



To: MAYOR AND COUNCIL

Agenda Item #: VIII.A

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: May 6, 2014

Subject: 71 France Housing – Consideration of minor changes to the building materials on the exterior of the building.

Action Requested:

Approve the revised building material.

Information / Background:

The City Council is asked to consider an amendment of the primary exterior building materials proposed at 71 France. (See attached applicant project description and plan revisions.)

The approved material for the project was stucco. The applicant is proposing to change the stucco to Nichiha panels.

The applicant will present a materials board and further explain the proposed change at the City Council meeting.

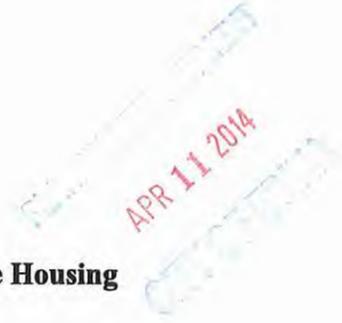
ATTACHMENTS:

- Applicant narrative and revised plans



April 11, 2014

James Hovland
City of Edina
4801 W. 50th Street
Edina, MN 55424



RE: Request for Change of Exterior Material for 71 France Housing

Dear Mayor Hovland,

The development team for 71 France, including IRET, Lunds Food Holdings, and Schafer Richardson is requesting a change of the primary exterior material at the 71 France housing development, to be built to the east of the new Byerly's store on France and Hazleton. We are requesting a change from stucco to Nichiha panels (specifically, the Illumination series) as originally proposed and approved.

In reviewing the use of stucco and the proposed construction details, Pope Architects explained that the State of Minnesota is about to adopt a new energy code which would preclude installing stucco using more traditional and typical methods. Pope believes that more insulation will have to be installed outside the structural wall plane to meet the new energy code, thus changing some of the "tried and true" installation details for stucco. During our general contractor bidding process, some concerns and questions about the new code and the proposed construction details for the stucco installation were also raised by a number of bidding companies.

Our discussion, therefore, led our team to re-consider Nichiha panels. Our original Concept Plan for 71 France included Nichiha and was approved by the City Planning Commission and City Council in March 2013.

There are several advantages to using Nichiha in lieu of stucco, most notably its warranty and durability when exposed to elements such as water, cracking, fire, and insects. Nichiha panels are installed with clip fasteners hidden from view and are interlocked to provide a clean joint. The clip system also creates a pocket of air between the panels and substrate, thus reducing the potential for moisture build-up. Other fiber cement paneling, such as Hardie, is about half as thick and is nailed directly through the wall sheathing and into the studs. There is a space between panels, revealing clip fasteners and exposing them to water. Although the nail holes in Hardie are covered with putty at the time of install, they can be a long term maintenance issue for a building, particularly considering there would be thousands of these holes on the building. Conversely, Nichiha is essentially a partial rain screen, allowing water which may get behind the panels to drain down and out from behind the panels.

 **Schafer**
Richardson

Nichiha fiber cement paneling is comprised of 20 percent post-consumer recycled content including wood pulp and fly ash. Each panel is 18" wide, approximately six feet in length, and is 5/8" thick. Nichiha provides customized color options to match the specific design of the building and help to provide interest and a depth of color. While the Illumination series is often used to provide modern and bold detailing to a building, it can also offer a more subdued look using monochromatic panels.

The attached renderings show Nichiha paneling on Buildings A, B, and C. We are also including the renderings submitted with final development plan approval for reference and comparison with the appearance of stucco. Our intent is to continue to maintain the same color palette used on the stucco to differentiate each building to match the Nichiha panels using custom coloring. However, the Nichiha paneling will have a slight variation of each color tone within each building field that provides subtle visual interest.

We have recently completed the largest installation of Nichiha in the State of Minnesota on the "Third North" Apartments building in the North Loop neighborhood of Minneapolis and we are very pleased with the results. If you have any other questions regarding the Nichiha paneling or 71 France, please feel free to contact me at 612-359-5842 or mmichalski@sr-re.com.

Sincerely,

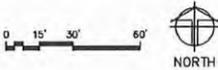
Maureen Michalski
Senior Project Manager

RECEIVED
APR 11 2014
CITY OF MINN



PLANNED DEVELOPMENT
APR 11 2014
CITY OF EDINA

SITE PLAN



FRANCE AVENUE

HAZELTON ROAD



Exterior Material Revision
Byerly's 71 France Re-Development
EDINA, MN
4-22-14 | 15226-11051

INITIAL



VIEW FROM PROMENADE, LOOKING NORTHWEST



VIEW FROM PARKING, LOOKING EAST

PROPOSED



VIEW FROM PROMENADE, LOOKING NORTHWEST



VIEW FROM PARKING, LOOKING EAST



0' 8' 16' Scale: 1" = 8' - 0"

SOUTH ELEVATION



0' 8' 16' Scale: 1" = 8' - 0"

WEST ELEVATION



POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

BYERLY'S
FRANCE AVENUE
RE-DEVELOPMENT



Schafer
Richardson

KRAUS-ANDERSON
CONSTRUCTION COMPANY



EXTERIOR
MATERIAL REVISION
4/22/14

Proposed

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13
Exterior	04/22/14
Material Revision	

BUILDING A
ELEVATIONS

Commission No. 15226-11051
Drawn by RH
Checked by

SHEET

A3.3

PLANNING DEPARTMENT
APR 11 2014
CITY OF ST. PAUL

Proposed

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13
Exterior	04/22/14
Material Revision	

**BUILDING A
ELEVATIONS**

Commission No.	15226-11051
Drawn By	RH
Checked By	

SHEET

A3.4



NORTH ELEVATION

Scale: 1" = 8' - 0"



EAST ELEVATION

Scale: 1" = 8' - 0"

PLANNING DEPARTMENT
APR 11 2014
CITY OF ST. PAUL



POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

BYERLY'S
FRANCE AVENUE
RE-DEVELOPMENT



Schafer
Richardson



EXTERIOR
MATERIAL REVISION
4/22/14

Proposed

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13
Exterior Material Revision	04/22/14

BUILDING B
ELEVATIONS

Commission No. 15226-11051
Drawn by RH
Checked by

SHEET

A3.5



SOUTH ELEVATION

Scale: 1" = 8' - 0"



WEST ELEVATION

Scale: 1" = 8' - 0"



0' 8' 16' Scale: 1" = 8' - 0"

NORTH ELEVATION



0' 8' 16' Scale: 1" = 8' - 0"

EAST ELEVATION



POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

BYERLY'S
FRANCE AVENUE
RE-DEVELOPMENT



Schafer
Richardson



EXTERIOR
MATERIAL REVISION
4/22/14

Proposed

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental	05/07/13
Information	
Exterior	04/22/14
Material Revision	

BUILDING B
ELEVATIONS

Commission No. 15226-11051
Drawn by RH
Checked by

SHEET

A3.6

PLANNING DEPARTMENT
 APR 11 2014
 CITY OF EDINA



SOUTH ELEVATION

Scale: 1" = 8' - 0"



WEST ELEVATION

Scale: 1" = 8' - 0"

Proposed

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental	05/07/13
Information	
Exterior	04/22/14
Material Revision	

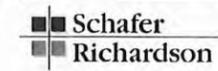
BUILDING C
ELEVATIONS

Commission No.	15226-11051
Drawn by	RH
Checked by	

SHEET

A3.7

PLAYING DEADLINE
APR 17 2014
CITY OF DENVER



EXTERIOR
MATERIAL REVISION
4/22/14

Proposed

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental	05/07/13
Information	
Exterior	04/22/14
Material Revision	

**BUILDING C
ELEVATIONS**

Commission No.	15226-11051
Drawn by	RH
Checked by	

SHEET
A3.8



NORTH ELEVATION

Scale: 1" = 8' - 0"



EAST ELEVATION

Scale: 1" = 8' - 0"

PLANNING DEPARTMENT
APR 11 2014
CITY OF EDINA

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13

Project No.	15226-11051
Drawn by	RH
Checked by	



NORTH ELEVATION



EAST ELEVATION

PLANNING DEPARTMENT
APR 11 2014
CITY OF EDINA



SOUTH ELEVATION



WEST ELEVATION

POPE ARCHITECTS
 POPE ARCHITECTS
 1295 BANDANA BLVD N, SUITE 200
 ST. PAUL, MN 55108-2735
 (651) 642-9200 | FAX (651) 642-1101
 www.popearch.com

BYERLY'S
 FRANCE AVENUE
 RE-DEVELOPMENT

BYERLY'S

Schafer
 Richardson

ANDERSON COMPANIES
 Comprehensive Building & Development Services

cresa

FINAL DEVELOPMENT PLAN 4-25-13

Initial Stucco Submittal - For Reference only

Issues and Rev. View:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13

BUILDING B ELEVATIONS

15226-11051
 RH

SHEET
A3.5

**Initial Stucco
Submittal - For
Reference only**

Issues and Revisions:

Final	04/25/13
Development Plan	
Supplemental	05/07/13
Information	

BUILDING B
ELEVATIONS

Consultor No. 15226-11051
Drawn by RH
Checked by

SHEET
A3.6



NORTH ELEVATION



EAST ELEVATION

PLANNING DEPARTMENT
APR 11 2014



SOUTH ELEVATION

Scale: 1" = 8' - 0"



WEST ELEVATION

Scale: 1" = 8' - 0"



POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

BYERLY'S
FRANCE AVENUE
RE-DEVELOPMENT



Schafer
Richardson

ANDERSON
COMPANIES
Comprehensive Building & Development Services



FINAL
DEVELOPMENT
PLAN 4-25-13

**Initial Stucco
Submittal - For
Reference only**

Issues and Revision:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13

BUILDING C
ELEVATIONS

15226-11051
RH

SHEET
A3.7

APPROVED FOR PERMIT
CITY OF EDINA
APR 11 2014

Issues and Revisions:	
Final	04/25/13
Development Plan	
Supplemental Information	05/07/13

Compassion No.	15226-11051
Drawn by	RH
Checked by	



NORTH ELEVATION

Scale: 1" = 8' - 0"



EAST ELEVATION

Scale: 1" = 8' - 0"

PLANNING DEPARTMENT
APR 11 2014
CITY OF MINNAPOLIS