

The City of Edina has received application(s) for the following project(s). For additional information on the projects, meeting dates and times please feel free to contact the Planning Department at 952-826-0369.

Planning Project for:

DJR Architects, on behalf of Dennis Doyle, 6600-6800 France Avenue, Edina, MN

Initial Project Description

DJR Architects are proposing a redevelopment of the 21.78-acre parcel at 6600-6800 France Avenue to be known as "The Avenue on France". The request is for a six (6) phase redevelopment to include:

- A new 6-story medical building
- A new 6-story office building
- A new 4-story hotel
- A new 8-story, 70-unit residential condominium
- Three new 102 story retail buildings
- A new single story Bank of America building; and
- The existing buildings that would remain include the 7-story office and 6-story office buildings and the Tavern on France Restaurant.

To accommodate the request the following is required:

- Preliminary Rezoning to PUD (Planned Unit Development)
- A Comprehensive Plan Amendment to increase the height maximum.
- Preliminary Development Plan.

Schematics:

The Avenue on France
6600 France Avenue South
Edina, Minnesota



Masterplan - The Avenue on France

Site Data:	Allowable	Actual	Notes
Site Area:	8.8	648,628 SF	24.78 acres
FAR:	0.5 (474,316 GSP)	317,000 SF	Existing: 533,971 SF New: 100-4 Height Zone
Height:	48'-0"	65'-0"	179,588 SF Subject to Survey
Lot Coverage:	30%	24.2% est.	

This Masterplan shows new construction of a Medical Office Building, (3) Retail Buildings, Residential, Hotel and Office that will replace (2) 3-story office buildings in the middle of the site that are not compliant with current ADA standards. The Masterplan also shows new construction of (3) areas of underground parking to meet the needs of the site and reduce the amount of surface parking on the site.

Area Table:	Phase						Total (New)	Existing	Existing	Existing	Total (Existing)	Total (Site)		
	Phase I	Phase II-A	Phase II-B	Phase III	Phase IV	Phase V								
LI														
LJ														
LK														
LI														
LJ														
LK														
LI														
LJ														
LK														
LI	7,190	18,745	16,668	33,900	12,800	19,500	13,163							
LJ		7,093	6,925	25,000	20,000	17,200	17,200							
LK														
Total	7,190	25,748	23,593	118,000	116,000	73,300	105,280	8,500	222,811 SF New	190,763	163,800	7200	377,000 SF Ex.	332,379 SF

Parking Summary:	Surface to Remain	Required (New)	Basis of Calculation	New Parking Provided	Total Parking	Res. 2016-111	Total Parking
Office	450	125	117,000 SF of New Office	450 underground (North)	(Per Census)	(Per Census)	(Per Census)
Hotel	123	123	100 Rooms Hotel (Per L)	450 underground (South)			
Residential	123	123	70 units per EMC Sec. 26-1011 (a)	400 underground (South)			
Retail	234	234	55,341 SF of New Retail	00 underground (Phase I)			
Total	410	1584 New Stalls	To be provided by underground parking	1299 underground	1807 Stalls	157	1244 Stalls



BANK OF AMERICA 1F 7,190 SF Under Permit	RETAIL II-A 2F 25,748 SF	RESIDENTIAL 8F 105,280 SF 70 Units	RETAIL 1F 8,500 SF	EX. 6800 OFFICE 7F To Remain	TAVERN ON FRANCE 1F To Remain	OFFICE 6F 116,000 SF	HOTEL 4F 72,350 SF 100 Rooms	EX. 6600 OFFICE 6F To Remain	RETAIL II-B 2F 23,093 SF	MEDICAL OFFICE BUILDING 6F 155,000 SF
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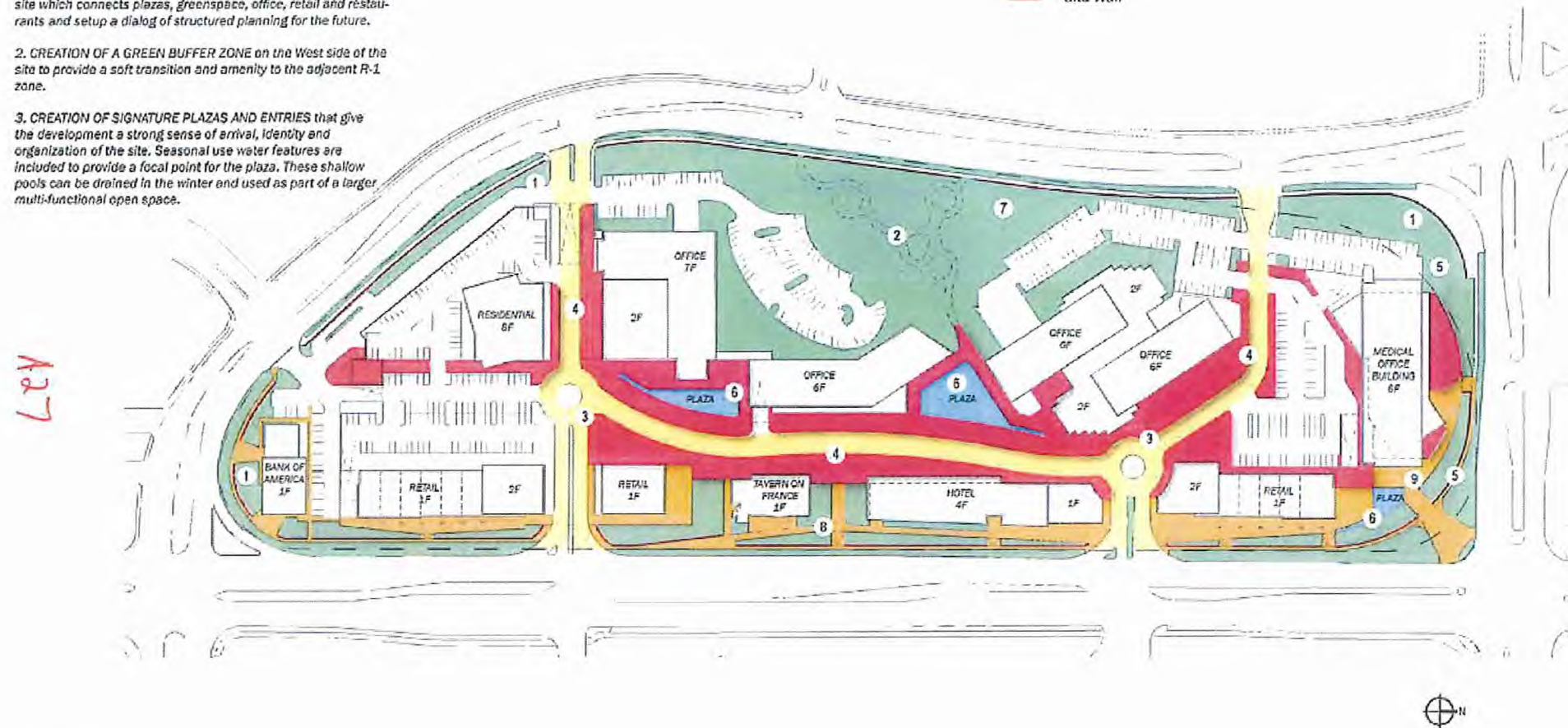
The Avenue on France - Concept Diagram

The Concept of The Avenue on France is to create a unified development that organizes and combines new and existing elements on the site while relating to the surrounding context. This has been done by developing 3 main organizing elements:

1. CREATION OF A CENTRAL PEDESTRIAN FRIENDLY SPINE in the site which connects plazas, greenspace, office, retail and restaurants and setup a dialog of structured planning for the future.

2. CREATION OF A GREEN BUFFER ZONE on the West side of the site to provide a soft transition and amenity to the adjacent R-1 zone.

3. CREATION OF SIGNATURE PLAZAS AND ENTRIES that give the development a strong sense of arrival, identity and organization of the site. Seasonal use water features are included to provide a focal point for the plaza. These shallow pools can be drained in the winter and used as part of a larger multi-functional open space.



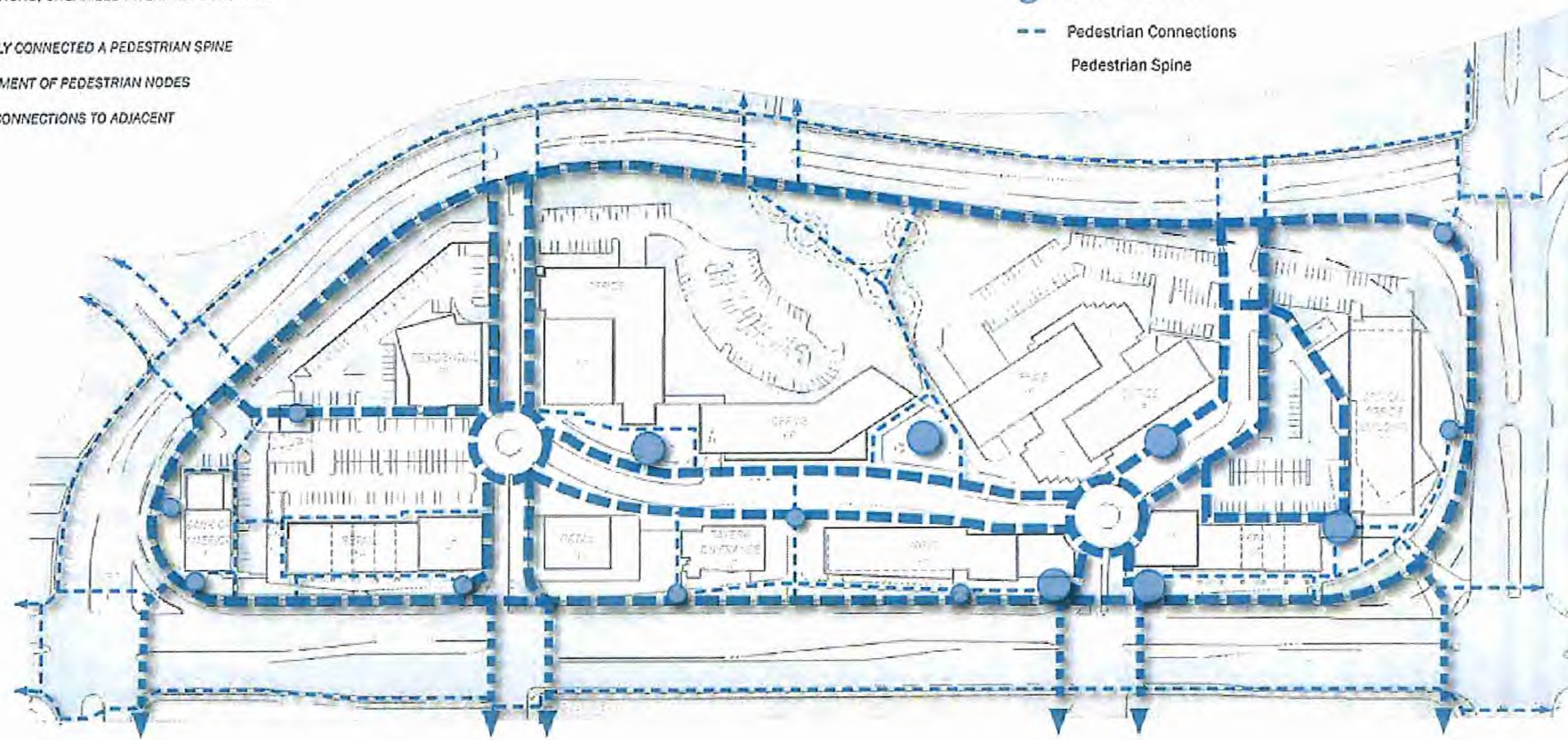
The Avenue on France - Pedestrian Circulation Diagram

The Circulation Concept of The Avenue on France is to create a strong, organized model of internal and external circulation that displays a dialog and flexibility for future development of the area. This is done by:

1. CREATION OF A STRONG, ORGANIZED INTERNAL PEDESTRIAN CIRCULATION
2. CREATION OF FULLY CONNECTED A PEDESTRIAN SPINE
3. STRATEGIC PLACEMENT OF PEDESTRIAN NODES
4. STRENGTHENED CONNECTIONS TO ADJACENT PROPERTIES

- Pedestrian Plazas
- Pedestrian Nodes
- - - Pedestrian Connections
- Pedestrian Spine

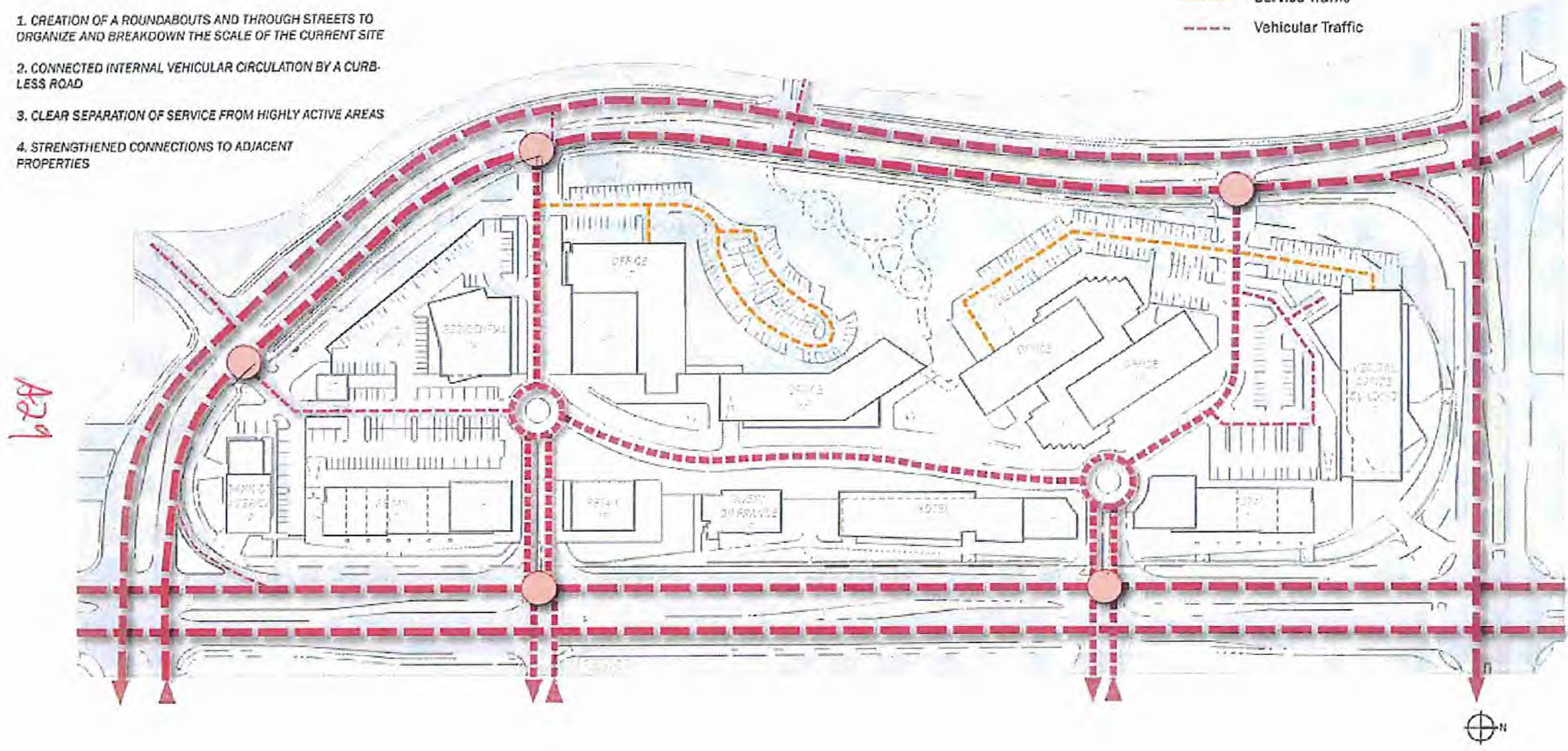
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The Avenue on France - Vehicular Circulation Diagram

The Circulation Concept of The Avenue on France is to create a strong, organized model of internal and external circulation that displays a dialog and flexibility for future development of the area. This is done by:

1. CREATION OF A ROUNDABOUTS AND THROUGH STREETS TO ORGANIZE AND BREAKDOWN THE SCALE OF THE CURRENT SITE
2. CONNECTED INTERNAL VEHICULAR CIRCULATION BY A CURB-LESS ROAD
3. CLEAR SEPARATION OF SERVICE FROM HIGHLY ACTIVE AREAS
4. STRENGTHENED CONNECTIONS TO ADJACENT PROPERTIES



The Avenue on France - Site Amenities

The reference images to the right are various site amenities noted on the Concept Diagram. These amenities are chosen to enhance the urban experience of the 6600 block of France and the greater Southdale area.



1. Site Wall



2. Wood Path



3. Landscaped Roundabout



4. Curbless Street and Pedestrian Spine



5. Green Space



6. Seasonal Fountain



7. Existing Oak Savannah



8. Curving Sidewalk



9. Water feature at Corner Plaza

ADD