

# LIFETIME LIVING<sup>SM</sup>

Southdale Center | Edina, MN

esc

Sketch Plan Review

June 21st, 2022



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# Project Narrative:

## Introduction:

Life Time and Simon Property Group have partnered to deliver a dynamic residential infill project that will transform the Southdale Mall by providing a curated living project like no other in the Twin Cities. Life Time Living Edina will be an approximately 300-unit luxury high-rise housing project nested in the heart of the existing Southdale Mall, directly adjacent to the existing Life Time Athletic Resort and Life Time Work facilities. The newly imagined, active campus at Southdale will become the premier health and wellness destination in the Midwest.

## Life Time at Southdale:

Life Time activated Southdale Mall in 2019 by redeveloping the JC Penney building into a premier athletic resort with a full array of amenities and services and with Life Time Work. The integration of co-working, paired with an active fitness center and rooftop beach resort, provides the community with healthy food options, personal training, physical therapy, chiropractic and physical care programs, a full-service Life Time Spa, recovery areas and a range of working spaces. These assets, combined with this proposed high quality residential tower, will create this iconic healthy village in Edina.

## Existing Site:

This project will be an integration focused infill redevelopment, which will replace the existing surface lot in the northeast quadrant of Southdale Mall. Existing site conditions include a vast, fully hardscaped, under-utilized commercial parking lot and a bus rapid transit station. The site edges today consist of the side of an exposed above grade parking structure, the side yard and service corridor of the Life Time Fitness Center, a mall entry, the side yard of the former (now vacant) Herberger’s store, and the transitional berm between two levels of grade change.

## Building Design:

The building design fundamental urban design principals, with a focus on pedestrian scale at grade through a 3-4 story podium design that matches the height and mass of the buildings directly adjacent to it. Street facing and front yard facades line the parking structure with residential scale walk up units and active lobby, leasing and amenity features. The tower is set back from the podium, exposed fully only at the base of a courtyard at the predominant corner, as a move to architectural emphasize the grandeur of the building. The podium and tower building design balances sensitivity to the fabric of the surrounding neighborhood and the Life Time aesthetic through similar light colored, quality masonry materials at the podium, with a scale appropriate, contemporary glass tower. The tower envelop will explore a blend of glass and metal panel, prioritizing access to daylight and views and visual architectural interest. Key architectural features of the proposed tower design include a continuous ribbon of accent color metal panel running vertically and horizontally up and around the building, mid-point two-story penthouse units on the NE and SW corners, architectural lighting, and a beacon corner building cap. The project will contain public and private parking, site amenities, a grand two-story lobby and leasing center, a notable building entrances with a porte cochere, bike storage and bike amenities with direct access to grade, an expansive outdoor amenity pool terrace on the roof of the podium, and a sky lounge with an outdoor terrace at the top of the building.

## Development Goals:

This project strategically addresses numerous City of Edina Comprehensive Plan and Greater Southdale District Plan goals. Most notably:

- **Improvements to vehicular circulation** the modification of the existing one-way ring road system to a more fluid and logical two-way system with revised access points into the Mall and site.
- Increased access to and emphasis on **public transportation** through the relocation of the existing transit center to align with the future bus rapid transit line that connects through Fairview Hospital.
- **De-prioritization of vehicular use** through the **rightsizing of parking**.
- Acting as a **catalyst for connectivity**, by breaking the internal Southdale Center site into **smaller city blocks** from the center of the site, setting the stage for continued connections between this development and the site amenities it is providing and the rest of the larger Edina Southdale region.
- **Bike and pedestrian centric design** with intentional building programming for ease of access to bikes and thoughtful pedestrian connection from various sides of the building for **all-season access** to surrounding mall and Life Time services.
- Sustainability initiatives, such as **stormwater management**, and a substantial **increase in site permeability** through large landscaped **open green space** with **native, low-maintenance landscaping**.
- Providing **public site amenities** such as outdoor recreational or event space and a pet park.
- **Fostering health and wellness-based education** with flexible outdoor space that can be used for Life Time and community-based fitness programs.
- **Innovative and architectural significant building design**

## Proposed Development Metrics:

Building Height: Approximately 32 Stories / 400 feet  
Units Count: Approximately 300 Dwelling Units  
Parking Stalls Provided:  
    Approximately 540 Residential Parking Spaces (530 Interior, 8-10 Exterior Guest)  
    Approximately 85 Commercial Parking Spaces (60 Interior, 25 Exterior)  
    Designated Move-in, Loading and Trash Staging Area

## Existing Zoning and Building Height Overlay District:

Current Primary Zoning: PCD-3 (Retail + Commercial)  
Building Height Overlay District: HOD-12

## Required Applications + Variances:

Site Plan Application  
Height Variance  
Parking Variance



## What is Life Time Living?

Life Time Living Edina will complete the holistic environment of a healthy village, presenting the full complement of Live, Work, Play, and Stay to its successful Life Time Athletic Resort and Life Time Work facilities. Life Time is the country's foremost destination for healthy living, healthy aging, and healthy entertainment programs, services, and events that encompass the entire spectrum of daily life for individuals, couples, and families. Life Time Living is a complete reimagination of where and how we live by integrating the Healthy Way of Life into a luxury living rental community with unmatched design, luxurious quality, and the conveniences demanded by active lifestyles. Not only do residents get a full membership to all of the amenities at the Athletic Resort, the project will have dedicated amenities just for residences, such as expansive work lounge spaces, private dining areas, a dog spa, exclusive parking, and private resident events. The new Living tower in Edina is designed for Healthy Living and every detail has been maximized, such as:

### DESIGNED FOR HEALTHY LIVING

Live in an environment designed to support you in every way.

- Purified air and chilled, filtered water
- Wood plank flooring lessens allergens
- Oversized natural surface countertops for healthy food prep and cooking
- Amenities designed around a healthy and active lifestyle

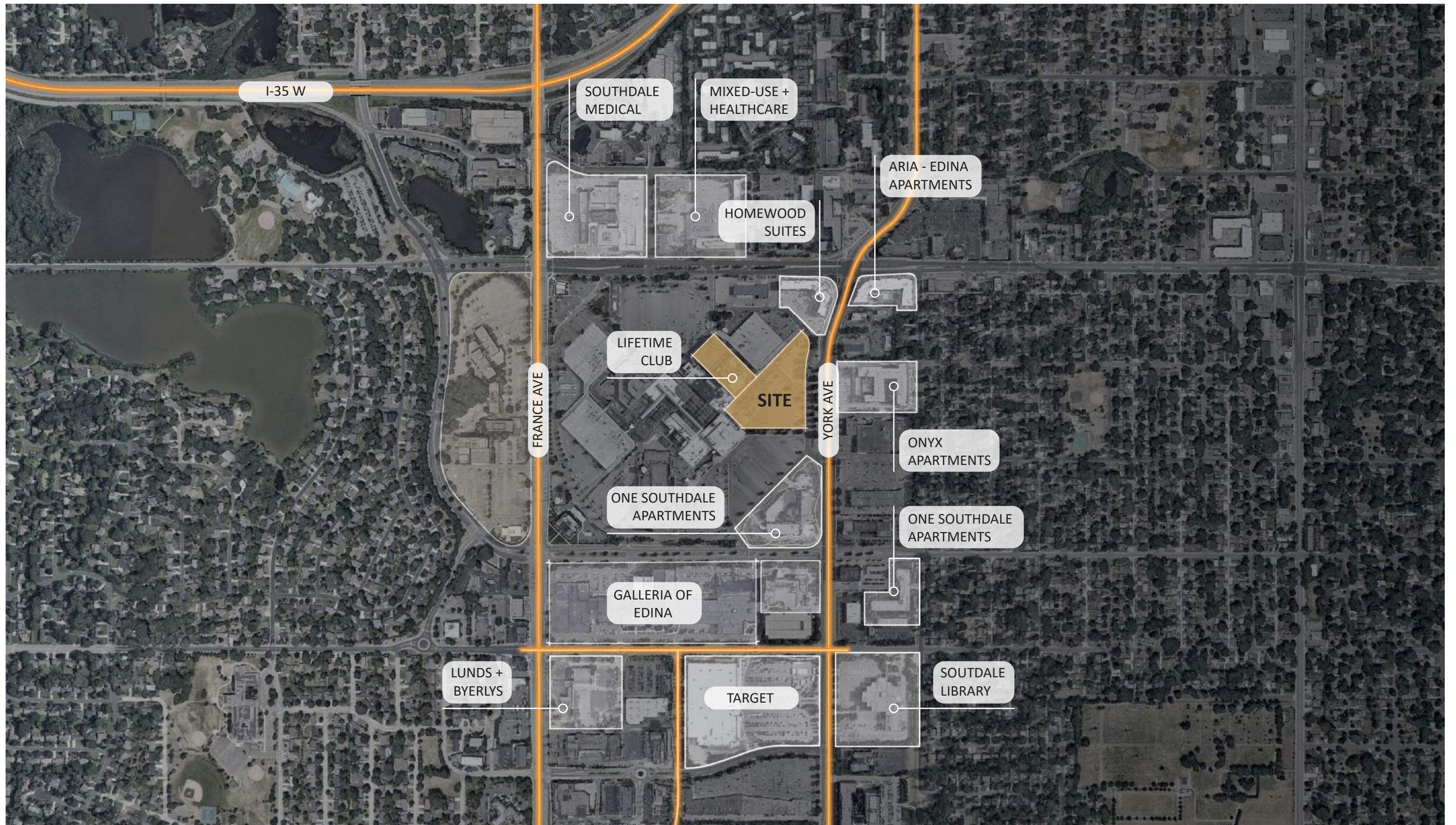
### TECH THAT MAKES LIFE BETTER

All units come standard with a smart home technology package.

- Smartphone all-in-one “key” access to home, club, and amenities
- Integrated technology with all Life Time services
- In-home voice-controlled smart assistant – lighting, speakers, thermostat
- Unlimited access to virtual classes via Apple Fitness+©

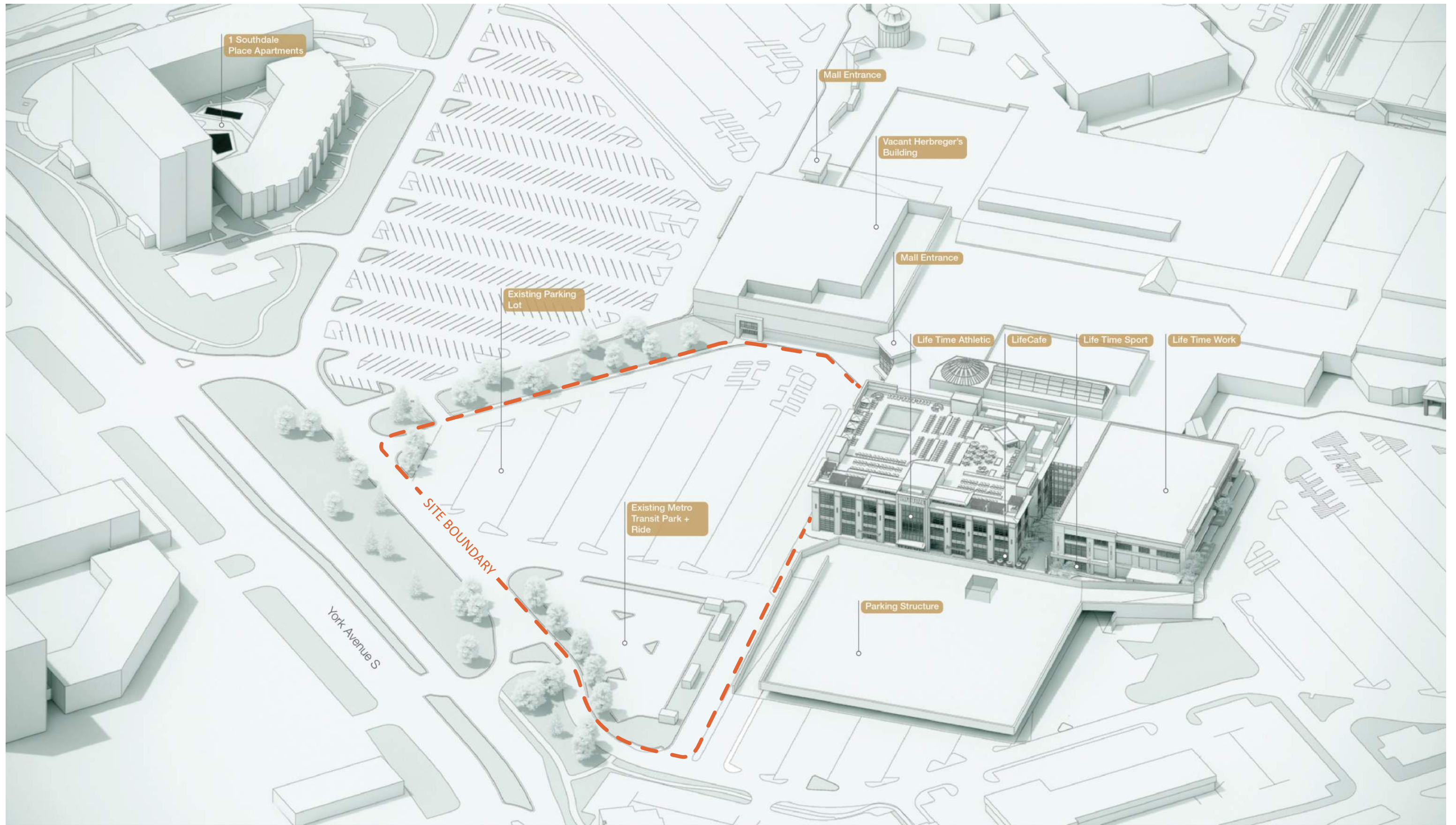
### EXTRAORDINARY IN EVERY WAY

- Life Time Membership is included in rent
- A king-sized bed fits in every bedroom
- Bike lounge and EV charging stations
- Black out shades for recovery and rest
- Expansive work from home facilities
- Resident concierge and health accountability partners
  - Concierge Wellness
  - In home classes and equipment
  - Personalized nutrition
  - Immersive culture of people and events designed to keep residents moving, active, and entertained.

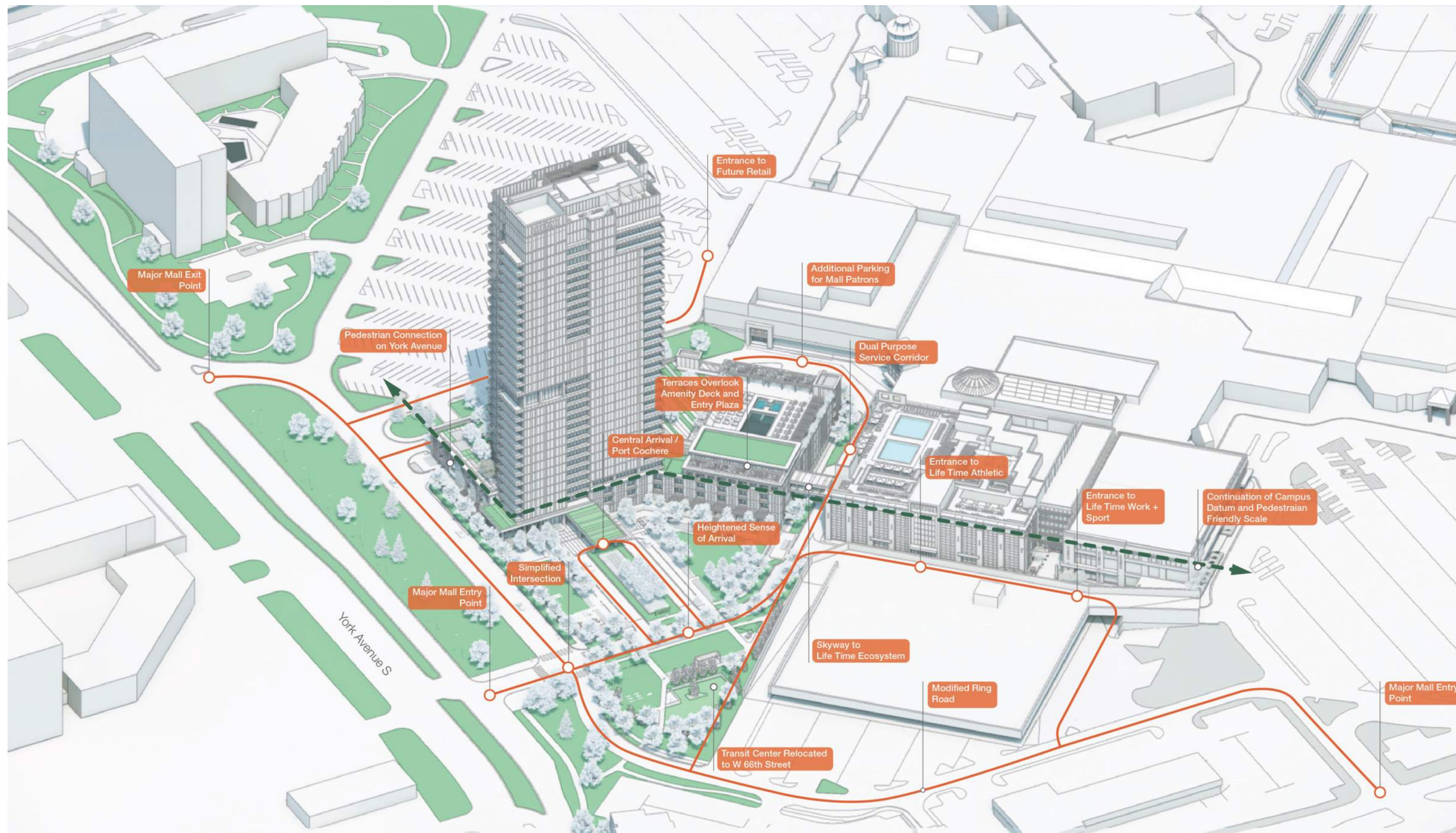


## Context Site Plan

Greater Southdale District

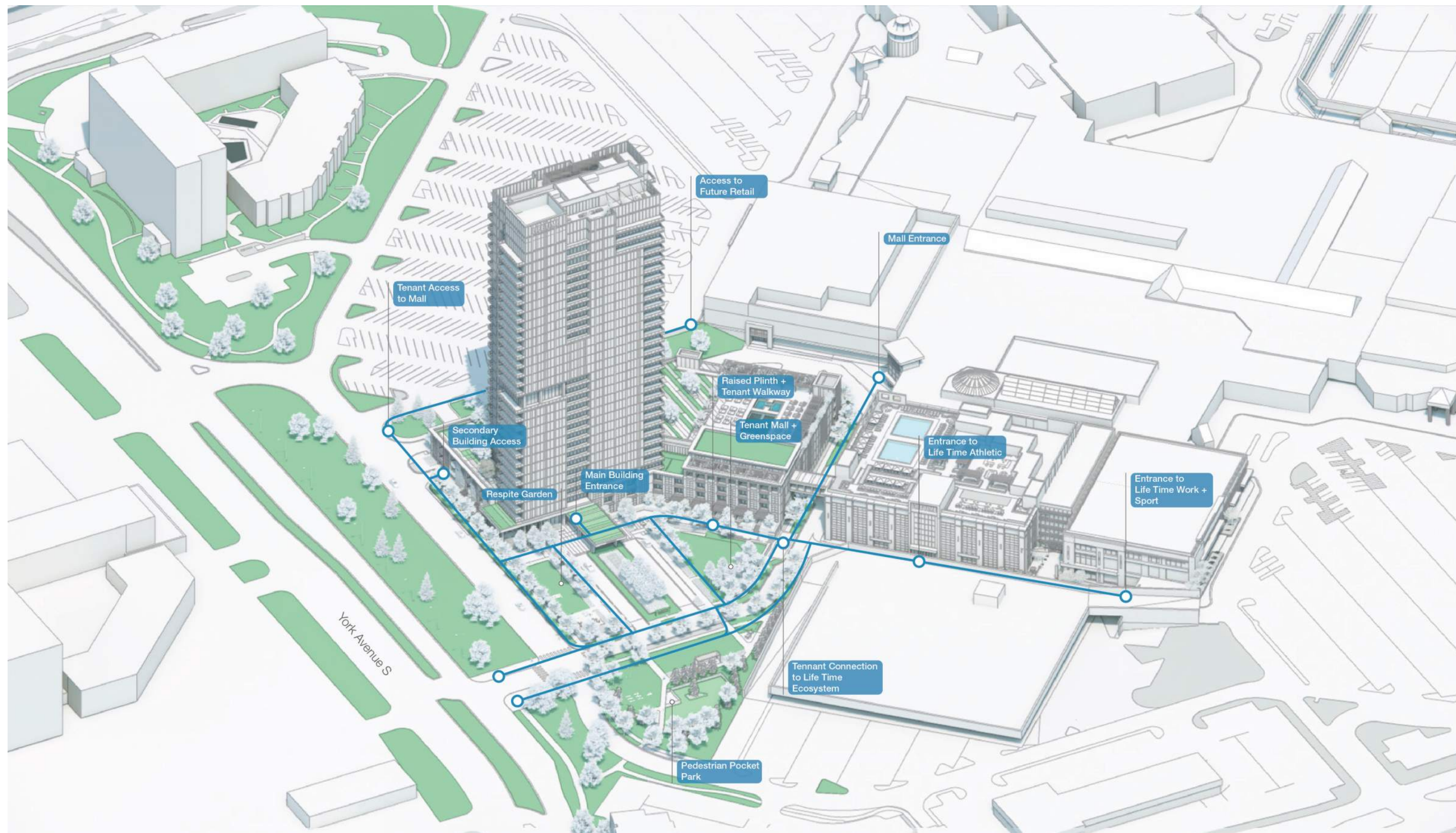


**Existing Site Conditions**  
Site Diagram



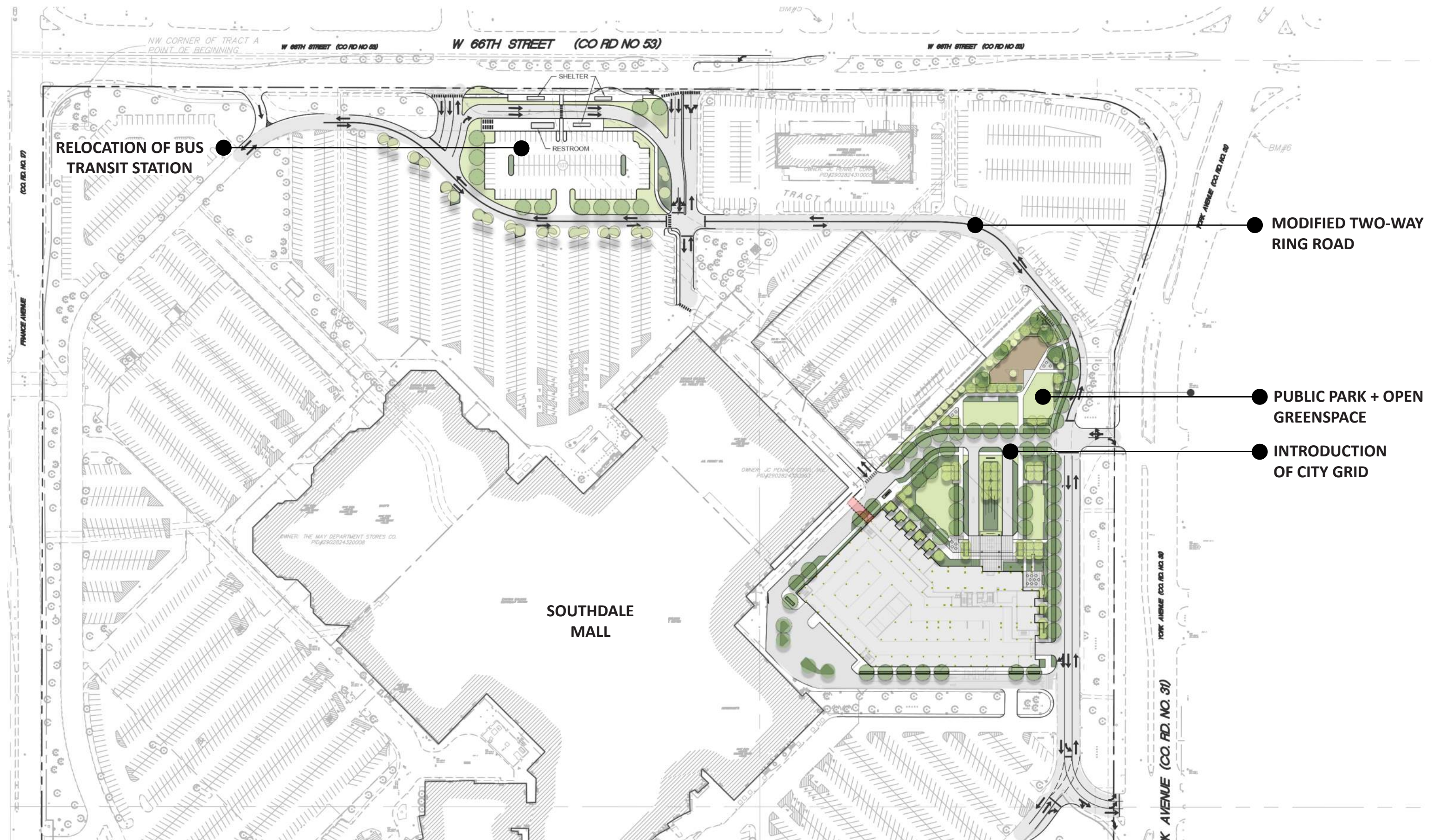
## Proposed Site Conditions

Infrastructure



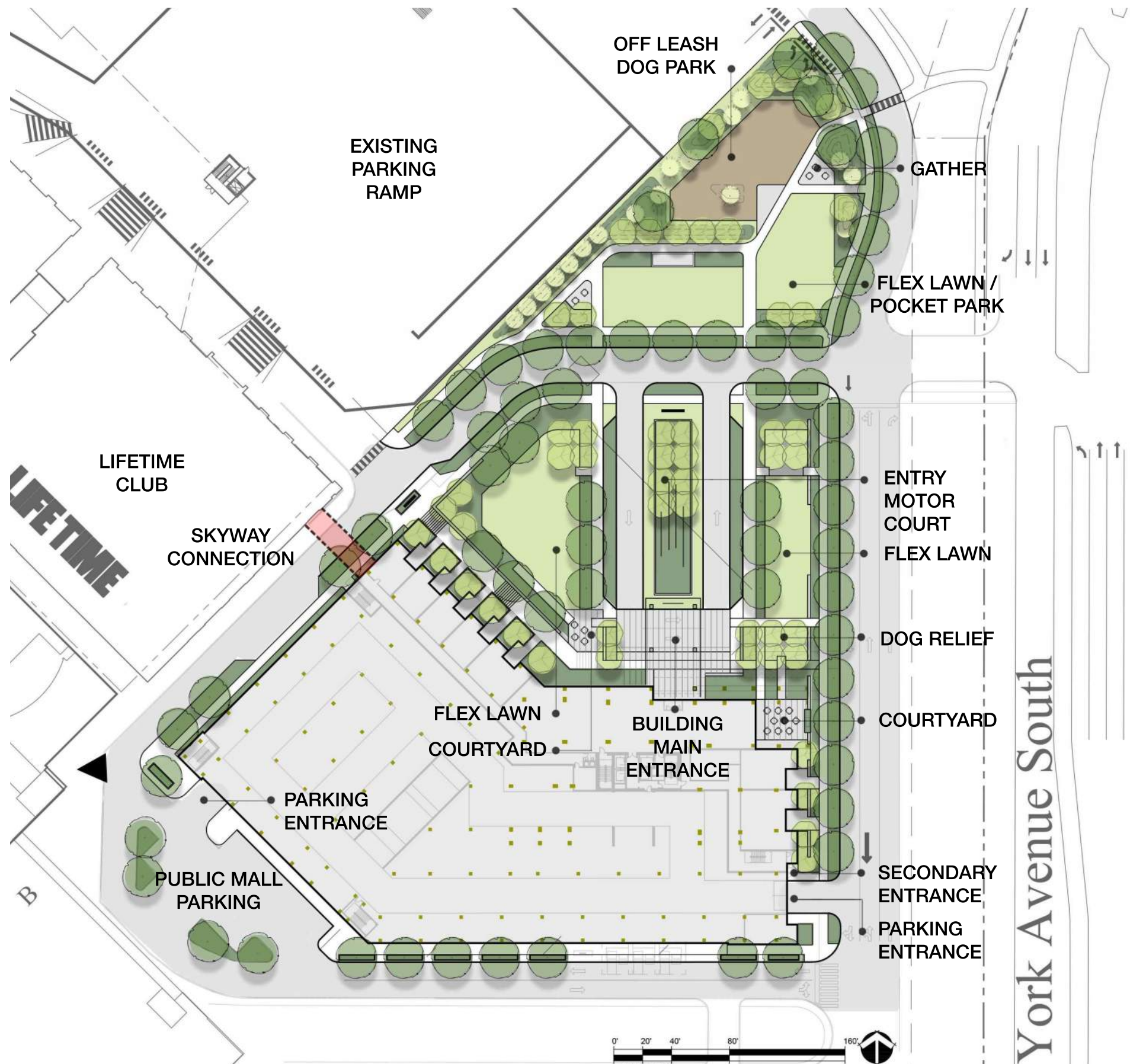
## Proposed Site Conditions

### Social Connections



## Major Site Improvements

Greater Southdale Mall



**Rendered Landscape Plan**  
Life Time Living Site



View from York Avenue



Aeiral View from Northeast

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**Life Time Living**  
Perspective Renderings



Aerial View of West Lawn from Life Time Athletic Club



Aerial View of Podium + Amenity Deck



View from Southdale Ring Road - East



View from Front Entry Courtyard

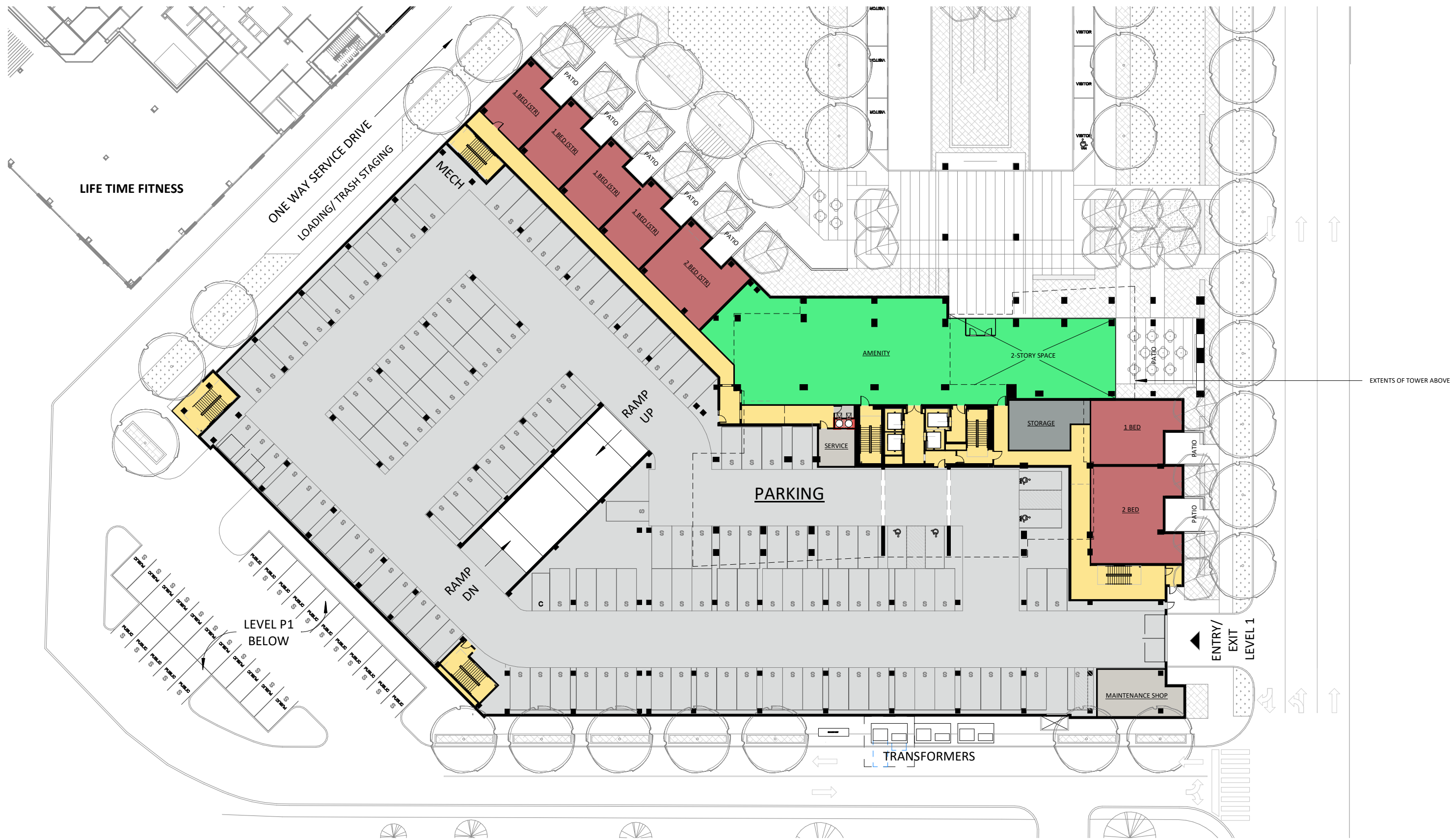


View of Proposed Pocket Park

**Life Time Living**  
Perspective Renderings

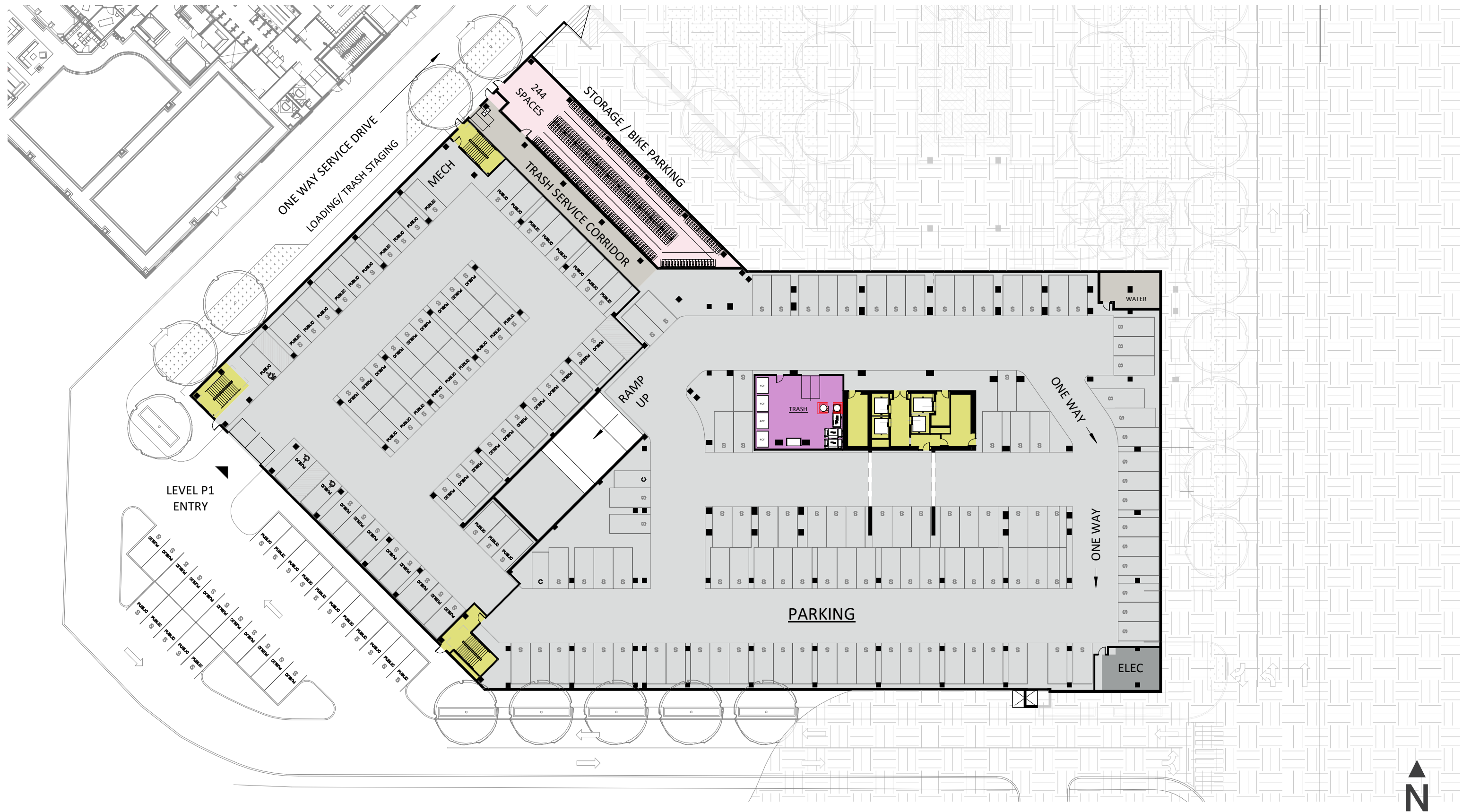


View from York Avenue



Life Time Living 1st Floor Plan

Scale: 1" = 40'-0"



## Life Time Living P1 Parking Plan

Scale: 1" = 40'-0"



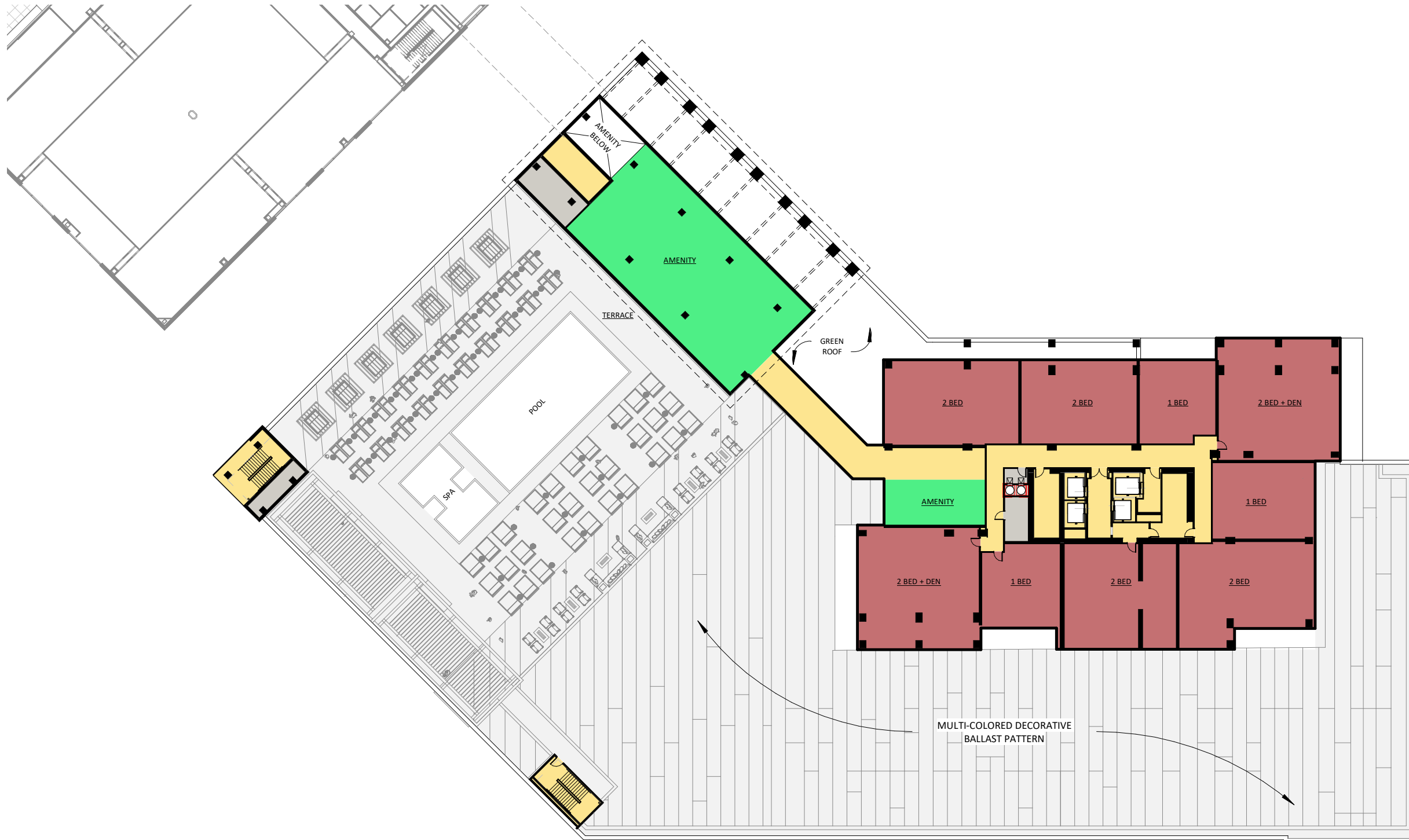
## Life Time Living 2nd Floor Plan

Scale: 1" = 40'-0"



## Life Time Living 3rd Floor Plan

Scale: 1" = 40'-0"



# Life Time Living 4th Floor Plan

Scale: 1" = 40'-0"



# Life Time Living Level 10 Plan

Scale: 1/16" = 1'-0"



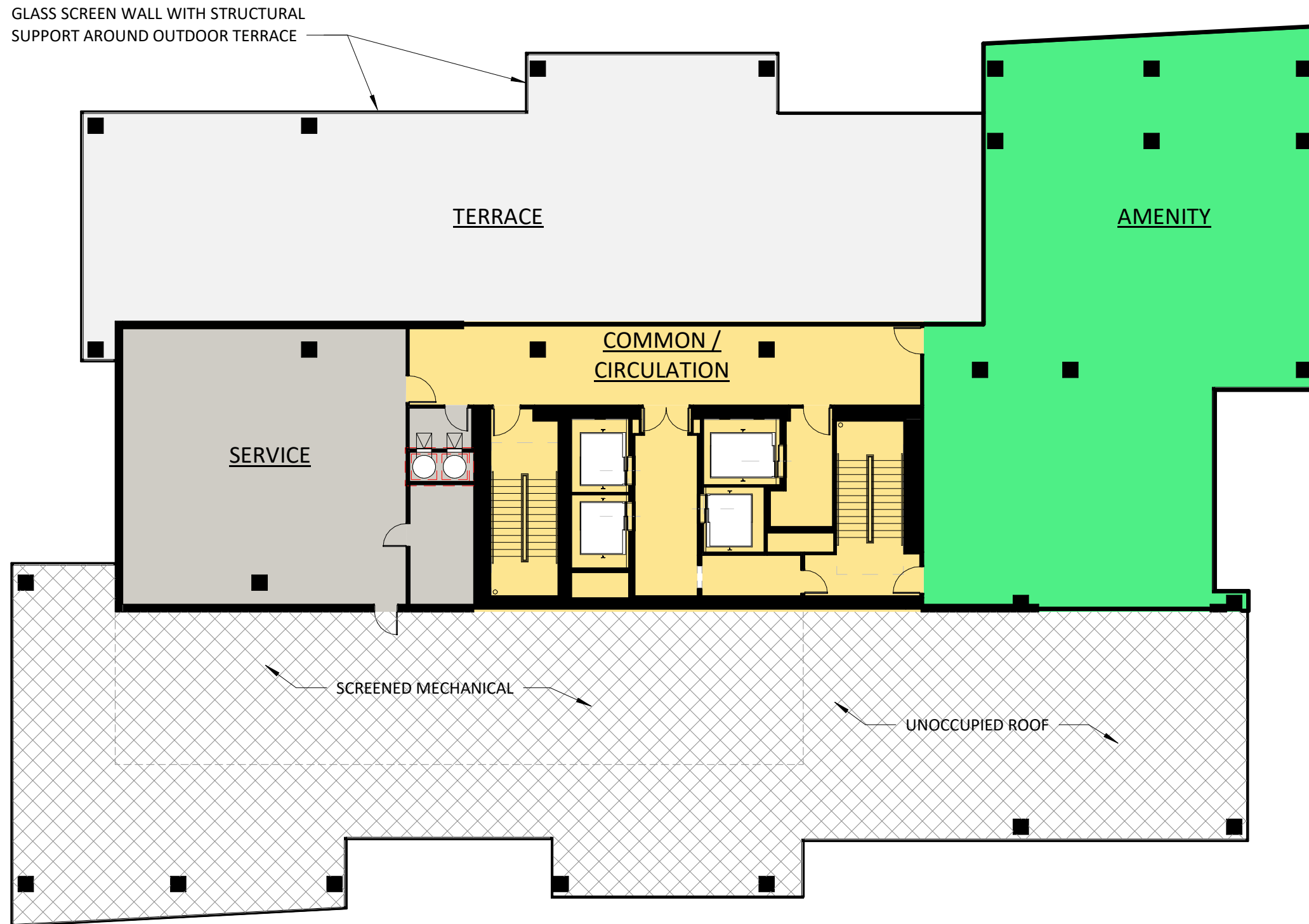
## Life Time Living Level 24 Plan

Scale: 1/16" = 1'-0"



# Life Time Living Penthouse Floor Plan

Scale: 1/16" = 1'-0"



Life Time Living Sky Lounge Floor Plan

Scale: 1/16" = 1'-0"



THANK YOU

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EDINA