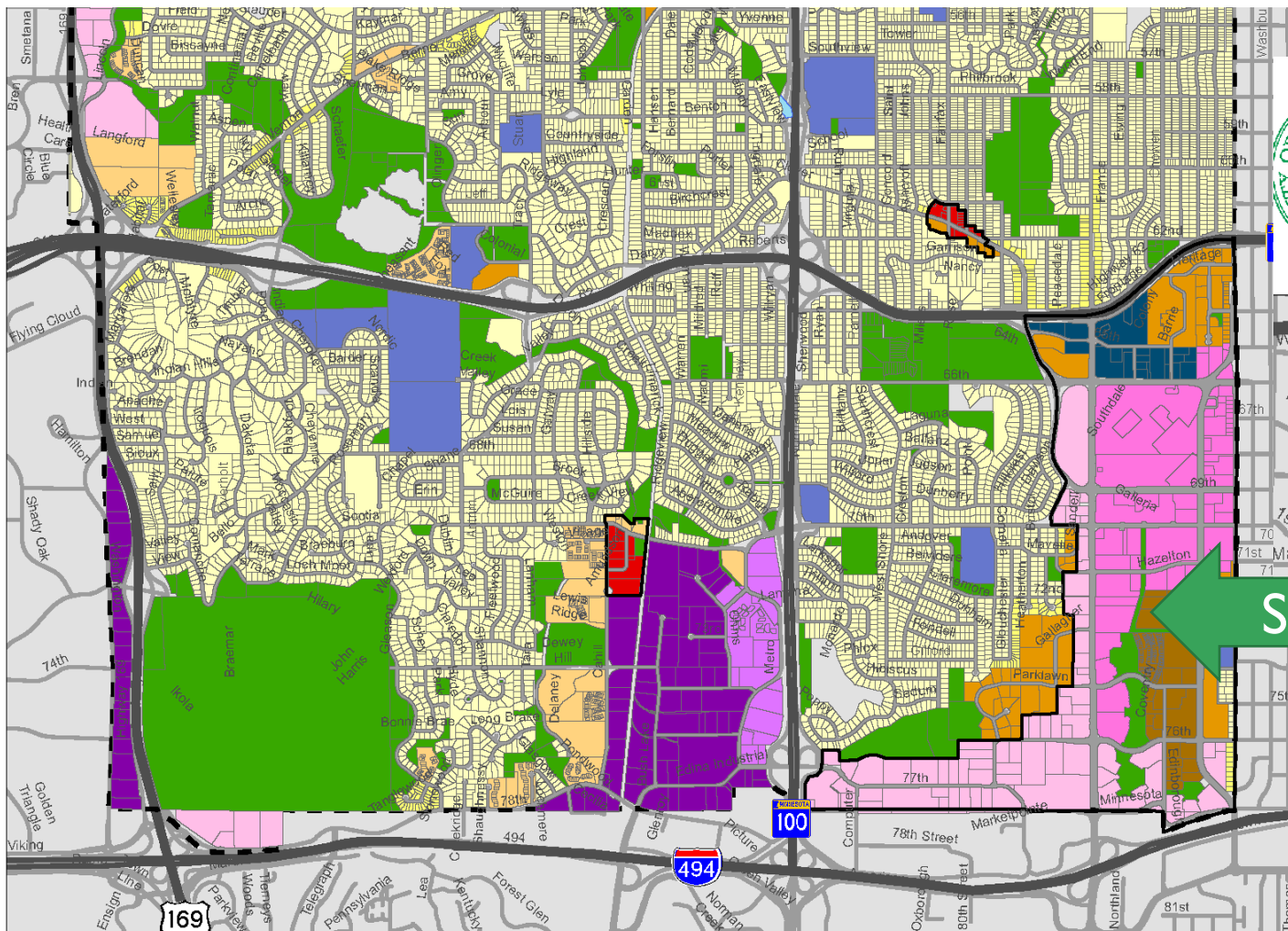




The CITY of  
**EDINA**

# **Preliminary Rezoning, Overall Development Plan, Site Plan and Subdivision**

7235 France Avenue



## Edina 2040 Comprehensive Plan

Edina, Minnesota

### Legend

- |  |                           |
|--|---------------------------|
| Low Density Residential                | Neighborhood Node         |
| Low Density Attached Residential       | Mixed Use Center          |
| Medium Density Residential             | Community Activity Center |
| High Density Residential               | Industrial                |
| Greater Southdale District Residential | Open Space and Parks      |
| Office Residential                     | Public/Semi Public        |
| Office                                 | Regional Medical          |
|  | City Limits               |



3,700  
Feet

Source: City of Edina, Hennepin County, MetCouncil, MnDOT



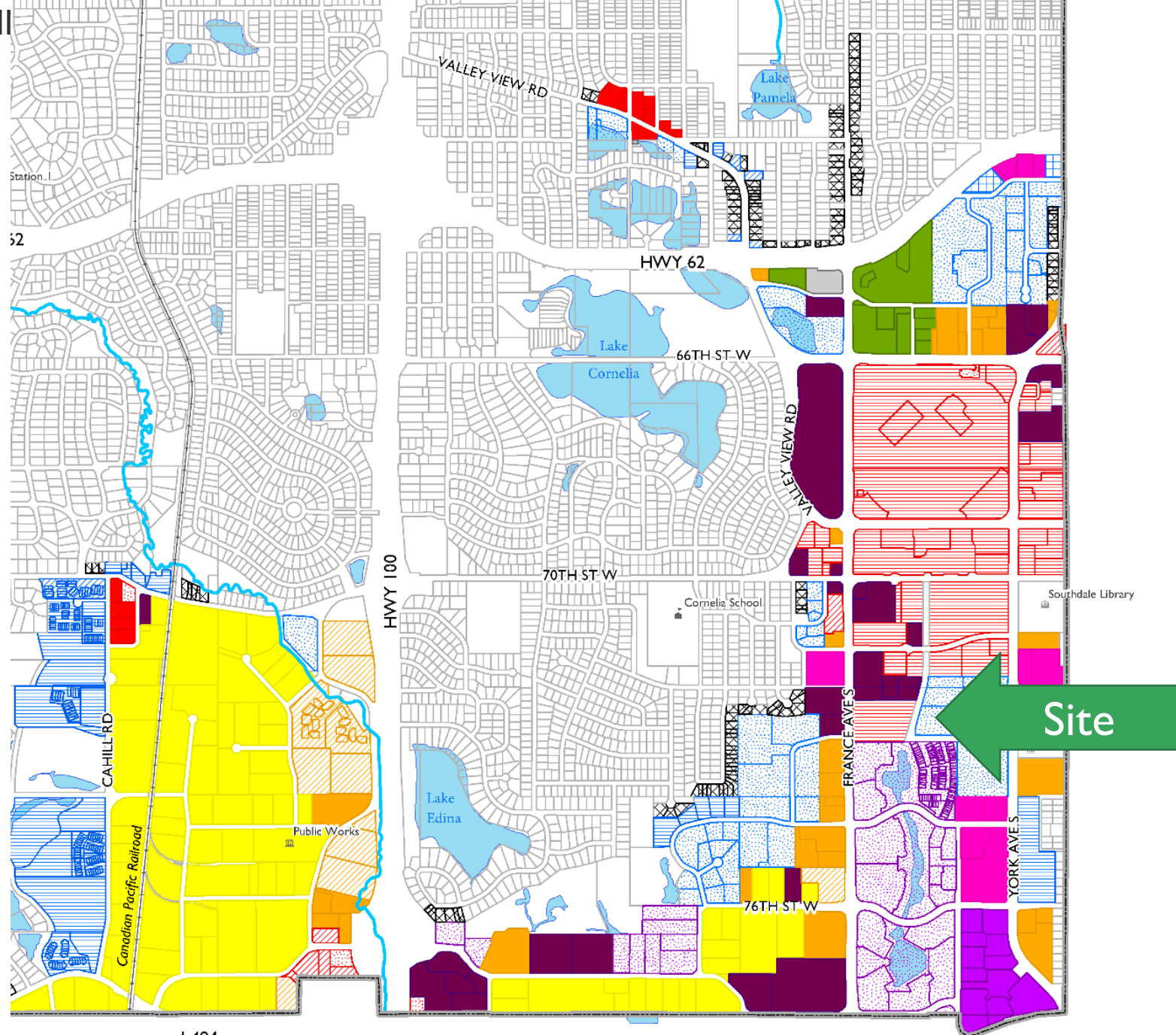
# Zoning Map

## Legend

- Lakes
- Creeks
- Edina Boundary

## Zoning

- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence







April 6, 2023

n

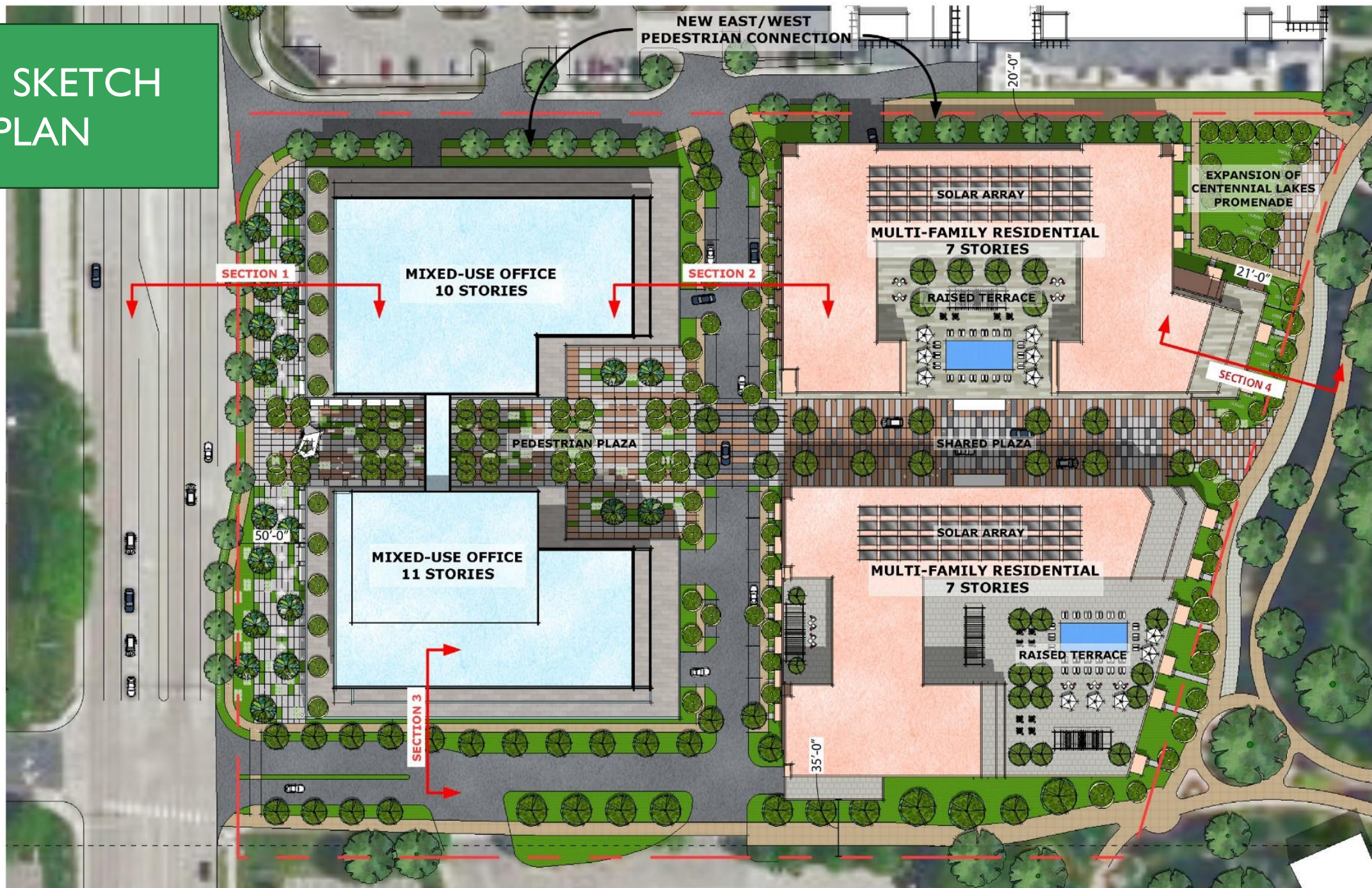
105

1:1

2



# 2023 SKETCH PLAN





# 2024 SKETCH PLAN



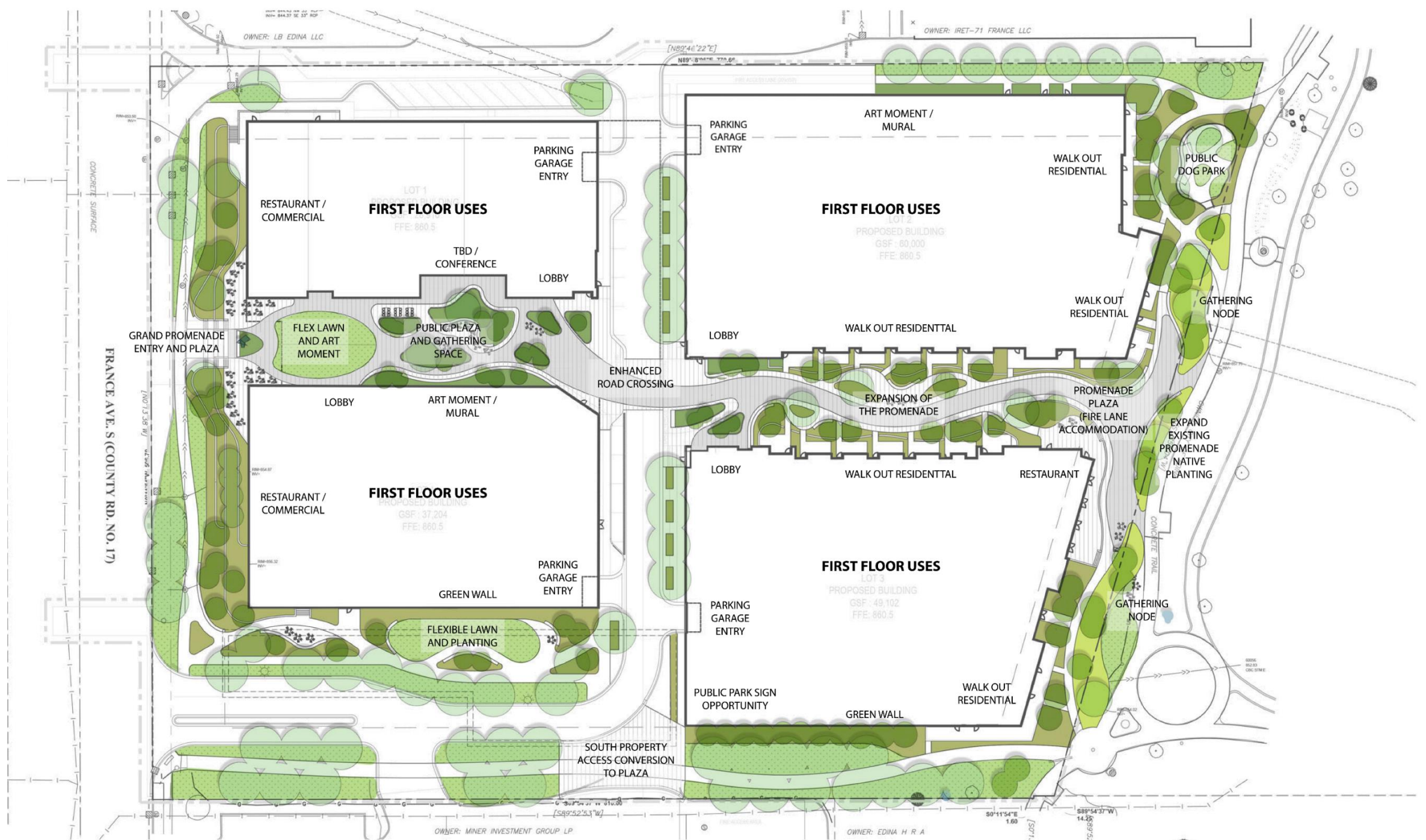


# Revisions from Sketch Plan

- Increased building setbacks. East side from the Promenade increased from 15 to 35 feet. The south side setbacks increased from 50-100 feet to 50 to 130 feet.
- Added a restaurant adjacent to the Promenade in the SE building.
- Widened the 9-mile Creek Trail along the south lot line from 10 feet to 15 feet. (Subject formal approval from the watershed district.)
- Shifted the 11-story building from the NW lot to the SW lot. The height still does not meet the setback requirement from R-1 zoned property.
- The above ground garage in the NW building has been reduced from 4 levels to 1 level.
- “Green” coverage has been added on building walls.
- Public Art has been added.
- Plans now can accommodate either an underpass or bridge across France Avenue.
- Enhanced and increased landscaping and green space.
- Project will meet the City’s sustainable buildings policy.
- 5% of the parking stalls will have EV charging stations; 10% will include electrical conduit for 10% of the stalls to have EV charging stations.
- Rooftop solar panels will be installed on the two eastern buildings.
- Affordable housing (10% of the units) will be included within the project, including 10% of the condominiums.
- Reduced the amount of office space and increased the retail and housing.



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**EDINA**







AERIAL - NE CORNER



AERIAL - SE CORNER



AERIAL - NW CORNER



AERIAL - SW CORNER

PUD SUBMISSION 4/26/2024		
ORIGINAL ISSUE: 04/07/24		
REVISIONS:		
No.	Description	Date
223701.00 PROJECT ALIGNER		
ESG DRAWN BY	ESG CHECKED BY	
KEY PLAN		





OVERALL VIEW - EAST



NE CORNER - NE BUILDING







OVERALL VIEW - SOUTH



GALLAGHER DRIVE



INNER NORTH/SOUTH STREET - NORTH



INNER NORTH/SOUTH STREET - SOUTH

PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
03/29/24

REVISIONS:  
No. Description Date

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PROJECT NUMBER

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KEY PLAN





OVERALL VIEW - WEST



FRANCE AVE AND GALLAGHER DRIVE





# This Request Requires:

- Preliminary Rezoning from PCD-3 to PUD-25, which would include an overall development plan. The PUD would ensure that affordable housing is included within the project, that the Sustainable Buildings Policy is met, and land is dedicated for public use. In return, the applicant is requesting flexibility to the underlying PCD-3 standards including building height, building material, building transparency, first floor ceiling height, building setbacks, building setback from single-family homes, floor area ratio and building coverage.
- Preliminary Site Plan and Subdivision/Preliminary Plat.



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**EDINA**

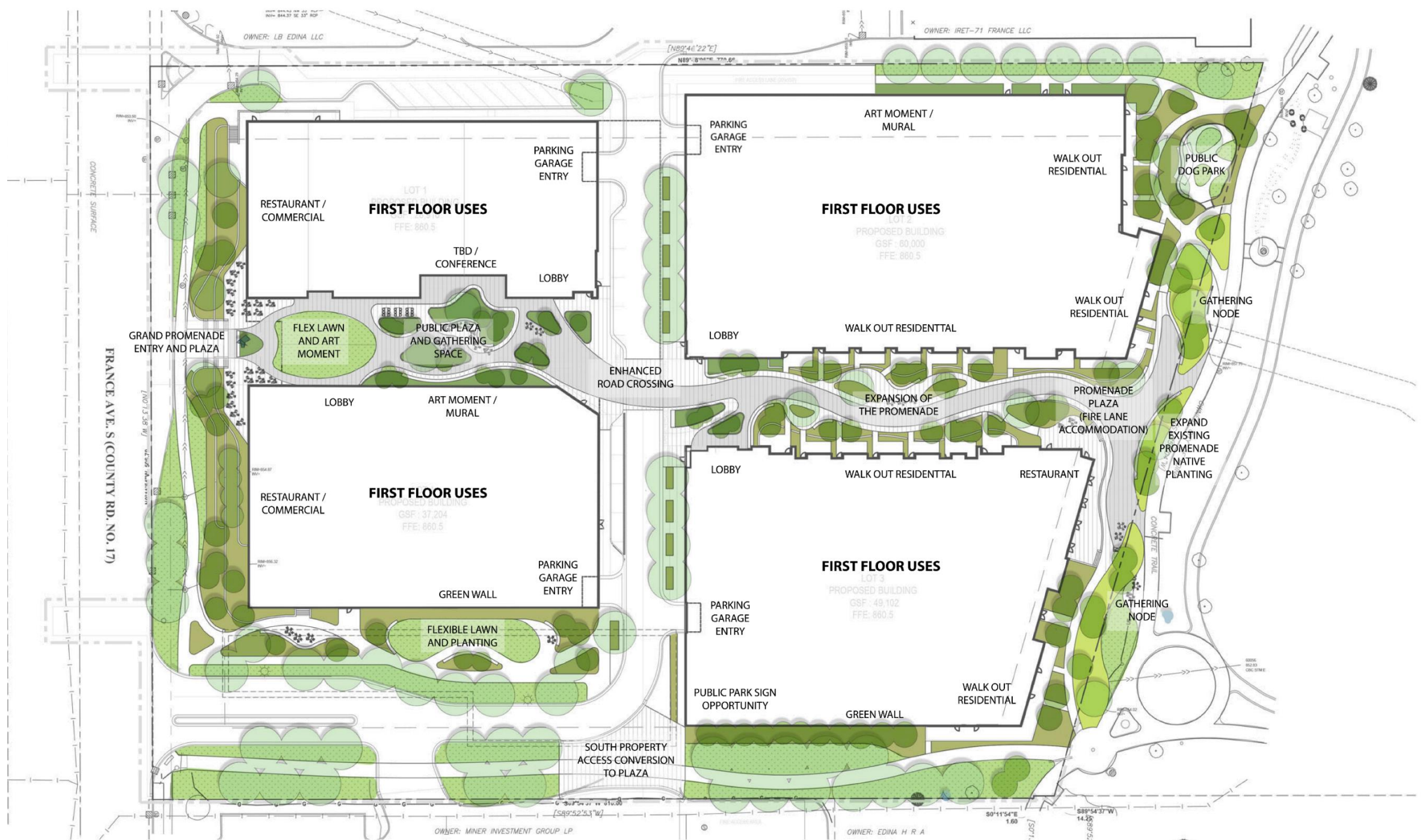


# Review of Site Plan:



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**EDINA**







[illegible]

# ENCLAVE MIXED-USE DEVELOPMENT ON FRANCE

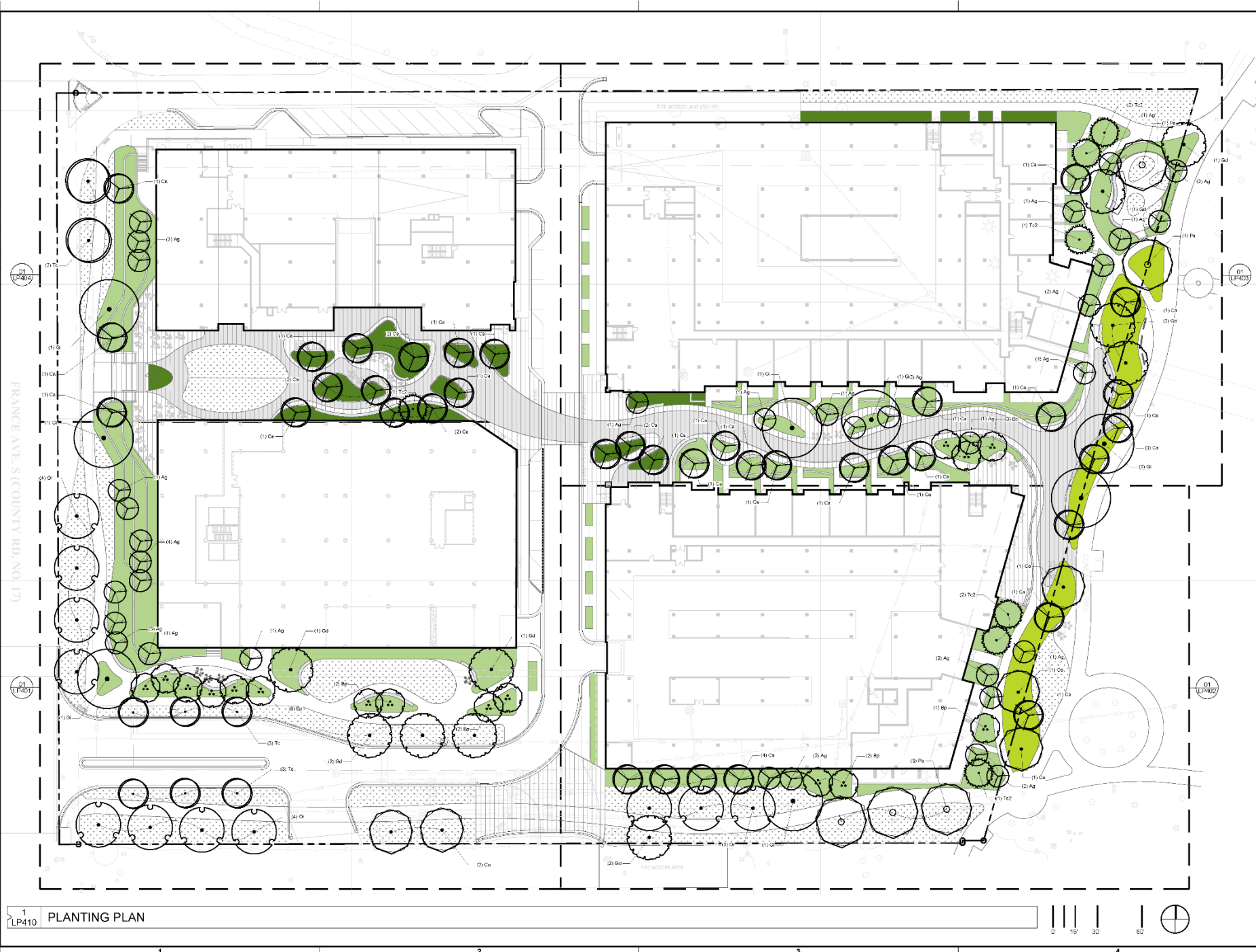
EDINA, MN 55435

Project Number	23192
Issue	00000
Date	2024-04-28

### PLANTING PLAN

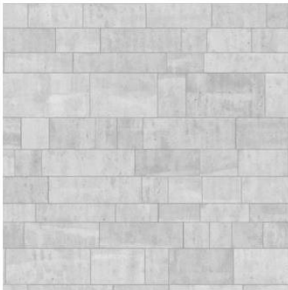
**LP410**

Copyright © 2004 by CONFLUENCE

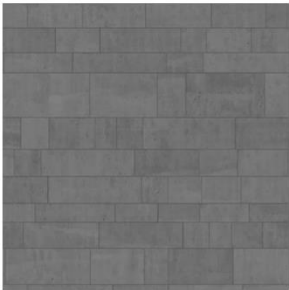




MANUFACTURED STONE: WHITE



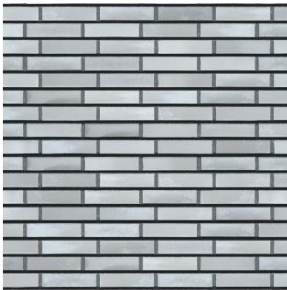
MANUFACTURED STONE: LIGHT GREY



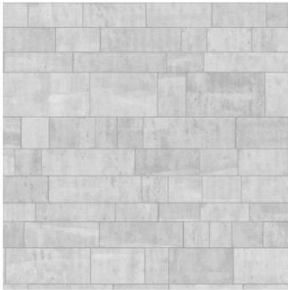
MANUFACTURED STONE: DARK GREY



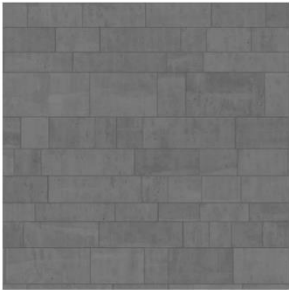
BRICK: LIGHT GREY



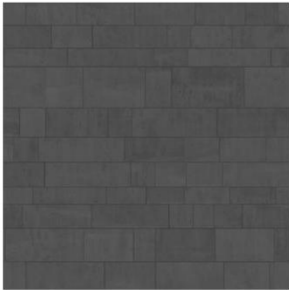
PATTERNED PRECAST AT PARKING GARAGE: WHITE



PATTERNED PRECAST AT PARKING GARAGE: LIGHT GREY



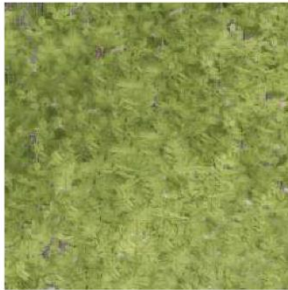
PATTERNED PRECAST AT PARKING GARAGE: DARK GREY



WOOD LOOK PLANKS AT WALK OUT TERRACES



GREEN WALL AT PARKING GARAGE



FLAT METAL PANEL: DARK GREY



PROFILED METAL PANEL: BLUE



PROFILED METAL PANEL: WHITE



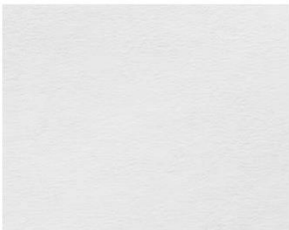
FIBER CEMENT PANEL: DARK GREY



FIBER CEMENT PANEL: LIGHT GREY



FIBER CEMENT PANEL: WHITE



PROFILED METAL PANEL: DARK GREY



PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
03/29/24

REVISIONS:

No.	Description	Date
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223701.00  
PROJECT NUMBER

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ESG  
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KEY PLAN

ENCLAVE MIXED-USE  
DEVELOPMENT ON FRANCE



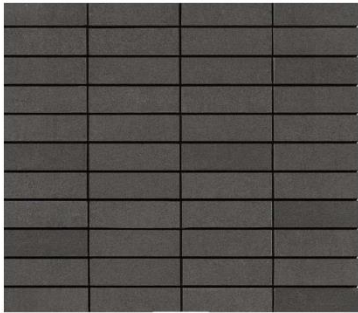
STONE  
ST-1



METAL PANEL  
MP-1



BRICK  
BR-1

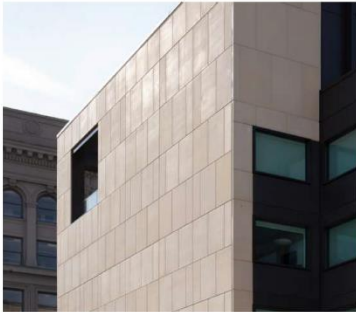


GLASS  
GL-1

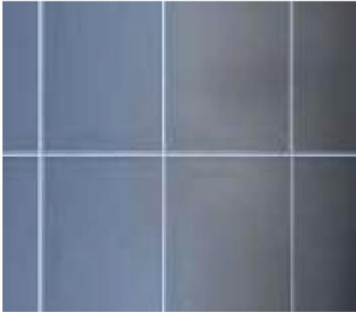


UNITIZED PRECAST SYSTEMS

ST-2



MP-2



PNL-1

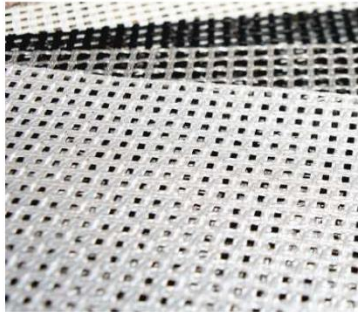


SCREENING

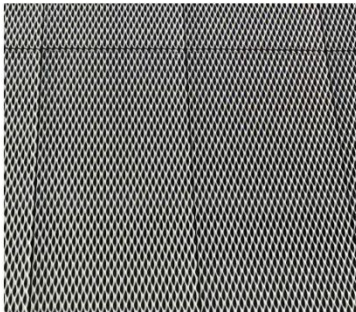
SC-1



FIBERGLASS MESH



SC-2



EXPANDED METAL PANEL





OVERALL VIEW - WEST



FRANCE AVE AND GALLAGHER DRIVE





# PRELIMINARY PLAT OF

## 7235 FRANCE

### LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

Lot 3, Block 7, YORKTOWN, Hennepin County, Minnesota.

### PRESENT ADDRESS

THE SUBJECT PROPERTY ADDRESS:  
7235 France Avenue South, Edina, Minnesota 55435  
PROPERTY ID - 3202824230004

### TAXPAYER / PROPERTY OWNER

Edina Enclave, LLC

### LAND SURVEYOR

Stantec  
One Carlson Pkwy, Suite 100  
Plymouth, MN 55447  
Steven F. Hough  
MN License Number 54850

### DATE OF PRELIMINARY PLAT

April 24, 2024

### PLATTED AREAS

GROSS LAND AREA TO BE PLATTED = 353,717± S.F. OR 8.12± ACRES

#### BLOCK 1

LOT 1 = 78,060± S.F. OR 1.79± ACRES

LOT 2 = 85,986± S.F. OR 1.97± ACRES

LOT 3 = 92,486± S.F. OR 2.12± ACRES

LOT 4 = 97,184± S.F. OR 2.23± ACRES

DEDICATED RIGHT-OF-WAY = 0.00± S.F. OR 0.00± ACRES

### SURVEYORS CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

*Steven F. Hough* 04/24/2024  
Steven F. Hough Date  
MN LS 54850

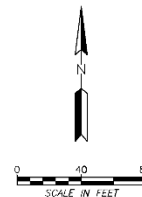
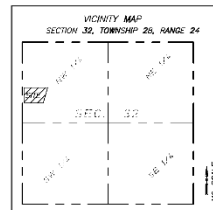
### GENERAL NOTES

- Bearings shown hereon are based on the Hennepin County Coordinate System relative to the NAD83(11) control adjustment.
- Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.

### LEGEND

- SET 1/2" x 14" IRON PIPE WITH PLASTIC CAP 54850 OR MAG NAIL W/MASHER
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- HYDRANT
- AUTO SPRINKLER
- GAS METER
- COMMUNICATIONS PEDESTAL
- ELECTRIC MANHOLE
- DECOMMUTATIVE LIGHT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- THIATIC SIGN
- BOLLARD/POST
- UTILITY POLE
- ANCHOR CABLE
- LIGHT POLE
- HANDICAP PARKING SPACE
- STOP LIGHT
- HAND HOLE
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- WATER VALVE
- ELECTRIC PEDESTAL

- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- THREE LINE
- BUILDING



CLIENT NAME		PROJECT TITLE	
EDINA ENCLAVE LLC		PRELIMINARY PLAT	
DWN BY SFH	CHK'D BY SFH	APP'D BY SFH	DATE SCALE SEE SCALE BAR
PROJECT NO. 193806086		SHEET NO. 1 OF 1	





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**EDINA**

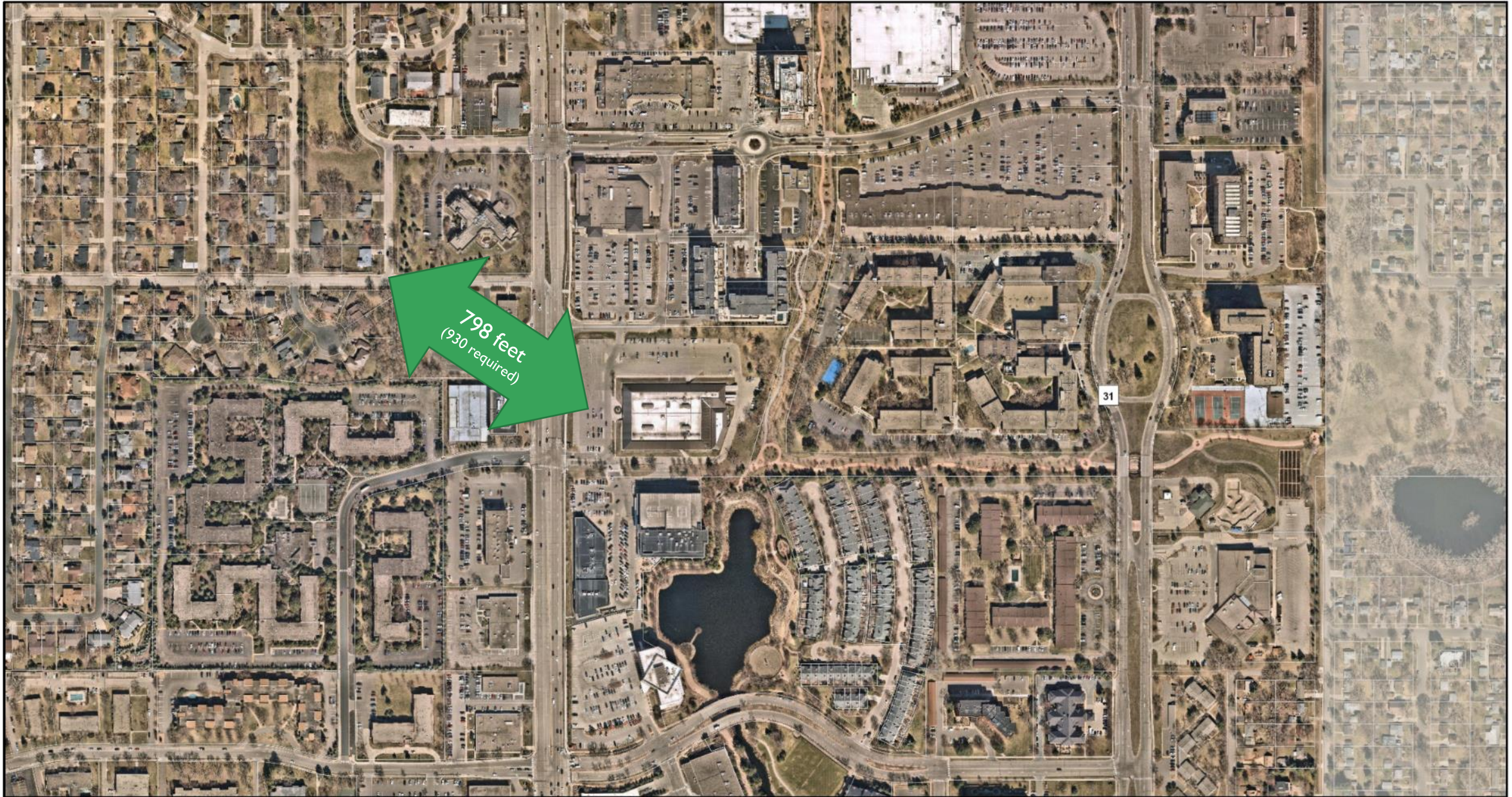
	<b>City Standard (PCD-3) (Setback measured from the front building line to the curb)</b>	<b>Proposed (Setback measured from the front building line to the curb)</b>
<b><u>Building Setbacks</u></b> Front – France Avenue Side – North	50 feet 50 feet or building height (85' NW) & 82 feet NE)	50 feet <b>36 feet (NW building)*</b> <b>20 feet (NE building)*</b>
Side – South	50 feet or building height (155' SW) & 82 feet SE)	<b>131 feet (SW building)*</b> <b>49 feet (SE building)*</b>
Rear – Promenade	50 feet or building height (82 feet)	<b>34 feet (NE building)*</b> <b>35 feet (SE building)*</b>
Setback to R-I Property	7-story building – 328 feet 11 story building – 930 feet	685 feet <b>798 feet*</b>
Building Height	8 stories & 96 feet	<b>7-11 stories and 155 feet*</b>
Density	Up to 150 units per acre (mixed use)	572 total units = 72 units per acre
Floor Area Ratio (FAR)	.50%	<b>2.2%*</b>
Parking	Office – 68,061 s.f. = 234 spaces  Retail/Restaurant – 21,281 s.f. = 164 spaces  Residential – 572 units = 719 enclosed spaces  1,117 spaces total required	1,324 spaces total proposed
First Floor Building Height	20 feet	<b>15 feet*</b>
Transparency at Ground Level	75%	<b>60%*</b> (excluding parking structures)





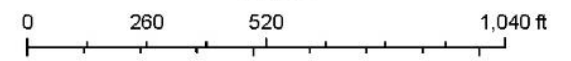
Proposed Setbacks





April 6, 2023

1:3,871





# Primary Issue

- **Is the proposal reasonable to justify PUD rezoning for this site?**

An argument can be made for and against the proposed development. The City has complete discretion to approve or deny.

Staff has provided the Commission with alternatives to consider for approval and denial of the request.



The CITY of  
**EDINA**



## Appendix A: The pyramid of discretion

The pyramid framework illustrates how much discretion the city has to make land use decisions based on the role it is playing.



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# Primary Issue

- Is the proposal reasonable to justify PUD rezoning for this site?

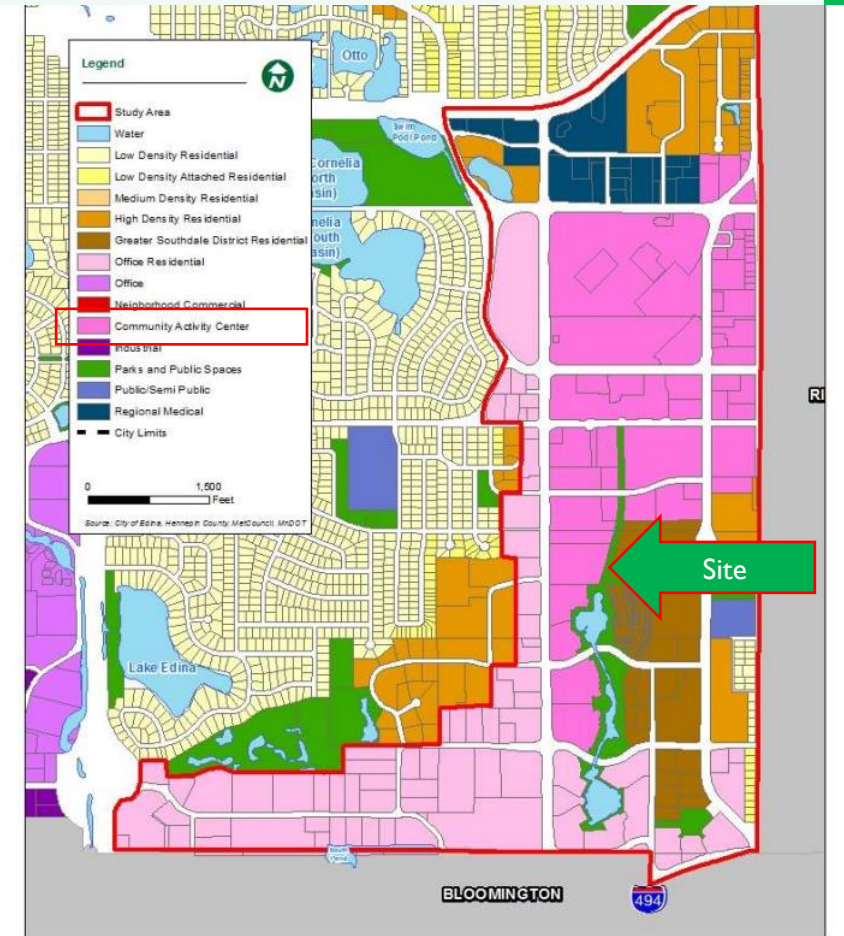
Per Section 36-253 the following are the regulations for a PUD:

- I. **Purpose and Intent.** *The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. The purpose and intent of a PUD is to include most or all of the following:*
  - a. *provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;*

*The Work Group's over-arching objective is to maximize pedestrian activity throughout the District, with the public realm as the connective tissue that gives the District its unique identity and sets the stage for a remarkable daily experience for those who live, work, play within the Greater Southdale District."*



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# Primary Issue

- **Is the proposal reasonable to justify PUD rezoning for this site?**

*The Vision Statement and Aspirations state: “This is what we want.” The key organizing statements of the Work Group’s Vision Statement are:*

- ***We envision a vibrant, forward-looking and people-filled Greater Southdale District, organized around dynamic streets, engaging parks and public spaces, and well-conceived and enduring buildings.***
- *We welcome change on our terms.*
- *We envision innovation leading to extraordinary places and experiences.*
- *We’re embarking on 50 years of well-paced steps, with each one more clearly blazing the path toward the future of the district.*

Increased density would help create a “people-filled” Greater Southdale District. The focus of the development is moving pedestrians and bicycles through the site to connect to the Promenade; **forty-five percent (45%) of the development would be dedicated as public realm.** Additionally, this project could enable a future much safer crossing of France Avenue opening up a better bicycle and pedestrian connection for the Cornelia area into the Promenade and Centennial Lakes. The project also maintains and enhances the vehicular connections between the properties to the north and south.



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# Primary Issue

- Is the proposal reasonable to justify PUD rezoning for this site?
  - b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;*

The proposal would create a much more efficient and creative use of the property than existing on the site. There would be no surface parking on the site, pedestrian movement around the site would be significantly improved, providing additional connections to the Promenade from France Avenue, enable the possibility for connection across France. The Three Rivers Park bike trail can be upgraded (subject to their approval). As mentioned, adding more residents in the area could enhance the economic viability in the district.



The CITY of  
EDINA

# Primary Issue

- Is the proposal reasonable to justify PUD rezoning for this site?
  - c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;

Variations to land use regulations are requested to offset the significant costs for the provision of the following city goals within the project:

- Provision of affordable housing within the project, including 53 rental units available to those at 50% AMI and 5 for sale condos available to those persons at 80% AMI.
- Project would meet the City's sustainable building policy. (See page 9 in the applicant's narrative)
- Parking would be underground/structured (no surface parking included)
- Addition of a significant amount public realm on all sides of the development. The total land area with public access easements over them would be 3.57 acres of the site, or **45% of the entire site area.**
- Landscaping. The proposed plans show that 39 trees would be removed, and 11 trees would remain. The applicant is proposing to plant 142 new trees that would equate to 414 new caliper inches of trees. A full complement of understory shrubs and bushes are also proposed.



The CITY of  
**EDINA**



# Primary Issue

- **Is the proposal reasonable to justify PUD rezoning for this site?**

***d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;***

The proposed building would be stone/brick, glass, metal panel and fiber cement. The building would be constructed to meet the Sustainable Buildings Policy which increases the quality (and cost) of the design.

***e. maintain or improve the efficiency of public streets and utilities;***

The project would maintain and improve the efficiency of public streets. A clearer vehicular connection would be made from the property to the south to the property to the north.

***f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;***

The existing site is primarily paved parking with the retail building. There would be trees removed from the site (39), however, they would be replaced with many more (142 new trees totaling 414 new caliper inches of trees), and higher quality trees, including trees and landscaping around the entire site which would enhance the pedestrian experience.



The CITY of  
**EDINA**

# Primary Issue

- Is the proposal reasonable to justify **PUD** rezoning for this site?

*g. allow for mixing of land uses within a development;*

The project provides a mixture of uses on the site, including housing, retail, restaurants, office and public realm.

*h. encourage a variety of housing types including affordable housing; and*

As mentioned, the project would provide 10% (58) of the units for affordable housing to help the City achieve its affordable housing goals.

*i. ensure the establishment of appropriate transitions between differing land uses.*

As mentioned, this site is located in an area anticipated for high density development. It would create an enhanced and more welcoming connection from the Promenade to the west.



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# Staff Recommendation



The CITY of  
**EDINA**

NOT FOR  
CONSTRUCTION

ORIGINAL ISSUE:

REVISIONS:  
No. Description Date  
04/02/24

43730-24083  
PROJECT NUMBER

DRAWN BY CHECKED BY  
KEY PLAN

ELEVATIONS

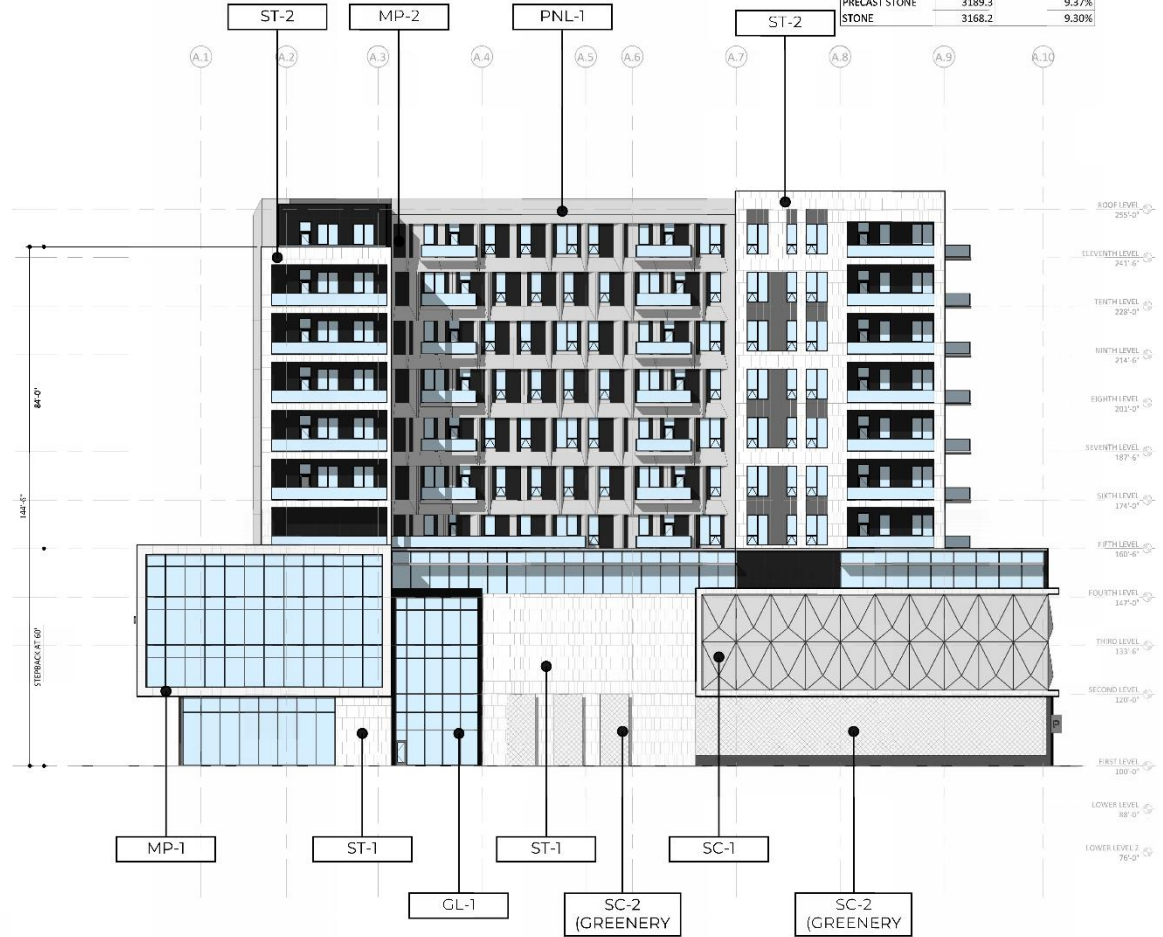
A106-SW



COURTYARD WEST ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
GLAZING	1071	28.61%
PRECAST METAL PANEL	733.88	19.61%
PRECAST STONE	1938.38	51.78%

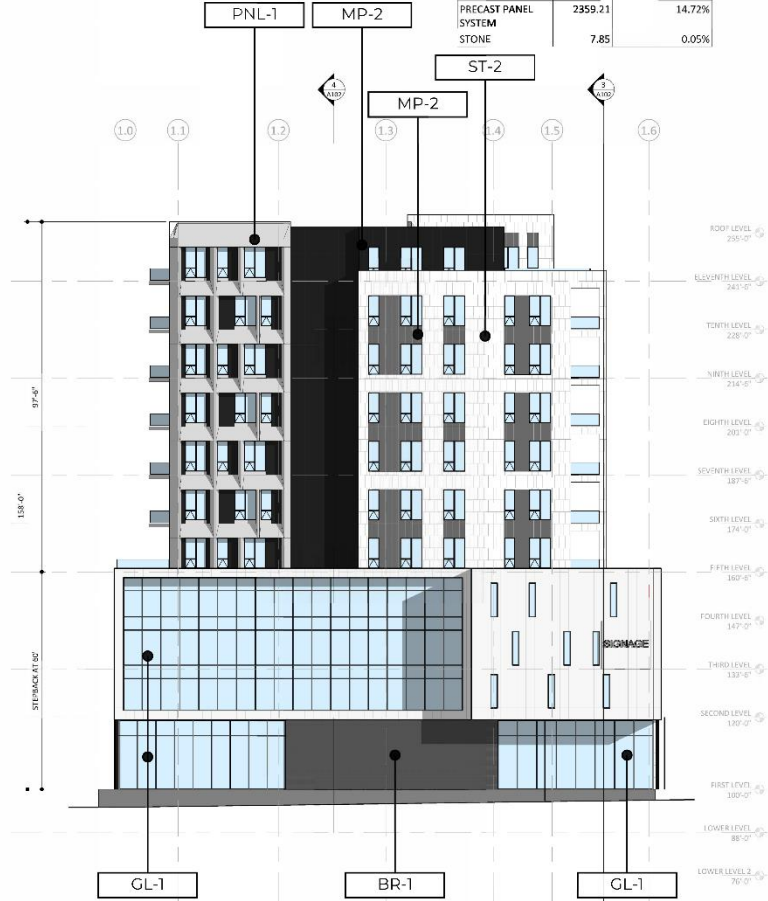
SOUTH ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	337.09	0.99%
GLAZING	10528.88	30.92%
METAL MESH	1596.24	4.69%
METAL PANEL	1390.27	4.08%
METAL SCREEN	2614.14	7.68%
PRECAST METAL PANEL	3557.2	10.45%
PRECAST PANEL SYSTEM	7671.04	22.53%
PRECAST STONE	3189.3	9.37%
STONE	3168.2	9.30%

3  
A106  
COURTYARD WEST ELEVATION  
1/16" = 1'-0"



1  
A106  
SOUTH BUILDING ELEVATION  
1/16" = 1'-0"

WEST ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
GLAZING	7682.36	47.94%
METAL PANEL	2765.37	17.26%
PRECAST METAL PANEL	3210.31	20.03%
PRECAST PANEL SYSTEM	2359.21	14.72%
STONE	7.85	0.05%



2  
A106  
WEST BUILDING ELEVATION  
1/16" = 1'-0"





PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
03/23/24

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KEY PLAN

ENCLAVE MIXED-USE  
DEVELOPMENT ON FRANCE

EXTERIOR ELEVATIONS - EAST AND  
WEST



1 NORTH ELEVATION  
3/32" = 1' 0"

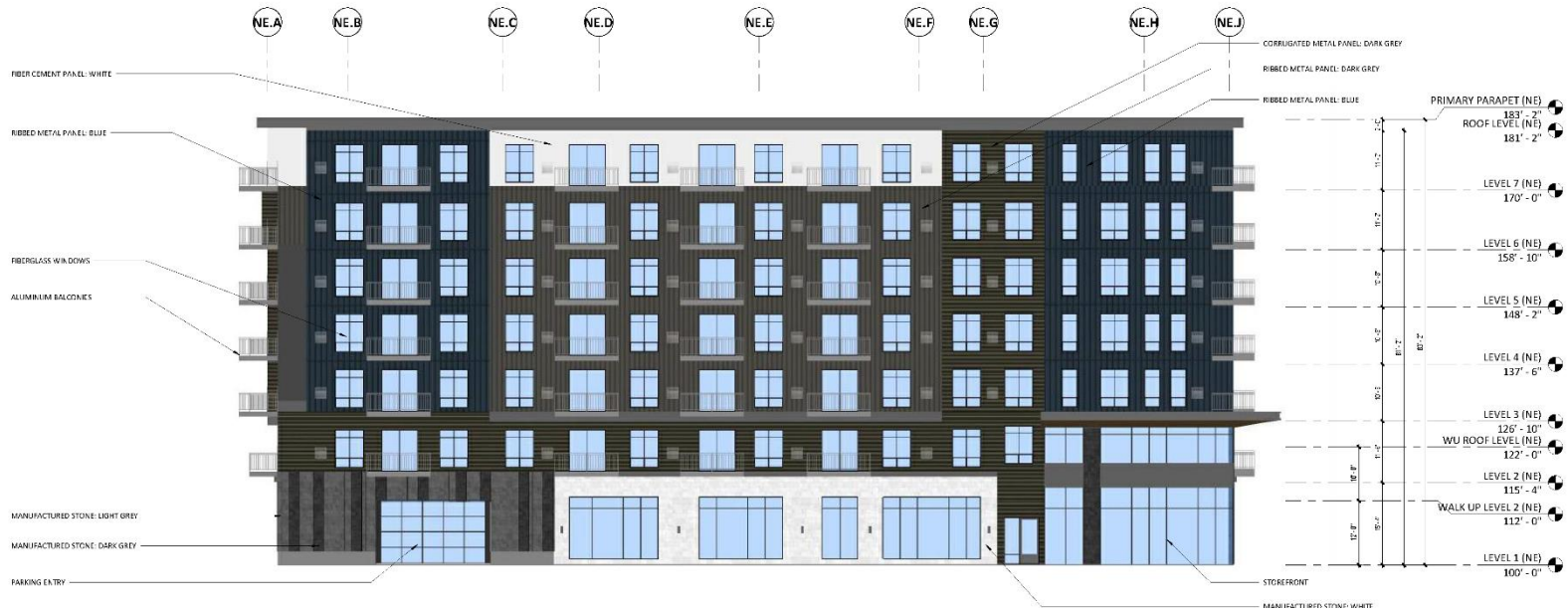


PUD SUBMISSION  
4/26/2024

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03/29/24  
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PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
08/28/24

REVISIONS:  
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PROJECT NUMBER

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ENCLAVE MIXED-USE  
PUD SUBMISSION



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4/26/2024

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KEY PLAN

ENCLAVE MIXED-USE  
DEVELOPMENT ON FRANCE





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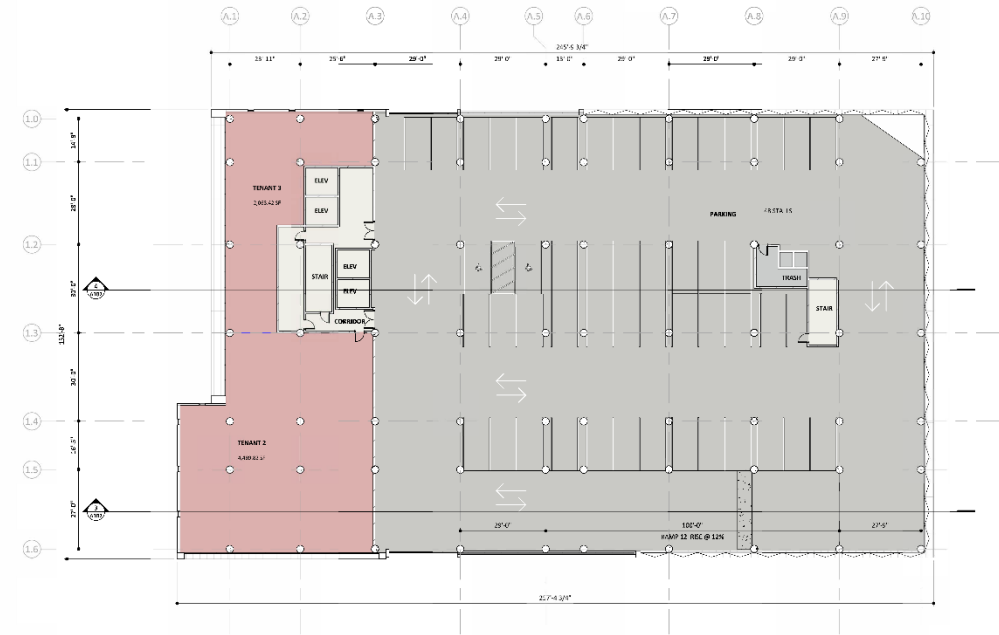
KEY PLAN



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



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



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



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

ENCLAVE MIXED-USE DEVELOPMENT  
ON FRANCE  
EDINA, MN

**CONFLUENCE**  
LANDSCAPE ARCHITECT  
600 N. THIRD ST., SUITE 200  
MINNEAPOLIS, MN 55401  
PH: 612.575.1700 FAX: 612.575.1701  
WWW.CONFLUENCE-LLP.COM

**lifestyle**  
communities

**pope**  
DESIGN GROUP  
POPE DESIGN GROUP  
767 N. EUSIS STREET, SUITE 100  
ST. PAUL, MINNESOTA 55114  
651.443.2300  
WWW.POPEDESIGN.COM

NOT FOR  
CONSTRUCTION

OR G/V AL ISSUE:

REVISIONS:	No.	Description	Date

PROJECT NUMBER  
DESIGNED BY  
CHECKED BY  
DATE

LEVELS 1 & 2  
FLOOR PLANS

**A102-SW**



PUD SUBMISSION  
 4/26/2024

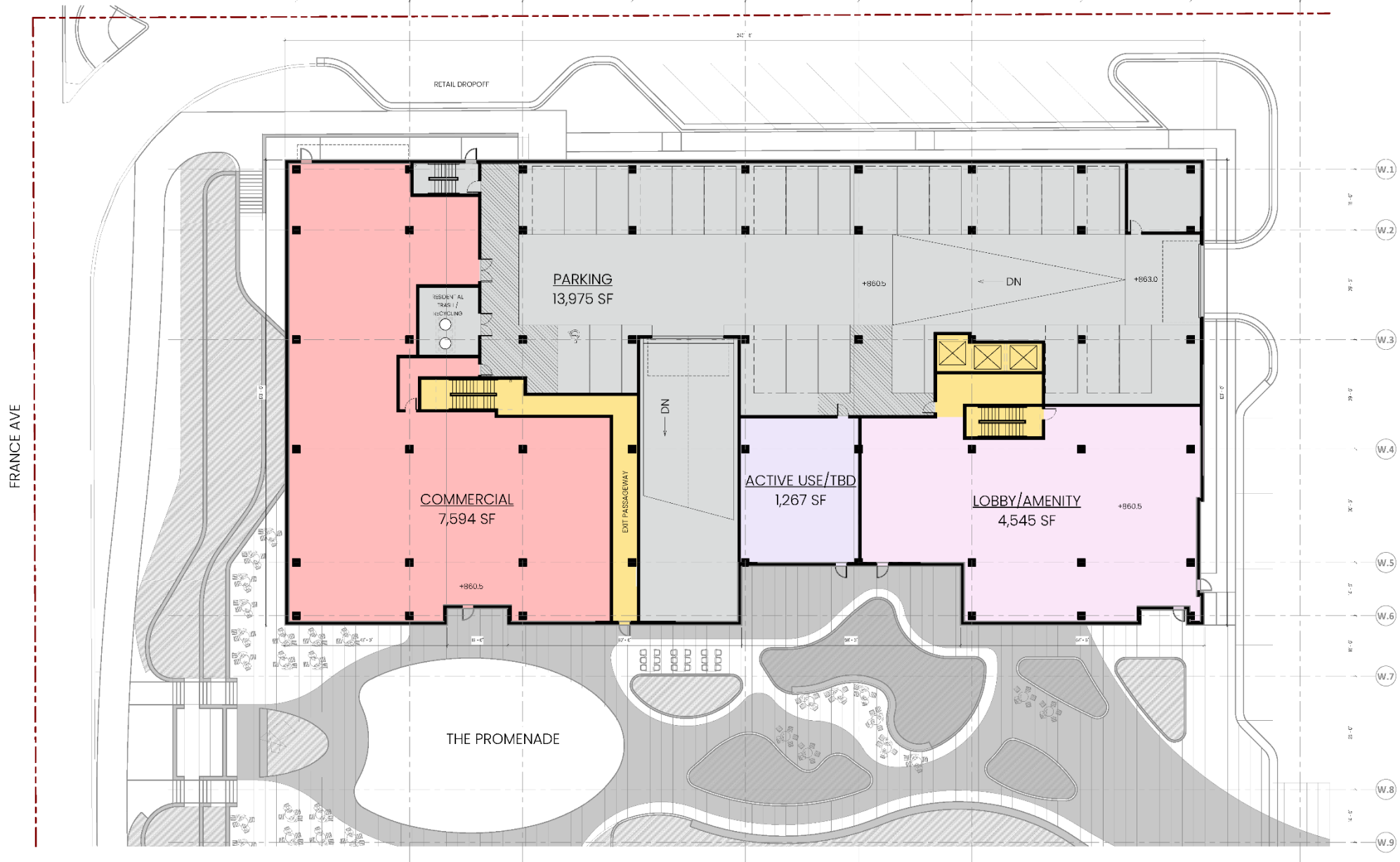
ORIGINAL ISSUE:  
 03/23/24  
 REVISIONS:  
 No. Description Date

223701.00  
 PROJECT NUMBER

ESG ESG  
 DRAWN BY CHECKED BY

KEY PLAN

ENCLAVE MIXED-USE  
 DEVELOPMENT ON FRANCE



1 LEVEL 1 FLOOR PLAN - NW BUILDING  
 A102-NW 3/12/24 1"=1'-0"



PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
03/28/24

REVISIONS:  
No. Description Date

Project Number \_\_\_\_\_  
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY

KEY PLAN





LEVEL 1 FLOOR PLAN - SOUTHEAST BUILDING  
SCALE: 1/8" = 1'-0"

ENCLAVE  
MIXED-USE  
DEVELOPMENT  
ON FRANCE

EDINA, MN



**esg**  
ARCHITECTURE & DESIGN

100 Washington Avenue South, Suite 1000  
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PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
4/26/2024

REVISIONS:  
No. Description Date

221701.00  
PROJECT NUMBER








ESG ESG  
DESIGNED BY CHECKED BY

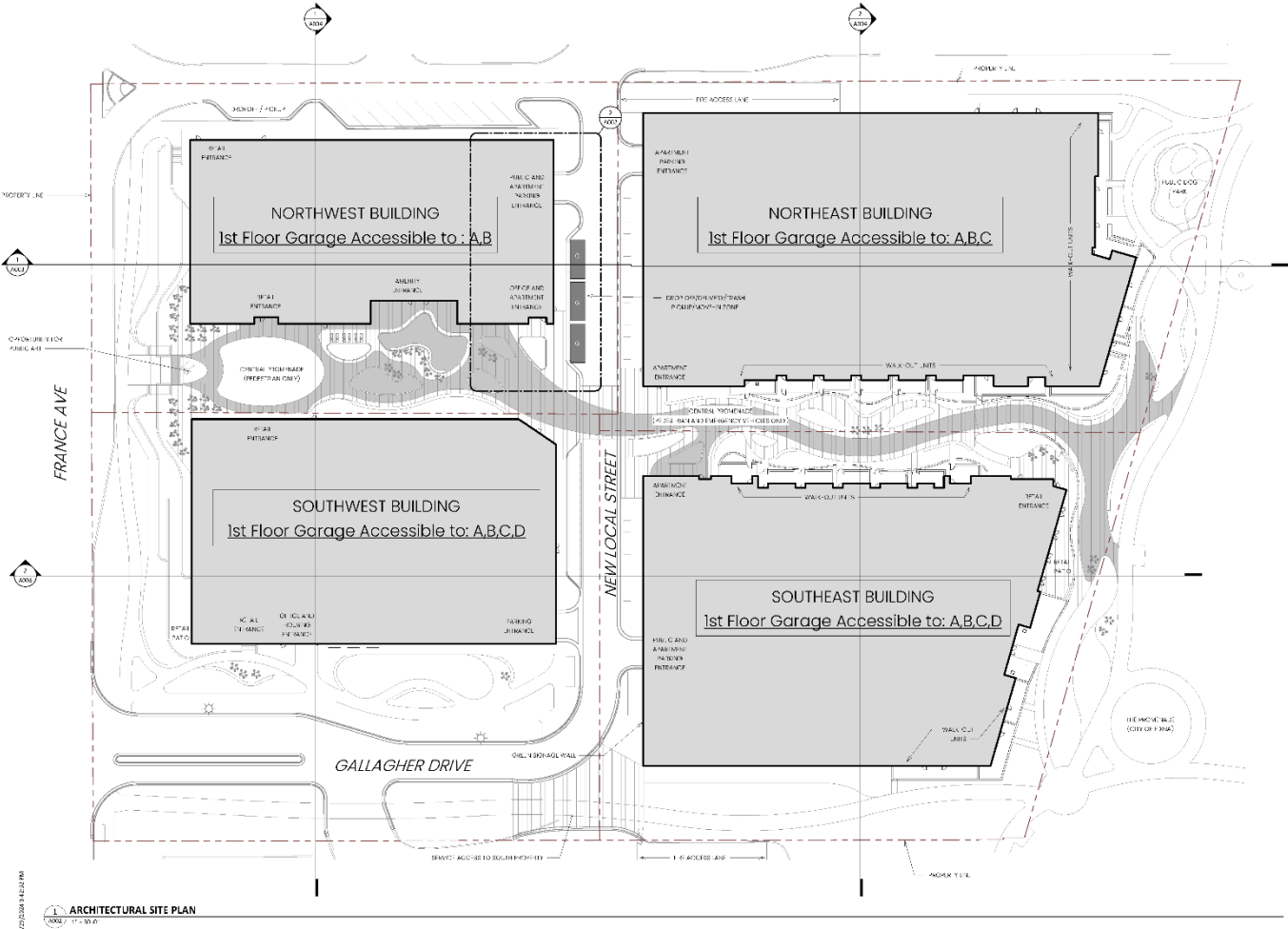
KEY PLAN

ENCLAVE MIXED-USE  
DEVELOPMENT ON FRANCE

LEVEL 1 FLOOR PLAN - SOUTH-EAST  
BUILDING

**A102-SE**

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



ENCLAVE MIXED-USE DEVELOPMENT ON FRANCE

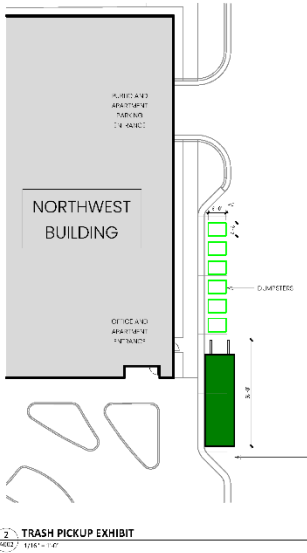
**GENERAL STATEMENT:**  
1. THIS TRUCK LEGEND IS FOR THE USE OF THE TRUCK LEGEND ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
2. THE TRUCK LEGEND IS FOR THE USE OF THE TRUCK LEGEND ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
3. THE TRUCK LEGEND IS FOR THE USE OF THE TRUCK LEGEND ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ENCLAVE  
MIXED-USE  
DEVELOPMENT  
ON FRANCE

EDINA, MN



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PUD SUBMISSION  
4/26/2024

ORIGINAL ISSUE:  
04/26/24

REVISIONS:  
No. Description Date

223701.00  
PROJECT NUMBER

ESG ESG  
DESIGNED BY CHECKED BY

KEY PLAN



ENCLAVE MIXED-USE  
DEVELOPMENT ON FRANCE

ARCHITECTURAL SITE PLAN  
**A002**







THE INFORMATION ON THIS  
DRAWING IS UNCLASSIFIED  
DATE 01-10-2024 BY 60322

THE INFORMATION ON THIS  
DRAWING IS UNCLASSIFIED  
DATE 01-10-2024 BY 60322

D

C



3  
L512 DESIGN INTENT - LANDSCAPE STATEMENT ALONG FRANCE N.T.S.



4  
L512 DESIGN INTENT - INVITATION FROM FRANCE N.T.S.

B

A



1  
L512 DESIGN INTENT - PROMENADE EXTENSION N.T.S.



2  
L512 DESIGN INTENT - EMBRACING THE PROMENADE N.T.S.

CONFLUENCE  
LANDSCAPE ARCHITECT  
CONFLUENCE  
901 North Third Street, Suite 225  
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612.333.3702  
www.thinkconfluence.com

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CONSTRUCTION

Revision Schedule			
No.	Date	Description	By
1	04/26/24	Initial Design	CONFLUENCE
2	04/26/24	Final Design	CONFLUENCE
3			
4			
5			

ENCLAVE MIXED-USE  
DEVELOPMENT ON  
FRANCE  
EDINA, MN 55435  
Project Number 23182  
Issue 00000  
Date 2024-04-26

DESIGN INTENT

L511