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**Date:** August 26, 2015  
**To:** Planning Commission  
**From:** Cary Teague, Community Development Director  
**Re:** Sketch Plan Review – NW Corner of 66<sup>th</sup> Street and Xerxes

The Planning Commission is asked to consider a sketch plan proposal to redevelop the 5.6 acre parcel at 6550 Xerxes and 3250 66<sup>th</sup> Street West. (See property location on pages A1–A3.) The applicant is proposing to tear down the existing buildings and redevelop the site with the following two phase development:

Phase 1 (3250 66<sup>th</sup> Street West):

- A 6-7 story, 230-unit apartment building. Six floors of housing above the parking and amenities area.

Phase 2 (6650 Xerxes Avenue):

- A 5-6 story, 145-unit apartment building. Five and four floors of housing above the parking and amenities area.

See plans and narrative on pages A6-A24.

The primary entrance to the site would be off Xerxes Avenue. There is a secondary access available off of York. Both of these access points exist today. There is a shared access arrangement with the adjacent property owner at 3316 66<sup>th</sup> Street west. That shared access would also remain.

To accommodate the request, the following amendment to the Comprehensive Plan would be required:

- Re-guiding of the site from RM, Regional Medical to CAC, Community Activity Center.

The proposed height (7 stories) and density (66 units per acre) would meet the standards of the CAC. A rezoning of all the property to PUD, Planned Unit Development is requested.



This property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. (See page A15.) The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a

Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary. A study is currently underway in this area as part of the Planning Commission’s work plan.

The France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application. (See principles on pages A25-A27.)

This corner is seen as a Gateway into the Southdale Area from the north and east. (See the Southdale and the corresponding CAC area on page A5.) Therefore, re-guiding the corner to the same land use designation as all the uses south of 66<sup>th</sup> Street would seem appropriate. Staff would also recommend re-guiding the three small adjacent sites at 6444, 6500 and 6525 Xerxes to CAC as part of this request. (See page A3.) The compliance table below demonstrates how the proposed new building would comply with the current zoning of POD-3, Planned Office District:

	City Standard POD	Proposed
<b>Building Setbacks</b>		
Front – 66 <sup>th</sup>	75+ feet	20-30 feet*
Street/Xerxes	75+ feet	30+/- feet*
Side – West	65+ feet	5+/-feet*
Side - East	65-75+ feet	80 – 15+/-feet*
Rear – North		
Building Height	12 stories	6-7 stories
Maximum Floor Area Ratio (FAR)	1.5%	1.6%**
Density	80 units per acre for senior housing (Regional Medical designation)	66
Parking Stalls	375 enclosed (residential)	575 enclosed stalls proposed 38 surface (1 stall per bedroom)
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

\*\* Council may approve subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density or density on the high end of the residential housing range above, would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height – 2008 Comprehensive Plan



The proposed uses would be a significant upgrade to the current buildings on the sites.

### **TRAFFIC/SITE ACCESS**

A traffic study would be required to determine the impacts on adjacent roadways.

### **AFFORDABLE HOUSING**

The applicant is not proposing any affordable housing as part of this project. Given housing policy under consideration by the City Council; this project should be required to provide affordable housing consistent with the policy or 20% of the units designated for affordable housing.

### **SUSTAINABLE DESIGN**

As part of any formal application sustainable design should be included.

### **PUD**

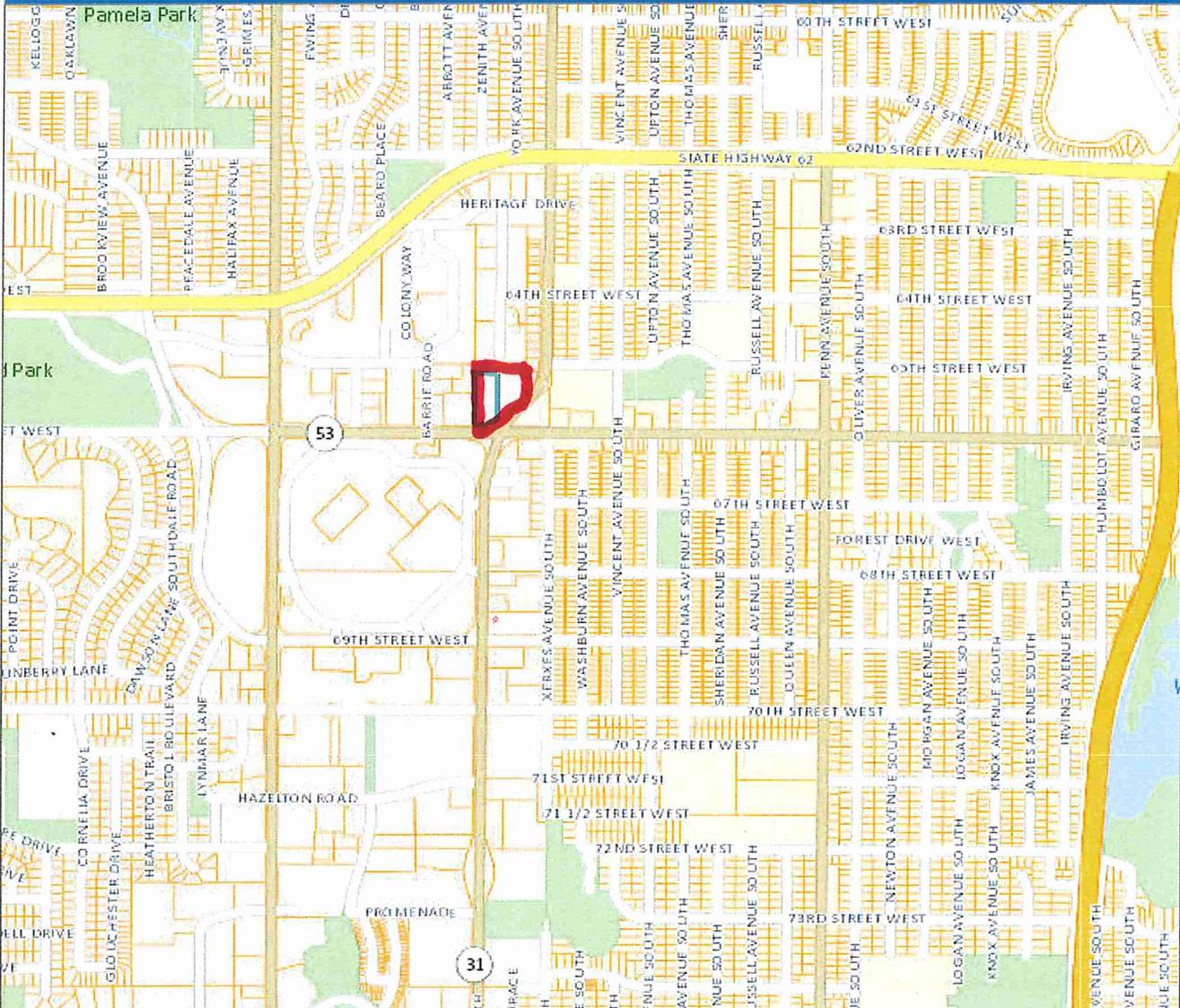
The purpose and intent of a PUD is to include **most or all** of the following:

- 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 some of the items noted above. Affordable housing and sustainable design should be addressed. Elements that are included would be high quality building design; pedestrian oriented design; underground parking, close proximity of housing to transit, retail area and jobs, which could result in less dependence of the automobile for residents; housing within a mixed use area; mixture of podium height at the street; activity along the street.



**Parcel ID:** 29-028-24-24-0005

**Owner Name:** 3250 West 66Th Street Llc

**Parcel Address:** 3250 66Th St W Edina, MN 55435

**Property Type:** Commercial-Non Preferred

**Home-stead:** Non-Homestead

**Parcel Area:** 2.46 acres  
107,352 sq ft

**A-T-B:**

**Market Total:** \$

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

**Map Scale:** 1" ≈ 1600 ft.

**Print Date:** 8/19/2015

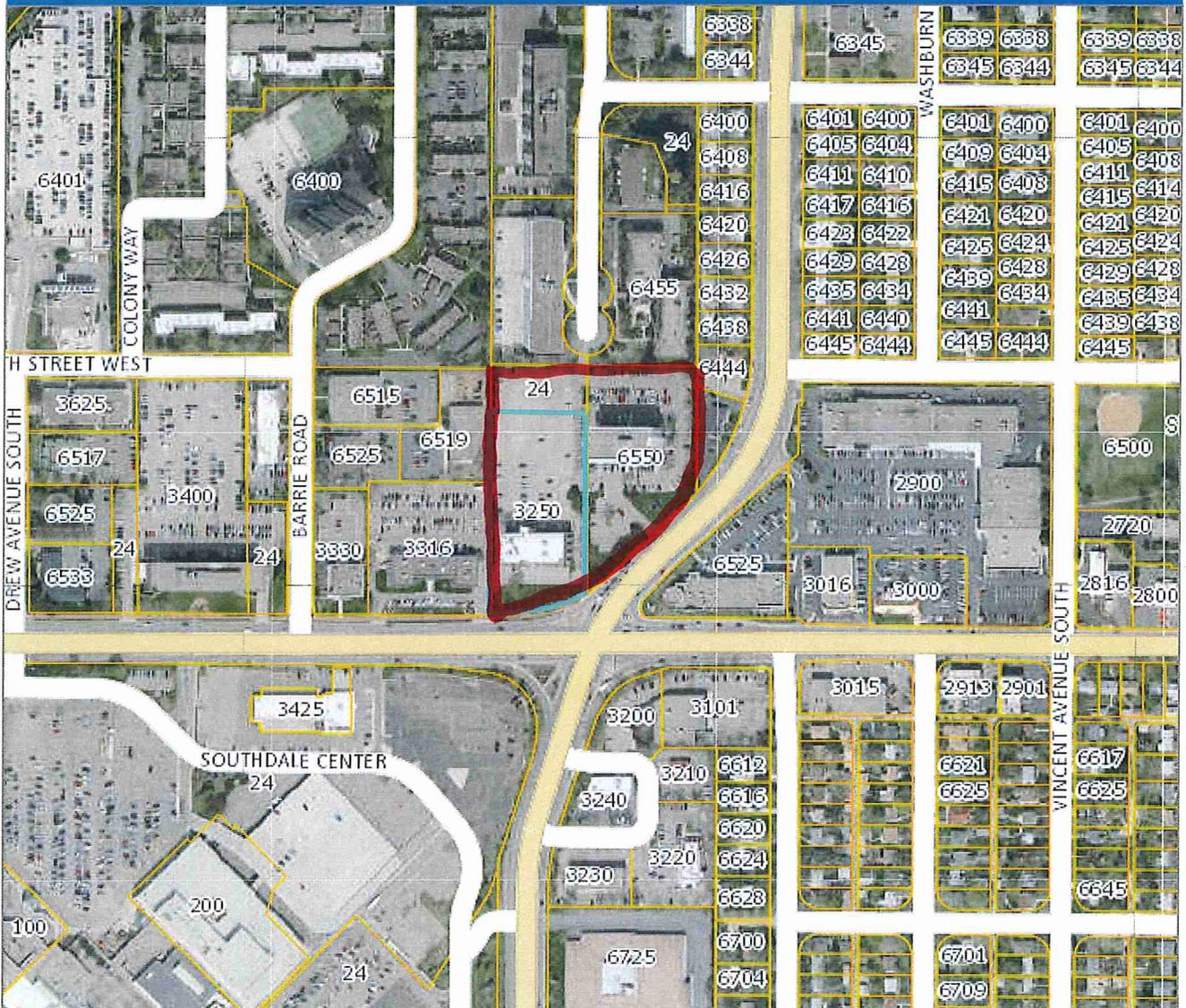


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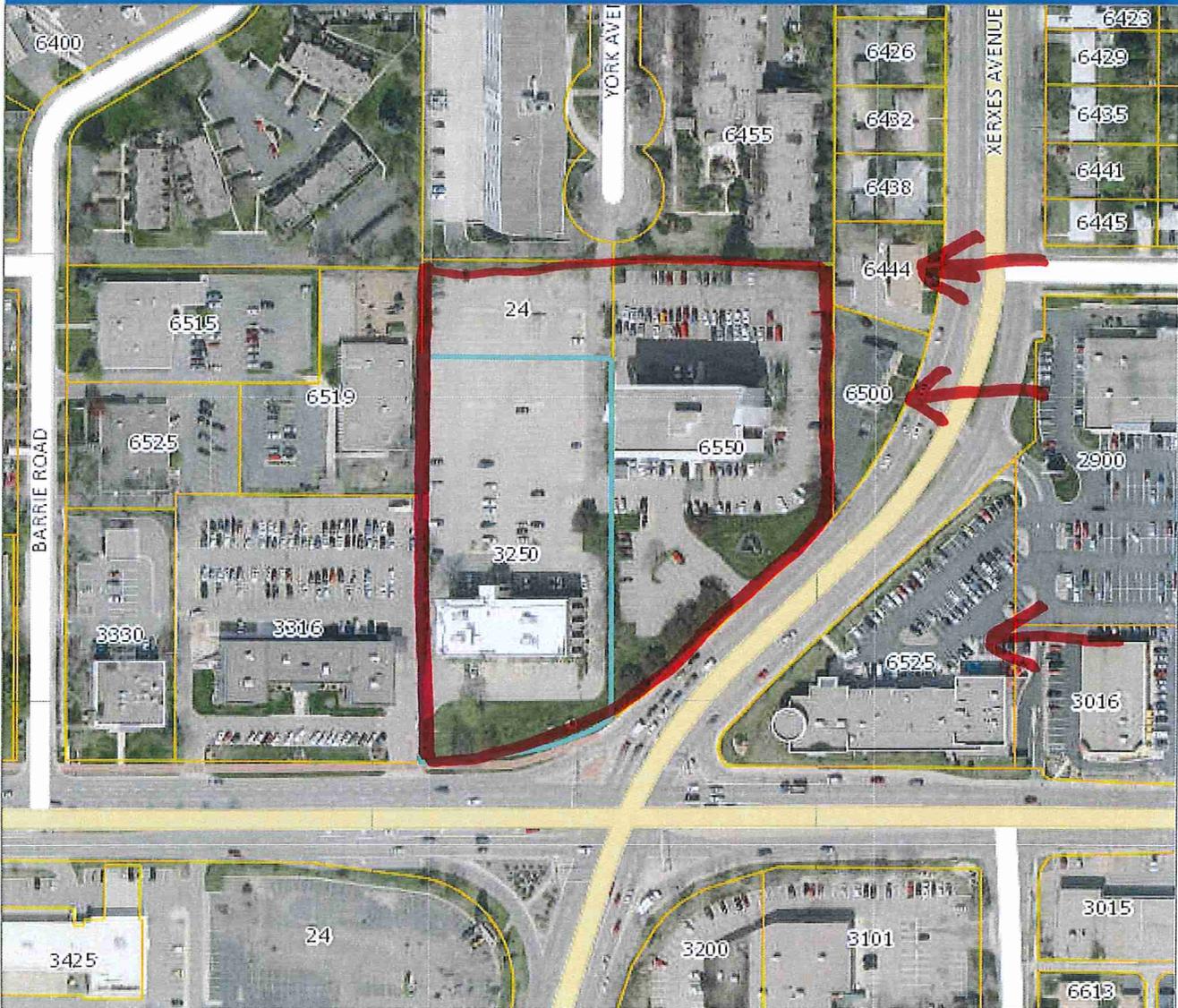


AI



<b>Parcel ID:</b> 29-028-24-24-0005	<b>A-T-B:</b> Abstract	<b>Map Scale:</b> 1" ≈ 400 ft.	
<b>Owner Name:</b> 3250 West 66Th Street Llc	<b>Market Total:</b>	<b>Print Date:</b> 8/19/2015	
<b>Parcel Address:</b> 3250 66Th St W Edina, MN 55435	<b>Tax Total:</b>	<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 2015</p> <p> Think Green!</p>	
<b>Property Type:</b> Commercial-Non Preferred	<b>Sale Price:</b>		
<b>Home-stead:</b> Non-Homestead	<b>Sale Date:</b>		
<b>Parcel Area:</b> 2.46 acres 107,352 sq ft	<b>Sale Code:</b>		

A2



**Parcel ID:** 29-028-24-24-0005

**Owner Name:** 3250 West 66Th Street Llc

**Parcel Address:** 3250 66Th St W  
Edina, MN 55435

**Property Type:** Commercial-Non Preferred

**Homestead:** Non-Homestead

**Parcel Area:** 2.46 acres  
107,352 sq ft

**A-T-B:**

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

Map Scale: 1" ≈ 200 ft.  
Print Date: 8/19/2015



*Sites to be considered in Comp Plan Amend*

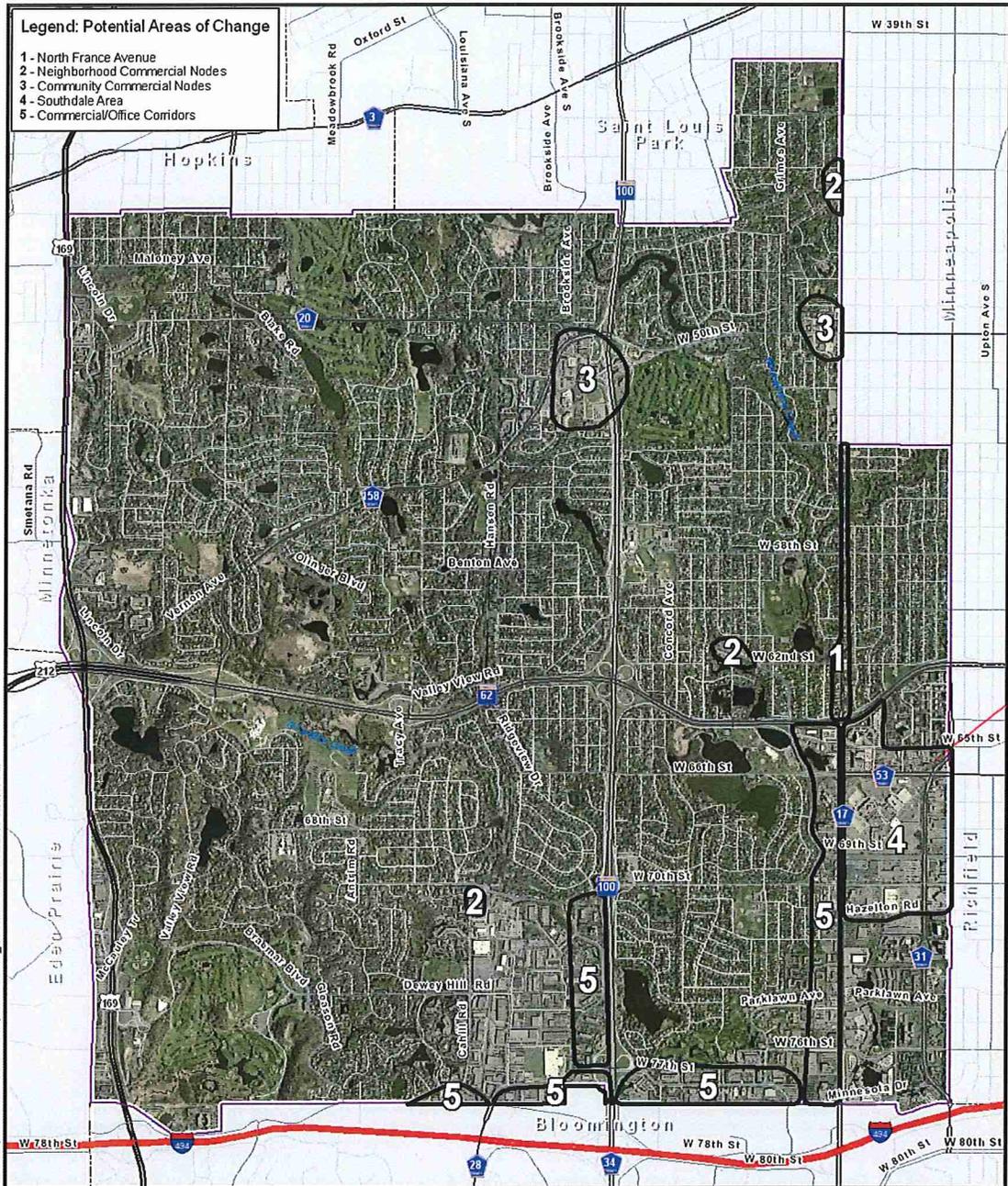
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A3



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Figure 4.4



**City of Edina**  
2008 Comprehensive Plan Update

**Conceptual Land Use Framework:  
Potential Areas of Change**

Date of Aerial Photography: August 2006



A4



Applicant  
Narrative

Residential Redevelopment at  
**66<sup>th</sup> & YORK**  
Edina, MN

**Sketch Plan Review**  
August 12, 2015



## Project Narrative

**Developer:**

DLC Residential, LLC  
21500 Biscayne Blvd.  
Aventura, FL 33180

Local Minnesota Office:  
5245 Wayzata Blvd.  
St. Louis Park, MN 55416  
Rich Kauffman, 612.325.9767

**Prepared by:**

Elness Swenson Graham Architects (ESG)  
Dennis Sutliff, AIA, AICP, 612.373.4624

Kimley-Horn  
Luke Payne, 507.216.6210

AG

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**A. DEVELOPER**

Since 2004, DLC Residential has been developing and constructing income properties in the strongest emerging markets across the United States with over 4,000 completed units. By focusing on integrity, cost controls and careful market research, DLC Residential has created tangible assets and real cash flow resulting in viable investments and industry-leading returns.

**B. REQUESTED ACTIONS**

While this is a Sketch Plan review and no formal action is being requested at this time, as this project moves through the Entitlement Process, we anticipate the following actions will be required:

- Comprehensive Plan Amendment
- Rezoning to Planned Unit Development (PUD)
- Site Plan Approval
- Others TBD

The development applications for 66<sup>th</sup> & York Residential Redevelopment Plan will follow the following proposed approval schedule:

Introductory Meeting with City Staff	August 4, 2015	Completed
Sketch Plan Review – Planning Commission	August 26, 2015	
Concept Plan Review – City Council	September 1, 2015	
Neighborhood Meeting	TBD	
Kick-Off Meeting with City Staff	TBD	
Additional Staff meetings	TBD	
Formal Application	TBD	

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Included in this submittal are the following:

- Twenty copies of this Project Narrative.
- Twenty copies of Preliminary Plans and 3-D images.

**C. PROJECT LOCATION**

The project site lies in the north-west quadrant of the intersection of York Avenue and West 66<sup>th</sup> Street. As such, it is a “Gateway Site” to the France Avenue, Southdale Area and responds to many of the Working Principles that have been put forward as goals for future development for that area.

**D. PROPERTY**

The project site is currently platted as three lots totaling 264,250 square feet or 5.65 acres in total

**E. SUMMARY OF THE PROPOSED PROJECT**

The proposed Residential Redevelopment at 66<sup>th</sup> & York will be accomplished in two Phases. Phase I will occur on Parcel 2 and 3 and will consist of a 230 unit rental apartment building and two levels of underground parking. The existing Titus Building will remain in place on Parcel 1 until Phase II is commenced. Phase II will include the demolition of the Titus Building and the construction of a second rental apartment building containing 145 units and two levels of underground parking.

Phase II will complete the composition of two buildings on the combined sites. In doing so, it will transform the current auto-centric office development characterized by surface parking lots one, fully integrating site with well-defined open spaces, pedestrian features and on site amenities.

The majority of the apartment units will be one, one-plus and two bedrooms. There will be a small number of Studio/Alcove apartments and a small number of three bedroom apartments.

Two levels of underground parking will be reserved for the residents. Surface parking will serve their guests. The preliminary metrics for this development, broken out by phase are contained in the table at the end of this narrative. As this Sketch Plan submittal is preliminary in nature, the floor areas, unit mix and the parking counts may change as the result of future design refinements.

## F. VISION AND PUBLIC PURPOSE

DLC Residential is proposing to produce exactly the kind of vital, transformative and precedent-setting, redevelopment at the corner of 66<sup>th</sup> and York that is envisioned by City's Working Principles for the France Avenue, Southdale Area District. The vision for 66<sup>th</sup> & York is to begin the transformation of this site by bringing 24/7 life and vitality to what is currently a traditional, auto-oriented, single use, office environment. 66<sup>th</sup> & York will strive to upgrade the pedestrian environment of its site surrounding public realm in a manner which can be emulated throughout the remainder of the district in the future. It will provide new options for the emerging residential markets and 21<sup>st</sup> century lifestyles that are needed by Edina to remain an attractive home for the community's next generation of citizens. It will create a one-of-a-kind, luxury residential community that is short supply today. This is a unique opportunity that many municipalities actively seek when soliciting redevelopment proposals.

This redevelopment will address the objectives of the France Avenue, Southdale Area District and benefit the residents and visitors of Edina, adjacent property owners and tenants in the following ways:

- **Land Use.** City staff delivered a strong message. They believe this redevelopment project should be a "precedent setter" in the Southdale area. It should point the way to how this entire district can be redeveloped as a new, walkable neighborhood of higher density uses, high quality architecture and attractive pedestrian features.
- **Artful Building Design.** 66<sup>th</sup> and York is a "foreground" site within the District. As such, the design of the improvements on this site demands a presence and creativity that is commensurate with its prominent position in the District. While the buildings must function efficiently, they will fulfill their role as Foreground buildings with creatively sculpted profiles and massing and with high quality materials. The primary street frontages are animated with dramatic by step-backs, terraces and greened roof edges. Indoor and outdoor spaces containing "human Activity" are located on exterior and interior street fronts. Linear elements of the building facades are punctuated with projecting masses that alternate back and forth across the landscaped interior streetscape.
- **Inviting Public Realm.** A creative approach to the shaping the spaces between buildings is a key element of successful residential communities. This is especially true at 66<sup>th</sup> & York which cannot be characterized today as being "pedestrian-friendly." When complete, 66<sup>th</sup> & York will a great variety of outdoor rooms and spaces. The very busy and energetic York Avenue street front capped by activity spaces at each end will be defined by 3-dimensional pedestrian improvements along its length. This will create a pedestrian friendliness that does not exist today and will define the site's outer edge. It will also help to calm the interior of the site. Once inside, residents and guests will experience no fewer than five distinct outdoor spaces – including the paver-rich, parking court. These spaces are shaped by the building masses, each with its own unique scale and character. The interior street with its parallel parking, benches and pedestrian-scaled light fixtures will create calm and inviting central spine with a true residential character.
- **Land Use: Live-able Precincts.** Positioned within France Avenue, Southdale Area District, 66<sup>th</sup> & York will provide a dramatic example of how the Area can be redeveloped into a more walkable, pedestrian friendly and interconnected neighborhood with greater levels of the live-work amenities our emerging, 21<sup>st</sup> century lifestyles demand. It will be transformative to this section of the District. The current auto-oriented land use dominated

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by surface parking will become a greened oasis with the automobiles relegated to underground status. Only the bare minimum of guest parking and street-side parking will remain on the surface.

#### **G. MARKET POSITION**

DLC Residential is proposing 375 apartment units in two buildings. This new community will be positioned at the upper end of the rental market, complete with high-end interior finishes, 10 foot ceilings and extensive indoor and outdoor amenities. The majority of the apartments will be one and two bedroom homes but approximately 15 to 20% will have additional alcove, den or other "bonus" rooms. And there will be handful of smaller, studio style apartments. In addition, the top floors of both buildings may house a few larger penthouse style units for folks who wish to live in more spacious and luxurious quarters.

As a new and "modern" rental community, residents of 66<sup>th</sup> & York will enjoy amenities, conveniences and vistas currently not widely available in this community. Unobstructed views, elevated amenity terraces, rooftop gardens are all features that currently rare in existing rental communities.

As is true in other communities developed by DLC Residential, residents will have large windows and generous balconies. Those in some upper level units will enjoy larger, walk-out terraces, some wrapping the corners of their apartments. Residential amenities will include heated and secure parking, elevated outdoor pools and spas, terraces furnished with grills, lounge areas, and a fire pit. Indoor club rooms and a fitness centers, all of which open onto the terraces will be available for socializing with other residents, for parties with family and friends or for quiet individual use. On-site professional management will be provided to all residents and their guests.

#### **H. LANDSCAPING/STREETSCAPING**

Albeit they are not designed yet, the landscape and streetscape improvements for this site will enhance the dynamic architectural character of this residential redevelopment. Further, they will respond to the Working Principles of the France Avenue, Southdale Area objectives. They will provide and promote an attractive, safe and welcoming environment through the use of traditional planting materials, green wall and roof features, paving materials and site amenities appropriate to the new residential use. The landscape and streetscape design will reflect the following goals:

- Include Sustainable Design features.
- Create a pedestrian friendly, public streetfront and interior environment that does not exist today.
- Convey a Sense of Security and Welcome.

#### **I. PARKING**

This redevelopment proposes to provide 575 reserved, enclosed and secure parking stalls in its two underground garages. This equates to one parking space for bedroom within the development plus 50 extra stalls which may be reserved for residents who may wish to have addition parking available. Thirty eight surface parking spaces in the landscaped auto court and parallel spaces on the internal street will serve the residents' guests and visitors to the leasing office.

#### **J. SITE CIRCULATION and TRAFFIC**

Access to the site occurs at three locations, a right in-right out movement at mid-block at the York/66<sup>th</sup> confluence, at the existing York Avenue driveway on the north, and by way of a cross-

easement agreement through the parking lot on the property to the west. That same cross-easement agreement results in a driveway over Parcels 2 and 3 allowing access to/from the adjacent site to the west.

City staff has raised the possibility of closing the free-right turn lane from York to 66<sup>th</sup> Street. If this were to occur, the pedestrian environment along York could be enhanced further.

**K. STORM WATER**

This development is located within the jurisdiction of the Minnehaha Creek Watershed District. As such, it will ultimately comply with their requirements for rate, volume and water quality. Presumably, this site will incorporate an underground storm water vault or cellular system. It is our intention to provide a visual clue to this sustainable and common sense storm water solution at the landscaped "cistern-garden" in the auto court.

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Revised August 12, 2015

## MEMORANDUM

RE: 66<sup>th</sup> & YORK  
Residential Redevelopment

	PHASE I	PHASE II	TOTAL
<b>Site Area</b>	Parcels 2 and 3 3.07 ac. 133,676 sf	Parcel 1 2.58 ac. 112,574 sf	5.65 ac. 246,250 sf
<b>New Residential Development</b>			
Building Area	243,800 gsf	153,700	397,500 sf
Residential FAR	1.82	1.37	1.61
Number of Units	230	145	375
Number of Bedrooms	320	205	525
Residential Density (Units/acre)	74.9	56.2	66.4
Building Height	6 floors over parking Steps at 4 and 2 floors 68 feet	5/4 floors over parking Steps at 4 and 2 floors 56 feet	
Surface Parking, Residential	29 cars	9 cars	38 cars
Secure Parking	350 cars	225 cars	575 cars
Total Residential Parking	379 cars	234 cars	613 cars
Parking Ratio	1/bedroom + 59	1/bedroom + 29	1/bedroom + 88 cars
<b>Existing Office Building</b>			
Building Area	62,079 sf	na.	na.
Surface Parking-Parcel 1	150 cars	na.	na.
Surface Parking-Parcel 3	72 cars		
Secure Parking	28 cars (est.)		
Total parking	250 cars		
Parking Ratio	4.03 cars/1,000 sf	na.	na.

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Residential Redevelopment at  
**66th & York**  
Edina MN

Sketch Plan Review  
August 12, 2015



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AUG 19 2015

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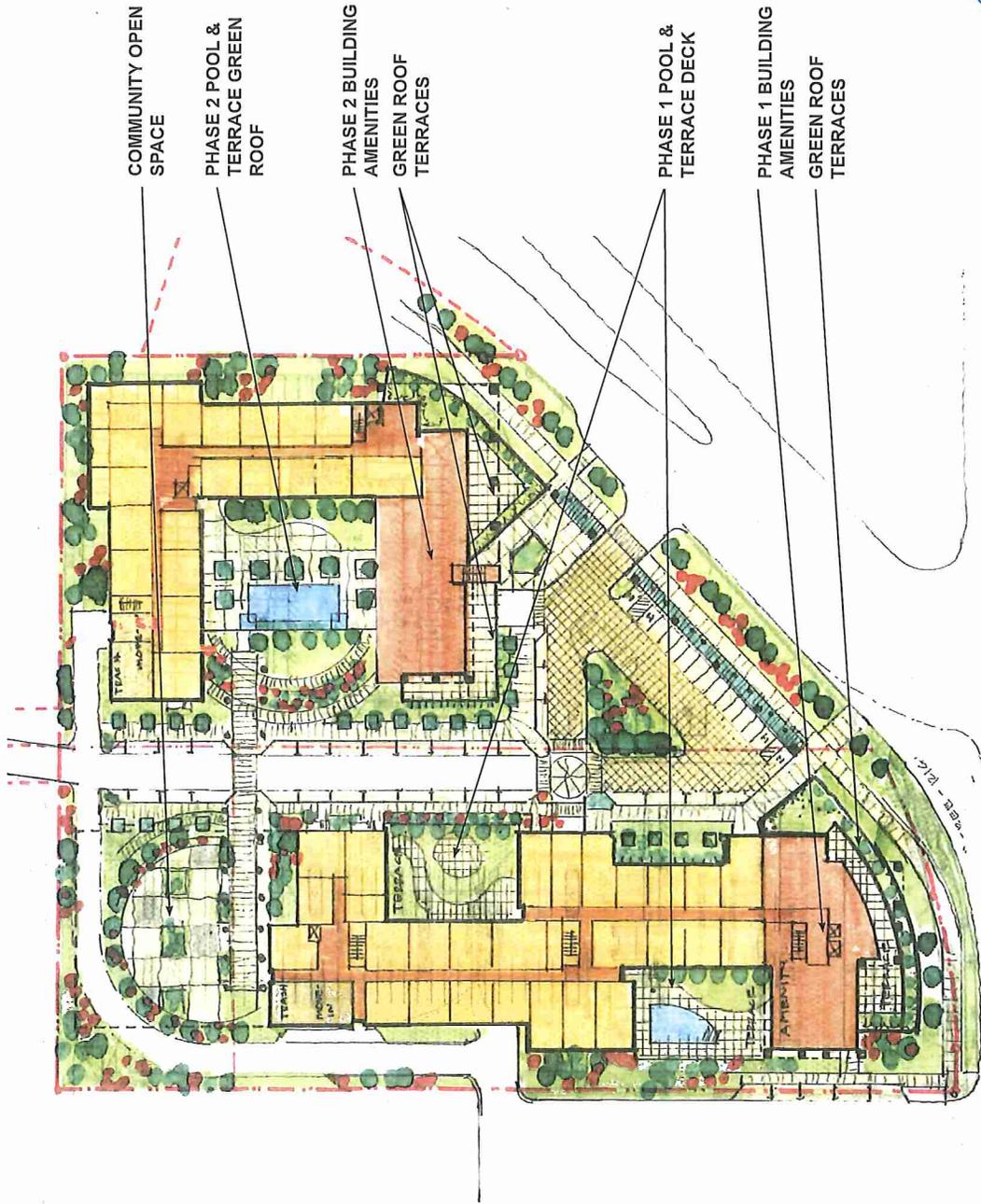




Phase  
Plan

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A15



COMMUNITY OPEN SPACE

PHASE 2 POOL & TERRACE GREEN ROOF

PHASE 2 BUILDING AMENITIES GREEN ROOF TERRACES

PHASE 1 POOL & TERRACE DECK

PHASE 1 BUILDING AMENITIES GREEN ROOF TERRACES

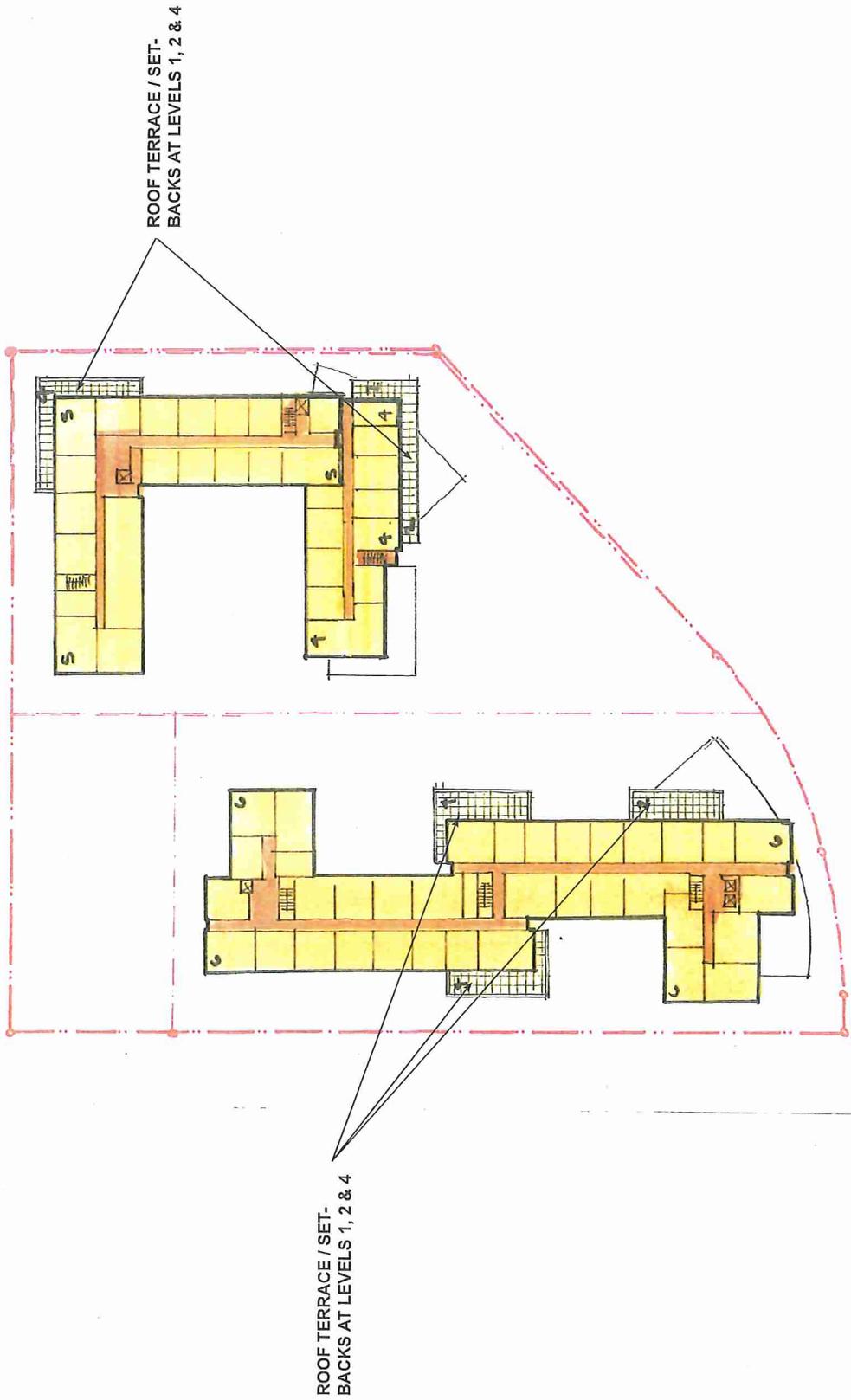
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 AUG 19 2015  
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RESIDENTIAL REDEVELOPMENT AT  
 66TH & YORK  
 Edina, MN  
 LEVEL 1

DLC RESIDENTIAL

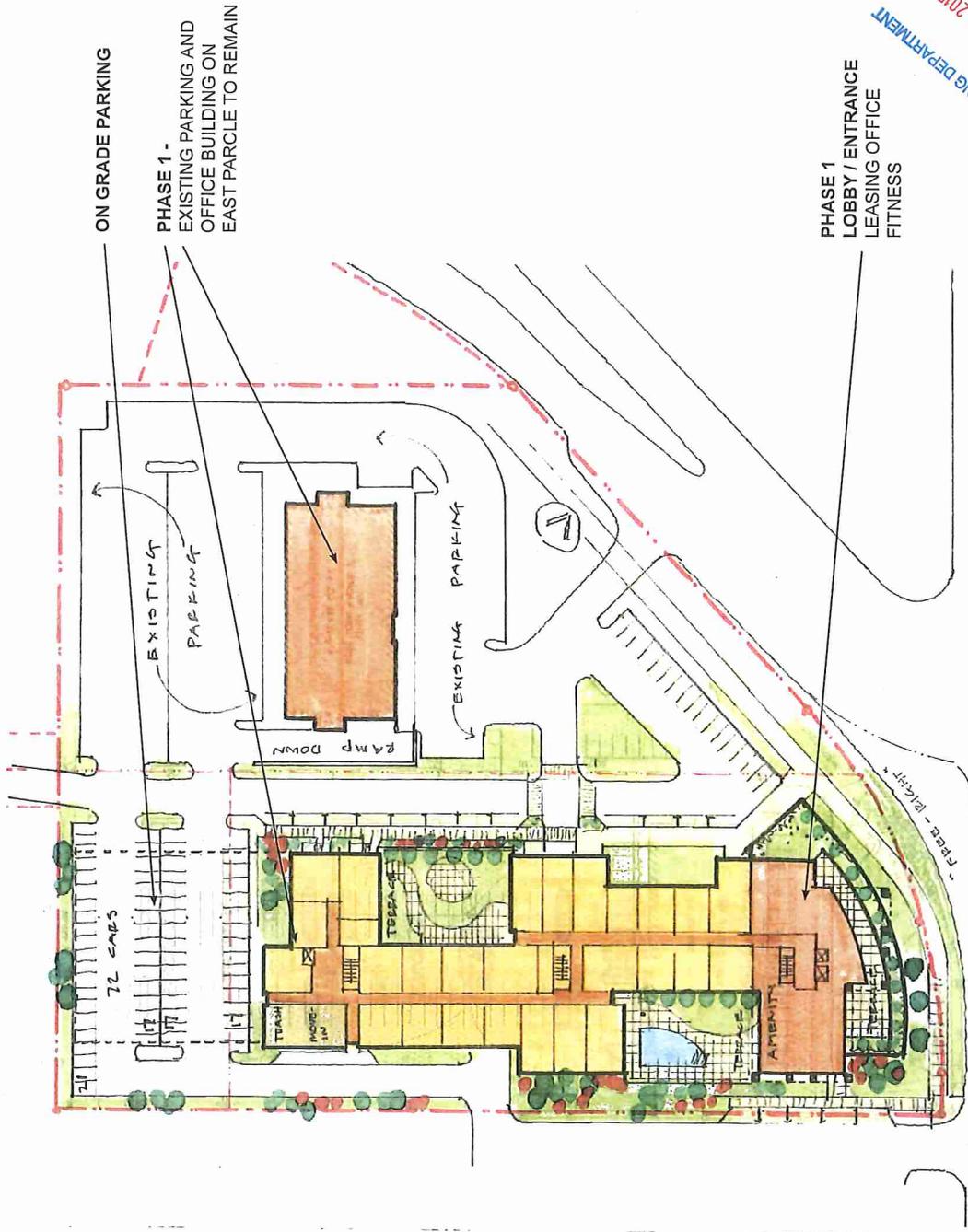
Sketch Plan Review  
 2015 August 12th



ROOF TERRACE / SET-BACKS AT LEVELS 1, 2 & 4

ROOF TERRACE / SET-BACKS AT LEVELS 1, 2 & 4

A17



ON GRADE PARKING

PHASE 1 -  
EXISTING PARKING AND  
OFFICE BUILDING ON  
EAST PARCELS TO REMAIN

PHASE 1  
LOBBY / ENTRANCE  
LEASING OFFICE  
FITNESS

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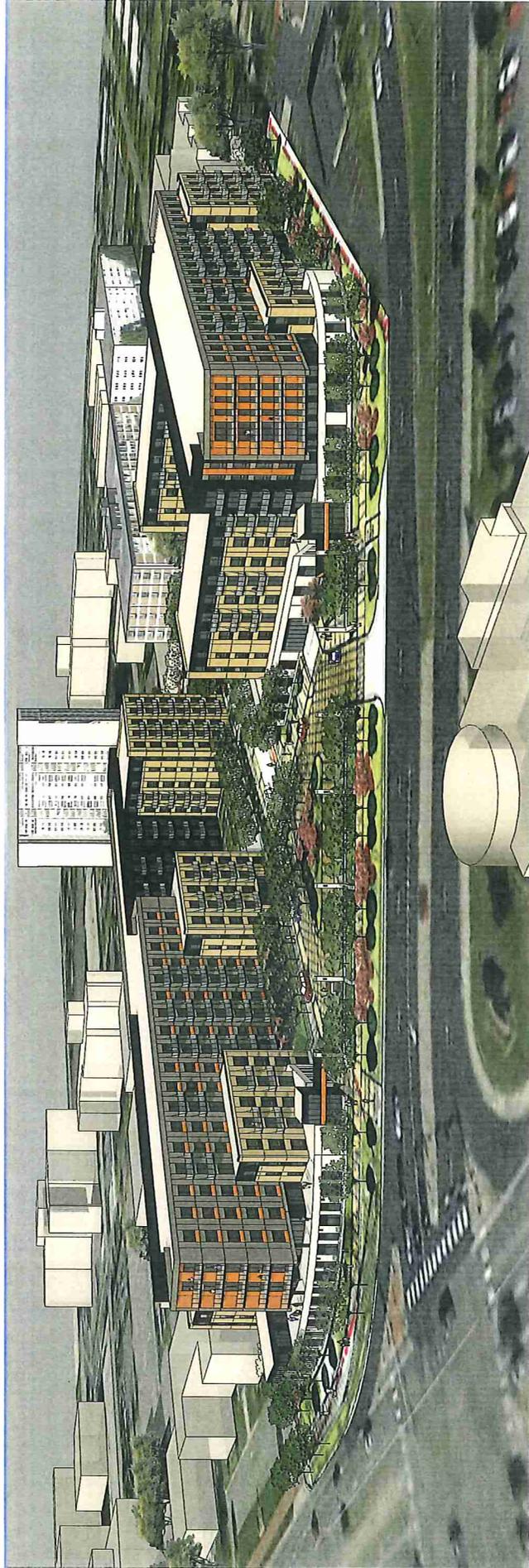
RESIDENTIAL REDEVELOPMENT AT  
66TH & YORK  
Edina, MN  
LEVEL 1  
PHASE 1

DLC RESIDENTIAL

Sketch Plan Review  
2015 August 12th

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RESIDENTIAL REDEVELOPMENT AT  
 66TH & YORK  
 Edina, MN

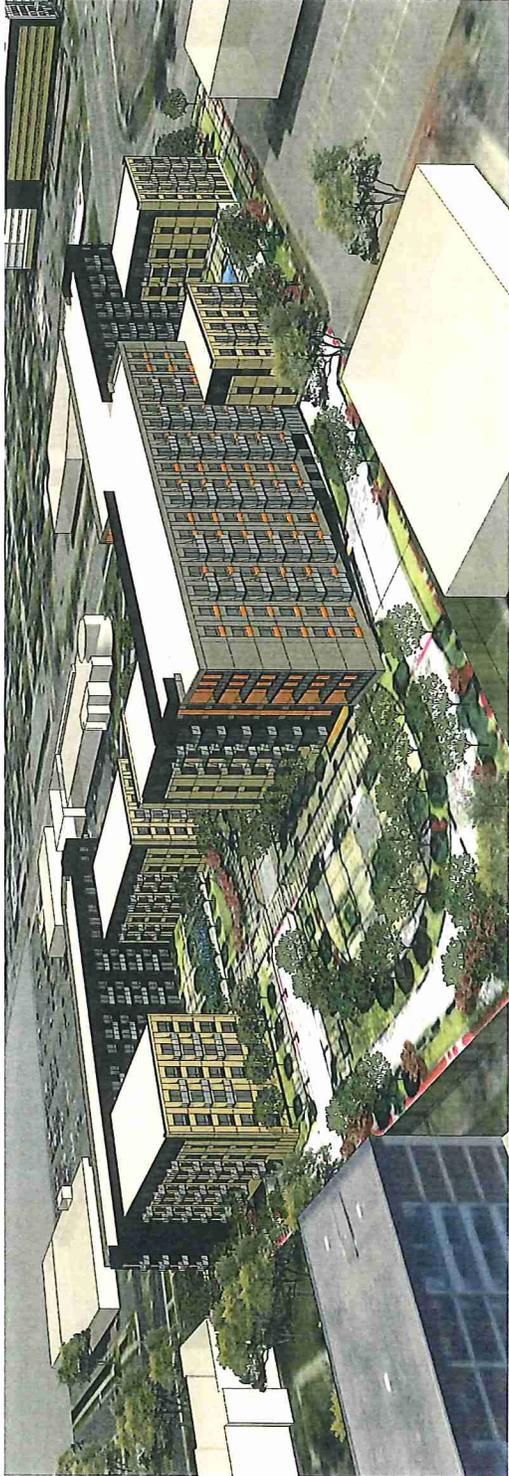
**DLC** RESIDENTIAL

Sketch Plan Review  
 2015 August 12th





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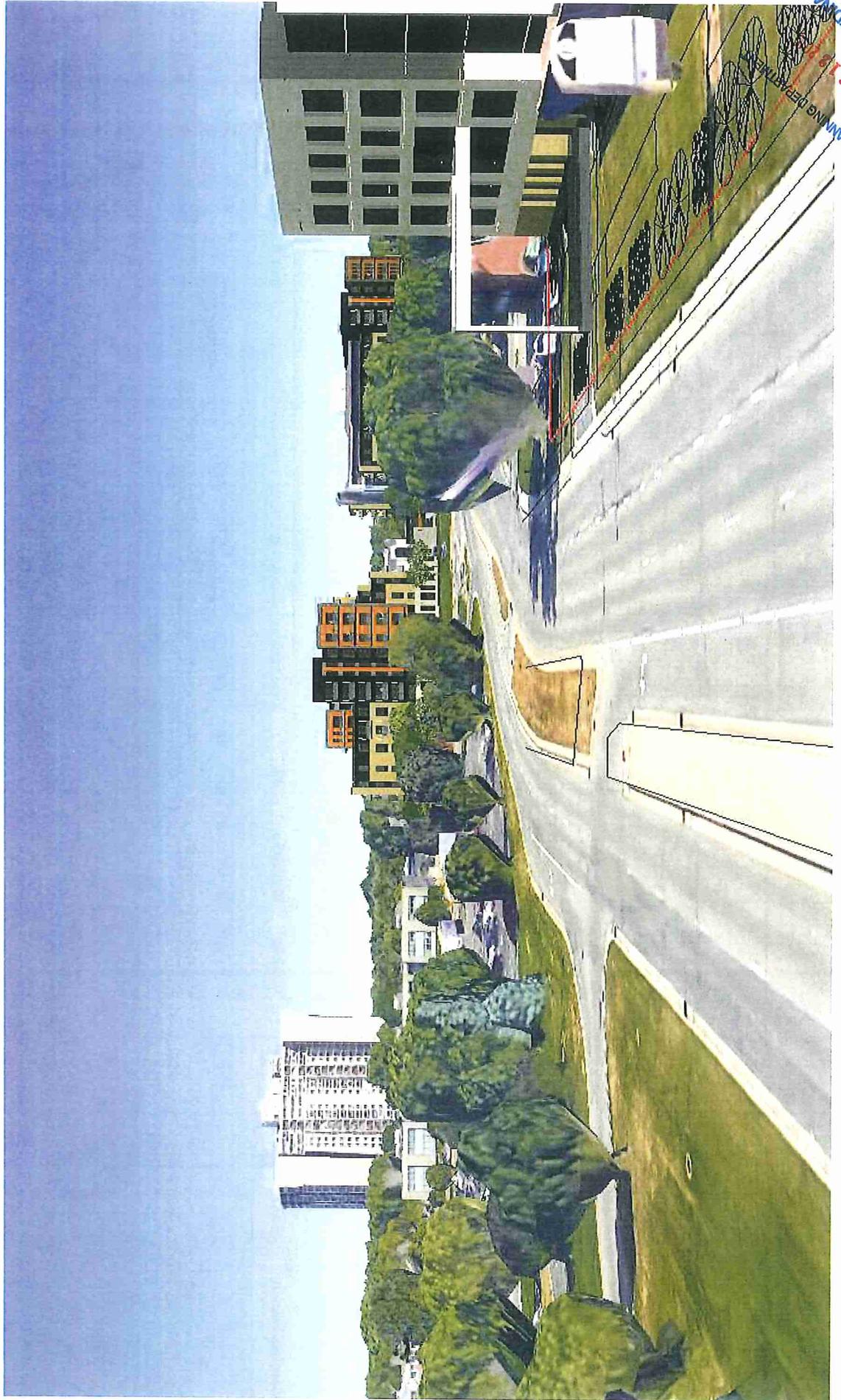


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RE: 66<sup>th</sup> & YORK  
Residential Redevelopment

	PHASE I	PHASE II	TOTAL
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Surface Parking-Parcel 3	72 cars		
Secure Parking	28 cars (est.)		
Total parking	250 cars		
Parking Ratio	4.03 cars/1,000 sf	na.	na.

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# France Avenue Southdale Area Working Principles and Supporting Questions

(June 16, 2015)

Element	Working Principle and Supporting Questions
Give-to-Get; Plan & Process	<p><b>Allow latitude to gain tangible and intangible outcomes aligned with the district principles.</b></p> <ol style="list-style-type: none"> <li>1 How does the proposal contribute to the realization of the principles for the district?</li> <li>2 How can the proposal move beyond the principles for the district?</li> <li>3 What tangible and intangible outcomes might be offered by the proposal but cannot be achieved by the project on its own?</li> <li>4 What does the proposal offer as a way of balancing those outcomes provided by others?</li> <li>5 What alternatives were explored to arrive at a proposal that is best aligned with the principles and the opportunities of the district?</li> </ol>
Edina Cultural Preferences; Identity	<p><b>Advance quality through thoughtful and artful design of buildings and publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy.</b></p> <ol style="list-style-type: none"> <li>1 Discuss the materials and construction techniques intended for the building and the site with attention directed to ensuring an enduring quality is achieved, especially considering whether the proposal is a background or foreground element of the district.</li> <li>2 What qualities of the proposal will be most valued by the community in 50 years?</li> <li>3 Describe the ways in which the proposal highlights human activity in the building and on the site, especially when viewed from adjacent or nearby public ways?</li> <li>4 In what ways does the proposal enhance the economic vibrancy of the district?</li> <li>5 How does the proposal adapt itself to changing economic opportunities of the community and the district?</li> </ol>
District Function	<p><b>Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward-looking infrastructure sustaining the district.</b></p> <ol style="list-style-type: none"> <li>1 Describe the ways in which the proposal is self-supporting related to on- and off-site infrastructure and resources.</li> <li>2 What impacts does the proposal pose on existing on- and off-site infrastructure?</li> <li>3 What elements of the proposal support infrastructure needs of adjacent or nearby sites?</li> </ol>

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- 4 Describe the infrastructure features of the proposal that are truly extraordinary by relating the performance of those features to current standards, requirements, or best practices.
- 5 How the proposal relies on infrastructure of the district for baseline performance?

Comprehensive  
Connections; Movement

**Foster a logical, safe, inviting and expansive public realm facilitating movement of people within and to the district.**

- 1 What features and amenities does the proposal lend to the public realm of the district?
- 2 What features and amenities does the proposal introduce to extend the sense of an expansive and engaging public realm to its site?
- 3 Demonstrate the ways in which the proposal supports pedestrians and bicyclists movement and identify those nearby district features that are important destinations.
- 4 What features does the proposal employ to ensure a safe and inviting pedestrian experience on the site?
- 5 ...

Site Design; Transitions

**Encourage parcel-appropriate intensities promoting harmonious and interactive relationships without "leftover" spaces on sites.**

- 1 How does the proposal relate in terms of scale to its neighbors?
- 2 How does the proposal make full use of the available site, especially those portions of the site not occupied by parking and buildings?
- 3 How does the proposal interact with its neighbors?
- 4 Describe the zones of activity created by the proposal and compare those areas to zones of activity on adjacent and nearby sites.
- 5 ...

Health

**Advance human and environmental health as the public and private realms evolves.**

- 1 How does this proposal enhance key elements of environmental health (air, water, noise, habitat)?
- 2 How does proposal mitigate any negative impacts on environmental health on its own site?
- 3 How does proposal provide for a healthful environment beyond the current condition?
- 4 Describe ways in which human health needs are advanced by the proposal.
- 5 ...

Innovation

**Embrace purposeful innovation aimed at identified and anticipated problems.**

- 1 Identify the problems posed by the proposal or the district requiring innovative solutions and describe the ways in which the proposal responds?
- 2 Describe the metrics to be used to compare the innovations posed by the proposal.

- 3 For those solutions posed by the proposal as innovative, describe how they might become “best practices” for the district.
- 4 Describe innovations in systems and aesthetics and the ways in which systems and aesthetics for integrated solutions.
- 5 Describe other projects where innovations similar to those included in the proposal have been employed.

Land Use; Live-able  
Precincts

**Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm.**

- 1 How does the proposal complement the mix of uses in the district?
- 2 Describe the proposal in terms of “come to” and/or “stay at” places.
- 3 What adjacent or nearby “come to” or “stay at” places does the proposal rely on for vitality?
- 4 Demonstrate the flows of activity generated by the site during a typical weekday and weekend day.
- 5 In what ways does the proposal interact with surrounding sites to encourage an engaging public realm?

Economic Vitality

**Ensure every component contributes to the sustained economic vitality of the district and the community.**

- 1 Describe the proposal in terms of its economic contributions to the district.
- 2 How does the proposal enhance development on adjacent or nearby sites?
- 3 What features of the site or district limit the potential of the proposal from being fully realized?
- 4 Why is the proposal best situated on its proposed site from the perspective of economic vitality?
- 5 How does the proposal make the district and the community a better place?