# Table of Contents

## Contents

- **Introduction**
  - Table of Contents 2

- **Project Information**
  - Development Description 3
  - Site Aerials 4 - 5
  - Site Analysis 6 - 13
  - Guiding Principles 14

- ** Proposed Development**
  - Rendering 16
  - Site Plan 17
  - Project Data 18 - 19
  - Site Concept 20
  - Circulation Diagram 21
  - Stack Diagram 22
  - Floor Plans 23 - 25
  - Site Sections 26 - 27
  - Renderings 28 - 29
  - Model Views 30 - 32

- **Civil Engineering**
  - 34 - 35

- **Landscape**
  - 38 - 43

## Developer

**Frauenshuh Commercial Real Estate**

7101 West 78th Street
Bloomington, MN 55439

## Design Team Lead

**DJR**

Architect
333 Washington Avenue N, Suite 210
Minneapolis, MN 55401
Introduction - Project Information

Development Description

The site is approximately 3.3 acres in size, bounded by Eden Avenue to the south, Arcadia Avenue to the east, a commercial property to the north (occupied by Starbucks and other tenants) and the rail line to the west. As noted above, the elevation change from north to south is a distinct element of the site and an important consideration in the organization and intent of the site plan.

While basic site background information on the condition of the property exists, there are no major geotechnical, infrastructure and/or environmental remediation conditions anticipated that prohibit its redevelopment, although more in-depth analysis of these conditions will be undertaken in the design phase of the project.

As noted above, there are four distinct components of the overall site plan and an encouraged potential fifth element exploring a community-oriented marketplace. These components, while independent in their core functional use, are designed to operate as an integrated whole to create a dynamic and interconnected plan that blends public amenity rich elements with attractive community and residential living space. These components include:

- District Parking Structure and Upper Level Amenities Space
- Artist Loft Housing @ Arcadia
- Residential Tower
- Edina Arts Center/Active Adult Center

Site Information

Address (Current)
5146 Eden Avenue S
Edina, MN 55436

Area
3.34 Acres (144,996 sq ft)

Current Zoning Designation
PID

Legal Designation
Grandview Heights Addition
Block 002

Lots 4 To 10 Incl And E 90 Ft Of Lots 11 To 19 Incl Also That Part Of Govt Lot 8 Sec 28 T 117 R 21 Lying E Of R R P&W And N Of Eden Prairie Rd
Site Aerials
Site Aerials

Aerial Photo Looking North

Aerial Photo Looking East
Site Analysis - Surrounding Uses and Nodes

1. Our Lady of Grace Play Fields
2. Our Lady of Grace Catholic Church
3. Grandview Square
4. Edina Library
5. Eden Avenue Bridge
6. Vernon Avenue Bridge
7. Edina City Hall
8. Edina Country Club
Current Zoning

The site is currently zoned industrial given its prior use and the historical context of the surrounding uses. The intent is to rezone the site to a Planned Unit Development (PUD) to establish specific zoning for the integrated components of the plan.
Grandview District Guiding Principles

1. Leverage public ownership
   Response: A core concept of this development is offering a district parking structure that leverages the topography of the site while providing a unique opportunity for a public gathering space. There is over a 30-foot change in grade along Arcadia Avenue that allows this development to create a 3-level parking structure which will not be visible to the public realm because it is pushed into the existing grade and lined with Artist Lofts. On top of this parking structure there is an amenity platform that encourages public gathering while connecting all aspects of the development and surrounding properties. The Edina Art Center/Active Adult Center is proposed on the South portion of the site which will have a relation to greenspace inside and outside the development.

2. Meet the needs of businesses and residents
   Response: The Grandview District currently contains a diverse array of businesses, goods and services. The proposed development will expand the economic vitality of the district by adding residents, public facilities, public gathering spaces and support directly in the district. Adding these elements to the district will create a direct synergy between businesses and residents that doesn’t exist today. A pedestrian/bike bridge is proposed to connect to the adjacent Jerry’s ramp, which is owned by the City of Edina, to fully leverage connection and cohesiveness within the district. The opportunity for multi-modal movement within the district will be obtainable with the proposed elements and connections that will allow this district to adjust to future conditions.

3. Turn barriers into opportunities
   Response: In the proposed development the two largest barriers have been transformed into the development’s two largest assets. The first barrier/asset is topography and the extreme grade change. This development optimizes circulation between different element on the site that would not be possible without the change in topography. The second barrier/asset is the existing Dan Patch rail line. The rail corridor provides a unique opportunity to connect the historical industrial past of the site with green spaces proposed in the development. This juxtaposition is a critical inspirational environment to the proper placement of the future Edina Art Center.

4. Pursue local increments; make vibrant, walkable and attractive
   Response: The proposal considers the present by providing residents within the district from multiple incomes. An Affordable housing element is included in the proposal to help meet the current housing needs of Edina. The addition of green spaces, public facilities, pedestrian and bike connections prepares this district for the future. The implied future of the Grandview District is an urban core where it is possible to live, work, play and stay.

5. Organize parking; provide convenience
   Response: The central district parking structure works with the existing topography of the site to allow for multiple entries/access from all corners of the site. This is vital to the success of the district to minimize any traffic impacts by creating properly functioning internal and external vehicular circulation. Convenience parking is provided in moderation for the Art Center at the South portion of the site.

6. Improvements for all ages; facilitate multiple modes of movement
   Response: Treatment to the adjacent streets of Arcadia and Eden have been improved to allow for safe multi-modal movement. Also, the proposed pedestrian/bike connection to the existing Jerry’s ramp provides a mid-block connection to the West side of the existing Dan Patch Rail.

7. Identity and unique sense of place; be sustainable and innovative
   Response: The amenity platform provides a unique opportunity for events and community gathering that will give a community a sense of place. The public and private elements supporting and working together with this space will create an identity for the Grandview District that is distinct and unique to this community.
Aerial view from corner of Eden and Arcadia Avenue

For Illustration and sketch plan review only - material selection and percentages to be determined.
**Site Plan**

**Land use Transformation**

The site is presently a vacant, unused and minimally maintained area that once functioned as the City’s public works facility. This facility was demolished in 2013 and the site is now positioned for the next phase of preparation and redevelopment.

A key characteristic of the site is its dramatic topographic variation, with an elevation drop of approximately 35 feet, from north to south. The prior public works building, being one-level with surface parking, covered a large percentage of the site with pervious surface and one-level building structure tucked into the site.

Consistent with the Framework and its stated goals, the proposed redevelopment plan will activate the site and create a “place” with a unique identity and signature elements referenced above and further described below.

**Plan Integration**

The vision for the former public works site brings an integration of civic and private development components together to create a dynamic development plan that is the catalyst to continued redevelopment within the Grandview District.

With the prior planning history and related studies and initiatives providing a framework, current market dynamics and civic facility needs in Edina (i.e. Art Center) provide a unique opportunity to move forward with the redevelopment of the former public works site.

Key vision benefits and intended outcomes:

- Nearly 2/3 of the site remains in public ownership
- Sustainable design features, adaptive technology and operational practices
- A district parking resource that is the catalyst to unlocking economic potential in the Grandview District.
- Pedestrian and bicycle linkage from Arcadia to Vernon via a bridge
### Project Data

#### Parking

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#### Site Area

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*The District Parking will have a usable amenity platform of 50,640 SF*
Development Component Description

District Parking Structure
The district parking structure is designed as a four-level facility, with three parking levels containing approximately 430 total parking spaces and an upper level "amenity-platform" covering the entire structure. The structure would be placed on the interior of the parcel and "wrapped" by the residential and art center uses on the north, east and south. The structure would be exposed to the rail line on the west. The elevation grades of the parking levels are depicted in the sketch plan package, with the first level of parking existing approximately at Eden Avenue grade, with up/down interior ramps to two additional parking levels providing access to the ramp from Arcadia Avenue near the north end of the site.

The distinct amenity-platform green space element on top of the structure is a defining feature of the vision, providing a flexible, seasonally programmable, outdoor-indoor amenity space with approximate dimensions of a football field (approximately 300’X150’). This distinct space is unlike any presently offered in the Minneapolis-St. Paul metropolitan region, although similar concepts exist in densely populated urban centers and multi-modal districts where infrastructure and green space demands create the opportunity for such design. This amenity space would be heavily programmed and be a district defining amenity with its adjacencies and integration with a new Art and Active Adult Center, residential living and other community and commercial development components. Potential programming for the amenity level green space could include a public market and/or food hall and food trucks. The public space or "commons" could also host seasonal events such as public music concerts, art shows, fall festivals and winter carnivals.

Residential Tower
The northern approximately 1/3 of the site is comprised of a market-rate residential tower positioned on an east-west street element referred to as a "woonerf" or shared street. The shared street element is intended to function both as access to the site and provide an east-west pedestrian and bicycle connection over the rail right of way to the Jerry's Food's parking ramp (ramp is owned by the City of Edina).

The residential tower is planned to be 17 stories in height, with approximately 150 dwelling units ranging from 511 units per floor, which may be increased or reduced based on unit size demand. With a tower design, the residential building will provide a floor plate size of approximately 12,000 sq. ft., thereby reducing the bulk of land necessary to deliver the unit and allowing more surface level areas in, around and through the tower base to function as public entry and access ways into the amenity platform and other features of the site. Additionally, the site will offer Minneapolis downtown skyline views to the northeast and a smaller, elegant architectural aesthetic, providing a landmark element within the Grandview District. The residential tower is the catalyst to the economic potential of the site, producing in-demand living units serving existing and new Edina residents seeking high quality residential and community amenities along with the convenience of the Grandview District location.

The tower will be appointed with community amenities commensurate with the luxury residential market, including professional on-site staff, residence club/event space, a terrace and fitness/wellness center. Bike storage and repair center, pet spa and amenity deck with grills, fire pit and seating areas will also provide residents a complete residential living experience. The residential tower plan also contains some flexible space adjacent to the lobby for a potential restaurant or eatery with outdoor seating to serve as a community gathering place for day time and evening hours. Underground parking for residents directly below the tower will be an integrated component of the parking strategy for the tower site. Individual unit amenity packages will be further developed in the planning and design phase of the project. The tower seeks to deliver an Edina residential living experience unlike any other available in the northwest quadrant of the City today, with its connectivity to nearby restaurants, shopping, healthcare and other community amenities, ease of access to highways, downtown, the lakes area and proximity to other surrounding neighborhood centers.

Edina Arts Center/Active Adult Center
The Edina Arts Center is the capstone element of the redevelopment vision for the site. In recent years, the Edina Art Center has been contemplating its future as its current facility has continued to pose functional and operational challenges. In addition, the facilities current size of approximately 10,000 sq. ft. and lack of parking has placed limits on the Art Center's ability to create a greater and more dynamic presence in the community.

The vision will deliver approximately 20,000 sq. ft. of shell space for the Edina Art Center and an additional 10,000 sq. ft. for programs and activities for active adults in the Edina community (total of approximately 30,000 sq. ft.). The plan positions this facility at the very visible intersection of Eden Avenue and Arcadia Avenue, with south exposure to northbound Highway 100 traffic and easy wayfinding and access for patrons and visitors. The building will comprise three stories, with a prominent position on the Avenue. Specific operational and business programming of the art center and active adult center functions will proceed as a next step in the planning and design process, with exploration of additional public use functions and purposes that may include but not be limited to: a transit shelter feature extending to Eden Avenue with integration of an art lobby/gallery; larger scale event spaces featuring indoor and outdoor experiences with seating and dining elements, such as a coffee shop or café.

Two important elements of the art center site design are the facilities' integration with the amenity platform to the north and the green-slope/grand stair and landing on the east side of the building, providing a cascading, active pedestrian entry and outdoor space that invites the public into the project. These "indoor-outdoor" components and the programming opportunities they create will set the framework for what will become one of the most unique public use environments in the Twin Cities region.

Artist Loft Housing @ Arcadia
The plan provides a unique opportunity for "living" the district parking structure with residential units along Arcadia Avenue, provide a dynamic streetscape presence and fulfilling a niche for residential living targeted for artists and those who would seek proximity to the Edina Art Center, the amenity platform space and other conveniences and benefits of the Grandview District location. The lofts would consist of approximately 27 total units on three levels, fronting Arcadia Avenue to provide the affordable housing component to the plan. The upper level (3rd level) units would have exterior access to the upper amenity platform space. By lining the units with the district parking structure, parking fort the units and vertical circulation (elevator core and stairwells) can be a shared resource between the artists-lofts and parking structure, lending to the opportunity to deliver affordability-priced units (intended to meet the City of Edina’s affordable housing policy) in the project.

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DJR ARCHITECTURE INC.

ARCHITECTURE INC.
The concept for the proposed development is to create a mix of public and private uses that respond to the community needs while working in synergy to provide an improved Grandview community.
Circulation Diagram

Bus Stops

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<td>Eden Ave &amp; Normandale Rd (Arcadia)</td>
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<tr>
<td>Vernon Ave &amp; Arcadia Ave</td>
<td>46, 146, 587</td>
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<td>Vernon Ave &amp; Interlachen Blvd</td>
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Key

- - - Pedestrian
- - - Vehicular
- - - Bikeway

Service

Nodes

Transit Stop

Vertical Circulation
(public)

Scale: NTS
Stack Diagram

Key
- Amenity
- Res. Tower
- Flex
- Artist Loft
- Art Center
- Common Area
- BOH/MEP
- Parking
- Core
Floor Plans

**Levels 2 - 15 Summary**

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**Levels 16 - 17 Summary**

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<td>Mechanical (Level 16 only)</td>
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**TYPICAL LEVEL (11 Unit Plan)**

Scale: 1:30

**TYPICAL LEVEL (5 Unit Plan)**

Scale: 1:30

**Key**

- Amenity
- Artist Loft
- BOH/MEP
- Parking
- Res. Tower
- Art Center
- Flex
- Common Area
- Core

The Grandview, Edina

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DJR

ARCHITECTURE INC.
Site Section

North-South Section @ Arcadia Avenue

Key
- Amenity
- Artist Loft
- BOH/ MEP
- Parking
- Res. Tower
- Art Center
- Common Area
- Core
- Flex
Site Elevation

North-South Elevation @ Arcadia Avenue

For illustration and sketch plan review only - material selection and percentages to be determined.
For Illustration and sketch plan review only - material selection and percentages to be determined.
View from corner of Eden and Arcadia Avenue

For Illustration and sketch plan review only - material selection and percentages to be determined.
Model Views

Aerial View from Southwest

View from Eden Avenue

View from proposed pedestrian/bike bridge

View to amenity platform from north drop-off

For Illustration and sketch plan review only - material selection and percentages to be determined.
Model Views

For Illustration and sketch plan review only - material selection and percentages to be determined.
For Illustration and sketch plan review only - material selection and percentages to be determined.
UTILITY CONNECTIONS:

ARTIST LOTS RESIDENTIAL TOWER
WATER SERVICE - CONNECT TO ARCADIA AVE
SANITARY SERVICE - CONNECT TO ARCADIA AVE
EDINA ART CENTER/PUBLIC HALL
WATER SERVICE - CONNECT TO EDEN AVE
SANITARY SERVICE - CONNECT TO EDEN AVE

STORM WATER SYSTEM ASSUMPTIONS:

1. CURRENT LAYOUT IS FOR SCHEMATIC PURPOSES ONLY.
2. GROUNDWATER DEPTH UNKNOWN, SOIL BORINGS MUST BE PROVIDED PRIOR TO FINAL DESIGN.
3. INFILTRATION IS ASSUMED FOR DESIGN PURPOSES, IF INFILTRATION IS UNFEASIBLE AT THIS LOCATION, FILTRATION WILL BE USED AS AN ALTERNATIVE STORMWATER TREATMENT PROCESS. IF FILTRATION IS USED, THE FOOTPRINT OF STORMWATER TREATMENT SYSTEMS WILL LIKELY INCREASE.

STORM WATER SYSTEM DESIGN INFO:

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Overall Stormwater Rate Summary

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UTILITY LEGEND:

-============ EXISTING WATER MAIN
-=-=-=-=-=- EXISTING SANITARY SEWER
-=-=-=-=-=- EXISTING STORM SEWER
-=-=-=-=-=- EXISTING ELECTRIC
-=-=-=-=-=- EXISTING GAS
-=-=-=-=-=- EXISTING FIBER OPTIC

5146 EDEN AVE S, EDINA, MN 55436

UTILITY EXHIBIT

Project Number: 17204
Revision Number: EXH. 1.0
Issue Date: 01/10/18
Revision Date: 01/10/18

Civil Site Group

The Grandview, Edina
Civil - Grading Concept
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Landscape Intent
Contemporary forms and functions of the building reflect through the landscape with the use of a native plant palette. Native and drought tolerant vegetation will be featured in the overall landscape providing an appealing and unique sense of place for visitors. Additionally, improving air quality. Masses of grasses, perennials, shrubs and trees are used to create unique forms and structure within the landscape - defining pathways, framing outdoor spaces, defining separation between public and private space, and ensuring year round interest. Bike racks and pedestrian connections are integrated into the site to encourage alternative modes of transportation. LED Lighting provides dynamic lighting and another layer of contemporary sculptural elements while providing safety and visibility throughout the night as well as the potential to integrate security, and wifi. Materials utilized will be durable, natural, and sustainably produced in order to create a healthy landscape indicative of the City's mission as well as compliment the architecture.
The Terracing introduces forms to complement the architecture and serves as a primary connection from Eden and Arcadia Avenue to the Amenity Platform. A second story connection into the Art Center provides opportunity for a small gathering space in the middle of the terracing. LED lighting provides a dramatic entry to the Amenity Platform and Art Center.
Arcadia and Eden Avenue
Along Arcadia and Eden Ave, expanding the walk and bike connections are a potential priority to improve the overall multi-modal circulation per the Grandview District Transportation District Study. Landscaping and boulevard trees occur to create a better pedestrian scale and experience as well.

Arrival Plaza
The arrival plaza primarily serves as a drop off with the opportunity for pedestrian access beyond the drop-off with the potential opportunity of providing a pedestrian only bridge connection to the adjacent property over the rail lines. This would also serve as the primary route for servicing events on the Amenity Platform.
The Amenity Platform boasts opportunities to host many programs and gathering events for the public such as various festivals, markets, performances, sporting events, and many more. It’s daily function presents small / large gathering space, small scale lawn games, and open play for pick up games. Trees and plantings at the corners help enclose the space as well as providing shade areas for visitors.
Programming

Daily use / flexible lawn
Basketball
Tennis
Soccer (youth shown)
Concert / performance
Festivals
Summer market / art fair
Winter market

Amenity Platform
The Amenity Platform boasts opportunities to host many programs and gathering events for the public such as various festivals, markets, performances, sporting events, and many more.
Programming - Visual Intent
THANK YOU