

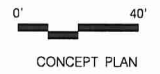


URBANWORKS



4100 W 76th St
 EDINA, MN / 08.23.2018 / 18-0530

PLANNING DEPARTMENT



AUG 27 2018
 CITY OF EDINA



URBANWORKS



4100 W 76th St

EDINA, MN 7.08.23.2018 / 18-0530

PLANNING DEPARTMENT

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CONCEPT PERSPECTIVE

7

CITY OF EDINA

DEVELOPMENT SUMMARY: Aeon - 4100 W. 76th St. Edina

Updated 2018-08-22

| DESCRIPTION | TOTAL | PARKING | | RESIDENTIAL | | | | | |
|-------------------------------|----------------|---------------|---------------|-----------------|--------------|---------------|------------|---------------------|-------------------|
| | Gross SF | Parking GSF | Total Parking | Residential GSF | Amenity | NLSF | Efficiency | Residential Parking | Residential Units |
| S1 Sublevel Parking | 25,400 | 25,400 | 72 | | | | - | 72 | |
| 1 Lobby/ Amenity / Apartments | 25,400 | | 11 | 20,900 | 4,500 | 16,720 | 80% | 11 | 17 |
| 2 Units | 25,400 | | | 24,900 | 500 | 19,920 | 80% | | 21 |
| 3 Units | 25,400 | | | 24,900 | 500 | 19,920 | 80% | | 21 |
| 4 Units | 25,400 | | | 24,900 | 500 | 19,920 | 80% | | 21 |
| | 127,000 | 25,400 | 83 | 95,600 | 6,000 | 76,480 | 80% | 83 | 80 |
| | Gross SF | Parking GSF | Total Parking | Residential GSF | Amenity | NLSF | Efficiency | Residential Parking | Residential Units |

METRICS

| | | |
|---------------------------|--------|-------------|
| Site SF | 87,120 | SF |
| Site Acreage | 2.00 | Acres |
| Dwelling Units | 80 | DU |
| Dwelling Unit per Acre | 40 | DU/Acre |
| Residential Parking Ratio | 1.04 | Stalls/Unit |
| FAR | 1.17 | |

| RESIDENTIAL MIX | | | | | |
|-----------------|-------------|-----------|------------|------------|---------------|
| Unit Type | Mix | Qty | Total Beds | Unit NLSF | Total NLSF |
| Studio | 0% | - | - | - | - |
| 1BR | 25% | 20 | 20 | 680 | 13,600 |
| 2BR | 50% | 40 | 80 | 960 | 38,400 |
| 3BR | 25% | 20 | 60 | 1,220 | 24,400 |
| | 100% | 80 | 160 | 955 | 76,400 |