

**THE BOULEVARD**

EDINA, MN  
OCT 31, 2018

PLANNING DEPARTMENT

NOV 01 2018

CITY OF EDINA



# CONCEPT SITE PLAN

## CONCEPT DEVELOPMENT DATA

**Existing Zoning:** POD-2  
**Proposed Zoning:** MDD-6

**Gross Site Area:** 12.25 ac  
 7399 Metro Blvd: 1.00 ac  
 7401 Metro Blvd: 5.00 ac  
 7505 Metro Blvd: 6.25 ac

**Building A:**  
 7399 Metro Blvd - Primrose School of Edina (to remain)

**Building B:** 75 units  
 Future Market Rate Apartments

**Building C:** 135 units  
 7401 Metro Blvd - Future Market Rate Apartments  
 Hempel Building (6 floors): 113,257 sf

**Building D:** 150 units  
 Proposed Market Rate Apartments

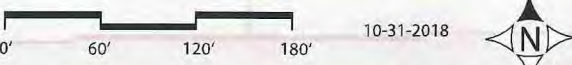
**Building E:** 110 units  
 Future Market Rate Apartments

**Building F:** 136 units  
 7505 Metro Blvd - Proposed Renovated Affordable Apts  
 IDQ Building (6 floors): 113,257 sf

**Studio:** 17 units (12%)  
**One Bedroom:** 76 units (56%)  
**Two Bedroom:** 43 units (32%)

**Building Requirements:**  
 Front Setback: 35' min  
 Side Setback: 20' min  
 Side Street Setback: 35' min  
 Rear Yard Setback: 35' min  
 Height (Height Overlay District 8): 96' or 8 stories

**MF Overall Density:** 49.47 un/ac  
 606 units / 12.25 ac



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### Concept Amenity Ideas

**Garden Bridge Concept**  
 A photograph of a traditional Japanese-style garden bridge over a stream in a lush green setting.

**Seasonal Farmer's Market**  
 A photograph of an outdoor market with people browsing stalls under white tents.

**Greenway Connection / Boardwalk Concept**  
 A photograph of a paved boardwalk area with people walking and a modern building in the background.

**Tot Lot Concept**  
 A photograph of a colorful playground with a large blue slide and other equipment.

**Observation Deck Concept**  
 A photograph of a wooden observation deck overlooking a body of water with trees in the background.

**Informational Signage Concept**  
 A photograph of an informational sign with illustrations of birds and text, placed near a railing overlooking water.

\* THIS GRAPHIC IS ARTIST'S RENDITION FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE