

- E. CONCEPTUAL RENDERINGS + VISUALS
- D. SITE FORCES + IMPROVEMENTS
- C. | SITE PLANS + PHASING
- B. | PROJECT OVERVIEW + GUIDELINES
- A. | SITE CONTEXT

PROJECT DATES

- MARCH 8, 2022 COMMUNITY & NEIGHBORHOOD INPUT MEETING
- APRIL 13, 2022 PLANNING COMMISSION -SKETCH PLAN PRESENTATION
- APRIL 19, 2022 CITY COUNCIL -SKETCH PLAN PRESENTATION
- JULY 21, 2022 COMMUNITY & NEIGHBORHOOD INPUT MEETING
- SEPT 14, 2022 PLANNING COMMISSION -P.U.D. HEARING & PRESENTATION
- SEPT 20, 2022 CITY COUNCIL -P.U.D. PRESENTATION
- OCT 6, 2022 CITY COUNCIL FINAL ACTION (IF NEEDED)



3 ESG | ARCHITECTURE& DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

PROCESS TO DATE



| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

EXISTING SITE CONDITIONS



ESG|ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

5

EXISTING BIRD'S EYE VIEWS















| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

EXISTING SITE PHOTOS



PROJECT OVERVIEW:

The team envisions this site as an opportunity to create an iconic development along the France corridor that will be a catalyst for growth.

- Project Team includes Orion Investments, ESG, and others to advance the development, entitlement and design of our redevelopment concept
- The Greater Southdale District Plan and District Design Experience Guidelines serve as the main planning and design criteria for this development.

PROJECT PRINCIPLES:

- Consistent with the City of Edina's vision to create a street grid system
- Excavate site to create two levels of parking below newly-established grade. Upon completion, **94%** of the parking will be below grade.
- Stormwater retention pond and rain garden included to manage local rainfall on site and provide public amenity when not active.
- 500+ jobs created.
- Environmental remediation of site.
- Bicycle and pedestrian connectivity to neighboring infrastructure.
- Sustainability // LEED Certified.



SOUTHDALE VISION



9

ACCESSIBLE SCENIC WALKWAY AND GREEN SPACE

TEMPORARY GREENSPACE (PHASE 1A) OR INTERIM PARKING (PHASE 1B); FUTURE BUILDING SITE (PHASE 2)

- POTENTIALLY 124,620 GFA
- 83 TEMPORARY PARKING STALLS (PHASE 1B)

STORMWATER RETENTION BASIN

DANILA PLAZA - PEDESTRIANWALKWAY - EXTENSION OF BUILDING AMENITY SPACE ~ 12,110 SF

DEDICATED BIKE AND PEDESTRIAN PATH RUNS PARALLEL TONORTH-SOUTH STREET, CONNECTING 72ND STREET AND GALLAGHER AVE

7250 OFFICE BUILDING ~124,620 GROSS FLOORAREA -234 COMMERCIAL PARKING STALLS -94% OF PARKING IS BELOW GRADE, ACCESS IS OFF OF THE NORTH-SOUTH STREET

DEVELOPMENT OVERVIEW



10

SITE PLAN:

- Site design creates attractive public amenities for the surrounding community
- France Ave setback becomes pedestrian corridor with landscaped paths, treescapes, and seating areas
- Stormwater retention basin nature area with landscaped paths and overlooks on west side of site
- Introduction of Danila Plaza to create a pedestrian-only corridor connected by ADA-compliant ramps and paths throughout entirety of site; can be utilized for accessible pedestrian access to on-site businesses during the day and then utilized for community events in the evening
- Human-scaled, comfortable pedestrian experience as well as improved bike access to connect to nearby bike path infrastructure
- Native and low maintenance plantings at stormwater retention pond
- Eliminate 2 curb cuts on France Ave

200 & 7250 FRANCE - EDINA, MIN | 9.20.

SITE PLAN

N



DEDICATED BIKE AND PEDESTRIAN PATH RUNS PARALLEL TO NORTH-SOUTH STREET, CONNECTING 72ND STREET AND GALLAGHER AVE

11 ESG | ARCHITECTURE& DESIGN

P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

SITE PLAN REVISIONS



PHASE 1A:

- Office Building on SE corner
- All public amenities and infrastructure completed in Phase 1.
- **15** Surface parking stalls on parcel; **219** belowgrade parking stalls across two parking levels to acheive **94%** below-grade pakring.
- Planted setbacks and hardscape paths with seating off of 72nd and France improve pedestrian experience
- Primary Building entry points are along internal streets
- Phase 1 includes stormwater basin nature area as well as Danila Plaza and new internal north-south street



PHASE 1B:

- Office Building on SE corner
- IF NEEDED: 115 temporary parking stalls on NE portion of lot



PHASE 2:

- Potential Mixed Use Building on NE corner
- Multi-family // Hospitality // Retail Mix
- Approximately **150** Units.
- Majority enclosed parking.

SUSTAINABLE DESIGN

BROWNFIELD REVELOPMENT

- Transforming a existing parking lot
- Dramatically improving the physical environment

ADDING DENSITY WITH STRONG PUBLIC REALM

- Density supporting current and future transit
- Best Land Use Practices
- Promotes multiple transportation options

PUBLIC GREEN SPACE

- Supports healthy outdoor human activity
- Strong urban tree canopy throught the site

STORMWATER

- Improvement from existing surface asphalt conditions
- Holding capacity for large precipitation events
- Improved quality prior to returning to groundwater

NATIVE LANDSCAPING

- Supporting the natural ecosystem

ELECTRIC VEHICLE CHARGING & CAR SHARING

SOLAR READY

15

ORGANICS RECYCLING

HEALTH & WELLNESS IN BULDING DESIGN





COURTYARD OVERLOOK FATURE





ESG | A R C H I T E C T U R E & D E S I G N | I

| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

SUSTAINABILITY SUMMARY



16 ESG ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

SHADOW STUDIES

SITE EGRESS

SITE ACCESS









| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

BICYCLE SUMMARY





19 ESG | ARCHITECTURE & DESIGN

| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

PEDESTRIAN CONNECTIONS



APPLICABLE STREET ROOM TYPOLOGIES:

STREET ROOM TYPOLOGY 1A: WEST PROMENADE / TRANSITION TOCORNELIA NEIGHBORHOOD

STREET ROOM TYPOLOGY: TRANSITION ZONE

STREET ROOM TYPOLOGY 3: NEW LOCAL STREETS

SOUTHDALE DESIGN GUIDELINES DISTRICTS

SOUTHDALE FRAMEWORK





- CURRENTLY PROPOSED STREET GRID
- POTENTIAL FUTURE STREET
- PROPOSED
 PEDESTRIAN
 CONNECTIONS
- POTENTIAL FUTURE PEDESTRIAN CONNECTION



NINE THINGS TO REMEMBER:

1. Every new development begins with the 200' x 200' block, or some variation based on context.

The existing property has been broken down into three smaller blocks by new internal streets. The arrangement of blocks will provide density appropriate for a transitional area in proximity to residential areas, while providing a mixed-use environment with walkable streetscapes and attractive greenspaces.

2. Every block or building in a development will need streets to connect between buildings. Not all of these streets will need to accommodate vehicles, providing the opportunity for parks, plazas or courtyards—important parts of the public realm.

Danila Plaza is proposed as a pedestrian-only internal street within the redevelopment. This redevelopment creates small blocks with pleasantly-arranged urban public and private spaces while enhancing connections within the broader district. Danila Plaza extends beyong the North-South street to provide additional access to the greenspace amenity surrounding new stormwater basin along the west side of the site.

3.Buildings will not be greater than 200 feet in length, thereby minimizing the negative impact continuous walls can have on a comfortable pedestrian experience.

Buildings designed for 7200 and 7250 will comply with the intent of the 200 ft maximum requirement. Given the importance of providing enclosed parking within the district, the project proposes enclosed parking at both buildings. The proposed building at 7250 is 140 feet wide and 7200 is intended to be of similar massing. In order to maximize efficiency of the floor plan and to keep the parking podium at 7250 below grade, the length of the building is roughly 220 feet. This length is interrupted by a 90 degree jog in the floor plate at the building's mid point to break up the expression of the elevation. The footprints of the upper levels of office are about 134 feet by 218 feet to allow for a floorplate of approximately 29,100 SF.

Careful attention and thought have been paid to the step-backs, footprint, and orientation of the 7250 building. Placing the buildings along the east side of the development assures that building shadows won't negatively impact the neighboring residential properties.

The building massing has been developed in close coordination with the Southdale street typology guidance to ensure that setbacks of building bulk meet the intent of this pedestrian-focused document. A mixture of material, architectural detailing highlighting entry locations, and transparency through glazing will be leveraged to break down the opaqueness of the buildings at the pedestrian level.

4.All streets are not equal. The plan outlines a hierarchy that is driven by the kind of experiences that are expected on these streets and how they facilitate an enlivened public realm.

France Avenue is a major street artery that lines the site to the east. Access to the project is primarily from 72nd Street and Gallagher Drive via a new internal North-South Street. Additionally, a new East-West pedestrian-only street (Danila) provides an accessible means of accessing both blocks at the mid-point of the site. This pedestrian walkway will be a highly landscaped, walkable, sustainably focused site feature that provides pedestrian scale entry elements to each of the mixed-use portions of the project as well as a flexible indoor / outdoor spaces in varoius places for seasonal programming. Refer to the typology diagrams throughout this document and other illustrations that depict this hierarchy and the experience of each street typology.



NINE THINGS TO REMEMBER:

5.Designated transition zones are about maintaining the quality of life in these areas without restricting growth in other parts of the district.

Transition zones are critical to neighborhood building, especially when transforming a suburban environment to an urban environment over time with phased development projects. The creation of the dedicated pedestrian street and greenspace surrounding the stormwater basin within this project will create a graceful transition from the residential neighborhoods located to the west, to the commercial areas located east of France. By introducing a new local street grid via the new internal North-South street, this development may catalyze future growth to the north and south of the site by extending street in these directions.

6. Promenades and East-West Streets are the bridge between single family neighborhoods, such as the Cornelia neighborhood of Edina and the west side of Richfield, to more intense parts of the district.

A dedicated pedestrian east-west link (Danila Plaza) from France Avenue to the new natural area will be provided. The master plan provides a positive pedestrian experience throughout the site, connecting pedestrian movement to green space, the pedestrian plaza, and providing a clear pedestrian hierarchy to movement in and around the site. The project provides the beginning of a strong neighborhood pedestrian circulation network that connects to existing and future development in all directions.

7.Street Rooms will intersect and overlap each other in many circumstances. At these intersections, lower building heights should prevail, giving the smaller scaled building precedence over larger scale buildings.

The pedestrian street (Danila Plaza) is strategically located to provide a connector between all 3 sectors of the site, and ultimately acts as a large street room gathering place for neighbors, tenants, and visitors. This area will be the gathering focal point for the many pedestrian connections, acting as a collector to bring people together.

8. Within the first 60 vertical feet of a building, primary materials systems that are more traditional like brick, stone, glass wall systems are preferred. Above 60 feet, other materials such as metal wall systems within a larger curtainwall system, can be introduced. These baseline parameters should not be a deterrent to architectural innovation but rather are intended to serve as a measure of quality and continuity throughout the district.

The primary exterior materials proposed for the 7250 building are architectural precast with stone texture and glass at the ground level. The upper levels are clad in glass, architectural brick, and metal panel accents.

9. Transparency at the ground level facing the public realm is key to the individual experience and is a catalyst for how to activate and maintain a community-based approach to daily life and experience.

At the pedestrian level along France Avenue, the commercial space is articulated by bays of glass book-ended with stone-look architectural precast panels. Full height glazing within these bays allow unobstructed views of activity within the building and define points of entry. The primary entry and lobby will be located on the north end of the west facade adjacent to a limited amount of convenience surface parking and awning offering protection from inclement weather. This lobby also provides access to the shared elevators for the below grade parking and office as well as shared amenities for the office building such as conferencing, and a coffee/food kiosk.

ADA-accessible paths allow for pedestrians to move freely across the site to engage with all areas of the site including the public natural area surrounding the stormwater basin as well as the future building at 7200.

RELEVANT STREET ROOM TYPOLOGIES:

<u>Street Room Typology 1:</u> WEST PROMENADE / TRANSITION TO CORNELIA NEIGHBORHOOD

•On France Avenue, a 50-foot setback is required from curb to face of building with a building podium height of 60 feet. Above the 60-foot height limit, additional height should step back 10 feet from the face of the building, to a maximum height of 84 feet.

Building meets the required 50'-0" setback along France. Additionally, the building facade changes materiality at roughly 62 ft above street level and then steps back 37 ft at the north-east corner Level 5 Amenity deck. The building height to top of mechanical penthouse is 84'-0".

•On the east side of the West Promenade, building faces should not exceed 50' in height. Any height above that limit should step back 20 feet from the facade of the building. The west building facade rises 48'-0" and then steps back 18'-6".

•All parking, other than short-term retail or guest parking, and building services need to be located below grade or hidden within the building. If on ground level or above, parking and/or building services must be surrounded on all sides by program space such as commercial or housing.

Proposed parking is enclosed within buildings with the exception small surface parking lot provided for enhanced pedestrain safety and ease of access.

Street Room Typology 3: NEW LOCAL STREETS

•On France Avenue, a 50-foot setback is required from curb to face of building with a minimum building height of 60 feet (diagram at left). Above that 60-foot height, the building face should step back two feet to create a cornice line and can then extend to 105 feet. Above 105 feet, building faces must step back an additional 10 feet (as illustrated in diagram at right, above.)

Building exceeds required 50'-0" setback along France. Additionally, the building facade changes materiality at roughly 62 ft above street level and then steps back 37 ft at the north-east corner Level 5 Amenity deck. The building height to top of mechanical penthouse is 84'-0".

• Building podiums along these streets need to maintain as closely as possible the 60-foot height limit while still adhering to the guidance of 75% of building face at the setback line to create the fundamental experience of the street room. Building is located on or within 2'-0" of the setback line on France and Gallagher.

•All parking, other than short-term retail or guest parking, and building services need to be located below grade or hidden within the building. If on ground level or above, parking and/or building services must be surrounded on all sides by program space such as commercial or housing.

Parking is enclosed and primarily located below grade. Small surface lot near main entrance of 7250 provides ease of access.

• Parking and building services should not be accessed via these streets.

No additional curb cuts are proposed along France Avenue. No building access for vehicles or loading is proposed on France Avenue.

• Incorporate 10- to 12-foot wide sidewalks that create opportunities for gathering, outdoor cafes, pavilions, etc. Sidewalks along France Avenue are ample at greater than 15 ft in overall width (7-8 ft each) as it is a double sidewalk proposal allowing for plaza space and outdoor seating. Pedestrian street Danila Plaza is 60'-0" wide and incorporates pedestrian paths, stairs and ADA-compliant ramps as well as a series of seating areas. Pedestrian path along west side of the North-South street provides seating areas and an overlook feature to enjoy the preserved natural area. For other sidewalk dimensions see diagram in this document.

• Within the 50-foot setback, trees should be planted in a double row to add a strong canopy for pedestrian activity. Trees are planted in double rows on France and 70th, see site plan for arrangement.

THE PUBLIC REALM EXPERIENCE:

Connections

•The overall strategy is to connect intersections, incorporate street typologies, and incorporate green systems to add value to the experience of the district.

•The public realm is to be connected continuously north-south from Centennial Lakes, the Promenade, the Galleria, Southdale Center, Fairview Southdale, to Strachauer Park. All new development shall support that goal.

• The public realm should be connected east-west from Edinborough Park to Centennial Lakes, west of France to Pentagon Park and Fred Richards Park to Highway 100 on the west. This will set up future connections to districts to the west—such as 70th and Cahill—supporting an overall vision of a more connected and integrated Edina community.

•The district must be connected continuously east-west from the Cornelia neighborhood to Yorktown Park.

•New north-south promenades should be created on the west side of France and east side of Xerxes as part of the broader strategy to sensitively transition to single family residential neighborhoods.

•Expand Centennial Lakes Park to France Avenue... celebrate this important public amenity by making it more visible as a gateway into the district.

•Create a dynamic landscape that includes water, especially stormwater expressed as part of landscape, to create public amenity spaces.

•Streets within the superblocks, East and West Promenades, and extension of the Promenade north to Strachauer Park should be surfaced with pavers to promote a dominance of pedestrians and bikes over vehicles.

•New parks and plazas shall be either public or publicly-accessible, not private, in nature.

•Increase number of sidewalks, pathways, and smaller parks/gardens to better address mobility. Incorporate places to sit throughout the district.

•New trees should provide continuity of the street room experience with canopies that are consistent with the Street Room Typology to enhance the continuity of pedestrian experience.

The landscape and hardscape elements are woven through the site to create a human-scaled, enticing, yet comfortable pedestrian experience. Native plantings throughout the site create a low maintenance, attractive greenspace. Planting beds runs parallel with France Ave and act as both a buffer from the adjacent traffic and a functional means of managing on-site storm water. The native planting gardens also provide an educational opportunity to highlight the City of Edina's laudable goals for environmental stewardship. Landscaped areas with benches and public art elements create publicly accessible gathering areas while also serving to activate the building's street-facing façades.

The development team has paid close attention to how this site interfaces with the adjacent properties to the west by ensuring that building scale, landscaping and proposed uses respect the adjacent neighborhood. We've also incorporated multi-modal street grids designed to connect with existing and future bike, pedestrian, and vehicle infrastructure.

Intersections

• Street Room Typologies overlay each other, unifying the overall district experience through the recognition of unique conditions that evoke unique design responses based upon location.

- •Street Room Typologies connect intersections throughout the district, linking experiences together from one neighborhood to the next.
- Street Room Typologies with lower façade heights take president over those with higher façade heights at these points of intersection.
- •The architecture of a façade of one block making up an intersection should be conceived as part of all corners of the intersection.
- Crosswalks at intersections need to be an integral part of the public realm and continue the overall street room experience from one block to another.
- •The hierarchy of intersections will change based on an evolving context and investment in the intersection experience.

The intersection of Gallagher & France is an important point of connection for vehicles, bikes, and pedestrians alike. A robust entry plaza with decorative paving, landscape and lighting will identify the building entry. A highly visible building corner at street level will encourage activity in around the building and act as a welcoming sign to the traffic moving by sharing the character of the development and activity within.

Street Room Form

• Building setbacks are to be considered as a part of the overall landscape and public amenities, and should be designed to create a continuous pedestrian experience along major corridors to support "pools of human activity."

• Every new development should connect all publicly-accessible spaces such as pocket parks, courtyards and plazas to the street room typology.

The site design provides the beginning of a strong neighborhood pedestrian circulation network that connects to existing and future development in all directions. We provide a safe and enhanced pedestrian and bike movement along France avenue separating and setting back the pedestrian from France moving the sidewalk closer to the building and buffering a lush green infrastructure landscape that will be both function and educational. Provided a human-scaled street grid by introducing Danila Plaza 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.

- Along all major corridors, seventy five percent (75%) of face of building walls need to be at the setback line to support the creation of a 'street' room.'
- All new building façades in the district must have seventy five percent (75%) transparency at the ground level.

Project aims to comply with this stipulation. Please see exterior elevations for this submittal. Design of building facades aim to strike a balance that adequately meets both Design Experience Guidelines and the City of Edina's Sustainable Building Policy.

• All building façades are prime (including parking) and must be designed accordingly. There is no back side of a building.

We have carefully considered all facades as active and human-scaled. Majority of parking is located below grade, with one small convenience surface lot on west side of building for improved accessibility and activation of primary entrance.

- All facades on the first vertical 60 feet of a building (above grade) shall use natural materials facing the public realm.
- The building uses natural materials facing the public realm in this way. Please see exterior elevations for this submittal.
- Above 50-60 feet, glass, precast panels with brick/tile are the preferred material palette. Metal panel can be used as a secondary part of a wall system.

Please see exterior elevations for this submittal.

• No building façade can be longer than 200' without changing direction by a minimum of 90 degrees.

The longest building facade is 220'; however, this elevation breaks at the approximate mid-point of block with an inset portion of the streetlevel facade. Please see site plans for this submittal.

THE PUBLIC REALM EXPERIENCE:

Building Form

• Ground floors should have a minimum ceiling height of 20' for flexibility. This floor-to-floor height will allow the space to accommodate commercial, two floors of parking, or two-story townhouses.

First floor building height is 20 ft tall at 7250

• Above-grade parking structures should be designed with flat floorplates to allow for future conversion and lined with programmable public realm space to minimize the visual impact of car storage.

Parking is enclosed and primarily located below grade. Small surface lot near main entrance of 7250 provides ease of access.

• Within 50-60 feet of the ground, it is preferred that rooftops be programmed to accommodate residential or public user activities (e.g. a restaurant or terrace).

Rooftop located with 50-65 ft of the ground level are programmed to offer rooftop terraces and green spaces. On the street level, the pedestrian plaza (Danila) is designed to create flexibility for a variety of uses, including providing additional outdoor seating area for the office coffee kiosk and building amenity conferencing center.

•All development services, including rooftop mechanical systems, should be located within buildings and should not be visible from the public realm, or semi-private and private areas of the development. The exception are rooftop-mounted solar panels, which should be located on the highest point of the buildings.

The development has all rooftop mechanical systems planned as screened from the public realm, or semi-private and private areas. The tallest mechanical equipment (i.e. cooling tower) is located on top level and projects through roof in order to reduce overall building height.

• Building footprints above 60 feet should be no greater than 12,000 SF for residential use and 24,000 SF for commercial space.

Our office floorplates vary from 21,745 - 26,200 GFA. These floorplate sizes are a result of careful planning around utility consumption, natural light entering space, creating connections within space, and maximizing efficiencies.

• Design buildings for flexibility and adaptability in the future, including use of structural systems that will allow a building's function to fundamentally change.

The development team has planned to accommodate a variety of users on the first floor, including but not limited to office, small commercial, and small retail. Allowing for future flexibility has been a cornerstone or our design ideas and is reflected in our structural bay sizing and construction type selection.





| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

STREET ROOM TYPOLOGIES







STREET ROOM TYPOLOGIES

DRAWING SET (SUBMITTED AS SEPARATE DOCUMENT)

		-P.U.D.					
DRAWING		2/22					
NUMBER	DRAWING NAME	08/1					
T1.1	TITLE SHEET	•					
		-					
CIVIL							
C0.0	TITLE SHEET	٠					
C1.0	PH.1 REMOVALS PLAN	•					
C1.1 C2.0	PH.2 REMOVALS PLAN	•					
C2.0A	P1(A) SITE PLAN	•					
C2.0B	P1(B) SITE PLAN	•					
C2.1	PH. 2 SITE PLAN	•					
C3.0A	PH. 1 (A) GRADING PLAN	•					
C3.0B	PH 1 (B) GRADING PLAN	•					
C3.1	PH. 2 GRADING PLAN	•					
C4.0A		•					
C4.08							
C5.0							
C5.1	CIVIL DETAILS	•					
C5.2	CIVIL DETAILS	•					
SW1.0	SWPPP - EXISTING CONDITIONS	•					
SW1.1	PH. 1 SWPPP - PROPOSED CONDITIONS	•					
SW1.2	PH. 2 SWPPP - PROPOSED CONDITIONS	•					
SW1.3	SWPPP - DETAILS	•					
SW1.4	SWPPP - NARRATIVE	•					
SW1.5	SWPPP - ATTACHMENTS	•					
SW1.6	SWPPP - ATTACHMENTS	•					
V1.0 V1.1	SITE SURVEY	•					
L1.1A	LANDSCAPE SITE PLAN - PHASE 1A	•					
L1.1B	LANDSCAPE SITE PLAN - PHASE 1B	•					
L1.2	LANDSCAPE SITE PLAN - PHASE 2	•					
L1.3	LANDSCAPE SITE PLAN - ADA ROUTES	•					
L2.0	LANDSCAPE PLANTING PLAN	•					
ARCHITECTU	RAI						
A0.1	EXISTING SITE PHOTOS (7200 & 7250)	•					
A0.2	SITE PLAN - DEMOLITION (7200 & 7250)	•					
A0.3A	SITE PLAN - PHASE 1A	•					
A0.3B	SITE PLAN - PHASE 1B (7200 & 7250)	٠					
A0.4	SITE PLAN - PHASE 2 (7200 & 7250)	•					
A0.5	SITE SECTION DIAGRAMS - PHASE 1 (7200 & 7250)	•					
AU.6	STE SECTION DIAGRAMS - PHASE 2 (7200 & 7250)	•					
AU. 7	PRASE 1 AND 2 STERENDERINGS	•					
A0.9	EXTERIOR RENDERINGS (7200 & 7250)	•					
A0.10	EXTERIOR RENDERINGS (7200 & 7250)	•					
A1.1	7250 FLOOR PLANS	•					
A1.2	7250 FLOOR PLANS	٠					
A1.3	7250 FLOOR PLANS	•					
A1.4	7250 FLOOR PLANS	٠					
A2.1	7250 EXTERIOR ELEVATION	•					
A2.2		•					
AZ.3	7250 EXTERIOR ELEVATION	•					
A2.5	7250 EXTERIOR MATERIALS	-					
		-					
ELECTRICAL							
E0.1P	ELECTRICAL SITE PHOTOMETRIC PLAN	•					
E0.2P	ELECTRICAL SITE PHOTOMETRIC PLAN	•					
E0.3P	ELECTRICAL SITE PHOTOMETRIC DETAIL	•					



29 ESG | ARCHITECTURE& DESIGN

SUBMITTED DRAWING SET

SKETCH PLAN FEEDBACK & RESPONSES

- April 13th Planning Commission Meeting
- April 19th City Council Meeting

Sketch Plan Feedback/Comments Major Points:

· Address the West Promenade Street Room typology 1A:

o **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 significant 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.

o West 72 ½ street (AKA Danila Plaza)

-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:

o "75% of building walls to be at setback line to support creation of street room"

- When considering Danila Plaza as "street" as defined by the applicable typologies, the proposed buildings meet this requirement.

o"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. o"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.

o"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 Plaza 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 72nd Street to Gallagher.

SKETCH PLAN REVISIONS

LANDSCAPE & PUBLIC REALM:

As the Greater Southdale Area Plan states, "a framework emerges for how streets and the public realm will be structured, the relationship of open space to buildings, and how together the designed environment will support the desired experience outcome."

The landscape design put forth as part of this development establishes a public realm that responds to the districts design guidelines. Developing street rooms, creating community space as a focal point, strengthening connections, and addressing the human scale through aesthetic quality, safety, and promotion of social interaction.

The design is organized around human activity, with vibrant pedestrian-focused streets, beautiful public spaces, and highlights storm water as a valued resource by making it part of the experience of the development. A more inviting walking experience along the streets is created through wide sidewalks and dedicated pedestrian street (Danila Plaza), with seating areas interspersed along the ADA accessible ramp that allows pedestrians to easily move throughout entirety of site.

These spaces between the buildings establish a network of green spaces that support the health and wellbeing of the community. The desired "Street Room Typologies" connect the development, linking experiences together from one end of the site to the other. This Street Room form create a continuous, safe, and inviting pedestrian experience along corridors and support "pools of human activity" balancing access and mobility. The streetscape is comprised of planting beds with shrubs, perennials and trees will establish the buffer along all public sidewalks between street and walk increasing permeable surface area, providing a shade canopy, and reducing solar heat gain.

Plants selected for the Street Rooms are species that will tolerate the harsh conditions of their environment. Trees and plants within these areas are salt- tolerant which help to improve their longevity. Several of the tree species selected for the rest of the site are either native to Minnesota or are adapted species of natives that are better suited for their location or condition.





32

LANDSCAPE PLAN - ADAPATH

SUMMARY:

The proposed site layout includes placement of one building separated from a future building pad by a pedestrian-only connection. On-street parking, lined with landscaping will allow access and passage for pedestrians and vehicles to easily access the front entry. Crosswalks and signage will allow for controlled crossing of pedestrians with vehicles and connect to surrounding trails and public pathways. Parking for the proposed building will be met with underground parking and limited surface parking.

GRADING:

Grading around the site will match in with existing grades along the perimeter. All sidewalks and plazas within the site will be graded to ADA standards. Surface water will be directed to the on-site stormwater infiltration/detention basin.

UTILITIES:

Sanitary and water services for the 7250 building will connect to the site along the south property line from Gallagher Drive. A proposed water line will be brought through the site from Gallagher Drive to provide the required fire hydrants and the water service for the 7200 building. The proposed sanitary service for the 7200 building will come from the north off of 72nd St. Stormwater runoff from the buildings and impervious surfaces will be directed to the onsite stormwater infiltration/detention basin. The stormwater basin is designed to provide the required water abstraction, rate control and water quality control. Large rainfall events will be pumped to the existing storm sewer system in 72nd St. from the stormwater basin.



P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

CIVIL NARRATIVE



34 ESG|ARCHITECTURE & DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

PROPOSED TOPO + DRAINAGE



CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Illuminance	Fc	0.95	8.2	0.0	N.A.	N.A.
Illuminance	Fc	0.56	1.0	0.1	5.60	10.00
Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
Illuminance	Fc	2.81	8.0	0.5	5.62	16.00
	CalcType Illuminance Illuminance Illuminance Illuminance Illuminance Illuminance	CalcType Units Illuminance Fc Illuminance Fc	CalcType Units Avg Illuminance Fc 0.09 Illuminance Fc 0.00 Illuminance Fc 0.95 Illuminance Fc 0.56 Illuminance Fc 0.11 Illuminance Fc 0.11 Illuminance Fc 2.81	CalcType Units Avg Max Illuminance Fc 0.09 0.2 Illuminance Fc 0.00 0.0 Illuminance Fc 0.95 8.2 Illuminance Fc 0.56 1.0 Illuminance Fc 0.56 1.0 Illuminance Fc 0.11 0.5 Illuminance Fc 2.81 8.0	CalcType Units Avg Max Min Illuminance Fc 0.09 0.2 0.0 Illuminance Fc 0.00 0.0 0.0 Illuminance Fc 0.95 8.2 0.0 Illuminance Fc 0.56 1.0 0.1 Illuminance Fc 0.11 0.5 0.0 Illuminance Fc 0.11 0.5 0.0	CalcType Units Avg Max Min Avg/Min Illuminance Fc 0.09 0.2 0.0 N.A. Illuminance Fc 0.00 0.0 N.A. Illuminance Fc 0.95 8.2 0.0 N.A. Illuminance Fc 0.56 1.0 0.1 5.60 Illuminance Fc 0.11 0.55 0.0 N.A. Illuminance Fc 0.11 0.55 5.60 Illuminance Fc 2.81 8.0 0.5 5.62

35

SITE PHOTOMETRICS



36A ESG ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

VIEW FROM SOUTHWEST



36B ESG ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

VIEW FROM SOUTHWEST



37ESG|ARCHITECTURE&DESIGN| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

VIEW FROM NORTHEAST



38 ESG ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

VIEW FROM GALLAGHER



39ESG | ARCHITECTURE & DESIGN| P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

VIEW FROM FRANCE AVE



40 ESG|ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

7250 ENTRY & DROP OFF



41 ESG|ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

VIEW FROM PLAZA TO SOUTH



42 ESG ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022





ESG | ARCHITECTURE & DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022 44

LEVEL 1 MATERIALS







STONE BASE



METAL PANEL - COLOR 1



METAL PANEL - COLOR 2

HYBRID WINDOW WALL - SSG SYSTEM

ARCHTECTURAL PRECAST - COLOR 1

LEVELS 2-5 MATERIALS





HYBRID WINDOW WALL - SSG SYSTEM ARCHITECTURAL BRICK

METAL PANEL - COLOR 1

ROOF MATERIALS



FLAT LOCK ZINC PANEL

7250 - EXTERIOR MATERIALS

46 ESG | ARCHITECTURE & DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

7250 - SITESECTIONS



1PHASE 1 - NORTH / SOUTH SITE SECTION





ESG|ARCHITECTURE&DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

7250 - FLOORPLANS



48

2 LEVEL P1 FLOOR PLAN



7250 - FLOORPLANS



50 ESG|ARCHITECTURE&DESIGN

7250 - FLOORPLANS











53

ESG | ARCHITECTURE& DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

LANDSCAPE PLAN - PHASE1A



54

ESG | ARCHITECTURE& DESIGN | P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

LANDSCAPE PLAN - PHASE1B



55 ESG|ARCHITECTURE&DESIGN

P.U.D. C.C. MEETING - 7200 & 7250 FRANCE - EDINA, MN | 9.20.2022

LANDSCAPE PLAN - PHASE2



CIVIL - PHASE1A



CIVIL - PHASE1B



CIVIL - PHASE2