

Enclave Mixed-Use Development on France | P.U.D. | Edina, MN 55435

ENCLAVE
MIXED-USE
DEVELOPMENT
ON FRANCE

EDINA, MN



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com



PROJECT TEAM

OWNER/DEVELOPER:	Enclave Companies 1660 S Hwy 100, Suite 530 St. Louis Park, MN 55416	Lifestyle Communities 4938 Lincoln Drive Edina, MN 55416
ARCHITECT:	ESG Architecture & Design 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415	Pope Design Group 767 N. Eustis Street, Suite 190 St. Paul, MN 55114
CIVIL ENGINEER:	Stantec 733 Marquette Ave Suite 1000 Minneapolis, MN 55402	
LANDSCAPE ARCHITECT:	Confluence 901 N 3rd Street #225 Minneapolis, MN 55401	

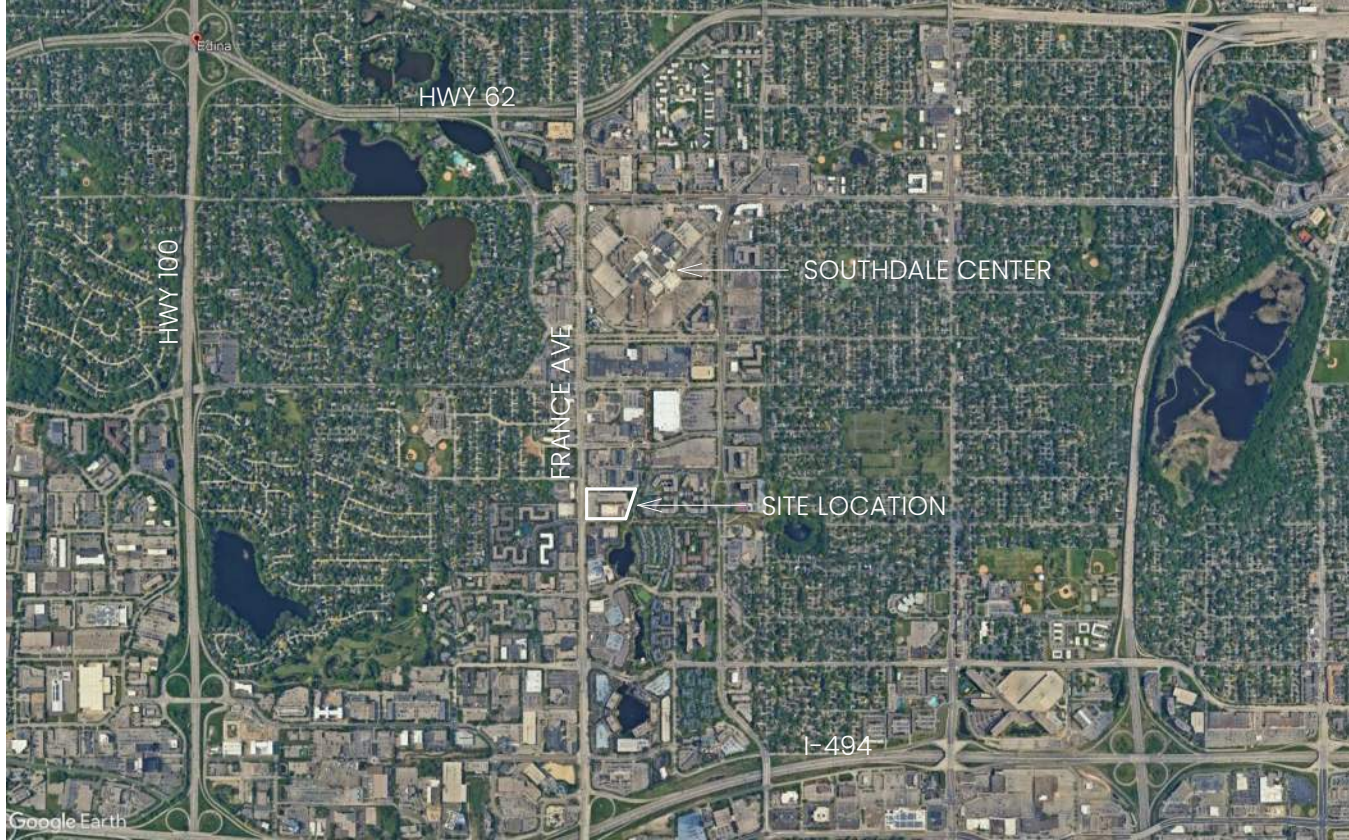
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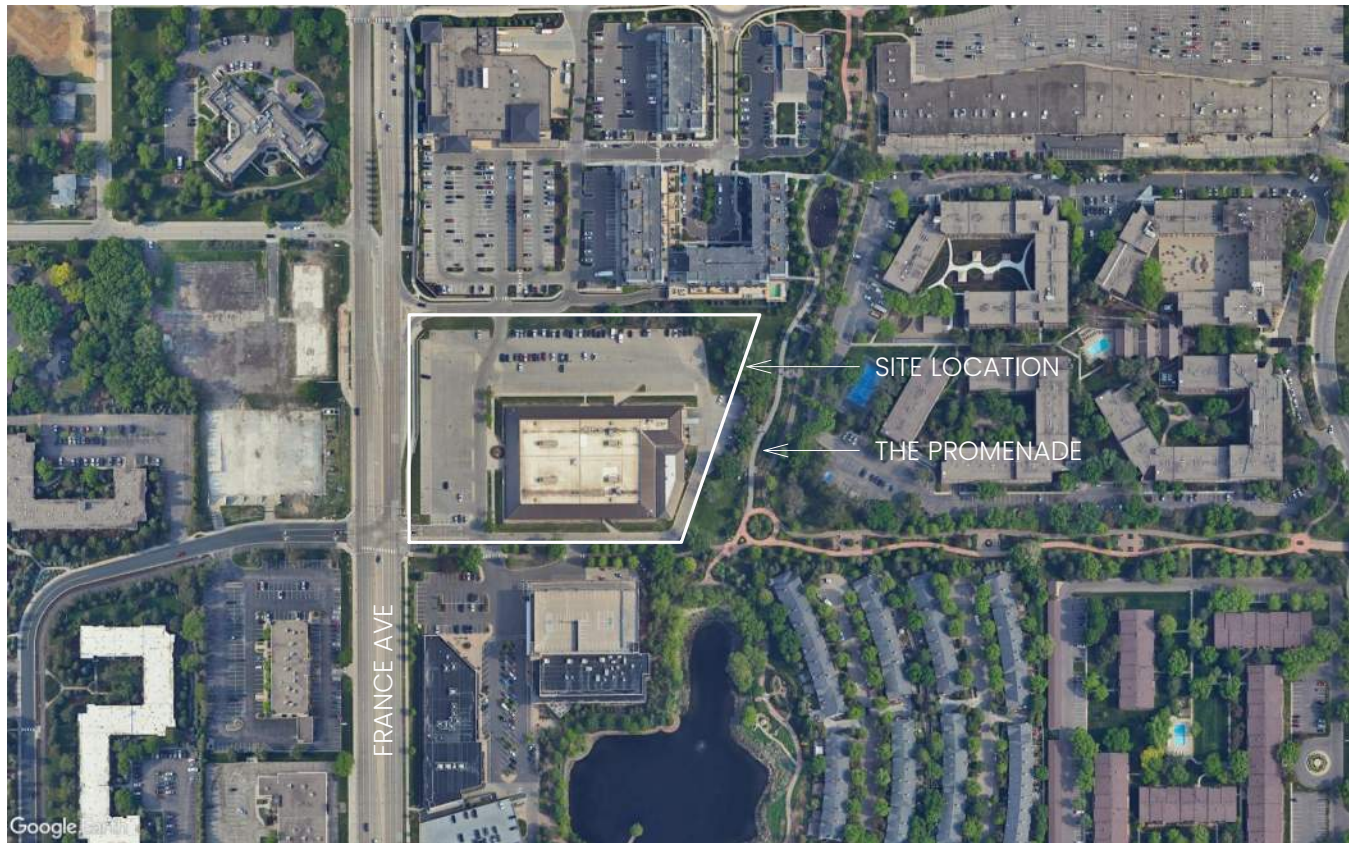
PROJECT OVERVIEW

SW Parcel – Mixed Use	NW Parcel – Mixed Use	NE Parcel – Apartments	SE Parcel – Apartments w/commercial Pad
Lifestyle Communities + Partner	Enclave + Partner	Enclave + Partner	Enclave + Partner
approximately 97,000 sf gross parcel size	approximately 78,000 sf gross parcel size	approximately 86,000 sf gross parcel size	approximately 92,500 sf gross parcel size
approximately 36,000 sf bldg footprint (FF) /buildable area after public ROW/ setbacks/ public realm	approximately 28,900 sf bldg footprint (FF) /buildable area after public ROW/ setbacks/ public realm	approximately 53,000 sf bldg footprint (FF) /buildable area after public ROW/ setbacks/ public realm	approximately 55,000 sf bldg footprint (FF) /buildable area after public ROW/ setbacks/ public realm
11 Floors Above Ground B2 – garage parking (74 stalls) B1 – garage parking (63 stalls) L1 – garage parking (45 stalls), 9,549 sf commercial/ restaurant, small lobby L2 – garage parking (48 stalls), 8427 sf office L3 – garage parking (50 stalls), 10,040 sf office L4 – 28,769 sf office L5 – Condo amenities and units L6 – Condo units L7 – Condo units L8 to L11 – Condo units	7 Floors Above Ground B2 – garage parking (143 stalls) B1 – garage parking (140 stalls) L1 – garage parking (25 stalls), approx. 7,683 commercial, lobby, co-work/ conference, surface parking (10 stalls) L2 – 15,891 sf office and apartment units L3 – apartments and office amenity L4 – apartments and amenity L5 – apartments L6 – apartments L7 – apartments and sky lounge	7 Floors Above Ground B2 – garage parking (144 stalls) B1 – garage parking (142 stalls) L1 – garage parking (60 stalls), lobby, amenities, apt Units L2 – apartments and amenity L3 – apartments L4 – apartments L5 – apartments L6 – apartments L7 – apartments and sky lounge	7 Floors Above Ground B2 – garage parking (122 stalls) B1 – garage parking (120 stalls) L1 – garage parking (62 stalls), approx. 4,141 +/- sf restaurant, apt units L2 – garage parking (76 stalls) L3 – apartments and amenity L4 – apartments L5 – apartments L6 – apartments L7 – apartments and sky lounge
Totals*** 49 senior condo units 47,236 sf office 9,549 sf commercial/ restaurants	Totals*** 124 apartment units 7,594 sf commercial 15,025 office 5,800 sf lobby/ co-work office and conference	Totals*** 223 apartment units	Totals*** 176 apartment units approx. 4,141 +/- sf commercial/ restaurant

PROJECT LOCATION



Vicinity



Site Location



PUD SUBMISSION 4/26/2024

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KEY PLAN

ENCLAVE MIXED-USE
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OVERALL TITLE SHEET

T100



7235 FRANCE AVENUE - EXISTING SITE IMAGES



7235 FRANCE AVENUE - EXISTING SITE AERIALS

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EXISTING SITE PHOTOS
A001

MOVING TRUCK LEGEND						
A	B	C	D	E	F	G
Pickups	Cargo Vans	10' Truck	15' Truck	17' Truck	20' Truck	26' Truck
						
Small jobs	Small jobs	Studio to 1 Bedroom Apt.	1 Bedroom Home to 2 Bedroom Apt.	Up to 2 Bedroom Home	2 Bedroom Home to 3 Bedroom Apt.	3 Bedroom Home to 4 Bedroom Home

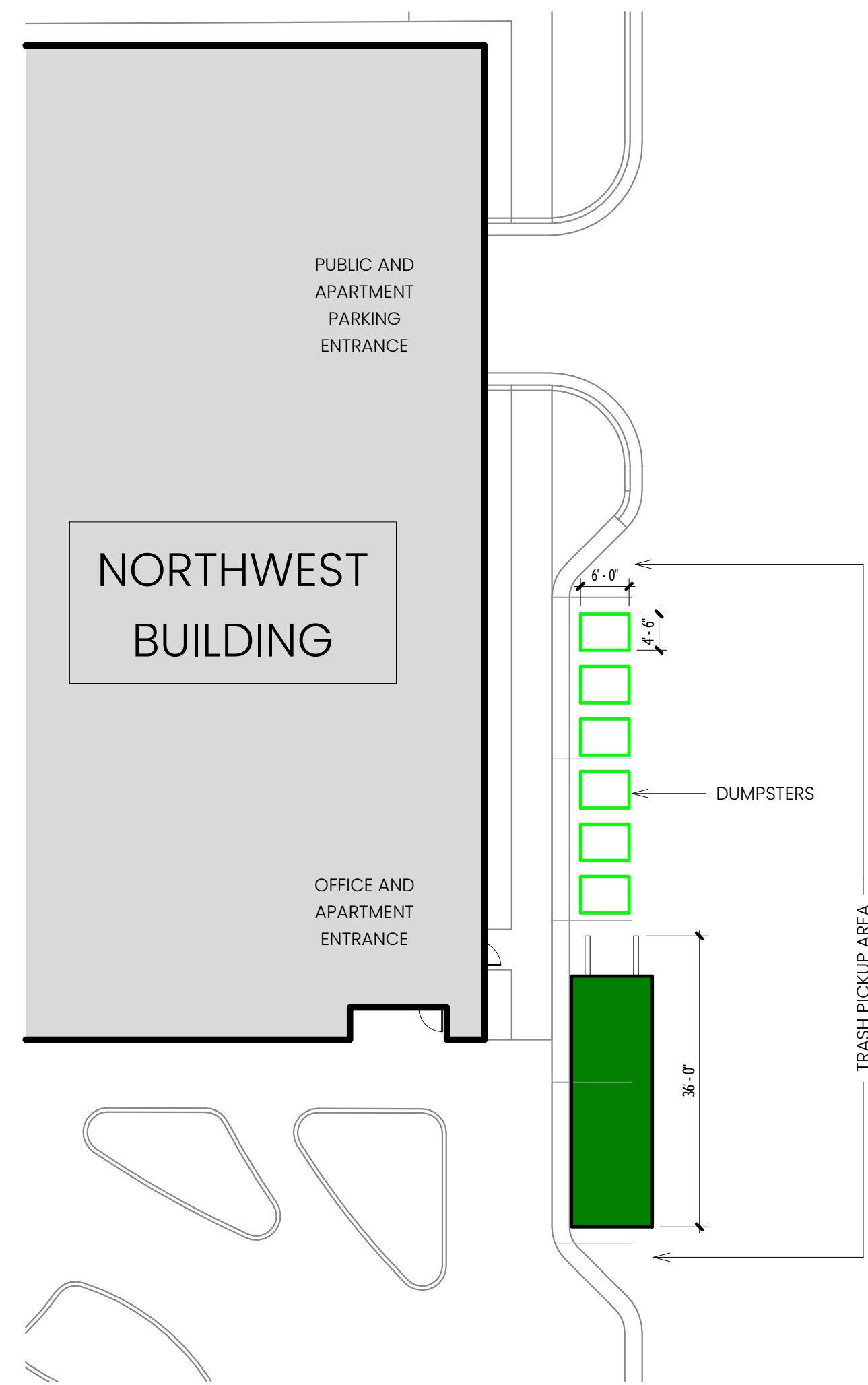
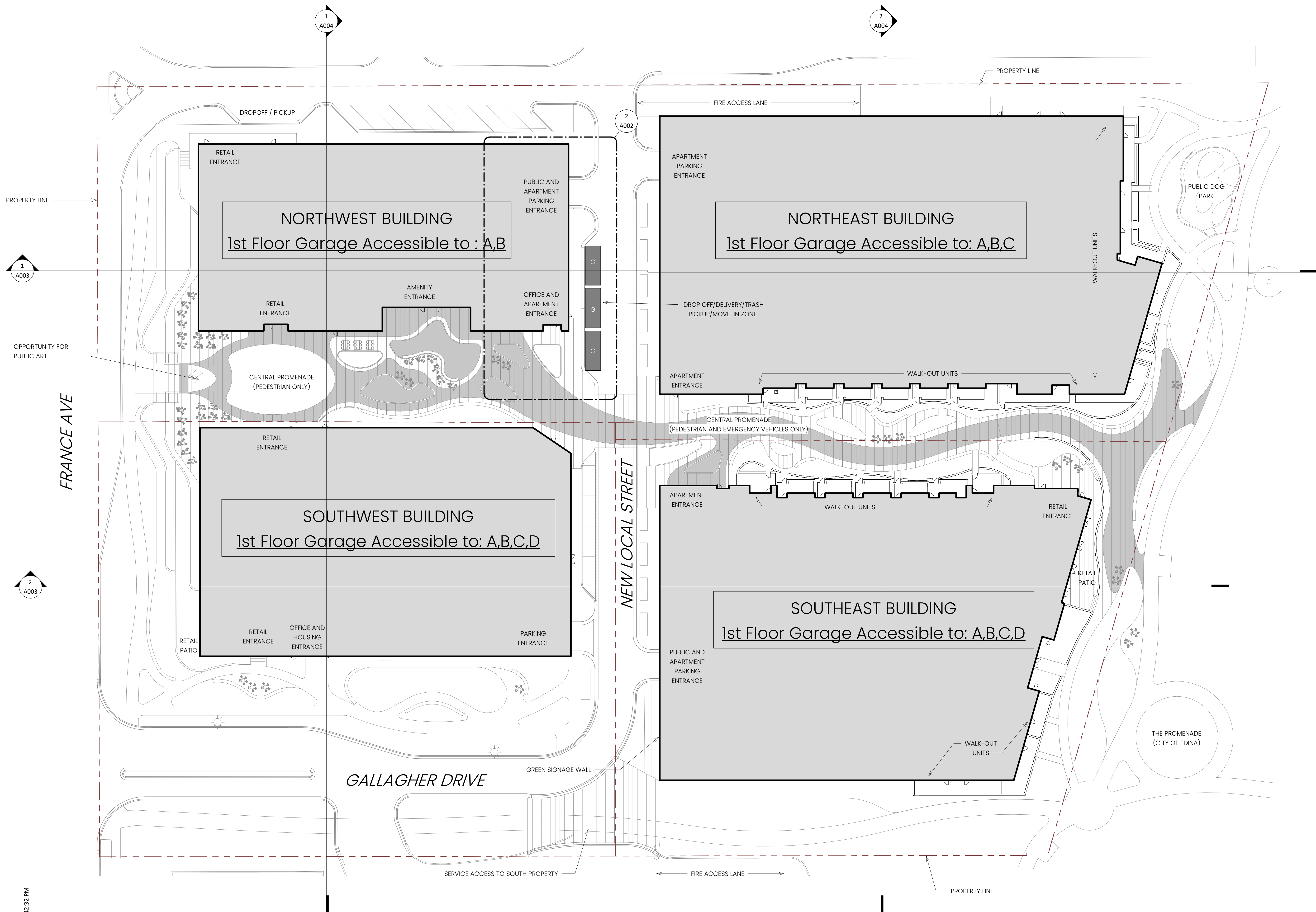
DEVELOPMENT SIGNAGE NOTES
GENERAL STATEMENT: SITE-WIDE SIGNAGE DESIGN WILL BE DEVELOPED FOR THE FUTURE SITE PLAN APPROVAL PROCESS. THE INTENT IS TO PROVIDE SIGNAGE CONSISTENT WITH THE CITY'S ORDINANCES.
THE ELEVATIONS AND RENDERINGS ILLUSTRATE SOME AREAS WHERE SIGNS ARE BEING PLANNED FOR THE PROJECT INCLUDING:
1. PROMENADE VERTICAL GREEN SIGNAGE WALL LOCATED AT SOUTHEAST CORNER OF SOUTHEAST BUILDING WITH VISIBILITY FROM FRANCE AVE.
2. CLEAR AND IDENTIFYABLE PARKING SIGNAGE LOCATED AT ALL GARAGE ENTRANCES.
3. COMMERCIAL AND RETAIL TENANT SIGNS.

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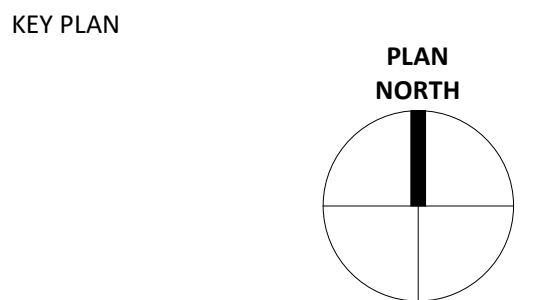


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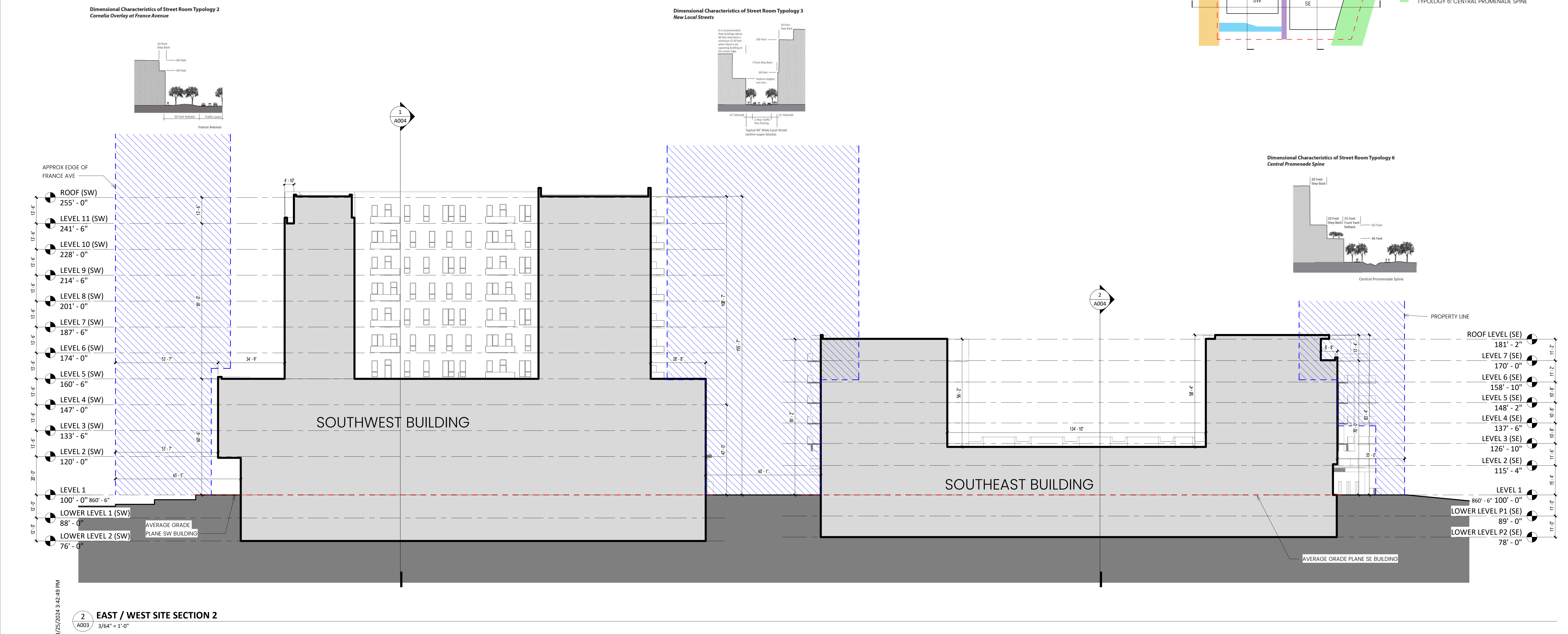
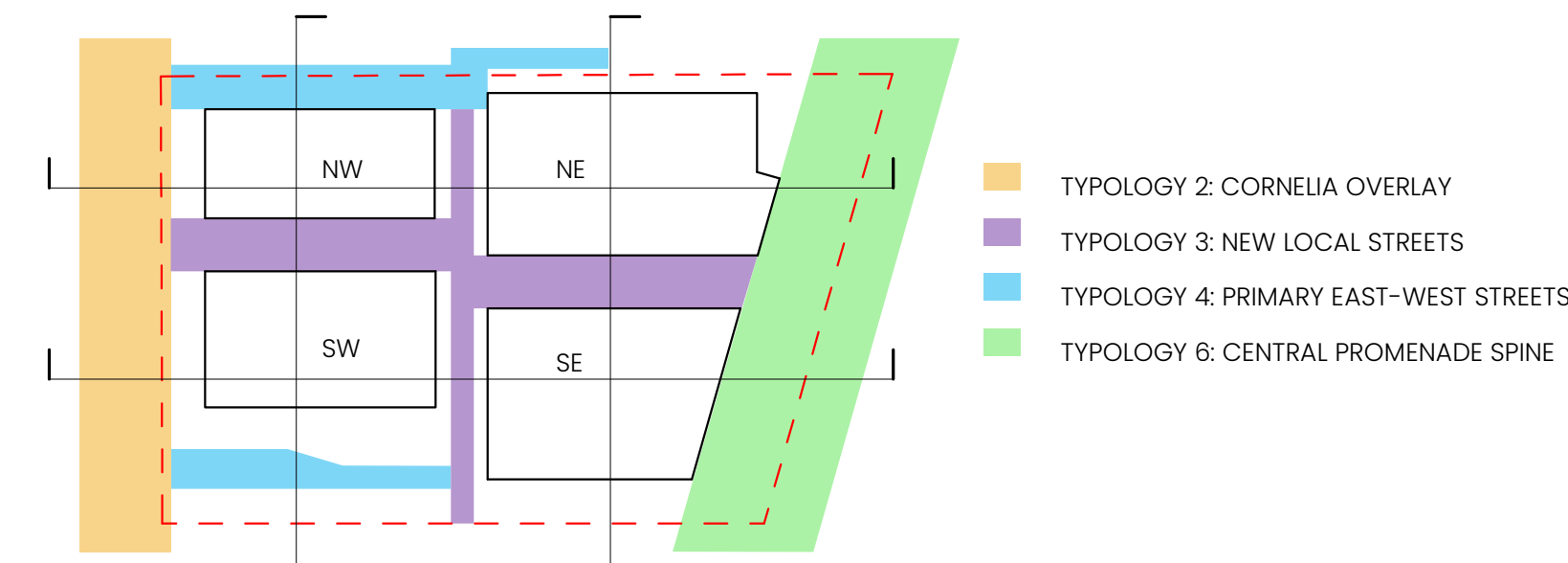
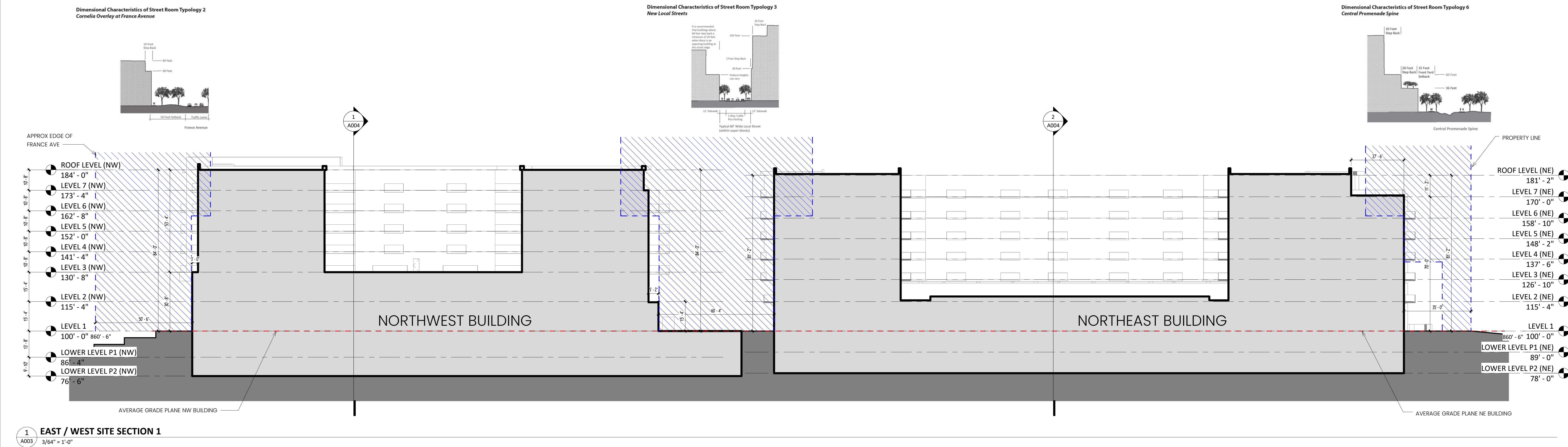
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ARCHITECTURAL SITE PLAN
A002



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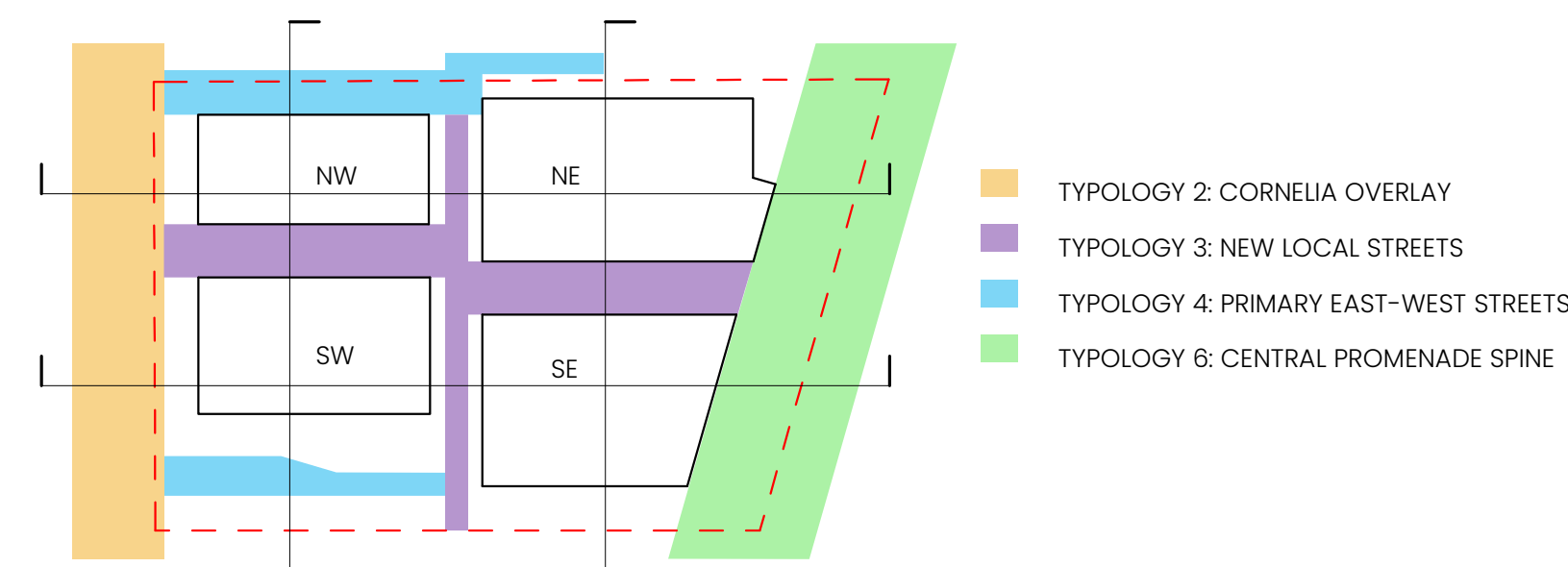
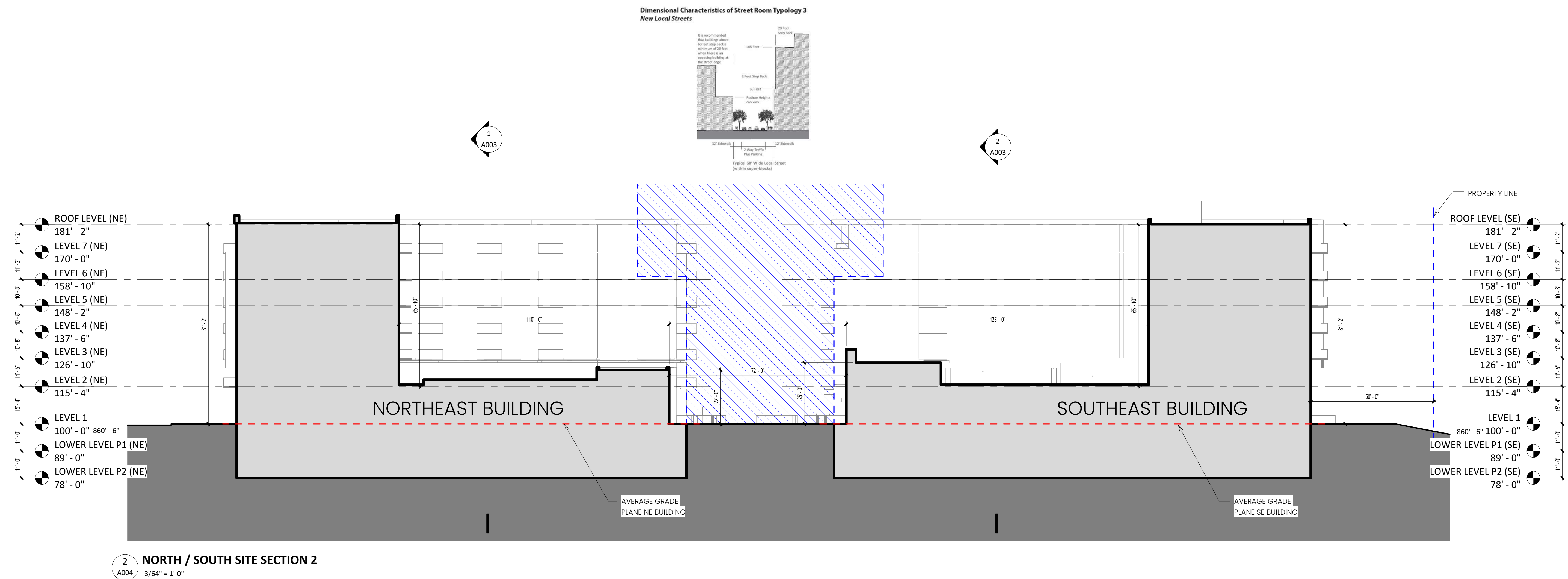
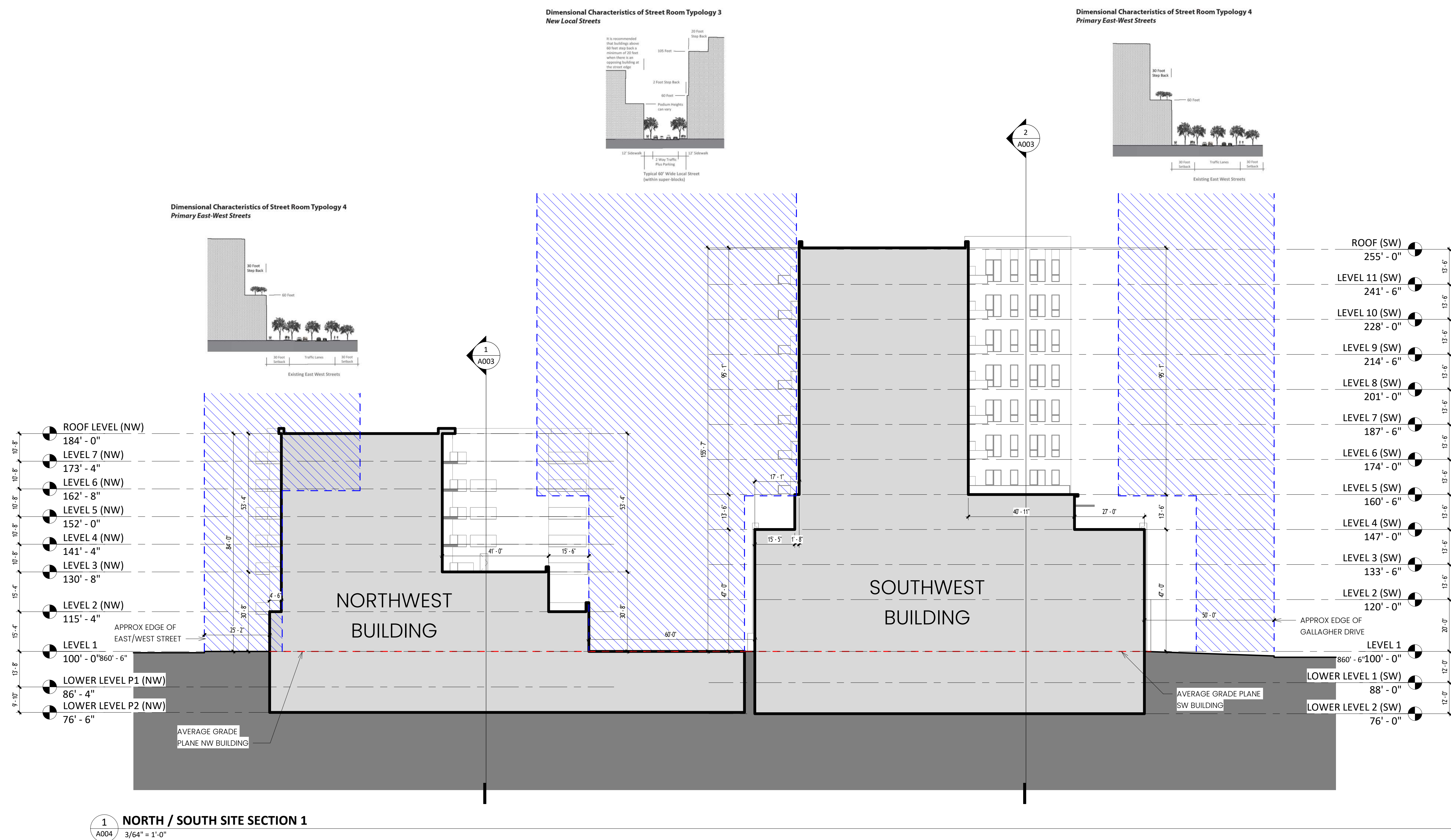
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KEY PLAN

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SITE SECTIONS

A003



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4/26/2024

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SITE SECTIONS

A004

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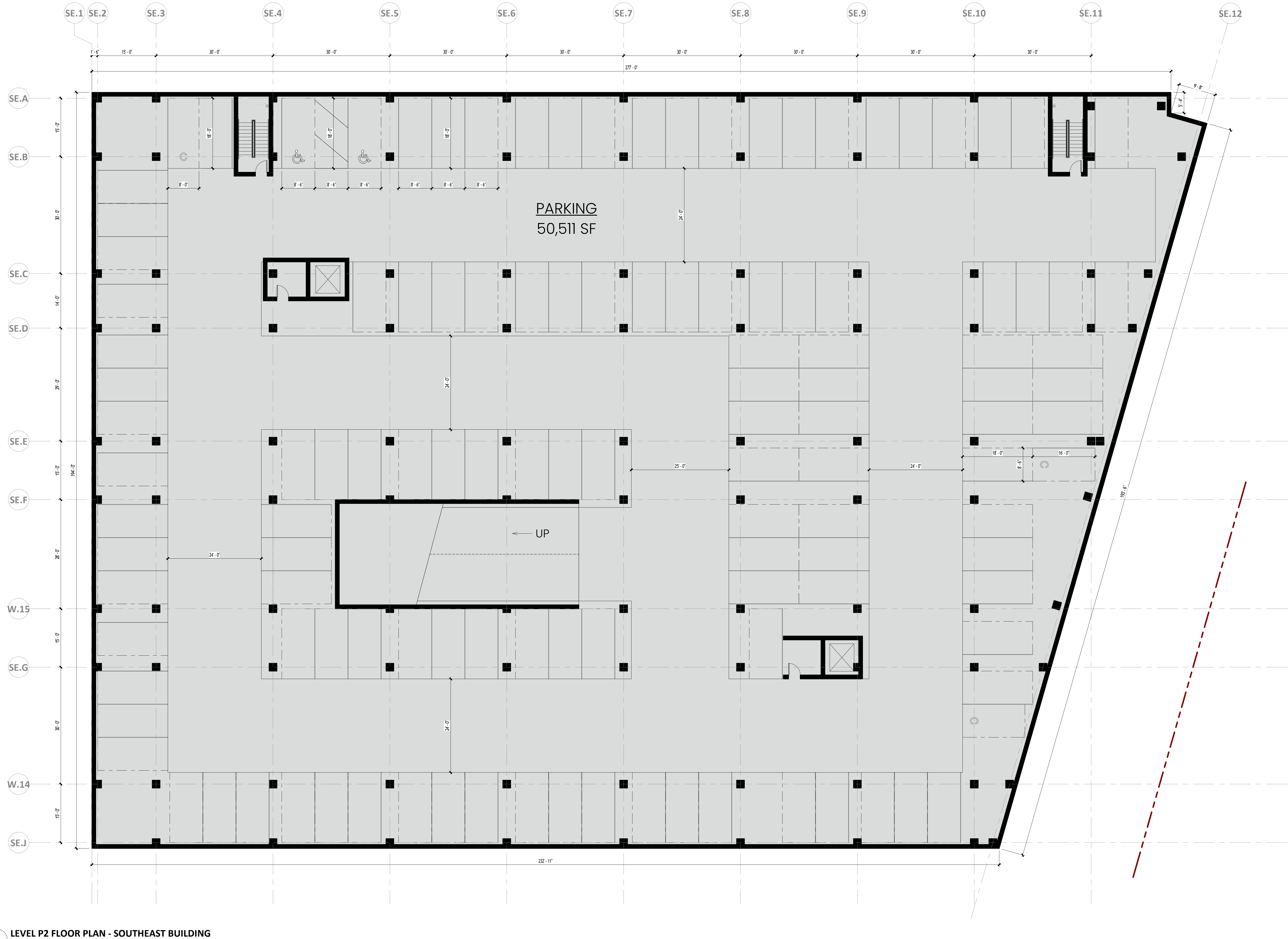
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DEVELOPMENT ON FRANCE

LEVEL P2 FLOOR PLAN -
SOUTHEAST BUILDING

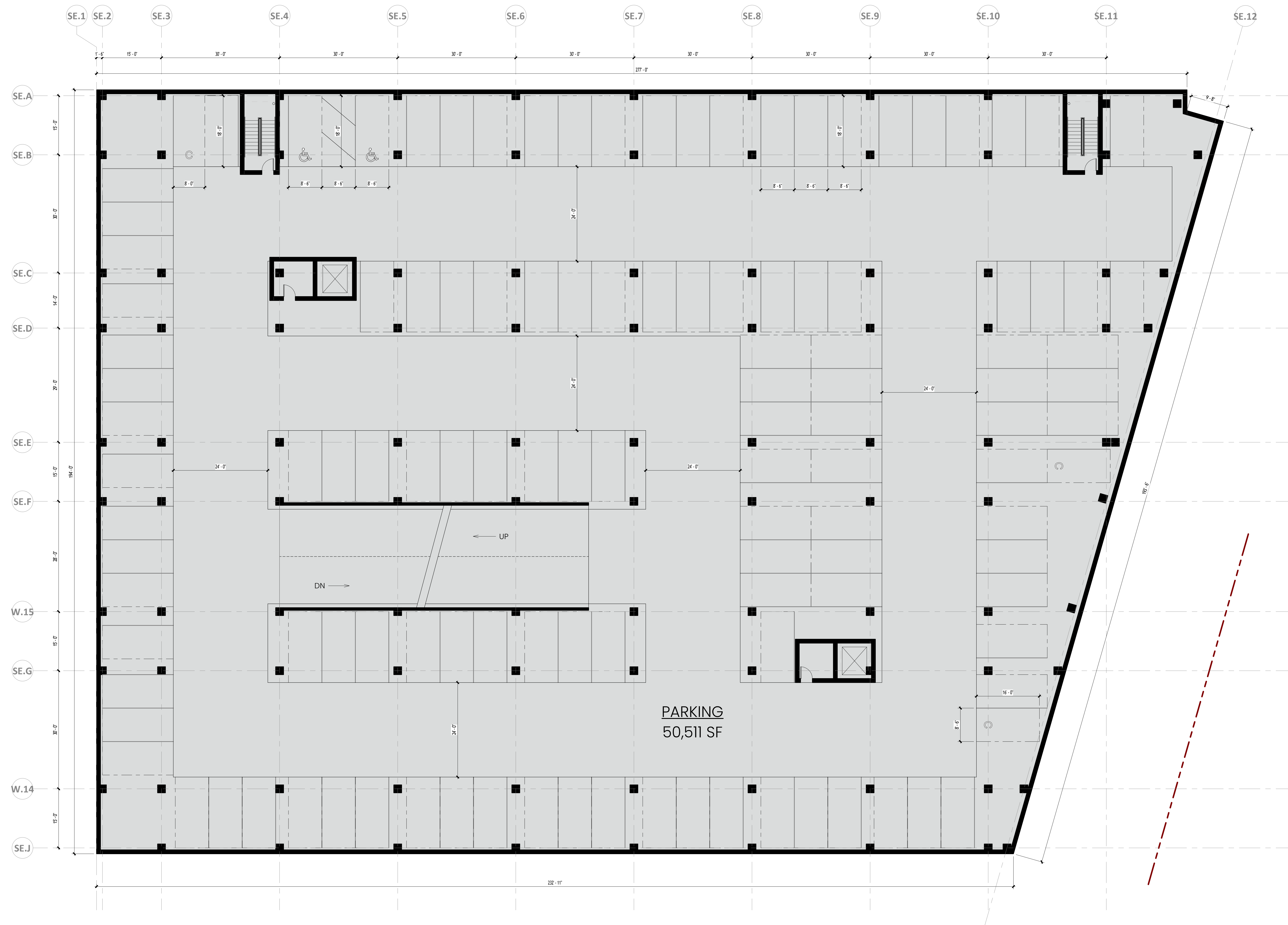
A100-SE



1 LEVEL P2 FLOOR PLAN - SOUTHEAST BUILDING
A100-SE 3/32" = 1'-0"



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LEVEL P1 FLOOR PLAN -
SOUTHEAST BUILDING

A101-SE



1 LEVEL 1 FLOOR PLAN - SOUTHEAST BUILDING
A102-SE 3/32" = 1'-0"

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LEVEL 1 FLOOR PLAN - SOUTHEAST
BUILDING

A102-SE



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LEVEL 2 FLOOR PLAN - SOUTHEAST
BUILDING

A103-SE



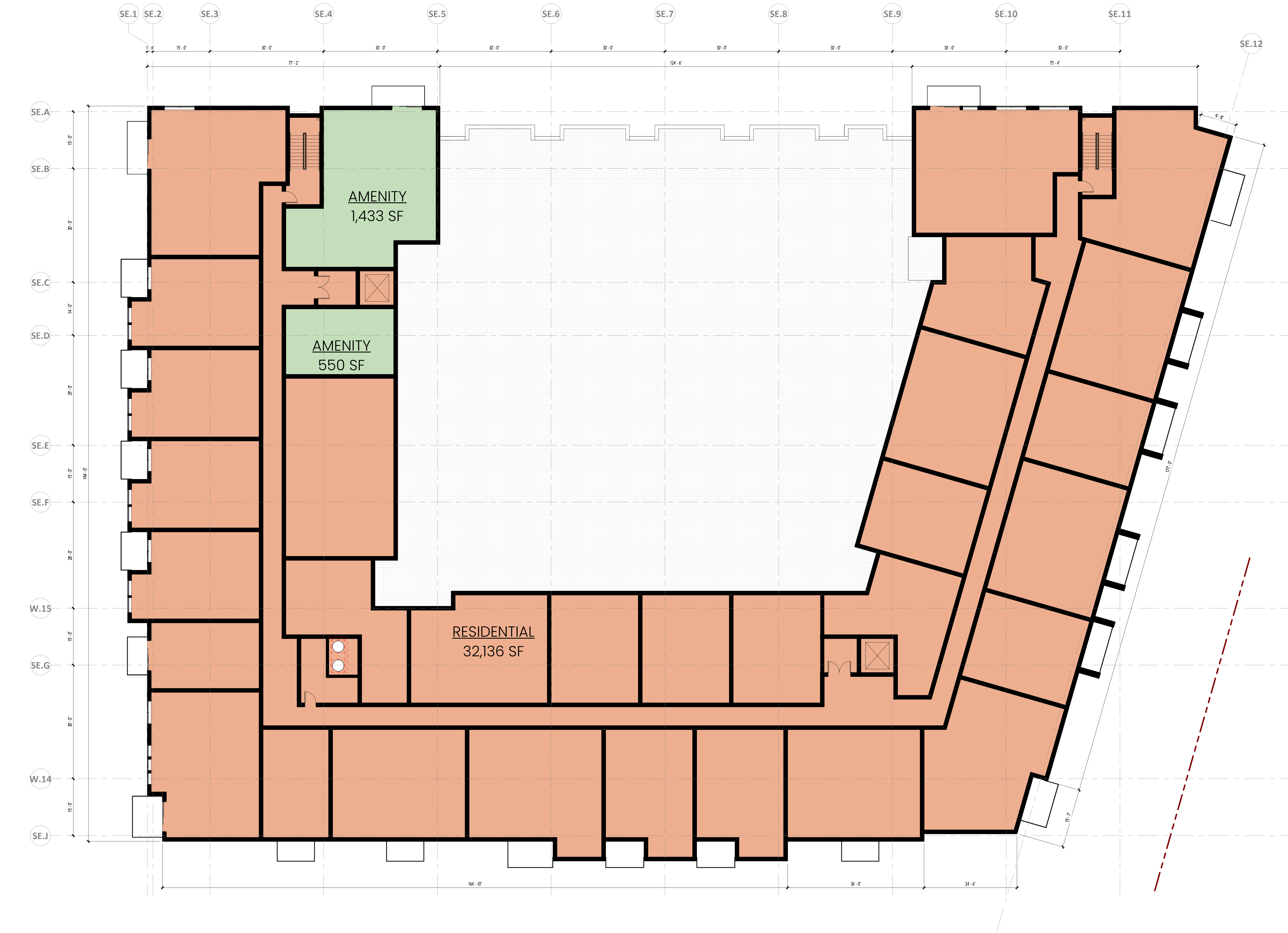
1 LEVEL 2 FLOOR PLAN - SOUTHEAST BUILDING
A103-SE 3/32" = 1'-0"

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1 LEVEL 3 FLOOR PLAN - SOUTHEAST BUILDING
A104-SF 3/32" = 1'-0"

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LEVEL 3 FLOOR PLAN - SOUTHEAST
BUILDING

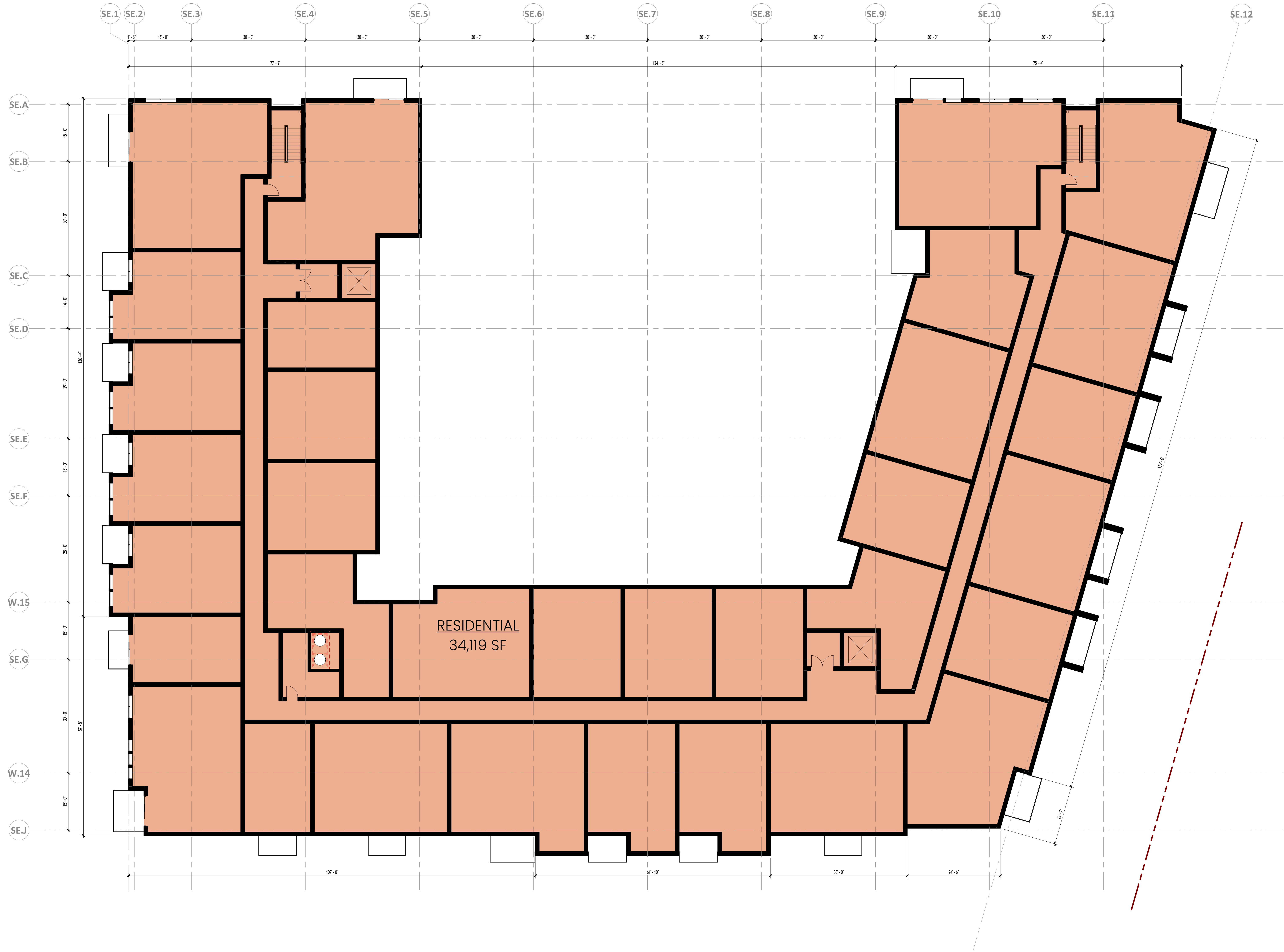
A104-SE

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LEVELS 4-6 FLOOR PLAN -
SOUTHEAST BUILDING

A105-SE

1 LEVELS 4-6 FLOOR PLAN - SOUTHEAST BUILDING
A105-SE 3/32" = 1'-0"

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1 LEVEL 7 FLOOR PLAN - SOUTHEAST BUILDING
A106-SE 3/32" = 1'-0"

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LEVEL 7 FLOOR PLAN - SOUTHEAST
BUILDING

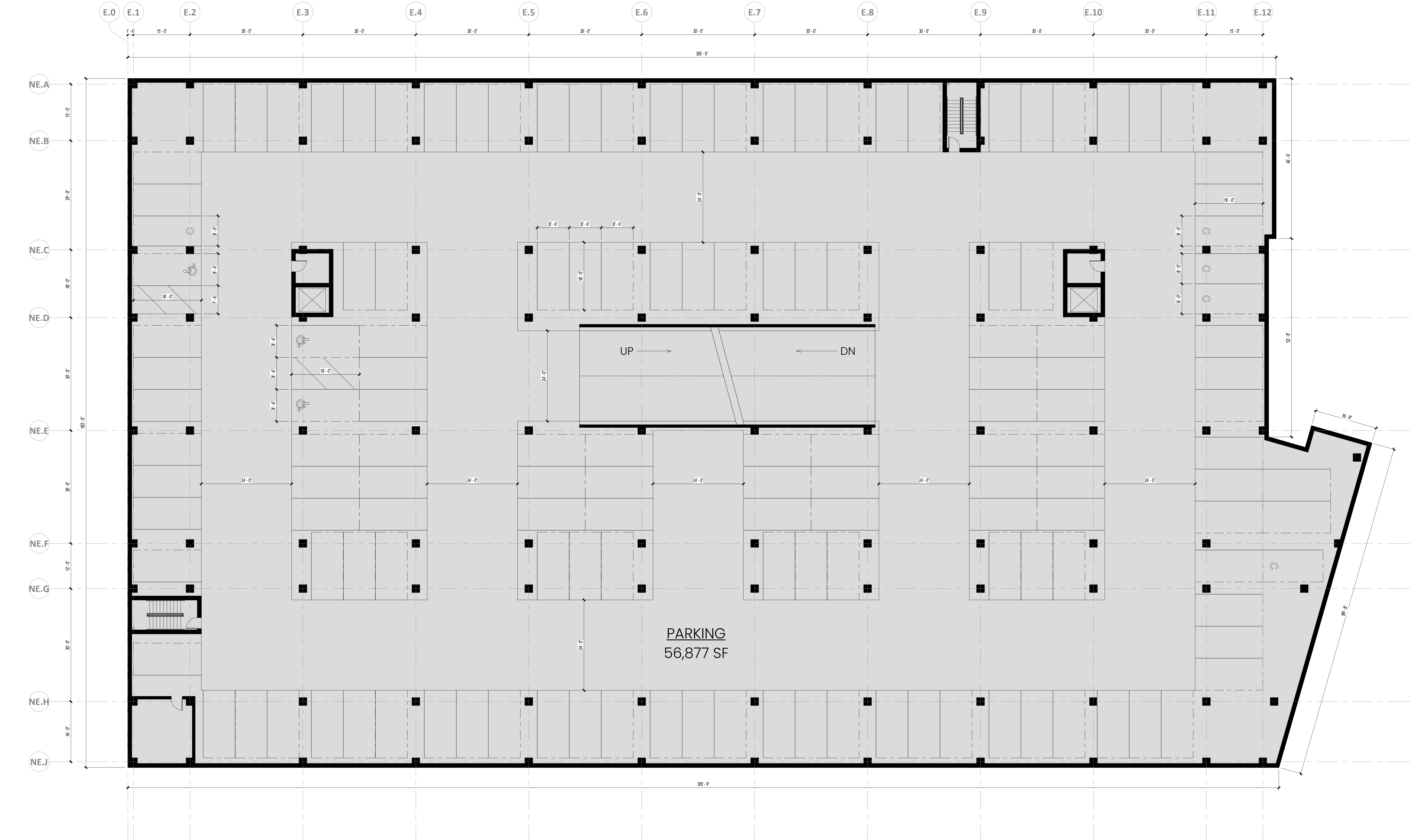
A106-SE



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LEVEL P2 FLOOR PLAN -
NORTHEAST BUILDING

A100-NE



1 LEVEL P1 FLOOR PLAN - NORTHEAST BUILDING
A101-NE 3/32" = 1'-0"

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LEVEL P1 PLAN - NORTHEAST
BUILDING

A101-NE



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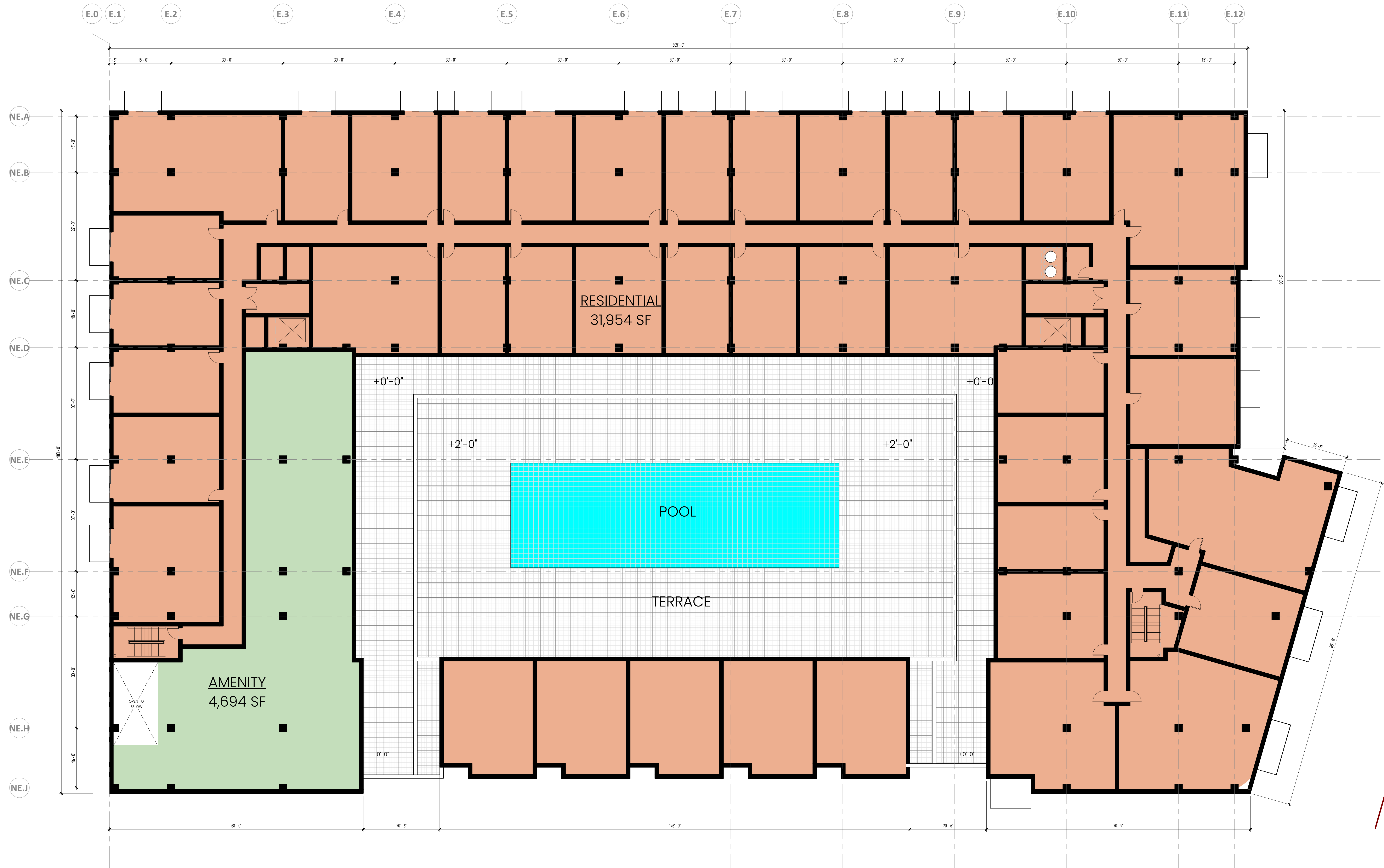
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LEVEL 1 FLOOR PLAN - NORTHEAST
BUILDING

A102-NE



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1 LEVEL 2 FLOOR PLAN - NORTHEAST BUILDING
A103-NE 3/32" = 1'-0"

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KEY PLAN

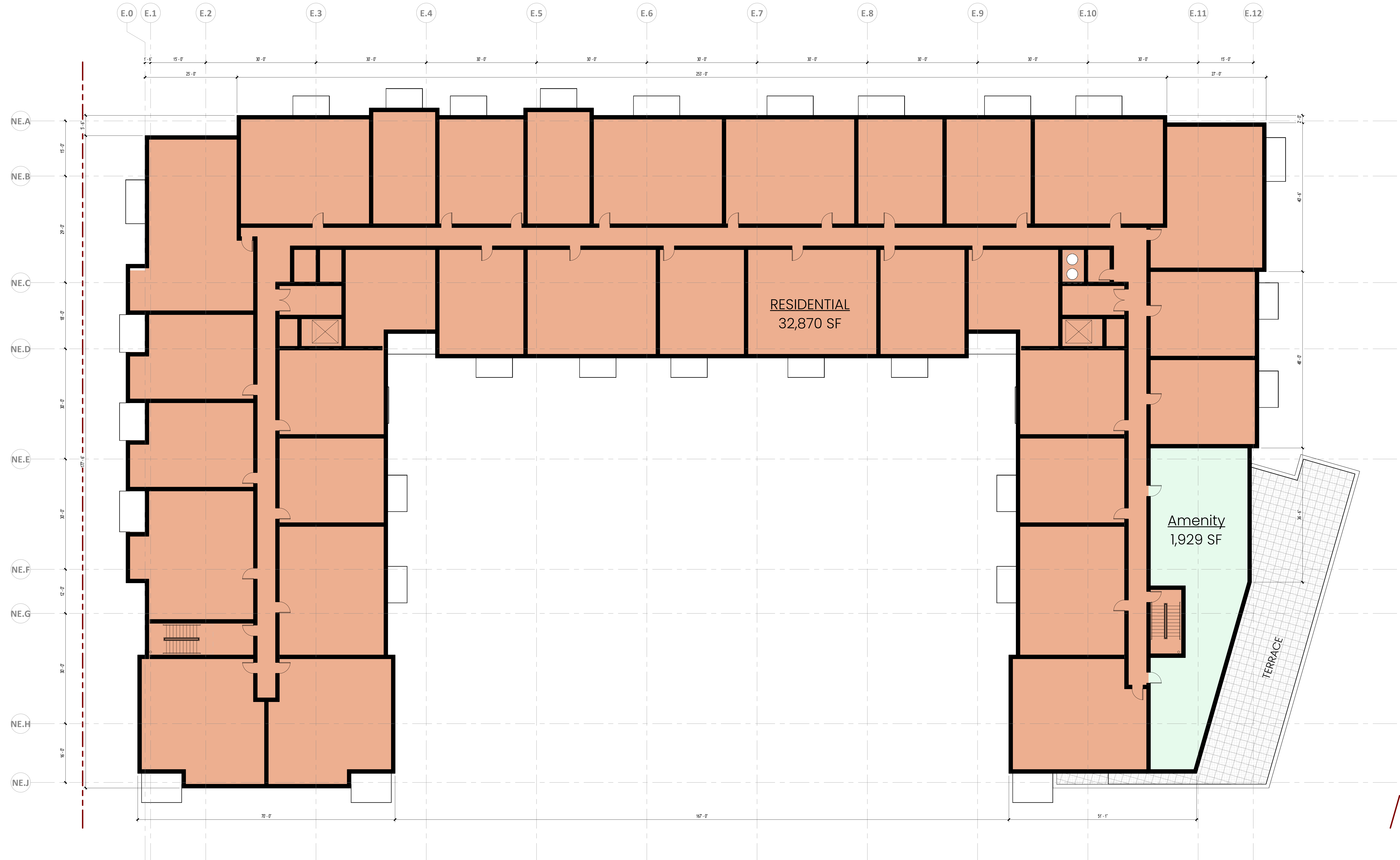
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LEVEL 2 FLOOR PLAN - NORTHEAST
BUILDING

A103-NE



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1 LEVEL 7 FLOOR PLAN - NORTHEAST BUILDING
A105-NE 3/32" = 1'-0"

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LEVEL 7 FLOOR PLAN - NORTHEAST
BUILDING

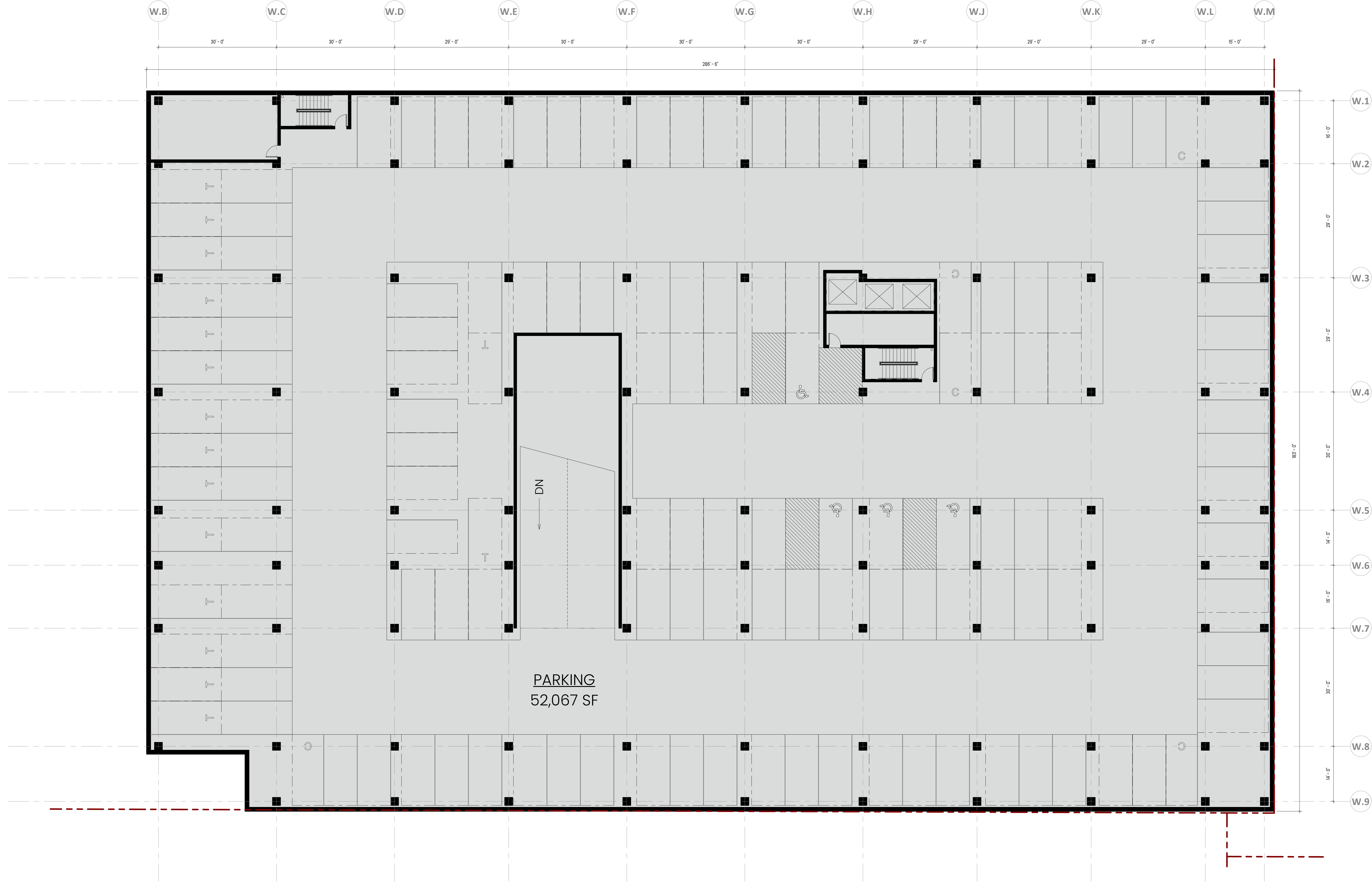
A105-NE

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1 LEVEL P2 FLOOR PLAN - NW BUILDING
A100-NW 3/32" = 1'-0"

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LEVEL P2 PLAN - NORTHWEST
BUILDING

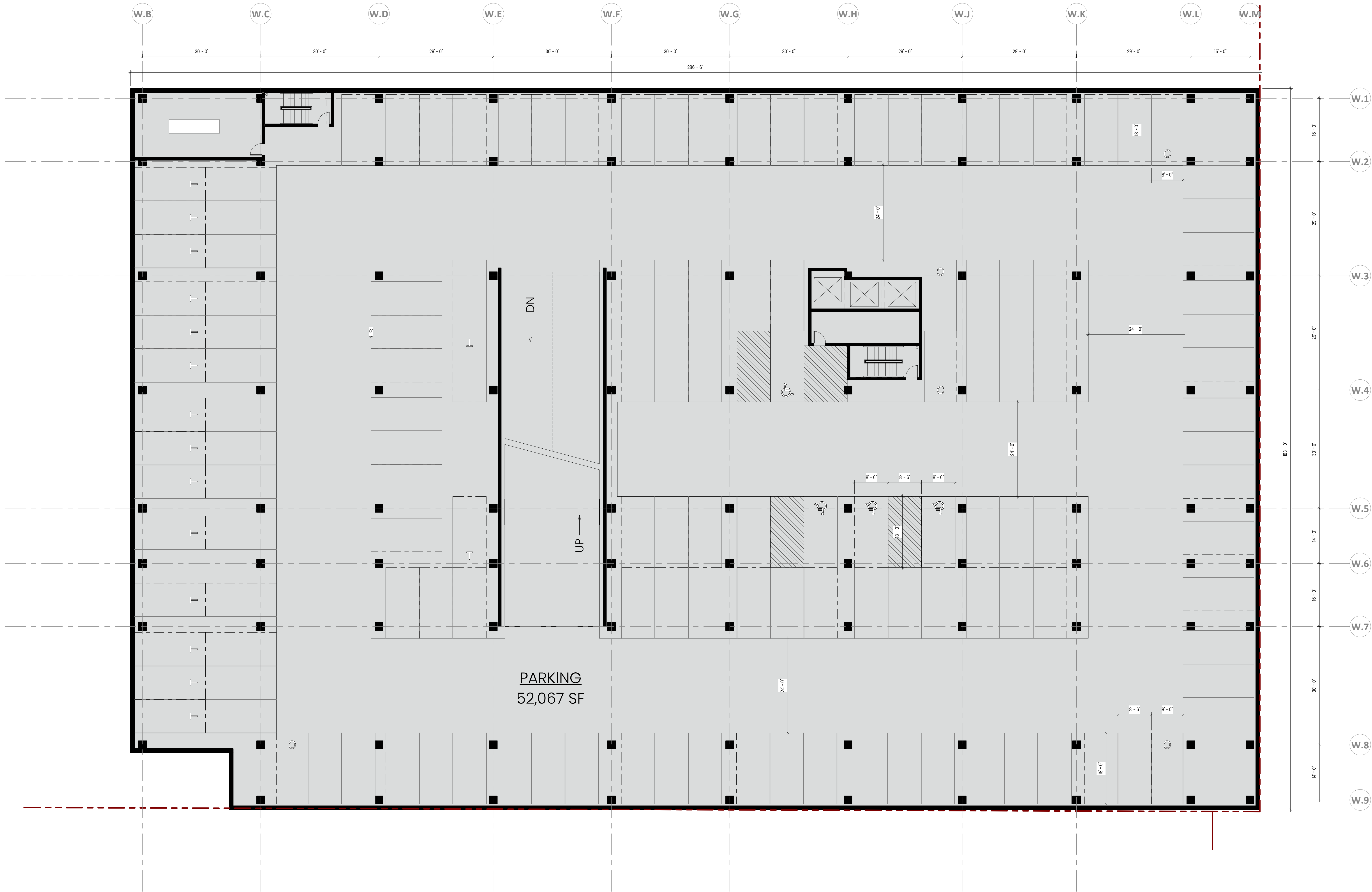
A100-NW

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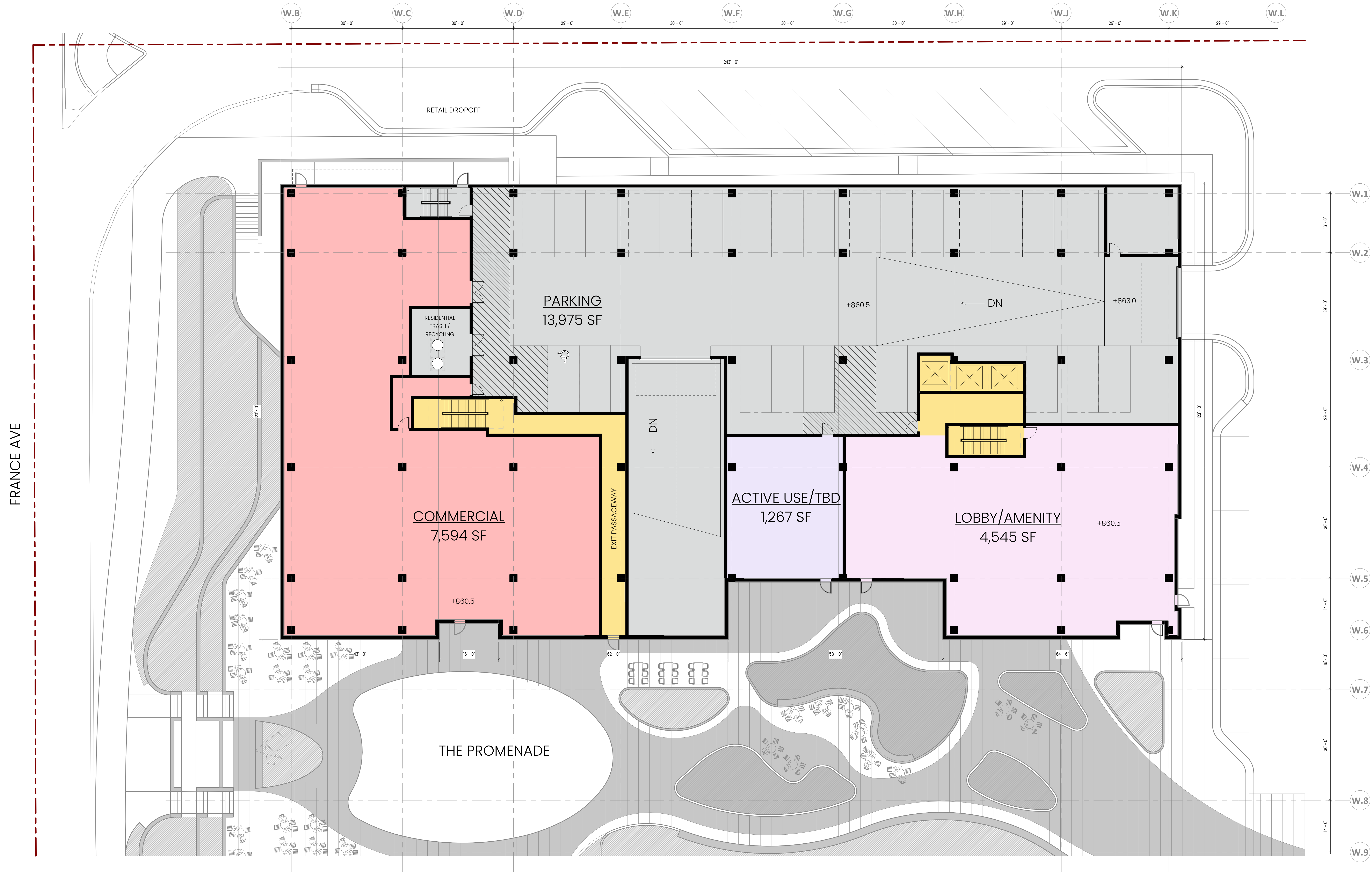
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LEVEL P1 PLAN - NORTHWEST
BUILDING

A101-NW



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1 LEVEL 1 FLOOR PLAN - NW BUILDING
A102-NW 3/32" = 1'-0"

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LEVEL 1 PLAN - NORTHWEST
BUILDING

A102-NW

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ON FRANCE

EDINA, MN



500 Washington Avenue South, Suite 1080
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PUD SUBMISSION
4/26/2024

ORIGINAL ISSUE:
03/22/24

REVISIONS:
No. Description Date

223701.00
PROJECT NUMBER

ESG
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KEY PLAN

ENCLAVE MIXED-USE
DEVELOPMENT ON FRANCE

LEVEL 2 PLAN - NORTHWEST
BUILDING

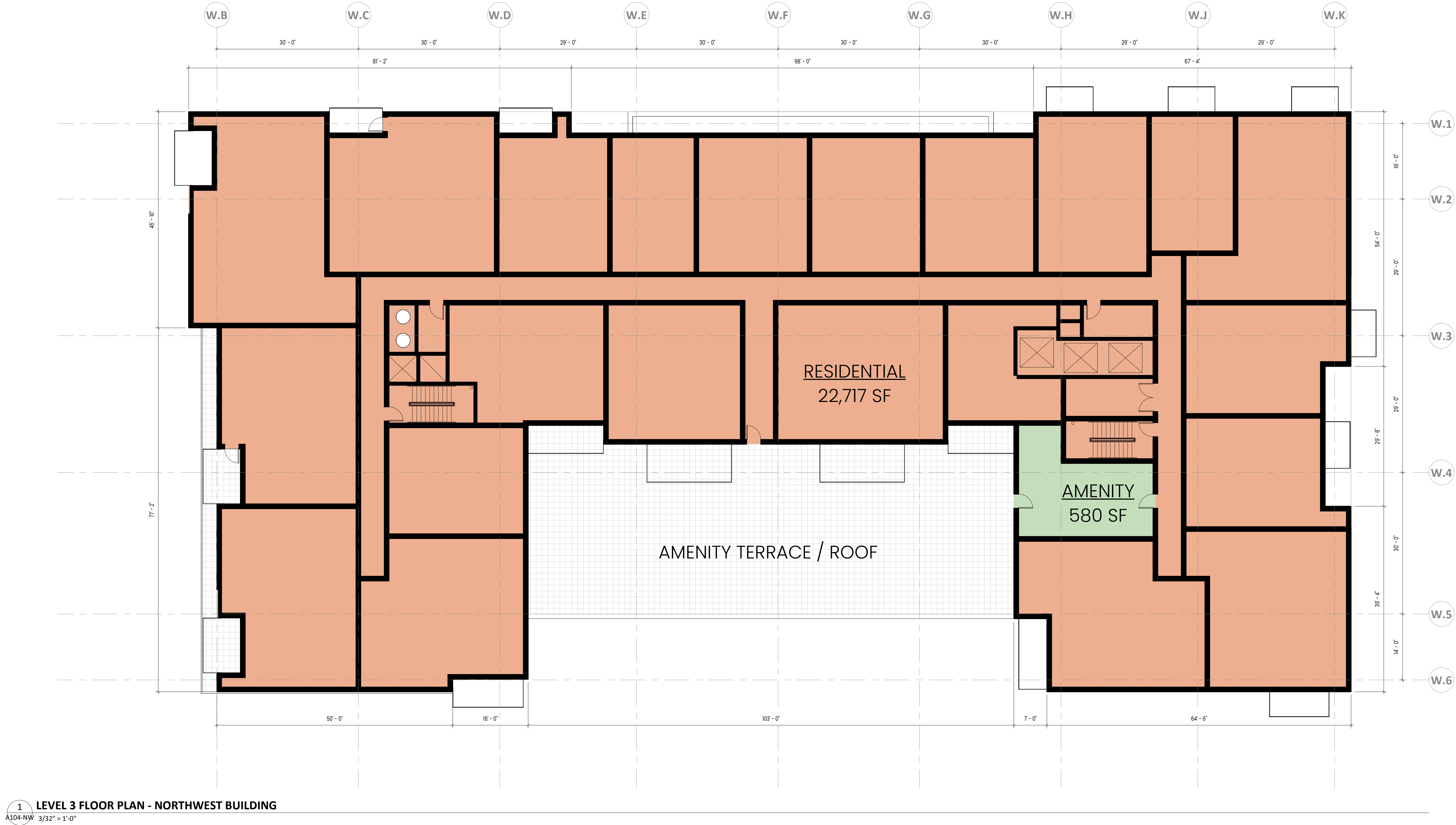
A103-NW

ENCLAVE
MIXED-USE
DEVELOPMENT
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ENCLAVE MIXED-USE
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LEVEL 3 PLAN - NORTHWEST
BUILDING

A104-NW



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1 LEVELS 4-6 FLOOR PLAN - NORTHWEST BUILDING
A105-NW 3/32" = 1'-0"

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ENCLAVE MIXED-USE
DEVELOPMENT ON FRANCE

LEVELS 4-6 PLAN - NORTHWEST
BUILDING

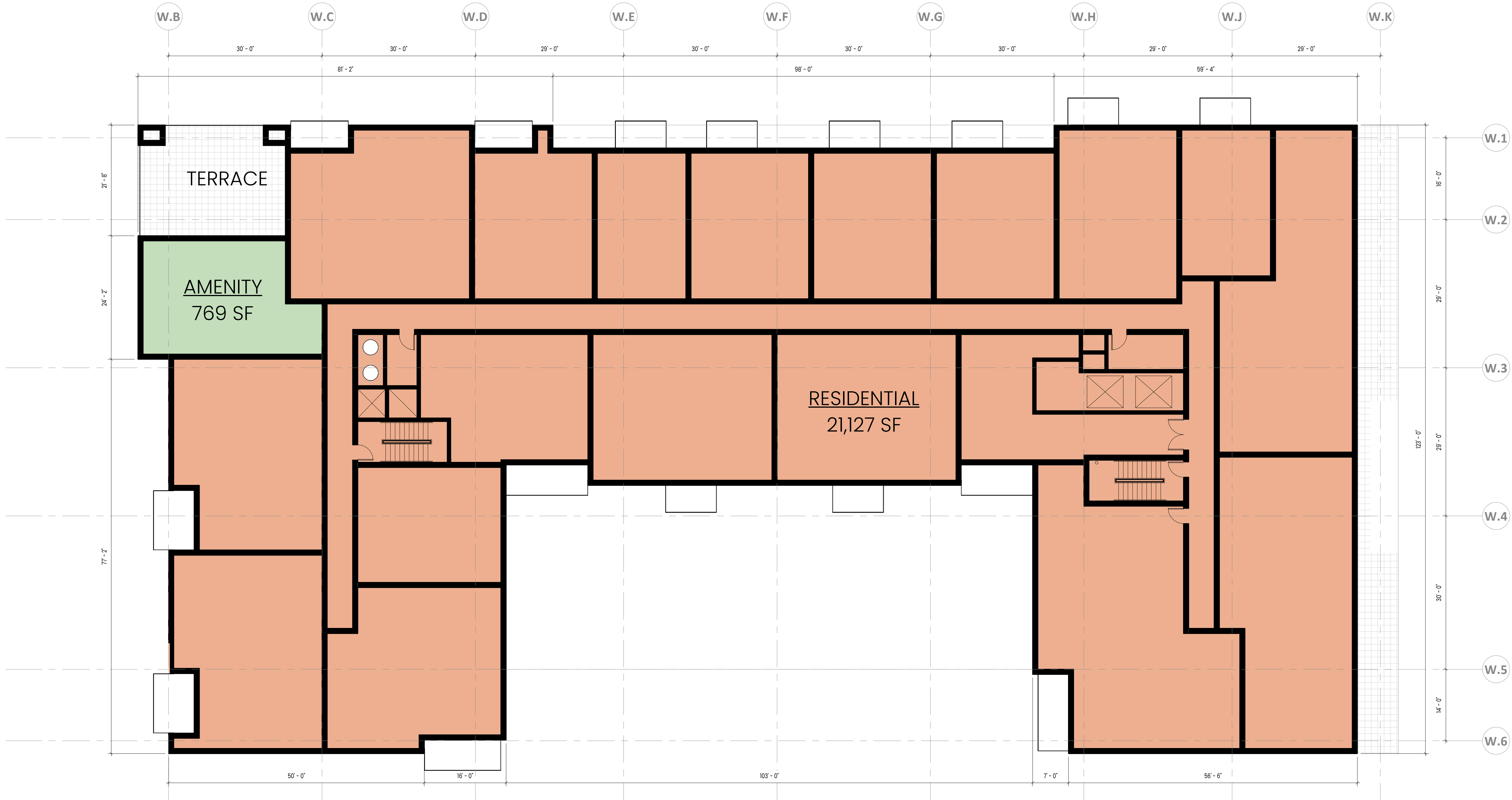
A105-NW

ENCLAVE
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1 LEVEL 7 FLOOR PLAN - NORTHWEST BUILDING
A106-NW 3/32" = 1'-0"

PUD SUBMISSION
4/26/2024

ORIGINAL ISSUE:
03/28/24

REVISIONS:
No. Description Date

223701.00
PROJECT NUMBER

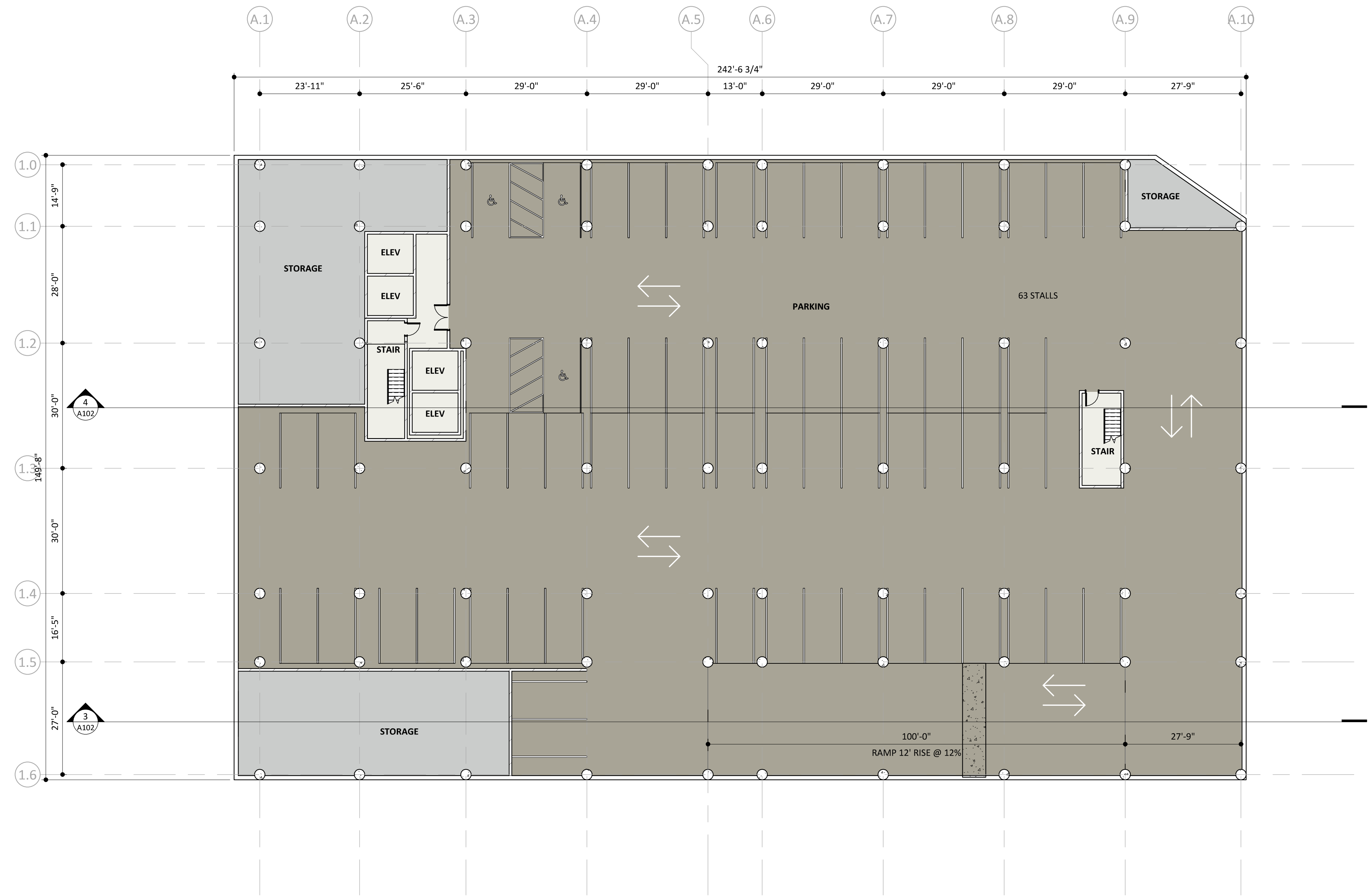
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KEY PLAN

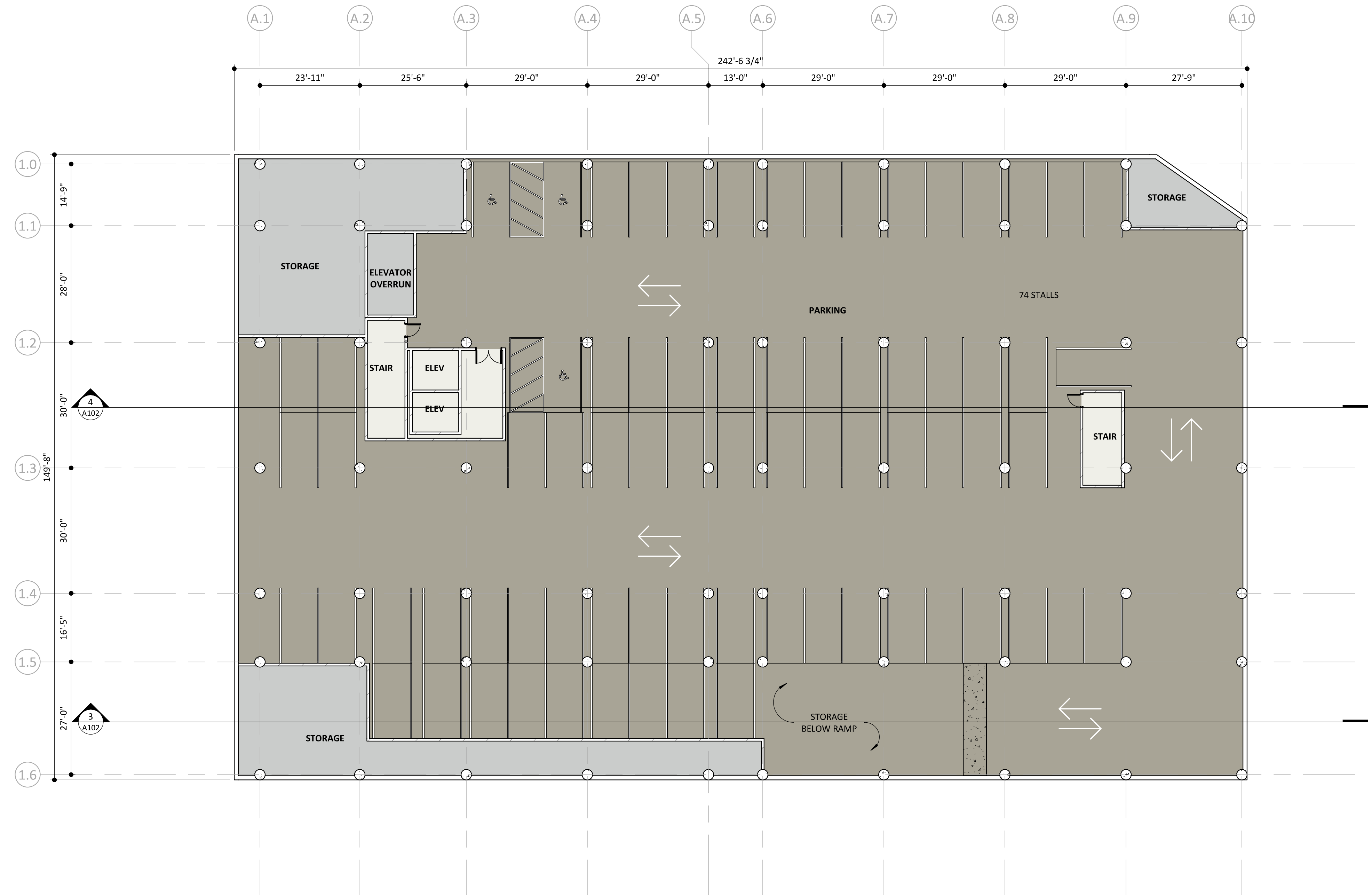
ENCLAVE MIXED-USE
DEVELOPMENT ON FRANCE

LEVEL 7 FLOOR PLAN - NORTHWEST
BUILDING

A106-NW



2 LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"



1 LOWER LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

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CONSTRUCTION

ORIGINAL ISSUE:

REVISIONS:

No. Description Date

04/02/24

43230-24043

PROJECT NUMBER

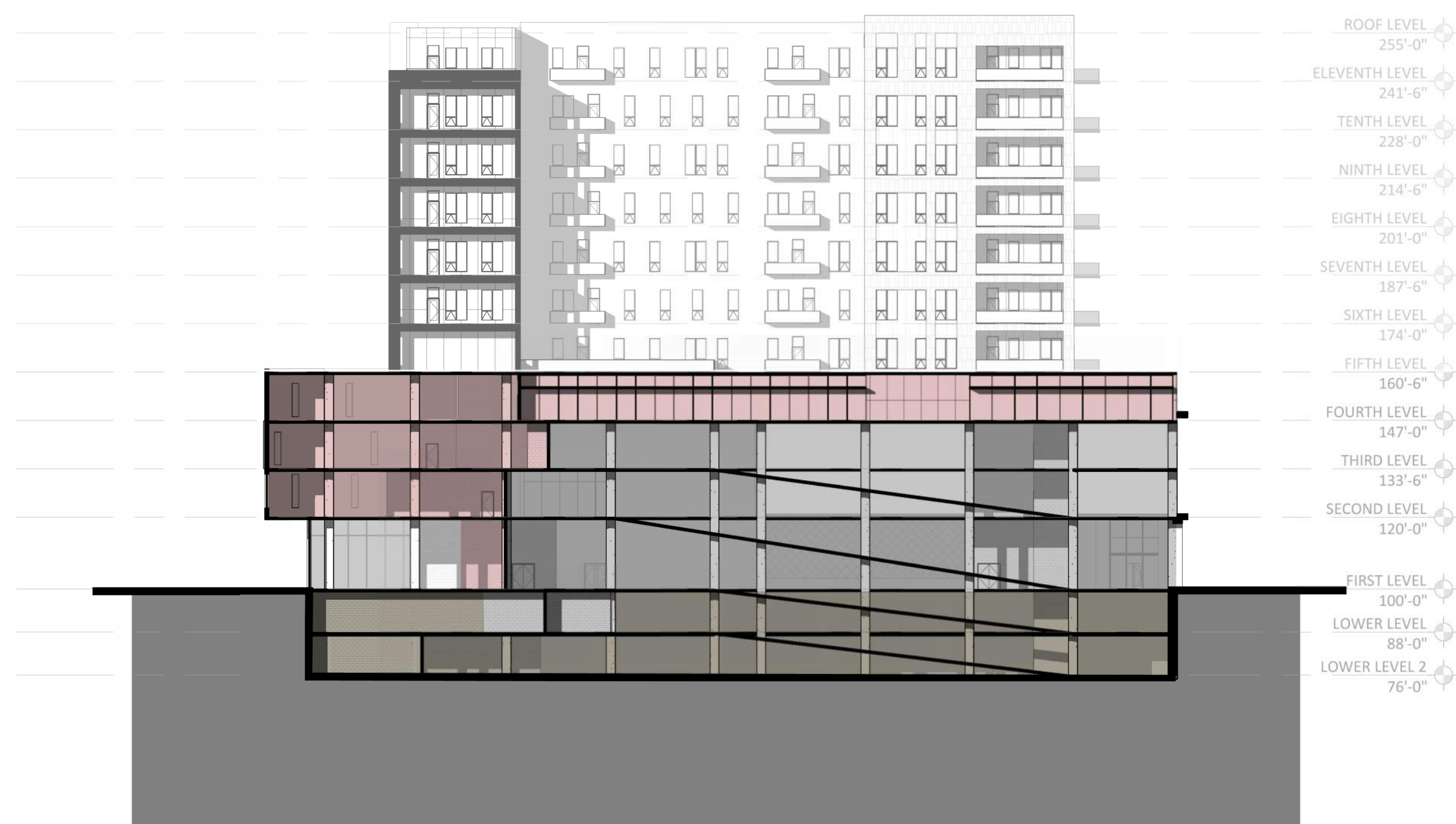
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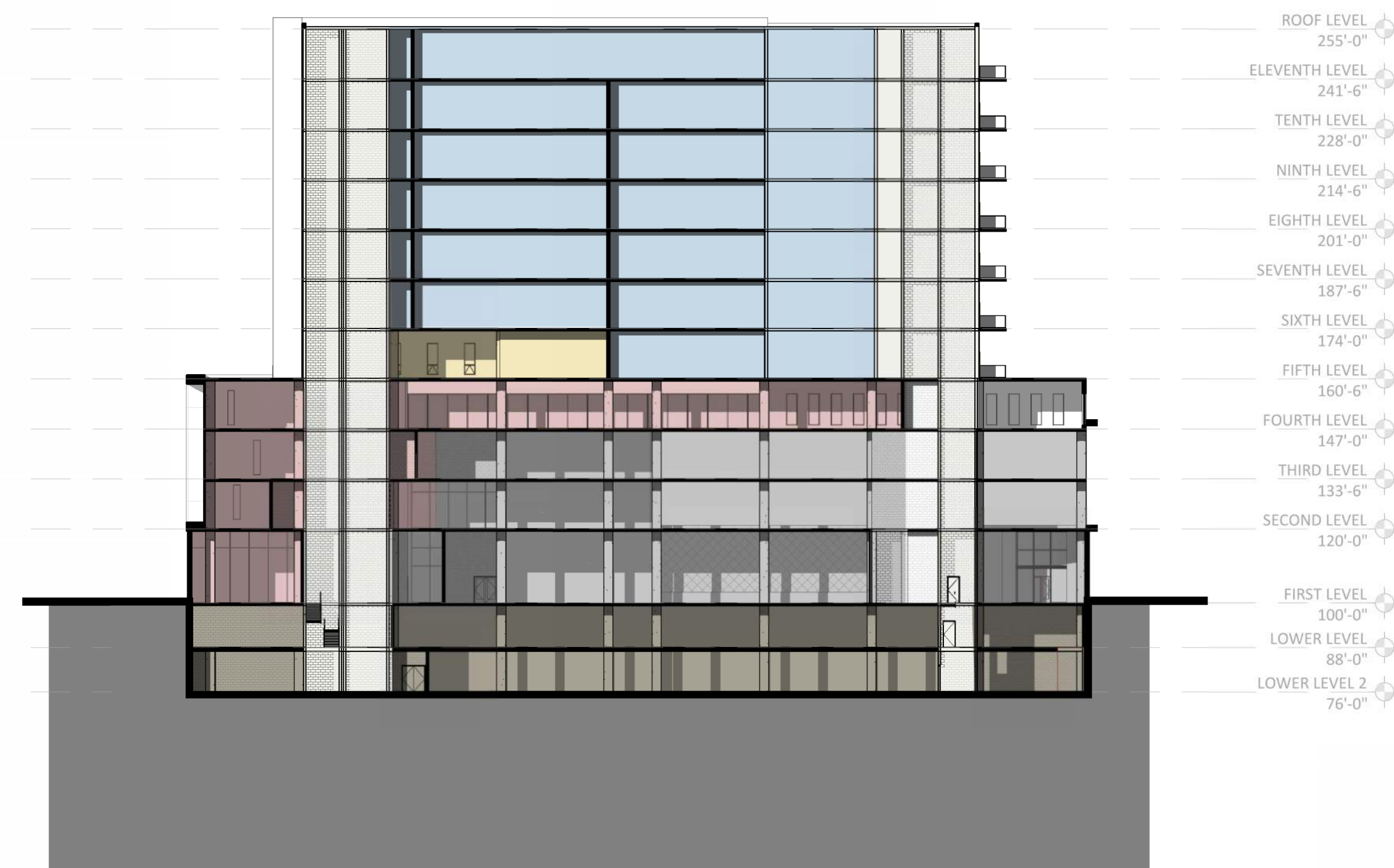
KEY PLAN:

UNDERGROUND
PARKING FLOOR
PLANS

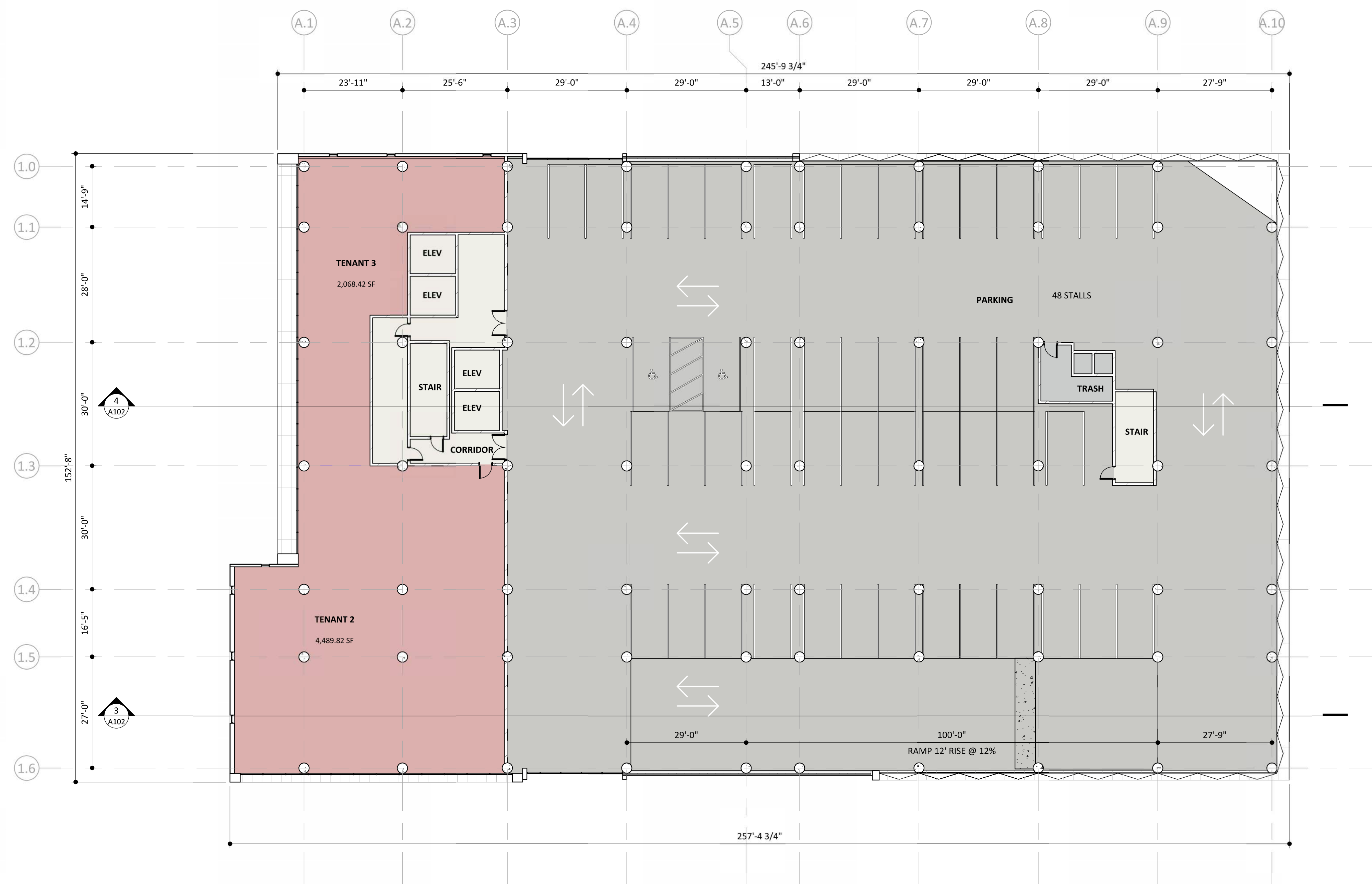
A101-SW



3 SECTION FACING NORTH AT PARKING
A102 $1/32" = 1'-0"$



SECTION LOOKING NORTH AT COOP
1/32" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
A102 1/16" = 1'-0"



1 FIRST LEVEL FLOOR PLAN
A102 1/16" = 1'-0"

ENCLAVE MIXED-USE DEVELOPMENT
ON FRANCE
EDINA, MN

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GROUP

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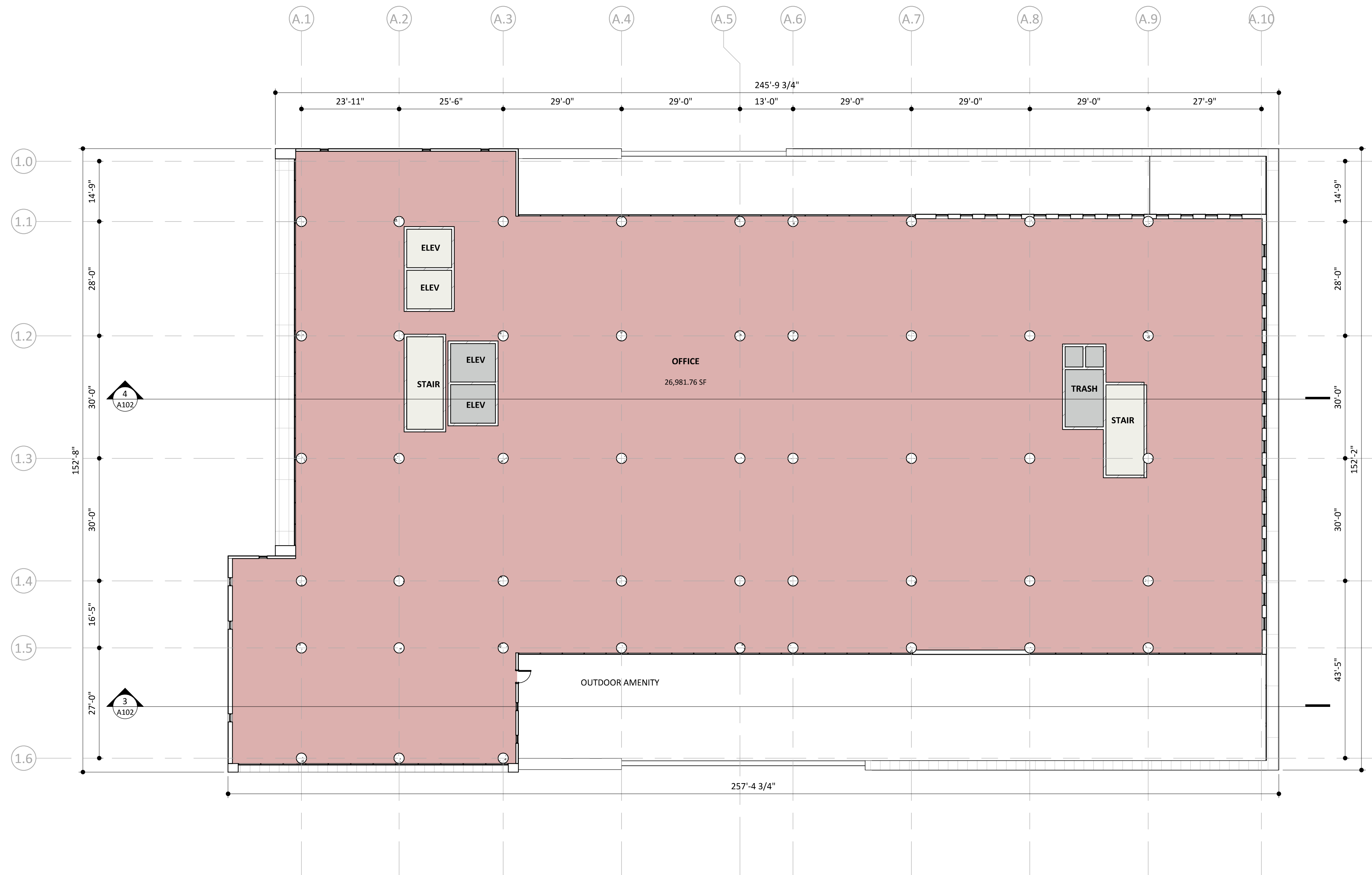
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PROJECT NUMBER

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KEY PLAN	

LEVELS 1 & 2
FLOOR PLANS

A102-SW



2 FOURTH LEVEL FLOOR PLAN
1/16" = 1'-0"



1 THIRD LEVEL FLOOR PLAN
1/16" = 1'-0"

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ORIGINAL ISSUE:

REVISIONS:
No. Description Date

03/15/24

43230-24043

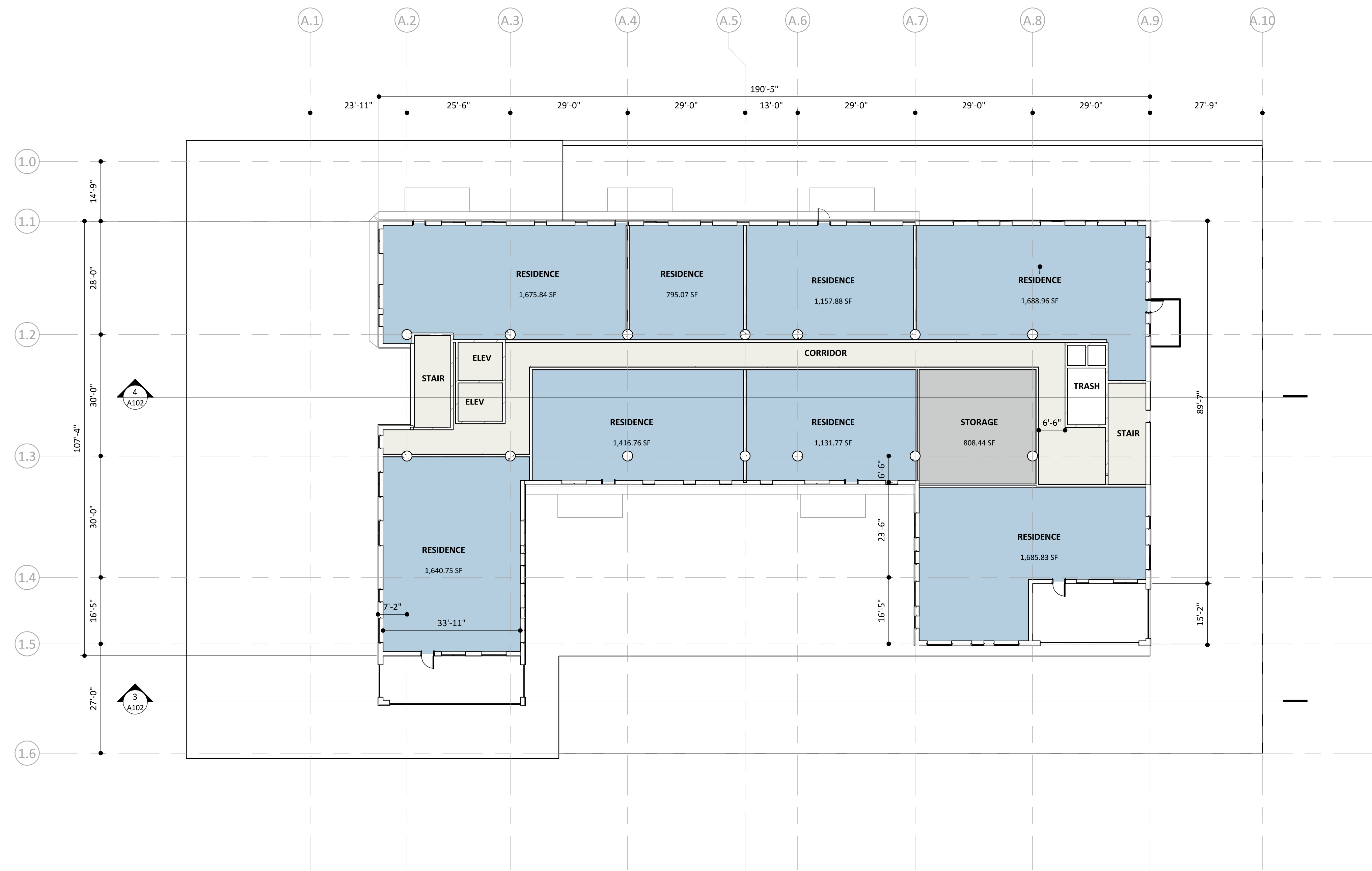
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KEY PLAN:

LEVELS 3 & 4
FLOOR PLANS

A103-SW



2 SIXTH THRU TENTH FLOOR PLAN
A104 1/16" = 1'-0"



1 FIFTH LEVEL FLOOR PLAN
A104 1/16" = 1'-0"

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ORIGINAL ISSUE:

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43230-24043
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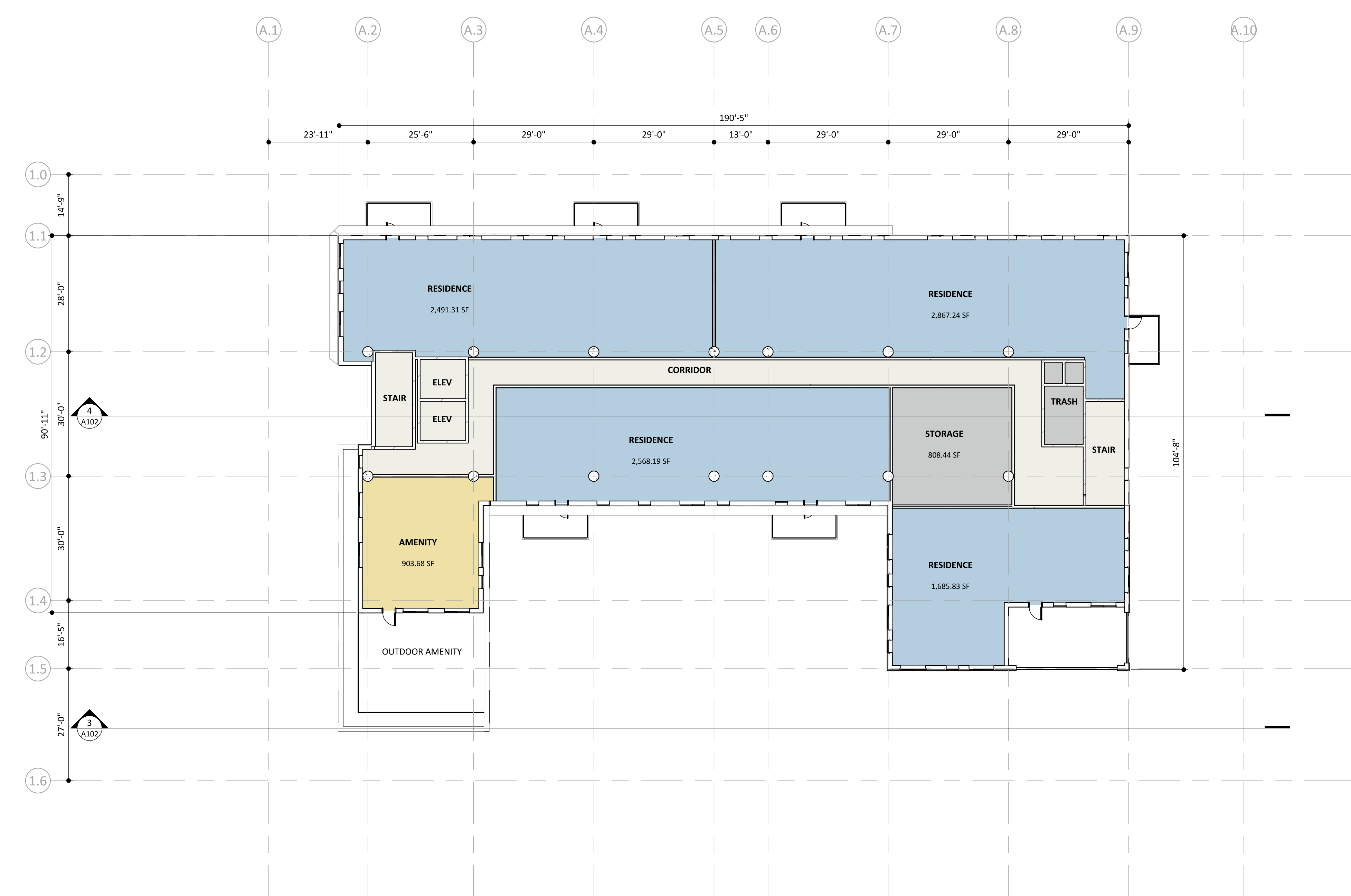
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KEY PLAN:

LEVELS 5 - 10
FLOOR PLANS

A104-SW

NOT FOR
CONSTRUCTION



1
A105 ELEVENTH FLOOR PLAN
1/16" = 1'-0"

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REVISIONS:		
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KEY PLAN:		

LEVEL 11 FLOOR
PLAN

A105-SW