

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.B.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: July 21, 2015

Subject: Sketch Plan Review – Bank of America, 6868 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 tear down the existing 3,098 square-foot Think Bank, and construct a new LEED Certified, 7,190 square foot Bank of America, with a drive-up ATM at 6868 France Avenue. Merrill Lynch would also be a tenant in the building. Each use would have a separate entrance/exit into the building. The property is located at the northwest corner of 69th and France. (See location, narrative and plans on pages A1-A13 in the attached Planning Commission Memo.)

The site is zoned POD-2, Planned Office District; therefore, the proposed uses are permitted. The drive-through is located on the west side of the building adjacent to Valley View Road. Parking for the building would be located on the north side of the building. Storm water ponding is proposed in front of the building along France Avenue and 69th Street.

This building would be located on the existing 21.8 acre parcel that houses an 8-story office building and the attached Tavern on France. Being part of that site, the parking and access would be shared with existing uses. The applicant would need to demonstrate if the site has adequate parking to accommodate all of the existing and proposed uses. That analysis was not provided for the sketch plan review but would need to be submitted as part of any formal application.

The following requests would be required to consider a formal application:

- Site Plan Review
- Front Setback Variance from 35 feet to 22 feet for the building.
- Front Setback Variance from 35 feet to 20 feet for the ATM drive through.
- Variance to allow an ATM drive through to be located on a side of a building that faces property zoned R-1, Single-dwelling unit district.

Planning Commission Consideration: On July 8, 2015, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

Concerns/issues raised by the Planning Commission included:

- Several of the Commissioners did not see justification to granting variances to move the building and drive-through close to the street.
- Location of the Drive-through. Consideration should be given to relocating it away from Valley View Road.
- Building engagement of the street along France and 69th. Current building does not engage the street. Suggested entrances/exits toward the street (storefront), adding more windows, adjusting the floor plan, and providing better sidewalk connections.
- Future parking plan.
- Four-sided architecture.
- Landscaping/screening should be enhanced, especially by drive-through.
- Review the guiding principles of the Southdale area.

ATTACHMENTS:

- Minutes from the July 8, 2015 Edina Planning Commission meeting
- Planning Commission Memo, July 8, 2015

P.C. 7/8/15

VII. REPORTS AND RECOMMENDATIONS

C. Sketch Plan – Bank of America. 6868 France Avenue, Edina, MN.

Planner Presentation

Planner Teague explained to new Commission Members that the sketch plan review process is a process that provides the applicant an opportunity to come before the Commission to gather feedback on a future project. Teague explained all Commission comments during the sketch plan process are non-binding, however, are informative for the applicant as they proceed with the formal application.

Continuing, Teague reported the Commission is being asked to consider a sketch plan proposal to tear down the existing 3,098 square-foot Think Bank, and construct a new LEED Certified, 7,190 square foot Bank of American with a drive-up ATM at 6868 France Avenue. Merrill Lunch would also be a tenant in the building. Teague said each use would have a separate entrance/exit into the building.

Teague said the site is zoned POD-2, Planned Office District; therefore, the proposed uses are permitted. Teague asked the Commission to note the proposed building will be located on the existing 21.8-acre parcel that houses an eight story building and the attached Tavern on France. Being part of that the site the parking and access would be shared with existing uses. The proposal also includes storm water ponding areas that are uncommon along France Avenue. Teague said staff would recommend in this situation if the ponding areas are developed the ponds are also turned into an amenity such as a water feature with a fountain.

Teague noted the following would be required for a formal application:

- Site Plan Review
- Front Setback Variance from 35-feet to 22-feet for the building.
- Front Yard Setback from 35-feet to 20-feet for the ATM drive through.
- Variance to allow an ATM drive through to be located on a side of a building that faces property zoned R-1, Single Dwelling Unit District.

Appearing for the Applicant

Anita Thomas and Aaron Greene

Teague introduced to the Commission the development team for the project, Anita Thomas and Aaron Green.

Discussion

Chair Platteter asked Planner Teague if the applicant received the guiding principles from the France Southdale Working Group. Teague responded the guiding principles were not completed at the time of sketch plan application; however, the applicant would be provided the principles for formal application.

Commissioner Olsen asked Planner Teague if there is a "cap" on the number of buildings that can be on a building site. Teague responded that lot coverage limits the number of structures on a tract.

Chair Platteter asked Planner Teague what the applicant is actually requesting. Teague responded when formal application is made the applicant will be requesting site plan approval with variances.

Applicant Presentation

Ms. Thomas informed Commissioners the development team met with the neighborhood and informed them they intend to buffer the residential neighborhood through landscaping and other measures. Thomas said all lighting would be LED on lower light standards, adding they will be very respectful of the residential component of the area.

Continuing, Thomas explained the project will be a flagship financial center for Bank of America. She added the building will be divided between two tenants, Bank of America and Merrill Lynch. Each tenant would have their own entrance and exit from the building. The structure would also be LEED certified.

With graphics the development team noted the project includes the demolition of the existing building and construction of a 7,190 square foot building with remote drive-up ATM. The development would include new sidewalks, parking spaces, utilities and a storm water management system that includes both surface retention ponds and an underground storm water storage system. Greene noted the remote drive-up ATM would be constructed within an existing parking field. Thomas asked the Commission to further note that their goal is to keep as many trees as possible along the perimeter of the property. Concluding, Thomas asked the Commission for their future support for the project including approval of the variances when formal application is made.

Discussion

Commissioner Thorsen asked the applicant how the residents responded to the plan. Ms. Thomas said for the most part it was rather positive, adding they stressed to the neighborhood their willingness to do everything possible to buffer the building.

Commissioner Olsen said in reviewing the sketch plans she had some questions on if they intend to tie the sidewalk proposed along West 69th Street to the sidewalk on France Avenue and if they propose a sidewalk along Valley View Road. Ms. Thomas responded the sidewalk (69th St) will tie into the sidewalk along France Avenue; however, at this time there is no plan to extend the sidewalk along Valley View Road. Ms. Thomas said they want to retain as many of the existing trees as possible. Mr. Greene also asked Commissioners to note that the grade changes a bit as the corner is turned along Valley View Road.

Commissioner Hobbs commented that he views the proposed rain gardens positively; however, encouraged planting more trees and proper grasses. Ms. Thomas responded they also felt the proposed rain gardens was positive, adding they will be working with an arborist on plantings and tree type. Thomas said a LEED certification also has specific landscaping requirements that need to be met.

Commissioners further questioned the applicants on the need and justification for the two requested variances; further suggested shifting the building and ATM drive through.

Mr. Green reported with regard to the setback variance for the building the corner of the building “gets clipped” for setback purposes due to the curve of the street. Commissioner Olsen further noted she finds no justification for the variances and was disappointed in the way the proposed building addresses France Avenue. Chair Platteter agreed.

A discussion ensued on the proposed building, it’s location, the location of the ATM, and how the building interacts with France Avenue and the newly formed principles for the France Southdale area. The following was noted and suggested:

- Consider adding crosswalk to gain access to the other side of 69th Street West/Valley View Road.
- Reconfigure both the drive-through and building. Consider “flipping the building”, shifting the building. Better presence on France Avenue.
- The two rain gardens are “unique” water features in this area and close to the street. Consider creating fountains or some other feature to add interest/movement to the rain gardens.
- Add more landscaping elements to the site including the interior parking lot area.
- Engage the street. Consider ways to make this site better than the previous site.
- Consider adding a “store front” on France Avenue. The Planning Commission has consistently supported new structures that “address” the street.
- Consider multiple entrances.
- Add more glass to the site; maybe through window placement.
- Consider this tract in its entirety; not only this specific area of the tract.
- Remove existing transformer.
- Suggest four sided architecture; don’t want a “back of building” look.
- Suggest redesigning the building by implementing the guiding principles for the France Southdale area.

In response to the comments/suggestions from Commissioners Ms. Thomas and Mr. Green noted the following that in their opinion would create difficulty in addressing some of the suggestions:

- Although there appears flexibility in building and ATM placement they are required to maintain “lease lines” and building within the confines of the allotted lease lines.
- Because of the private nature and use as a bank and financial operation limited access is needed for safety. There needs to be a so called “back of building” to accommodate interior banking and financial needs. Multiple entrances would hinder safety and because of the location of the parking spaces there really isn’t the opportunity to be flexible with entrance placement. People would not want to walk around the building to gain access to the site and lighting safety is needed for “walkups”.
- Will review guiding principles established by the France Southdale Working Group for the formal application and will do everything possible to meet the principles where they can be met.

Chair Platteter thanked the applicants for their presentation, adding the Commission looks forward to formal application.

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



Date: July 8, 2015

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – Bank of America (6868 France Ave.)

The Planning Commission is asked to consider a sketch plan proposal to tear down the existing 3,098 square-foot Think Bank, and construct a new LEED Certified, 7,190 square foot Bank of America, with a drive-up ATM at 6868 France Avenue. Merrill Lynch would also be a tenant in the building. Each use would have a separate entrance/exit into the building. The property is located at the northwest corner of 69th and France. (See location, narrative and plans on pages A1-A13.)

The site is zoned POD-2, Planned Office District; therefore, the proposed uses are permitted. The drive-through is located on the west side of the building adjacent to Valley View Road. Parking for the building would be located on the north side of the building. Storm water ponding is proposed in front of the building along France Avenue and 69th Street.

This building would be located on the existing 21.8 acre parcel that houses an 8-story office building and the attached Tavern on France. Being part of that site, the parking and access would be shared with existing uses. The applicant would need to demonstrate if the site has adequate parking to accommodate all of the existing and proposed uses. That analysis was not provided for the sketch plan review but would need to be submitted as part of any formal application.

The following requests would be required to consider a formal application:

- Site Plan Review
- Front Setback Variance from 35 feet to 22 feet for the building.
- Front Setback Variance from 35 feet to 20 feet for the ATM drive through.
- Variance to allow an ATM drive through to be located on a side of a building that faces property zoned R-1, Single-dwelling unit district.

The table on the following page demonstrates how the project would conform to the POD-2, Planned Office District regulations.



Compliance Table

	City Standard (POD-2)	Proposed
<u>Building Setbacks</u> Front – France Avenue Side – 69 th Street Side – North	35 feet 35 feet 20 feet	22 feet* 40+ feet 100+ feet
Building Height	4 Stories or 48 feet whichever is less	One story 22.5 feet tall
Drive through setback	35 feet	20 feet*
Drive through stacking	4 spaces	4 spaces
Drive through location	Menu board shall not be located on a side of building that faces single- family residences	<i>Proposed on the side of the building that faces single- family residences*</i>
Building Coverage	30%	18%
Floor Area Ratio	50%	49%
Bike Racks	2	5
Parking Stalls (Site)	<i>Applicant to provide information at the Planning Commission Meeting</i>	<i>Applicant to provide information at the Planning Commission Meeting</i>

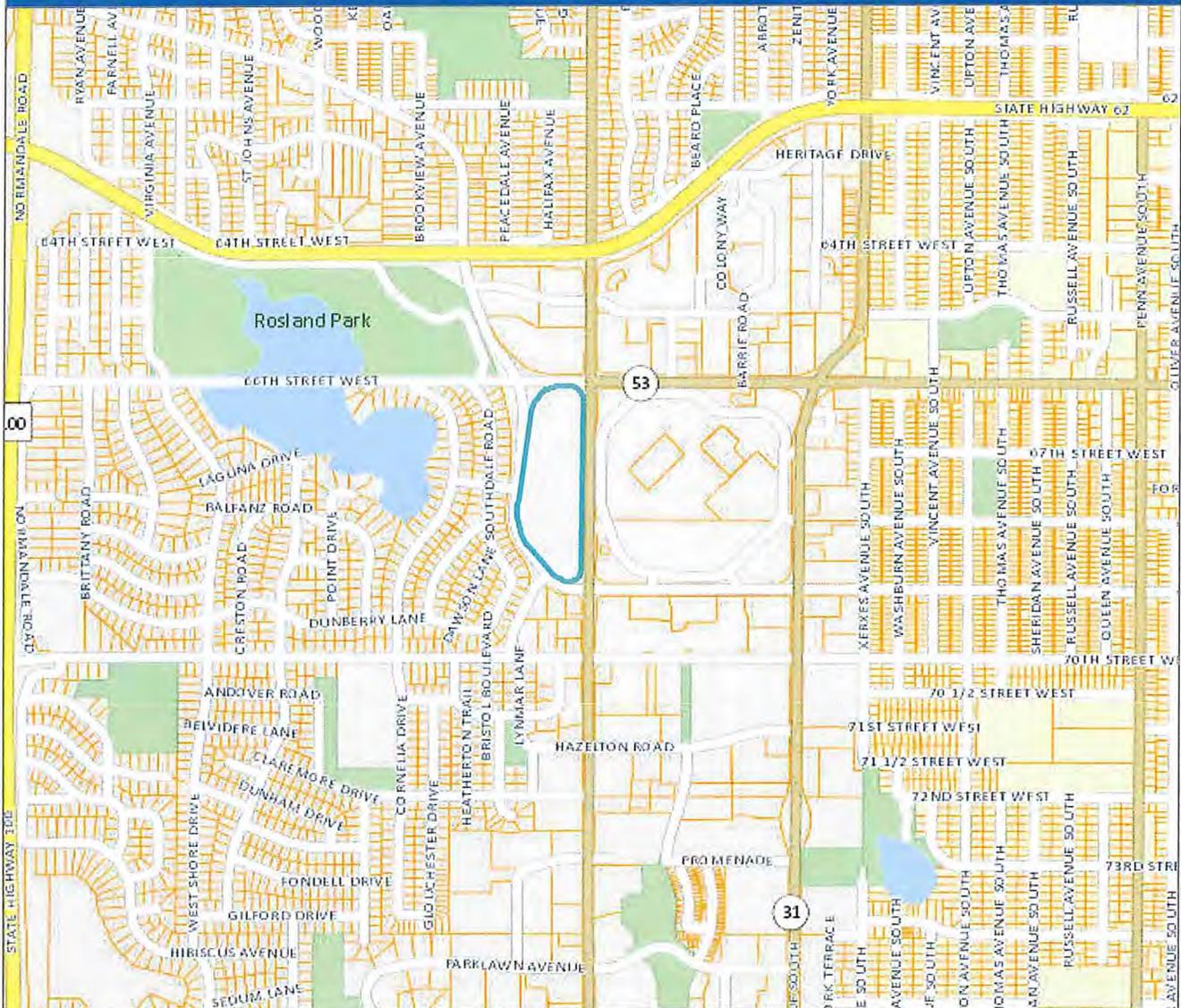
* Variance Required

Additional Considerations/Staff Concerns

- Watershed district review. Review and approval of the Nine Mile Creek Watershed District is required.
- Building elevations. Building renderings and perspectives would need to be prepared to show what the building and drive-through would look like on the site from 69th Street and from France Avenue. Landscaping should also be included in the renderings.



- Street engagement. It appears there is only one door that opens to 69th on the Merrill Lynch side of the building. To justify any variances to bring the building up closer to the street, the applicant should demonstrate how they would meet the storefront or doorway principles from the Comprehensive Plan. (See page A14.)
- Sidewalk connections. The Bank of America side of the building does not have a sidewalk connection from France Avenue. The boulevard style sidewalk should be continued along France, and a connection to the front door from that sidewalk should be provided.
- Building mass. The south side of the Bank of America facing the street has very few windows. Windows could be added to the break room to break up the mass of the building along the street.
- Drive-through ATM. The location of the ATM drive-through adjacent to single-family homes is a concern. If this location is to be considered for variance, it should be heavily screened with year around landscaping.
- Location of the storm water ponds. Storm water ponding is proposed in front of the building along France and 69th Street. This type of ponding along France Avenue is uncommon for this area. Staff recommended underground storage of the storm water ponding, which is more typical in the area, unless the ponds were turned into an amenity such as a water feature with a fountain.
- Parking analysis. A parking analysis must be done to ensure that there is adequate parking based on City Code regulations. The proposed number of parking stalls that are to serve this site would not meet the City's regulations, if this were a stand-alone site.



Parcel ID: 30-028-24-41-0001

Owner Name: Southdale Office Llc Et Al

Parcel Address: 6600 France Ave S
Edina, MN 55435

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 21.78 acres
948,632 sq ft

A-T-B: Torrens

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 1600 ft.

Print Date: 7/1/2015



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AI



Parcel ID: 30-028-24-41-0001

Owner Name: Southdale Office Llc Et Al

Parcel Address: 6600 France Ave S
Edina, MN 55435

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 21.78 acres
948,632 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 400 ft.

Print Date: 7/1/2015



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A2



Parcel ID: 30-028-24-41-0001

Owner Name: Southdale Office Llc Et Al

Parcel Address: 6600 France Ave S
Edina, MN 55435

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 21.78 acres
948,632 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 200 ft.

Print Date: 7/1/2015



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A3

11 East Madison Street
Suite 300
Chicago IL 60602
USA

Tel 312.456.0123
Fax 312.456.0124

Gensler

06.24.15

Mr. Cary Teague
City of Edina
Planning Department
4801 West 50th Street
Edina, MN 55424
Ph: 952.826.0369
Fax: 952.826.0389

Subject: Bank of America: Edina Branch
Sketch Plan Review
Project Number: 21.9517.000

Dear Cary Teague:

This project is a ground up flagship Financial Center located in Edina, MN at 6868 France Ave. It will be part of a larger Planned Office District (POD-2) zone on the North West corner of W 69th Street and France Avenue.

The project includes the demolition of an existing non-operational 3,098 SF bank, drive through, associated sidewalk, parking facilities, access roadways, underground utilities, and landscaping. The new Bank of America flagship will be approximately 7,190 GSF with a remote Drive-Up ATM. The proposed development will include the construction of new sidewalks, parking spaces, utilities, a corresponding storm water management system, lighting, and landscape/irrigation. The storm water management system will include both surface retention ponds and an underground storm water storage system. Water, sewer, gas and electric utilities are available within the property and the West 69th Street right of way. The Remote Drive-Up ATM will be constructed within an existing parking field to the west of the Valley View Road driveway / access road.

The building will be divided between two tenants, Bank of America and Merrill Lynch, each with their own entrance and exit from the building. In addition, Bank of America will be seeking LEED Certification.

The project includes the request for the following variances:

1. Variance from the City of Edina Land Development Code Section 36-578 Requirements for Building Coverage, Setbacks and height. Requesting a reduction of the required 35-foot Front Street setback to 22-feet for the Building.

Gensler

06.24.15

Page 2

2. Variance from the City of Edina Land Development Code Section 36-578 Requirements for Building Coverage, Setbacks and height. Requesting a reduction of the required 35-foot Front Street setback to 20-feet for the Remote Drive UP ATM .

Sincerely,



Aaron Greene, Associate AIA
Associate
+1 312.577.6588 Direct
+1 312.456.0123 Main

Gensler
11 East Madison Street
Suite 300
Chicago, Illinois 60602
USA

CC:

Anita Thomas
Project Manager
JLL | Bank of America

Brett Nevaril
Managing Director
Infinity Engineering Group, LLC.



AC

BUILDING DEPARTMENT

JUN 29 2015

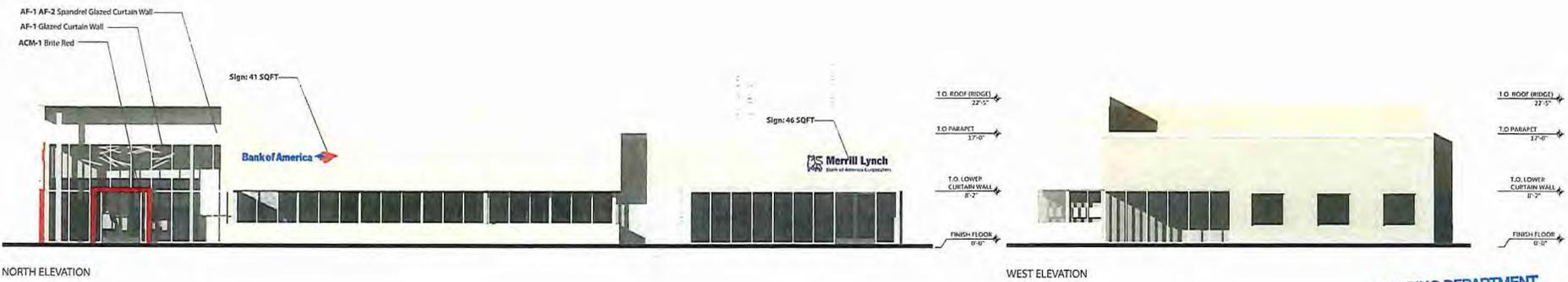
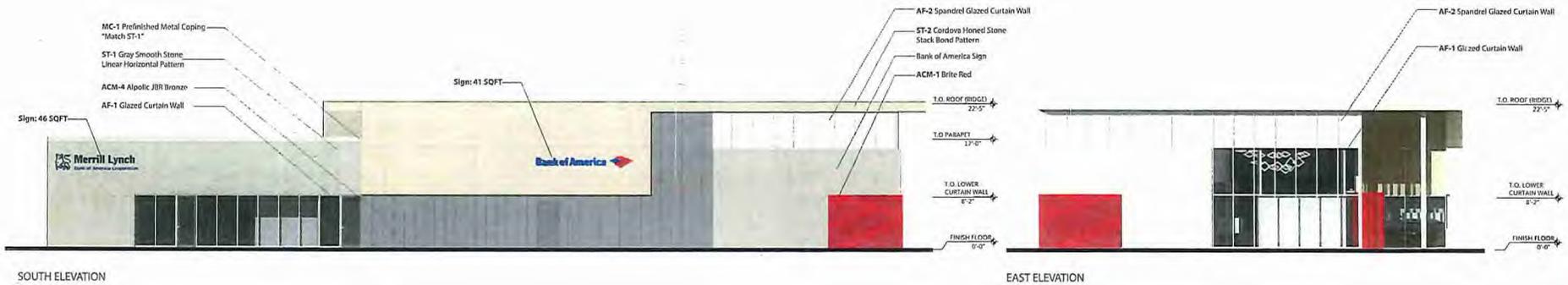
CITY OF EDINA

Rendering

Bank of America  Edina, MN

Gensler June 23, 2015

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A7

BUILDING DEPARTMENT

JUN 29 2015

CITY OF EDINA



ST-1 GRAY SMOOTH STONE (PATTERN FOR REFERENCE)

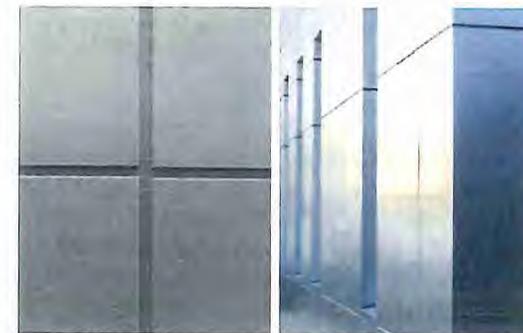


ACM-1

A-8



ST-2 WHITE STONE



ACM-4

BUILDING DEPARTMENT

JUN 29 2015

CITY OF EDINA

Materials

PLANT SCHEDULE

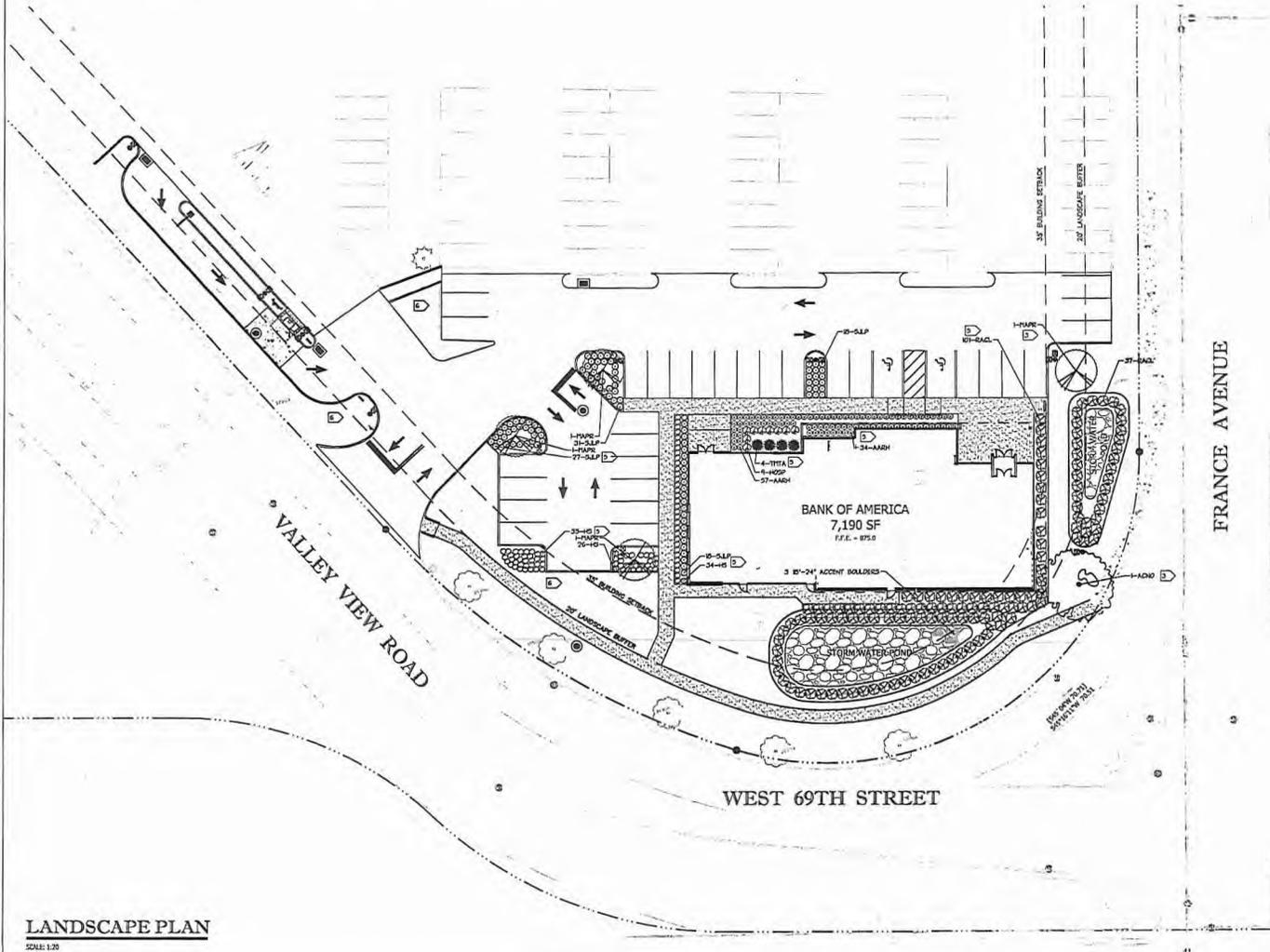
NAME	QTY	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE	POT CONT.
CONDENSSED SHOES	4	TITIA	TALITON SPREADING YEW	TAXUS & MEDIA "TALITON"	4'W x 4'V	#3 CONT.	CONTAINER
DECIDUOUS SHOES	100	S-LP	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	3'W x 3'V	#2 CONT.	CONTAINER
DECIDUOUS SHOES	03	R-AL	CRIS-LOW FRAGRANT DUFAYE	SAUB ARBORESCA 'CRIS-LOW'	3'W x 3'V	#3 CONT.	CONTAINER
DECIDUOUS TREES	4	FMFR	PRARIFRERE CRANAPLE	FALLO 'PRARIFRERE'	20'H x 20'W	25" CAL.	B&B
DECIDUOUS TREES	1	ACHD	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'	50'H x 25'W	25" CAL.	B&B
GRASSES	13	HO	BLUE OATGRASS	HELOCTRYON SUPPENSUM	3'H x 2'V	#1 CONT.	CONTAINER
PERENNIALS	46	AASH	SHENLAND ASTILBE	ASTILBE AETHIOPS 'SHENLAND'	3'H x 2'V	#1 CONT.	CONTAINER
PERENNIALS	9	HOSP	HOSTA SPP	HOSTA SPP	15'H x 25'V	#1 CONT.	CONTAINER

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VERIFY THE SITE PRIOR TO SUBMITTING A BID TO BECOME AWARE WITH SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- ALL PLANT MATERIALS SHALL CONFORM WITH THE MOST CURRENT EDITION OF THE AMERICAN ASSOCIATION OF ARBORISTERS STANDARDS AND SHALL BE OF HARSTY STOCK, FREE FROM DISEASE, DAMAGE AND DEFOLIATION. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.
- INSTALL A FOUR (4) FOOT DIAMETER SHREDDED HARDWOOD BASE FILLCH PSH AROUND ALL TREES IN TURN AREAS TO A DEPTH OF FOUR (4) INCHES.
- EDGECH PER PLAN WITH SIX (6) INCH BLACK VINYL EDGECH (BLACK DIAMOND OR APPROVED EQUAL).
- THREE (3) INCH SHREDDED HARDWOOD BASE FILLCH IN ALL PLANTING BED AREAS.
- ALL 500 AREAS AS SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR IS TO COORDINATE WITH GENERAL TO SHOWS THAT DESIGN GRASSES AND SET AS SPECIFIED BY GRADING PLAN.
- THE LANDSCAPE CONTRACTOR IS TO FOLLOW ALL LANDSCAPE DETAILS AS SHOWN, UNLESS OTHERWISE NOTED ON PLANS.
- QUANTITIES LISTED ON PLANT SCHEDULE ARE TOTAL QUANTITIES FOR DESIGN. CONTRACTOR IS TO PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER SPACING. THE AREA INDICATED AND THE SPACING OF PLANTS SHALL COVER FULL QUANTITIES OVER QUANTITY IN PLANT SCHEDULE.

INDICATES TURF AREA

INDICATES 4'-6" ROUNDED CURVE EDGE



LANDSCAPE PLAN
SCALE: 1/32"

Bank of America

Edina

6868 France Avenue South
Edina, Minnesota 55435

M. Arthur Gensler Jr. & Associates Inc.

Gensler

LIC. NO. AA8002837

Main Office
2 Hamilton Street
Suite 400
San Francisco CA 94105

Tel: 415-433-3700
Fax: 415-888-6500

Edina Office
100 Route Tampa Street
Suite 2300
Tampa FL 33607

Tel: 813-294-8500

FROM SITE TO FINISH

105 South Film Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-262-0070
Fax: 612-262-0077
Web: landform.net

Issue #	Issue Date	Issue Description
1	06-10-15	ISSUED FOR REVIEW
2	06-24-15	ISSUED FOR REVIEW

BUILDING DEPARTMENT

JUN 29 2015

CITY OF EDINA

Seal/Signature

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Signature: _____
License No.: 48187 Date: _____

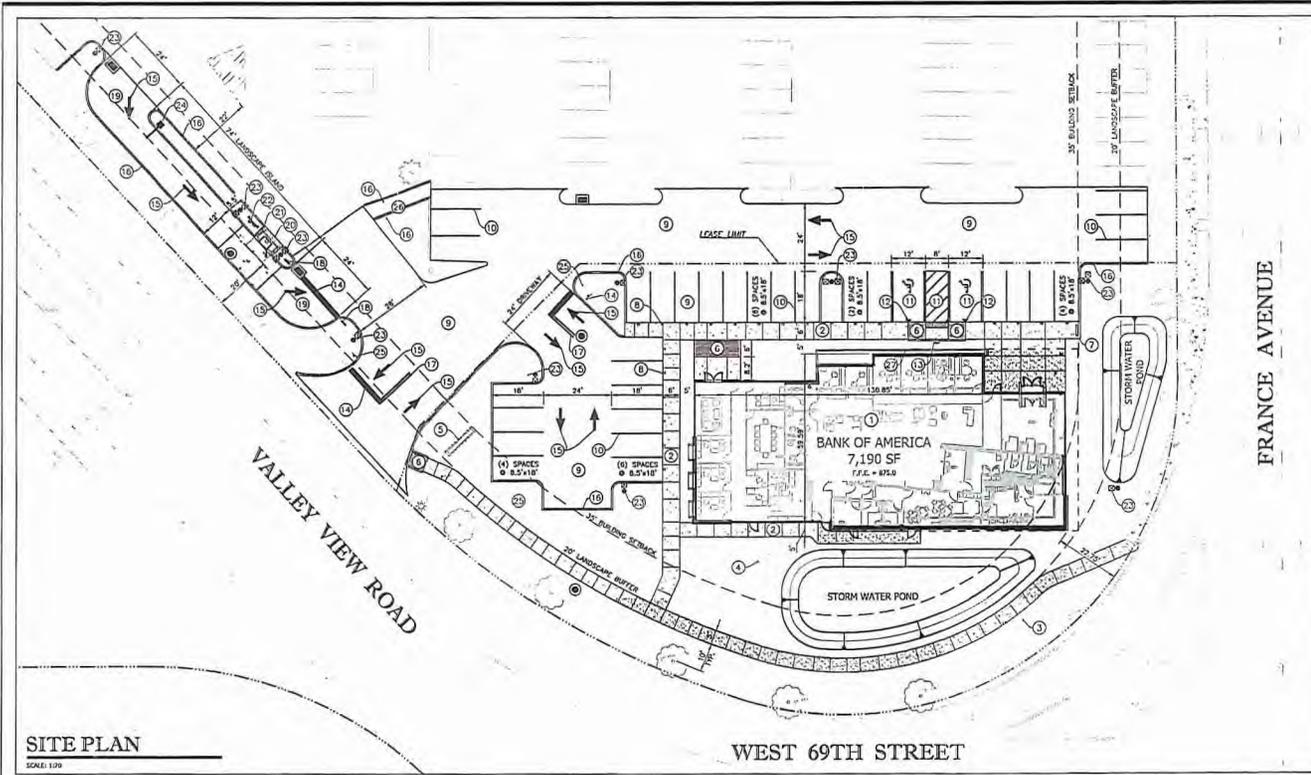
Project Name
EDINA

Project Number
13-341.00

Description
LANDSCAPE PLAN

Scale
AS INDICATED

L-1



SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN KEYED NOTES	
ITEM	DESCRIPTION
1	NEW 7,190 SF BANK OF AMERICA FINANCIAL CENTER
2	NEW 4" CONCRETE SIDEWALK
3	EXISTING JD SIGN TO BE REMOVED
4	EXISTING ELECTRICAL TRANSFORMER
5	NEW BANK OF AMERICA TO SIGN
6	NEW HANDICAP RAMP WITH DETECTABLE WARNING
7	NEW FIVE (5) STALL RIBBON BICYCLE PARKING RACK
8	NEW PARKING BOLLARD
9	NEW ASPHALT PAVEMENT
10	NEW 4" WHITE PARKING STRIPE
11	NEW 4" WHITE PAVEMENT PARKING FOR HANDICAP PARKING SPACE AND ASSOCIATED ACCESS AISLE
12	NEW POLE MOUNTED HANDICAP PARKING SIGN WITHIN BOLLARD
13	NEW POLE MOUNTED ACCESSIBLE PATHWAY SIGN
14	NEW 24" WHITE STOP BAR
15	NEW WHITE DIRECTIONAL ARROWS (TYPICAL)
16	NEW 6"x18" VERTICAL CURB (TYPICAL)
17	NEW 6" DOUBLE YELLOW THERMOPLASTIC STRIPING
18	NEW 36" RL-1 "STOP" AND RS-1 "DO NOT ENTER" SIGN PER BANK STANDARD IN CONCRETE FOUNDATION
19	NEW 6" CONCRETE PAVEMENT
20	NEW FOUNDATION / CONCRETE SLAB
21	NEW URM ATH SYSTEM AND REQUIRED BOLLARDS
22	NEW FREE STANDING ELECTRICAL / DATA SERVICE RACK
23	NEW SITE LIGHT POLE/FIXTURE
24	CLEARANCE BAR

SITE PLAN KEYED NOTES (CONT.)	
ITEM	DESCRIPTION
25	NEW 36" RL-1 "STOP" SIGN PER BANK STANDARD IN CONCRETE FOUNDATION
26	PAVED ASPHALT CONVEYANCE CHANNEL
27	RETAINING WALL PER BUILDING PLANTER

SITE PLAN LEGEND

	RADIUS
	RIGHT-OF-WAY
	DIRECTIONAL ARROW
	HANDICAP PARKING
	PROPOSED CURB
	PROPOSED 4" CONCRETE SIDEWALK WITH SAW CUTS
	PROPOSED CONCRETE PAVEMENT
	NEW ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPERTY LINE
	SETBACK/BUFFER
	EXISTING EDGE OF PAVEMENT

SITE DATA

- SITE ADDRESS:** 6868 FRANCE AVENUE SOUTH EDINA, MN 55435
- TOTAL LEASE AREA:** 34,208 SF / 0.79 AC
- EXISTING ZONING:** PLANNED OFFICE DISTRICT (POD-2)
- DEVELOPED USE:** BANK W/ DRIVE THRU & OFFICE
- USE PERMITTED:** YES
- PARKING DATA:**

FINANCIAL CENTER	1 SPACE PER 200 G.F.A.	= 36 SPACES
PARKING REQUIRED:	7,190 SF / 200 SF	
PARKING PROVIDED:	18' X 18' HANDICAP SPACE	= 2 SPACES
	8.5' X 18' PARKING SPACE	= 24 SPACES
TOTAL PARKING SPACES PROVIDED:		= 26 SPACES
TOTAL BICYCLE PARKING PROVIDED:		= 5 SPACES
- DRIVE THRU FACILITY - FINANCIAL INSTITUTION:** THREE (3) STACKING SPACES PER BAY
- BUILDING SETBACKS:** (DRIVE-THRU AISLES INCLUDED / DUMPSTER NOT INCLUDED):

BUILDING SETBACK EAST	35 FT
BUILDING SETBACK SOUTH	35 FT
BUILDING (WEST)	0 FT
BUILDING (NORTH)	0 FT
- LANDSCAPE BUFFERS:**

LANDSCAPE BUFFER EAST	20 FT
LANDSCAPE BUFFER SOUTH	20 FT
LANDSCAPE BUFFER WEST	0 FT
LANDSCAPE BUFFER NORTH	0 FT
- FLOOD ZONES:** THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE MAP, COMMUNITY NUMBER 270160, PANEL NUMBER 0364, SUFFIX E, EFFECTIVE SEPTEMBER 2, 2004 FOR THE CITY OF EDINA, MINNESOTA.
- LEGAL DESCRIPTION:** THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 28, RANGE 24 LYING EASTERLY OF THE WESTERN LINE OF VALLEY VIEW ROAD EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE, AND ITS WESTERLY EXTENSION, OF THE PLAT OF SOUTH OFFICE PARK FIRST ADDITION, WHICH LIES SOUTHWESTLY OF A LINE DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30, THENCE ON AN ASSIGNED BEARING OF SOUTH 0 DEGREES 00 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 1783.78 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED, THENCE NORTH 88 DEGREES 28 MINUTES 23 SECONDS WEST 274.80 FEET, THENCE SOUTH 44 DEGREES 28 MINUTES 23 SECONDS WEST 80.81 FEET, THENCE SOUTH 18 DEGREES 28 MINUTES 10 SECONDS WEST 102.82 FEET TO SAID NORTH LINE, AND ITS WESTERLY EXTENSION, OF THE PLAT OF SOUTH OFFICE PARK FIRST ADDITION AND SAID LINE THERE TERMINATING, EXCEPT THOSE PORTIONS TAKEN AS STREET OR ROAD.
- PROPERTY OWNER:** SOUTHDALE OFFICE LLC, 4350 BAKER ROAD SUITE 400 MINNETONKA, MN, 55343

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY SUNDE LAND SURVEYING, INC., DATED 5/18/15.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
- SITE IMPROVEMENTS TO BE IN SUBSTANTIAL CONFORMANCE WITH MINNESOTA DEPARTMENT OF TRANSPORTATION AND THE CITY OF EDINA'S PUBLIC WORKS DEPARTMENT STANDARDS (LATEST EDITION).

Bank of America
Edina
6868 France Avenue South
Edina, Minnesota 55435

Genzler
LIC. NO. AA0002837
2 Herman Street, Suite 400, San Francisco CA 94105
415.433.3700 / 415.634.4500

INFINITY
Infinity Engineering Group, LLC
Attn: David Nevala
1155 Ullrich Plaza Drive, Tampa, FL 33619
Tel: 813.424.4770 / Fax: 813.464.6111
E-mail: Info@iggroup.net

Issue #	Issue Date	Issue Description
1	08-10-15	ISSUED FOR REVIEW
2	09-24-15	ISSUED FOR REVIEW

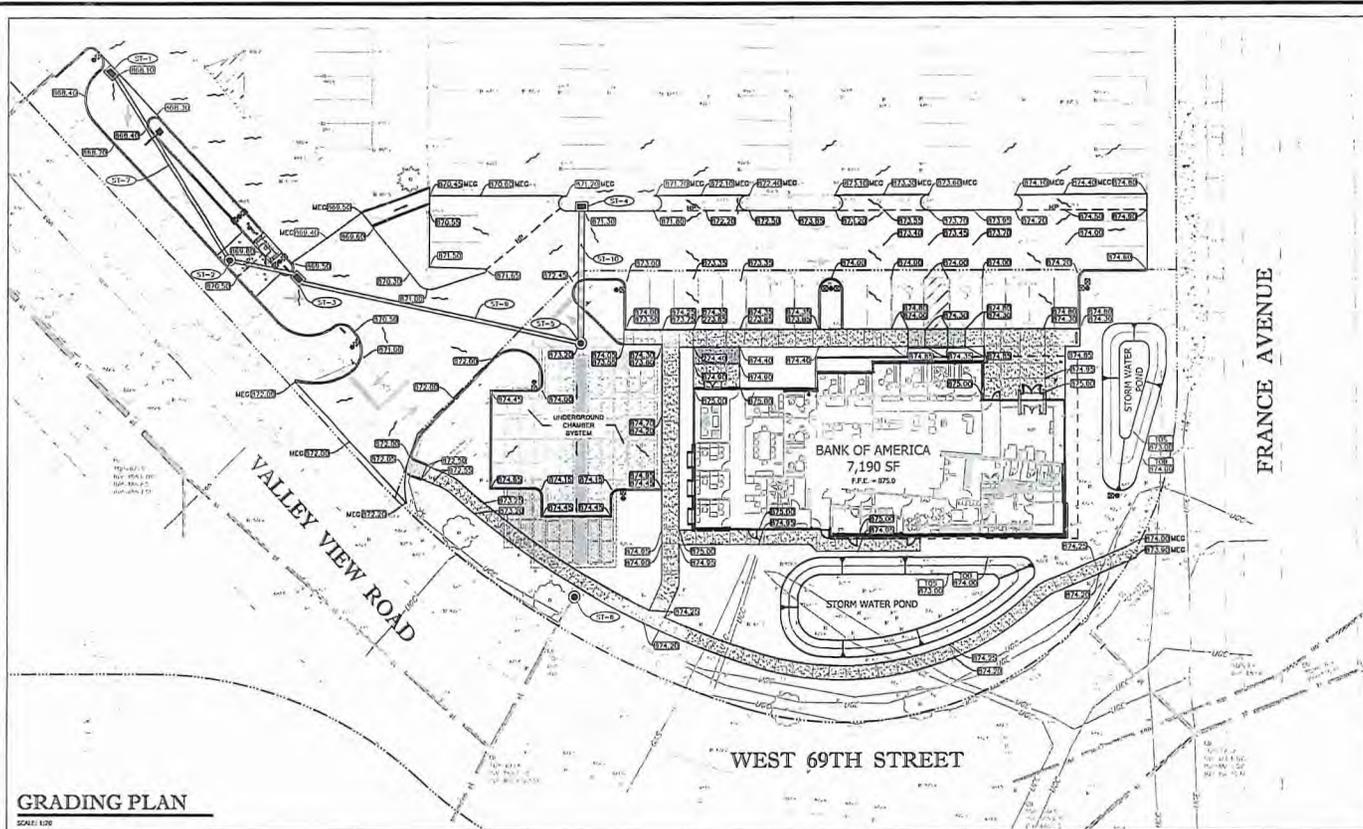
BUILDING DEPARTMENT
JUN 29 2015
CITY OF EDINA

Signature: _____
NEEL SAPPABHARAD, P.C.
MR. REG. NO. 51954

DATE: _____
Project Name: EDINA
Project Number: 10-341.00
Description: SITE PLAN
Scale: As Indicated

C02.01

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GRADING PLAN

SCALE: 1/8" = 1'-0"

GRADING PLAN LEGEND

- EL ELEVATION
- TYP TYPICAL
- CD CLEANOUT
- IE INVERT ELEVATION
- EXISTING ELEVATION
- PROPOSED PAVEMENT ELEVATION
- GRATE INLET
- FFE FINISH FLOOR ELEVATION
- RCP REINFORCED CONCRETE PIPE
- ST-# STORM SEWER STRUCTURE NUMBER
- EROSION CONTROL
- HP HIGH POINT
- MEC MATCH EXISTING GRADE
- DS BUILDING DOWN SPOUT
- 12" OR GREATER STORMWATER PIPE
- LESS THAN 12" STORMWATER PIPE
- PROPOSED SURFACE STORMWATER FLOW
- PROPOSED SWALE
- DIRECTION OF PIPE FLOW
- EDGE OF PAVEMENT
- TOP OF SIDEWALK/CURB

PAVING AND GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE BOUNDARY & TOPOGRAPHIC SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

STORM STRUCTURE/PIPING DATA

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>ST-1
TYPE "CC" CATCH BASIN
CITY OF EDINA PWD STANDARDS
GRATE EL. = 868.30
IE = 860.4</p> <p>ST-2
JUNCTION BOX
MDDOT INDEX 400BL
RM EL. = 871.00
IE = 859.40</p> <p>ST-3
TYPE "CC" CATCH BASIN
CITY OF EDINA PWD STANDARDS
GRATE EL. = 869.50
IE = 859.30</p> <p>ST-4
TYPE "CC" CATCH BASIN
CITY OF EDINA PWD STANDARDS
GRATE EL. = 871.30
IE = 858.70</p> <p>ST-5
JUNCTION BOX
MDDOT INDEX 400BL
RM EL. = 873.20
IE (N.E.) = 858.40
IE (N.W.) = 859.15</p> | <p>ST-6
JUNCTION BOX
MDDOT INDEX 400BL
RM EL. = 873.00
IE = 867.90</p> <p>ST-7
75 LF OF 15" HDPE
@ 1.33% SLOPE</p> <p>ST-8
24 LF OF 15" HDPE
@ 0.42% SLOPE</p> <p>ST-9
96 LF OF 15" HDPE
@ 0.18% SLOPE</p> <p>ST-10
36 LF OF 24" HDPE
@ 0.83% SLOPE</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Edina

6868 Franc Avenue South
Edina, Minnesota 55435



M. Arthur Gensler Jr. & Associates Inc.

Gensler

LIC. NO. AA800937
Main Office: 7 Harrison Street, Suite 400, San Francisco CA 94105

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Infinity Engineering Group, LLC
John Brinkmann, 1335 Charlotte Plaza Drive, Tampa, FL 33619
Tel: 813.434.4710, Fax: 813.445.4211, Email: brin@iegroup.net

Issue #	Issue Date	Issue Description
1	08-18-15	ISSUED FOR REVIEW
2	08-24-15	ISSUED FOR REVIEW

BUILDING DEPARTMENT

JUN 29 2015

CITY OF EDINA

Seal/Signature
NIST SAPPAPROH, P.E.
MN REG. NO. 51854

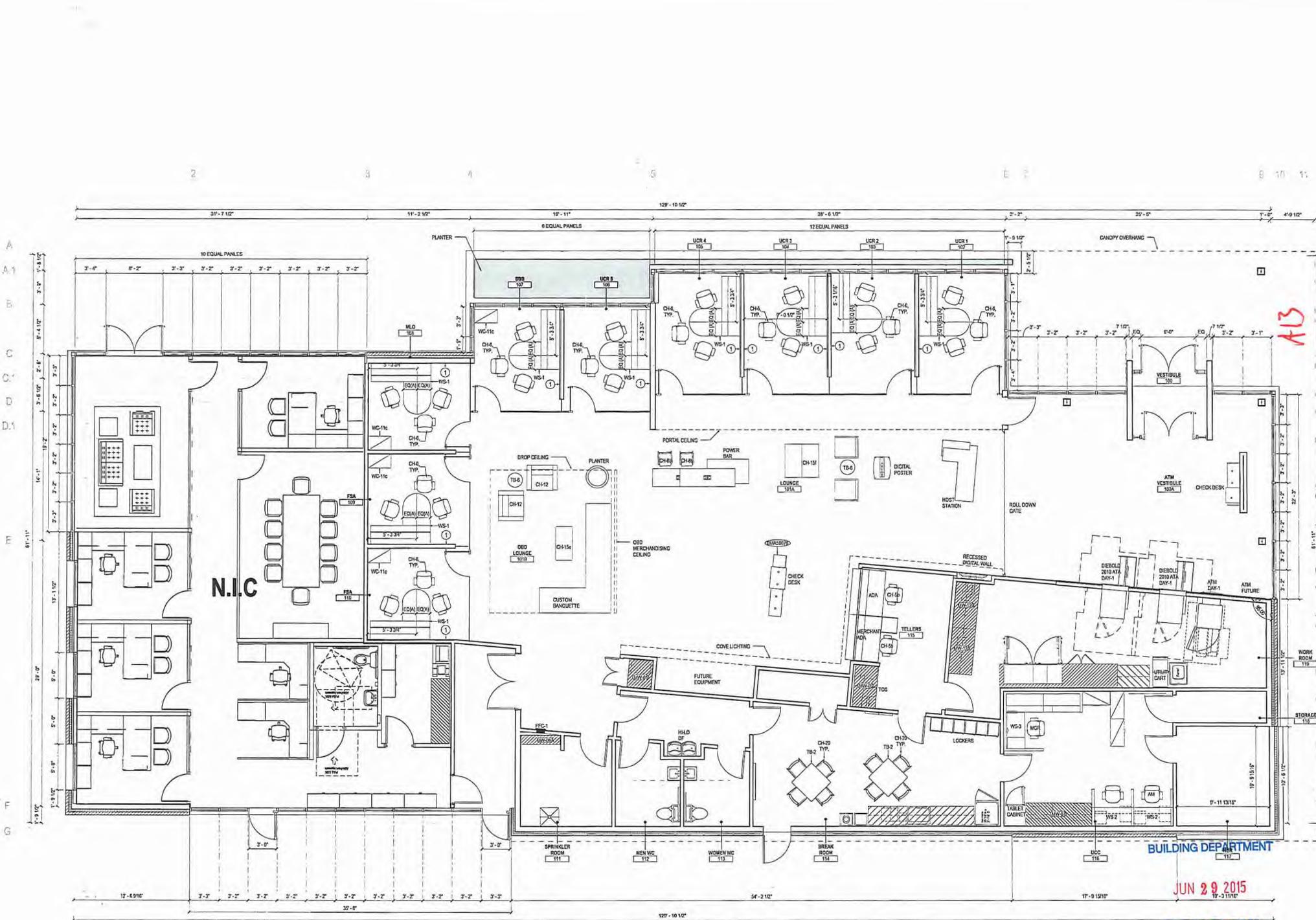
Project Name
EDINA

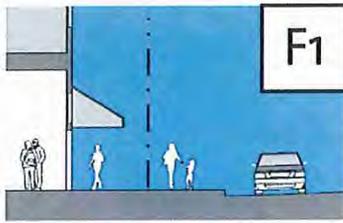
Project Number
10-341.00

Description
GRADING PLAN

Scale
As Indicated

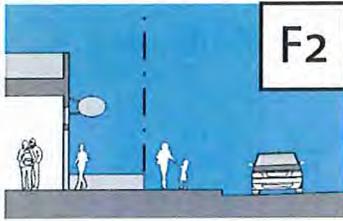
C03.01
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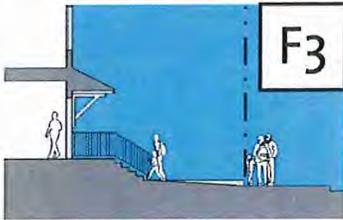
F1 Storefront

Appropriate Context: This frontage type is for small retail or service spaces fronting public spaces in Core areas.
Configuration: There may be an exterior entrance for each leasable space, spaced relatively closely along the sidewalk. Follow City of Edina guidelines for commercial storefronts for glazing, setbacks, awnings, signage, lighting and for related outdoor commercial uses such as sidewalk cafes.



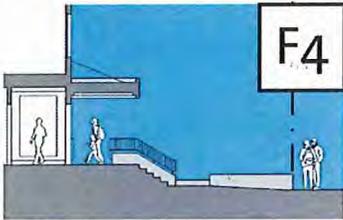
F2 Doorway (At-Grade)

Appropriate Context: This frontage type is for smaller commercial spaces in commercial or mixed use buildings that front a sidewalk. This is not to be used as a substitute for Storefront, where Storefront is merited or preferred, in core areas. The Doorway has less window space because the interior use might be office rather than retail.
Configuration: The at-grade doorway may serve one or multiple interior users. If set back 6'-12', a 'door-court' provides space for bike parking, seating and greenery.



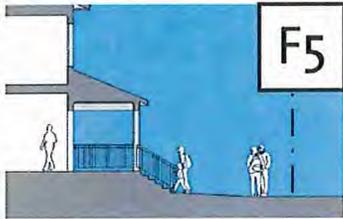
F3 Stoop

Appropriate Context: This frontage type is primarily for single family row houses and multifamily buildings with units facing the street. They provide a good transitional frontage condition for buildings in between neighborhood and core areas.
Configuration: Exterior stairs access a sheltered or recessed area large enough for a family to stand and wait for the door to be unlocked, and for guests to stand back after ringing the doorbell. Stairs facing the street provide a social setting.



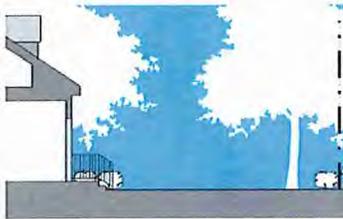
F4 Shared Entry

Appropriate Context: This frontage type is for apartment buildings. This residential frontage may be also used in a vertically mixed-use building that also features Storefront frontage.
Configuration: There would be a single entrance to the building with security features. Individual apartments would have entry doors along central hallways. Buildings with this condition may also feature the Stoop frontage for first-floor units having direct access to the sidewalk.



F5 Porch & Yard

Appropriate Context: This frontage is typically for residential applications but can be found on commercial buildings, especially in transitional areas between single family streets and more commercial blocks.
Configuration: 7.5' clear zone allows porch to become furnishable living space. Accessible entries should be accessed from the front to the side of central stair, which should be visible from the street.



F6 Common Lawn

Appropriate Context: Common Lawn describes the predominant primary frontage condition found throughout Edina's residential neighborhood streets.
Configuration: See City of Edina's current regulations governing setbacks and lot, yard and building placement of single family homes.

