

SITE MAP

THE GATEWAY

Mixed Use Development
Edina, MN

miller dunwiddie
ARCHITECTURE

EDINA GATEWAY, LLC
28 JUNE 2006

KAM0505

PROJECT INFORMATION

USES PROPOSED:

1. Retail as allowed within PCD-1 and PCD-2 and
2. Residential - Owner Occupied Condominiums

Enhance the entrance (“Gateway”) to Pentagon Park

Provide new multi-family housing as a transition from single family residences in the north to office uses in the south.

UNIT COSTS:

\$250,000 – \$500,000

Address “live where you work” possibilities for Edina employees

Provide moderately priced new housing project

MODERATE INCOME HOUSING

(Practical Affordability)

Utilize the “silent second mortgage” program similar to Edinborough and Centennial Lakes

Reinvest a portion of East Edina Housing Fund

Work with the Affordable Housing Initiative Coalition and The Housing Task Force

Explore additional possibilities for financing and/or down payment assistance programs for buyers

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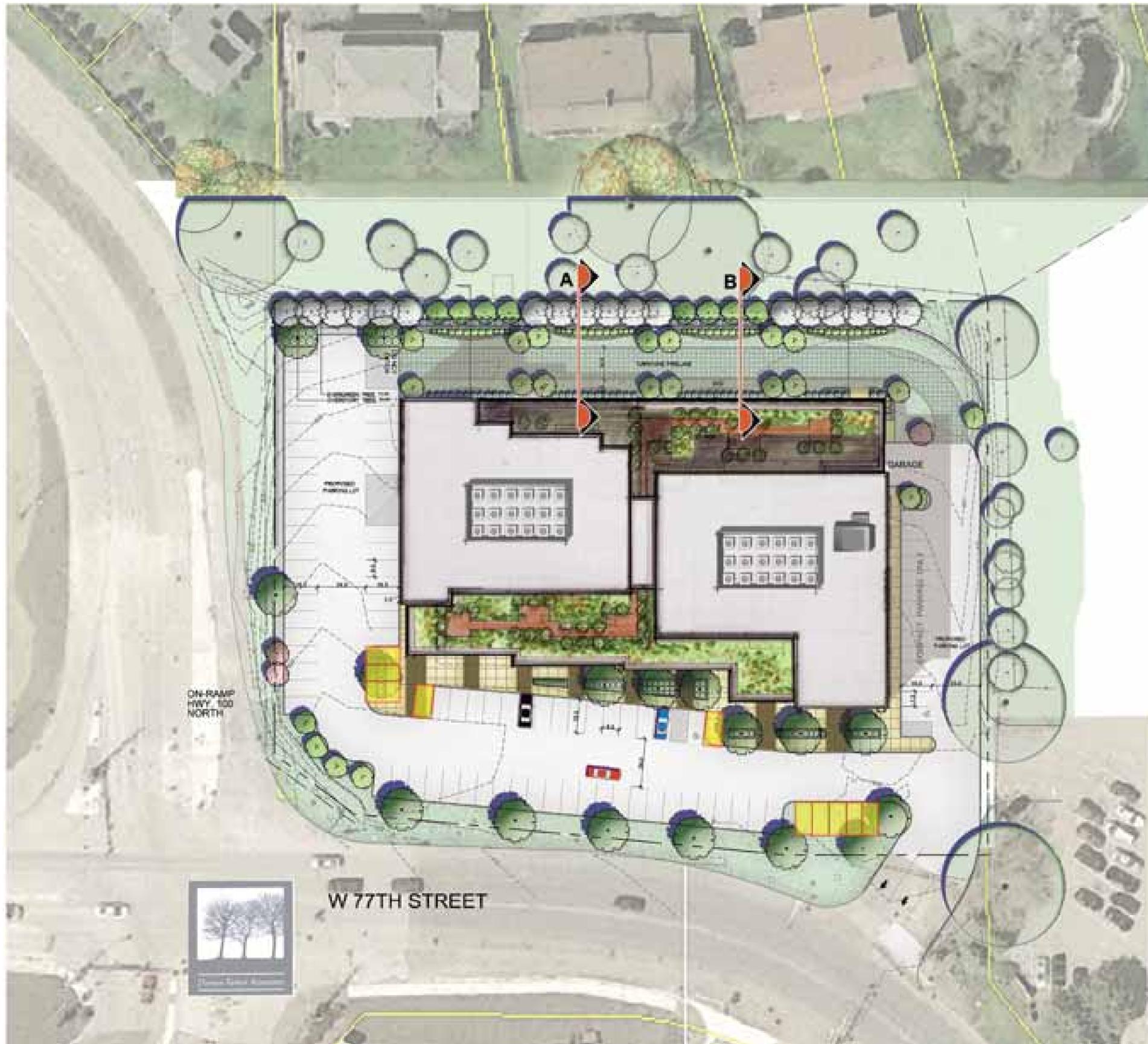
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ZONING REQUEST

	POD-1	PCD-2
Maximum Height	50'	50'
Minimum Setback	50'	50'
Residential Use	none	C.U.P.

Rezone site from POD-1 (Planned Office District) to PCD-2 (Planned Commercial District)

Conditional Use Permit for Residential within PCD-2

Reduction in Parking Setback at West and South property boundary

LANDSCAPE DESIGN CONCEPTS

1. Sensitive screening for neighbors to the north utilizing a combination of privacy fencing and landscaping, including existing trees.
2. Garden roof on second level to reduce stormwater run-off, reduce impervious surface and provide on visual amenity to residents.
3. Service entry and trash room are located on the west side of the building to reduce visual and noise impacts.
4. Major areas of parking for retail and commercial are located on the West and South sides on the building.

LANDSCAPE PLAN

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BUILDING FEATURES

MIXED USE: Residential above Commercial

STEPPED PROFILE: Reduces height impacts and increases privacy for residents and neighbors

GARDEN ROOF: Reduces storm-water runoff, reduces impervious surface and provides a visual amenity to residents and neighbors

INTERNAL PARKING: Residential parking located internal to building

RETAIL PARKING: Major areas of parking for retail are located on the West and South sides of the building

SERVICE: Service entry and trash room located away from residential

SCREENING: Utilizes a combination of privacy fencing and landscaping between properties

ENTRY VIEW

THE GATEWAY

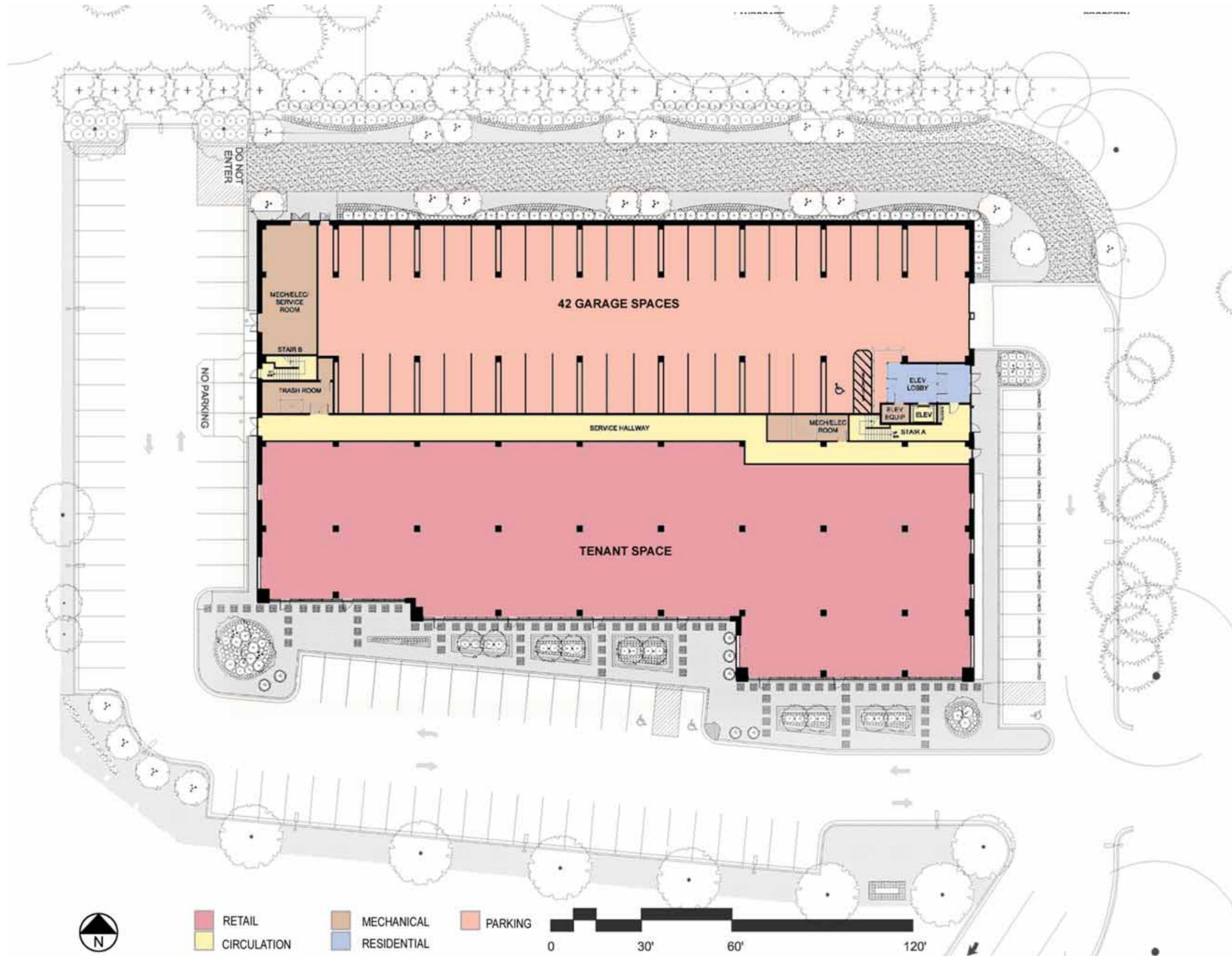
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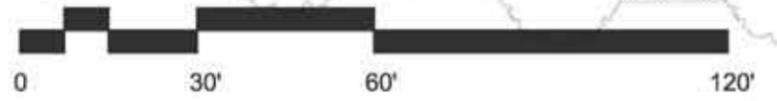
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- RETAIL
- MECHANICAL
- PARKING
- CIRCULATION
- RESIDENTIAL



**FLOOR PLAN
1ST LEVEL**

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FLOOR PLAN
2ND - 4TH LEVEL

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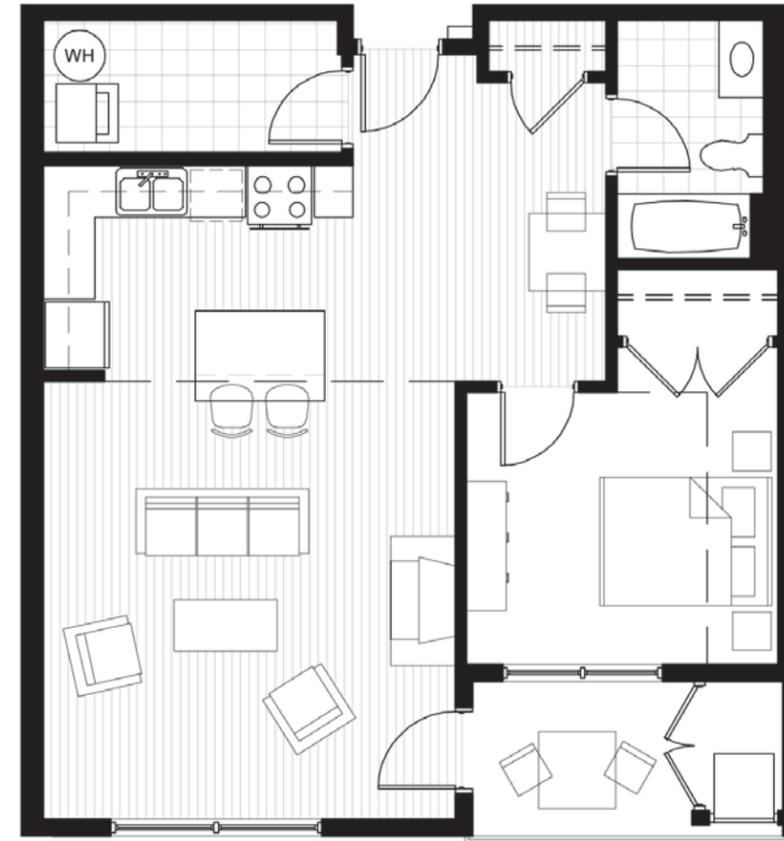
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2 BEDROOM UNIT



1360 SF + 85 SF BALCONY



1 BEDROOM UNIT



800 SF + 75 SF BALCONY

UNIT PLAN EXAMPLES

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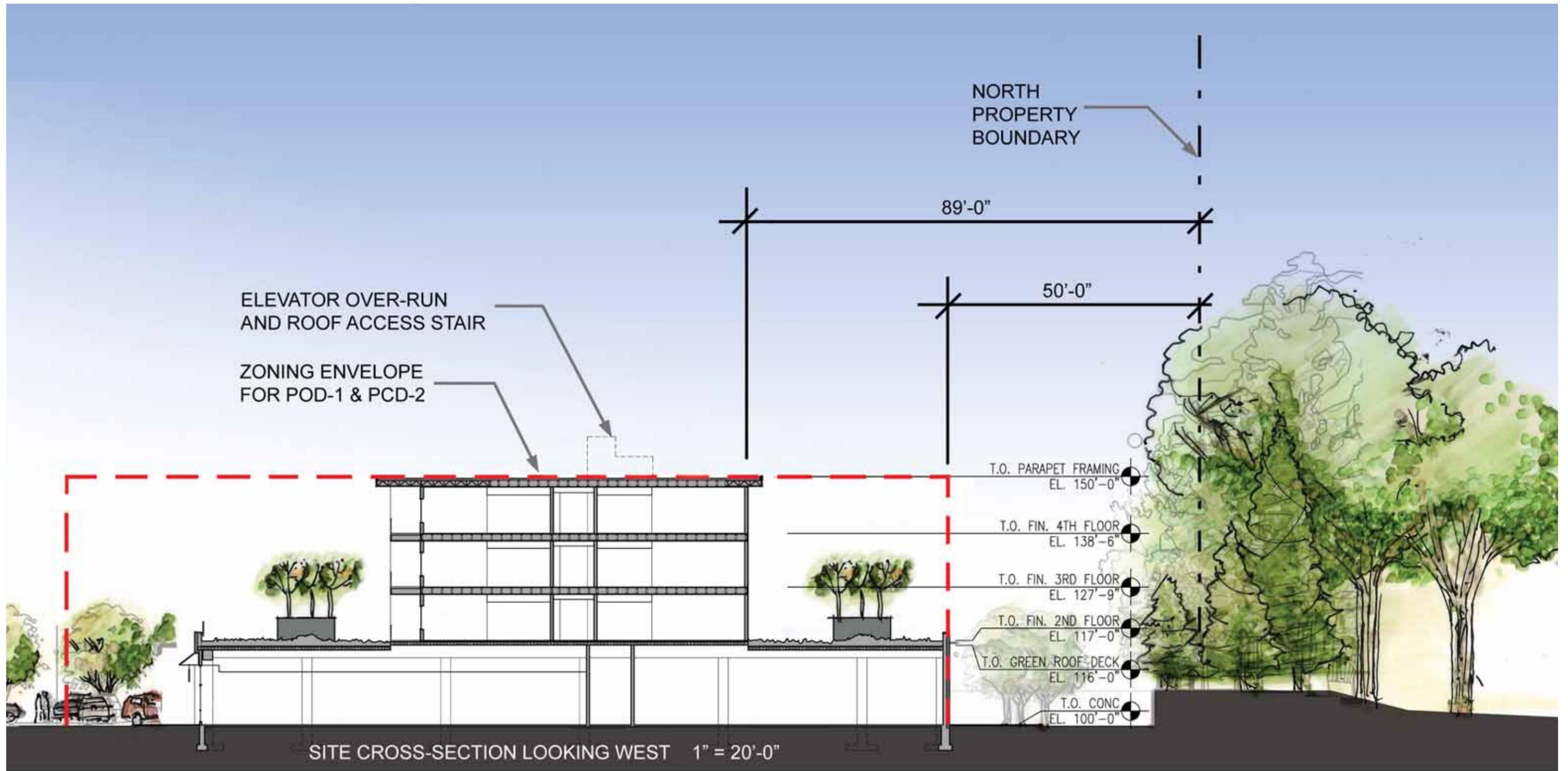
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SITE SECTION

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MATERIALS LEGEND

- | | |
|-----------------------------------|----------------------------------|
| A Cast Stone | G Stucco |
| B Storefront Glazing | H Prefinished Wood Panels |
| C Metal Canopy w/ Signband | I Metal Railing |
| D Brick | J Metal Cornice |
| E Curtainwall Glazing | |
| F Metal Panel | |

SOUTH ELEVATION

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EAST ELEVATION

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NORTH ELEVATION

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WEST ELEVATION

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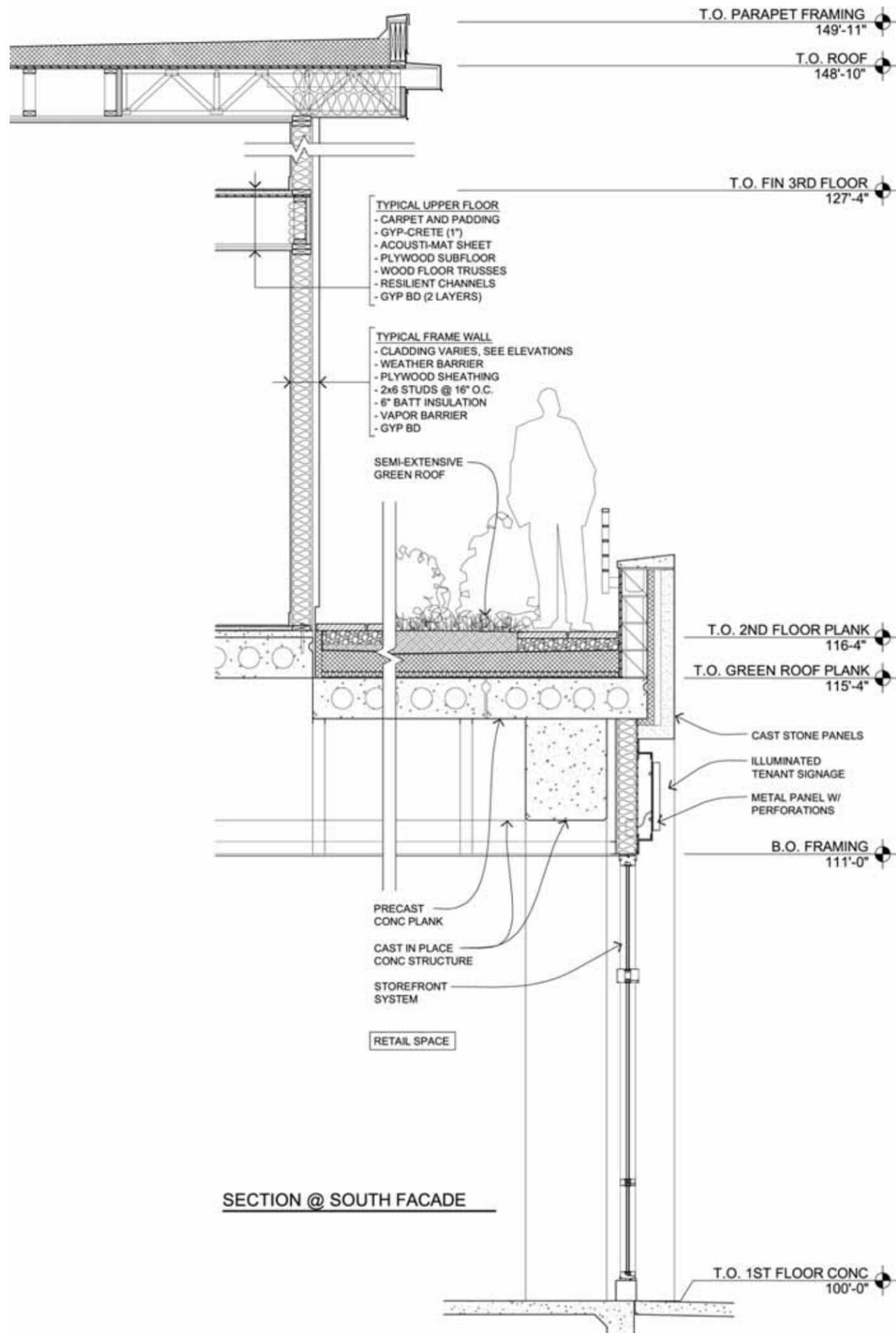
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WALL SECTION

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VIEW FROM 77TH ST

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RETAIL SIDEWALK

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