

## 7200 & 7250 France P.U.D. Application Narrative

8/29/2022

### Detailed project narrative explaining the proposed plans

This project's goal is to transform a dilapidated and historically problematic site into a thriving center for business and community activity. Development of this site has the potential to create 450-600 jobs when assuming 3-4 per 1,000 sf in jobs

The extreme grade change within the site, paired with the requirement to address the 100-year flood stormwater needs for the adjacent area, provided numerous challenges to the project team. However, we were able to use these challenges to our advantage by working with the existing grade, keeping podium heights human-scaled and at street level, and incorporating ramps and stairs for improved pedestrian circulation while the roadway remains safely shared between bikes and vehicles.

Below is a summary of the proposed project's metrics compared to the previously approved PUD (Ordinance No. 2018-15\_PUD-16) on the same site.

- Building Height
  - **Previously approved** maximum PUD building height: 88'-6" feet above Gallagher with 7 stories
  - **Proposed** maximum PUD building height: 84'-0" above Gallagher (see Site Section Comparison diagram for reference).
- Gross Floor Area (GFA)
  - **Previously approved** GFA:
    - Residential: 323,690 (6 floors)
    - Retail: 29,300 (1 floor)
    - Parking: 132,842 (2 floors)
  - **Proposed** GFA of 7250 (calculated per City of Edina's definition):
    - General Office: 124,620 (5 floors)
    - Parking: 97,080 (2 floors below grade)
- Parking Metrics
  - **Previously approved** parking total: 590 stalls
  - **Proposed** parking:
    - 7250 France (Phase 1A)
      - On grade: 15 stalls
      - Below grade: (P1: 110 ) + (P2: 109) = 219 stalls
      - Total 7250 parking: 234 stalls
    - 7200 France
      - (Phase 1B): 83 temporary parking stalls
      - (Phase 2): approx. 234 enclosed
      - Total 7200 parking: 317 stalls (pending final design)
    - 7200 + 7250 Totals by Phase
      - Total Phase 1A: 234 parking stalls
      - Total Phase 1B: (234 + 83) = 317 parking stalls
      - Total Phase 2: potentially 468 (pending final design for 7200)

### The proposed uses

- 7250 France:
  - General Office
  - Retail (approximately 2,000 SF)
- 7200 France:
  - Mixed use to potentially include to following:
    - 150 Dwelling Units
    - 5 Story Building
    - Residential: ~150,000 GFA
    - Retail

### Proposed public easements

- France Ave setback becomes pedestrian corridor with landscaped paths, treescapes, and seating areas.
- Stormwater retention basin with landscaped paths and overlooks on west side of site.
- Danila Street becomes pedestrian-only corridor connected by ADA-compliant ramps and paths throughout entirety of site.

### How a PUD is justified with this proposal

Per Sec 36-253 of City of Edina Zoning code:

- **sustainable design:** 7250 will pursuing LEED certification; sustainable efforts include energy efficient MEP systems, reduced landscape irrigation needs through use of native/drought tolerant plantings, reduced light pollution, EV charging capacity, among other efforts.
- **Landscaping** design creates attractive public amenities for the surrounding community; Danila Street provides a courtyard that can be utilized for accessible pedestrian access to on-site businesses during the day and then utilized for community events in the evening. The proposed storm-water basin incorporates public viewing and seating areas along with ADA accessible pathways across the site. France Ave setback becomes pedestrian corridor with landscaped paths, treescapes, and seating areas.
- **stormwater management:** new storm-water basin has been designed to address the historically problematic storm water issues on site while also transforming it into a public amenity with overlooks, seating areas, and landscaped paths. The basin public amenity area is sunken below street level to provide a peaceful respite from the streetscape, immersed in a natural setting.
- Total drainage area addressed with this design: 350,232 sf, including 43,451sf of adjacent residential lots, and 104,076sf from 7300 Gallagher.
- **pedestrian-oriented design:** provides a human-scaled street grid by introducing Danila Street at the midpoint of the site, a pedestrian-only path with ADA-compliant ramps, stairs, benches and landscaping from France to the new North-South local street and to the new storm-water basin public nature area on the west side of the site.
- **transition to residential neighborhoods:** by locating the buildings along the east side of site adjacent to France, the density is located away from the adjacent residential buildings. The scale of the proposed buildings is lower or similar to the previously approved PUD; proposed building heights provide a more gradual transition from the residential neighborhoods in the west to the commercial center located to the east across France Ave.

### How the phasing will work

- **Phase 1A (baseline assumption)**
  - **7250 France:** Site prep and building construction.
  - **7200 France (west side of site):** will become open greenspace as a temporary condition until design for 7200 development is finalized.
  - **7200 France (east side of site):** will be developed to meet anticipated stormwater needs for both parcels in their developed form with a vegetated stormwater detention basin along the west side of the site. Area designed with careful intention to become a community asset by providing an accessible and beautiful natural area with paths, overlooks, and seating.
  - **New North-South local street:** will create the north-south multi-modal connection providing direct shared vehicle and bike corridor from Gallagher to 72<sup>nd</sup> street; the north-south pedestrian connection occurs closer to the buildings in order to provide a safer, more welcoming, and ADA-compliant path than would otherwise would have been possible with the extreme grade change of the existing site.
  - **New East-West pedestrian street – Danila St:** will provide ADA-compliant path that connects pedestrian traffic from France Ave across site. Designed to become an extension of the ground level building amenities and retail with entries and seating that spill out onto the public plaza. Which phase?
  - **France Ave frontage:** will provide fully landscaped greenspace and hardscaped pedestrian plaza along the entirety of the 50' setback fronting both 7200 and 7250.
- **Phase 1B**
  - Phase 1A is ongoing.
  - Pending finalization of tenant types at 7250, supplementary parking for that building can be provided on existing surface lot portion of 7200. This would be a temporary condition until 7200 is developed. When the 7200 building is completed, it will provide similar quantities and distribution of parking as the 7250 building. Development of 7200 and the resulting total parking counts will meet the City of Edina's requirements.
- **Phase 2**
  - **7200 France (east side of site):** Site prep and building construction. The building at 7200 will be of similar height and size of the 7250 building. 7200 France will similarly contain enclosed parking so that the majority of parking is not visible from surrounding areas. The remaining areas of the site are to remain as developed in previous phases.

*Bullet point summary of how you have implemented recommendations from the sketch plan review  
(what changes have been made to the plans)*

- Address the West Promenade Street Room typology 1A:
  - Incorporated multi-modal local street in north-south direction
    - Bikes and vehicles share this street with striped bike lanes and vegetated median strip.
    - Due to extreme grade changes, the street itself was not determined to be appropriate location for pedestrians to share; pedestrian paths are closer to proposed buildings for safety and accessibility.
  - West 72 ½ street (AKA Danila Street)
    - Developed to become a pedestrian-only public realm and a network of accessible green spaces with art located at intersection with France.
- Building scale and fenestration:
  - “75% of building walls to be at setback line to support creation of street room”
    - When considering Danila Street as “street” as defined by the applicable typologies, the proposed buildings meet this requirement.
  - “All building façades are prime (including parking) and must be designed accordingly. There is no back side of a building. “
    - Removed grocery store from program – all facades of proposed building have been carefully considered as prime with mix of human-scaled glazing and natural materials.
  - “All facades on the first vertical 60 feet of a building (above grade) shall use natural materials facing the public realm.”
    - Natural materials have been selected for portions of all facades within first 60 feet of building above grade.
  - “The landscape of the West Promenade should reinforce the characteristics of the neighborhood: tree lined to make sidewalks pleasant and safe to be on, creating a green vertical street room that is always pleasant to walk down”
    - Danila Street connects the greater Southdale district through this site with a pedestrian-scaled greenway featuring a mix of native landscape, paths with seating, and spaces primed for community events and art installations. This path connects further west to the beautified retention basin nature area, and to the north-south accessible pedestrian path connecting 72<sup>nd</sup> Street to Gallagher.