

Enclave Mixed-Use Development at France Ave

Preliminary PUD & Plat Submission | City of Edina | May 16, 2024

EDINA, MINNESOTA

Presentation Outline

**Feedback Received To-Date /
Informed PUD Request**

Architect
3D Presentation

Supplemental Information for Q & A

Developer



Architect



Civil/Pub. Realm



CONFLUENCE

Feedback / Guidance - 2022 to 2024

- Neighborhood meetings/ neighboring property owners
- France Ave Business Alliance
- Edina Chamber of Commerce
- Planning Commission
- City Council
- Housing & Redevelopment Authority (HRA)
- Breakout meetings with various city departments/ staff
(examples: fire, parks, ED, CD, engineering, etc.)
- Three Rivers Park District
- Nine Mile Creek Watershed District
- Hennepin County
- France Ave Pedestrian Crossing Public Engagement Process
- EAW Process (TIS)
- City Land Use Guidance: Greater Southdale District Guidelines, Comprehensive Plan

Revised Proposal - Based on Feedback

1 Site layout / buildings adjusted to accommodate various potential future France Ave Public Crossing Strategies

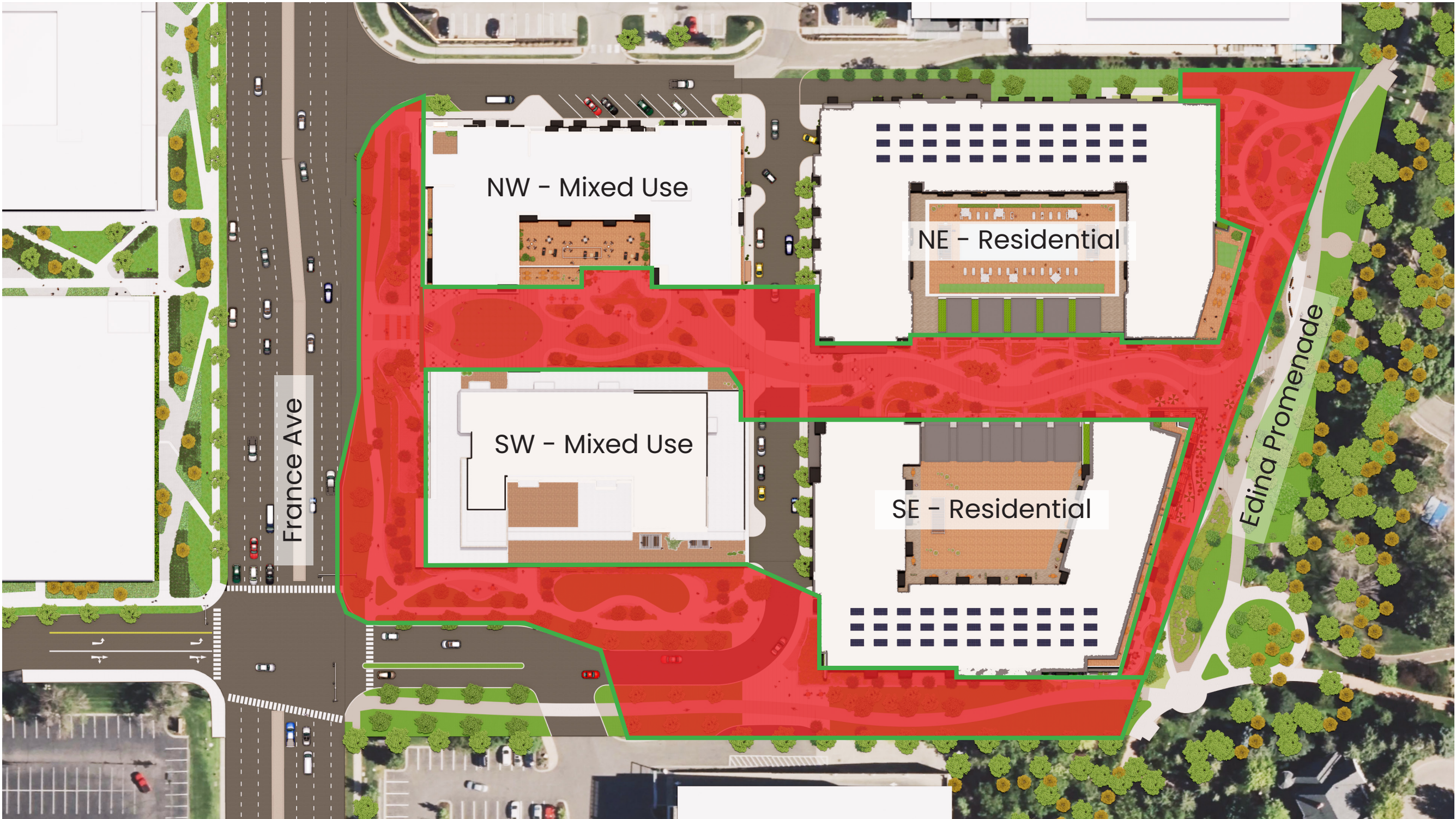


Revised Proposal - Based on Feedback

2

Expansion of public realm across entire site

(generally increased setbacks; promenade example: 71 France 15', Bower 20', Bank Forward 15', Pinstripes 0'; France Ave 50', south side 9-mile creek trail green corridor, mid-block 60'-corridor.



Revised Proposal - Based on Feedback

3

E-W Center Public Plaza: Redesigned to look/ feel like an extension of the Centennial Promenade & to include intense pedestrian level interaction

(green/ trees, curves, most intense pedestrian level uses/ entrances, updated below ground parking strategy, orientation of east two apartment buildings for sunlight)



Revised Proposal - Based on Feedback

4

Centennial Promenade Engagement

(public parking, public dog park, restaurant, new major connections, placemaking signage)



Revised Proposal - Based on Feedback

5

Green Walls, Convertible Parking & Art

(south side of south buildings targeted, 1st floor parking realistic for conversions)



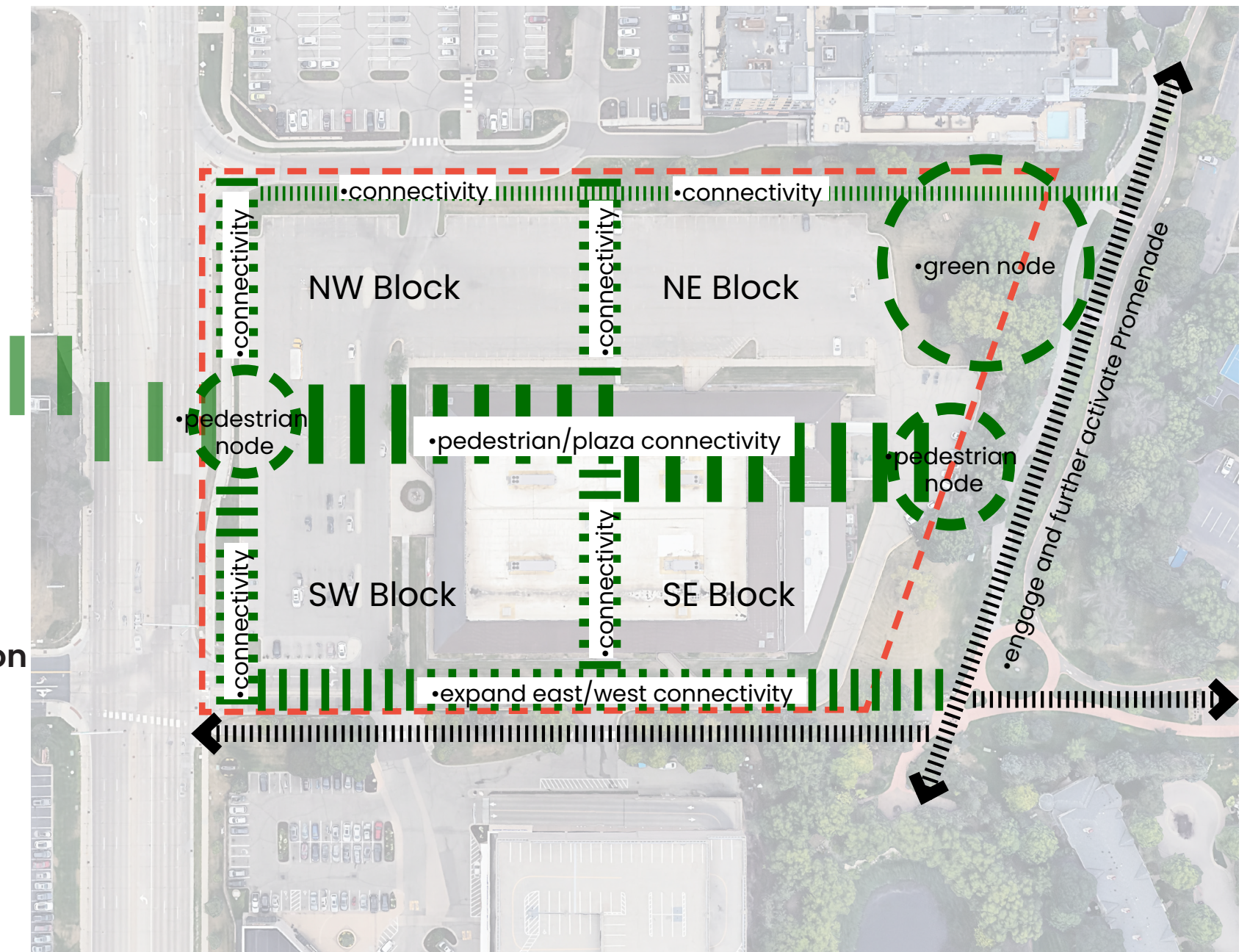
Design Overview



Understanding the Vision of the Greater Southdale District Design Guidelines

Aspirations from an Experience-Based Set of Guidelines

- Instill a Grid of Walkable blocks
- Develop Human-Scaled Street Rooms
- Neighborhood Connectivity through corridors that focus on activity
- Organize around pedestrian-focused activity
- Infrastructure that results in functioning civic spaces
- Transportation is not car focused
- Variety of Use and Architectural Design
- Healthy Green Design
- Expand the Park and Public Space



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- **Infrastructure that results in functioning civic spaces**
- **Transportation is not car focused**
- **Variety of Use and Architectural Design**
- **Healthy Green Design**
- **Expand the Park and Public Space**



SUPPLEMENTAL INFORMATION AVAILABLE FOR Q & A

- Metrics
- Signage & Branding
- NW Building Strategy
- Improved Sanitary Sewer
- Improved Storm Water Treatment
- Affordable Housing
- Site Sustainability
- Restaurant Odor/ Smoke
- Parking Strategy/ Ratios
- Change Log – detailed version
- Balance of various stakeholders, guidance, and opinions; vs ability to execute/ current market conditions
- Project Schedule
- Government Fees
- Transparency & Materials
- Floor plate sizes
- Additional Images
- Existing Site Conditions
- Street Room Typologies
- Shadow Studies
- Fire Access
- Service Access
- Building Plans and Sections
- Landscape & Planting Narrative & Diagrams

