

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.D.

From: Cary Teague, Community Development Director

Action

Discussion

Date: August 18, 2015

Information

Subject: Sketch Plan Review – Walgreen’s 4916 France & 3918 49-1/2 Street

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 .64 acre parcel at 4916 France Avenue and 3918 49-1/2 Street West. The applicant is requesting consideration of a proposal to tear down the existing Walgreens store on France and retail building on 49-1/2 Street, and redevelop it with a new Walgreens store on the first level and 4 levels of residential above. The building would be five stories tall and have two levels of underground parking (64 stalls) for residents and an enclosed surface level parking lot (20 stalls) for Walgreens. (See plans and narrative on pages A4--A17 in the Planning Commission Memo.)

Details of the project include:

- 64 units – 100 units per acre
- FAR of 3.03
- Parking ratio of 1/1 for the residential units
- 14,265 square foot new Walgreens store with a drive-thru
- Amenities in the apartments include: second story outdoor terrace; fitness room, club room, roof terrace.

The pedestrian entrance to the new Walgreens would be on the corner of France and 49-1/2 Street, in the same location as today. Walgreens would have automobile entrances on France and 49-1/2 Street. The drive-through entrance would be off France Avenue. There is no detail yet provided on the drive-through. It appears there would be adequate space to provide 4 stacking spaces behind the drive-through window. Width of the drive-aisle and stacking lane need to be verified. (See page A5a.) The pedestrian entrance to the residential units would be off 49-1/2 Street, and the automobile entrance off of France Avenue. (See page A15.) The automobile access to France would be subject to approval of Hennepin County.

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

- Building Height – from 4 stories and 48 feet tall to 5 stories and 65 feet tall.
- Housing Density – from 30 units per acre to 100.
- Floor Area Ratio – from 1.5 to 3.03.

Because the proposal so far exceeds the density allowed in the Comprehensive Plan the City Council is specifically asked to provide feedback on the proposed density.

A rezoning of the two properties 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 A18.) 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.

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 A20-A22.)

Planning Commission Consideration: On August 12, 2015, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

ATTACHMENTS:

- Minutes from the August 12, 2015 Edina Planning Commission meeting
- Planning Commission Memo, August 12, 2015

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Date: August 12, 2015

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – Walgreen's 4916 France Avenue

The Planning Commission is asked to consider a sketch plan proposal to redevelop the .64 acre parcel at 4916 France Avenue and 3918 49-1/2 Street West. (See property location on pages A1–A3.) The applicant is requesting consideration of a proposal to tear down the existing Walgreens store on France and retail building on 49-1/2 Street, and redevelop it with a new Walgreens store on the first level and 4 levels of residential above. The building would be five stories tall and have two levels of underground parking (64 stalls) for residents and an enclosed surface level parking lot (20 stalls) for Walgreens. (See plans and narrative on pages A4--A17.)

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The Planning Commission is asked to make recommendation of the need for a Small Area 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 A20-A22.)

The compliance table below demonstrates how the proposed new building would comply with the current zoning of PCD-2, Planned Commercial District - 2:

	City Standard (PCD-2)	Proposed
Building Setbacks Front – France Avenue Front – 49-1/2 Street Side – West Rear – South	5 feet 0 feet 65 feet 65 feet	0 feet* 0-5 feet 0 feet* 0 feet*
Building Height	Four stories and 48 feet	Five stories & 65 feet*
Maximum Floor Area Ratio (FAR)	1.5%	3.03%*
Parking Stalls	May rely on parking ramps – retail 64 enclosed (residential) Council may require surface stalls if deemed necessary.	20 exposed stalls proposed 64 stalls enclosed
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet
Drive-through stacking	4 spaces	No detail provided, but it appears there would be adequate area

* Variance or would require change to PUD



The proposed uses would be a significant upgrade to the current buildings on the sites. However, the proposed density is significant, and triples the density allowed on site per the Comprehensive Plan. The FAR is double required by Code; however the FAR is not a good measure for residential development. The following table represents densities in other Edina multi-family residential developments:

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
5000 France	5000 France	23	29
<i>7200 France Project – Proposed</i>	<i>7200 France</i>	<i>195</i>	<i>50</i>
<i>Walgreens Site</i>	<i>4916 France</i>	<i>64</i>	<i>100</i>

Example Residential Density Ranges in Surrounding City's Comprehensive Plans

Since the density of this project will be the main issue under consideration, below is information on residential density ranges used by our surrounding cities. Please note that in general, these density ranges are much higher than Edina. The City of Minnetonka does not have a residential density range established for its Mixed Use area. A summary is on the following page.



City	Range – Per Acre
Bloomington	
Medium Density Residential	5-10
High Density Residential	No limit
General Business	0-83
Commercial (Community & Regional)	0-83
High Intense mix use	0-60
Airport South mix use	30-131
Richfield	
Medium Density Residential	7-12
High Density Residential	Minimum of 24
High Density Res./Office	Minimum of 24
Mixed Use	50+
St. Louis Park	
Medium Density Residential	6-30
High Density Residential	20-75 (PUD for high end)
Mixed Use	20-75 (PUD for high end)
Commercial	20-50
Minnetonka	
Medium Density Residential	4-12
High Density Residential	12+
Mixed Use	No range established (density based on site location and site conditions See page A18.)
Minneapolis	
Medium Density (mixed use)	20-50
High Density (mixed use)	50-120
Very High Density(mixed use)	120+

TRAFFIC/SITE ACCESS

A traffic study would be required to determine the impacts on adjacent roadways. Access is proposed off both France and 49-1/2 Street. The automobile access to France would be subject to approval of Hennepin County.

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

The applicant has not indicated any sustainable design principles. As part of any formal application sustainable design should be included.

COMPREHENSIVE PLAN

This property is located in the MXC, Mixed Use Center. Maximum density in the MXC is 12-30 units per acre. The only residential development in this district in the 50th and France area is the 5000 France project which is 29 units per acre. These are condos, with larger unit sizes than the proposed apartments. Development Guidelines in the Comprehensive Plan for this area reads as follows: "Maintain existing, or create new, pedestrian and streetscape amenities; encourage or require structured parking. Buildings "step down" in height from intersections." Primary uses are retail, office and multifamily residential.

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. However, as mentioned earlier there is no mention of affordable housing or sustainable design. Elements that are included would be high quality building design, mixed use, podium height, and pedestrian oriented design.

STAFF CONCERNS

Staff concerns include density, height and lack of affordable housing. The proposed density triples what is allowed in the Comprehensive Plan; consideration must be given to allowing that high of a density not only at 50th and France, but Grandview and the Promenade/Centennial Lakes Area which are also guided MXC. (See page A19.) Given the request for this high of a density, 20% of the units should be provided for affordable housing.

**MINUTES OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
AUGUST 12, 2015
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Hobbs, Lee, Thorsen, Strauss, Halva, Nemerov, Carr Forrest, Platteter

Absent: Olsen, Seeley

III. APPROVAL OF MEETING AGENDA

Commissioner Thorsen moved approval of the August 12, 2015, meeting agenda. Commissioner Lee seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Thorsen moved approval of the July 8th and July 22nd meeting minutes. Commissioner Strauss seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT: None

VI. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review. Walgreens. 4916 France Avenue and 3918 49 1/2 St., Edina, MN

Planner Presentation

Planner Teague reported that the Planning Commission is asked to consider a sketch plan proposal to redevelop the .64 acre parcel at 4916 France Avenue and 3918 49-1/2 Street West. The applicant is requesting consideration of a proposal to tear down the existing Walgreens store on France and retail building on 49-1/2 Street, and redevelop it with a new Walgreens store on the first level and 4 levels of residential above. The building would be five stories tall and have two levels of underground parking (64 stalls) for residents and an enclosed surface level parking lot (20 stalls) for Walgreens. Continuing, Teague pointed out details of the project would include;

P.O.
8/12/15

- 64 units – 100 units per acre
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- Parking ratio of 1/1 for the residential units
- 14,265 square foot new Walgreens store with a drive-thru
- Amenities in the apartments include: second story outdoor terrace; fitness room, club room, roof terrace.

Teague explained that the pedestrian entrance to the new Walgreens would be on the corner of France and 49-1/2 Street, in the same location as today. Walgreens would have automobile entrances on France and 49-1/2 Street. The drive-through entrance would be off France Avenue. Teague stated at this time there is no detail yet provided on the drive-through. It appears there would be adequate space to provide 4 stacking spaces behind the drive-through window. Width of the drive-aisle and stacking lane need to be verified. (See page A5a.) The pedestrian entrance to the residential units would be off 49-1/2 Street, and the automobile entrance off of France Avenue. The automobile access to France would be subject to approval of Hennepin County.

Teague said to accommodate the request, three amendments to the Comprehensive Plan would be required as follows:

- Building Height – from 4 stories and 48 feet tall to 5 stories and 65 feet tall.
- Housing Density – from 30 units per acre to 100.
- Floor Area Ratio – from 1.5 to 3.03.

Continuing, Teague explained a rezoning of the two properties to PUD, Planned Unit Development is requested

Teague concluded that staff concerns include density, height and lack of affordable housing. The proposed density triples what is allowed in the Comprehensive Plan; consideration must be given to allowing that high of a density not only at 50th and France, but Grandview and the Promenade/Centennial Lakes Area which are also guided MXC. Given the request for this high of a density, 20% of the units should be provided for affordable housing.

Appearing for the Applicant

Gretchen Camp and Scott Olson, BKV Group

Chair Platteter asked Planner Teague to give a brief summary of what a Sketch Plan Review encompasses. Teague responded that the Sketch Plan Review process provides the applicant the ability to briefly explain their vision with nonbinding comments from the Commission/Council. The applicant would process the “feedback” and if desired submit a formal application.

Commissioner Nemerov asked Planner Teague when neighbors or other interested parties are invited to speak to the issue. Teague explained if/when a formal application is made the City requires the applicant to 1) post a sign on the site informing the public of the proposal, 2) publish notice in the Sun Current; and 3) provide a mailed notice to property owners within 1000-feet highlighting the project.

Commissioner Halva suggested if the applicant proceeds with a formal application a shadow study be a submittal requirement. Planner Teague responded that's a terrific suggestion, and asked the applicants to note Commissioner Halva's suggestion.

Applicant Presentation

Ms. Camp delivered a presentation and submitted to Commissioners the following: 1) Sustainable design strategies; 2) Preliminary Concept Review; and 3) Responses to the Working Principles and Supporting Questions. Continuing, Camp explained the project is a 5-story podium style mixed use development with 64 rental units and 14,265 square feet of retail on the first floor. This proposal is 100 units per acre with a floor area ratio (FAR) of 3.03. The site also contains 20 surface covered parking stalls to support the retail element of the project, and 64 underground parking spaces to accommodate the housing. Camp said as mentioned by Planner Teague a rezoning is requested along with amendments to the Comprehensive Plan. Camp further reported that the development team is meeting with the County to discuss access and traffic flow. Camp concluded in their opinion the proposal is a great mixed use that brings people into the area to live and work.

Mr. Olsen with graphics pointed out the architectural features of the proposed building including the podium concept, terraces with green elements, recessed balconies and common courtyard. He told the Commission to pay close attention to the 5th floor because it is recessed farther and is difficult to see. Continuing, Olsen explained the exterior building materials would primarily be brick to complement the district; however, the building would have its own character. Olsen further noted that the sidewalks along both West 49th ½ Street and France Avenue would be widened to accommodate street trees, pedestrian lighting, and street furnishings (benches). Olsen said that all plans are preliminary.

Discussion

Chair Platteter asked the development team to explain what the "give to get" is with this development.

Ms. Camp responded this redevelopment infill optimizes the use of the infrastructure and introduces into the neighborhood 100 new residents that will live, shop, bike and generally support the established 50th and France Avenue district. Camp said they believe Walgreen's is also an amenity not only for the future residents of the building but for the entire 50th and France Avenue neighborhood. Camp explained the corner will be enhanced; adding this corner is really a "gateway" into the district. The location

of the building close to amenities and public transportation should reduce the need for vehicles to “come and go”. Camp said a traffic study is in the works, adding initial feedback is that the proposed development shouldn’t be a dramatic impact on the area. Camp reiterated the street scape will be improved and the site will be attractive to a number of different people to include seniors. Concluding, Camp noted the increase in the public tax base and the sustainable designs including urban reuse of the infrastructure is a huge benefit to the community.

Commissioner Thorsen asked if a price point has been established for the project. Ms. Camp responded that she sees rent pricing at \$2.00 + per foot, adding per square foot is usually higher for smaller units.

Commissioner Carr said in her opinion it’s a lovely design and questioned the materials used on the north elevation and the purpose of the white block elements on the north façade. Mr. Olsen responded those elements encase the stairwell and the brick will extend to the rear. Continuing Carr asked the development team if they ever considered reducing the amount of one bedroom units to provide more 2+ bedroom units. Mr. Olsen responded that the market analysis indicates a larger demand for one bedroom units. Ms. Camp explained that people are also single longer and this site will be attractive to seniors with grown children. Camp further reported that in Minneapolis when unit count per acre exceeds code requirements a variance is requested. Commissioner Carr told the development team to note that Edina is a different market and larger units may be preferred.

Commissioner Nemerov asked what the density ratios are in the Metro Area. Ms. Camp responded that in Minneapolis and St. Paul they see densities upwards of 120 units per acre. She further noted that the density can go higher if density bonuses are added. Camp reiterated 120 units per acre is common; however, she acknowledged Edina’s ratio is much less. Nemerov further asked the development team if they ever drove this stretch of France Avenue going north. He stated it’s difficult at best. Concluding, Nemerov asked if the City’s ramp would be impacted by this proposal. Planner Teague responded if a formal application is made the City would order a traffic study that will look at the impact of this project on the City ramps, immediate neighborhood and the greater area at large; present and future.

Chair Platteter stated in his opinion the proposed building is too large for this area; it’s not Minneapolis, reiterating 5-stories are too much. Platteter said he can’t envision support for such a high density development. He acknowledged 30 units per acre may be too low; however, 100, in his opinion is way over. Continuing, Platteter asked about affordability, noting the goal for the City is to provide affordable housing, adding it should be reconsidered here. Concluding, Platteter asked the development team if they spoke to the City about the abutting City parcels and the feasibility of working together on redevelopment. Ms. Camp responded they spoke with the City about adjacent parcels. Planner Teague suggested that the Commission request that the City Council consider discussing redevelopment options with the applicant.

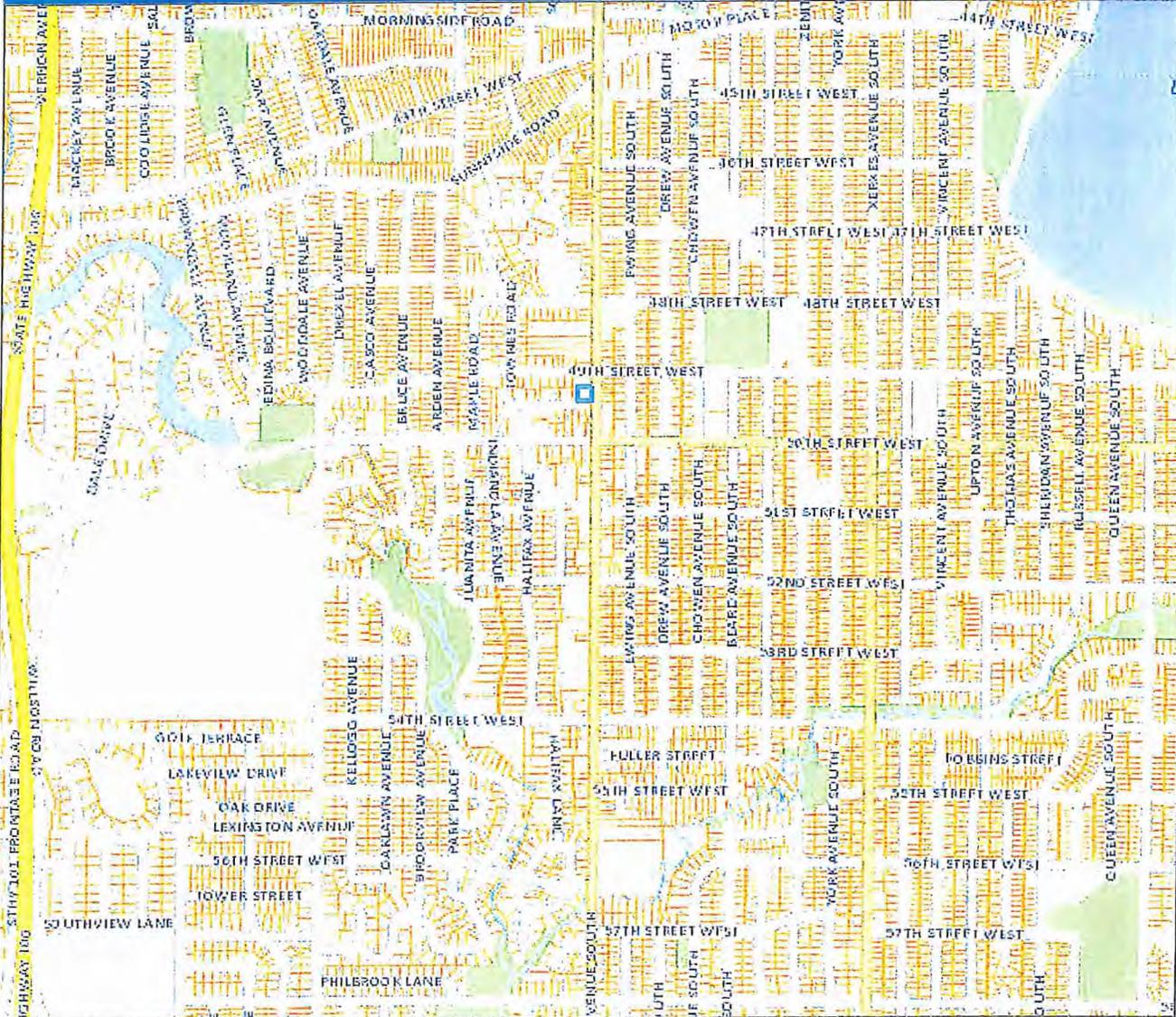
Commissioner Forrest stated in her opinion the height of the building and the lack of affordable housing is a problem. She also noted that access is very tricky and agreed with Commissioner Nemerov that traffic gets pretty messy in this area. Continuing, Forrest said the wider sidewalks area a benefit; however, in her opinion aren't wide enough to accommodate seating. Forrest further suggested that the entrance into Walgreens be covered and that the window glazing be rethought – Forrest said that what Edina wants to see along street frontages is human activity and the windows depicted doesn't provide that human scale and movement. Forrest said she appreciates the improvements along West 49 ½th Street. She further suggested that the development team consider noise pollution from condensers and if/when they return with a formal application indicate measureable sustainable elements. Concluding, Forrest stated traffic is also a concern at this corner.

Commissioner Thorsen reported that he loves the plan; however, is concerned with density. He noted affordable housing units is a bonus to achieve higher density, adding he could consider higher density with affordable housing. Continuing, Thorsen said as mentioned previously traffic in a big concern and traffic flow, access etc. should be carefully considered. It's not easy on France Avenue at this corner.

Commissioner Hobbs stated he agrees with previous comments from Commissioners. Hobbs further asked the development team to articulate how this proposal will improve the health and welfare of the residents and general public it serves.

Commissioner Lee stated if the development team wants an increase in density there needs to be incentives. Lee stated this location offers many opportunities to do something great, something nice, adding this corner can become the anchor. Lee asked the development team if Walgreens would own or lease the site. The development team responded that Walgreen's would lease the tenant space. Lee further stated that in her opinion the proposal does a great job on the housing; however, street level is lacking in detail. Lee said in her opinion much could be done to enhance the façade at street level. She said as depicted it's just a straight wall; there is no relief or architectural features added to soften its mass. She also suggested that in the design they consider what would happen if Walgreen's doesn't work out; adding they should consider smaller retail spaces. Concluding, Lee stated at formal application she would like to see a shadow study, more attention paid to the first floor architectural to create a more interesting space. She said the proposed "wedding cake" design has merit; however, more could be done to make this look more like 50th and France. She stressed that the development team needs to pay close attention to the corner, anchor it, and create a gateway. Lee further added she hopes to see affordable units added to the building.

Chair Platteter thanked the development team for their input adding he looks forward to formal submittal; however, this development places a lot on this spot.



Parcel ID: 18-028-24-14-0016

Owner Name:

Parcel Address: 4916 France Ave S, Edina, MN 55410

Property Type:

Home-stand:

Parcel Area: 0.44 acres, 19,026 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Map Scale: 1" ≈ 1600 ft.

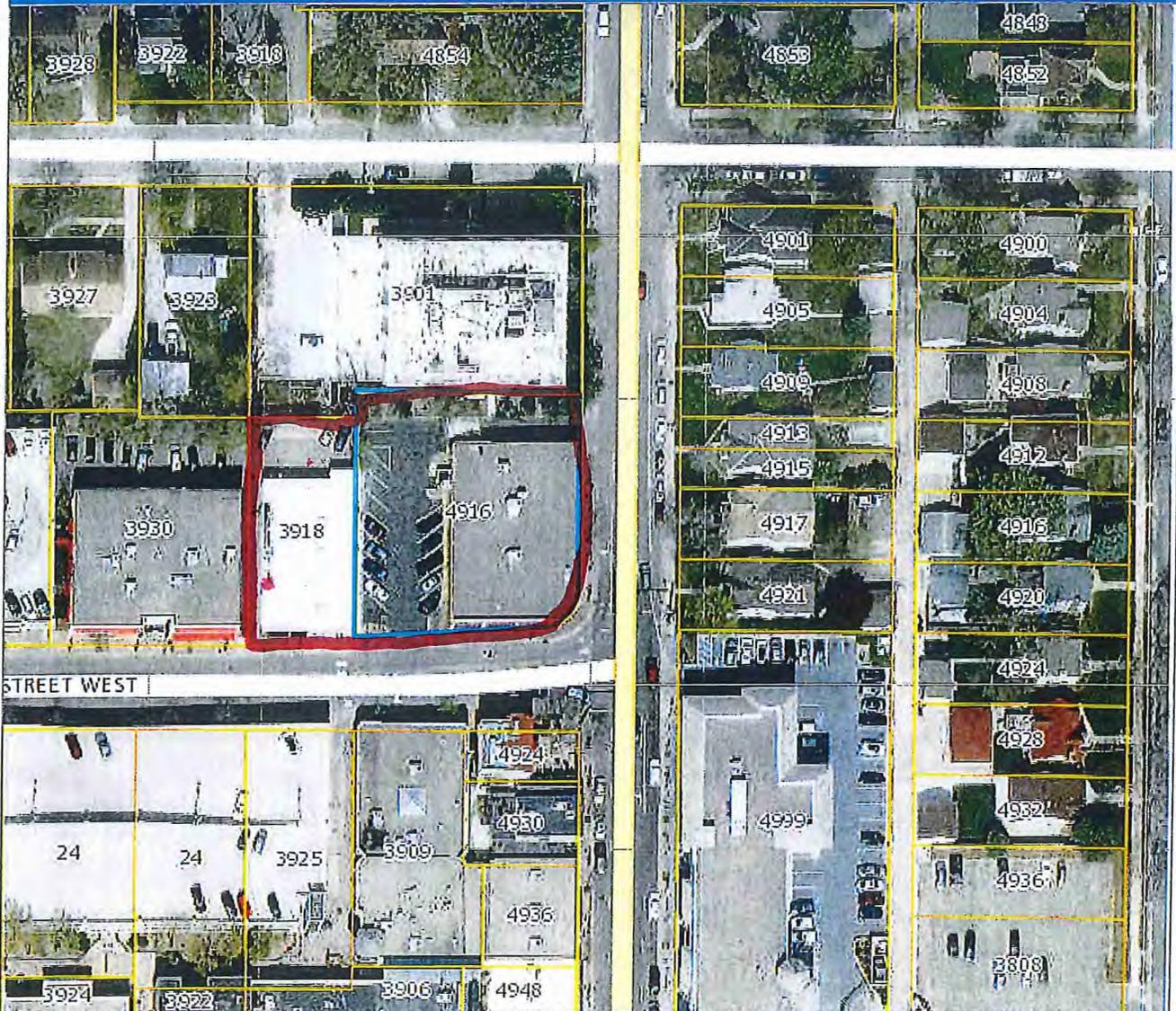
Print Date: 8/6/2015



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STREET WEST

Parcel ID: 18-028-24-14-0016

Owner Name: William C Knapp

Parcel Address: 4916 France Ave S
Edina, MN 55410

Property Type:

Home-stead:

Parcel Area: 0.44 acres
19,026 sq ft

A-T-B: Abstract

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 100 ft.

Print Date: 8/6/2015



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ThinkGreen!

Applicant
Narrative

PLANNING DEPARTMENT

JUL 29 2015

CITY OF EDINA

4916 France Avenue Development Project Description

NLD Edina LLC proposes a mixed-use development with 64 rental units and 14,265 sq ft of retail space on the parcel of land located at the northwest corner of 49 ½ Street and France Avenue South in Edina. The parcel totals 27,888 square feet (.64 acres) in size and is currently zoned PCD-2. The proposed building will be 5 stories or approximately 65 feet tall with 64 parking spaces for the 64 rental units and surface parking containing 20 stalls for the retail space. The building amenities include an on-site management office, a second story outdoor terrace, a fitness room, club room, roof terrace and lower level storage areas. The development proposes 100 units per acre and a floor area ratio (FAR) of 3.03. We are seeking a Comprehensive Plan Amendment and a PUD (or any other variance alternatives that may be required) for the site.

The development is envisioned to meet the demands of young professionals and empty-nesters alike. It offers an option for those empty nesters who want to stay in Edina, downsize their homes but remain closer to shops, restaurants and activity while also attracting those young professionals who enjoy low maintenance living while keeping all their lifestyle needs within walking distance.

Currently, the property contains two (2) free standing buildings with surface lot parking while the proposed redevelopment works to meet the City of Edina's goals of increasing density, matching the design and architecture of the building to the rest of the neighborhood while providing a warm and welcoming pedestrian experience.

The creation of housing desirable to many market segments, improving the under-utilized site with a high-quality building design and streetscape amenities is an excellent public value as well as a great benefit for the neighborhood's restaurants, retail shops and the like. With its location along France Avenue, the development allows easy vehicular access for those who have cars; however, the site also sits along Route 6 of the Metro Transit bus with a stop located at 50th Street and France Avenue for those who prefer public transit.

One of the key elements of the proposed site plan is improving the pedestrian experience at the sidewalk and creating an active streetscape environment. Twenty (20) parking stalls for the retail space will be covered and located at-grade while residential parking will be located below-grade. All trash for the property will be enclosed and out of view of pedestrians. The retail entry will be welcoming at the corner of France Avenue and 49 ½ Street with vision glass proposed as opposed to commonly used spandrel glass. Public seating and bike racks will be located adjacent to the main housing entrance on 49 ½ Street to encourage pedestrian and bicycle transit. These elements along with boulevard landscaping will improve the overall atmosphere of this intersection.

It is important that the proposed building fit the character of the area. Drawing from the existing 50th and France context, the building's materials, scale and articulation of elements work to reinforce a sense of neighborhood place. As a mixed use building, the development has a responsibility to enhance the retail activity of the street, while creating a livable, engaged residential community above.

The materials of the building will consist of a combination of brick, metal panel, cement fiberboard lap siding, wood composite panel and glass. These materials are consistent with those found in the 50th and France neighborhood.

Although the proposed development is 5 stories, the scale of the building will respect the street by stepping back from the principal facades along France Avenue and 49th ½ Street at the second, fourth and fifth levels. This stepping will effectively reduce the perceived height of the building, allowing the development to blend more readily into the surroundings.

Additionally, the building features articulation that adds elements of interest to the overall project. The primary facades along France Avenue and 49th ½ Street feature recessed and semi-recessed balconies that offer privacy while allowing the building elevations to be animated in light and shadow. The setback

terraces employ a series of trellis elements, sunshades and landscaping that adds interest to the most publicly viewable portions of the façades. The rear courtyard facades feature a simple system of hung balconies that allow residents to take advantage of outdoor space.

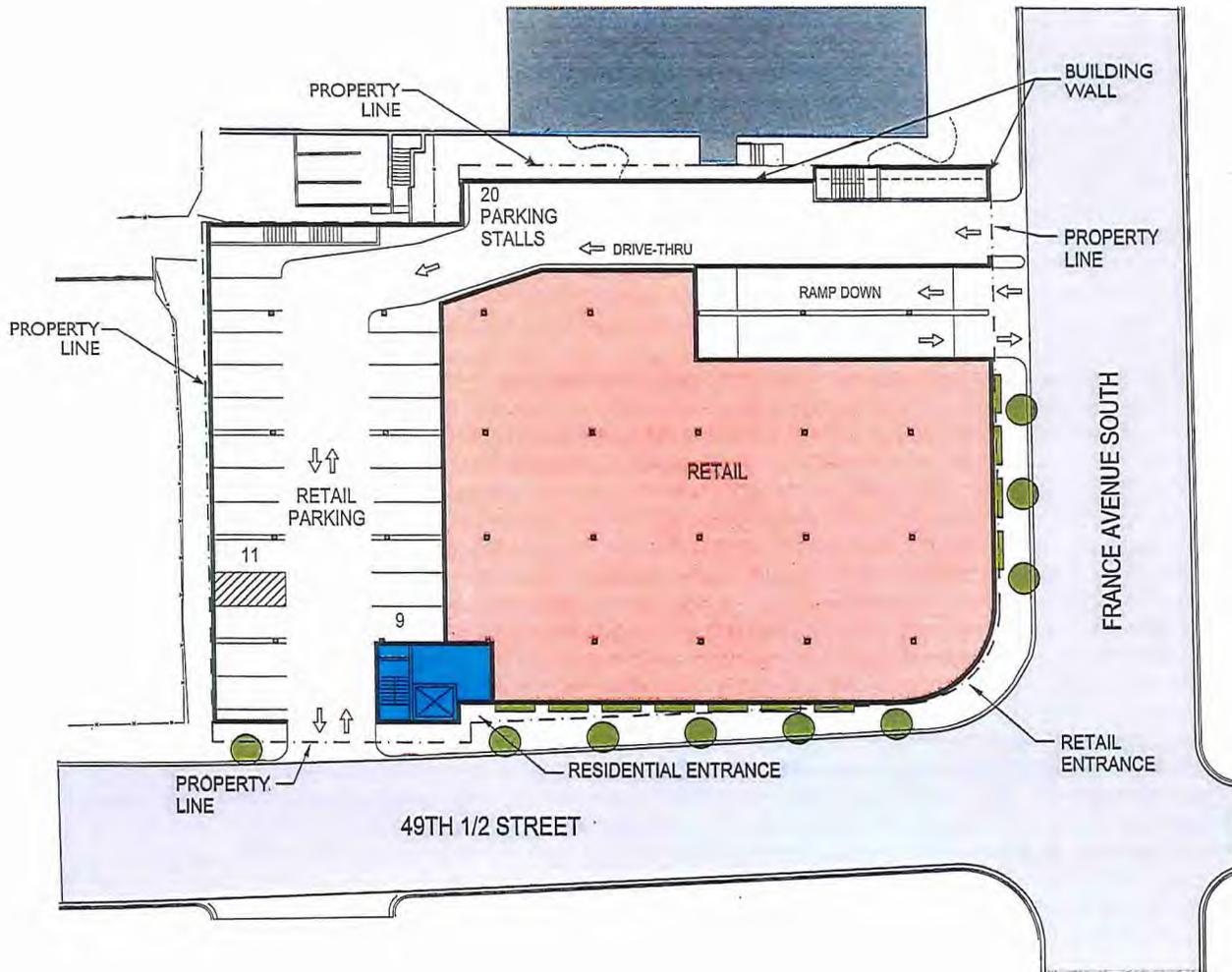
The proposed project would meet the following city goals and policies:

- a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of linear buildings close to the street to encourage pedestrian movement.
- b. Locate prominent buildings to visually define corners and screen parking lots.
- c. Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
- d. Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
- e. Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
- f. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
- g. Support and enhance commercial areas that serve the neighborhoods, the city, and the larger region.
- h. Increase mixed use development where supported by adequate infrastructure to minimize traffic congestion, support transit, and diversify the tax base.
- i. Increase pedestrian and bicycling opportunities and connections between neighborhoods, and with other communities, to improve transportation infrastructure and reduce dependence on the car.
- j. Create walkable streets that foster an active public life; streets that are energized by their proximity to a vibrant mix of activity-generating uses.
- l. Within corridors served by existing or planned transit, orient buildings toward sidewalks and paths that lead to mixed-use destinations and transit stops.

PLANNING DEPARTMENT

JUL 29 2015

CITY OF EDINA



SITE PLAN

1"=30'-0"

4916 FRANCE AVENUE DEVELOPMENT

PRELIMINARY CONCEPT REVIEW

BKV
GROUP 07.30.15



PERSPECTIVE AT CORNER OF FRANCE AVENUE AND 49TH 1/2 STREET
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

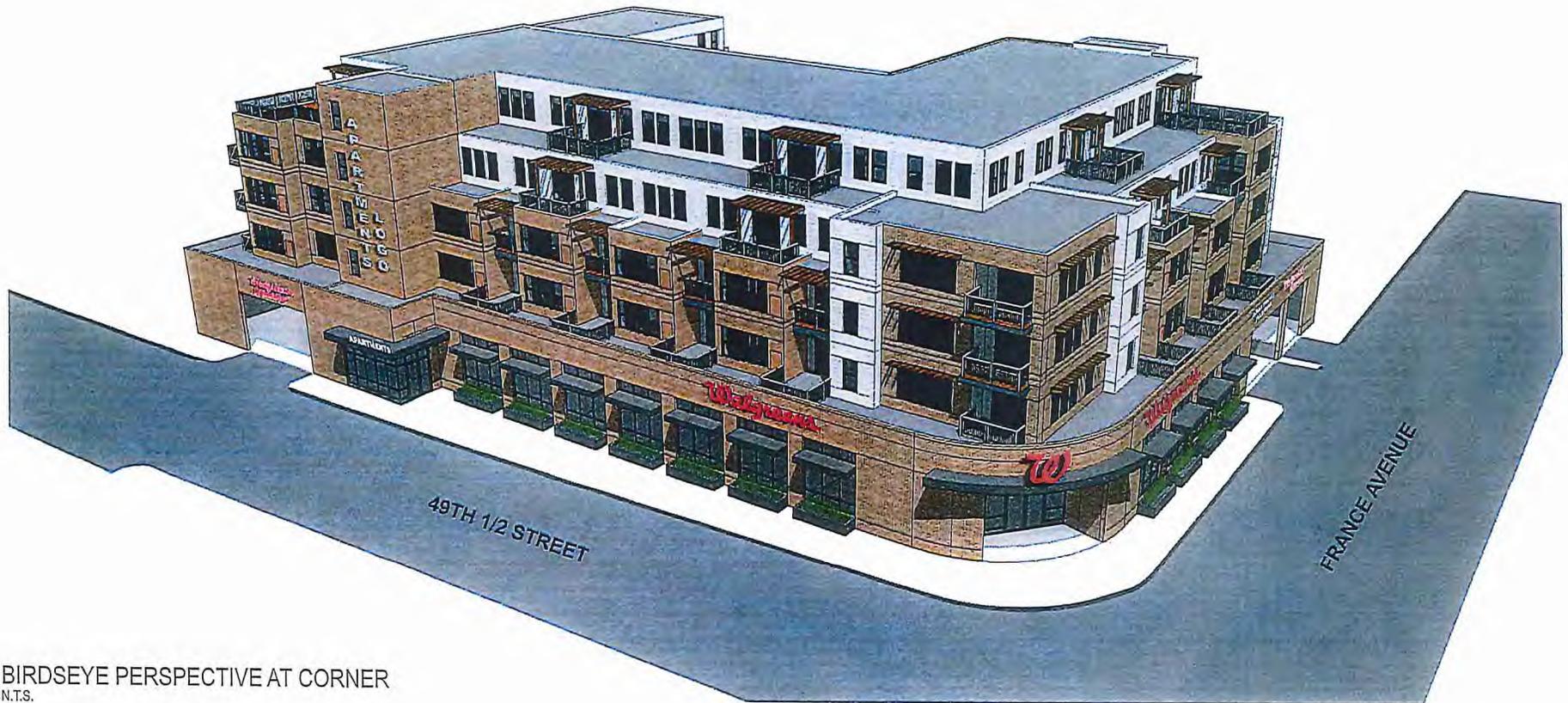
PLANNING DEPARTMENT

PRELIMINARY CONCEPT REVIEW

JUL 29 2015

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CITY OF EDINA



BIRDSEYE PERSPECTIVE AT CORNER
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

PLANNING DEPARTMENT

JUL 29 2015

CITY OF EDINA

PRELIMINARY CONCEPT REVIEW

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AK



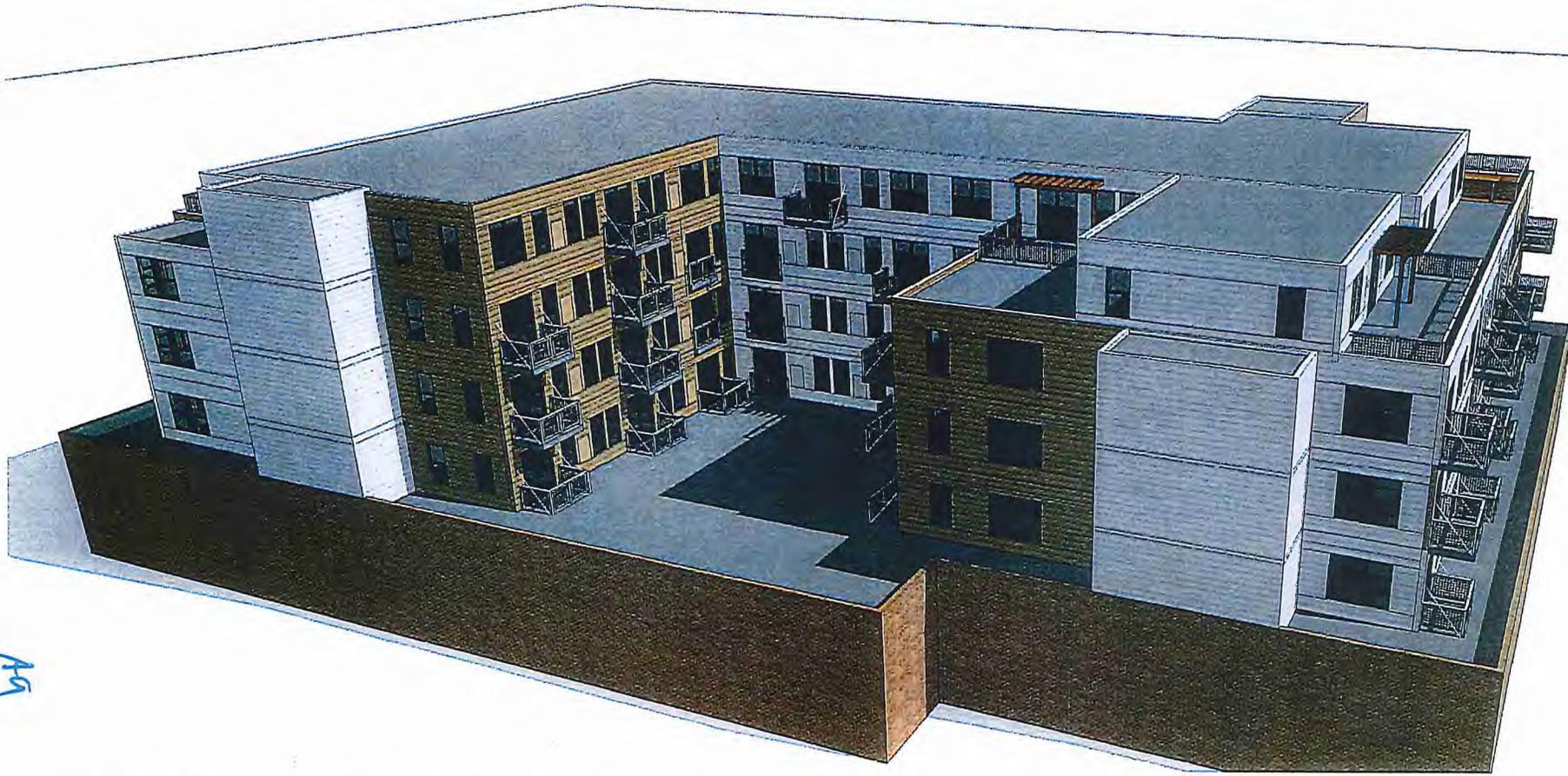
PERSPECTIVE AT CORNER OF FRANCE AVENUE AND 49TH 1/2 STREET
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

PLANNING DEPARTMENT
JUL 29 2015
CITY OF EDINA

PRELIMINARY CONCEPT REVIEW

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AS

BIRDSEYE PERSPECTIVE AT NORTH SIDE OF BUILDING
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

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PRELIMINARY CONCEPT REVIEW

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A/D



SOUTH ELEVATION
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

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JUL 29 2015
CITY OF EDINA

PRELIMINARY CONCEPT REVIEW

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411



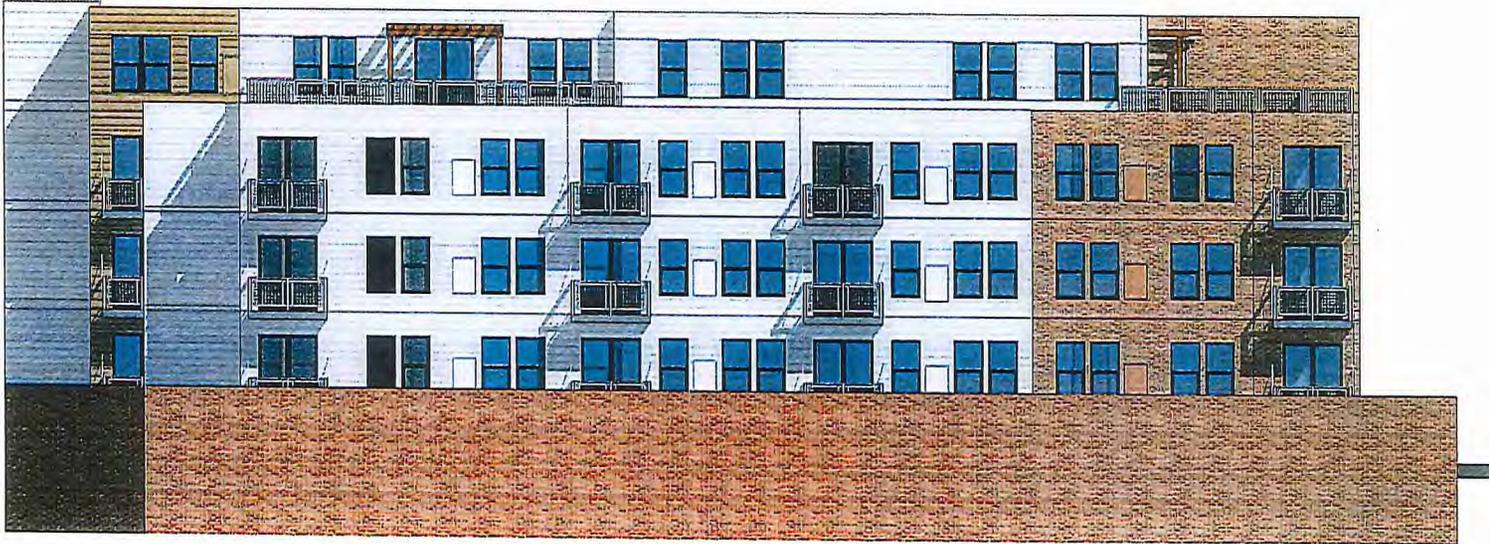
EAST ELEVATION
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

PLANNING DEPARTMENT
JUL 29 2015
CITY OF EDINA

PRELIMINARY CONCEPT REVIEW

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A12

WEST ELEVATION
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

PLANNING DEPARTMENT
JUL 29 2015
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PRELIMINARY CONCEPT REVIEW

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K13



NORTH ELEVATION
N.T.S.

4916 FRANCE AVENUE DEVELOPMENT

PLANNING DEPARTMENT
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Project Data Summary: 4916 France Ave Development

Unit Mix								
Unit Type		1st	2nd	3rd	4th	5th	Total	%
Studio (540 SF)			1	1	1	0	3	5%
1-Bedroom (725 SF)			14	15	9	0	38	59%
1-Bedroom + Den (840 SF)			0	0	0	1	1	2%
2-Bedroom (975 -1,455 SF)			4	4	7	7	22	34%
Total		0	19	20	17	8	64	100%

Building Square Footage Summary						
Floor	Gross Bldg Area (SF)	Hsg Net Rent SF	Common SF	Retail	Parking	Eff.
Basement	27,838		460		27,378	
First	26,800		570	13,700	12,530	
Second	19,200	14,850	4,350			77.34%
Third	19,200	15,681	3,519			81.67%
Fourth	17,840	14,069	3,771			78.86%
Fifth	12,255	8,965	3,290			73.15%
Total	123,133	53,565	15,960	13,700	39,908	

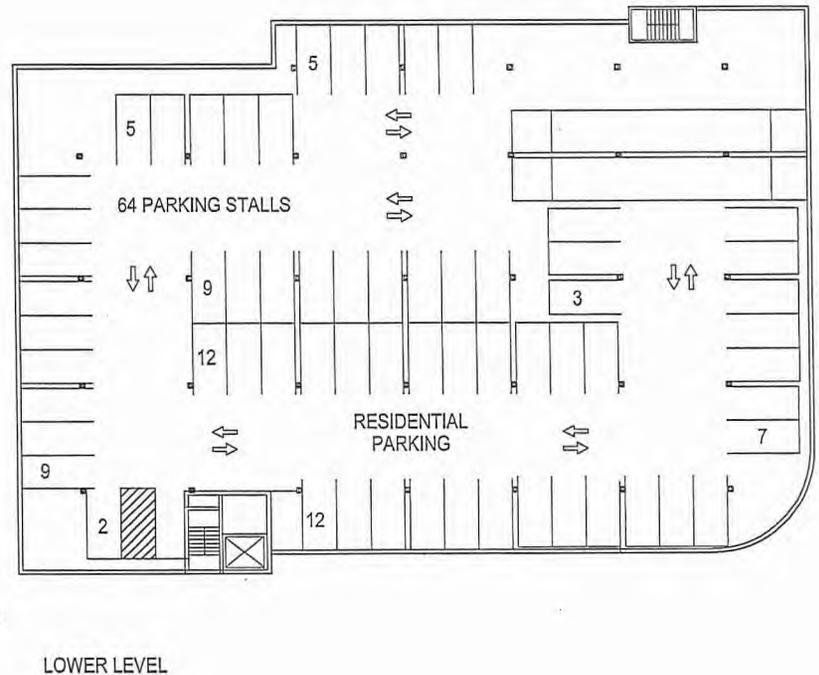
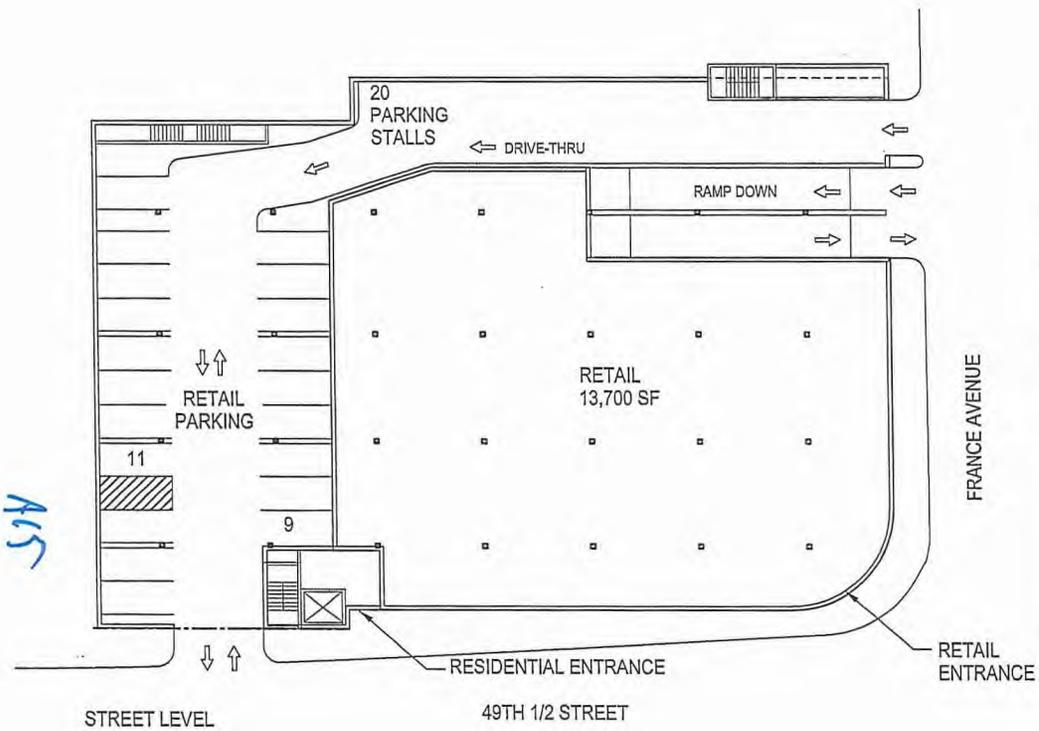
44

Parking		Stalls
First Floor		20
Basement		64
Total		84

PRELIMINARY CONCEPT REVIEW

4916 FRANCE AVENUE DEVELOPMENT

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FLOOR PLANS

PLANNING DEPARTMENT

JUL 29 2015

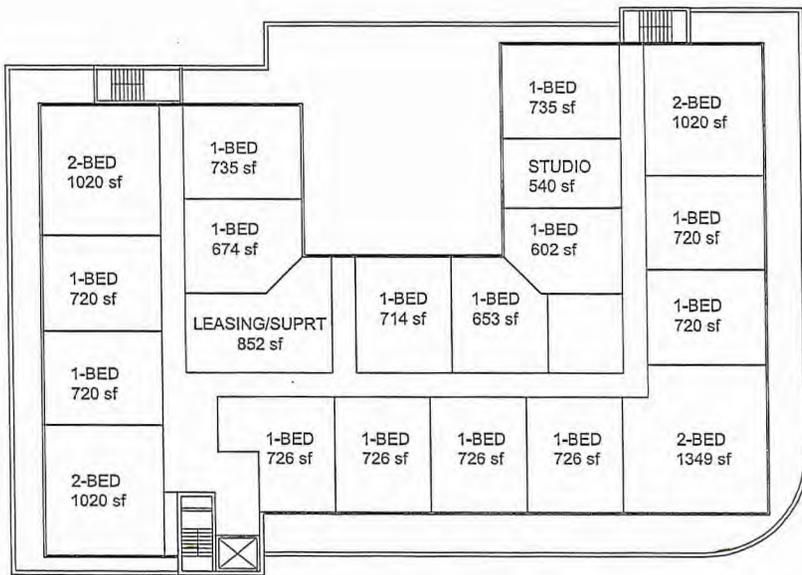
CITY OF EDINA

PRELIMINARY CONCEPT REVIEW

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4916 FRANCE AVENUE DEVELOPMENT

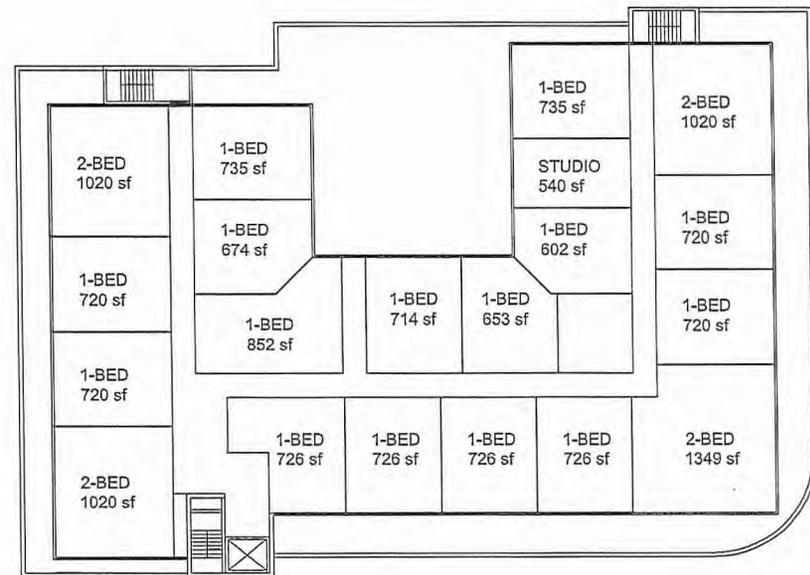
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LEVELS 2

FLOOR PLANS

4916 FRANCE AVENUE DEVELOPMENT
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LEVELS 3

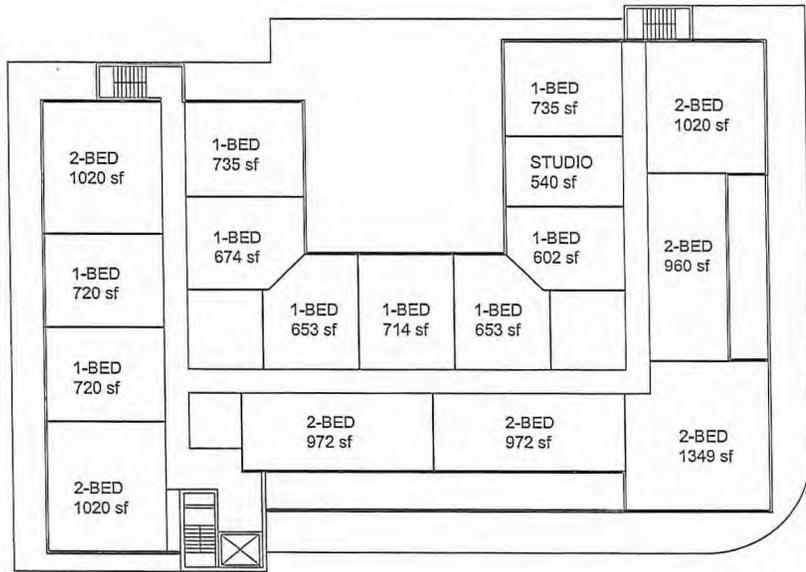
PLANNING DEPARTMENT

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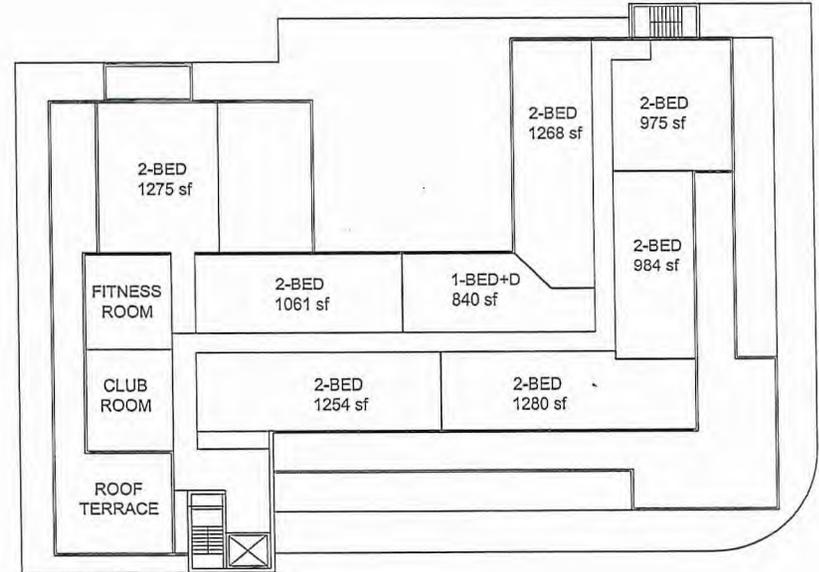
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LEVEL 4



LEVEL 5

FLOOR PLANS

4916 FRANCE AVENUE DEVELOPMENT
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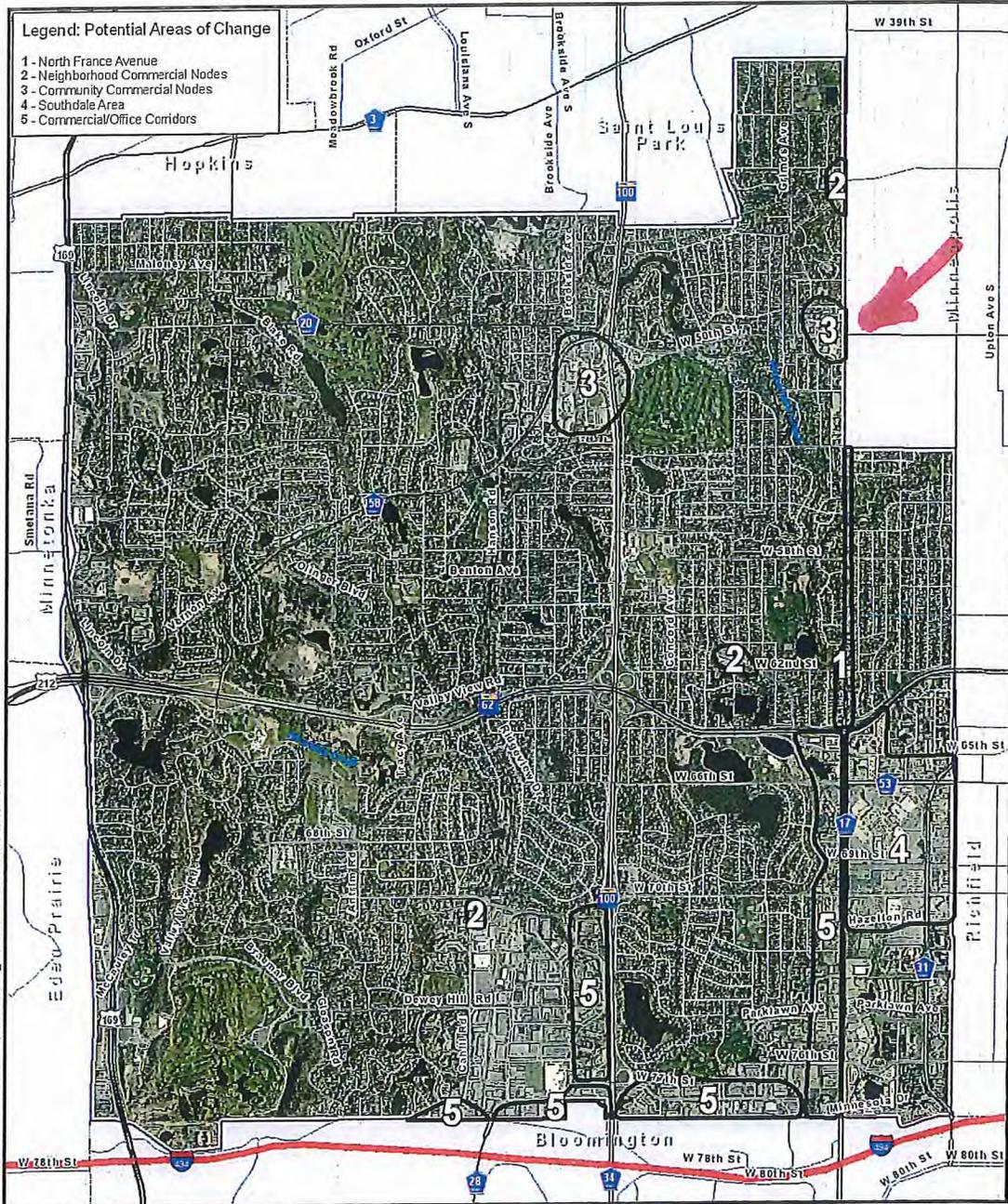
PLANNING DEPARTMENT

JUL 29 2015

CITY OF EDINA

PRELIMINARY CONCEPT REVIEW

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URS Corporation 1431810230\Projects\Potential_AOC.mxd Date: 8/13/2007 1:09:11 PM

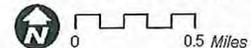
Figure 4.4



City of Edina
2008 Comprehensive Plan Update

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

Date of Aerial Photography: August 2006



AKG

France Avenue Southdale Area Working Principles and Supporting Questions

(June 16, 2015)

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

- 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?

France Avenue Southdale Area Working Principles and Supporting Questions

(August 10, 2015)

Element	Working Principle and Supporting Questions
Give-to-Get; Plan & Process	<p data-bbox="591 604 1395 667">Allow latitude to gain tangible and intangible outcomes aligned with the district principles.</p> <p data-bbox="591 705 1395 768">How does the proposal contribute to the realization of the principles for the district?</p> <p data-bbox="591 806 1395 974"><i>The proposed project creates a mixed-use development that combines retail, residential and density which contributes to the principles of the district. It provides opportunity for residents to walk, bike or bus to nearby shopping and entertainment areas within the community which are all important aspects of the district principles.</i></p> <p data-bbox="591 1012 1395 1043">How can the proposal move beyond the principles for the district?</p> <p data-bbox="591 1081 1395 1270"><i>The building can contribute to the aesthetic quality of the 50th & France district. Beyond the multiple uses, the project will have a handsome exterior and will make individuals feel welcome and improve their experience in the district. The mixed use offers a way for people to reduce their environmental footprint that will be beneficial for both the district and the residents for years to come.</i></p> <p data-bbox="591 1308 1395 1371">What tangible and intangible outcomes might be offered by the proposal but cannot be achieved by the project on its own?</p> <p data-bbox="591 1409 1395 1503"><i>The project will support lifestyles that are less auto-oriented, but needs a community full of similar projects to make this an area that is walkable, bike friendly and sustainable.</i></p> <p data-bbox="591 1541 1395 1604">What does the proposal offer as a way of balancing those outcomes provided by others?</p> <p data-bbox="591 1642 1395 1736"><i>The multi-family housing balances the abundance of single family homes in the district. The proposal offers an alternative housing choice to those seeking to live in the district.</i></p> <p data-bbox="591 1774 1395 1837">What alternatives were explored to arrive at a proposal that is best aligned with the principles and the opportunities of the district?</p>

A new stand-alone Walgreen's store was contemplated for the site. After much study and consideration, a mixed-use development was proposed, as this type of development would support many of the city's goals and policies.

Edina Cultural Preferences;
Identity

Advance quality through thoughtful and artful design of buildings and publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy.

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.

The building will be a wood-framed structure and exterior materials will consist of mostly brick with a combination of metal panel, cement fiberboard lap siding, wood composite panel and glass. A tremendous amount of thought and research of the existing buildings and future goals of the City were considered before selecting the exterior materials to complement the existing buildings in the 50th and France neighborhood.

The project will likely be a foreground building in the district, as it will be the first mixed-use development that visitors from the north will encounter as they enter the 50th & France area.

What qualities of the proposal will be most valued by the community in 50 years?

There are limited housing choices in the core of the 50th & France neighborhood for those looking for alternatives to single family living. This project will provide opportunities for people to live in the same district where they work and play.

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?

The building will be located to visually define the street edges and screen the at-grade parking. The retail entry will be welcoming at the corner of France Avenue and 49 ½ Street with vision glass proposed as opposed to commonly used spandrel glass. Public seating and bike racks will be located adjacent to the main housing entrance on 49 ½ Street. The primary facades along France Avenue and 49th ½ Street feature recessed and semi-recessed balconies that offer privacy while allowing the activity of residents to be present form the street. The setback terraces employ a series of trellis

elements, sunshades and landscaping that adds interest to the most publicly viewable portions of the façades. The rear courtyard facades feature a simple system of hung balconies that allow residents to take advantage of outdoor space.

In what ways does the proposal enhance the economic vibrancy of the district?

The project will create an additional tax base for the community and the increased number of nearby residents will expand sales for the existing services in the neighborhood.

How does the proposal adapt itself to changing economic opportunities of the community and the district?

The project addresses the changing aspirations of people who desire to live closer to services in an urban environment which provides for a more convenient style of living while simultaneously decreasing ones environmental footprint.

District Function

Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward-looking infrastructure sustaining the district.

Describe the ways in which the proposal is self-supporting related to on- and off-site infrastructure and resources.

Reducing the distance between homes, shops and offices reduces the cost of public infrastructure. The site is currently served by utilities in both France Avenue and 49 ½ Street; thereby making infrastructure connections efficient. We will coordinate new service locations with existing utility lines. The already established nearby public transit stops create opportunity for residents to leave their car at home for travel outside of the neighborhood and work commutes.

What impacts does the proposal pose on existing on- and off-site infrastructure?

Currently there are two buildings on the proposed development site that utilize existing infrastructure. The new development will add 64 dwelling units while the retail impact will be very similar to its current impact.

What elements of the proposal support infrastructure needs of adjacent or nearby sites?

Adjacent sidewalk conditions will be improved, thus supporting nearby sites and encouraging area residents to walk to for their

shopping and entertainment needs.

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.

Adding resident dwelling units at this location naturally creates a more inviting corner as more people will be walking and biking to and from the site which creates an energetic, safe and people friendly hub in place of the existing retail and surface lot that exists today. Adding density at this site creates a more efficient use of existing infrastructure in the area.

How the proposal relies on infrastructure of the district for baseline performance?

In order to function properly, both the residential and retail use will rely heavily on the existing public streets and sidewalks and the public transit offerings in the area. Both uses will also utilize the water, gas, and electric. It is the intent of the development to control the quality and quantity of the storm water discharged into the public system as well.

Comprehensive
Connections; Movement

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

What features and amenities does the proposal lend to the public realm of the district?

One of the key elements of the proposed site plan is improving the pedestrian experience at the sidewalk and creating an active streetscape environment. Twenty (20) parking stalls for the retail space will be covered and located at-grade while residential parking will be located below-grade. All trash for the property will be enclosed and out of view of pedestrians. The retail entry will be welcoming at the corner of France Avenue and 49 ½ Street with vision glass proposed as opposed to commonly used spandrel glass. Public seating and bike racks will be located adjacent to the main housing entrance on 49 ½ Street to encourage pedestrian and bicycle transit. These elements along with boulevard landscaping will improve the overall atmosphere of this intersection.

What features and amenities does the proposal introduce to extend the sense of an expansive and engaging public realm to its site?

The building features articulation that adds elements of interest to the overall project. The primary facades along France Avenue and

49th ½ Street feature recessed and semi-recessed balconies that offer privacy while allowing the building elevations to be animated in light and shadow. The setback terraces employ a series of trellis elements, sunshades and landscaping that adds interest to the most publicly viewable portions of the façades. The rear courtyard facades feature a simple system of hung balconies that allow residents to take advantage of outdoor space.

Demonstrate the ways in which the proposal supports pedestrians and bicyclists movement and identify those nearby district features that are important destinations.

The project will increase pedestrian and bicycling opportunities and connections between neighborhoods, improving transportation infrastructure and reducing dependence on the car. The primary destinations for walkers and bikers in the area will be the Minnehaha Trail and the Lake Harriet Parkway.

What features does the proposal employ to ensure a safe and inviting pedestrian experience on the site?

The project will provide pedestrian amenities such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.).

Site Design; Transitions

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

How does the proposal relate in terms of scale to its neighbors?

It is important that the proposed building fit the character of the area. Drawing from the existing 50th and France context, the building’s materials, scale and articulation of elements work to reinforce a sense of neighborhood place. As a mixed use building, the development has a responsibility to enhance the retail activity of the street, while creating a livable, engaged residential community above.

How does the proposal make full use of the available site, especially those portions of the site not occupied by parking and buildings?

The proposed project makes full use of the site physically by building additional stories in place of the single story uses that currently exist there today. Density has been added while maintaining the on-site parking to the zoning minimum. In the little area that is not occupied by the building footprint, we intend to landscape to beautify the

corner and place bike racks and other pedestrian friendly resources.

How does the proposal interact with its neighbors?

Although the proposed development is 5 stories, the scale of the building will respect the street by stepping back from the principal facades along France Avenue and 49th ½ Street at the second, fourth and fifth levels. This stepping will effectively reduce the perceived height of the building, allowing the development to blend more readily into the surroundings. The project when completed will be lower in height than the apartment building directly to the north. The building materials were inspired by the existing buildings in the neighborhood.

Describe the zones of activity created by the proposal and compare those areas to zones of activity on adjacent and nearby sites.

The project will provide pedestrian amenities such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.).

Health

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

How does this proposal enhance key elements of environmental health (air, water, noise, habitat)?

Continuing a pattern of low density sprawling developments is unsustainable, financially and environmentally. Dense, urban housing utilizes less land area and resources to house residents, as opposed to single family or other low density housing options. This style of housing provides an opportunity for residents to reduce their environmental footprint simply by downsizing from their single family and moving closer to the neighborhood resources they utilize.

How does the proposal mitigate any negative impacts on environmental health on its own site?

This infill redevelopment will utilize existing city infrastructure and complement the neighborhood context and character. Mixed-use developments help to minimize traffic congestion, support transit, and diversify the tax base. Storm water will be managed on site; therefore, water will be rate-controlled before entering the city's system.

How does proposal provide for a healthful environment beyond the

current condition?

A mixed-use development with housing units will support alternative modes of transportation. With the variety of adjacent services for resident, walking and biking will be highly encouraged. The project will improve the walkability of this location that will foster an active public life.

Describe ways in which human health needs are advanced by the proposal.

Providing housing choices immediately adjacent to commercial and retail uses encourages walking and discourages the use of single occupancy vehicular trips. Increasing pedestrian and bicycling opportunities and connections between neighborhoods will reduce dependence on the car.

Innovation

Embrace purposeful innovation aimed at identified and anticipated problems.

Identify the problems posed by the proposal or the district requiring innovative solutions and describe the ways in which the proposal responds?

Edina has an older population. Over 23% of Edina residents are age 65 or older. Older residents do not want to rely on cars to get to services and entertainment. Seniors can take advantage of this proposal to live near a number of services in the heart of the 50th & France district.

Traffic congestion is anticipated to increase. Supporting a walkable, transit-oriented community is a must. This proposal does that.

Describe the metrics to be used to compare the innovations posed by the proposal.

Resident demographics and transportation habits can be monitored and documented.

For those solutions posed by the proposal as innovative, describe how they might become "best practices" for the district.

Solutions were created by open and thoughtful exchanges with the City staff. The project can serve as a great example of a mixed-use development and encourage similar developments within the community.

Describe innovations in systems and aesthetics and the ways in which systems and aesthetics for integrated solutions.

We are not exactly sure what this question is asking but we can say that careful consideration of the surrounding aesthetics was taken into account as we engineered the building.

Describe other projects where innovations similar to those included in the proposal have been employed.

Though on a much larger scale, Uptown and the North Loop in Minneapolis are good examples of neighborhoods with mixed-use developments that support transit use and sustainable lifestyles. The West End project in St. Louis Park is continuing to add housing to their district, in order to have an area where people can truly live, work, play and shop. The smaller scale of our proposed development preserves the neighborhoods exclusivity while still providing the innovative design that has been successful in those other areas.

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.

How does the proposal complement the mix of uses in the district?

The project will add residents to the heart of the 50th & France district, thus supporting the local businesses and balancing the existing land uses.

Describe the proposal in terms of “come to” and/or “stay at” places.

The building will include a Walgreen’s store which will attract people to “come to” the site from both near and far. The project offers 64 dwelling units for residents to “stay at” this location.

What adjacent or nearby “come to” or “stay at” places does the proposal rely on for vitality?

The project will rely on the vibrant retail stores and restaurants as well as the nearby public transit options in the 50th & France area to attract residents to live at this location. It will be these same area amenities that will encourage residents to stay at this building for many years.

Demonstrate the flows of activity generated by the site during a typical weekday and weekend day.

Working residents will be most active in the morning and evening

when coming to and from the site. On weekends, resident activity, both pedestrian and vehicular, will be evenly spread throughout the day. The retail use will provide on-site activity each day and throughout the entire day.

In what ways does the proposal interact with surrounding sites to encourage an engaging public realm?

The setback terraces employ a series of trellis elements, sunshades and landscaping that adds interest to the most publicly viewable portions of the façades. The rear courtyard facades feature a simple system of hung balconies that allow residents to take advantage of outdoor space.

Economic Vitality

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

Describe the proposal in terms of its economic contributions to the district.

The project will create a larger tax base for the district and the increased density will infuse the local economy with additional spending by local residents. The Walgreens will continue to operate and serve its customers in an updated store format.

How does the proposal enhance development on adjacent or nearby sites?

The project will dramatically improve the current site conditions. Currently, the property contains two free standing buildings with surface lot parking while the proposed redevelopment works to meet the City of Edina's goals of increasing density, matching the design and architecture of the building to the rest of the neighborhood while providing a warm and welcoming pedestrian experience. There isn't a lot of developable area around the site but any type of housing density bodes well for future commercial business development.

What features of the site or district limit the potential of the proposal from being fully realized?

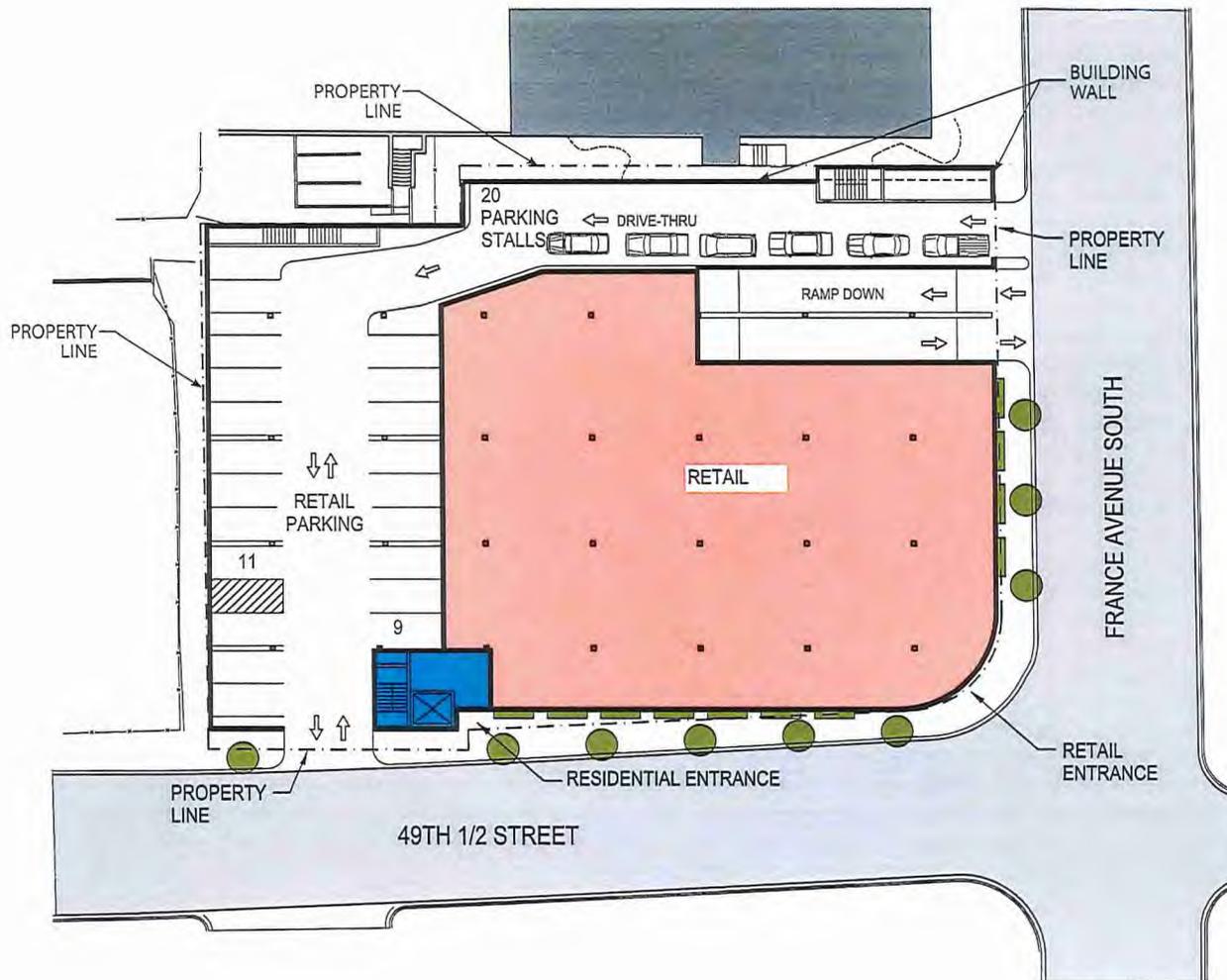
The proposed height of the project exceeds the allowable height in the district. Without a text amendment, a project like this would not be possible.

Why is the proposal best situated on its proposed site from the perspective of economic vitality?

Edina residents have been coming to shop at this Walgreen's store for over 20 years. They know this location and will keep coming back to this site when the new development is completed.

How does the proposal make the district and the community a better place?

The project will be aesthetically attractive and bring a mix of uses to this neighborhood. The pedestrian realm will be improved and "eyes on the street" from residents will improve area safety.



SITE PLAN

1"=30'-0"

4916 FRANCE AVENUE DEVELOPMENT

PRELIMINARY CONCEPT REVIEW

BKV
GROUP 08.12.15



Architecture Interior Design Landscape Architecture Engineering
Phone: 612.339.3752 Fax: 612.339.6212 www.bkvgroup.com
Enriching Lives and Strengthening Communities

Memorandum

TO: Edina Planning Commission
COPY: Cary Teague, Community Development Director
FROM: BKV Group
CLIENT NAME: NLD Edina LLC
PROJECT: 4916 France Avenue **COMM. NO:** 2051.01
DATE: August 12, 2015
RE: Sustainable design strategies

The development team is committed to creating a responsibly-designed and sustainable building. The project will strive to conserve energy and resources as follows:

- Urban, infill site. Not building on farmland, wetlands, or previously undeveloped site
- High-density project with 100 units per acre. Surrounded by community services that support resident needs
- Public transportation – located along major bus routes on France Avenue
- Alternative transportation – improved streetscapes for walking and enclosed bicycle storage provided for residents
- Stormwater management plan to capture and infiltrate stormwater on site
- High-efficiency HVAC systems with individual controls for residents
- Increased efficiency hot water systems
- Water conserving plumbing fixtures to obtain at least 20% water savings
- High-performance windows with Low E glazing
- Increased wall and roof insulation levels
- Energy Star appliances for all residential units
- Construction waste reduction: goal of 80% demo and construction waste recycling
- Building-wide recycling program
- Exterior building materials chosen for both aesthetic appeal as well as for long-term durability
- Indoor air quality – low-emitting paints, sealants, adhesives and coatings to meet VOC limits
- Non-smoking building
- Controllability of systems for residents – lighting and thermal comfort

END OF MEMO