



To: MAYOR AND COUNCIL

Agenda Item #: VII.E.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: September 1, 2015

Subject: Sketch Plan Review – Best Buy Site, 3101 66th Street West

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 2 acre parcel at 3101 66th Street West and 6612 Xerxes Avenue. The applicant is proposing to tear down the existing vacant Best Buy building and single-family home, and redevelop it with a six-story 210 unit apartment with a 3,800 square foot restaurant. The building would have one level of underground parking. (See plans and narrative on pages A4-A14 of the Planning Commission Memo.) Details of the project include:

- 210 units – 104 units per acre
- FAR 2.2
- Parking ratio of 1/1 for the residential units – 210 for residents and 63 for the restaurant
- 3,800 square foot restaurant and outdoor dining
- Health and fitness center
- Community café
- Pool
- Small park

The entrance to the site would be off Southdale Circle and Xerxes Avenue. The single-family home site would be primarily utilized by a small park.

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

- Building Height – from 4 stories and 48 feet tall to 6 stories and 70+ feet tall.
- Housing Density – from 75 units per acre to 104.

A rezoning of all the property to PUD, Planned Unit Development is requested.

This property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with

the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary. A study is currently underway in this area as part of the Planning Commission’s work plan.

The France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application.

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

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.

B. Sketch Plan Review. Best Buy Site. 3101 West 66th Street, Edina, MN.

Planner Presentation

Planner Teague reported that the Planning Commission is asked to consider a sketch plan proposal to redevelop the 2 acre parcel at 3101 66th Street West and 6612 Xerxes Avenue. The applicant is proposing to tear down the existing vacant Best Buy building and single-family home, and redevelop it with a six-story 210 unit apartment with a 3,800 square foot restaurant. The building would have one level of underground parking. Details of the project include:

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Teague noted that the entrance to the site would be off Southdale Circle and Xerxes Avenue. The single-family home site would be primarily utilized by a small park. To accommodate the request, two amendments to the Comprehensive Plan would be required: Building Height – from 4 stories and 48 feet tall to 6 stories and 70+ feet tall; and Housing Density – from 75 units per acre to 104. Teague said a rezoning of all the property to PUD, Planned Unit Development is also requested.

Continuing, Teague pointed out this property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary. A study is currently underway in this area as part of the Planning Commission’s work plan.

Teague further noted that the France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the

P.C.
8/12/15

principles with any formal application. Teague presented graphics of the project and introduced the development team. Pete Keely, College Architects and Kurt Krumenauer, Midwest Apartment Brokers

Applicant Presentation

Mr. Krumenauer, informed the Commission their intent is to develop this site as a “Gateway” corner through density, quality of design and aligning with the 66th Street Urban Corridor Revitalization.

Mr. Keely said as mentioned by Mr. Krumenauer the intent is to create a gateway and to express something larger and bold. The proposed plan takes advantage of the curve at York Avenue and West 66th Street by establishing a linear park. The plan holds the building edge at street level and provides a series of walk-ups and stairways. Continuing, Keely reported that the site consists of three properties and the existing buildings would be removed, adding the proposed building is C shaped and can be viewed as two building areas. The proposal is for a mixed use project with a 210-unit (4-6-stories) apartment building with a 3,800 square foot restaurant and 1,200 square feet of office space with parking access directed off of Southdale Circle. The site includes 273 parking stalls. Continuing, Keely added the exterior materials are proposed as stone; larger pieces of Glass. As previously mentioned a linear park in proposed along with terraces and walk-up units.

Continuing, with graphics Keely highlighted for the Commission aspects of the proposed redevelopment.

In conclusion, Krumenauer said their intent is to develop something special, adding they have been working on this project for two years and believe what’s presented is a good project and would appreciate feedback from the Commission.

Discussion

Chair Platteter pointed out this proposal “asks” for a lot and questioned what the City “gets” with this project. Mr. Keely responded that the density provides the building with the financial means to do an upscale project that will include the linear park and the addition of another park/open space on the south end. Exterior building materials are enhanced. Another point is that with this project the development team is trying to keep the rents reasonable while creating a life style choice providing walkability, exercise and community area near fabulous amenities.

Commissioner Forrest commented that she finds the design attractive and interesting; however there’s a lot going on especially on the south side (Taco Bell). Forrest said it appears that the south park/open space area while a great idea looks quickly added. Concluding Forrest said she’s also not sure on height.

Mr. Keely said it would be very important for the team to know where the Commission

stands on building height.

Commissioner Carr said she too finds the design interesting and agrees this site is a “gateway” into the Southdale area. She further added that she thinks it was a good idea to drop the building height along Xerxes Avenue. Carr asked if they have settled on the type of stone indicated for exterior materials. Mr. Keely said that hasn’t been decided yet; however he believes it may be Kasota stone, or something similar but not as white. Continuing, Keely said the curved façade is about making a statement.

Chair Platteter said he agrees this is a gateway, adding he is intrigued with the curved façade; however, wants the team to remember the project is also a gate to the residential properties on Xerxes Avenue. Continuing, Platteter said that he is worried about access and parking on Xerxes Avenue. He also suggested that shadow studies be done before formal application. Mr. Keely asked Chair Platteter where he envisions apartment vehicle access. Platteter responded that in his opinion they should look at West 66th Street. Mr. Krumenauer interjected that he spoke with representatives from the City of Richfield and they too indicated they would like the access moved to West 66th Street. Platteter said to him that access point is a key piece, adding the City needs to look out for everyone.

Commissioner Nemerov said he is hesitant on the walk-up apartments. He said if walk-up units aren’t located in a residential pedestrian setting in his opinion they can look odd. Continuing, Nemerov said he also has a concern that the subject site could become an island if redevelopment doesn’t occur to the south and asked the team if they considered more retail, adding it is important in this area to consider how “people get here and there”. Mr. Keely said he agrees that walk-ups can appear odd or out of place; however, he believes if they get this corner “right” over time the area will evolve.

Chair Platteter said a good point mentioned is pedestrian flow. Platteter said this site needs more work on walkability. Mr. Keely said he believes the linear park along West 66th Street would encourage walkability and pedestrian movement. Keely explained the linear park would be a razed up walkway above the traffic zone that can move people through it, either to access their apartment or during a neighborhood walk.

Commissioner Carr asked if they have decided if the linear park would have steps or would it be constructed on an incline. She said how it is constructed would make a difference. Mr. Keely said they are still refining aspects of the park, adding they want that edge softened. Carr said she doesn’t want to see a huge wall along that portion of the site, adding she wants it to look attractive from the street.

Commissioner Lee said she also finds the proposal intriguing and different. She added she likes the “light quality” of the proposal as it approaches Xerxes Avenue. Lee agreed that the team should look at a West 66th Street access vs. Xerxes Avenue. She said in her opinion the access indicated on the plans is too close to the residential properties on Xerxes Avenue. Continuing, Lee said the scale of the project can be broken up through exterior building materials. She said attention should be paid to the east and

south elevations before formal application and suggested adding water feature somewhere on the site. She said she envisions kids splashing in a fountain on a warm day; and the outdoor area not just grass and a few trees.

Commissioner Hobbs suggested that they work hard to create a more interactive site, pointing out this corner is very prominent, adding he likes the fact that the proposed building is different and innovative. Concluding, Hobbs suggested developing a site that brings the public in; is welcoming.

Commissioner Forrest said in thinking about the “island” aspect of the site she suggested that they take advantage of all opportunities to bring people in; reducing “our” car culture. She suggested that they look at everything and anything they can to get people in, get people walking. Forrest said the location is also very good in promoting health, noting in the future there will be a new mass transit facility in close proximity to this site. Forrest agreed with other comments that they should revisit the parking access. Concluding, Forrest thanked the team for bringing in “something different”, adding the look of this building in contrast to the boxed apartments on the Southdale site creates a unique street scape.

Chair Platteter thanked the team for their presentations; adding it’s an interesting project.

VIII. CORRESPONDENCE AND PETITIONS

Chair Platteter acknowledged back of packet materials.

IX. CHAIR AND COMMISSION COMMENTS

It was reported that the Edina Historical Society will be featuring a tour of mid-century modern homes. The date is September 13, 2015.

Chair Platteter noted the Commission will continue working on the 2016 work plan.

Taylor Halva, student member informed the Commission this was her last Planning Commission meeting. Halva reported that she enjoyed her role as Commissioner and learned a lot about city government. Halva would be leaving for school in Boston this Fall. Chair Platteter and Commissioners thanked Halva for her service, adding she brought a lot to the Commission.

X. STAFF COMMENTS

Planner Teague reported that the City Council approved Stage 2 of the Greater Southdale Area Work Group Study. Teague said they expanded the work group from 12

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Fax 952-826-0389 • www.CityofEdina.com



Date: August 12, 2015

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – Best Buy Site

The Planning Commission is asked to consider a sketch plan proposal to redevelop the 2 acre parcel at 3101 66th Street West and 6612 Xerxes Avenue. (See property location on pages A1–A3.) The applicant is proposing to tear down the existing vacant Best Buy building and single-family home, and redevelop it with a six-story 210 unit apartment with a 3,800 square foot restaurant. The building would have one level of underground parking. (See plans and narrative on pages A4-A14.) Details of the project include:

- 210 units – 104 units per acre
- FAR 2.2
- Parking ratio of 1/1 for the residential units – 210 for residents and 63 for the restaurant
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- Health and fitness center
- Community café
- Pool
- Small park

The entrance to the site would be off Southdale Circle and Xerxes Avenue. The single-family home site would be primarily utilized by a small park. (See page A12.)

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

- Building Height – from 4 stories and 48 feet tall to 6 stories and 70+ feet tall.
- Housing Density – from 75 units per acre to 104.

A rezoning of all the property to PUD, Planned Unit Development is requested.

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



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

The France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application. (See principles on pages A17-A19.)

The compliance table below demonstrates how the proposed new building would comply with the current zoning of PCD-3, Planned Commercial District-3:

	City Standard (PCD-3)	Proposed
<u>Building Setbacks</u> Front – 66 th Street Front – York Avenue Front - Xerxes Rear – South	75 feet 75 feet 75 feet 75 feet	13-14 feet* 3 feet* 26 feet* 30 feet*
Building Height	Four stories and 48 feet	Six stories & 75 feet*
Maximum Floor Area Ratio (FAR)	1.5%	2.0%**
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

*** Variance or would require change to PUD**

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

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The proposed uses would be a significant upgrade to the current buildings on the sites. However, the proposed height and density are also significant, as it exceeds what is allowed on site per the Comprehensive Plan. 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>
<i>Best Buy Site</i>	<i>3101 66th Street West and 6612 Xerxes Avenue</i>	<i>210</i>	<i>104</i>



Example Residential Density Ranges in Surrounding City’s Comprehensive Plans

Since the density of this project will be one of the issues 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 as follows:

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.

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 CAC, Community Activity Center. Maximum density in the CAC is 75 units per acre. Development Guidelines in the Comprehensive Plan for this area reads as follows:

“Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings “step down” at boundaries with lower-density districts and upper stories “step back” from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.”

“The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.”

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;

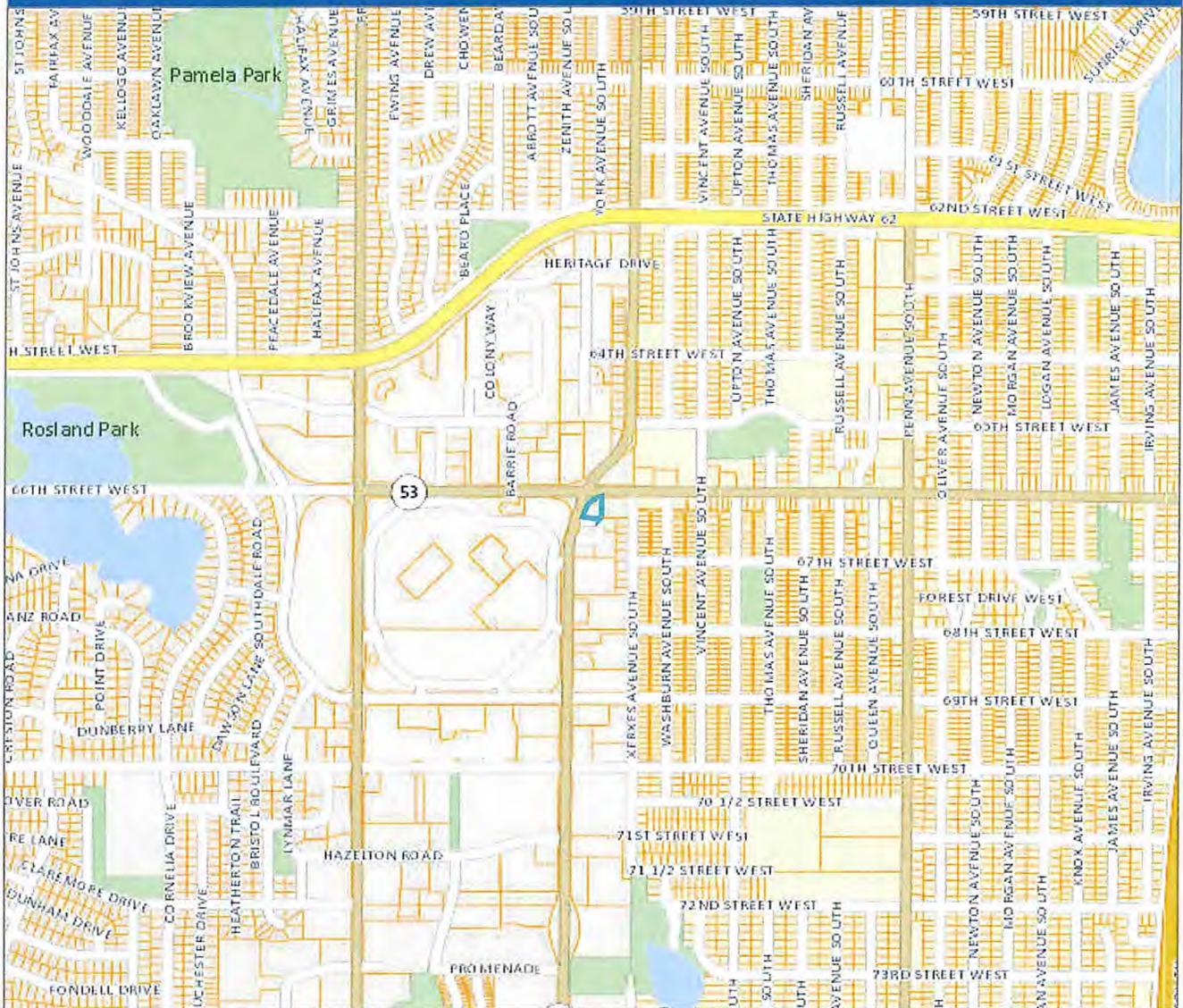


- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;
- c. provide for variations to the strict application of the land use regulations 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, and pedestrian oriented design.

STAFF CONCERNS

Staff concerns include density, height, setbacks with a lack of a podium, and lack of affordable housing. The proposed density exceeds what is allowed in the Comprehensive Plan; and the most significant requirements of a PUD are not included. Given the request for this high of a density, 20% of the units should be provided for affordable housing.



Parcel ID: 29-028-24-31-0009

Owner Name:

Parcel Address: 3200 Southdale Cir
Edina, MN 55435

Property Type:

Home-stead: Non-Homestead

Parcel Area: 0.63 acres
27,414 sq ft

A-T-B: Torrens

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

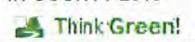
Map Scale: 1" ≈ 1600 ft.

Print Date: 8/3/2015



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Edina, MN 55435

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Home-stead:

Parcel Area: 0.63 acres
27,414 sq ft

A-T-B: Torrens

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 200 ft.
Print Date: 8/6/2015



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Aa



<p>Parcel ID: 29-028-24-31-0009</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area:</p>	<p>A-T-B: Torrens</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 100 ft.</p> <p>Print Date: 8/6/2015</p> <p style="text-align: right;"></p> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2015</p> <p style="text-align: right;"></p>
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A3

Applicant
Narrative



08.03.2015

City of Edina
Community Development Director
4801 W. 50th Street
ATTN: Cary Teague

RE: 3200 Southdale Circle – 3101 66th Street W – 6612 Xerxes Avenue South (Best Buy Site)

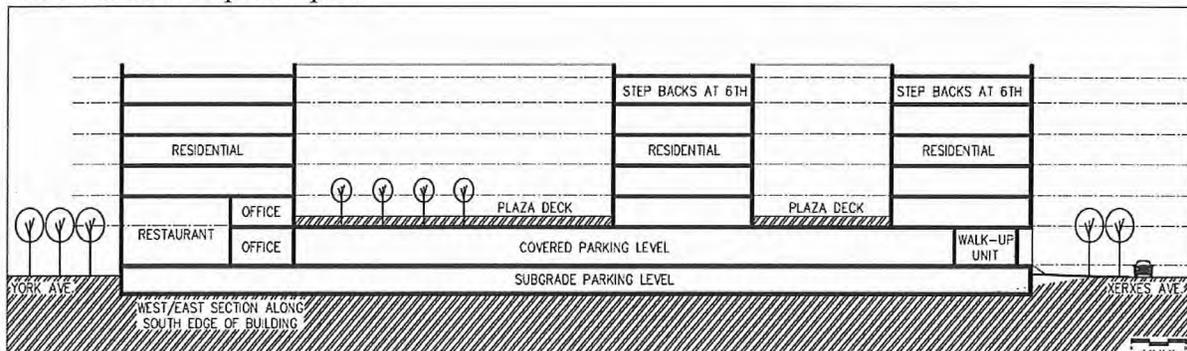
This proposal is contributing to the “Gateway” concept for Edina at this location through density, quality of design and aligning with the 66th Street Urban Corridor Revitalization. The plan proposes a significant feature at the curve of 66th and York. This feature would announce the arrival into the district, and acts as a pedestrian way to define the circulation. The plan proposes residential common space overlooking this gateway that would provide vitality to this location. The proposed plan holds the building edge at the street level and provides a series of walk-ups and stairways defining the edge of the district in a pedestrian friendly manner. The plan supports a mixed-use district combining retail residential and residential commons spaces into an active street level. Thus, we feel the proposed density level allows for the project to afford the public park, additional stepped-up amenity spaces, and a curved landscape feature on 66th befitting of the “Gateway” concept and aligning with the 66th street corridor improvement plans in the future. It allows this project to actually be viable.

As we explored multiple concepts for this site, the plan presented to the committee, provided the most appropriate street front and “Gateway” presence, while providing great residential courtyards facing south. This plan also mitigates the height toward the south by minimizing the ends of the buildings toward the south.

Project Description and Unit Mix: The project sits on three properties, 3200 Southdale Circle - 3101 66th Street W - 6612 Xerxes Avenue South. The properties have existing structures to be removed. The proposed mixed-use building is comprised of 210 housing units with 70% one bedrooms and 30% two bedrooms. The units range in size from 500 square feet to 1,200 square feet. The unit price will be market rate with higher rents reflecting amenity adjacencies and overall size of the unit. The project will be promoting alternative transportation choices with covered bike repair/storage rooms and a focused look at the pedestrian realm along the major intersection of York and West 66th. The site design will focus on walkability, public green spaces as well as a visual and physical connection to the building amenities. Residential walk up units will buffer the first floor parking along W66th Street and Xerxes Avenue.

The building design takes advantage of the long radius along York Avenue and will reinforce this curve throughout the design process. The major amenities of the building are positioned at the apex of the curve of the intersection to act as marquee of activity for the project. The first level health and fitness center and the second level café / lounge will anchor the resident's activity and circulation for the project. Adjacent to the café / lounge on the second level is the pool deck and walking plaza. This south facing deck allows for the majority of the building mass to be concentrated along W 66th street and provide quality light and air to the residents while appropriately transitioning into the residential neighborhood to the south. A small public pocket park is being proposed to the south to reinforce the easing of this transition and provide an accessible connection around the whole site. The project is anchored on the southwest corner by a 3,800 sf restaurant and 1,200 sf of office with parking access directed off of Southdale Circle to the south. All project amenities are to be physically or visually connected to the public realm along W66th Street.

Height: The building is a combination of five and six stories (67'-8") in height to sixth floor roof bearing. The pool plaza is 14' above the first floor parking and is one story along the south edge of the property. The building massing steps down to five stories on the portions that face the new public park.



West/East Section along the South Edge of Building

Massing: The building massing is much smaller than recent developments along York Avenue to the south. The long range vision for the west side of York Avenue and this intersection are undefined at present, but the proposed massing and density for this intersection is intended to make a sensible transition to the developments to the south as well as being substantial enough to respond to the gateway nature of the site and align with the city's long term vision for the area.

Subgrade Parking	51,630 GSF	
First	26,409 GSF	34,002 GSF (Covered Parking)
Second	35,050 GSF	19,359 GSF (Patio Deck)
Third	38,368 GSF	
Fourth	38,368 GSF	
Fifth	38,368 GSF	
Sixth	34,857 GSF	

Parking: Total of 273 parking stalls. Parking Level I provides site access and a drop-off zone for site amenities. Parking Level II is a secured subgrade parking level that is accessed off of Xerxes Avenue South.

	standard	compact	handicap	Tandem	Total
Parking I	95	0	02	09	106
Parking II	149	07	0	11	167

Bicycle Parking: A dedicated bike enclosure/repair is being provided on the southeast corner of parking level I.

Ground mount bike loops: 10-20 stalls (as required)

Please let me know if any of the items need additional information or clarifications.

Sincerely,

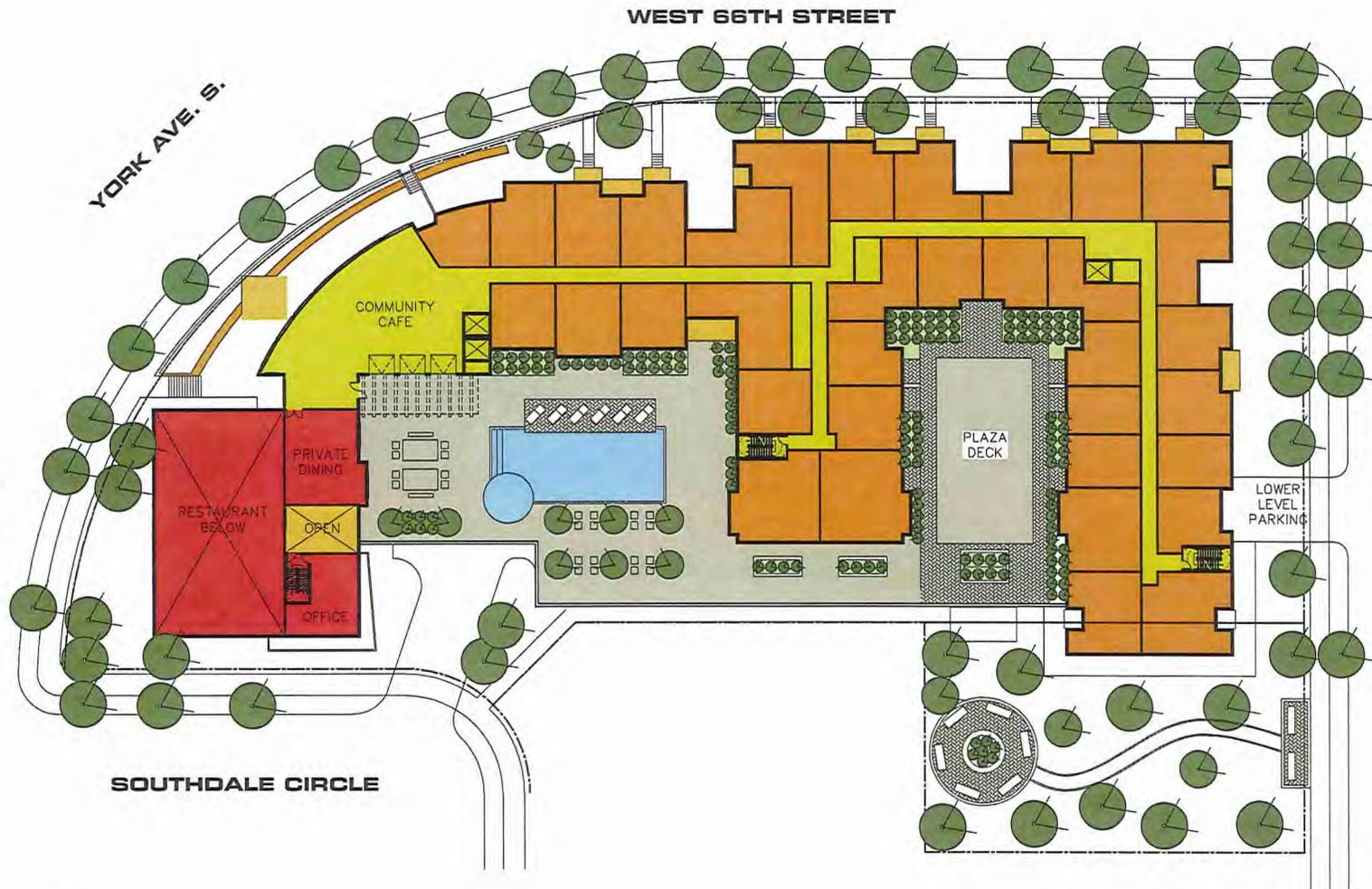
COLLAGE ARCHITECTS



Pete Keely, A.I.A.
President

AG

A-7



YORK

Edina, MN
JUL.30.2015

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RETAIL / OFFICE

- RESTAURANT
- 3,800 GSF
- SALES OFFICE
- 600 GSF
- OFFICE
- 640 GSF

PARKING

- FIRST FLOOR
- 97 STANDARD STALLS
- 09 TANDEM STALLS

LOWER LEVEL

- 149 STANDARD STALLS
- 07 COMPACT STALLS
- 11 TANDEM STALLS
- 273 TOTAL PARKING STALLS

HOUSING

- 210 TOTAL HOUSING UNITS
- (70% 1BR'S - 30% 2 BR'S)

SECOND FLOOR PLAN 1" = 40'

YORK

Edina, MN
JUL.30.2015

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NORTHWEST VIEW

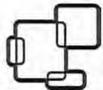
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Edina, MN
JUL.30.2015

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WEST VIEW



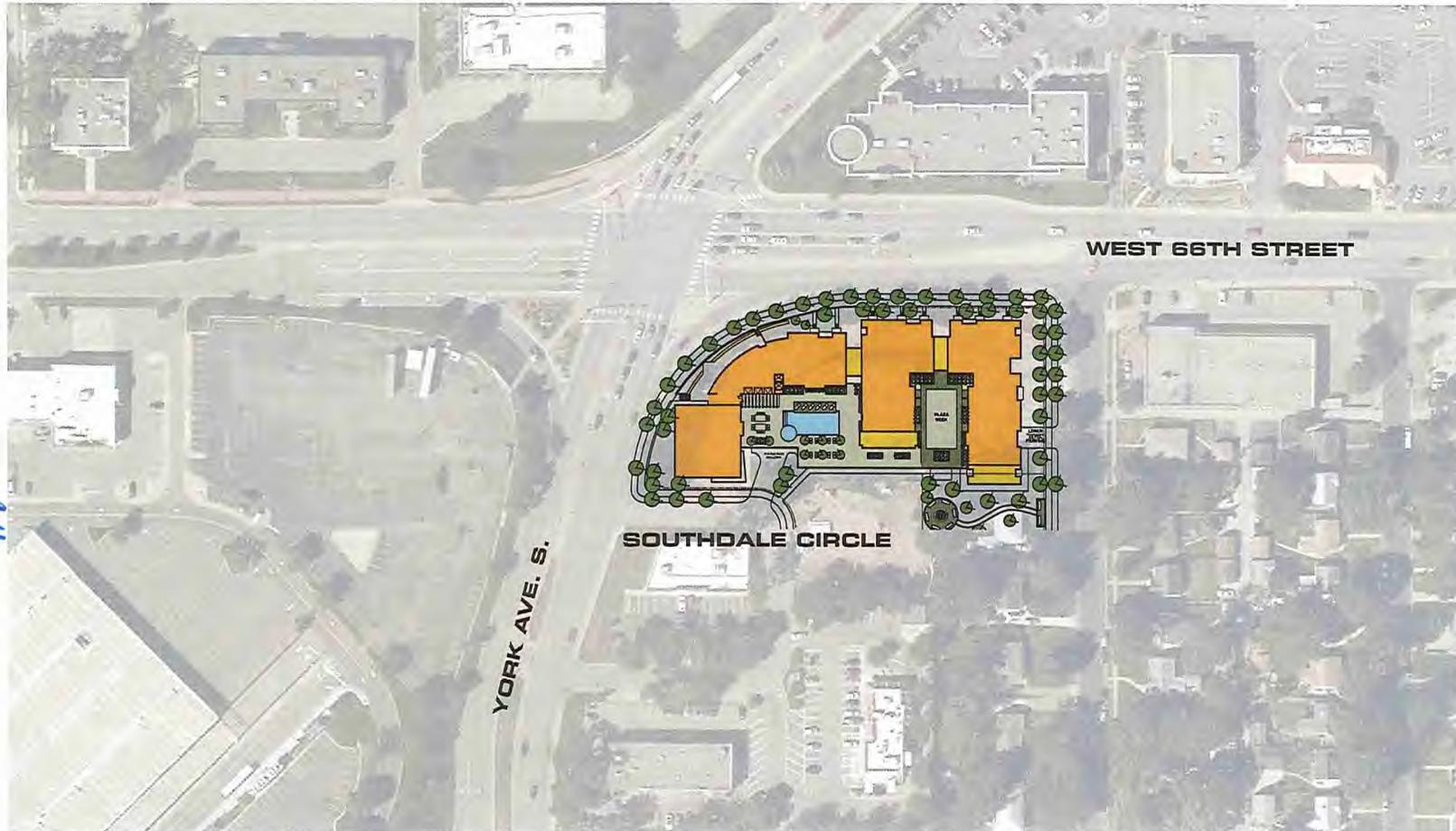
Collage | architects

YORK
Edina, MN
JUL.30.2015

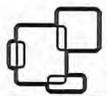


WEST VIEW

YORK
Edina, MN
JUL.30.2015



AERIAL OVERLAY



Collage | architects



A12

YORK

Edina, MN
JUL.30.2015

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RETAIL / OFFICE

- RESTAURANT
- 3,800 GSF
- SALES OFFICE
- 600 GSF
- OFFICE
- 640 GSF

PARKING

- FIRST FLOOR
- 97 STANDARD STALLS
- 09 TANDEM STALLS

LOWER LEVEL

- 149 STANDARD STALLS
- 07 COMPACT STALLS
- 11 TANDEM STALLS
- 273 TOTAL PARKING STALLS

HOUSING

- 210 TOTAL HOUSING UNITS
- (70% 1BR'S - 30% 2 BR'S)

FIRST FLOOR PLAN 1" = 40'

YORK

Edina, MN
JUL.30.2015

INDEX

RETAIL / OFFICE

- RESTAURANT
• 3,800 GSF
- SALES OFFICE
• 600 GSF
- OFFICE
• 640 GSF

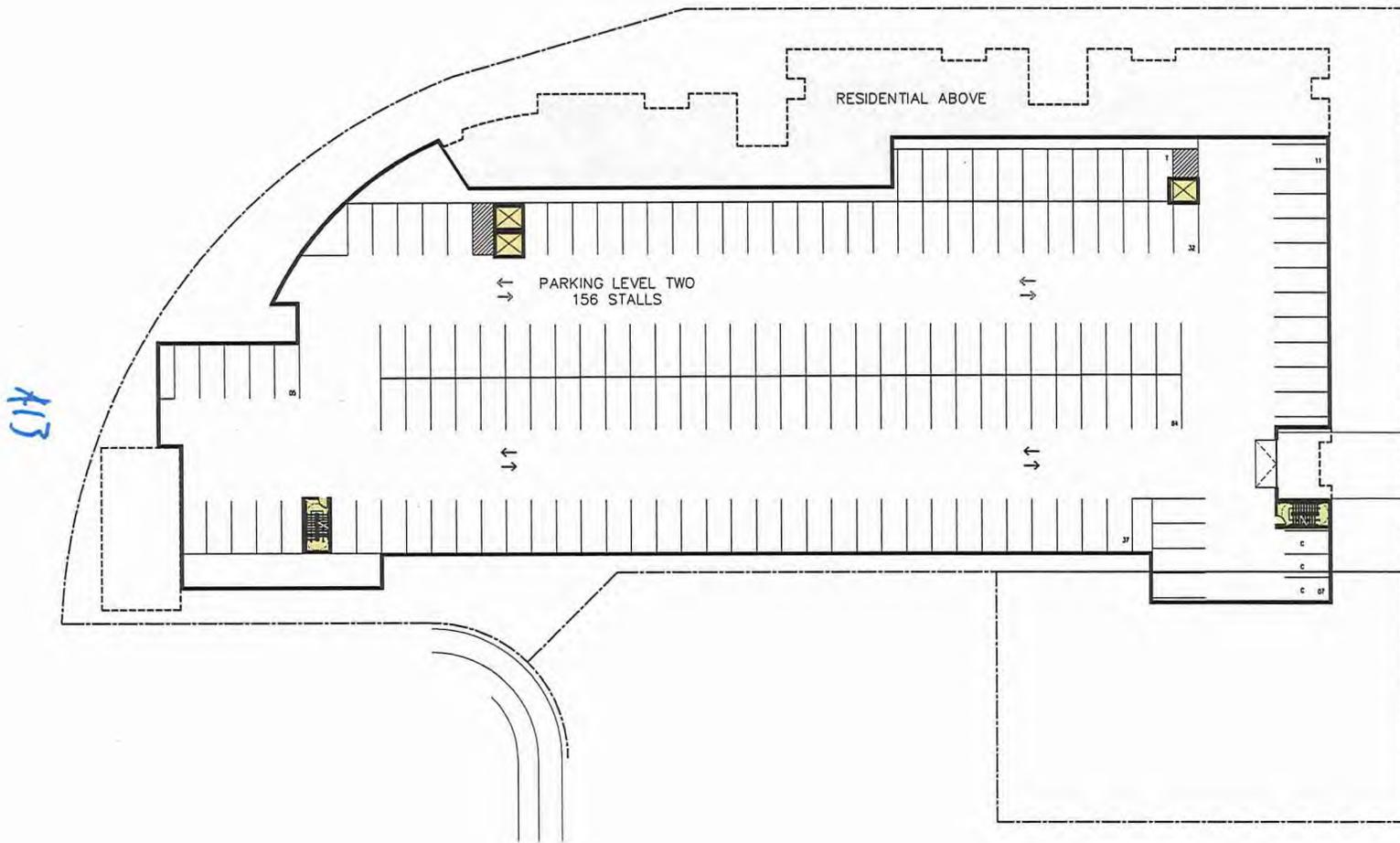
PARKING

- FIRST FLOOR
• 97 STANDARD STALLS
• 09 TANDEM STALLS

- LOWER LEVEL
• 149 STANDARD STALLS
• 07 COMPACT STALLS
• 11 TANDEM STALLS
- 273 TOTAL PARKING STALLS

HOUSING

- 210 TOTAL HOUSING UNITS
(70% 1BR'S - 30% 2 BR'S)



LOWER LEVEL PARKING PLAN 1" = 40'

YORK
Edina, MN
JUL.30.2015



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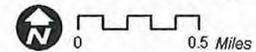
Figure 4.4



City of Edina
2008 Comprehensive Plan Update

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

Date of Aerial Photography: August 2006



A15

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?