



Concept Sketches for  
Edina HRA Discussion  
received 2/8/2018



WE  
BUILD  
STORIES



#### Current Massing and Unit Matrix

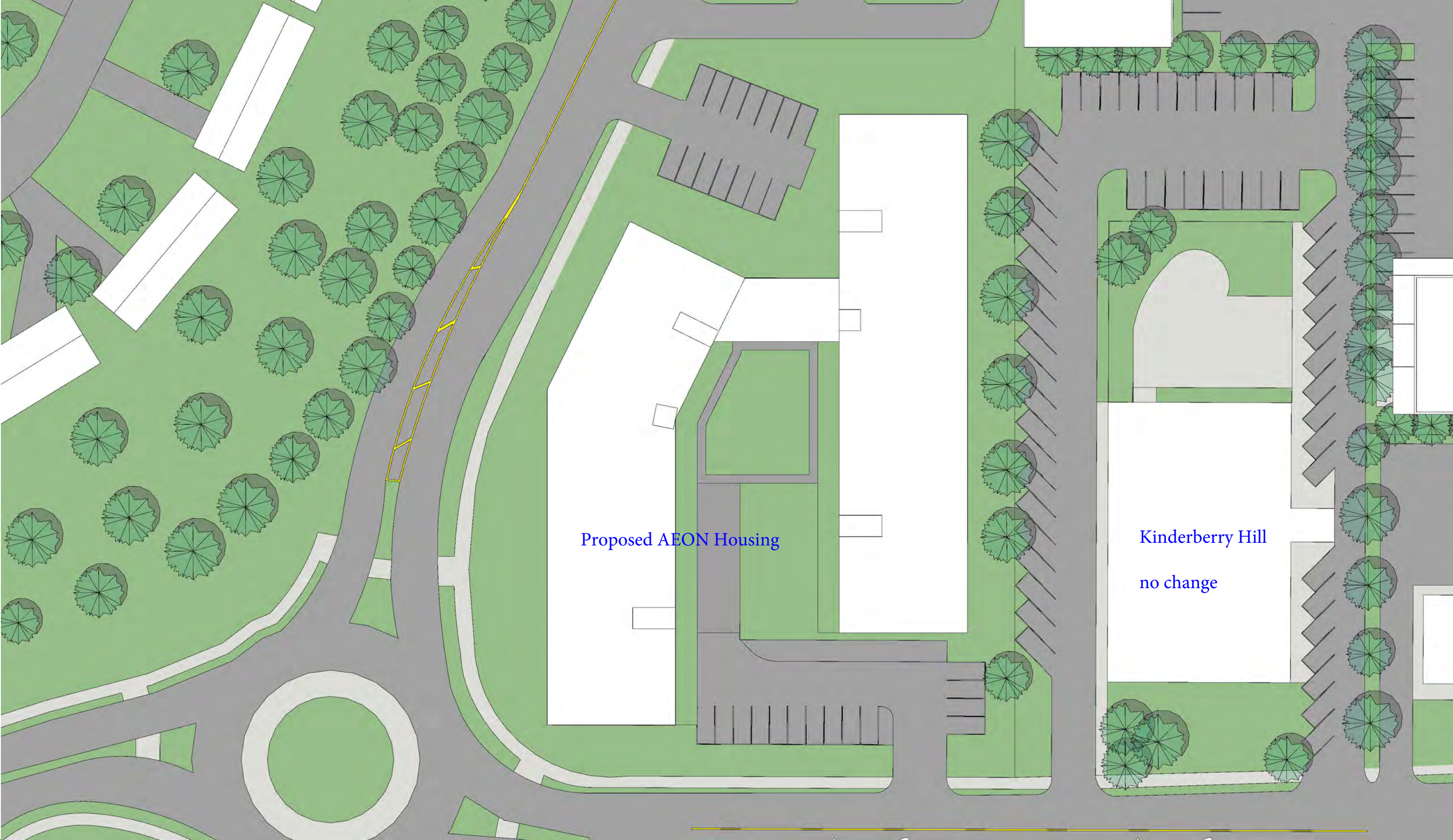
Edina MN

December 15, 2017











Aeon Edina Affordable Study

Parking Stalls			
Residential	L1		30
	P1		78
Total			108

Building				Efficiency	Gross SF	# Units			
Level	Residential	Amenity	Parking			S	1	2	3
P1	---	---	30,560	---	33,260	0	0	0	0
1st	24,050	1,516	---	85%	29,825	2	5	9	9
2nd	24,730	---	---	87%	28,588	2	4	11	9
3rd	24,730	---	---	87%	28,588	2	4	11	9
4th	12,660	---	---	88%	14,460	1	2	4	6
By Use	86,170	1,516	30,560		---	7	15	35	33
				Total	101,461	90			

Base Building Program						
	Count	Avg Size*	Total		Width*	Depth*
Studio	7	500	3,500		17	27.5
1 Bed	15	600	9,000		22.5	27.5
2 Bed	35	920	32,200		34	27.5
3 Bed	33	1225	40,425		45	27.5
Total	90	946	85,125			
Fitness	1	500	500			
Community	1	500	500			
Leasing	1	500	500			
Total	-	-	86,625			

\* area is calculated from centerline of demising walls, exterior face of exterior walls, and corridor wall

















