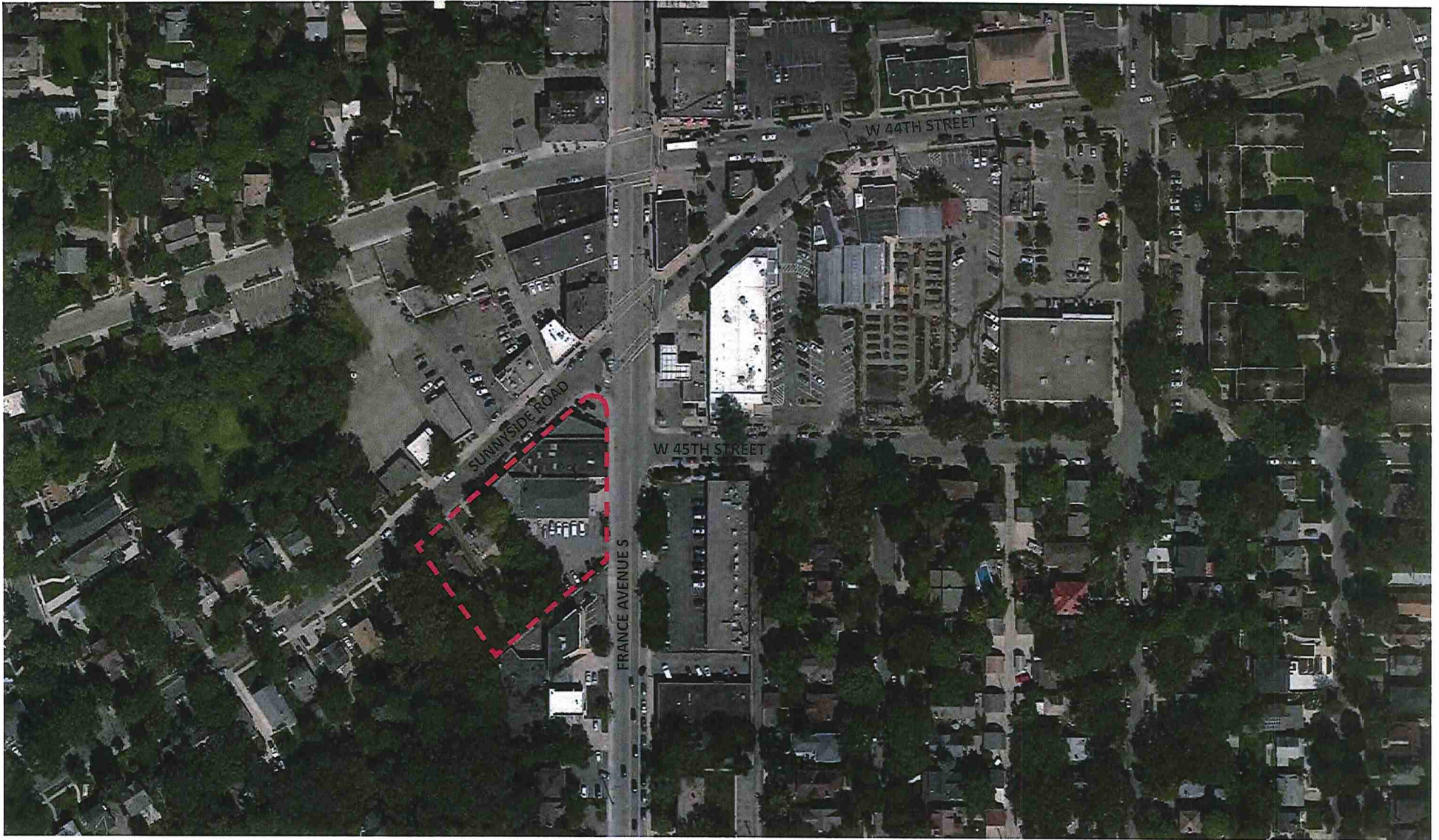




4500 FRANCE APARTMENTS
Edina, MN

SKETCH PLAN REVIEW
March 14, 2018



March 14, 2018



4500 FRANCE APARTMENTS – EDINA

Context Map





March 14, 2018



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4500 FRANCE APARTMENTS – EDINA

Surrounding
Business Map



Project Overview

The project site is located in the Morningside and White Oaks neighborhoods of Edina at the intersection of Sunnyside Road and France Avenue South. An existing industrial dry-cleaning building, two residential homes and surface parking lot will be replaced with a residential & retail, mixed-use development. The project will include approximately 52 luxury rental apartments, 6,400 square feet of restaurant and retail space, 77 below-grade resident parking stalls and 40 at-grade, covered public parking stalls.

Dwelling units will range from 1-bedroom units at 820 square feet to 2-bedroom units at 1,900 square feet. The resident amenities will include a, a lobby/leasing center, fitness center, rooftop patio, club room and an outdoor courtyard with grilling stations, seating and landscaping. The building will offer its residents on-site management, indoor parking, and private storage lockers.

Building Design

A tremendous amount of thought and research around the goals of the city and neighborhood were considered while designing and defining the project. The overall design situates a 4-story residential building within the existing block and is respectful to its neighbors by stepping down to 2.5 stories or 30 feet as the building approaches the existing residences on Sunnyside Road. The building will be constructed utilizing three levels of wood-framed construction over a ground level concrete structure and one underground level of concrete. Exterior materials will consist of brick, metal panel, composite siding and glass. Exterior facades will feature window patterning that enlivens the elevation while providing plenty of daylight into the dwelling units. At the street level, canopies will articulate the ground floor retail spaces and outdoor seating will activate this intersection.

This project will support the residents' sustainable living experience incorporating energy-efficient appliances, low-flow water fixtures, low-VOC paints and building-wide recycling practices. This project will be designed to incorporate assemblies that ensure the highest quality acoustical performance between units and floor assemblies. The proposed building amenities will help to foster a positive social atmosphere for residents and visitors. While recent advances in solar panels and changing state incentives have altered the solar landscape, the development team will explore installing a rooftop solar panel grid. Approximately 20% of the retail parking stalls will include electric charging stations, and all private parking stalls will be wired for future electric car charging.

Streetscape and Public Realm

The redevelopment will dramatically improve the current site conditions. Beyond eliminating an aging building and surface parking lot, the new site layout will add green space and landscaping to this location. The new building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The project will incorporate attractive, high-quality native landscaping that will shield and protect pedestrians from traffic. Low impact aesthetically pleasing and pedestrian-scale lighting and exterior signage will highlight this prominent corner. Bike racks will be located adjacent to the retail and residential entrances along France Avenue, and indoor bike storage will be provided along Sunnyside Ave.

Adding resident dwelling units and restaurant uses at this location naturally creates a more inviting streetscape, as more people will be walking and biking to and from the site which creates an energetic, safe and people-friendly hub, improving the site's existing conditions. The project will eliminate two curb cuts and share an existing curb cut on France Avenue for accessing the lower level parking. One curb cut on Sunnyside will remain and allow access into the at-grade parking stalls. The project will improve sidewalk conditions, thus encouraging area residents to walk to for their shopping and entertainment needs. The removal of power poles will make traversing the streets and sidewalks much safer, and drastically improve neighborhood aesthetics. The overall quality of the building and associated improvements will be a major benefit to the Morningside and White Oaks community.

It's important to note that the development team owns the adjacent property to the south. This ownership allows the development team to adapt and re-use the existing driveway on France to serve the underground parking for this Edina Gateway property. This is important because it allows the development to eliminate the three existing curb cuts on France, create a separate and secure access point for residents, and is significant for increasing safety and walkability along France Ave.

Public Benefit

The proposed redevelopment provides many benefits to the community and is aligned with the 44th & France Small Area Plan guiding principles. The development team attended all public meetings for the Small Area Plan and has met with 50+ Edina residents in individual or small groups. This effort, when combined with direct engagement with all adjacent property owners, has led us to a detailed understanding of what type of project is appropriate for this neighborhood.

Guiding Principle #1 – Safe & Inviting: The neighborhood is community-driven with many families; therefore, pedestrian safety is a primary focus. A goal of the project is to eliminate the sharp right-hand turn lane from eastbound on Sunnyside to southbound on France. The current condition creates a double crossing for pedestrians and the current crosswalk island is only occupied by a power pole. The additional space generated by removing the turn-lane will improve pedestrian safety. This improvement will also highlight the prime corner design elements.

Guiding Principle #2 – Community Gathering: The removal of the sharp right will create an outdoor gathering area with landscaping and artwork. The development team has met with Michael Frey and will develop a public art piece for the corner. The development team will purchase the home at 3907 Sunnyside Road, which is a 0.20 acre lot, to provide a buffer to the development for the neighboring homes. The development team would like to work with the City of Edina to determine the best use for this site, including but not limited to:

- a. Open greenspace landscaped to match the development
- b. Future parking
- c. Service member & first-responder tribute or memorial
- d. Park or plaza space

Furthermore, the development team may split off a 7'-10' buffer and contribute land to the adjacent homeowner as a means of improving driveway access to their garage.

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Guiding Principle #3 – Circulation and Connections: The development will reduce curb cuts onto France Ave by combining the France Ave access point with the existing Edina Gateway development access. The removal of the sharp right will make accessing the bus stop immediately to the north an easier task. A bike locker will be provided within the building and bike racks provided along France Ave. The redevelopment will incorporate an enhanced boulevard with elevated landscaping beds that are aesthetically pleasing and also protect pedestrians walking or sitting outside the building.

Guiding Principle #4 – Neighborhood Oriented Business Mix: The development team also owns the adjacent property to the south, which features three locally owned and operated businesses as Tenants. Tenants for this project will likely include: a local restaurant tailored to the neighborhood, and other retail focused Tenants, complimentary to existing retail uses.

Guiding Principle #5 – Housing: The development will provide housing to meet the needs of a wide range of likely residents – from affordable units to penthouse units. The project also provides housing that appeals to an aging demographic; someone who wants to remain in the Edina community but doesn't have the ability to care for a home any longer. When older residents move from their homes, this creates housing options for younger families. The demographic mix will fit with the local area, offering solutions to young professionals and empty nesters alike. The development team will work with the Edina HRA to offer affordable units.

Guiding Principle #6 – Height & Size of Buildings: The development is 4 stores along France Ave, and tapers to 2.5 stories along Sunnyside Ave. The project is aligned with the height guidelines specified within the Small Area Plan. Below is a matrix of density for comparable nearby projects:

Project	Units	Units/Acre
Linden 43	29	63
Market Street	110	72
Elements	31	72
Proposed	52	53

The project will be less dense than recently completed and comparable projects.

Guiding Principle #7 – Parking: The project will provide 40 public parking stalls for retail use (6.25 / 1,000 sf) which exceeds code guidelines. Residents will have a private entrance to the 77 underground stalls, a ratio of 1 stall per bedroom. We recommend maintaining the current on-street parking on Sunnyside Ave, which is contradictory to the Small Area Plan. We strongly believe that on-street parking helps to create a sense of activity & vibrancy, is important to retailers, and most importantly helps calm traffic.

Guiding Principle #8 – Streets & Sidewalks: Our project will meet or exceed sidewalk widths and provide a pedestrian friendly boulevard that includes seat height elevated planters. This design will provide enhanced aesthetics with large trees, areas to congregate, and protect pedestrians. Also, as referenced above in #7, we propose to maintain the existing free, on-street parking. In addition, we hope that our development will spur the removal of power poles along a significant portion of France Avenue, ideally from the residential condos at 4360 France Ave to south of the remodeled office buildings at 4536 France Ave. The power poles impede pedestrian movements, are visually disruptive, and should be modernized to current underground safety standards. The development team is working through options to bury the power lines for this section of the block.

Guiding Principle #9 – Sustainability & Resiliency: The current site is environmentally contaminated (petroleum, asbestos & other soil contaminants) and is a combination of a former service station and movie theater. The current industrial dry-cleaning site is a textbook definition of blight, with no on-site storm water management or renewal resources and initiatives. The redevelopment will feature storm-water management in accordance with all watershed guidelines. Additionally, bold greenspace elements will be provided with large boulevard planters, a potential pocket park, and preservation of two large trees on Sunnyside Avenue. Furthermore, we will install electric car charging stations in the retail parking area and will build infrastructure within the resident parking to accommodate electric car charging for all 77 private parking stalls. Green roofs and solar panels are being explored and considered. The development team will ask City, County and State agencies for assistance with clean-up and remediation.

Guiding Principles #10 & #11 – Visual Quality & Aesthetics: The development design is inspired by 1920's era brick construction and emulates the first buildings constructed within the Small Area Plan. Where the building steps down to 2.5 stories, we have changed the exterior elements to provide visual relief, making the western portion of the building feel as if it is composed of row-style townhome. The development will be composed of stone, brick and metal on all public-facing facades. The raised sidewalk planters will include soft decorative lighting. Building assemblies will include the latest in energy efficiency strategies to minimize impacts on the environment and reduce ongoing operating costs.



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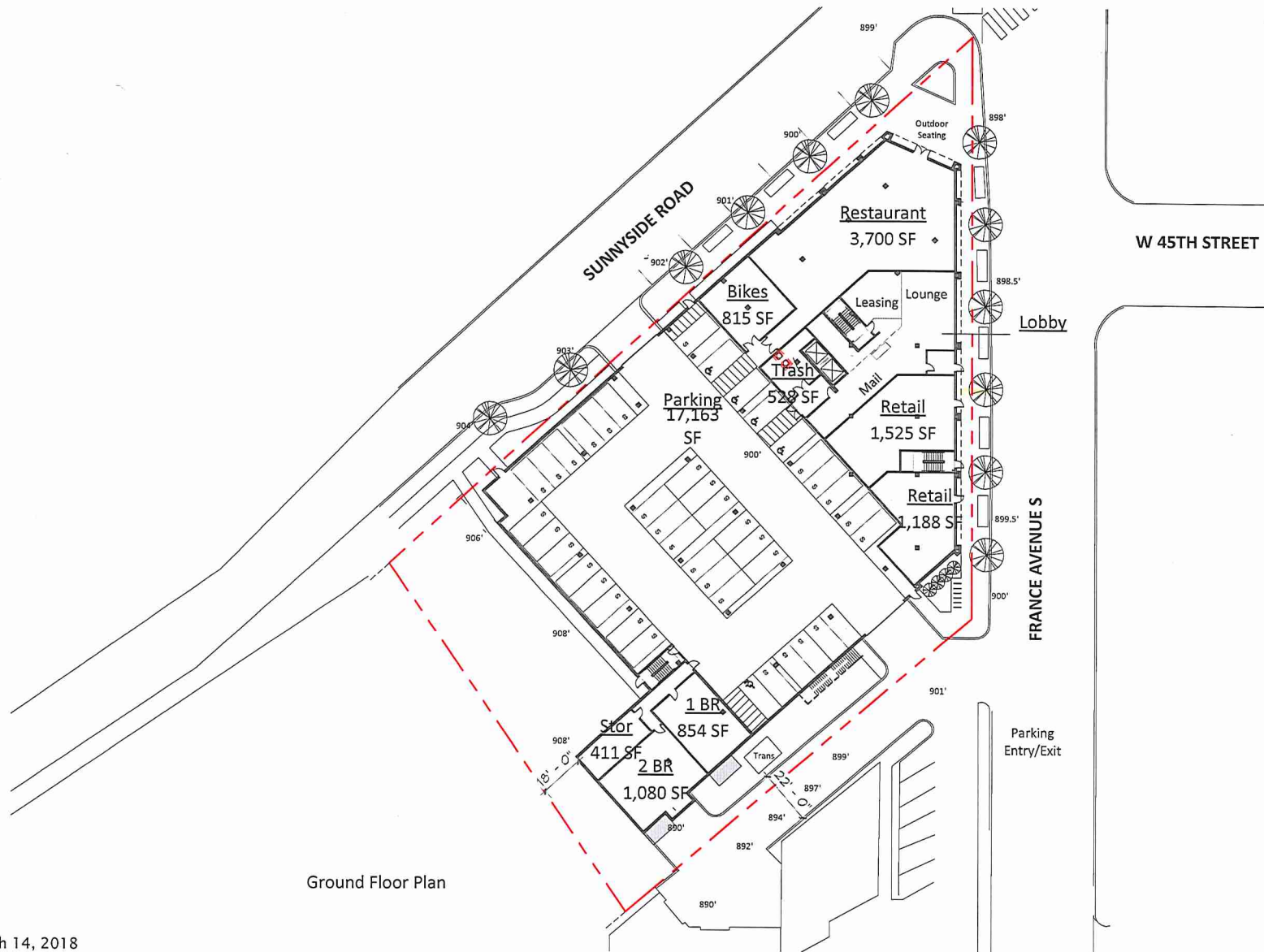
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Site Plan

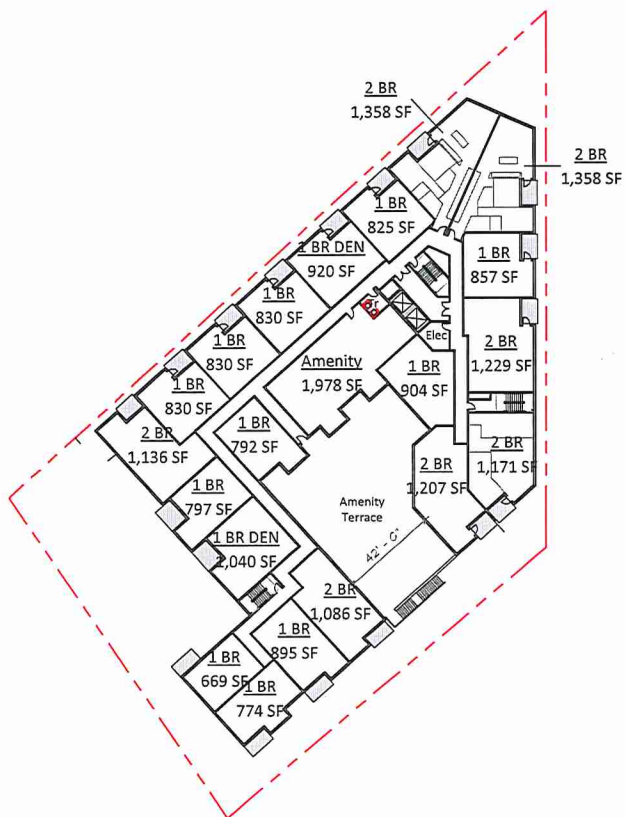


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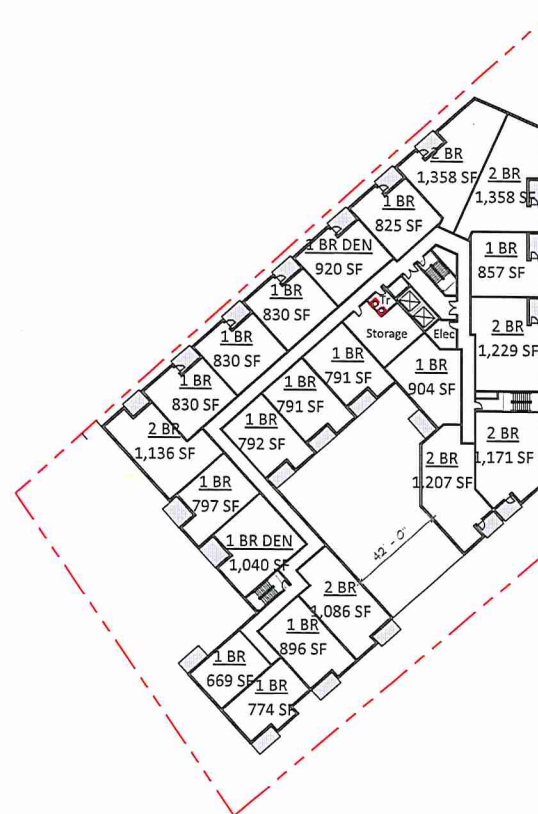


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Floor Plans



2nd Floor Plan

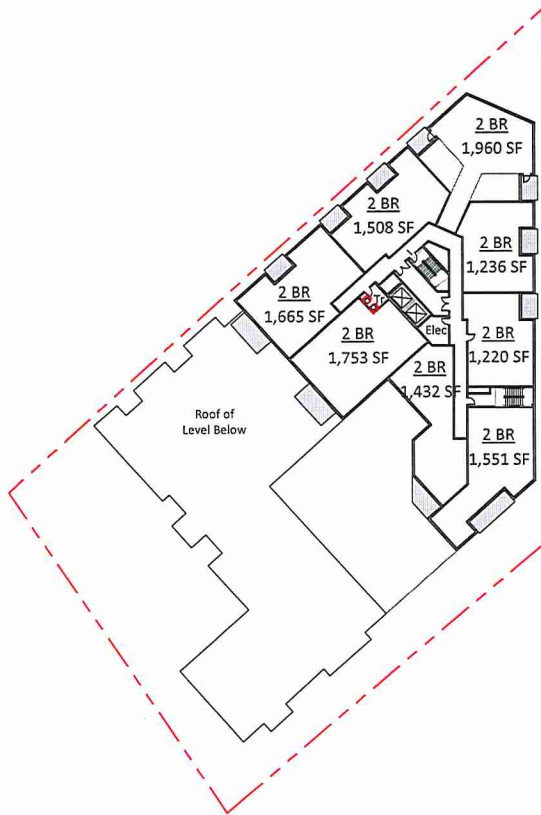


3rd Floor Plan

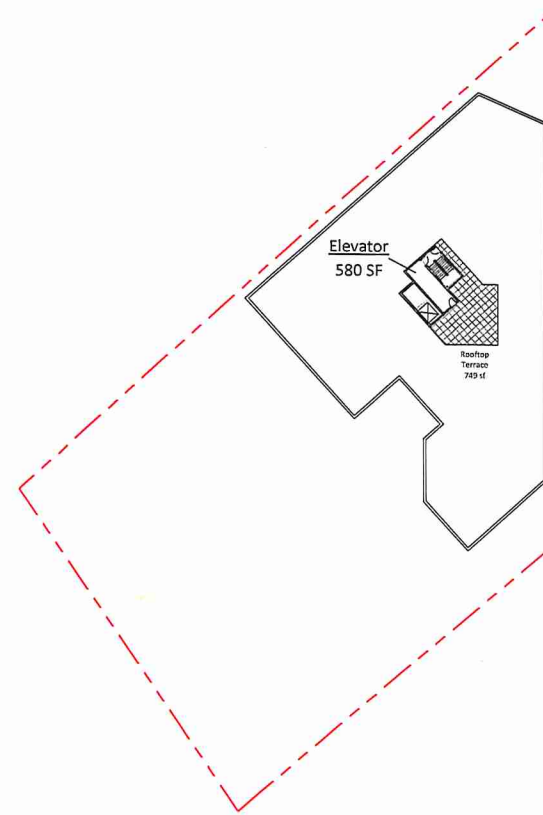
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Scale: 1" = 30'-0"





4th Floor Plan



Roof Plan

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Scale: 1" = 30'-0"





Lower Level Parking



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France Ave & Sunnyside Ave
Current Condition



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France Ave & Sunnyside Ave
Proposed Development



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4500 FRANCE APARTMENTS – EDINA

France Ave - Current Condition



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France Ave
Proposed Development



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Sunnyside Ave
Current Condition



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4500 FRANCE APARTMENTS – EDINA

Sunnyside Ave
Proposed Development



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Concept Rendering - Intersection
of France & Sunnyside



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Concept Rendering - Aerial
View of Corner Plaza



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Concept Rendering - Pedestrian
View of Corner Plaza



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Concept Rendering - Sidewalk
Along France Avenue



Black Outline Denotes
Existing Buildings

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Current And Proposed
Sunnyside Ave Building Heights

Site Area = Approx 43,124 sf or .99 acres

BUILDING AREA SUMMARY

	TOTAL GSF	PARKING	STALLS*	RETAIL	LOBBY AMENITY	TRASH/ STORAGE	APT GSF	APT RSF	DUs
LEVEL P1	30,695	30,695	70						
LEVEL 1	30,213	17,163	40	6,413	2,724	1,754	2,159	1,934	2
LEVEL 2	25,449				2,003		23,446	19,498	20
LEVEL 3	25,449						25,449	21,080	22
LEVEL 4	14,581						14,581	12,336	8
ROOF	580				580				
	126,967	47,858	110	6,413	5,307	1,754	65,635	54,848	52

*Total does not include up to 7 Tandem spaces on Level P1

RSF/UNIT 1055
GSF/UNIT 1262

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Project Metrics





Development Questionnaire

What this is: A brief questionnaire to help community decision makers understand how this development aligns with key focus area of sustainability that ensures both developers and the community long-term value.

Why? Through the 2014 Visioning process, environmental stewardship is one of seven strategic focus areas. Vision Edina's Environmental Stewardship states:

"There is a growing awareness of the impact that the built environment has on the natural environment, and the individual and collective responsibility we all have towards good environmental stewardship. Community residents and stakeholders believe that Edina can take an active and ambitious internal and regional leadership role in promoting more comprehensive recycling, smart building, and energy efficiency practices. These themes couple well with the parallel benefits in smarter urban planning, increased transportation options, and application of technology."

Questions	Answers
Sustainable Design & Energy	
Have you utilized Xcel Energy's Energy Design Assistance and/or Centerpoint Energy's Builder and Developer programs for this development?	The project will enroll in the EDA program.
Will the buildings meet SB2030 energy goals and/or will they be Energy Star certified? If not, please share the steps you are taking to support energy conservation.	The project will conform to all code/standards for responsible construction.
Will you be optimizing the roof by installing a green roof ?	TBD
Will there be any renewable energy generation on site?	TBD
Will there be purchase of renewable energy credits (RECs)?	TBD
Comments: The development team is keen on solar energy, electric car charging, and green rooftops. What remains to be seen is if the project can support additional costs to support green infrastructure initiatives, especially since State programs for solar and electric have seen dramatic reductions in available funding. Additionally, if the project moves forward, the development team will partner with ESG, the general contractor selected, and an energy design consultant to ensure that the project is constructed to the maximum energy standards within reasonable economic constraints.	
Managing Water	
What percent of the property is pervious surface before the redevelopment? What is the percent post development?	TBD with civil engineering post sketch plan. The current Edina Cleaners site is 90+% hardscape with zero stormwater management. Estimate that 15%+ of the re-developed site (including boulevard planters on City ROW) post development will be greenspace.
What new services will be pervious? (i.e. Sidewalks, driveways,	The site will conform with

Development Questionnaire

overflow parking)	Minnehaha Creek watershed district requirements.
How will the landscaping support the natural ecosystem? (i.e. Rain gardens, % native plants, % bee friendly pollinator plants)	TBD with civil engineer, post sketch plan review.
Comments: We have proposed a pocket park/greenspace buffer on the west side of the development. Streetscape planters encompass the entire public sidewalks. Planters are found on the rooftop terrace and amenity level. For the level of renter that the project will attract, an exceptional landscape plan is required.	
Managing Tree Canopy	
What percent of the property is covered by tree canopy before redevelopment? What is the percent post development?	TBD with civil engineer and landscape architect, post sketch plan review.
Will you be replanting/replacing trees at least four to five inches in diameter to positively impact the tree canopy (ordinance requirement is only 2.5 inches in diameter)?	Yes, 4" is reasonable.
Comments: The development team likes large trees that don't take 20 years to grow into something significant! See the recent landscape plan proposed for 5000 Vernon Ave – the developer requested larger trees.	
Managing Waste	
Will a recycling service be provided to all businesses on site?	Yes.
Will an organic (i.e. food waste) recycling service be provided to all businesses on site?	Yes.
Comments: The site will comply with state and county regulations on waste management.	
Sustainable Transportation	
Will there be bike parking near main entrance for guests?	Yes, in two places.
Do you have EV Charging Stations for owners or guests to use?	Yes.
Will there be parking spaces provided for car-sharing vehicles to reduce the overall number of cars?	Yes.
Comments: It's quite possible that the entire private parking level will be wired for future electric car charging.	

Development Questionnaire

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Why? Through the 2014 Visioning process, environmental stewardship is one of seven strategic focus areas. Vision Edina's Environmental Stewardship states:

"There is a growing awareness of the impact that the built environment has on the natural environment, and the individual and collective responsibility we all have towards good environmental stewardship. Community residents and stakeholders believe that Edina can take an active and ambitious internal and regional leadership role in promoting more comprehensive recycling, smart building, and energy efficiency practices. These themes couple well with the parallel benefits in smarter urban planning, increased transportation options, and application of technology."

Questions	Answers
Sustainable Design & Energy	
Have you utilized Xcel Energy's Energy Design Assistance and/or Centerpoint Energy's Builder and Developer programs for this development?	The project will enroll in the EDA program.
Will the buildings meet SB2030 energy goals and/or will they be Energy Star certified? If not, please share the steps you are taking to support energy conservation.	TBD. We will pursue a green rating system, such as LEED or Green Globes.
Will you be optimizing the roof by installing a green roof ?	Yes in some areas
Will there be any renewable energy generation on site?	TBD
Will there be purchase of renewable energy credits (RECs)?	TBD
Comments:	
Managing Water	
What percent of the property is pervious surface before the redevelopment? What is the percent post development?	Pre-redevelopment is 32.9% pervious; Post-redevelopment is 35.3% pervious
What new services will be pervious? (i.e. Sidewalks, driveways, overflow parking)	The main entry drop off area will be pervious paving. Any surface runoff from the drop off area will also be routed through the infiltration pipe gallery located between Hazelton and the building.
How will the landscaping support the natural ecosystem? (i.e. Rain gardens, % native plants, % bee friendly pollinator plants)	We are proposing a biofiltration area (rain garden) along the eastern side of the development adjacent the Promenade. This are will comprise over 50% of the site planting. Native plant material will

Development Questionnaire

	be used throughout the site.
Comments:	
Managing Tree Canopy	
What percent of the property is covered by tree canopy before redevelopment? What is the percent post development?	Approximately 10% of the site has canopy cover. Approximately 20% of the site will have canopy cover at maturity.
Will you be replanting/replacing trees at least four to five inches in diameter to positively impact the tree canopy (ordinance requirement is only 2.5 inches in diameter)?	Larger trees will be used in along Hazelton, a majority of the trees (44) will per the ordinance. 19 additional trees will be planted within the Bioswale along the Promenade.
Comments:	
Managing Waste	
Will a recycling service be provided to all businesses on site?	Yes.
Will an organic (i.e. food waste) recycling service be provided to all businesses on site?	No businesses included in the project
Comments:	
Sustainable Transportation	
Will there be bike parking near main entrance for guests?	Yes
Do you have EV Charging Stations for owners or guests to use?	Yes
Will there be parking spaces provided for car-sharing vehicles to reduce the overall number of cars?	TBD
Comments:	