



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII.D.

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

**Action**

**Date:** July 15, 2014

**Discussion**

**Information**

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

**Action Requested:**

Provide non-binding comments regarding the proposed Sketch Plan.

**Information / Background:**

The City Council 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 in the Planning Commission Memo.) 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 1.88.

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

**Planning Commission Consideration:** On June 25, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

Concerns/issues raised by the Planning Commission included:

- Traffic concern. Cut through traffic into the residential neighborhood to the west & the right slip lane off of France.

- Too much “mass” on the street. No podium height is used as recommended in the Comprehensive Plan.
- Uses were generally ok.
- Some had concern over density and height, other were ok with it. Height – 6 stories vs. 4.

**ATTACHMENTS:**

- Minutes from the June 25, 2014 Edina Planning Commission meeting
- Revised Narrative Dated June 23, 2014
- Planning Commission Memo, June 25, 2014

June 16 2014 – Updated June 23, 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/commercial uses for 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.
- Sustainable design strategies will be incorporated into the project such as efficient lighting, mechanical systems, and rainwater harvesting for irrigation.
- Detailed and landscaped plaza courtyard beautifying the 72<sup>nd</sup> Street edge and internal courtyard.
- 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.

The effective site size is 3.18 acres (138,650 SF). The proposed development not including garage space is approximately 261,000 GSF for a proposed FAR of 1.88. The overall density of the site is largely mitigated by the stepping down of the height from France Avenue to the west toward the single family housing. The landscaped courtyard in the center off of 72<sup>nd</sup> street also scales the building to the neighborhood and provides a welcoming entry to residential visitors and the 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.

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

A discussion ensued on what would happen if the site was approval and the double wasn't built; would the single family home be nonconforming. Planner Teague explained it would be nonconforming; however, if rebuilt as a single family home it would have to be built exactly as is today.

## **VII. REPORTS/RECOMMENDATIONS**

### **A. Sketch Plan – 7200 France Avenue**

#### **Planner Presentation**

Planner Teague informed the Commission a request to consider a sketch plan proposal to redevelop the 3.51 acre parcel at 7200 France Avenue has been made. Teague said 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.

Teague noted 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.

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 1.88.

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

#### **Appearing for the Applicant**

Dean Dovolis DJR Architects and Laurie Boisclair, Boisclair Corporation.

#### **Discussion**

Commissioner Lee asked what the zoning of the subject site is and if the existing building was non-conforming. Planner Teague responded the subject site is zoned POD, Planned Office District and the building is non-conforming. Teague said the site is proposed to incorporate elements of the mixed use zoning district.

## **Applicant Presentation**

Mr. Dovolis addressed the Commission and explained in his opinion the geometry of the site works well with the proposed redevelopment. Dovolis explained the goal is to create a gracious entry off of France Avenue that would be an improvement for the City and will enhance the character of the neighborhood. Dovolis pointed out the mixed use aspects of the proposed redevelopment would provide the following:

- The proposed building will replace an existing building with paved surface parking lot.
- 26,500 square feet of retail/office space.
- 195 residential housing units to include an affordable housing element (20%).
- 570 parking spaces.
- Majority of the parking spaces would be located within the building (underground) creating a better visual environment.
- Maintain and enhance green space area to the west.
- Development of roof deck(s), green space and rain gardens.
- Commercial traffic off France Avenue.
- Residential traffic off West 72<sup>nd</sup> Street.
- Improvement of storm water rates.
- Amendments to the Comprehensive Plan.

Dovolis concluded in his opinion the proposed redevelopment would be a nice evolution along France Avenue providing both housing and retail. Dovolis introduced Laurie Boisclair to further speak to the affordable housing element of the project.

Ms. Boisclair explained that there is an 80%/20% split of market rate to affordable housing. Boisclair said a survey found that the pay rate of those qualifying for "affordable" housing make between \$18.00-\$25.00 per hour.

## **Discussion**

With respect to the affordable housing element Commission Scherer asked when the units "turn-over" will the affordability component also carry over. Ms. Boisclair responded in the affirmative.

Commissioner Forrest asked if a square footage per unit was established. Ms. Boisclair responded that she believes a one bedroom unit would be roughly 800 square feet. Unit size would increase thereafter.

Chair Staunton asked if the proposed townhomes are vertical. Mr. Dovolis responded in the affirmative.

Commissioner Kilberg commented that he appreciates the step down element of the building and that special attention was paid to retaining the landscaped buffer on the west. Kilberg said in his opinion the proposal as presented does a good job of balancing density and height. Kilberg acknowledged that the area was designated in the Comprehensive Plan as four stories; however, at first look the proposal appears promising to him. Concluding, Kilberg encouraged the development team to pay special attention to finding traffic solutions pointing out this area is heavily travelled.

Commissioner Lee said she finds the proposal interesting and exciting; however does have concerns with traffic. She added it has been her experience that the speed of traffic along this stretch of France Avenue is high and suggested the addition of turn lanes and broadening the zone along France Avenue. Mr. Dovolis agreed traffic needs to be carefully considered adding the project introduces a "slip lane" that is needed to guide and calm traffic into the site. Continuing, Lee questioned why six stories are needed. Dovolis said height is needed to afford the underground parking. He said the proposed density allows amenities and improves the aesthetics of the site by locating the majority of parking underground. Dovolis acknowledged there is a balance of density to use.

Commissioner Platteter said he also finds this an interesting project. He further suggested when formal application is made that the applicant provide materials indicating building heights in the surrounding area. Platteter added he is also concerned with the slip lane and ramp access/valet parking. Continuing, Platteter said he appreciates the podium height; however there may be too much height on France Avenue. Platteter stated he's not opposed to six stories; however much depends on where those six stores are located.

Commissioner Carr said she too is interested in the proposal; however, finds the building mass along France Avenue too much. Carr suggested more articulation in building wall through colors or angles. Continuing, Carr asked where guest parking was located. Mr. Dovolis responded that guest parking would be in the underground garage, adding there are also a few "short term" parking spaces at grade. Commissioner Carr asked if bike racks are provided. Dovolis responded in the affirmative.

Commissioner Olsen acknowledged the mix of uses; however, said she was struggling with the density, building mass and traffic. Olsen said in her opinion much hinges on the traffic study and what it reveals. She also said the development team needs to work carefully with a traffic engineer and with the County. Concluding, Olsen suggested a more straight connectivity and the addition of a traffic signal. Mr. Dovolis responded they are working with a traffic engineer and are looking at introducing a curb less design will bollards. Dovolis said they are trying to achieve a different effect with this redevelopment. Continuing, Dovolis said he would continue to focus on traffic and the pedestrian mix with the hopes of "enhancing this area". Dovolis said he was also considering tying the project with the open space to the north by developing a playground/public area that would benefit not only the residents of the building but the City.

Commissioner Forrest acknowledged sustainability aspects of the project; however asked the applicant to provide a more detailed and measurable plan prior to formal application.

Commissioner Schroeder said at this time he doesn't have an issue with the mix of uses or density; however, does have a concern that future residents of the building will cut through the neighborhood to go north/west. Schroeder pointed out a residential neighborhood and school are located to the north and west of the subject site and special attention needs to be paid to the potential for cut through traffic. Continuing, Schroeder said he also has a concern with traffic maneuvering and traffic movements from both France and West 72<sup>nd</sup> Street. Schroeder acknowledged while the project has much to like about it he believes traffic will be the major drawback. Schroeder said he was supportive of connecting the open space to the north with the project as a playground/public space; however, believes that area may be "open space" to

filter storm water for the neighborhood. Concluding, Schroder said the architecture is good, but the access points are difficult.

Chair Staunton stated he echo's comments from other Commissioners, adding he likes the mixed use aspect of the project but believes there are some challenges with circulation; acknowledging that the mixed use concept does spread out the traffic. Continuing, Staunton said he was not alarmed by the height; however, there was a reason the Comprehensive Plan deliberately guided this area for no more than four stories. Staunton acknowledged at the time the Comprehensive Plan was revised the City was operating on the premise that four stories west of France Avenue was best. Staunton said in this instance the Commission and Council need to figure out if this is still the case and what this area of Edina can handle. Concluding, Staunton said he's not opposed to the redevelopment plan; it has promise; however, the City needs to be sure this type of density can be handled in this area.

Chair Staunton thanked Mr. Dovolis and Ms. Boisclair for their presentation, adding he looks forward to the formal application.

DRAFT

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

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- Housing Density – from 30 units per acre to 50.
- Floor Area Ratio – from .5 to 1.88.

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>1.88%*</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.

### COMPREHENSIVE 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

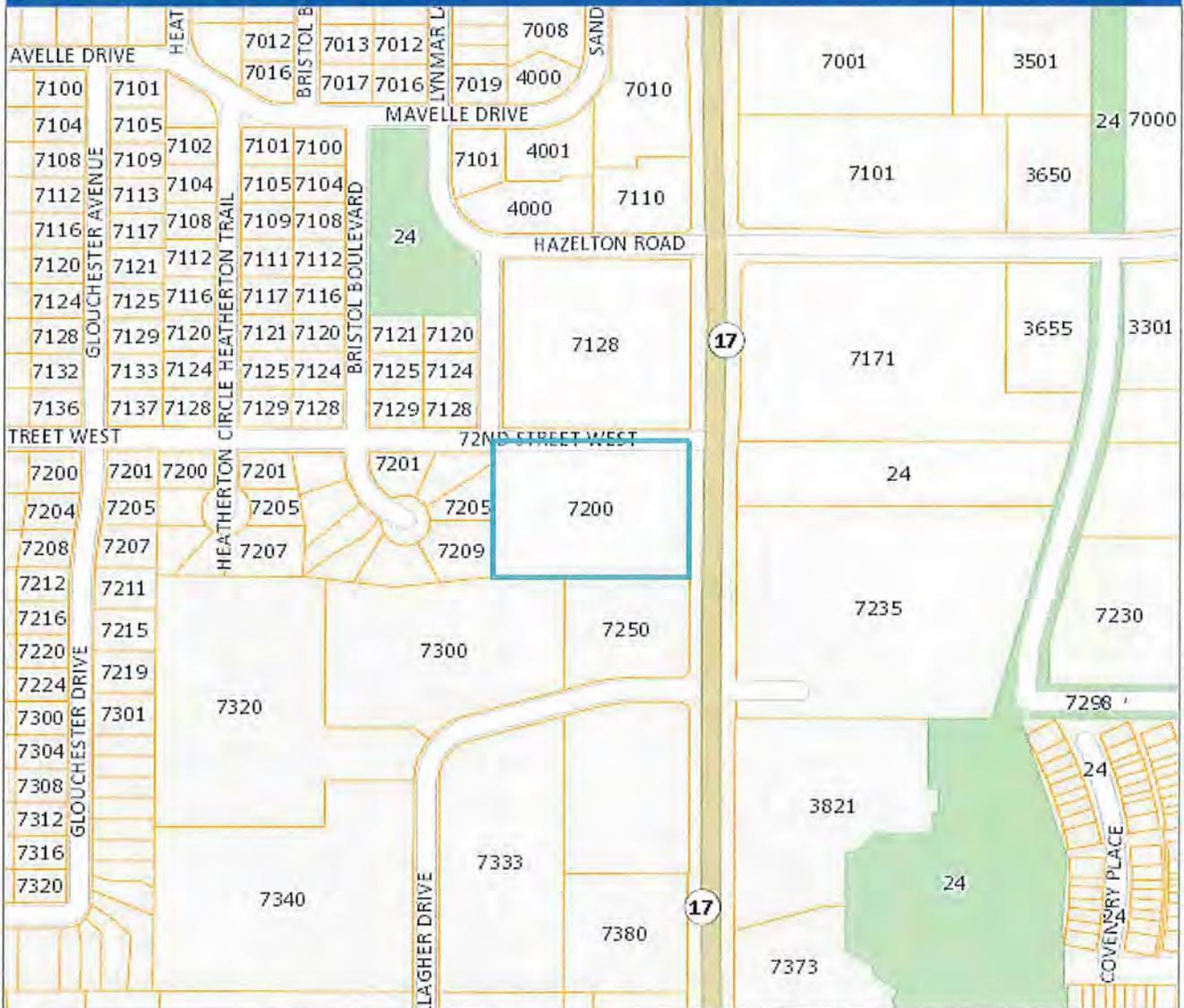
The purpose and intent of a PUD is to include **most or all** of the following:

- 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:**

**Home-stead:**

**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

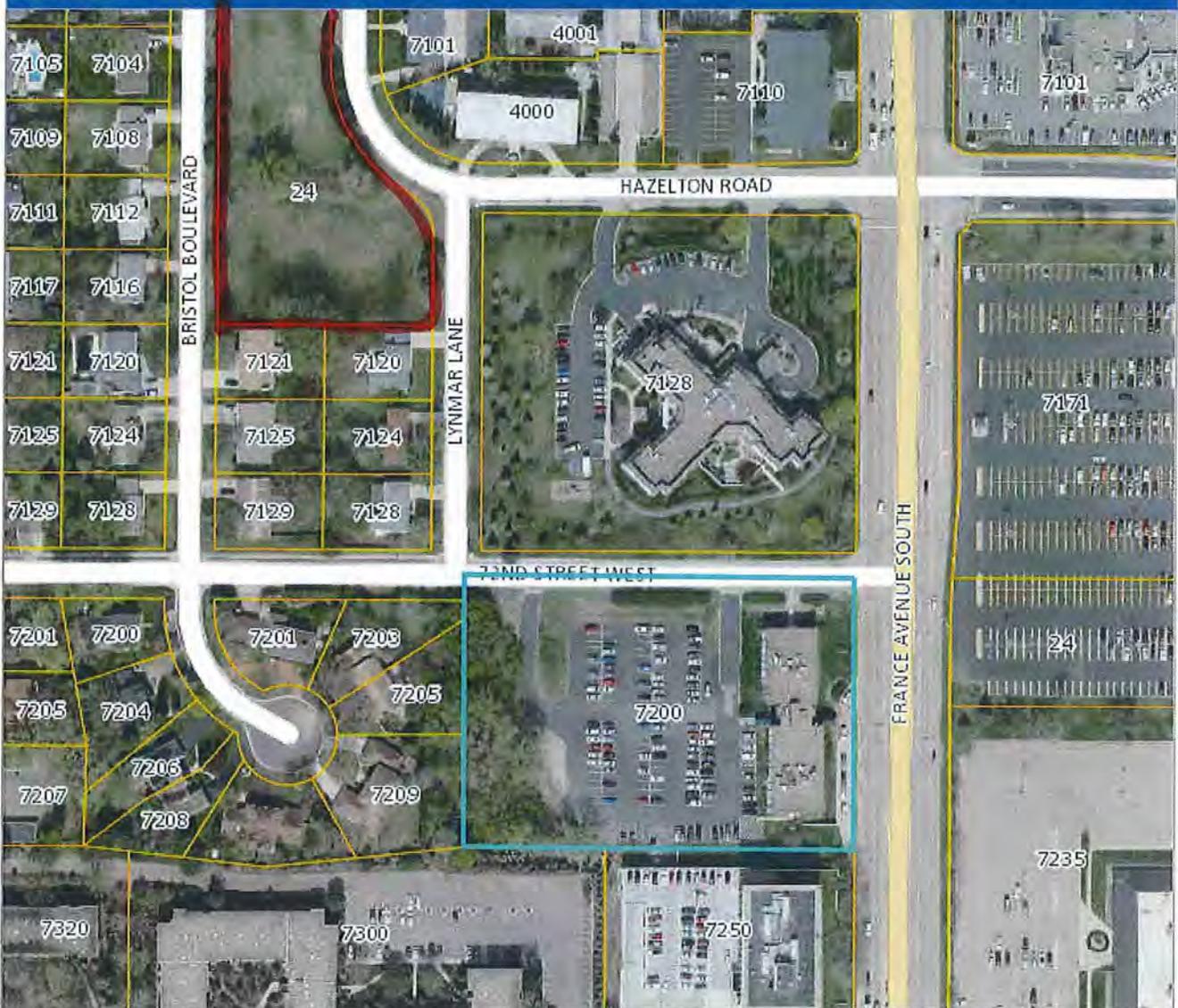


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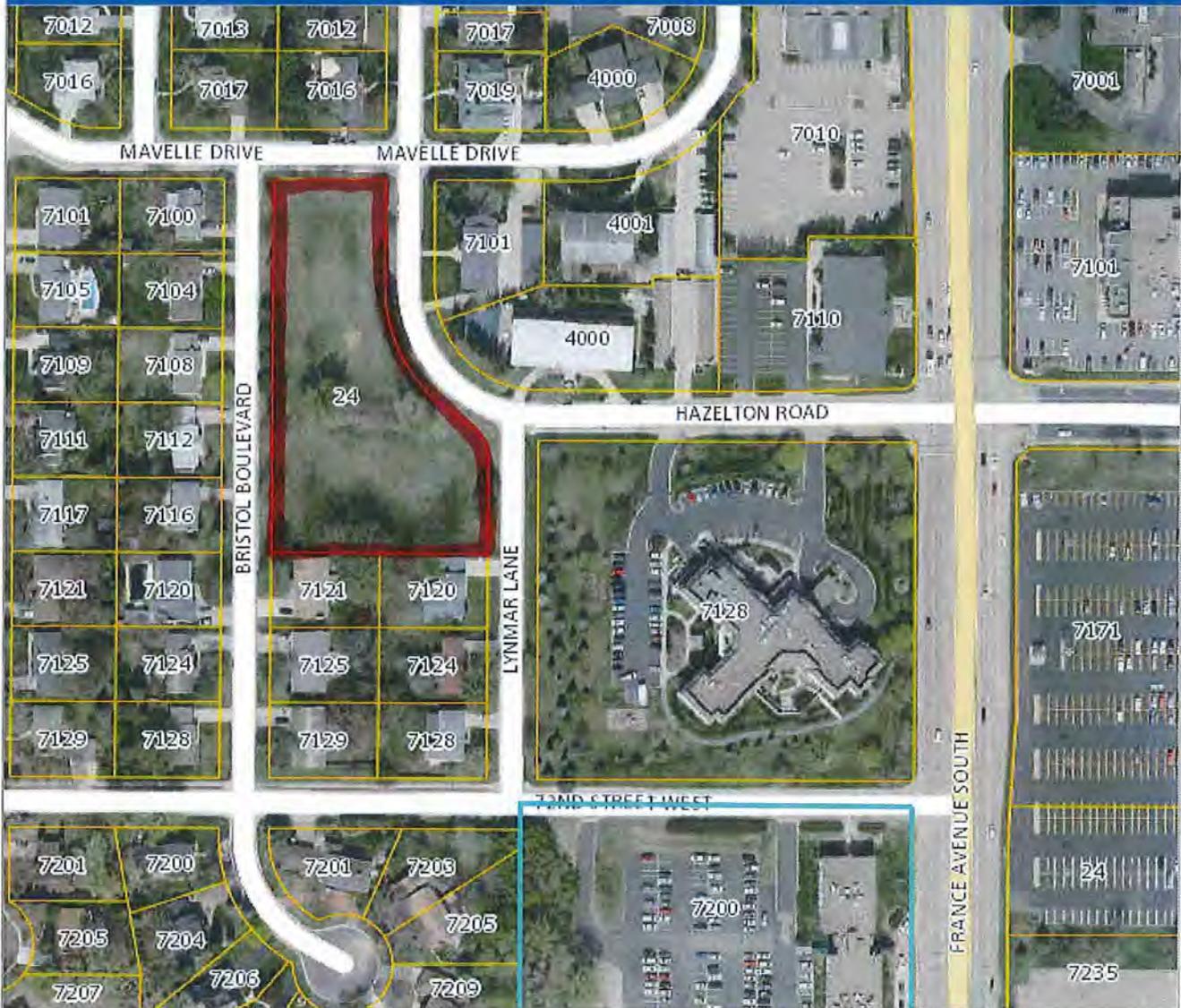
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40



<p><b>Parcel ID:</b> 31-028-24-14-0001</p>	<p><b>A-T-B:</b> Torrens</p>	<p>Map Scale: 1" ≈ 200 ft. Print Date: 6/19/2014</p> 
<p><b>Owner Name:</b></p>	<p><b>Market Total:</b></p>	
<p><b>Parcel Address:</b> 7200 France Ave S Edina, MN 55435</p>	<p><b>Tax Total:</b></p>	
<p><b>Property Type:</b></p>	<p><b>Sale Price:</b></p>	
<p><b>Home-stead:</b></p>	<p><b>Sale Date:</b></p>	<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><b>Parcel Area:</b> 3.51 acres 152,751 sq ft</p>	<p><b>Sale Code:</b></p>	<p>COPYRIGHT © HENNEPIN COUNTY 2014 </p>



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

Owner Name:

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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:**

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- 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:**

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**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.

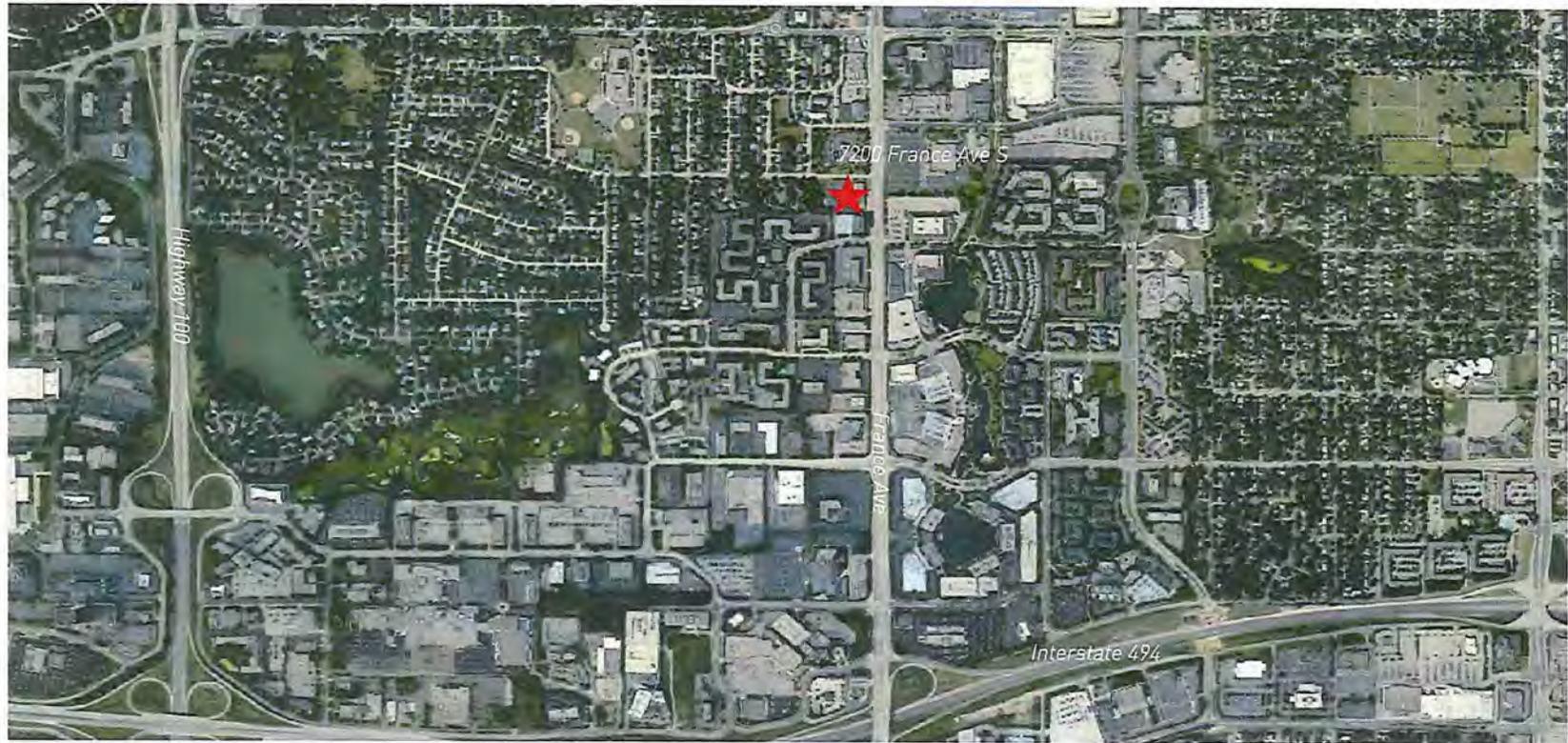
Sincerely,



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



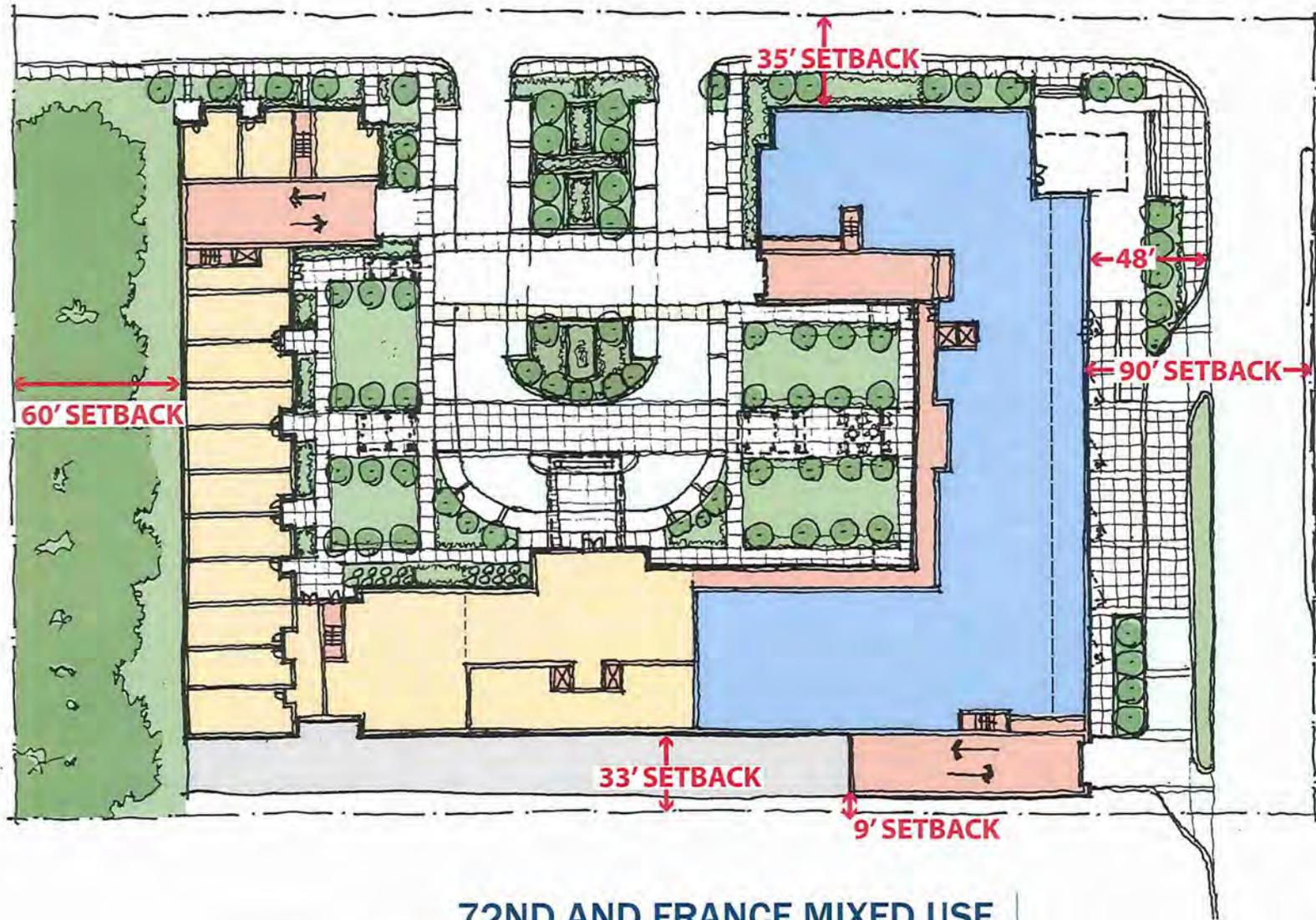
A10

## 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



AIR

*Mixed-Use Development*

NHH PROPERTIES

DESIGN : BUILD : MANAGE



1<sup>st</sup> Floor

RAMP TO  
PARKING

3 STORIES OF  
RESIDENTIAL  
ROW HOUSE  
STYLE

72ND STREET

PLAZA - 22  
PARALLEL SPACES

VALET DROPOFF

UPPER FLOORS  
SET BACK 10'

SERVICE

RESIDENTIAL  
LOBBY

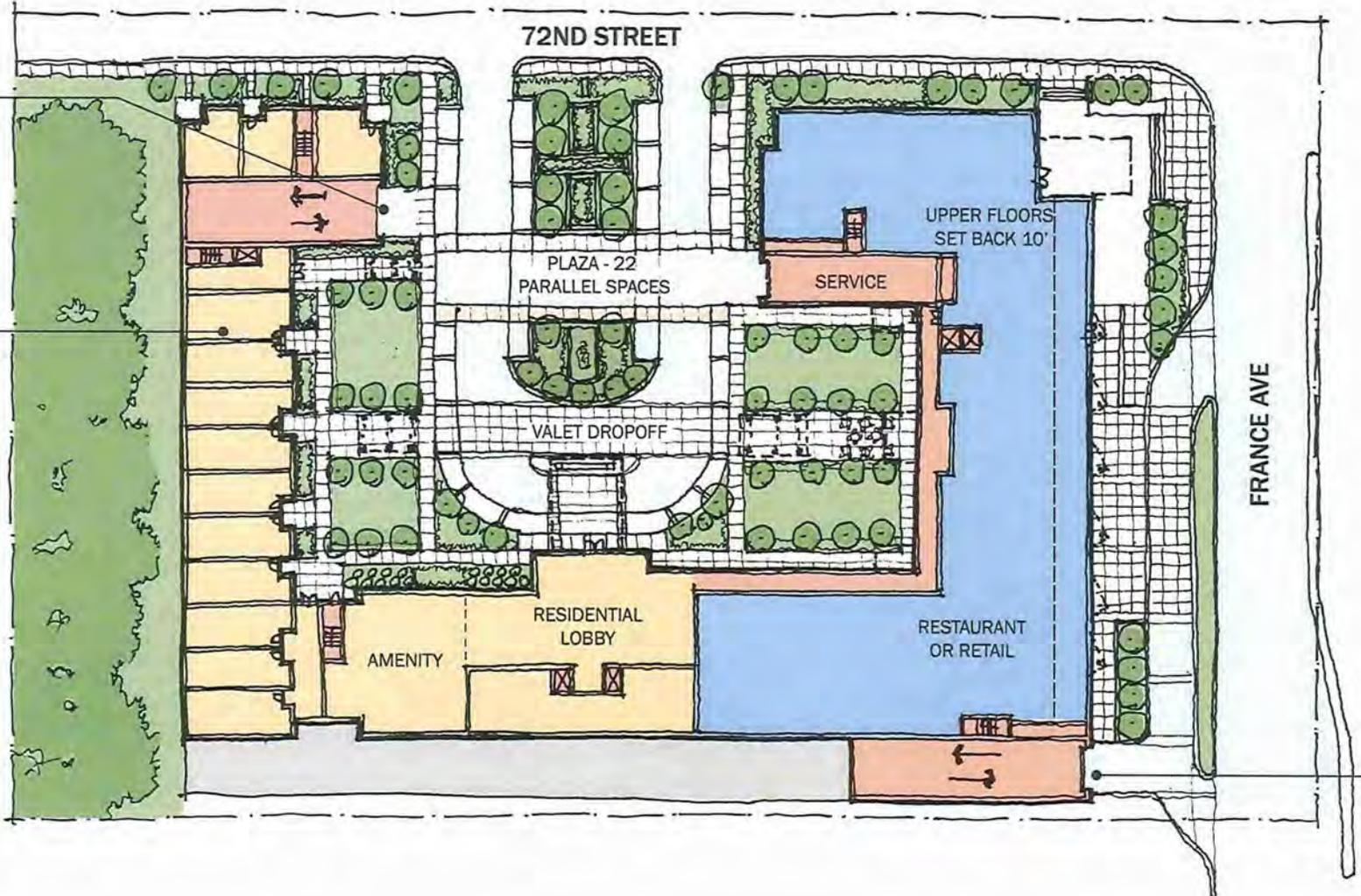
AMENITY

RESTAURANT  
OR RETAIL

FRANCE AVE

M3

RAMP TO  
PARKING



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

AM

**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 + 175/3 = 59 + 25 staff + 1 per employee no major shift	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



NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Courtyard



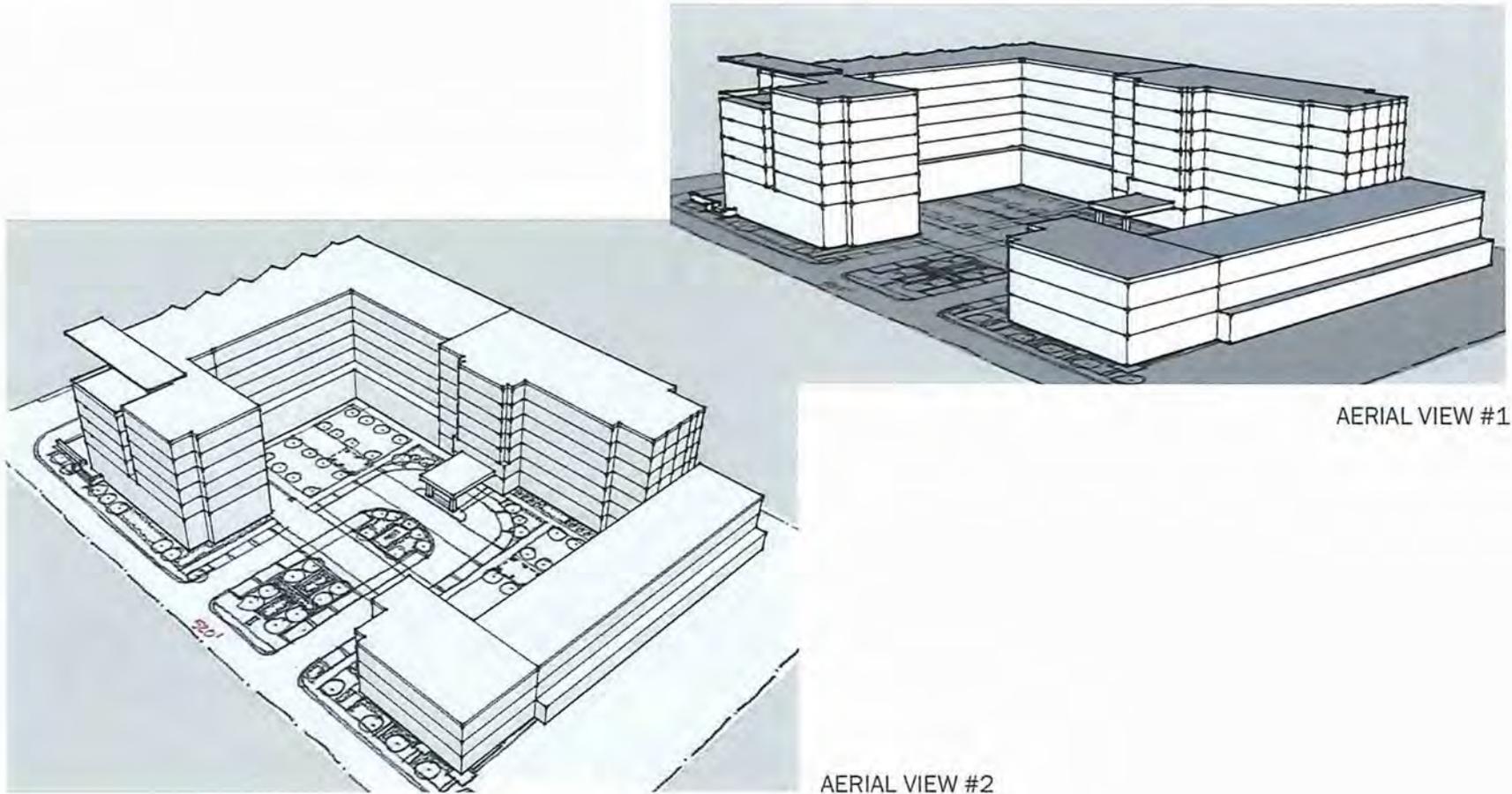
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Rendered Plan



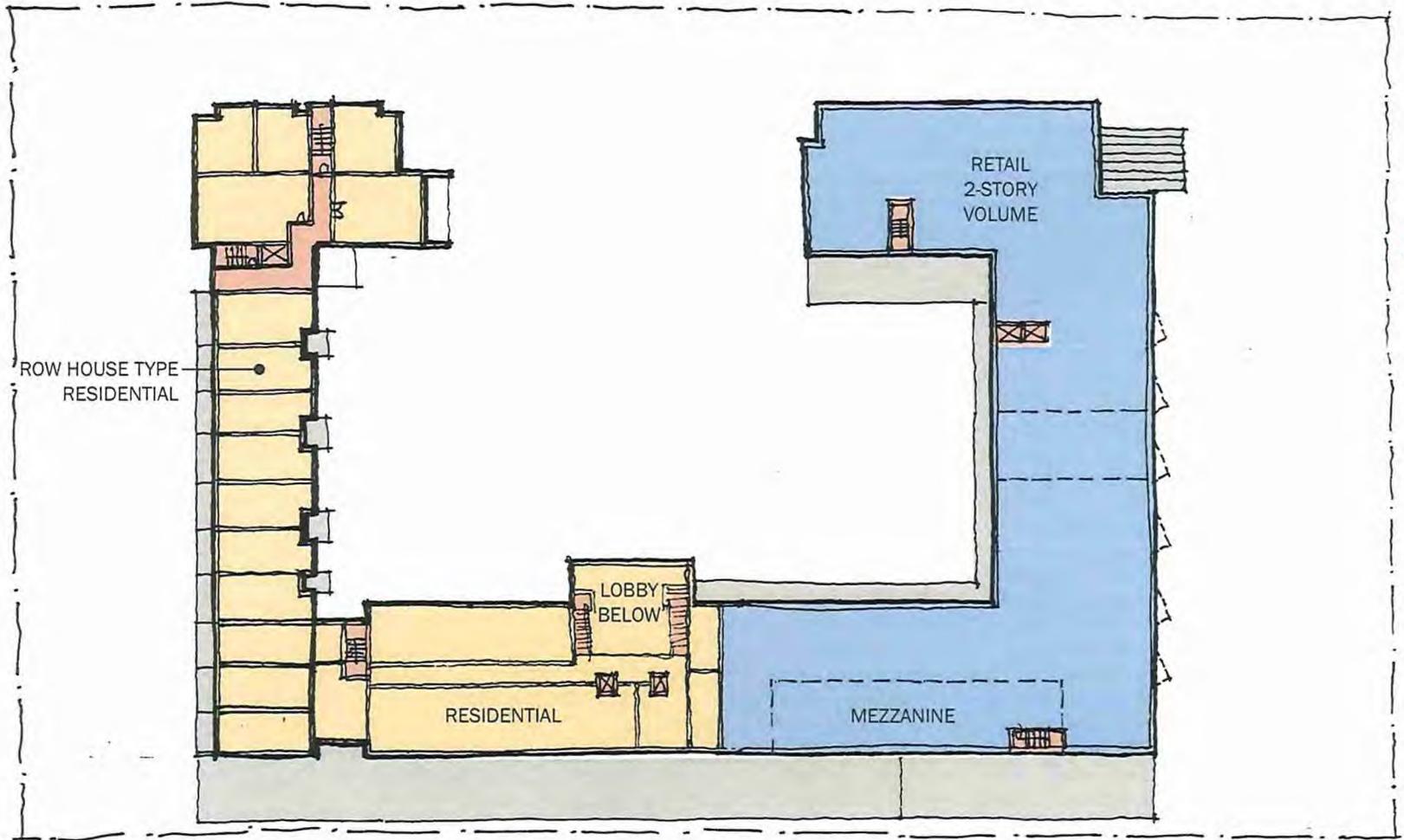
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Mezzanine



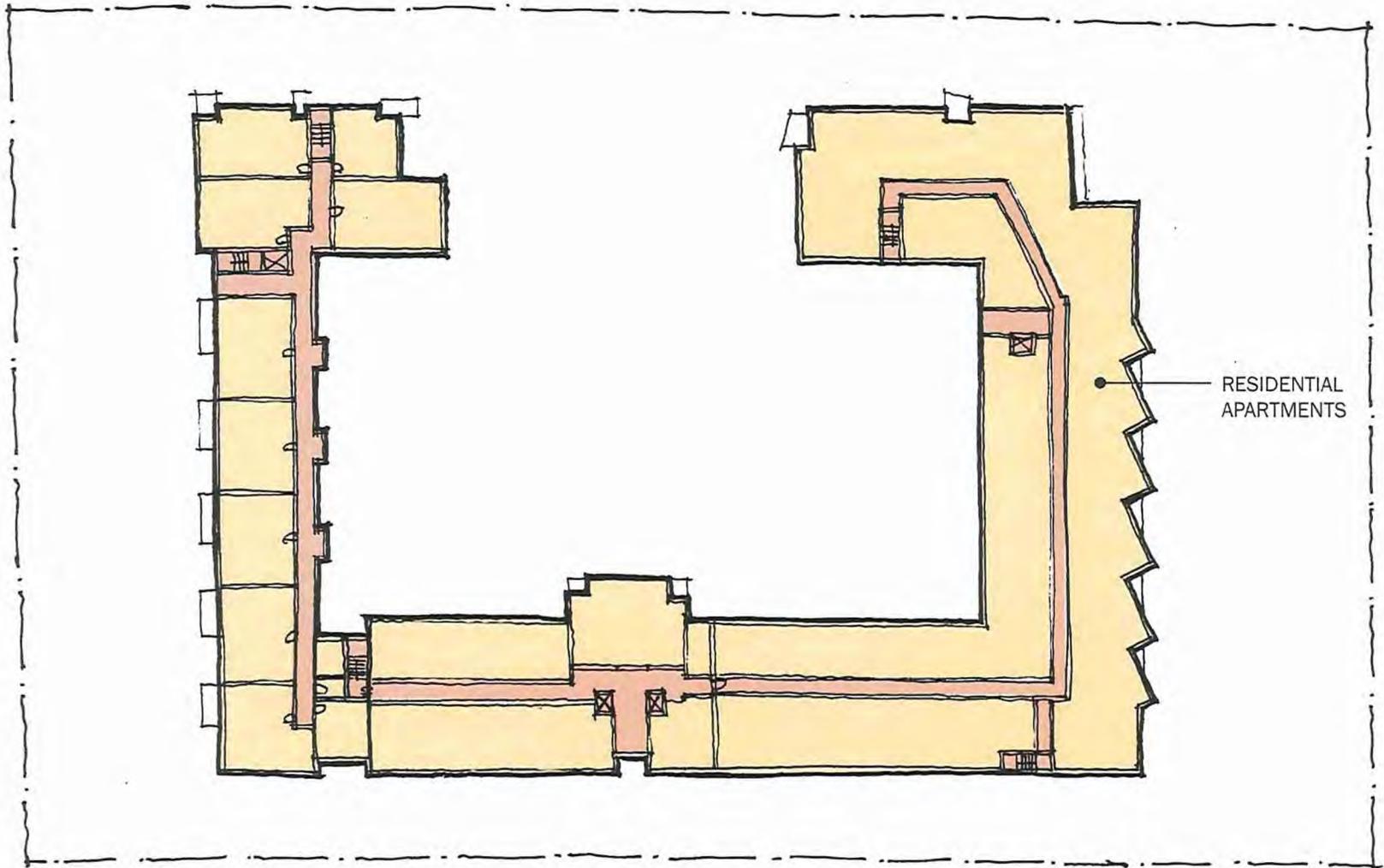
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

2<sup>nd</sup> Floor



RESIDENTIAL APARTMENTS

1420

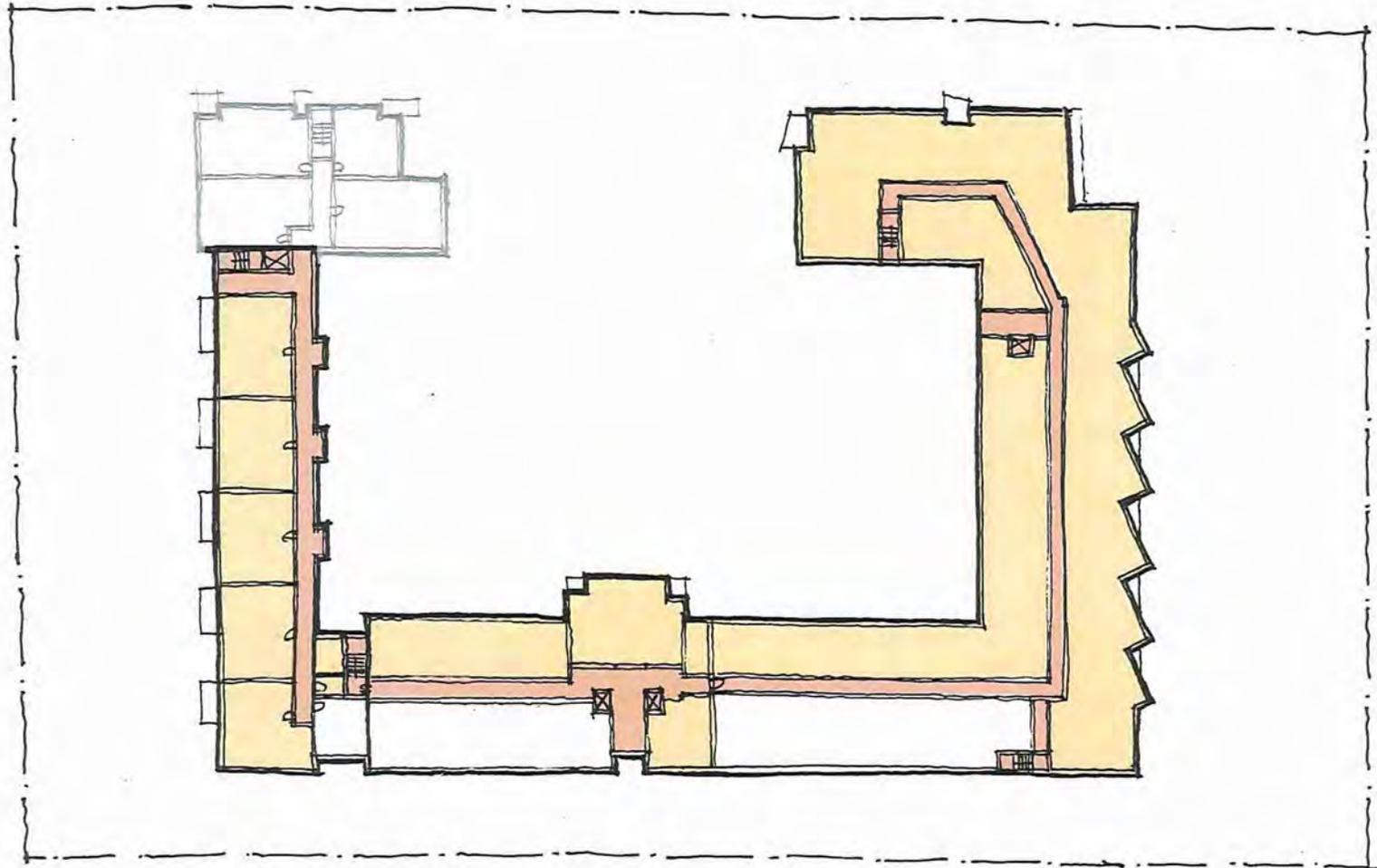
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

3<sup>rd</sup> Floor



A21

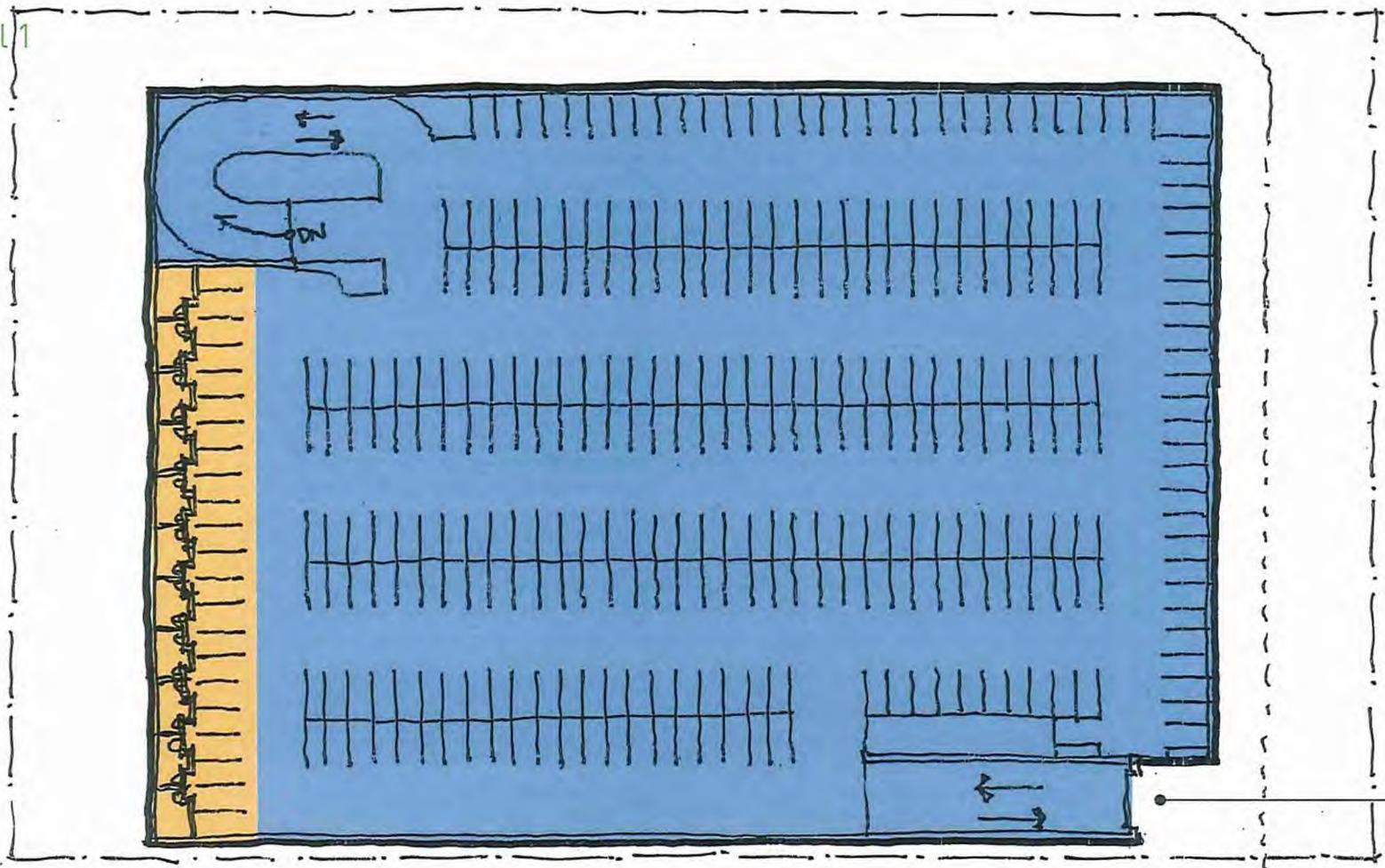
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Parking Lvl 1



A22

RAMP UP -  
FRANCE A

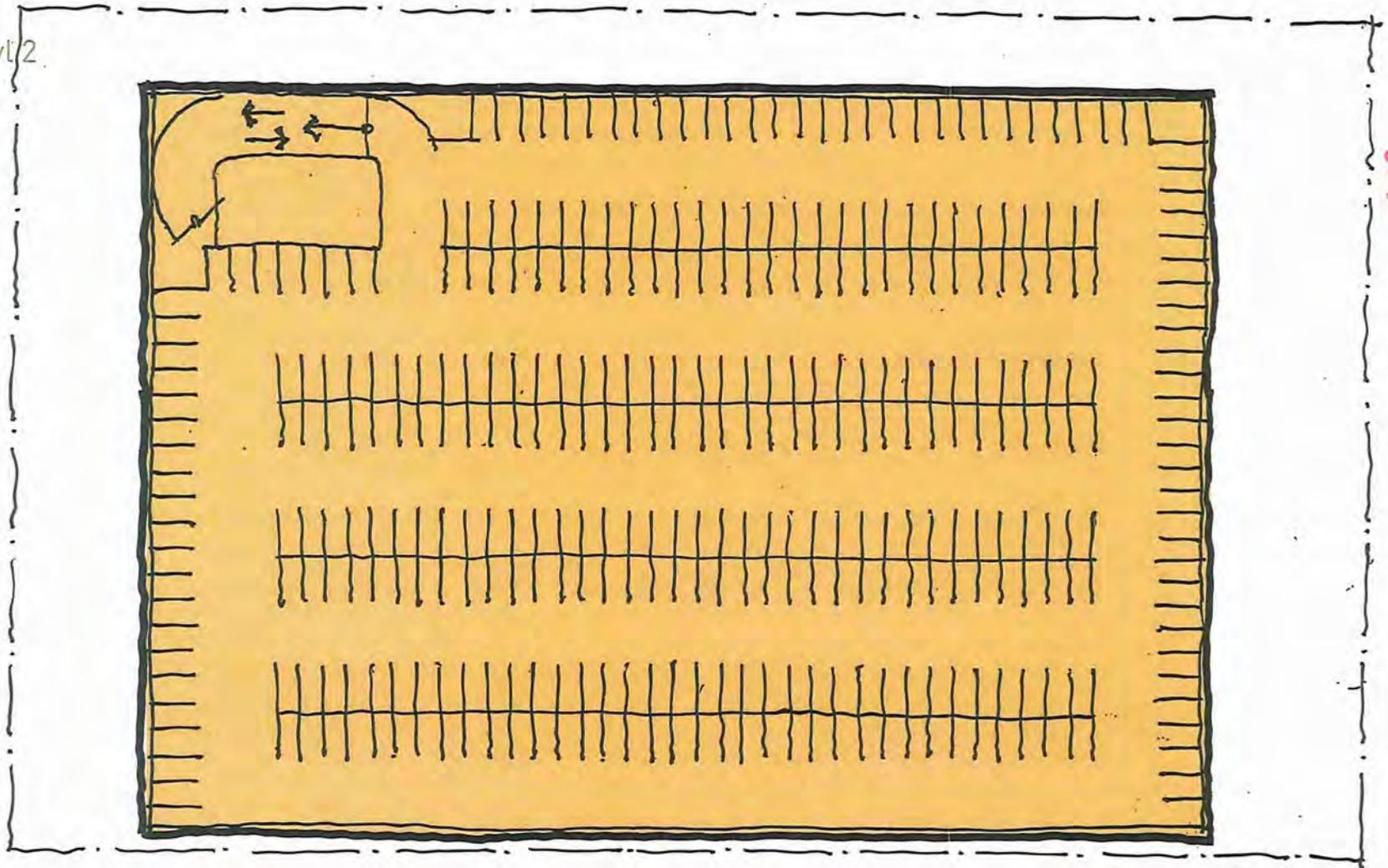
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

Parking Lvl 2



A23

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

## Contact Information

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NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



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CORPORATION