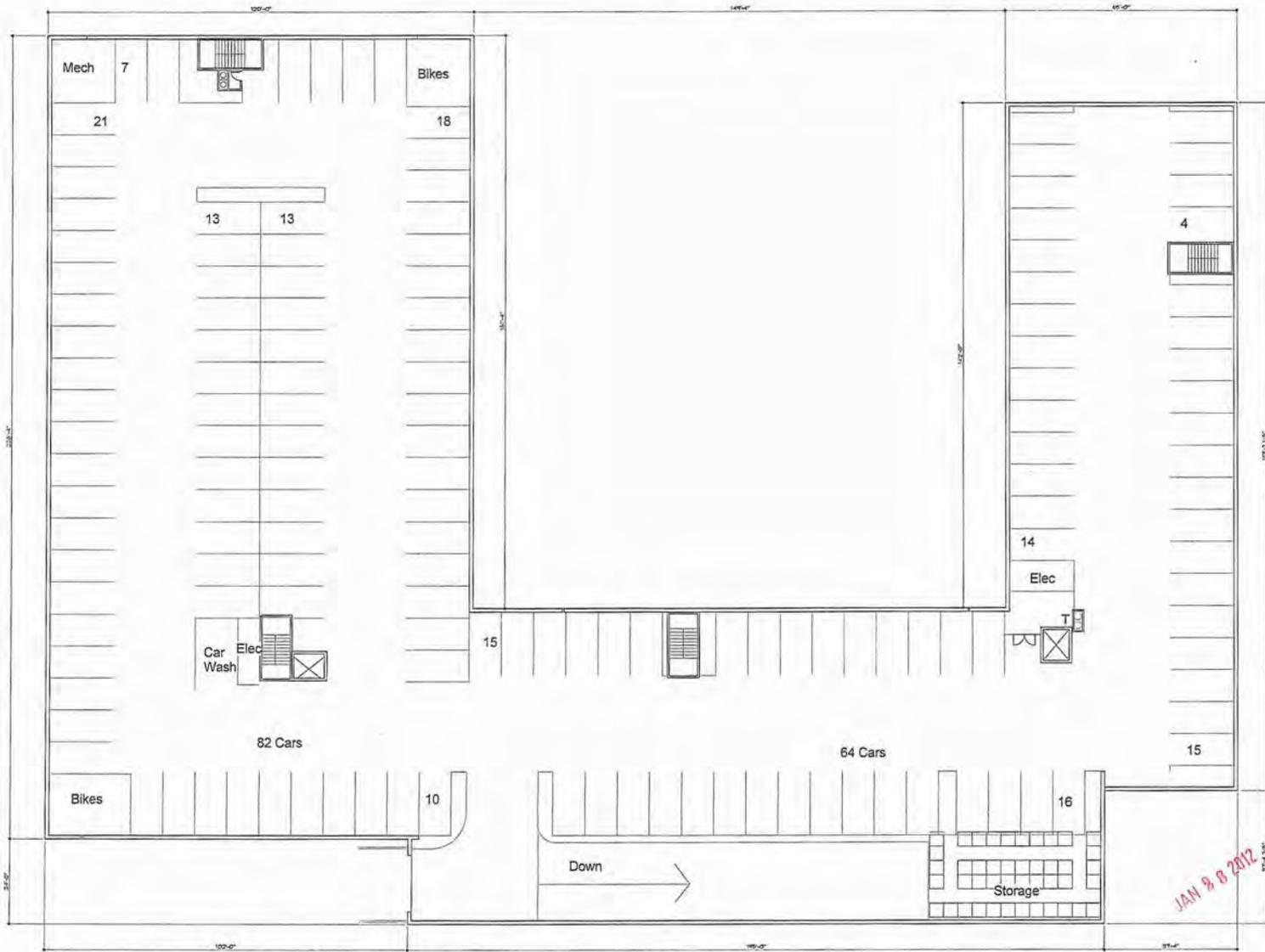
Project No.	12013
Professional Development Plan	

Scale	AS2-1
Sheet	BP

SHEET  
**A2-1**



K54



**PARKING LEVEL 1 FLOOR PLAN**  
 3/32" = 1'-0"



POPE ARCHITECTS  
 1211 BARRACUDA BLVD N. SUITE 200  
 ST. PETERS, MISSOURI 65083  
 (314) 442-4200 FAX (314) 442-4204  
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 Commercial Building & Development Services



PRELIMINARY  
 DEVELOPMENT  
 PLAN 1-28-13

BUILDINGS A & B  
 PARKING LEVEL 1  
 FLOOR PLAN

DATE	1/28/13
PREPARED BY	Development Plan
CHECKED BY	
DESIGNED BY	
DRAWN BY	
SCALE	
PROJECT NO.	
SHEET	

15226-11051  
 MS  
 MM

SHEET

H2

JAN 8 8 2012



AS6



1 UPPER LEVELS TYPICAL FLOOR PLAN  
3/32" = 1'-0"



POPE ARCHITECTS  
1010 BROADWAY, SUITE 200  
ST. PAUL, MN 55102-4170  
612.224.8800 FAX 612.224.8100  
www.popearch.com

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RE-DEVELOPMENT



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Richardson

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A National Building & Construction Source



PRELIMINARY  
DEVELOPMENT  
PLAN 1-28-13

BUILDINGS A & B  
UPPER LEVELS  
TYPICAL FLOOR  
PLAN

Author	
Designer	
Checker	
Plotter	
Project	
Sheet	
Date	
Scale	
Notes	
Revisions	

13226-11011  
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004

SHEET

H4

JAN 9 9 2013



