REPORT/RECOMMENDATION

To:	**MAYOR AND COUNCIL**	**Agenda Item**	**Item No. VIII.B**
From:	**Cary Teague, Community Development Director**	☐	**Action**
		☒	**Discussion**
Date:	**April 3, 2012**	☐	**Information**
Subject:	**Sketch Plan Review – 7171 France Avenue for Lund Food Holdings.**		
Deadline for a City Decision:	**No Deadline**		

ACTION REQUESTED:
Provide comment regarding the proposed Sketch Plan.

INFORMATION/BACKGROUND:
The applicant is proposing to tear down the existing Byerly's store and build a new 52,000 square foot Byerly's with a 96 unit 7-story apartment on top, and a second 19,000 square foot retail building with a 67 unit apartment on top. Parking for the building would be underneath the retail space. Loading areas would be behind the buildings facing the Promenade. Primary access to the site would be off Hazelton Road, with a secondary access off France through the Macy's site to the south.

The existing property is zoned PCD-3, which allows retail as a permitted use, and multi-residential uses are conditionally permitted. The applicant would be seeking a rezoning of the property to PUD, Planned Unit Development.

The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant by the Planning Commission and City Council shall be considered advisory only, and shall not constitute a binding decision on the request.

Planning Commission Review: On March 14, 2012, the Planning Commission reviewed the proposed Sketch Plan. (See the attached minutes for specific comments.) The following is a summary of some of their comments:

- Support the mixed use aspect of the project – use is good.
- Building height doesn't appear to be much of an issue.
- Suggest that the developer study the ordinance as it relates to mixed use and implement those goals and standards.
- Consider encouraging a more active environment – use imagination; such as an outlet for local artists to display their art, etc.
- Develop the site with vision; how will it be relevant 10-20 years from now.
- Create an area where people want to live, work and shop. Embrace the importance of the Promenade.
- Create a village feel.
- Create a space where people want to stay and where they don't have to drive.
- Ensure that the site is developed in such a way that it provides a positive experience for the people already there – the shopper's at Byerly's etc.
- Create an example of how people gather. Have this be a positive experience for all; not just the residents.
- Create better access throughout the site; especially to France Avenue. How are we getting people from France into the development? There appears to be no change from the France Avenue perspective. Reiterate the importance of promoting pedestrian access through the large front parking areas. Consider relief islands, a front expanded patio, pedestrian walkways/aisles to the bus stop area on France. Tie into the Promenade. Remember ADA standards – are there stairs and a ramp from the parking lot onto the sidewalk to France Avenue/bus stop. Is there even a sidewalk at the lower level on France? Be cognizant of what materials are used – pavers can cause tripping for walkers and vibrations for those in scooters. Ensure that the cross walks are clearly delineated; especially the walkway between Byerly's and the retail building. Add sidewalks?
- Consider relocating the main loading dock area; or at the very least screen it from the Promenade.
- The location of the loading dock works; however, it needs better screening from the Promenade.
- There appears to be a lot of distance from France Avenue to the stores entrance, soften this.
- Note that Edina is moving toward the "Living Street" concept; keep that in mind with redesign.
- Consider separating the housing from the retail – more housing along the Promenade.
- Could the number of parking spaces be reduced; has compact parking ever been considered to preserve green space.
- Support the use of rain gardens.
- Has reconfiguration of the buildings ever been considered; especially the second building.
- Acknowledge that balance needs to be taken with the rear elevations of the buildings. Want them done correctly – they face either the Promenade or street.
- Maybe there isn't a sidewalk at the lower level – part of the larger system
- Two housing projects share one field of parking –that's a great strength.
- Support expressed for building height

- From an architecture perspective make it look great; understand it's sketch plan review but when/if the team comes back with an application really go all out on this project.
- Be creative, be innovative.
- Think outside the box.

ATTACHMENTS:

- Planning Commission Staff Report, March 14, 2012
- Draft minutes from the March 14, 2012 Edina Planning Commission meeting

Planner Aaker stated she would flag the file to ensure that a thorough review was done on drainage.

Vice-Chair Staunton reported that the public hearing for preliminary plat approval for JMS Custom Homes, LLC 6120 Brookview Avenue has been continued to March 28, 2012.

VII. REPORTS/RECOMMENDATIONS

Sketch Plan Review – 6500 France Avenue South, Edina, MN

Vice-Chair Staunton explained the Sketch Plan Review process was new to the Commission and its purpose was to give developers the opportunity to share their ideas with the Commission and Council without the expense of providing full plans.

Vice-Chair Staunton said at this time he is suggesting that the Commission comment on the Sketch Plan review in a structured form that encompasses three topics. 1Land Use; 2) Site Plan; 3) Design Features.

Planner Presentation

Planner Aaker reported that the Planning Commission was asked to consider a sketch plan proposal to redevelop the Byerly's site at 7171 France Avenue. The applicant is proposing to tear down the existing Byerly's store and build a new 52,000 square foot Byerly's with a 96 unit 7-story apartment on top, and a second 19,000 square foot retail building with a 67 unit apartment on top. Parking for the building would be underneath the retail space. Loading areas would be behind the buildings facing the Promenade. (See page A8.) Primary access to the site would be off Hazelton Road, with a secondary access off France through the Macy's site to the south.

The existing property is zoned PCD-3, which allows retail as a permitted use, and multi-residential uses are conditionally permitted. (See page A5.) The applicant would be seeking a rezoning of the property to PUD, Planned Unit Development.

The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant by the Planning Commission and City Council shall be considered advisory only, and shall not constitute a binding decision on the request.

Should the City decide to rezone these sites to PUD, the proposed setbacks, height of the building and number of parking stalls would become the standards for the site.

Planner Aaker observed while the proposal would be an improvement over the existing building and use on the site, staff is not sure that the proposal would rise to the level of meeting the purpose and intent of the PUD above. The proposal is more typical of traditional suburban development, and does not create a pedestrian friendly environment or engage the adjacent streets or the Promenade. Boulevard style sidewalks along France and Hazelton Road should be added. Due to the retaining wall along France, the sidewalk may need to be located above the retaining wall, with set of stairs to get to the bus stop. Connections from the retail uses to these sidewalks should also be required in addition to the full connection to the Promenade.

Aaker also reported that a traffic study would need to be completed to determine impacts on adjacent roadways and the city engineer has expressed concern in regard to sewer capacity in the area. This issue would have to be examined closely as part of a formal submittal. Upgrades to the system, and cost sharing for those upgrades may be required.

Appearing for the Applicant

Greg Anderson, Anderson KM Builders

Applicant Presentation

Mr. Anderson introduced the development team; Paul Holmes, Pope Architects and Jennifer Kent/Lunds.

Mr. Anderson explained that Lunds Food is considering redeveloping their 9.67 acre site in two phases. Anderson said at present the site contains a 59,000 sq. ft. Byerly's grocery store. Continuing, Anderson explained that the intent of Phase I is to redevelop the site to include a 51,800 sq. ft. replacement of the Byerly's store with seven levels of market rate apartments above. Phase 2 would include constructing a 19,000 sq. ft. one level retail space with seven levels of market rate apartments above. Anderson said what's challenging about this redevelopment is that Byerly's would remain open during construction. Anderson also noted that at this time the project hasn't "signed" a residential partner; however those discussions are in the process.

Continuing, Anderson told the Commission in discussions with Byerly's it became apparent that it was very important to them that the stores main entrance orients toward France Avenue. Anderson also informed the Commission Byerly's has had discussions with Macy's on shared opportunities including access.

Paul Holms said in designing the project the buildings will address both France Avenue and the "Promenade" with the housing elements focusing on the Promenade, retail France Avenue. Holms pointed out that in reality the project is a mixed use project. Retail space

would be oriented toward France Avenue and housing toward the promenade. With graphics Holms asked the Commission to note the location of the loading dock, adding the goal is to shield the loading dock from both the promenade and residential aspect of the project. He added that plans to screen the dock will become firmer when a residential partner is on board.

Discussion on Applicant Presentation

Commissioner Fischer questioned the east/west orientation and south location of the new Byerly's building and asked the developers if this configuration was the result of the current grocery store having to remain open and the existing utility easement. Mr. Holms responded in the affirmative adding that grades also played a role in building configuration and placement. Continuing, Holms said another factor in building orientation and location was to separate the retail parking from the residential parking. Holms said another important aspect of the design was to eliminate semi-trucks from a front loading dock. A mini dock would serve the deli and the rear dock semi-trucks

Commissioner Schroeder said his question is broad. He explained that the City recently adopted a PUD process. This process was put in place to enable developers and the City to achieve something they couldn't achieve through the regular rezoning process. Schroeder asked the applicant what the community gets from this; what's the benefit.

Mr. Holms responded that the proposed multiple land uses and added density are of benefit by establishing a direct connection between retail and housing. This connection not only enhances the immediate area but the City as well by adding to the tax base.

Mr. Anderson told the Commission through this proposal Lund's would be investing in the community at large. Anderson noted that Lund's could proceed by building only a new grocery store; however they chose to redevelop the site as presented. Anderson pointed out that the existing Byerly's is tired and if the project were approved the community would get a new piece of real estate and expanded tax base.

Commissioner Scherer said when she first viewed the sketch plan she was struck by the proposed use. Scherer asked if there was still a market for this type multi housing project. Mr. Anderson responded that Lund's retained a market analysis firm and they found that market rate rental property is in demand.

Commissioner Carpenter said that while he agrees that market rate apartments are now in demand, he's not sure how that will fair in the long term. Mr. Anderson responded that it's hard for him to know if this is a risk, adding there's always a risk in development; you can either be ahead of the curve or behind it.

Commissioner Platteter asked if Lund's ever considered acquiring the restaurant to its

immediate east. Mr. Anderson reported that Lund's has been in contact with that owner; however, at this time the discussion is in the preliminary stage and a deal hasn't been struck.

Vice- Chair Staunton said at this time the discussion would focus on the proposed use. Commissioners expressed the following:

- Support the mixed use aspect of the project – use is good
- Building height doesn't appear to be much of an issue.
- Suggest that the developer study the ordinance as it relates to mixed use and implement those goals and standards.
- Consider encouraging a more active environment – use imagination; such as an outlet for local artists to display their art, etc.
- Make it stellar.
- Lingering concern on the housing market.
- Develop the site with vision; how will it be relevant 10-20 years from now.
- Create an area where people want to live, work and shop.
- Embrace the importance of the Promenade.
- Create a village feel.
- Create a space where people want to stay and where they don't have to drive.
- Ensure that the site is developed in such a way that it provides a positive experience for the people already there – the shopper's at Byerly's etc.
- Create an example of how people gather. Have this be a positive experience for all; not just the residents -
- Consider a public purpose for this area by creating go to and stay at areas within the site that encourages them to stay.
- Look at how to maximize the lobby and entrances by creating meeting spaces.
- Create better access throughout the site; especially to France Avenue. There appears to be no change from the France Avenue perspective.
- Consider relocating the main loading dock area; or at the very least screen it from the Promenade.

Mr. Anderson asked Commissioners if their concern about providing inviting "public space" was for the residents of the proposed housing or for the general public.

Commissioner Schroeder responded that his intent was to create an attractive place for everyone. He added he doesn't know how that would translate but would like to see it happen. Commissioners agreed, adding opportunities to gather should be encouraged and can be created.

Vice-chair Staunton introduced discussion on the "site plan". Commissioners expressed the following:

- There appears to be a lot of distance from France Avenue to the stores entrance, soften this.

- Keep the pedestrian in mind. Commissioners reiterated there's a lot of space between the front door of the proposed stores and France Avenue./Hazelton
- Create a place for bicycles.
- Concern was expressed on sewer capacity – ensure that it's sufficient and a ? on who pays for it if it needs to be increased.
- Note that Edina is moving toward the "Living Street" concept; keep that in mind with redesign.
- Consider separating the housing from the retail – more housing along the Promenade.
- Keep in mind ordinance requirements for utility equipment. (placement, screening, noise etc.)
- Could the number of parking spaces be reduced; has compact parking ever been considered to preserve green space. Ms. Kent responded that the width of Byerly's parking spaces is part of their branding and she doesn't believe those standards would be relaxed; however that can be discussed.
- Suggest better integration of the large vehicle loading dock into the site.
- Support the use of rain gardens.
- Reiterate the importance of promoting pedestrian access through the large front parking areas. Consider relief islands, a front expanded patio, pedestrian walkways/aisles to the bus stop area on France. Tie into the Promenade.
- Remember ADA standards – are there stairs and a ramp from the parking lot onto the sidewalk to France Avenue/bus stop. Is there even a sidewalk at the lower level on France. Be cognizant of what materials are used – pavers can cause tripping for walkers and vibrations for those in scooters.
- Consider having staff parking near the corner of France/Hazelton. Those parking spaces probably won't be in high demand.
- Ensure that the cross walks are clearly delineated; especially the walkway between Byerly's and the retail building. Add sidewalks?
- Has reconfiguration of the buildings ever been considered; especially the second building.
- Acknowledge that balance needs to be taken with the rear elevations of the buildings. Want them done correctly – they face either the Promenade or street. Mr. Anderson said that the residential component has separate parking acknowledging the site has no rear.
- The separation of retail parking from residential parking makes sense; however there's room for tweaking –
- How will the parcel pickup flow – will this work -
- Connectivity.
- The location of the loading dock works; however, it needs better screening from the Promenade.
- Maybe there isn't a sidewalk at the lower level – part of the larger system
- How are we getting people from France into the development.
- The utility easement running through the site is the real deal and does drive building placement.
- Two housing projects share one field of parking –that's a great strength.

The discussion ensued with Commissioners reiterating their concern with pedestrian access and travel throughout the site. Commissioners stressed the importance of sidewalks and wondered if France

Avenue would ever be pedestrian friendly. Commissioners indicated they don't want to give up on that goal. Commissioners also acknowledged that grocery stores are different and accepted that the parking would be in front of the proposed buildings vs. their goal of having buildings address the street.

Continuing, Commissioners again stressed the importance of the Promenade. The Commission also suggested embracing the Promenade, adding it's a great amenity; not only for the housing aspect of the project but for the store as well. More screening could be added around the loading dock.

Vice-Chair Staunton directed the discussion to the design features of the proposed project. Commissioners expressed the following:

- Support expressed for building height
- From an architecture perspective make it look great; understand its sketch plan review but when/if the team comes back with an application go all out on this project.
- Be creative, be innovative.
- Think outside the box.

Vice-Chair Staunton thanked everyone for their participation in the sketch plan review process and he told the design team he looks forward to preliminary plans.

- **VIII. CORRESPONDENCE AND PETITIONS**

Vice-Chair Staunton acknowledged receipt of the Council Connection.

IX. CHAIR AND COMMISSION COMMENTS

Vice-Chair Staunton reported that the Grandview process continues. He told the Commission the comment period has been extended to March 28th. The Planning Commission is scheduled to review the Framework on April 11, followed by the City Council on April 17th.

Commissioner Forrest reported that she attended a Integrating Arts workshop. Forrest said she found that more could be done to promote Edina's artists.

X. STAFF COMMENTS

None.

XI. ADJOURNMENT

Commissioner Potts moved to adjourn the meeting at 9:25 PM. Commissioner Platteter seconded the motion. All voted aye; motion carried.

CITY OF EDINA

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MEMO

Date: March 14, 2012

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 7171 France

The Planning Commission is asked to consider a sketch plan proposal to redevelop the Byerly's site at 7171 France Avenue. (See property location on pages A1–A6.) The applicant is proposing to tear down the existing Byerly's store and build a new 52,000 square foot Byerly's with a 96 unit 7-story apartment on top, and a second 19,000 square foot retail building with a 67 unit apartment on top. Parking for the building would be underneath the retail space. Loading areas would be behind the buildings facing the Promenade. (See page A8.) Primary access to the site would be off Hazelton Road, with a secondary access off France through the Macy's site to the south.

The existing property is zoned PCD-3, which allows retail as a permitted use, and multi-residential uses are conditionally permitted. (See page A5.) The applicant would be seeking a rezoning of the property to PUD, Planned Unit Development.

The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant by the Planning Commission and City Council shall be considered advisory only, and shall not constitute a binding decision on the request.

The table on the following page is a compliance table demonstrating how the proposed new building would comply with the PCD-3 Zoning Ordinance Standards. Please note that several variances would be required under the existing zoning standards.

Should the City decide to rezone these sites to PUD, the proposed setbacks, height of the building and number of parking stalls would become the standards for the site.

Compliance Table

	City Standard (PCD-3)	Proposed
Building Setbacks Front – France Ave Front – Hazelton Road Side – East Rear – South	 102 feet 102 feet 102 feet 102 feet	 200+ feet ***68 feet**** 150+ feet 200+ feet
Building Height	Eight Stories or 96 feet whichever is less	Eight Stories & ***102 feet****
Building Coverage	30%	20%
Maximum Floor Area Ratio (FAR)	50% Lot size =409,040 s.f.	***69%**** Gross s.f. = 280,700 s.f.
Parking Stalls	617 required & 163 enclosed – Based on 163 units and 70,800 s.f. retail	619 proposed & ***146**** ***enclosed***
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

**** Would require variance if no PUD***

Additional PCD-3 Zoning Ordinance Requirements

Section 850.16. Subd. 12.C states that the "City encourages i) ground level retail and service uses that create an active pedestrian and streetscape environment and ii) pedestrian connections by way of skyways and tunnels. The City Council will consider exceptions to setback requirements for these purposes.

The proposed plans do not create an active pedestrian and streetscape environment. It is more of the traditional suburban style development with the parking lot in front of

the building, and the loading in the back. In this instance however, the back of the building is the Promenade. While there is a sidewalk and greenway connection to the Promenade, the proposed development does not take advantage of this amenity and fully engage and encourage interaction with it. (See concept plans for the Promenade on pages A17–A23.)

PUD Zoning

Per Section 850.04. Subd. 4 D provides the following regulations for a PUD:

1. Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. 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.

2. Applicability/Criteria

a. Uses. All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title shall be treated as potentially allowable uses within a PUD district, provided they would be allowable on the site under the Comprehensive Plan. Property currently zoned R-1, R-2 and PRD-1 shall not be eligible for a PUD.

b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:

i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;

ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;

iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and

iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in #1 above.

While the proposal would be an improvement over the existing building and use on the site, staff is not sure that the proposal would rise to the level of meeting the purpose and intent of the PUD above. The proposal is more typical of traditional suburban development, and does not create a pedestrian friendly environment or engage the adjacent streets or the Promenade. Boulevard style sidewalks along France and Hazelton Road should be added. Due to the retaining wall along France, the

sidewalk may have to be located above the retaining wall, with set of stairs to get to the bus stop. Connections from the retail uses to these sidewalks should also be required in addition to the full connection to the Promenade.

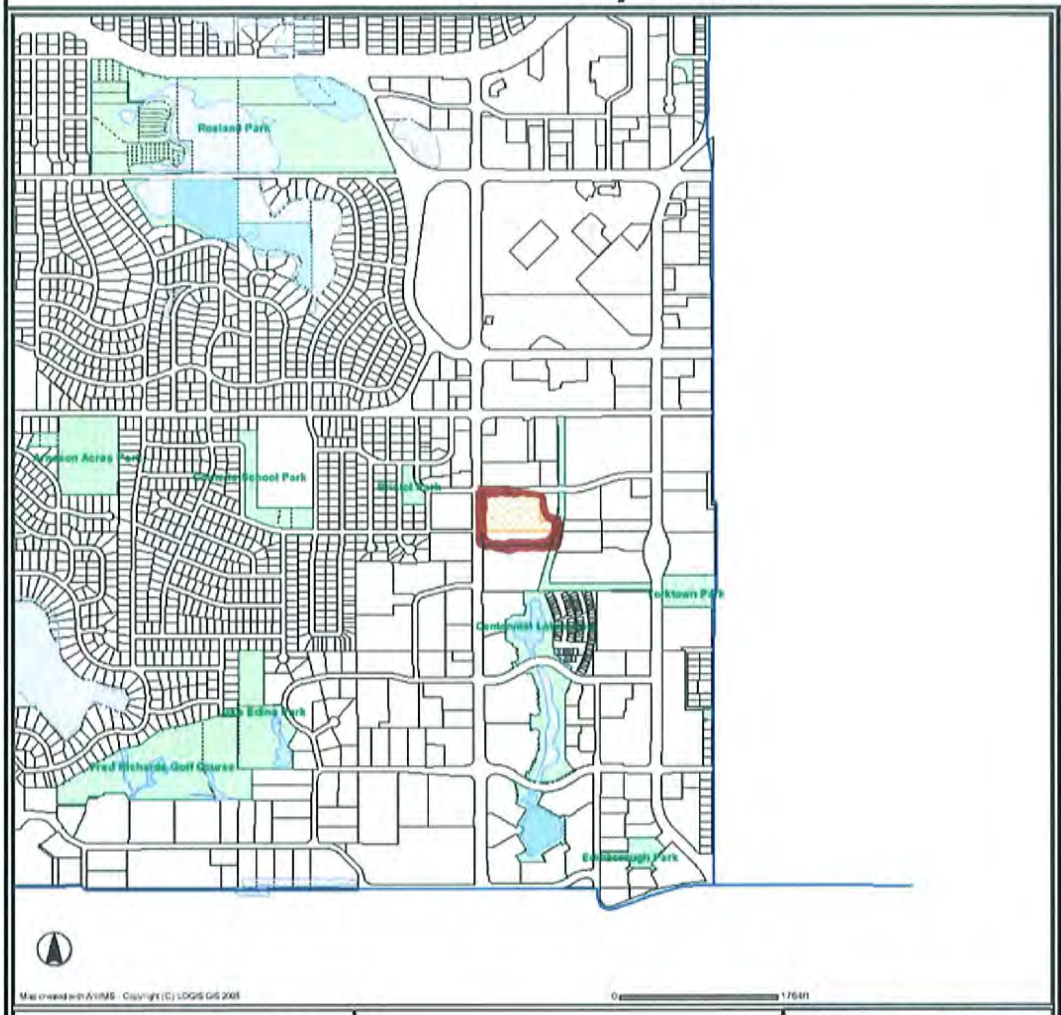
Traffic

A traffic study would need to be completed to determine impacts on adjacent roadways.

Sewer Capacity

The city engineer has expressed concern in regard to sewer capacity in the area. This issue would have to be examined closely as part of a formal submittal. Upgrades to the system, and cost sharing for those upgrades may be required.

City of Edina



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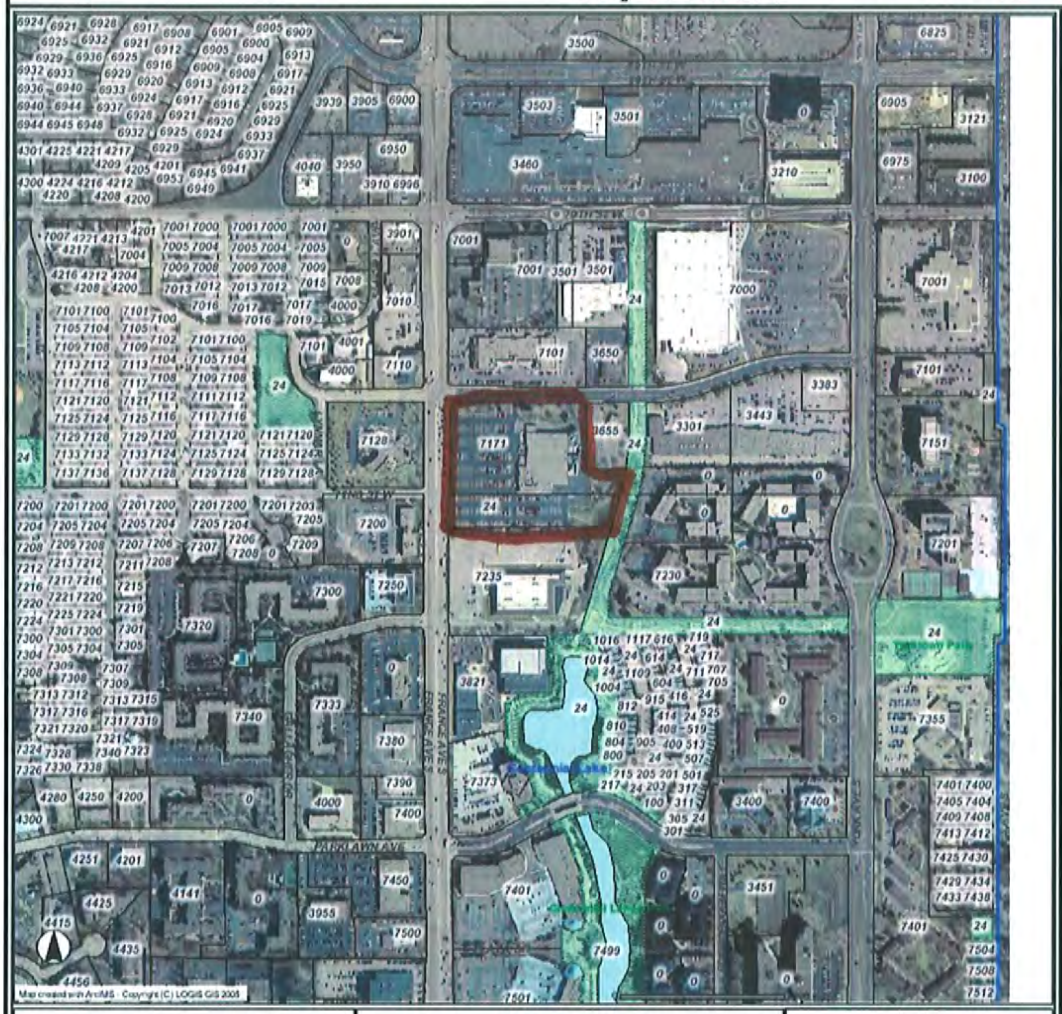
7171 France Ave S
Edina, MN 55435

City of Edina



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Edina, MN 55435

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7171 France Ave S
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A4

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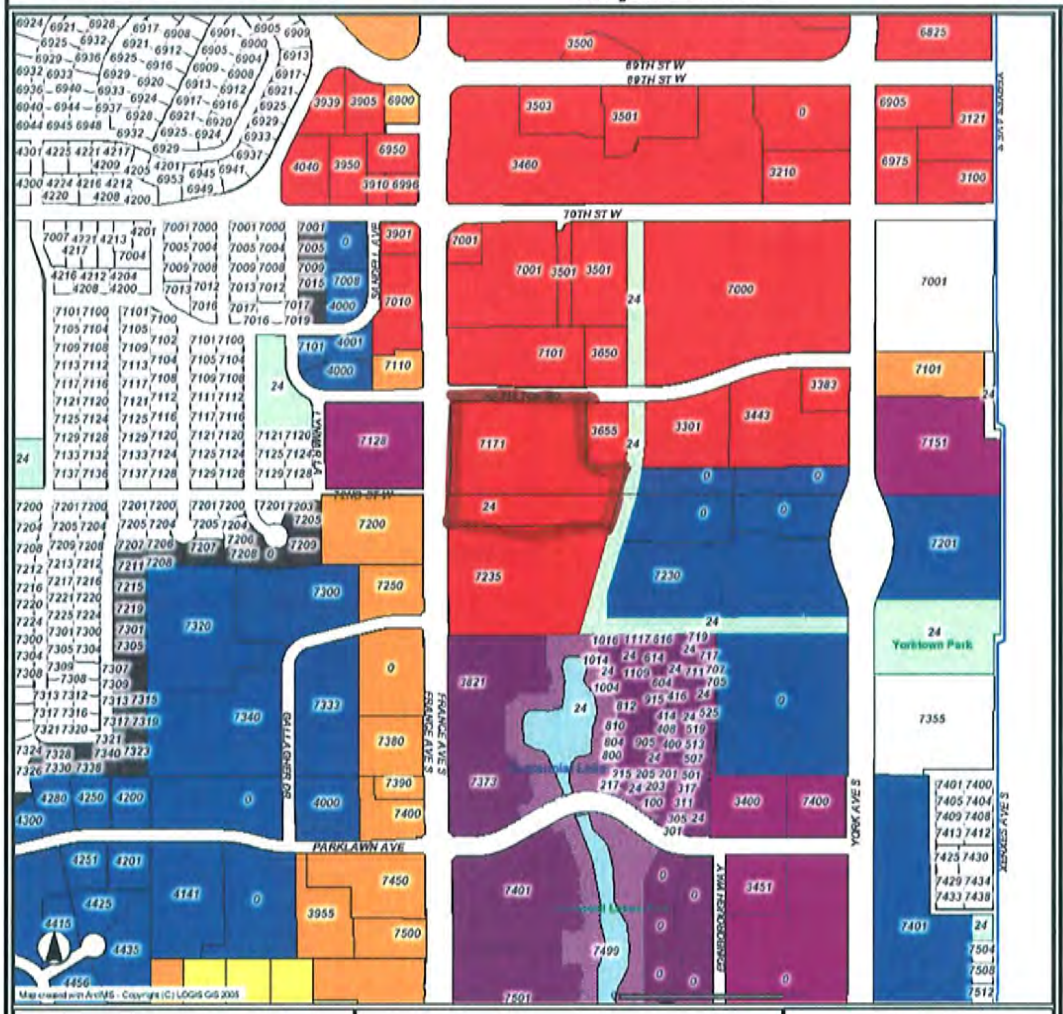

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7171 France Ave S
Edina, MN 55435

CITY OF EDINA, MINNESOTA · INCORPORATED 1888

ZONING

BYERLY'S
BYERLY'S

Edina Byerly's – Sketch Plan Review Package – Project Narrative
February 22, 2012

Lund's Food Holdings seeks to redevelop their 9.67 acre property at the southeast quadrant of France Avenue and Hazelton Road in Edina. The property is presently occupied by a Byerly's store, of just over 59,000 square feet.

The proposed redevelopment plan includes, in Phase 1, a replacement Byerly's store of 51,800 square feet, and seven levels of market-rate rental housing. While the submitted materials indicate 96 rental units, a joint venture partner has not yet been selected, and unit size and mix may be subject to change. Phase 1 underground parking includes 96 spaces (1/unit). An additional 48 surface-parking spaces are provided to support the housing, as well as 354 spaces to support the Byerly's retail need. Phase 1 building height will depend to some degree on retail clear height requirements, but is anticipated to be approximately 102' plus elevator over-run and rooftop equipment.

Phase 2 redevelopment includes 19,000 square feet of first-level leased retail, with seven levels of market rate housing above. Submitted materials indicate 67 housing units, supported by 50 below-grade parking spaces, and 51 surface spaces. Retail parking is provided per zoning ordinance at 5/1000. Phase 2 building height will be approximately 96' plus elevator over-run and rooftop equipment.

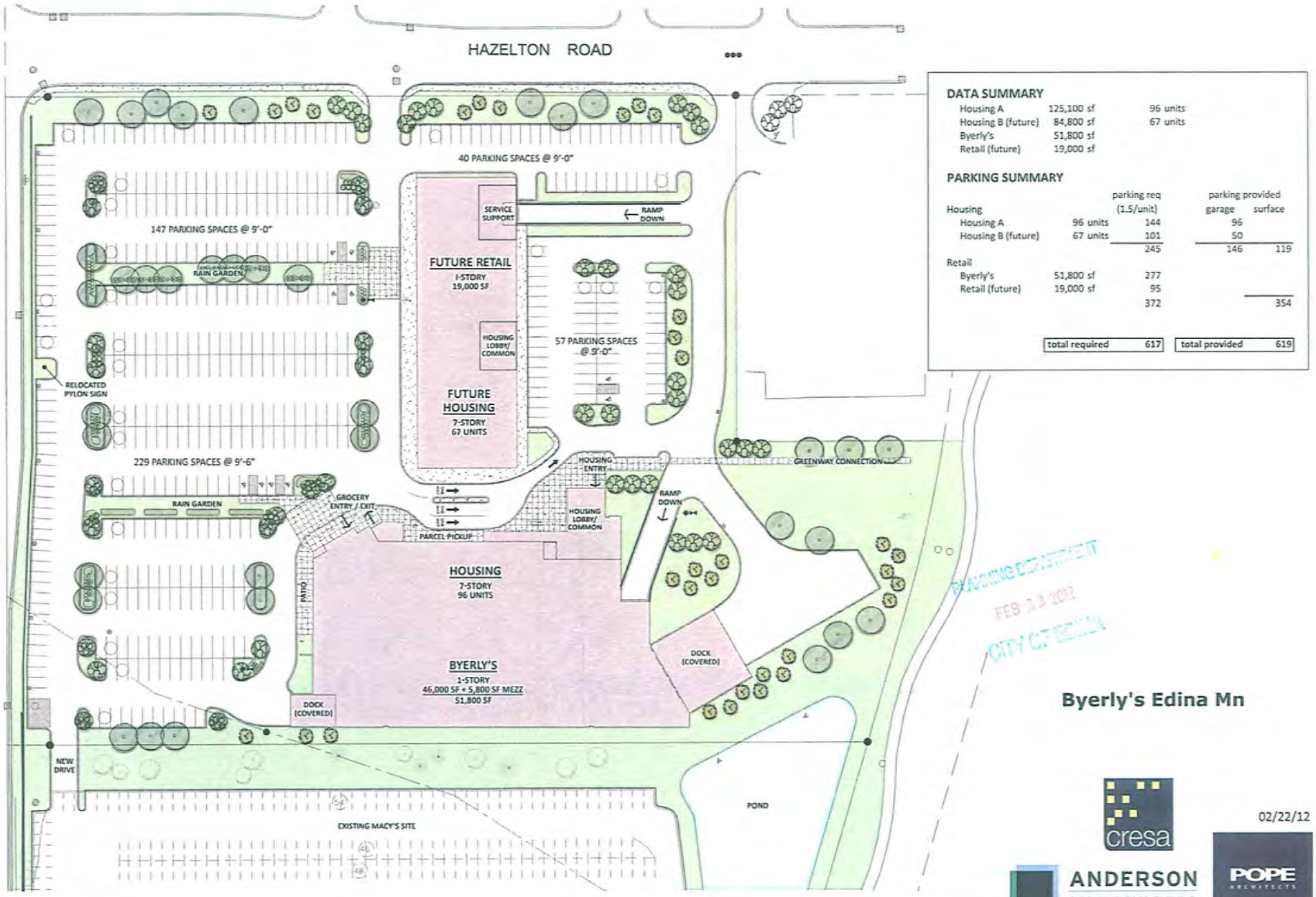
Retail and residential entries, as well as pedestrian and vehicular traffic are intentionally separated, with main housing entries, and underground garage entrances for both phases occurring on the eastern side of the site.

A pedestrian connection is extended to the Promenade greenway to the east, and stormwater management strategy includes the development of above-grade ponding adjacent to the promenade walkway that could potentially serve both Byerly's redevelopment, and the Macy's property to the south.

Access from France Avenue is provided from two points on Hazelton Road. Signalization of the easternmost entry is anticipated in the materials submitted. A license agreement providing cross-access has been negotiated with Macy's to provide vehicular access between sites, parallel to France Avenue at the western edge of the site.

Current zoning is PCD-3. Lund Food Holdings will be seeking PUD zoning classification for this project in order to provide flexibility that will enhance development outcomes and provide benefits as described in the city zoning code 850.04 subpart 4.

We appreciate your consideration of the sketch-plan review application, and look forward to meeting with you to discuss the project in greater detail.



DATA SUMMARY

Housing A	125,100 sf	96 units
Housing B (future)	84,800 sf	67 units
Byerly's	51,800 sf	
Retail (future)	19,000 sf	

PARKING SUMMARY

		parking req (1.5/unit)	parking provided garage	parking provided surface
Housing				
Housing A	96 units	144	96	
Housing B (future)	67 units	101	50	
		245	146	119
Retail				
Byerly's	51,800 sf	277		
Retail (future)	19,000 sf	95		
		372		354
	total required	617	total provided	619

PLANNING DEPARTMENT
FEB 23 2012
CITY OF EDINA

Byerly's Edina Mn

1 SITE PLAN
A1.3 1"=30'-0"

NORTH

cresa

ANDERSON KM BUILDERS
Comprehensive Building & Development Services

POPE ARCHITECTS

02/22/12

A9

View from SE - Macy's Prop line

Aerial view from SE

Byerly's Edina Mn

PLANNING DEPARTMENT
FEB 29 2012
CITY OF EDINA

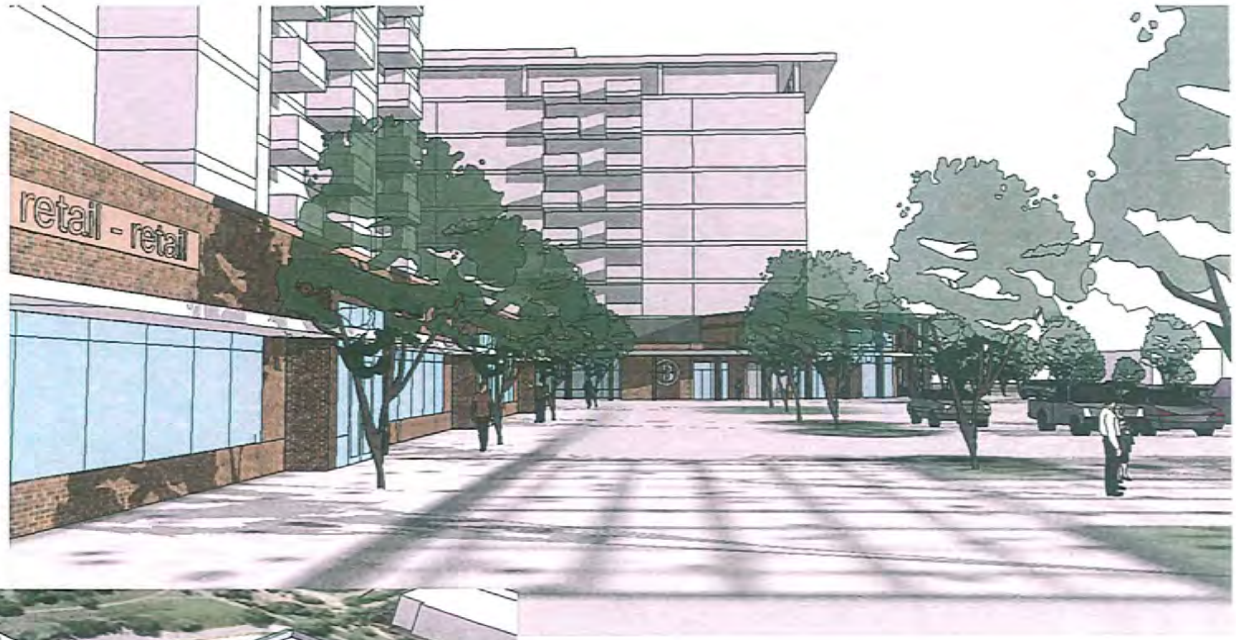
02/21/12

cresa

ANDERSON KM BUILDERS
Comprehensive Building & Development Services

POPE ARCHITECTS

A10



View at entry drive

Aerial view from NW

Byerly's Edina Mn

PLANNING DEPARTMENT
FEB 29 2012
CITY OF EDINA

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ANDERSON KM BUILDERS
Comprehensive Building & Development Services

POPE ARCHITECTS

02/21/12

A11

Street level view from NE

Aerial view from NE

Byerly's Edina Mn

PLANNING DEPARTMENT
FEB 23 2012
CITY OF EDINA

cresa

02/21/12

ANDERSON
KM BUILDERS
Comprehensive Building & Development Services

POPE
ARCHITECTS

Street level view from France Ave.

Street level view from NW

Byerly's Edina Mn

FEB 9 9 2012
CITY OF EDINA

02/21/12

cresa

ANDERSON
KM BUILDERS
Comprehensive Building & Development Services

POPE
ARCHITECTS

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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
RIGHT OF WAY		
SECTION LINE		
EASEMENT LINE		
SETBACK LINE		
CENTERLINE		
CURB LINE		
CATCH BASIN		
CATCH BASIN MANHOLE		
STORM MANHOLE		
BITUMINOUS PAVEMENT		
CONCRETE PAVEMENT		
EDGE OF GRAVEL		
FENCE LINE		
LIGHT POLE		
POWER POLE		
SIGN		
HANDICAP PARKING		

SITE NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

TYPICAL FULL SIZE 90° PARKING STALL IS 9' X 20' UNLESS OTHERWISE NOTED.

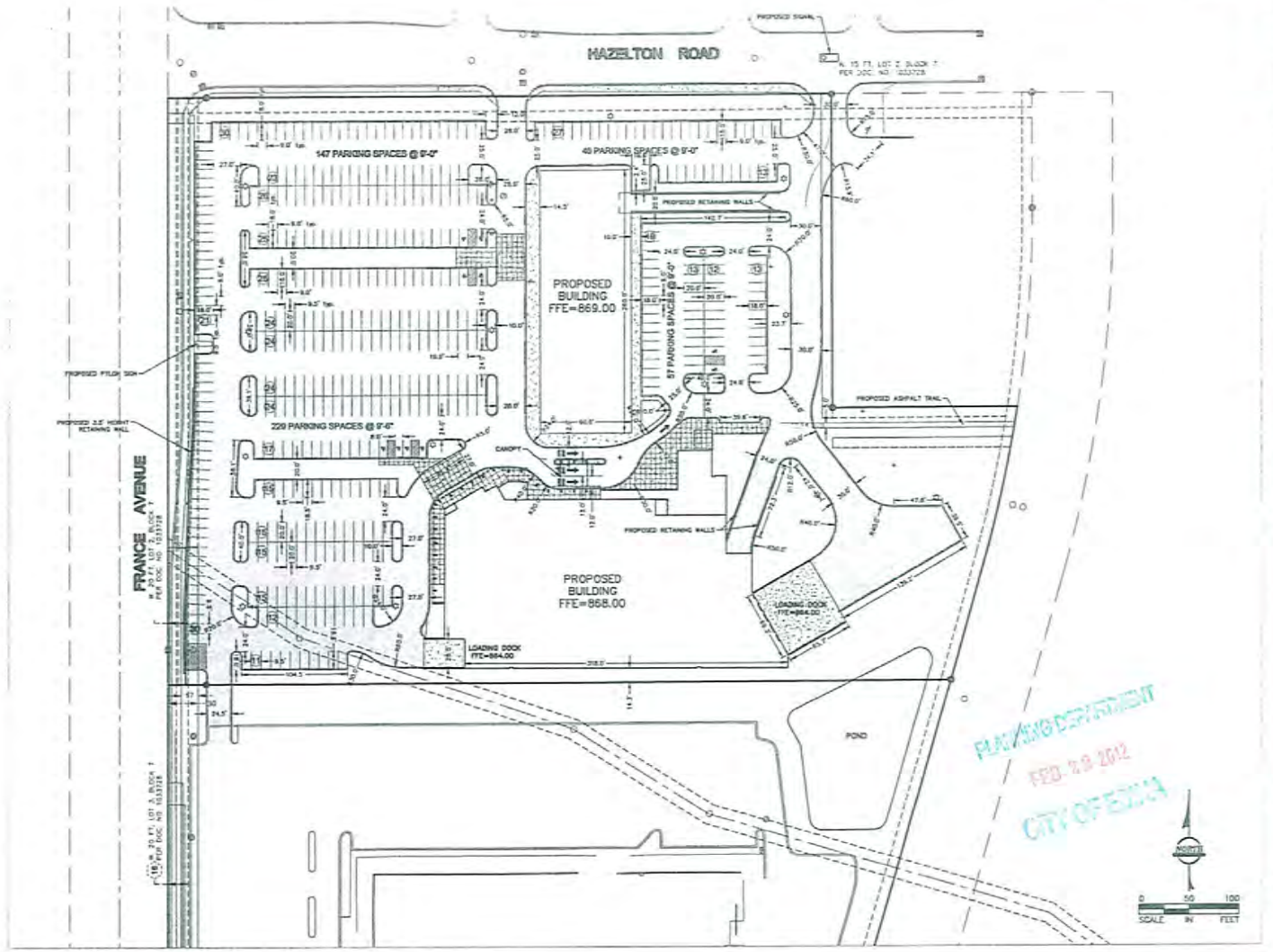
ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.

ALL CURB AND GUTTER TO BE B612 UNLESS OTHERWISE NOTED.

PEDESTRIAN RAMPS TO BE CONSTRUCTED AT ALL CURB CROSSINGS OF SIDEWALK.

SITE DATA

SITE AREA	EXIST SF	EXIST ACRES	100.00%
BUILDING % OF SITE	EXIST SF	EXIST ACRES	X.00%
ZONING	BUSINESS PARK		BP
ZONING NOTES:			
FAR	1:1		-----
MAX BUILDING COVERAGE	00%	PROVIDED	XX.0%
GREENSPACE REQUIRED	00%	PROVIDED	XX.0%
PARKING TOTAL			473 STALLS
BUILDING SETBACKS			
FRONT			50 FT.
SIDE			EXIST FT.
REAR			N/A (100 FT. RESIDENTIAL)
MAX BUILDING HEIGHT			EXIST FT.



PLANNING DEPARTMENT
FEB 29 2012
CITY OF EDINA

BENCHMARKS

BENCHMARK 1
LOCATION @ 85' SW OF SW BYERLY's PROPERTY CORNER
ELEVATION = 855.99 FT.
BENCHMARK 2
LOCATION NE CORNER OF FRANCE AVENUE AND HAZELTON ROAD
ELEVATION = 861.52 FT.

A13

RLK — Civil Engineering Consultants

REVISIONS

	BY/MO	DY	YR
REVISED			
REVISED			
DRAWN			
CHECKED			

0300 BASE — LIC. NO. — DATE

BYERLY'S
EDINA, MINNESOTA
PRELIMINARY SITE PLAN

SHEET
C4.0

PROJECT
12-01

DATE
02-22-2012

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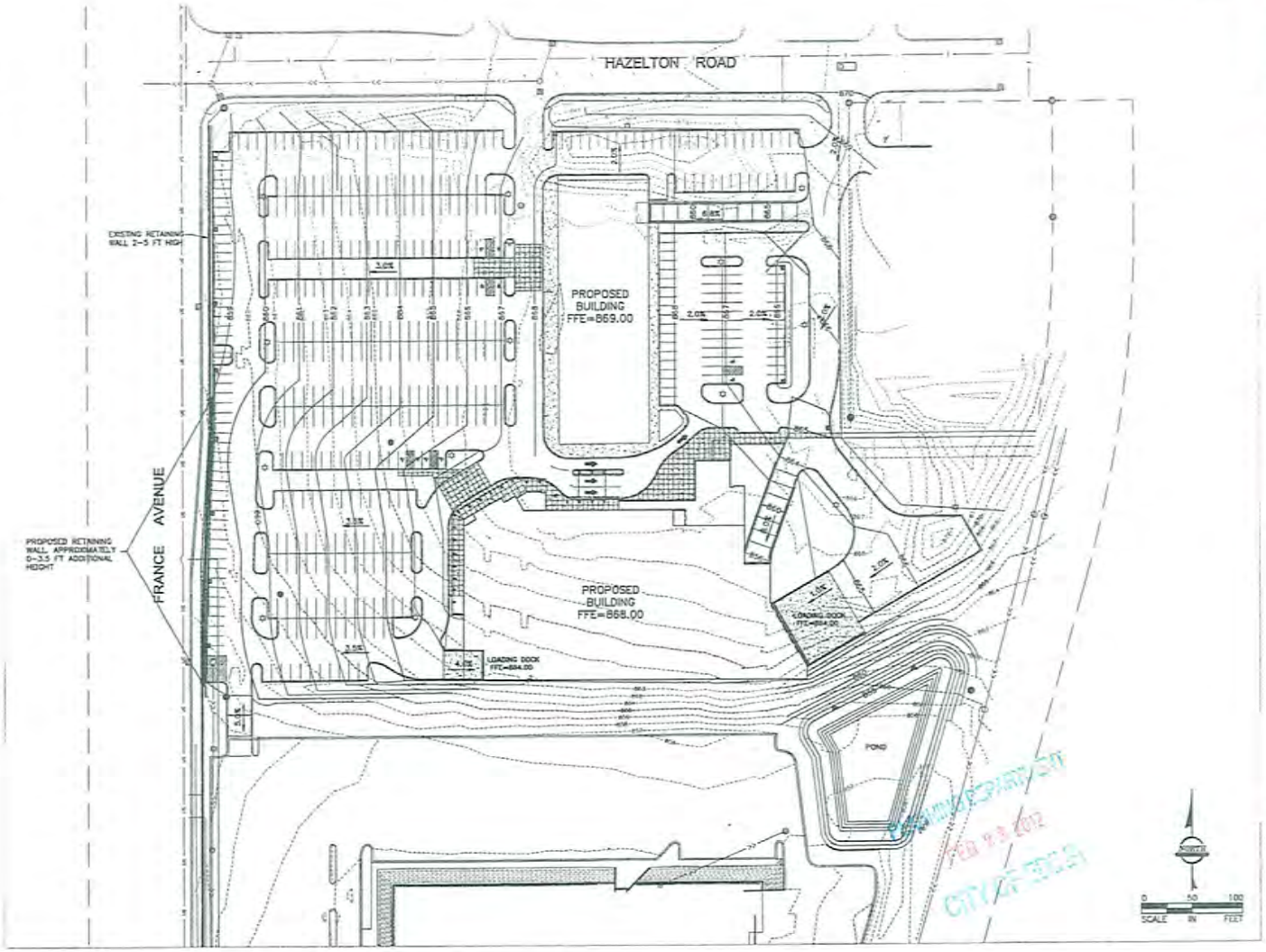
LEGEND

	PROPOSED	EXISTING
TOPOGRAPHIC INDEX CONTOUR		
TOPOGRAPHIC CONTOUR		
EDGE OF WETLAND		
POND NORMAL WATER LEVEL		
DITCH CENTERLINE		
SOIL BORING		
SPOT ELEVATION		
DRAINAGE SLOPE		
STORM SEWER		
DRAINTILE		
CATCH BASIN		
CATCH BASIN MANHOLE		
STORM MANHOLE		
FLARED END		
FLARED END W/ RIP RAP		
SILT FENCE		
ROCK CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		



BENCHMARKS

BENCHMARK 1
LOCATION @ 85' SW OF SW BYERLY's PROPERTY CORNER
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BENCHMARK 2
LOCATION NE CORNER OF FRANCE AVENUE AND HAZELTON ROAD
ELEVATION = 861.52 FT.

RLK ENGINEERING

Creating Exceptional Communities

DAVID BADE
DATE
LIC. NO.

SURVEYED
DESIGNED
DRAWN
CHECKED

REVISIONS

BYERLY'S
EDINA, MINNESOTA
PRELIMINARY GRADING PLAN

SHEET # C5.0
PROJECT # 2012-005-A
DATE 02-16-2012

A14

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Twin Cities Area 651-454-0002
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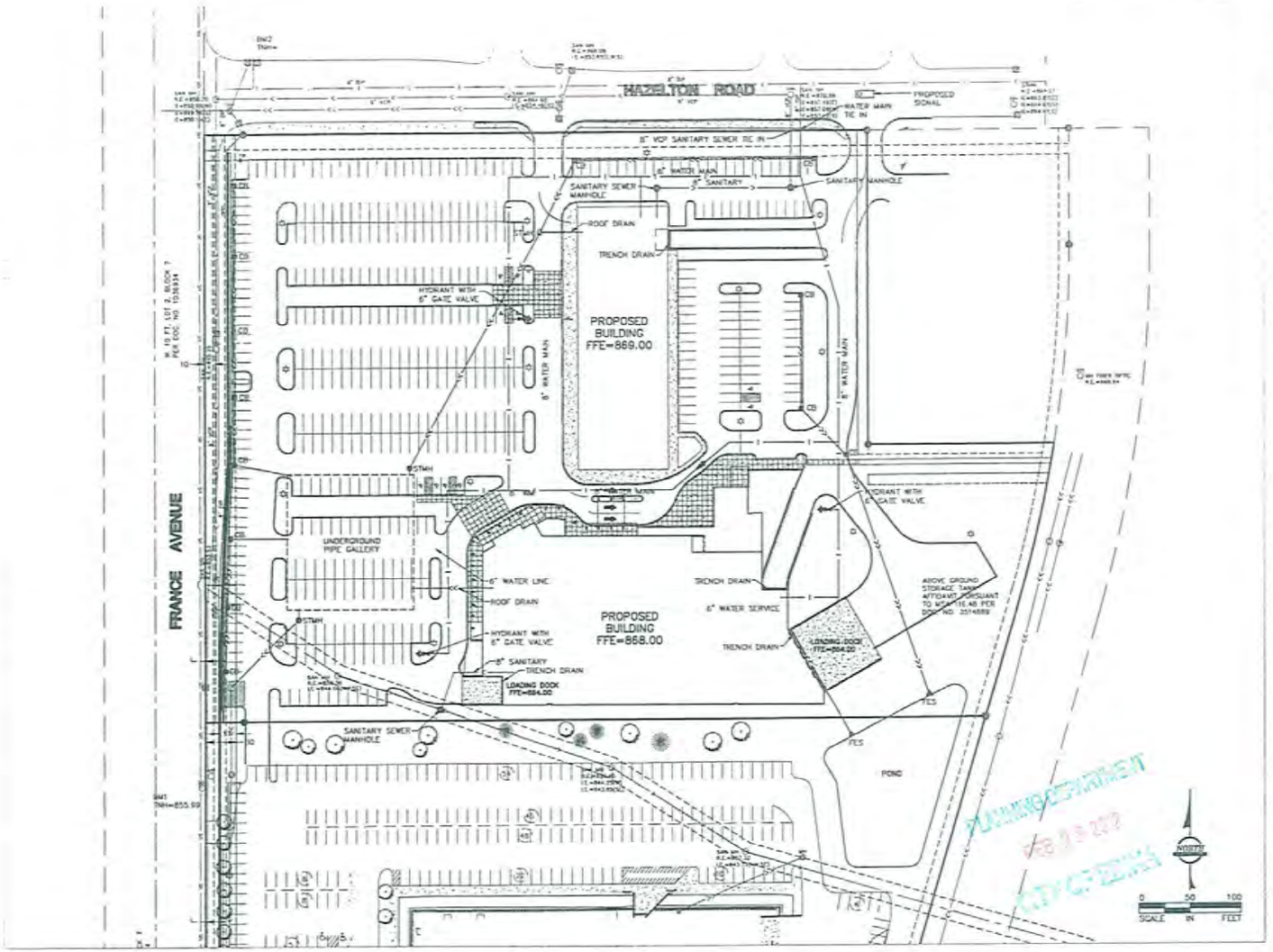
LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
SANITARY SEWER		
SANITARY FORCEMAIN		
SEPTIC SEWER AREA		
SANITARY MANHOLE		
STORM SEWER		
DRAINTILE		
CATCH BASIN		
CATCH BASIN MANHOLE		
STORM MANHOLE		
FLARED END		
FLARED END W/ RIP RAP		
WATERMAIN		
FIRE HYDRANT W/ VALVE		
GATE VALVE		
POST INDICATOR VALVE		
GAS MAIN		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
OVERHEAD CABLE TELEVISION		
UNDERGROUND CABLE TELEVISION		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
FIBER OPTIC TELEPHONE		



PLANNING DEPARTMENT
RECEIVED
12/28/12

BENCHMARKS

BENCHMARK 1
LOCATION @ 85' SW OF SW BYERLY's PROPERTY CORNER
ELEVATION = 855.99 FT.
BENCHMARK 2
LOCATION NE CORNER OF FRANCE AVENUE AND HAZELTON ROAD
ELEVATION = 861.52 FT.

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Planning | Landscape Architecture | Survey | Civil
Civil Engineering
Community

REVISIONS

SURVEYED
DESIGNED
DRAWN
CHECKED
DAVID BADE
DATE
LIC. NO.

BYERLY'S
EDINA, MINNESOTA
PRELIMINARY
UTILITY PLAN

SHEET # C7.0
PROJECT # 2012-005-A
DATE 12-27-2012

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PLANT SCHEDULE

CODE	QTY	COMMON NAME /LATIN NAME	SIZE	ROOT	REMARKS
A	XX	HACKBERRY	2.5"	B&B	STRAIGHT LEADER
		Celtis occidentalis	CAL.		AND FULL CROWN
B	XX	IMPERIAL HONEYLOCUST	2.5"	B&B	STRAIGHT LEADER
		Gleditsia triacanthos var. inermis 'Imperial'	CAL.		AND FULL CROWN
C	XX	FALL FIESTA SUGAR MAPLE	2.5"	B&B	STRAIGHT LEADER
		Acer saccharum 'Jeppeto'	CAL.		AND FULL CROWN
D	XX	AUTUMN BLAZE MAPLE	2.5"	B&B	STRAIGHT LEADER
		Acer x freemanii 'Jeffersred'	CAL.		AND FULL CROWN
E	XX	GREENSPIRE LINDEN	2.5"	B&B	STRAIGHT LEADER
		Tilia cordata 'Greenspire'	CAL.		AND FULL CROWN
F	XX	REDMOND LINDEN	2.5"	B&B	STRAIGHT LEADER
		Tilia americana 'Redmond'	CAL.		AND FULL CROWN
G	XX	RED OAK	2.5"	B&B	STRAIGHT LEADER
		Quercus rubra	CAL.		AND FULL CROWN
H	XX	BLACKHILLS SPRUCE	6'	B&B	FULL FORM
		Picea glauca densata	HT.		TO GRADE
I	XX	NORWAY SPRUCE	6'	B&B	FULL FORM
		Picea abies	HT.		TO GRADE
J	XX	BALSAM FIR	6'	B&B	FULL FORM
		Abies balsamea	HT.		TO GRADE
K	XX	WHITE PINE	6'	B&B	FULL FORM
		Pinus strobus	HT.		TO GRADE
L	XX	JAPANESE TREE LILAC	1.5"	B&B	TREE FORM
		Syringa reticulata	CAL.		AND FULL CROWN
M	XX	SPRING SNOW CRABAPPLE	1.5"	B&B	TREE FORM
		Malus 'Spring Snow'	CAL.		AND FULL CROWN
N	XX	THORNLESS COCKSPUR HAWTHORN	1.5"	B&B	TREE FORM
		Crataegus crus-galli inermis	CAL.		AND FULL CROWN
O	XX	PRAIRIFIRE CRABAPPLE	1.5"	B&B	TREE FORM
		Malus 'Prairifire'	CAL.		AND FULL CROWN
P	XX	DWARF BURNING BUSH	#5	CONT.	PLANT 5'-0" O.C. IN
		Euonymus alatus 'Compactus'			MASS OR AS SHOWN
Q	XX	HAMS VIBURNUM	#5	CONT.	PLANT 5'-0" O.C. IN
		Viburnum trilobum 'Hahs'			MASS OR AS SHOWN
R	XX	BLACK BEAUTY ELDERBERRY	#5	CONT.	PLANT 6'-0" O.C. IN
		Sambucus nigra 'Gerda'			MASS OR AS SHOWN
S	XX	IVORY HALO DOGWOOD	#5	CONT.	PLANT 3'-0" O.C. IN
		Cornus alba 'Bailhalo'			MASS OR AS SHOWN
T	XX	ENDLESS SUMMER HYDRANGEA	#5	CONT.	PLANT 3'-0" O.C. IN
		Hydrangea macrophylla 'Endless Summer'			MASS OR AS SHOWN
U	XX	ANTHONY WATERER SPIREA	#5	CONT.	PLANT 4'-0" O.C. IN
		Spiraea x bumalda 'Anthony Waterer'			MASS OR AS SHOWN
V	XX	JAPANESE WHITE SPIREA	#5	CONT.	PLANT 2'-0" O.C. IN
		Spiraea albiflora			MASS OR AS SHOWN
W	XX	NEON FLASH SPIREA	#5	CONT.	PLANT 4'-0" O.C. IN
		Spiraea japonica 'Neon Flash'			MASS OR AS SHOWN
X	XX	MINT JULEP JUNIPER / SEA GREEN	#5	CONT.	PLANT 5'-0" O.C. IN
		Juniperus chinensis 'Monlep'			MASS OR AS SHOWN
Y	XX	BUFFALO JUNIPER	#5	CONT.	PLANT 5'-0" O.C. IN
		Juniperus sabina 'Buffalo'			MASS OR AS SHOWN
Z	XX	MEDORA JUNIPER	#5	CONT.	PLANT 5'-0" O.C. IN
		Juniperus scopulorum 'Medora'			MASS OR AS SHOWN
AA	XX	PURPLE LEAF WINTERCREEPER	#1	CONT.	PLANT 1'-0" O.C. IN
		Euonymus fortunei 'Coloratus'			MASS OR AS SHOWN
BB	XX	ANNABELLE HYDRANGEA	#5	CONT.	PLANT 1'-0" O.C. IN
		Hydrangea arborescens 'Annabelle'			MASS OR AS SHOWN

NOTE: THE ABOVE LANDSCAPE TOTALS ARE GIVEN AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS WITH LANDSCAPE PLAN.

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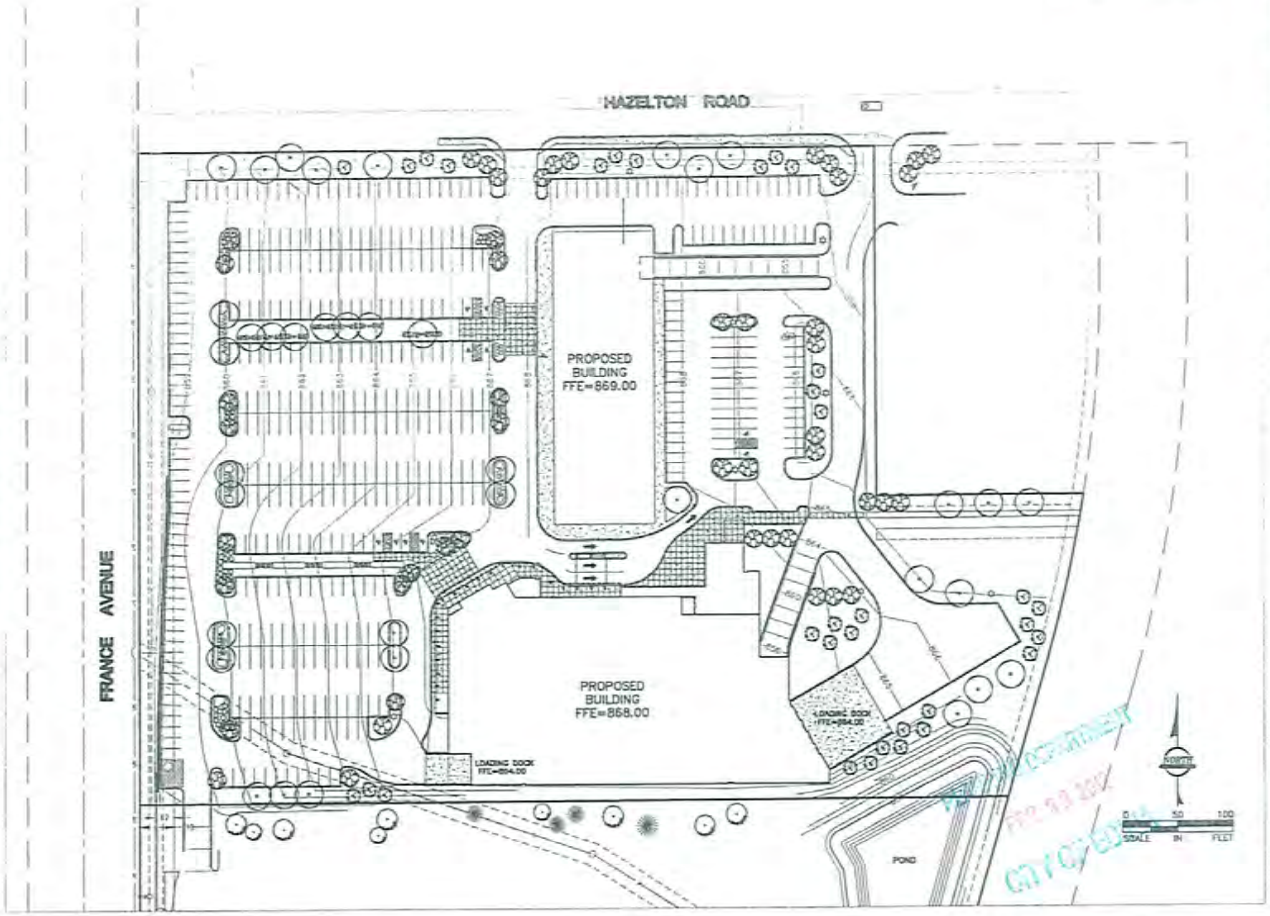


LANDSCAPE NOTES

ALL TREES NOT IN PLANTING BEDS TO RECEIVE SHREDDED HARDWOOD MULCH RINGS WITH A MIN. OF 3' IN DIA.

EDGER SHALL SEPARATE ALL SOD AND MULCH AREAS WHERE SHRUBS AND MULCH MEET SOD.

REFER TO LANDSCAPE DETAIL SHEET FOR GENERAL PLANTING NOTES, IRRIGATION NOTES AND PLANTING DETAILS.

ALL OPEN SPACE NOT IN PARKING LOT ISLANDS OR PLANTERS TO BE SODDED UNLESS OTHERWISE NOTED.

ALL PARKING LOT ISLANDS AND PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH OVER LANDSCAPE FABRIC UNLESS OTHERWISE NOTED.

ALL PLANTING AREAS TO BE IRRIGATED.

FIRE HYDRANTS SHALL HAVE MIN. 3' CLEARANCE OF ANY LANDSCAPING TO ENSURE FIRE DEPARTMENT ACCESS.

IRRIGATION NOTES

LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW.

CONTRACTOR SHALL PROVIDE PVC SLEEVES UNDER PAVEMENT AND DRIVE AISLE FOR IRRIGATION AND ELECTRIC POWER.

LIMIT OF IRRIGATION IS AREA OF IMPROVEMENT FOR THE NEW SITE DEVELOPMENT AS DENOTED ON PLAN. VERIFY LIMITS WITH LANDSCAPE ARCHITECT.

IRRIGATION DESIGN AND CONSTRUCTION IS TO BE PROVIDED BY CONTRACTOR FOR TURF AND PLANTING AREAS.

IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED PER REGIONAL CONDITIONS AND LOCAL REGULATIONS.

LANDSCAPE REQUIREMENTS

TREES REQUIRED ON SITE IS DETERMINED BY THE SITE PERIMETER OF THE LOT DIVIDED BY 40.
LOT PERIMETER = 2,778 LF / 40 = 69.45
TREES REQUIRED ON SITE = 70 TREES
TREES PROPOSED ON SITE = 70 TREES

IN ADDITION TO THE REQUIRED NUMBER OF OVERSTORY TREES, A FULL COMPLEMENT OF UNDERSTORY TREES AND SHRUBS SHALL BE PROVIDED TO COMPLETE A QUALITY LANDSCAPE TREATMENT.

MINIMUM SIZE OF REQUIRED OVERSTORY TREES FOR BUILDING HEIGHT GREATER THAN 24' AS FOLLOWS

	DECIDUOUS	CONIFEROUS	% OF TOTAL
ORNAMENTAL	2" CAL.	5' HT. OR LESS	5%
COMPLIMENTARY	2.5" CAL.	6' HT.	25%
ACCENT	3.5" CAL.	8' HT.	25%
PRIMARY	4.5" CAL.	10' HT.	20%
FULL	5.5" CAL.	12' HT.	20%

Drawing Updated for Review Only Not to be used for Construction
Dripping Springs Communities
RLK
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
SURVEYED
DESIGNED
DRAWN
CHECKED
DAVID TRUE
DATE
LIC. NO.
REVISIONS
BYERLY'S
EDINA MINNESOTA
PRELIMINARY LANDSCAPE PLAN
SHEET L9.0
PROJECT 2012-005-A
DATE 12-22-2012

PROMENADE PLAN

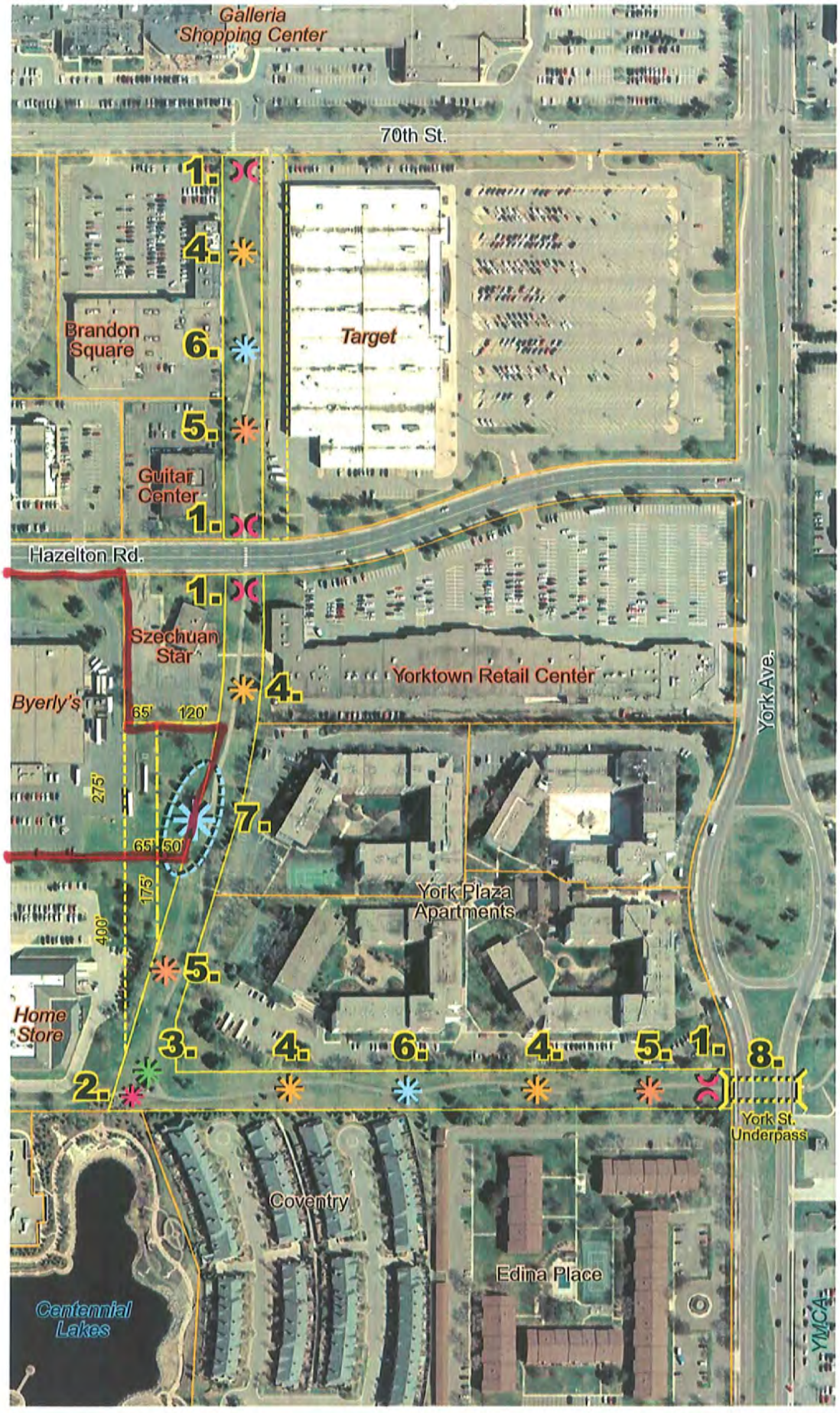


Figure 33

Promenade Component Plan

Promenade Design

Legend

1. Gateway
2. Crossroads Feature
3. Landscaping Feature
4. Single Sculpture
5. Sculpture Group
6. Sculpture Fountain
7. Pond / Stream and Fountain
8. York Ave. Underpass

N

0 100 300 Feet

EDINA PROMENADE

Urban Design Plan

July 2007

URS

A17

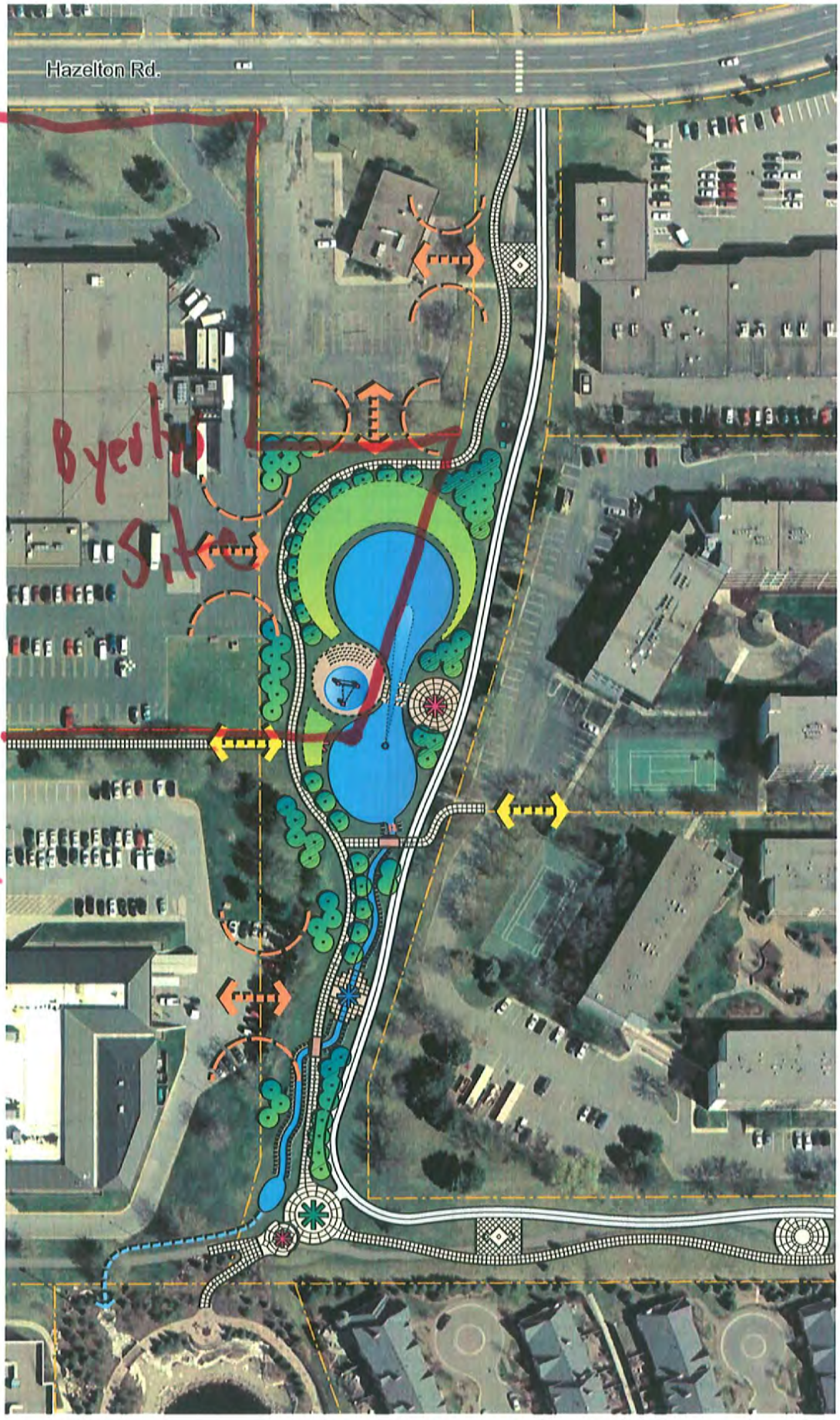


Figure 41

Stormwater Pond / Stream Concept

Promenade Design

0 50 100 150 Feet

EDINA PROMENADE

Urban Design Plan

July 2007

URS

A-18

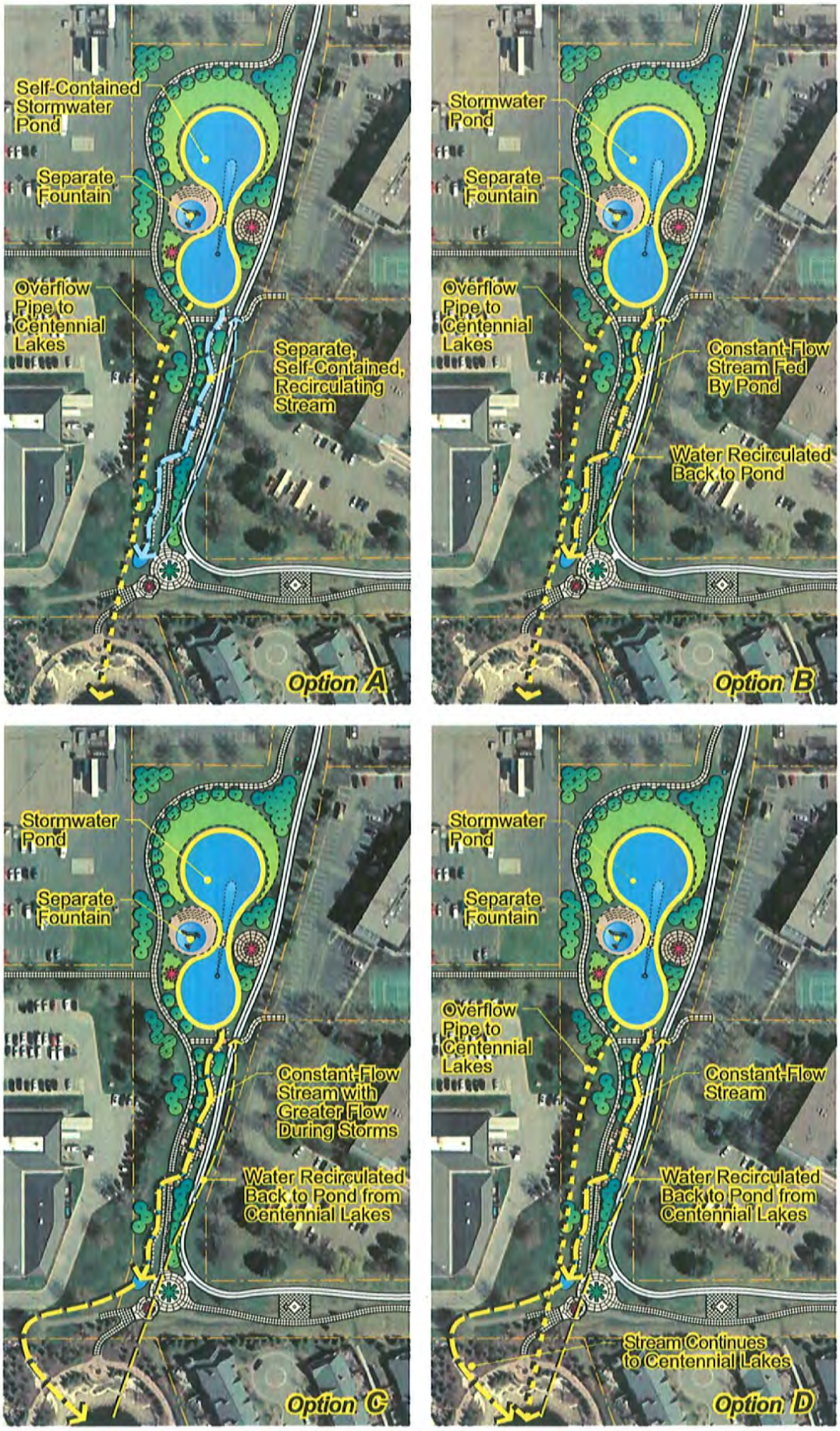


Figure 43

Stormwater Pond / Stream Concept - Circulation Options

Promenade Design

EDINA PROMENADE

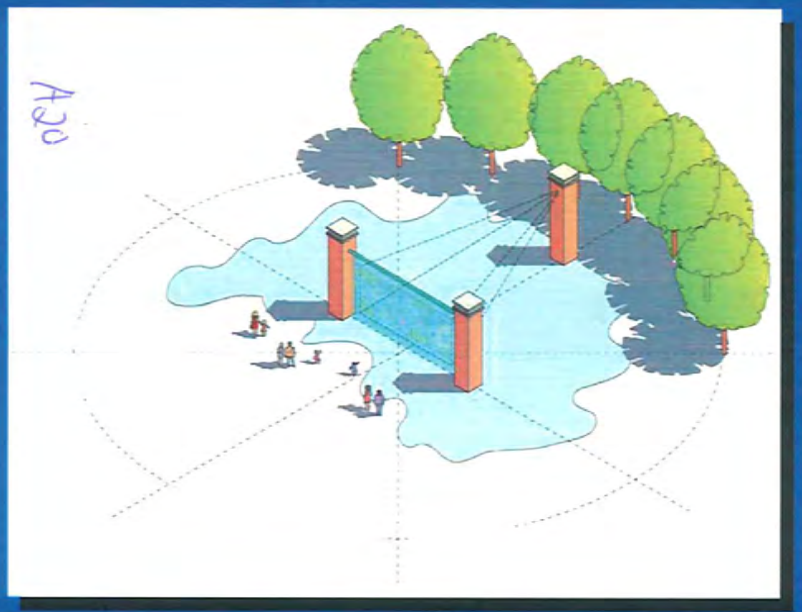
Urban Design Plan

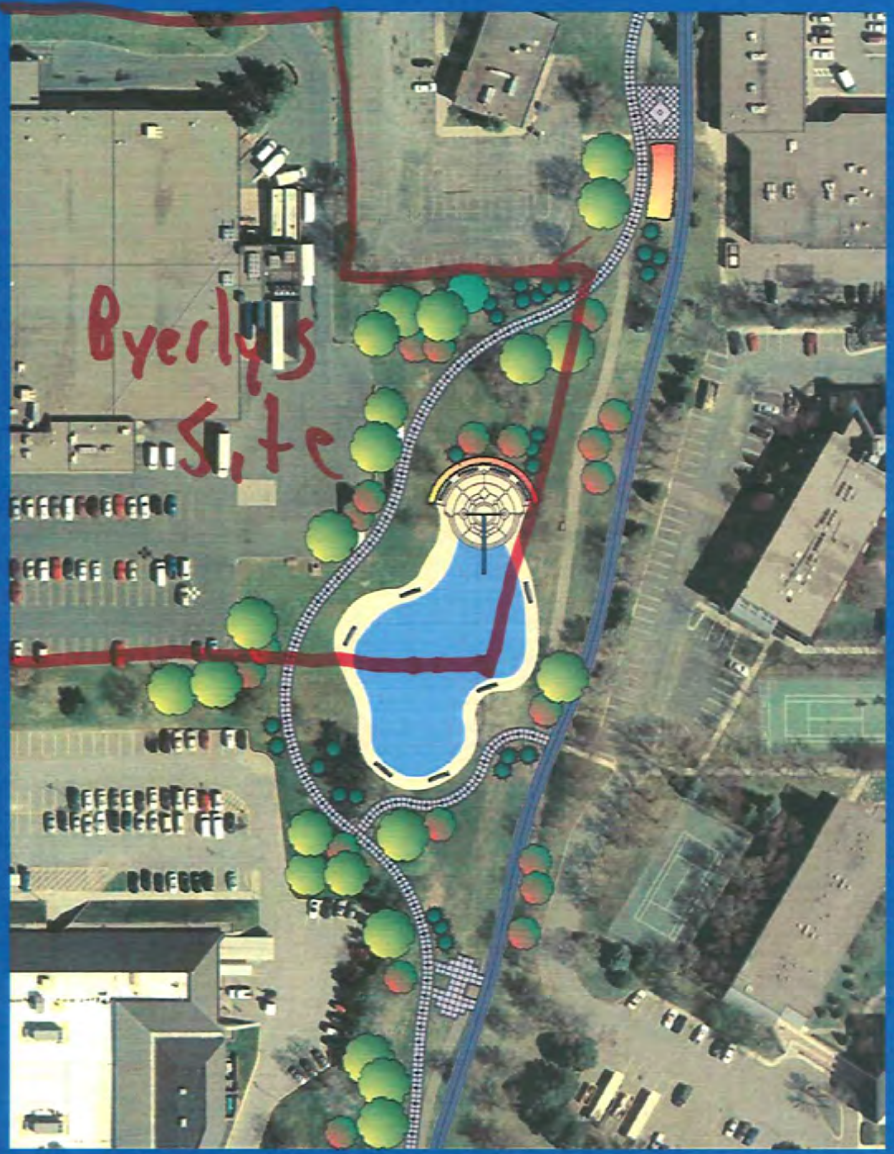
July 2007

URS

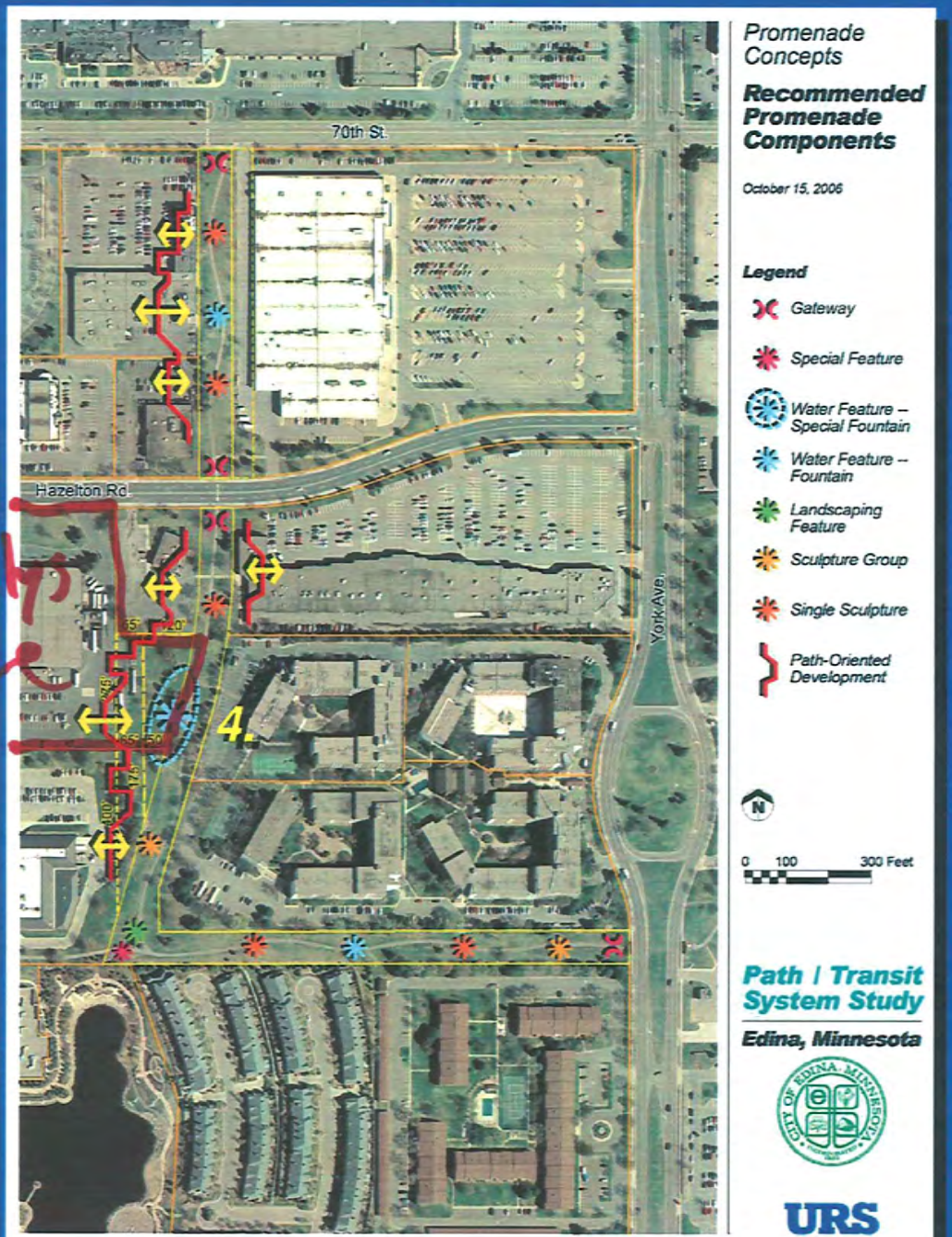
A19

B. Promenade Path Recommendations





4. Water Feature Concept – Special Fountain (Water Curtain Screen)



Promenade Concepts

Recommended Promenade Components

October 15, 2006

Legend

- Gateway
- Special Feature
- Water Feature -- Special Fountain
- Water Feature -- Fountain
- Landscaping Feature
- Sculpture Group
- Single Sculpture
- Path-Oriented Development

0 100 300 Feet

Path / Transit System Study

Edina, Minnesota

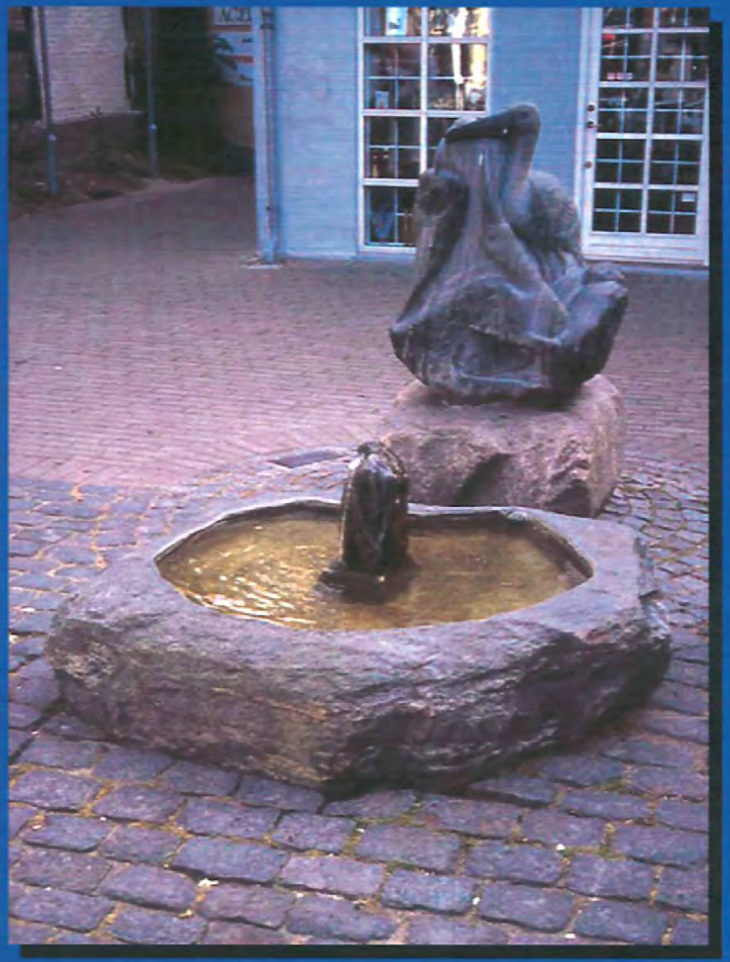
URS

B. Promenade Path Recommendations

Promenade Components

1. Gateway
2. Crossroads Feature
3. Water Feature – Sculpture Fountain
4. **Water Feature – Special Fountain**
5. Landscaping Feature
6. Single Sculpture
7. Sculpture Group

B. Promenade Path Recommendations



3. Water Feature – Sculpture Fountain

B. Promenade Path Recommendations

3. Water Feature – Sculpture Fountain

A23