

City Hall • Phone 952-927-8861  
Fax 952-826-0389 • www.CityofEdina.com



**Date:** June 25, 2014

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Re:** Sketch Plan Review – 7200 France Avenue

The Planning Commission is asked to consider a sketch plan proposal to redevelop the 3.51 acre parcel at 7200 France Avenue. (See property location on pages A1–A3.) The applicant is requesting consideration of a proposal to tear down the existing office building on the site, and redevelop it with a six and four-story mixed use development project that would include the following:

- 170 unit apartment (6 stories) (20% affordable)
- 25 units of row housing. (4 stories)
- 45,500 square feet of retail space including two restaurants.
- A two-level underground parking ramp.

The retail space would be located on the France side of the project. Access to the residential portion of the development would be from 72<sup>nd</sup> Street. Access to the retail portion would be off of France Avenue. The existing vegetation and trees on the west side of the site would remain to provide screening from the residential area to the west. (See applicant narrative and plans on pages A4-A24.)

To accommodate the request, three amendments to the Comprehensive Plan would be required:

- Building Height – from 4 stories to 6 stories.
- Housing Density – from 30 units per acre to 50.
- Floor Area Ratio – from .5 to 1.41.

A rezoning of all the property would then be required to PUD, Planned Unit Development.



The compliance table below demonstrates how the proposed new building would comply with the current zoning of POD-1, Planned Office District - 1:

	City Standard (PCD-3)	Proposed
<b>Building Setbacks</b>		
Front – France Avenue	80 feet	<b>35+/- feet*</b>
Front – 72 <sup>nd</sup> Street	80 feet	<b>25+/- feet*</b>
Side – South	80 feet	<b>9-35 feet*</b>
Rear – West	46 feet	60 feet
Building Height	Four stories and 48 feet	<b>Six Stories &amp; 80 feet*</b>
Maximum Floor Area Ratio (FAR)	.5%	<b>1.41%*</b>
Parking Stalls	200 – retail	202 spaces
	357 enclosed (residential)	375 stalls enclosed
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

**\* Variance or would require change to PUD**

The proposed uses would be a significant upgrade to the current use of the site. However, the proposed density is significant, and nearly triples the density allowed on site per the existing Zoning. The recently approved senior housing project at 6500 France Avenue and the Lennar project are the only projects over 50 units per acre. See the table on the following page.



### High Density Development in Edina

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
The Waters	Colonial Drive	139	22
6500 France – Senior Housing	6500 France	188	80
Lennar	6725 York	240	52
<i>7200 France Project – Proposed</i>	<i>7200 France</i>	<i>195</i>	<i>50</i>

### TRAFFIC/SITE ACCESS

A traffic study would be required to determine the impacts on adjacent roadways. The applicant is proposing a right-in and right-out access on France Avenue, and a full access off 72<sup>nd</sup> Street. Access to the underground ramps would be off of both France Avenue (for the retail uses) and 72<sup>nd</sup> Street (for the housing.) Valet parking is also proposed on France Avenue with a right in and right out. This is an existing condition, but would still need County approval given the increase in the use proposed for the site.



## AFFORDABLE HOUSING

The applicant is proposing 20% of the units for affordable housing as part of this project. That would be 39 units towards the City's goal of 212 new affordable housing units by the year 2020 with the Met Council.

## SUSTAINABLE DESIGN

As indicated in the project narrative, the applicant is pledging this project to include sustainable design principles. (See page A4.) The applicant has also mentioned the use of solar panels on the roof.

## COMMPREHENSIVE PLAN

This property is located in the OR, Office Residential District in the Comprehensive Plan. The Plan indicates that there are no existing examples of the intended uses for this district within the City. Primary uses are offices, attached or multi-family housing; secondary uses include limited retail and service uses (no big box). "Vertical mixed-use is encouraged and may be required for larger sites." Development guidelines include upgrading existing streetscape and building appearance, improve pedestrian and transit environment, encourage structured parking. This project meets the goals of vertical mixed-use, improved building appearance, improved pedestrian environment, and provides underground parking. Project would also help meet the city's affordable housing goals.

## PUD

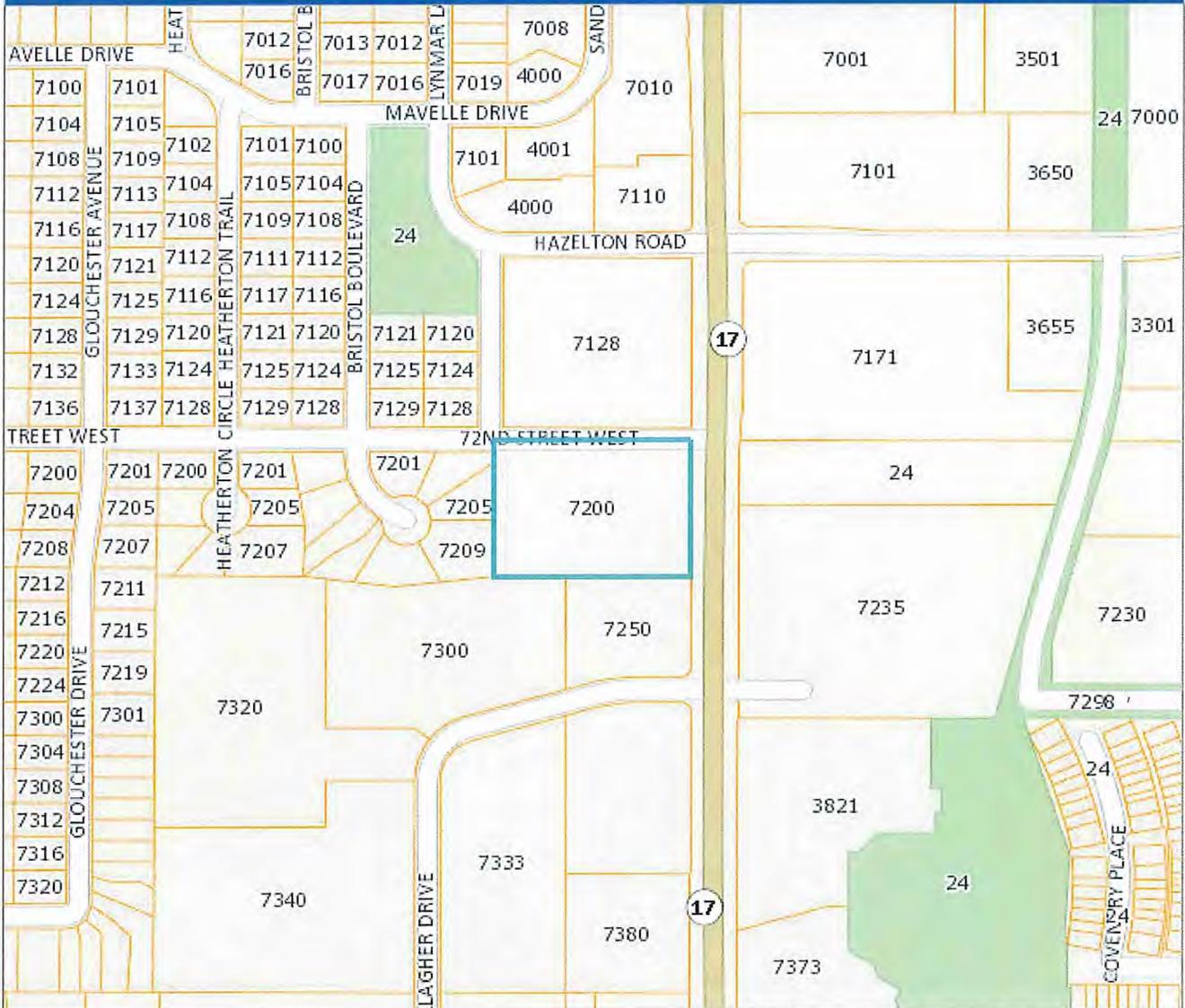
The purpose and intent of a PUD is to include **most or all** of the following:

- 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 proposed project would incorporate most of the items noted above. Most notably would be the provision of affordable housing, high quality building design, sustainable principles, mixed use, pedestrian oriented design, and transitional building height to the lower density residential area to the west. The applicant has also indicated a willingness to provide a sidewalk connection and playground equipment to the city owned green space on Bristol Boulevard. (See pages A1-A3.) Additionally, public art is contemplated on the corner of 72<sup>nd</sup> and France.



**Parcel ID:** 31-028-24-14-0001

**Owner Name:**

**Parcel Address:** 7200 France Ave S  
Edina, MN 55435

**Property Type:**

**Homestead:**

**Parcel Area:** 3.51 acres  
152,751 sq ft

**A-T-B:** Torrens

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

Map Scale: 1" ≈ 400 ft.  
Print Date: 6/19/2014



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2014



AC



**Parcel ID:** 31-028-24-14-0001

**Owner Name:**

**Parcel Address:** 7200 France Ave S  
Edina, MN 55435

**Property Type:**

**Home-stand:**

**Parcel Area:** 3.51 acres  
152,751 sq ft

**A-T-B:** Torrens

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

**Map Scale:** 1" ≈ 200 ft.

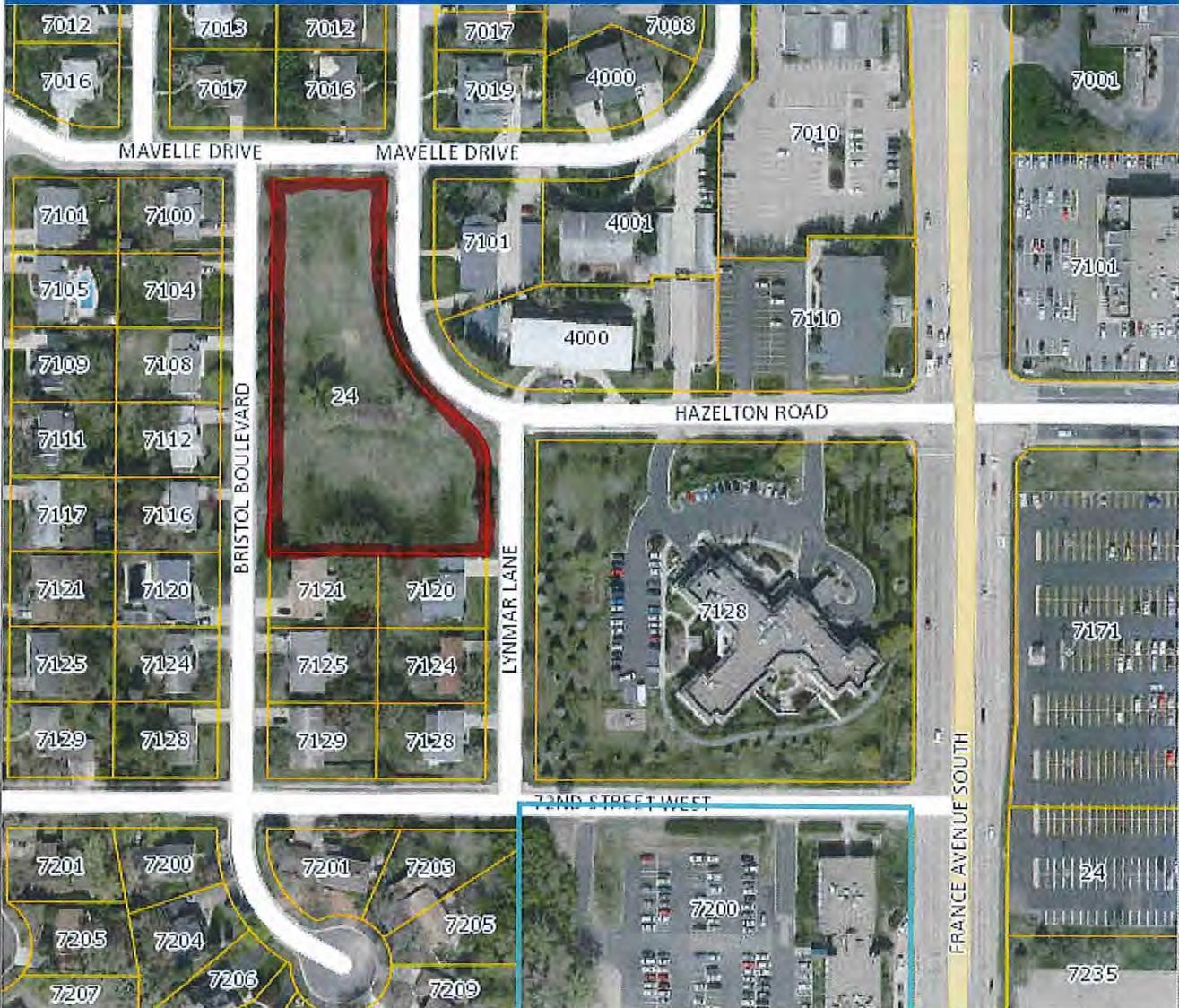
**Print Date:** 6/19/2014



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2014





<p><b>Parcel ID:</b> 31-028-24-14-0001</p> <p><b>Owner Name:</b></p> <p><b>Parcel Address:</b> 7200 France Ave S Edina, MN 55435</p> <p><b>Property Type:</b></p> <p><b>Home-stead:</b></p> <p><b>Parcel Area:</b> 3.51 acres 152,751 sq ft</p>	<p><b>A-T-B:</b> Torrens</p> <p><b>Market Total:</b></p> <p><b>Tax Total:</b></p> <p><b>Sale Price:</b></p> <p><b>Sale Date:</b></p> <p><b>Sale Code:</b></p>	<p>Map Scale: 1" ≈ 200 ft.</p> <p>Print Date: 6/19/2014</p> <div data-bbox="1328 1451 1414 1549" data-label="Image"></div> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> <p> Think Green!</p>
---	---	--

A3

June 16 2014

Cary Teague, Planning Director  
Planning Department  
Edina City Hall  
4801 W. 50th St.  
Edina, MN 55424

Project: **Mixed-Use Redevelopment**

Location: **7200 France Avenue South**

Subject: **Sketch Plan Narrative**

**Proposed Redevelopment:**

This presentation for Sketch Plan Review is a conceptual design for the redevelopment of the site at 7200 France Avenue South. The proposal is to demolish the existing office building and associated parking and construct a mixed-use redevelopment of approximately 480,000 SF with site improvements and including garage area. The proposed project includes approximately 195 residential units, 26,500 SF of restaurant/retail/office space, and approximately 570 parking spaces.

**City and Neighborhood Betterment:**

The proposed redevelopment of this parcel from office to residential and retail uses will benefit the city and area surrounding the project in the following ways:

- Provide housing in close proximity to commercial and office sectors (80%/20% split of market rate to affordable housing)
- Provide convenient retail and office uses in the area.
- Locates parking within building creating better visual environment for vehicular and pedestrian traffic around the site
- Improve the site with more vibrant uses and an attractive building
- Create a greener and more environmentally friendly development improving storm water rates through retained green space, green roofs and rain gardens.
- Alternative energy options including photovoltaics are being pursued to lower the projects carbon footprint.
- Provides small scale neighborhood serving retail.
- Add new businesses to the Edina tax base.

**PUD / Zoning:**

The project proposes to change the zoning of the site from POD-1 to a PUD using the MDD-6 as a basis for the zoning entitlements. The application for a PUD is based largely around a desire to develop a more pedestrian friendly development, a mixture of uses and a greater density for the site. The proposed building will enclose the vast majority of parking below grade and maintain a 60'-0" setback and existing vegetative buffer from the residential neighborhood to the west. In addition, the site is structured to keep the higher height and density toward France Avenue with the lowest height toward the residential neighborhood.

**Comprehensive Plan / Greater Southdale Area Land Use and Parking Final Report**

The current comprehensive plan has recommended office and high density residential uses for this site area and neighborhood from 69<sup>th</sup> street south to Parklawn (Edge West District) in the Greater Southdale Area Land Use report. In addition, the site is within the Southdale area of mixed-use region around the mall in the character defining areas in the Comprehensive Plan. The proposed project is in keeping with that high density housing concept while keeping the commercial aspects open to office, retail or restaurant uses.

The current site size is 3.51 acres (152,751 SF). The proposed development not including garage space is approximately 193,000 SF for a proposed FAR of 1.26.

We believe the redevelopment of this site would be an improvement for the city and one that will enhance not only the character of the area, but also the city itself.

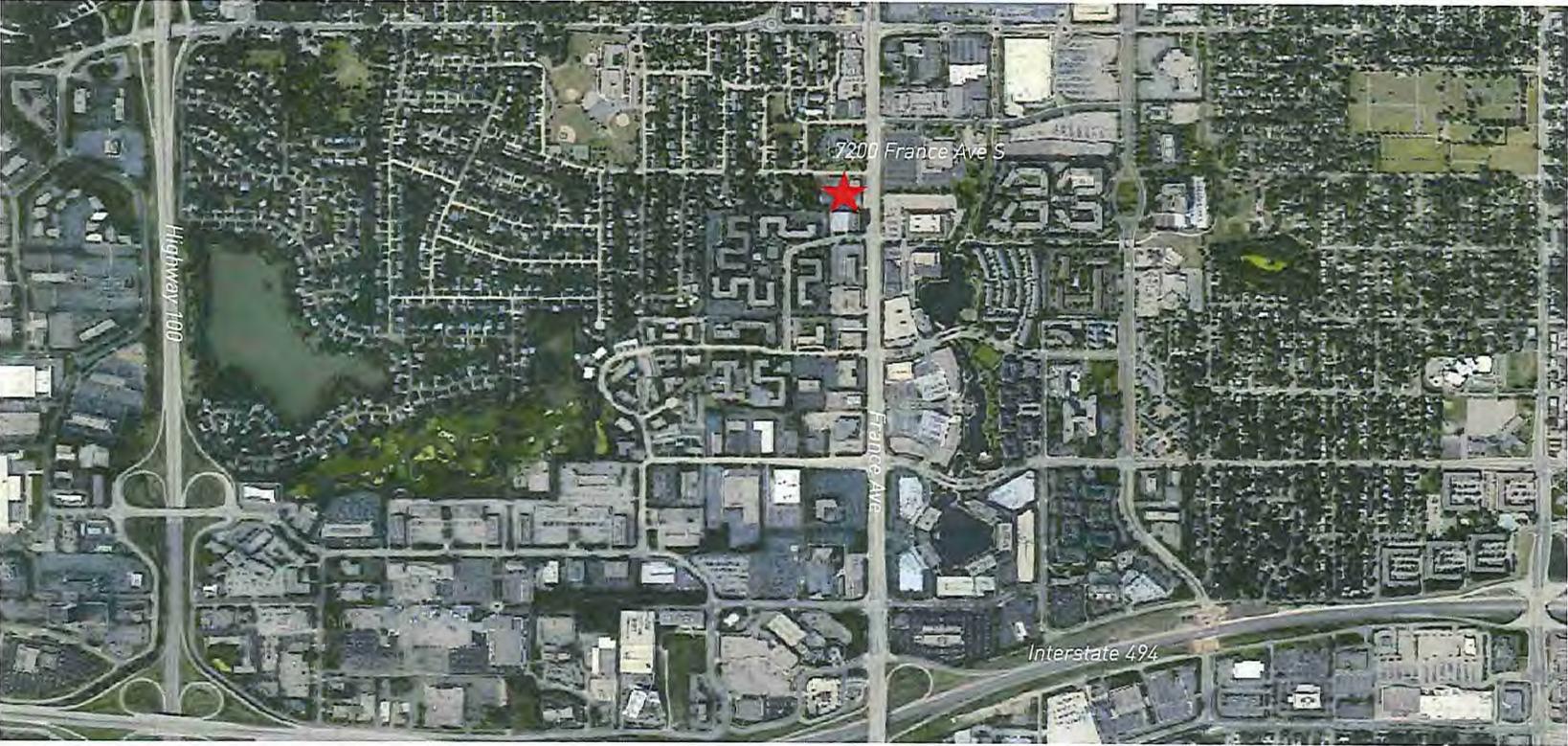
Sincerely,



Sheldon Berg, AIA  
Principal

Cc: Adam Seraphine, NHH Properties  
Lori Boisclair, Boisclair Corporation

# 7200 France Ave S



A6

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



**BOISCLAIR**  
CORPORATION

Site Specifications

Dimensions 520.01 X 325.01  
Sq Ft 169,008.45  
Acres 3.88

Current Site Plan

3-Story Office Building  
135 Surface Level Parking Spaces to the rear of the building



A7

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



**BOISCLAIR**  
CORPORATION



# 72ND AND FRANCE MIXED USE

Edina, Minnesota

June 11, 2014

Sketch Rendering



## 72ND AND FRANCE MIXED USE

Edina, Minnesota

June 11, 2014

Sketch Rendering

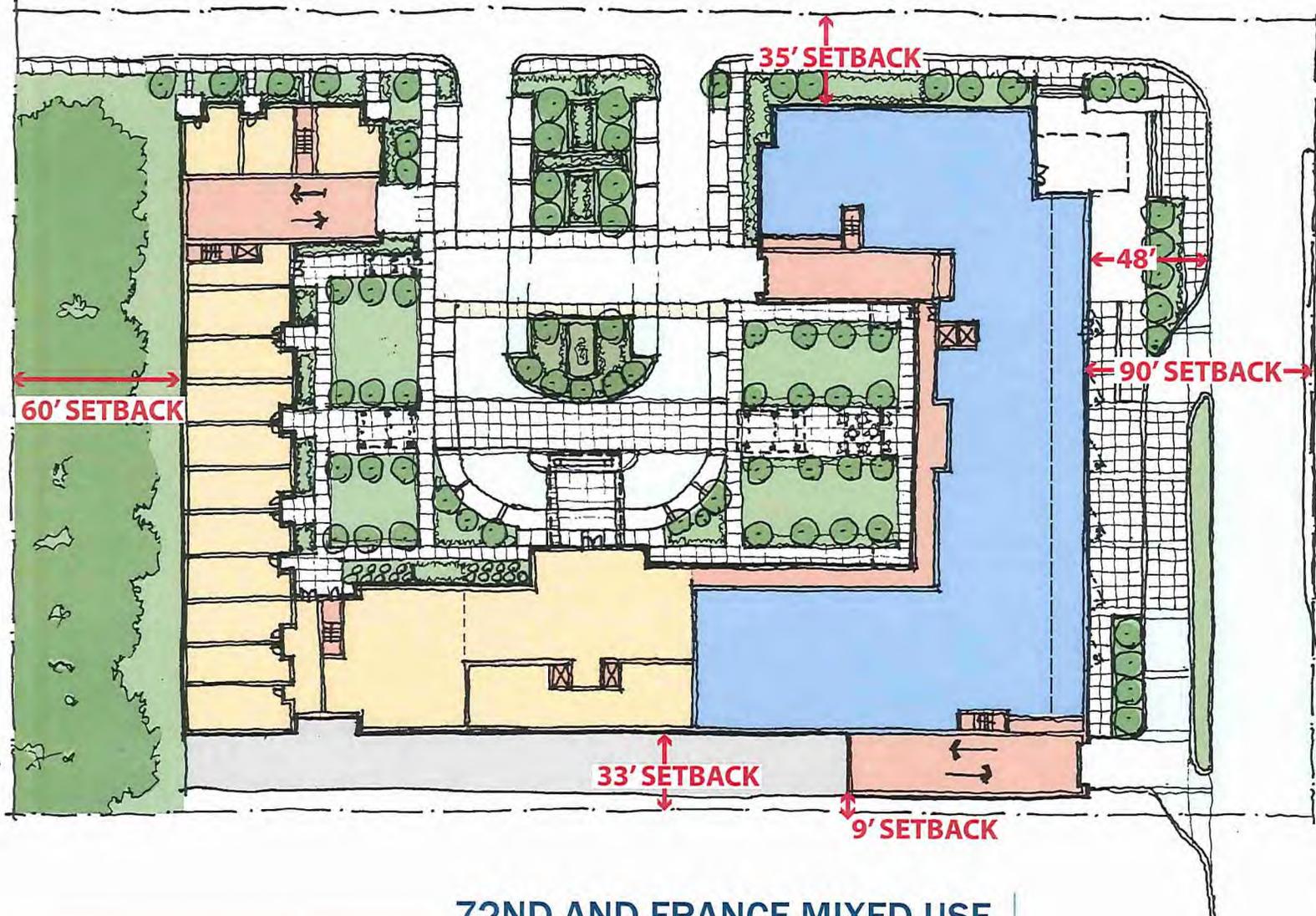


## 72ND AND FRANCE MIXED USE

Edina, Minnesota

June 11, 2014

Sketch Rendering



# 72ND AND FRANCE MIXED USE

Edina, Minnesota

June 11, 2014

First Floor Plan

7200 France Ave S



A12

*Mixed-Use Development*

NHH PROPERTIES

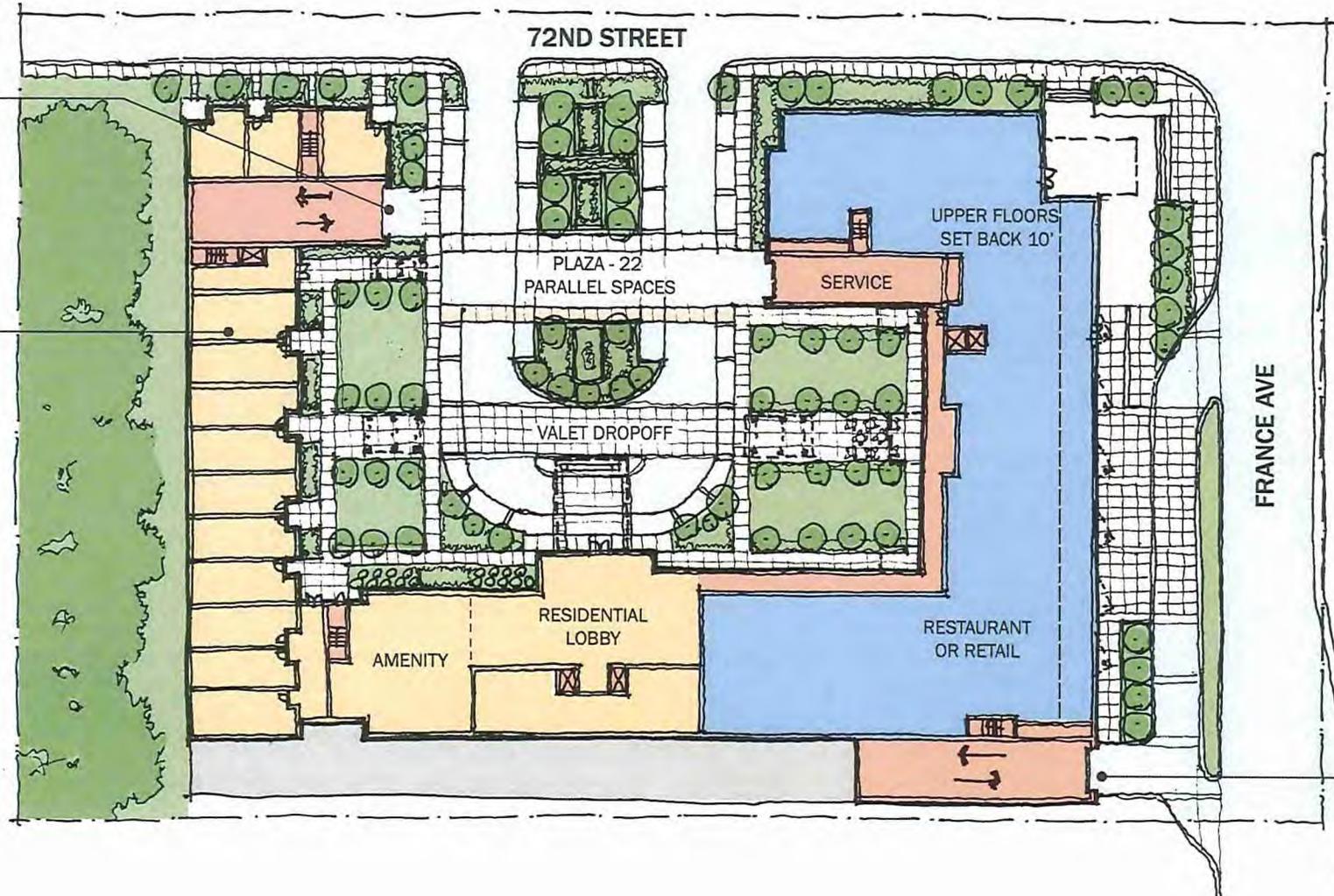
DESIGN : BUILD : MANAGE



1st Floor

RAMP TO PARKING

3 STORIES OF RESIDENTIAL ROW HOUSE STYLE



A13

NHH PROPERTIES

DESIGN : BUILD : MANAGE

DJR  
ARCHITECTURE INC.

BOISCLAIR  
CORPORATION

**Project Program Summary**

Uses	Use Area (GSF, Incl stairs, elevators, etc)
170 Luxury Apartments	151,000 SF
25 Row Homes	42,600 SF
Retail/Restaurant (incl 3,000 mezz)	26,500 SF
Program Subtotal	220,100 SF
	231,100
Parking	204,400 SF on 2 levels
Grand Total	424,500 SF

*50/acre*

*1.41 FAR*

*114*

**Project Parking Summary**

Use	Parking Requirement	Total Required	Total Provided
170 Apartments	1.75 per unit (.75 "open")	307	325
25 Townhomes	2 per unit	50	50
26,500 SF Retail Space - (1) 7,500 Restaurant + 19,000 SF Retail	8 per 1,000 SF for retail. Restaurant = 1 per 3 seats + 1 per employee no major shift	175/3 = 59 + 25 staff + 116 retail = 200	202
		557	577*

Parking requirements per: Ch 36, Art XII, Supplementary Dis Regs, Div. 3 - Parking Circulation - Subdivision II Parking Space

Parking space size requirement: 8 1/2 x 18 w/24'-0" drive aisle

\*577 spaces on (2) garage levels incl 22 spaces on plaza level.

Row Homes



A15

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



**BOISCLAIR**  
CORPORATION

Site  
Specifications

Dimensions 520.01 X 325.01  
Sq Ft 169,008.45  
Acres 3.88



A6

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Courtyard



A17

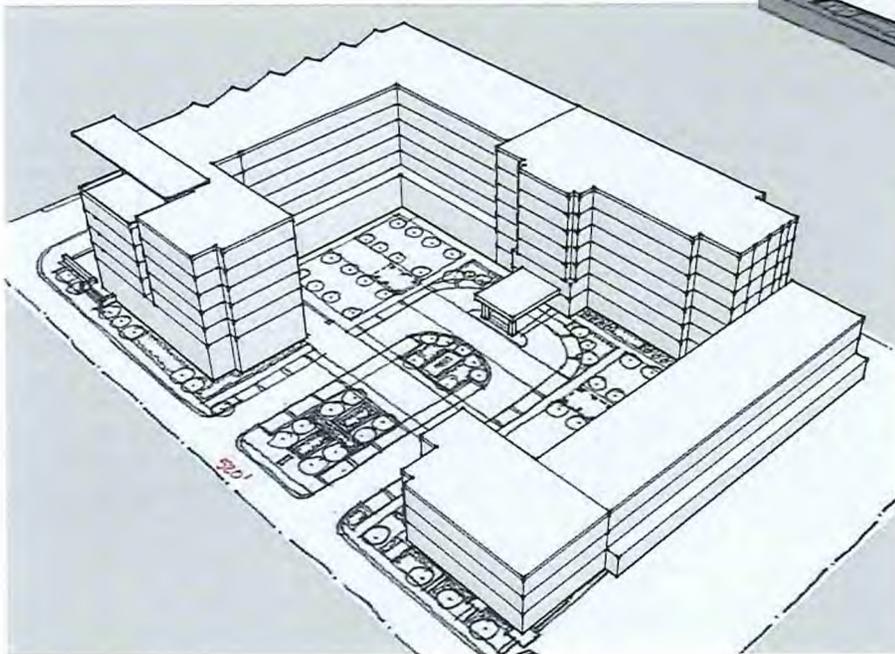
NHH PROPERTIES

DESIGN : BUILD : MANAGE

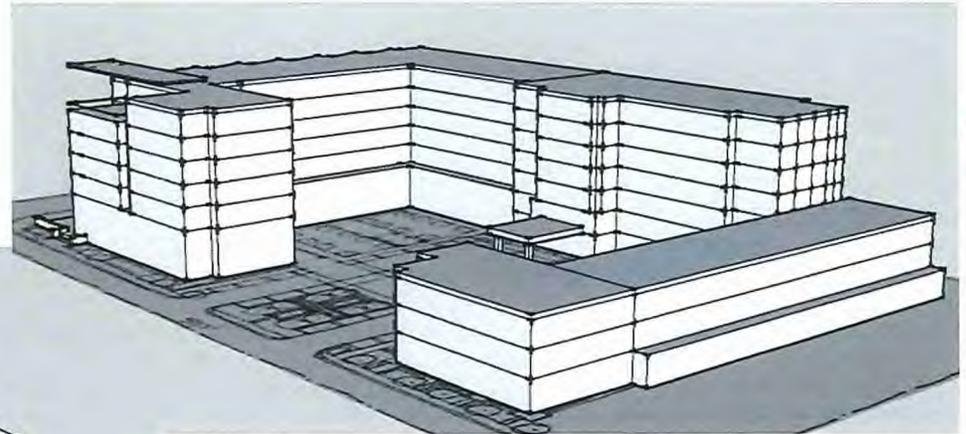
**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Rendered Plan



AERIAL VIEW #2



AERIAL VIEW #1

A18

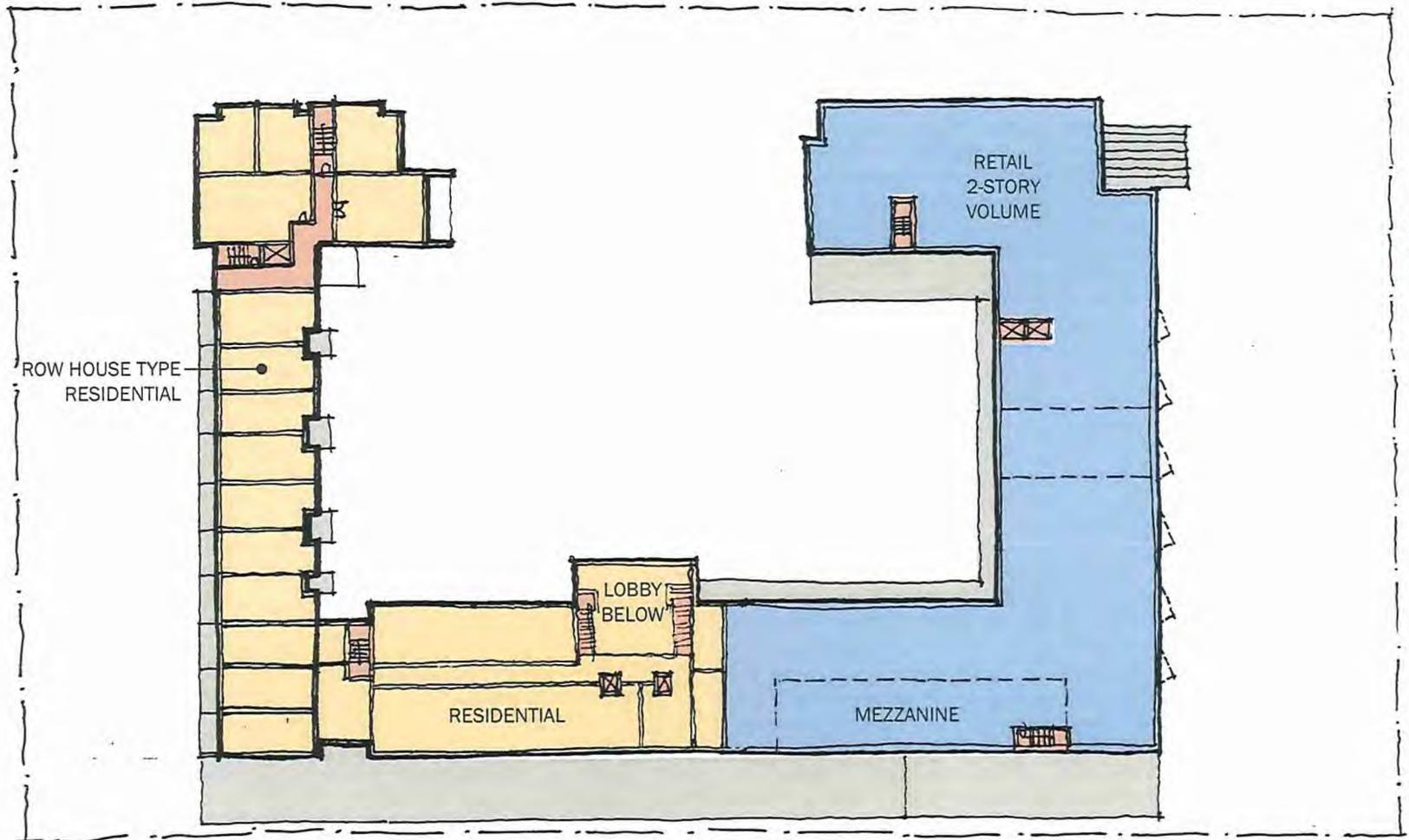
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Mezzanine



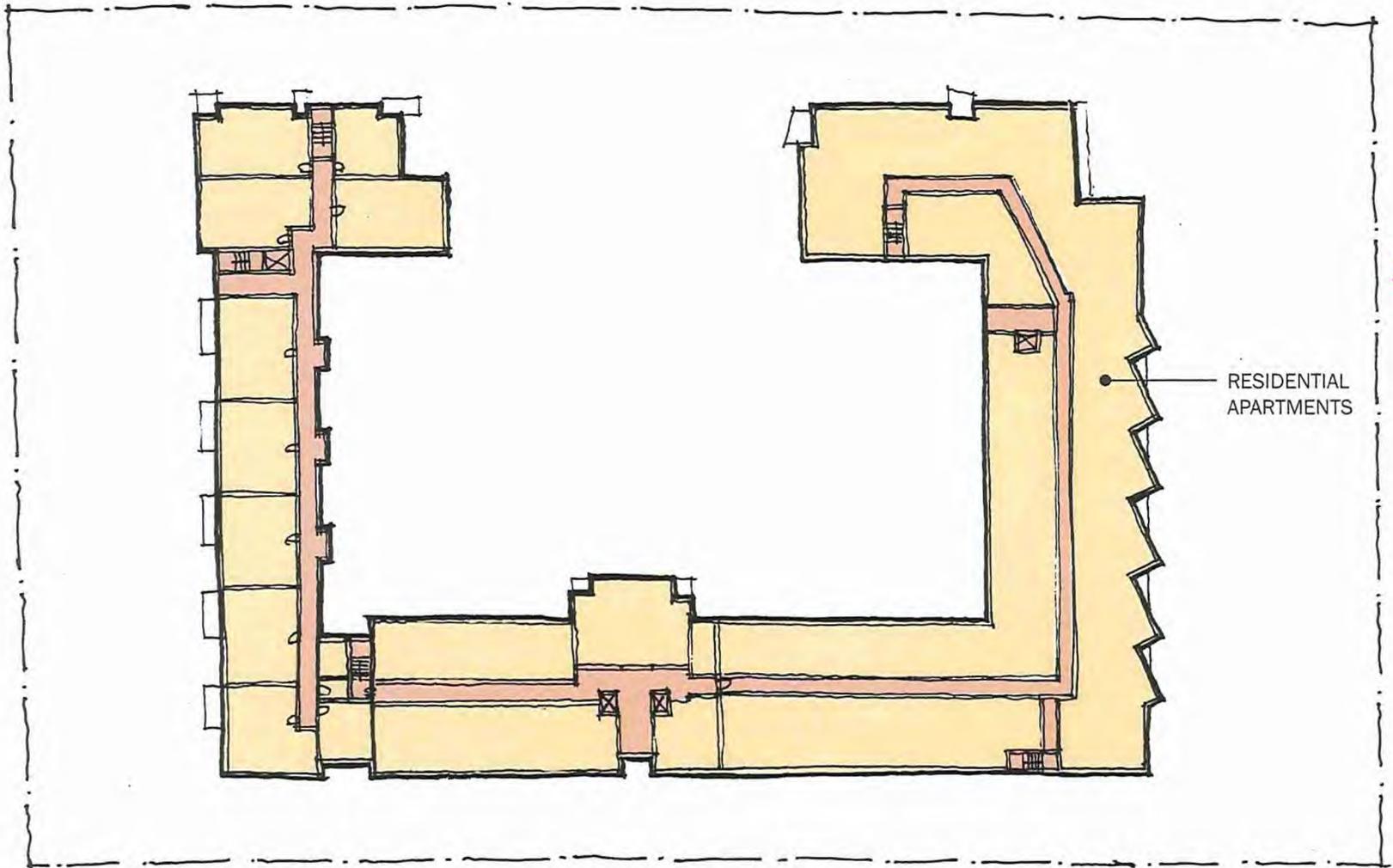
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

2<sup>nd</sup> Floor



RESIDENTIAL APARTMENTS

A-20

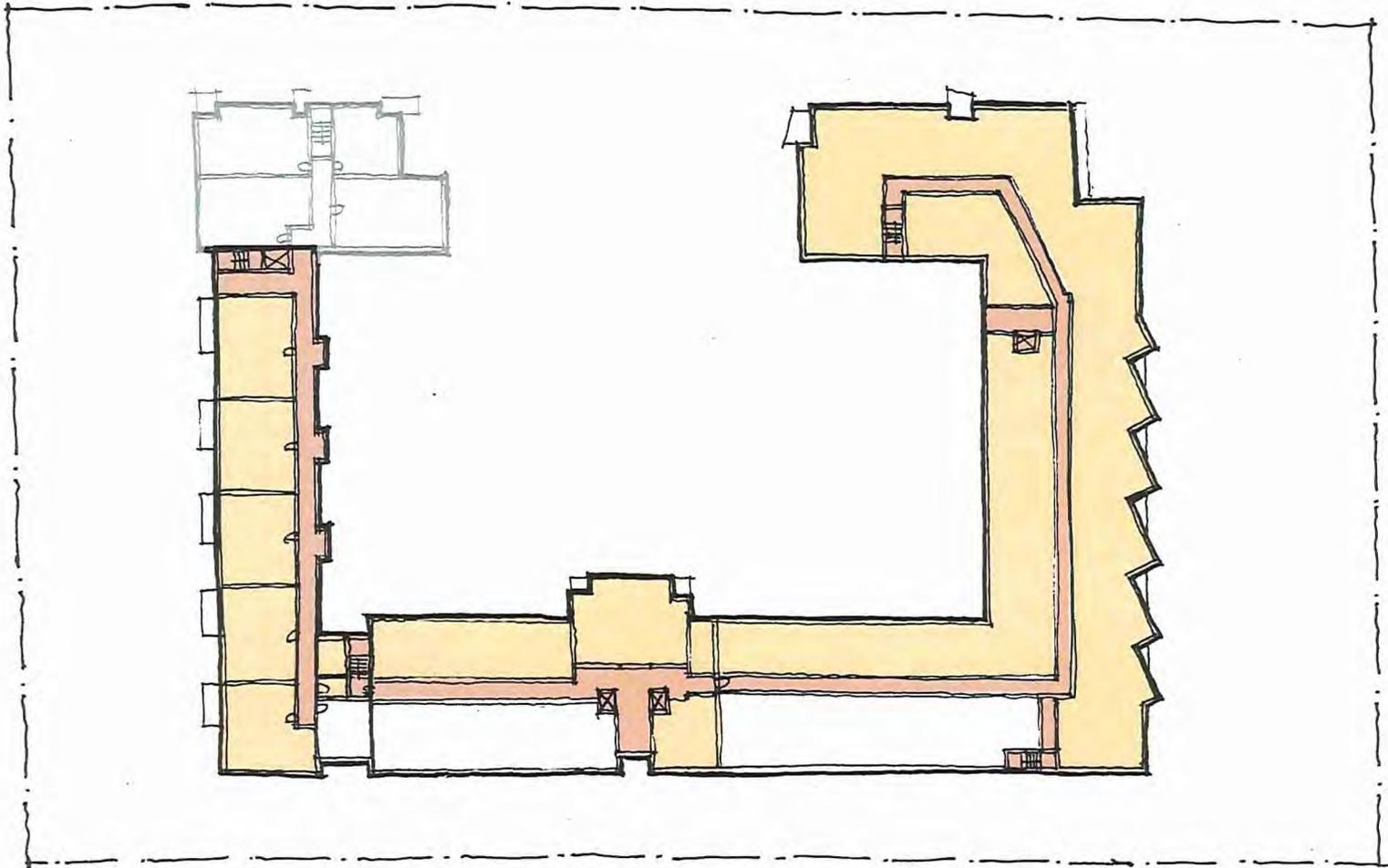
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

3<sup>rd</sup> Floor



A21

NHH PROPERTIES

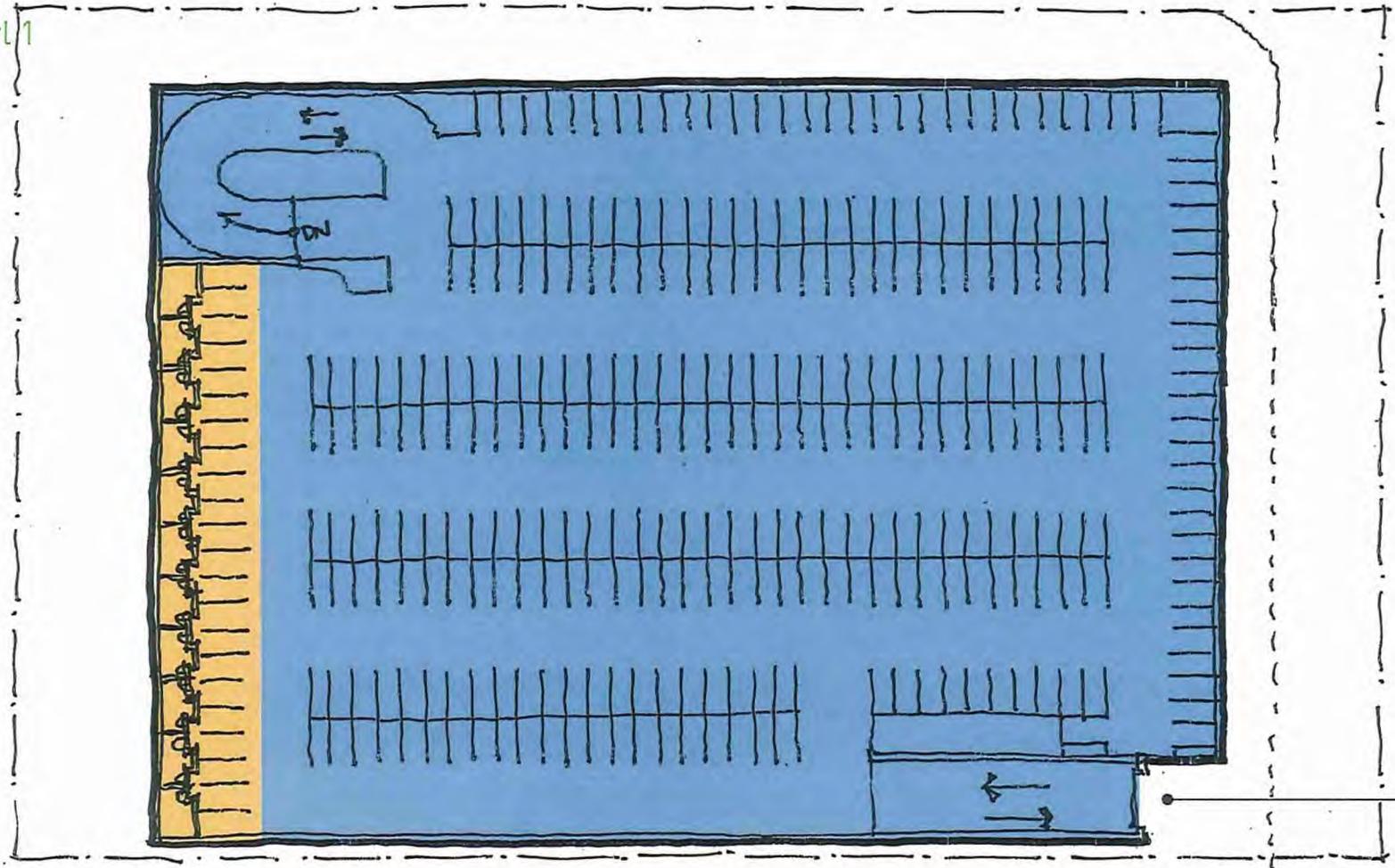
DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



**BOISCLAIR**  
CORPORATION

Parking Lvl 1



A22

RAMP UP  
FRANCE AV

NHH PROPERTIES

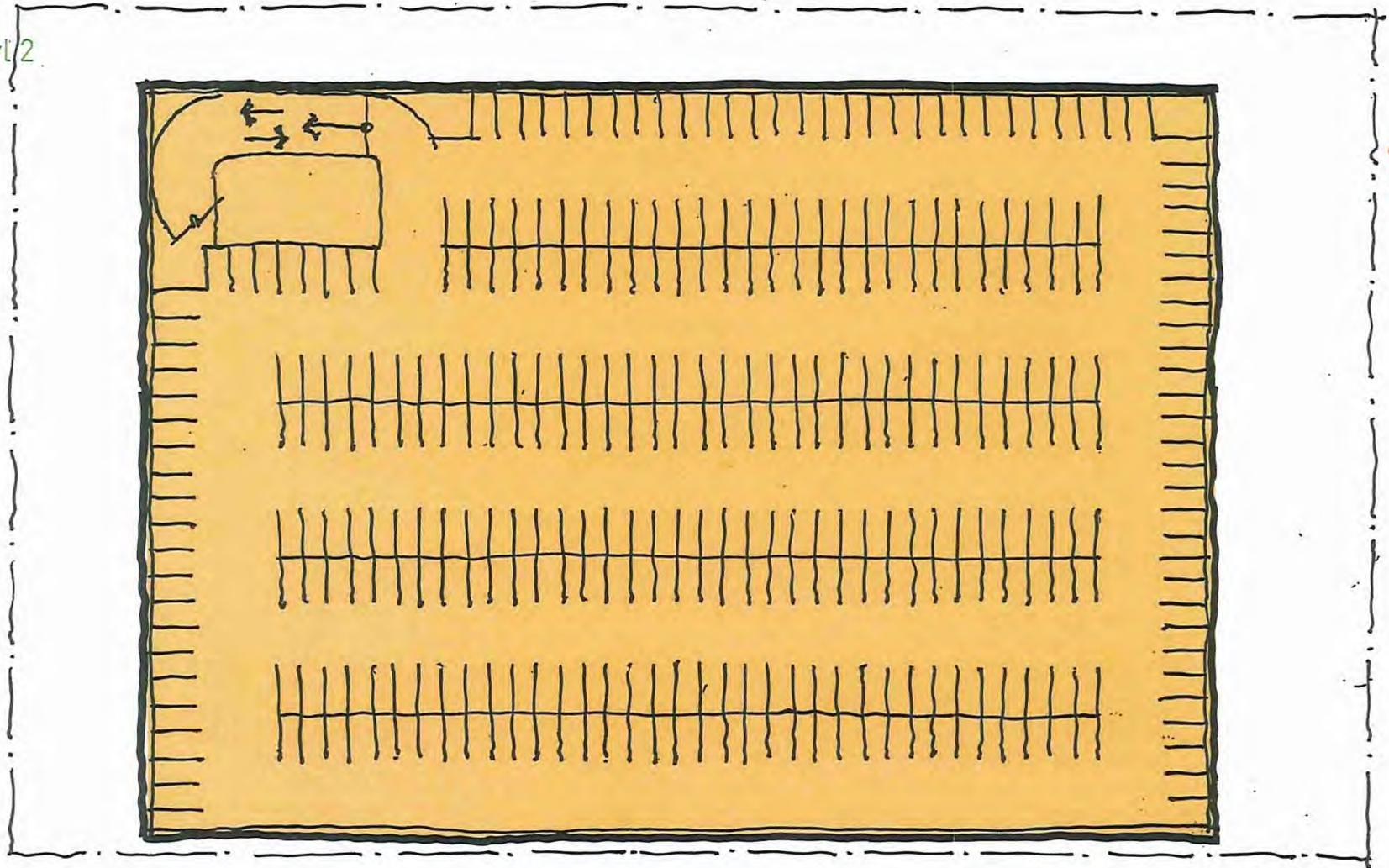
DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



**BOISCLAIR**  
CORPORATION

Parking Lvl 2



NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

## Contact Information

### Ownership Group

Lori Boisclair  
Boisclair Corporation  
3033 Excelsion Blvd, Suite 215  
Minneapolis, MN 55416  
Ph: 952.905.2448  
Fx: 952.922.3071  
lboisclair@boisclaircorporation.com  
BoisclairCorporation.com

Adam Seraphine  
NHH Properties  
317 2nd Ave S, Suite 800  
Minneapolis, MN 55401  
Ph: 612.616.5801  
Fx: 952.400.5611  
adam@nhhproperties.com  
AdamSeraphine.com

### Project Architect

Dean Dovolis  
DJR Architecture  
333 Washington Ave N, Suite 210  
Minneapolis, MN 55401  
Ph: 612.817.0313  
Fx: 612.676.2798  
ddovolis@dj-r-inc.com  
dj-r-inc.com

1/24

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION