

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.B.

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: October 1, 2013

Subject:

Resolution No. 2013-77. Silver Oak Development on behalf of the IRET Properties; Site Plan Review with a parking ramp setback and parking stall Variance at 6525-45 France Avenue.

Action Requested:

Approve the attached resolution, which includes conditions recommended by the City Council at the last Council meeting.

Planning Commission Recommendation: On August 28, 2013, a motion to approve the proposed Site Plan and Variances subject to findings and conditions failed on a 4-5 Vote. (See attached minutes from the Planning Commission meeting.) Planning Commission concerns included the location and screening of the loading dock, conflict between truck traffic and pedestrian and vehicle circulation, and width of drive entrance/exit from 66th. The applicant has submitted revised plans to address concerns raised by the Planning Commission. (See attached.)

Information/Background: (Deadline for a City Council Decision – October 14, 2013)

Silver Oak Development on behalf of the IRET Properties is proposing to build a four story 60,000 square foot medical office expansion, and new parking ramp expansion to the existing 273,000 square foot Southdale Medical Office building located at 6525-45 France Avenue.

To accommodate the proposed addition, the following is requested:

1. Site Plan Review.
2. Parking Ramp Setback Variance from 40 and 34.5 feet to 34.5, 28 and 20 feet for the new parking deck to match the existing parking ramp setback. Differing setbacks are required for the ramp structure because the ramp itself is 34.5 feet tall; and the structure around the stairs is 40 feet tall.
3. Parking Stall Variance from 1,715 spaces to 1,577 spaces. A proof of parking plan for an additional deck could expand parking to 1,749 spaces has been provided.

The applicant has revised the plans to address the concerns raised by the City Council. (See attached.)

ATTACHMENTS:

- Resolution No. 2013-77
- Revised Narrative & Plans date stamped September 26, 2013 – Revised Plans are to address Council concerns.
- Draft minutes from the August 28, 2013, Edina Planning Commission meeting
- Planning Commission Staff Report, August 28, 2013

PLANNING DEPARTMENT

SEP 26 2013

CITY OF EDINA



**Southdale
Medical Office
Building and
Parking Ramp**

City of Edina
Council Presentation

IRET
INVESTORS REAL ESTATE TRUST

October 1, 2013

SEP 26 2013

CITY OF EDINA



- LEGEND**
- PUBLIC ART
 - BICYCLE PARKING
 - BUS STOP
 - PERVIOUS PAVERS
 - COLORED CONCRETE
 - BRICK PAVERS
 - BITUMINOUS
 - CONCRETE
 - TURF
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PERENNIAL BED



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Southdale Medical
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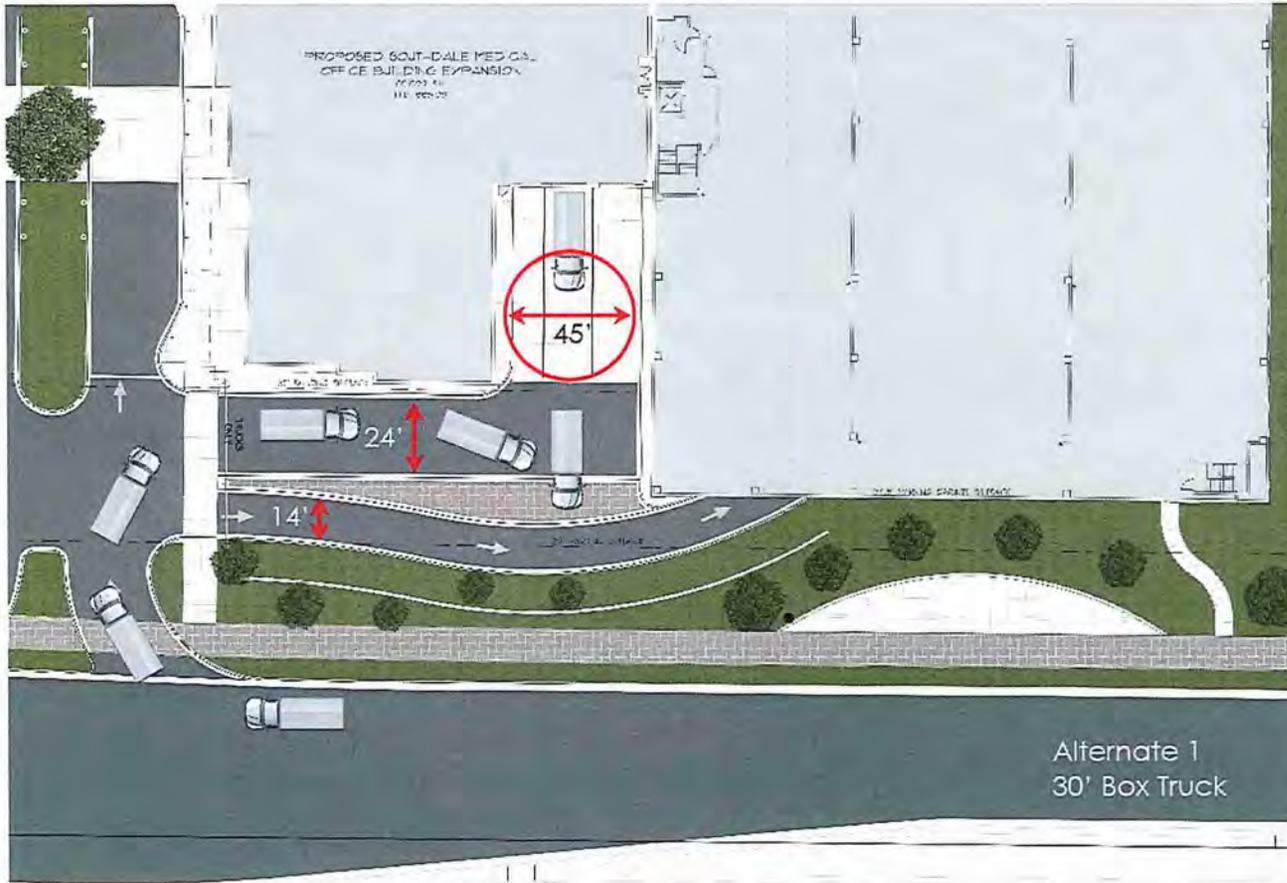


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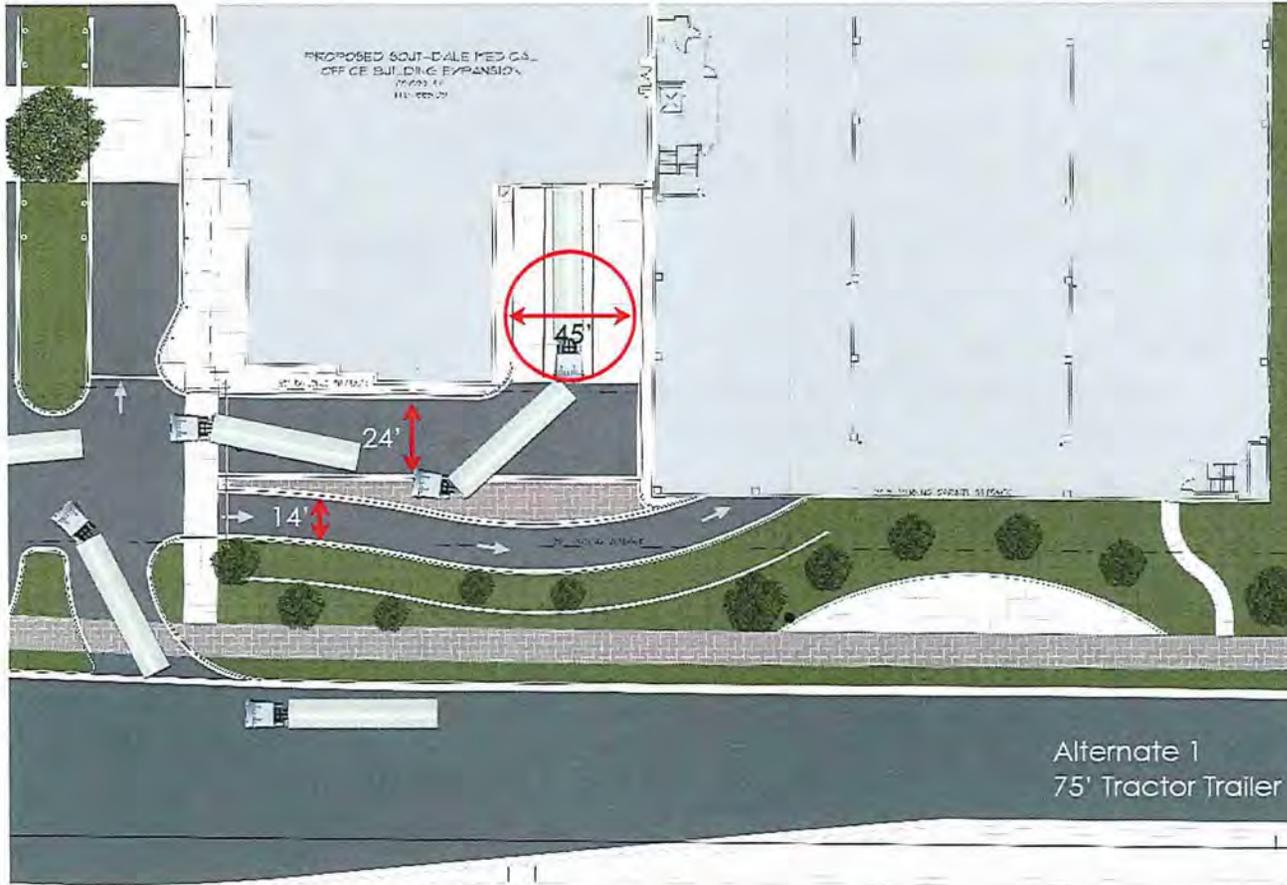


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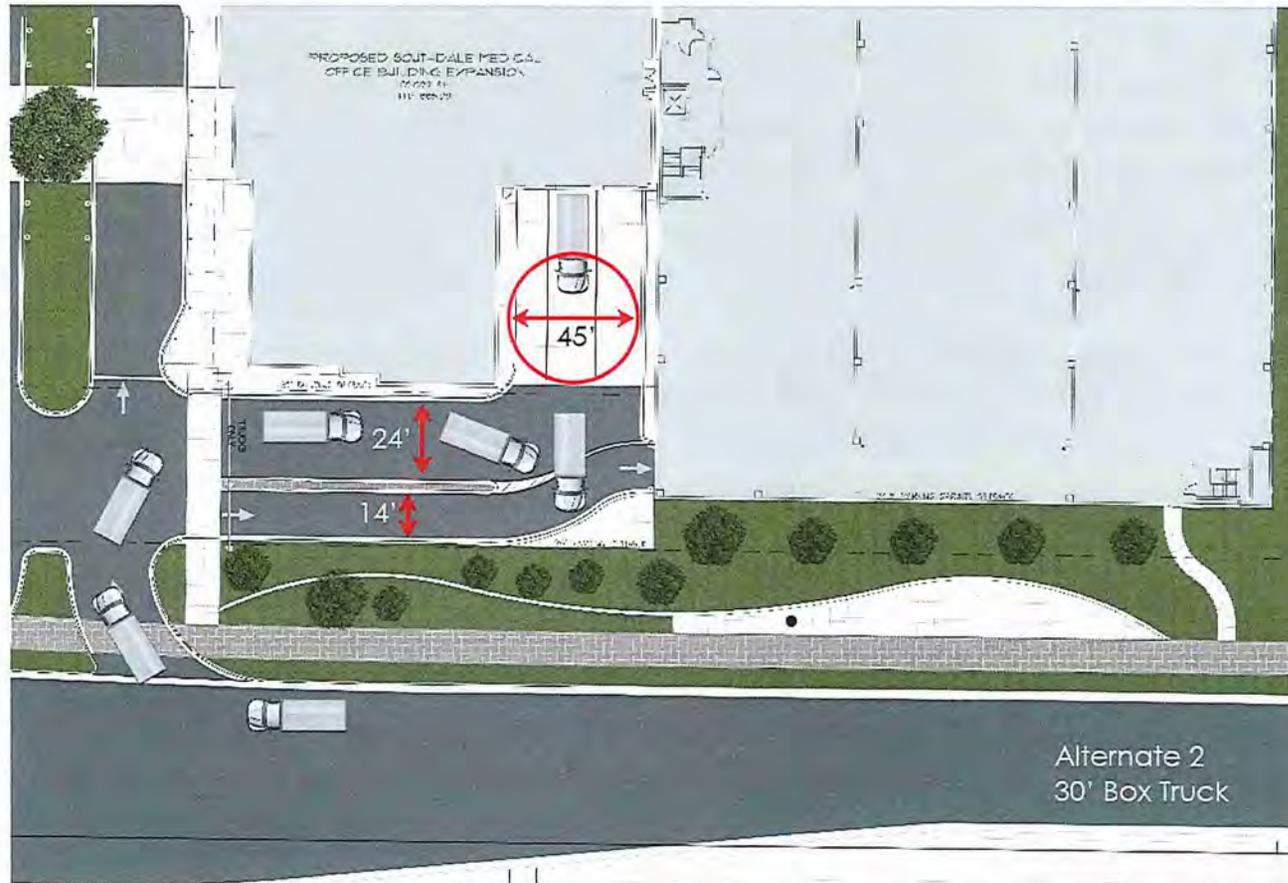
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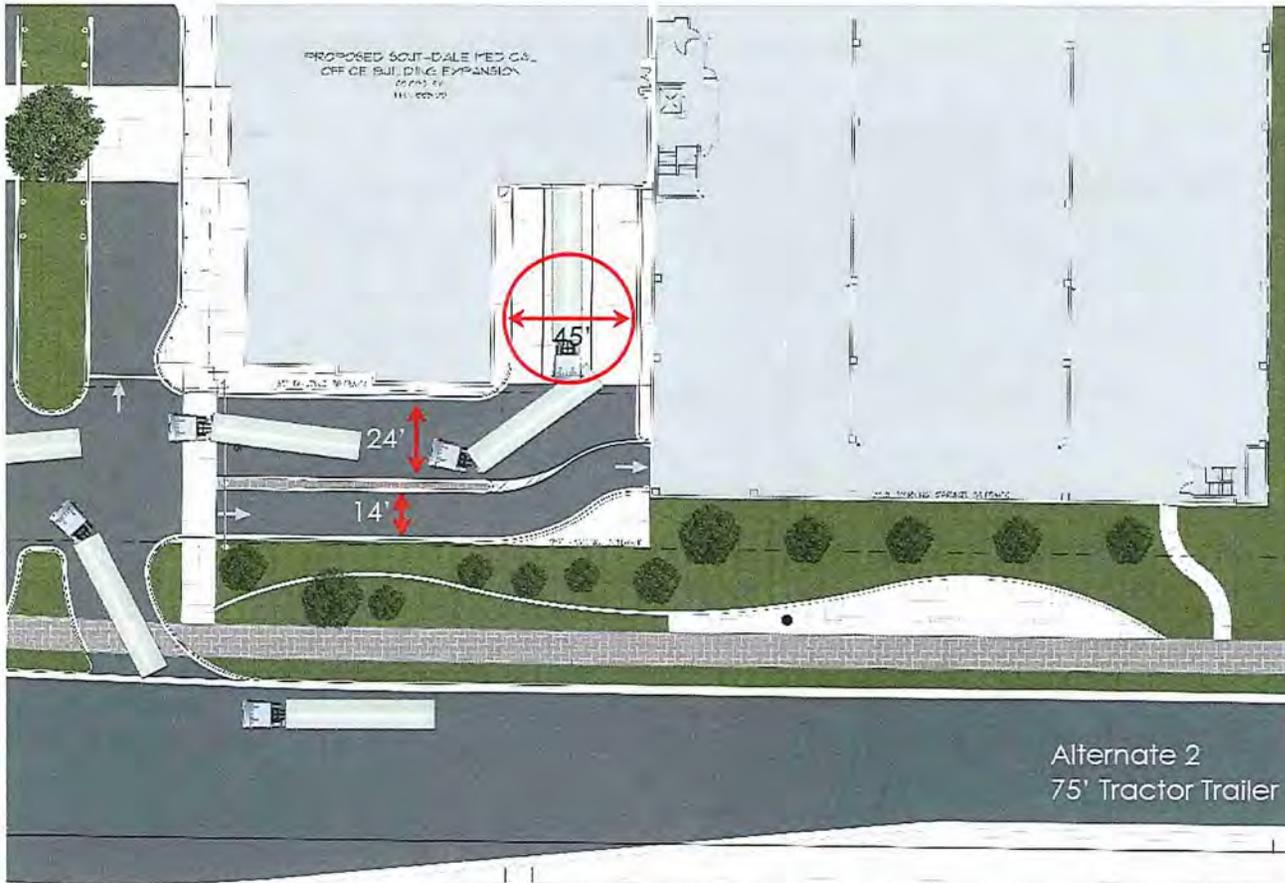
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Current View from 66th Street



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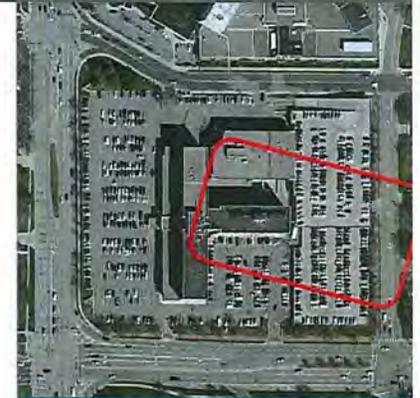
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Current View from Drew Avenue



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Current View from 65th Street and Drew Avenue



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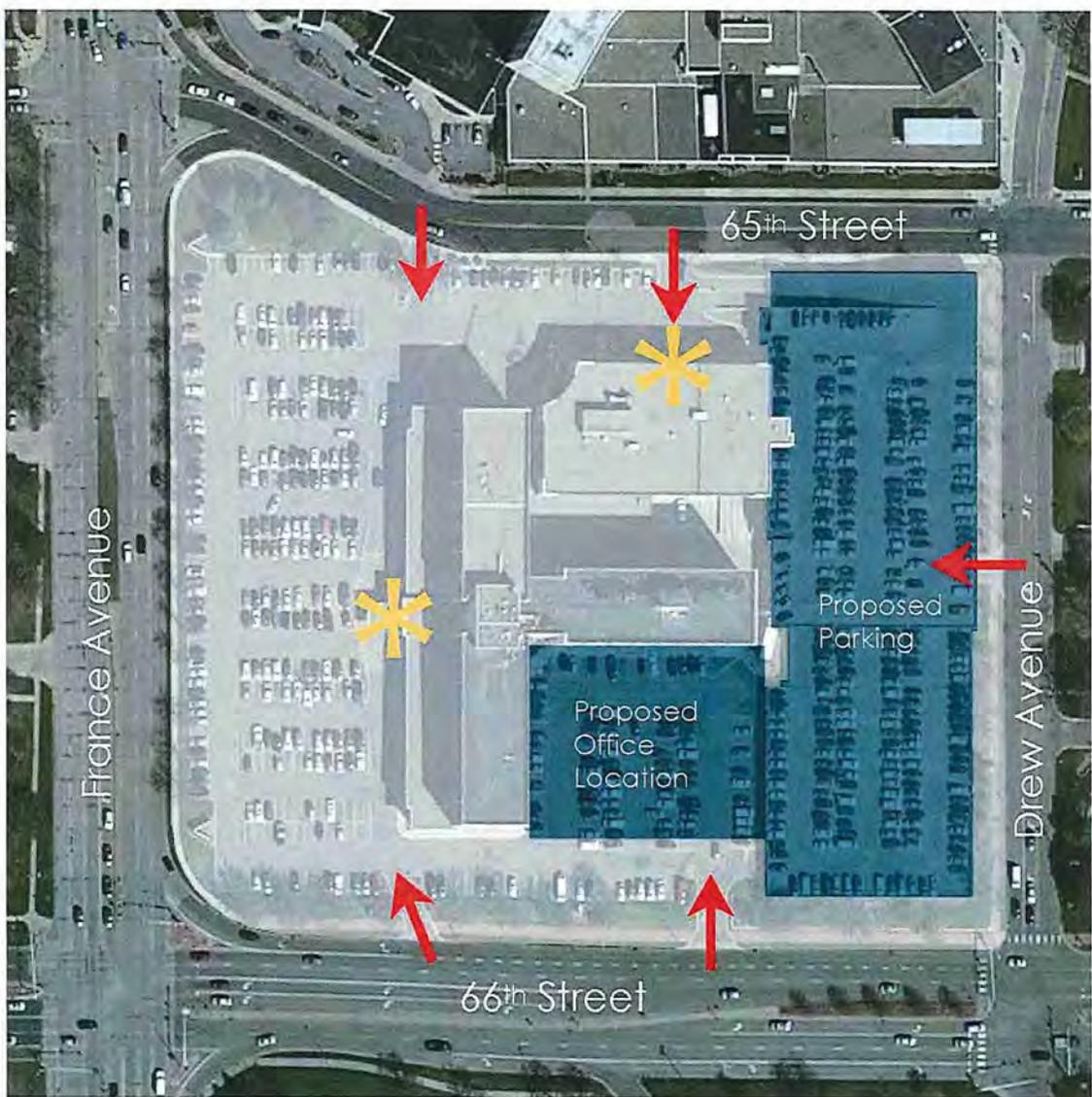
**Southdale
Medical Office
Building and
Parking Ramp**

City of Edina
Council Presentation

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September 17, 2013

SEP 26 2013



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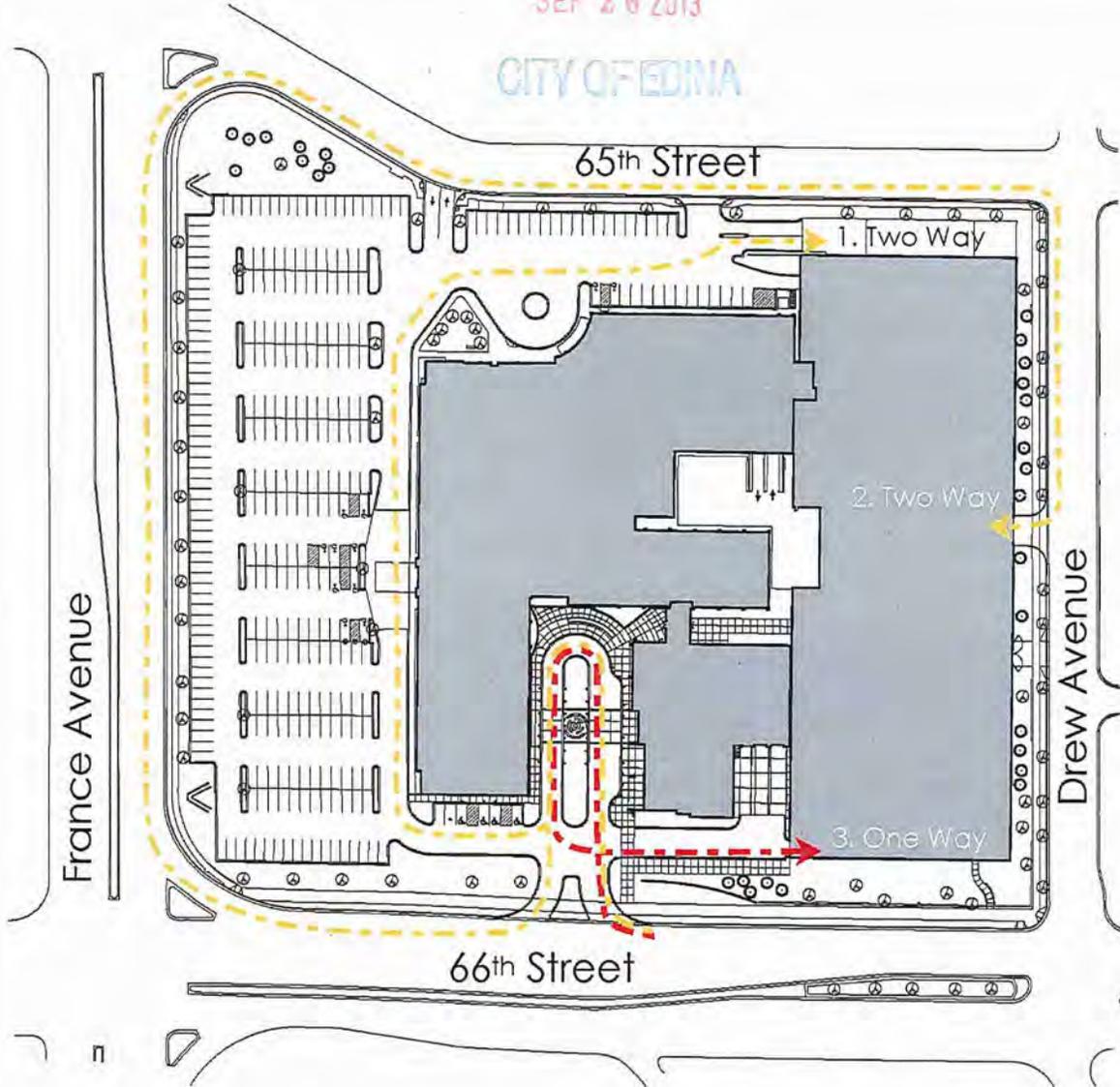
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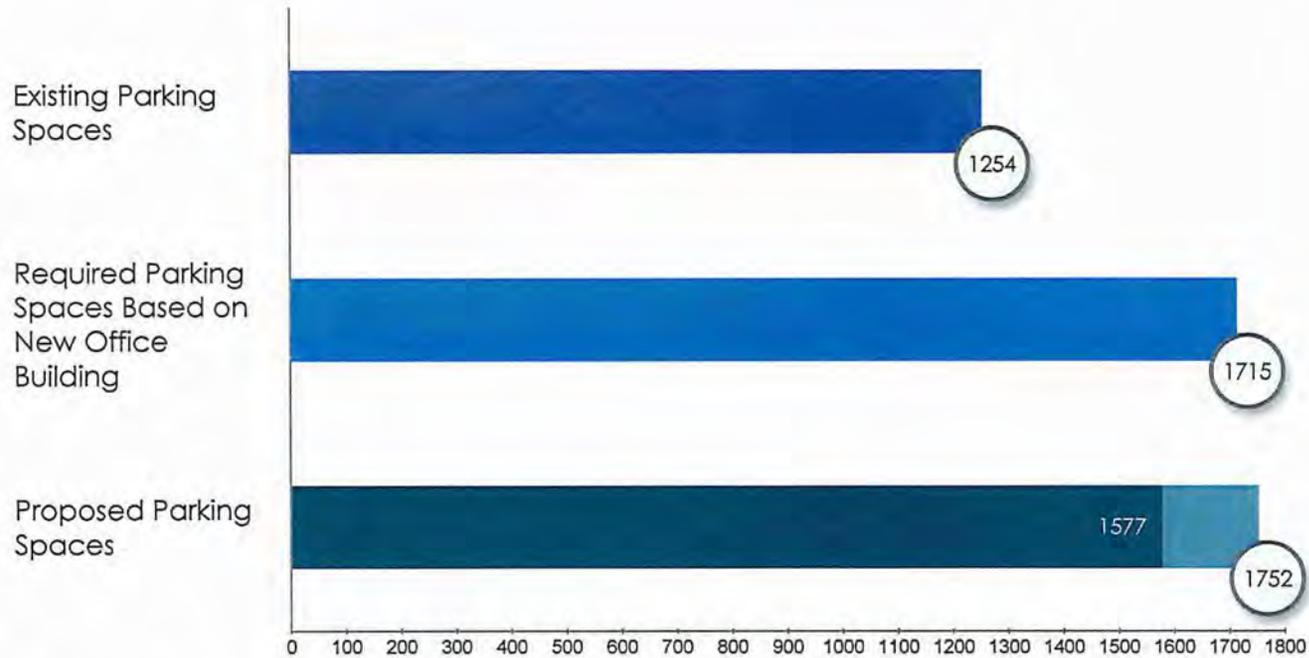


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Parking Statistics



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View from 66th Street



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View from 66th Street



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View from 66th Street



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View from 66th Street



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Aerial from Drew Avenue

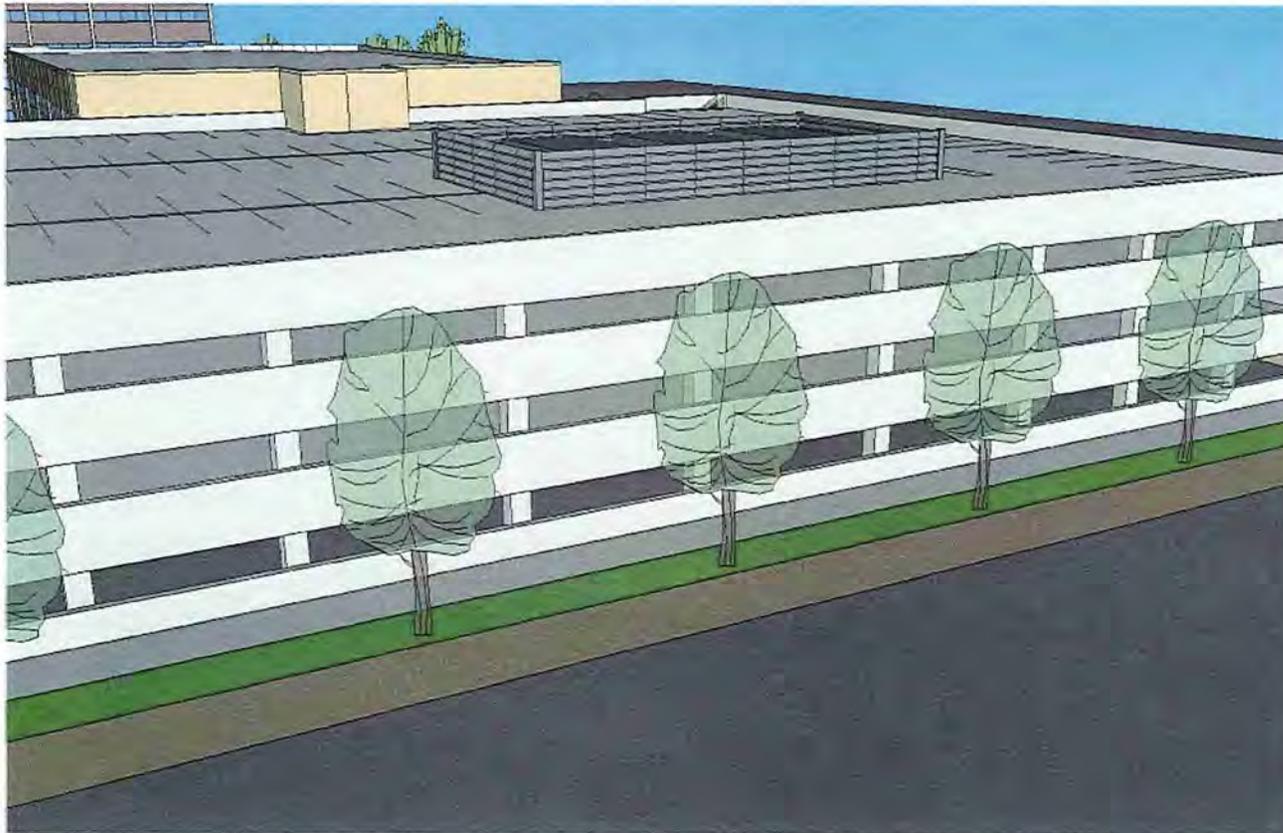


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View from Drew Avenue

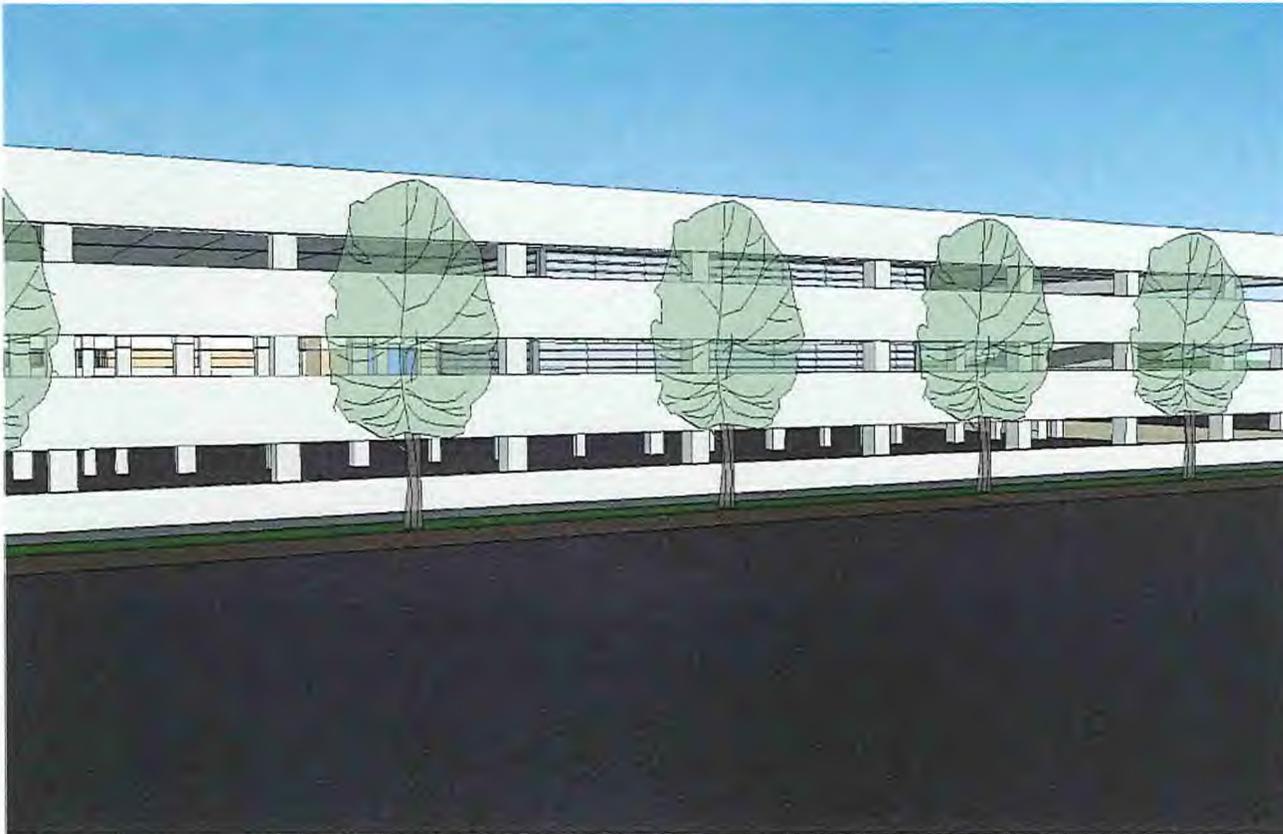


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View from Drew Avenue



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View from 65th Street



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Aerial from 66th Street



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PLANNING COMMITTEE

SEP 24 2013

CITY OF PEORIA



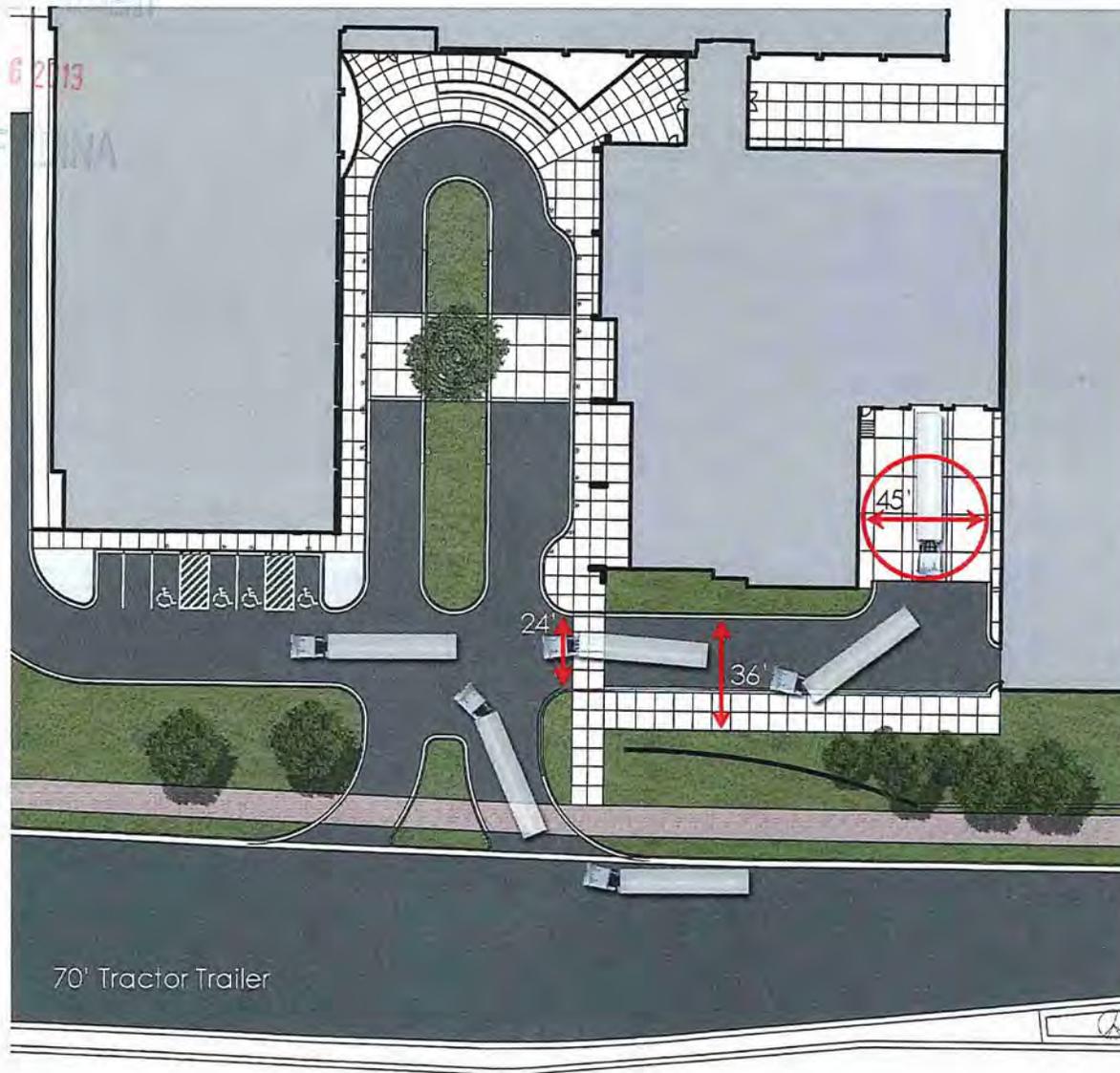
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CITY OF INDIANAPOLIS



70' Tractor Trailer



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RESOLUTION NO. 2013-77
RESOLUTION APPROVING A SITE PLAN WITH VARIANCES AT 6525-45 FRANCE AVENUE TO BUILD A 60,000 SQUARE FOOT ADDITION AND PARKING RAMP EXPANSION FOR THE SOUTHDALE MEDICAL OFFICE CAMPUS

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 Silver Oak Development on behalf of the IRET Properties is proposing to build a four story 60,000 square foot medical office expansion, and new parking ramp expansion to the existing 273,000 square foot Southdale Medical Office building located at 6525-45 France Avenue.
- 1.02 To accommodate the proposed addition, the following is requested:
 1. Site Plan Review.
 2. Parking Ramp Setback Variance from 40 and 34.5 feet to 34.5, 28 and 20 feet for the new parking deck to match the existing parking ramp setback. (See page A16a.) Differing setbacks are required for the ramp structure because the ramp itself is 34.5 feet tall; and the structure around the stairs is 40 feet tall.
 3. Parking Stall Variance from 1,715 spaces to 1,577 spaces. A proof of parking plan for an additional deck could expand parking to 1,749 spaces has been provided.

The property is legally described as follows:

See attached.

- 1.02 With the exception of the requested Variances, the proposed plans meet all minimum Zoning Ordinance Requirements.
- 1.03 On August 28, 2013, a motion to approve the proposed Site Plan and Variances subject to findings and conditions failed on a 4-5 Vote by the Planning Commission.
- 1.04 The applicant submitted revised plans to address concerns raised by the Planning Commission.
- 1.05 On September 17, 2013 the City Council considered the request and continued action to October 1, 2013 and recommended changes to the site plan and parking ramp.
- 1.05 On September 26, 2013 the applicant submitted revised plans to address concerns raised by the City Council.

Section 2. FINDINGS

Approval is subject to the following findings:

1. The proposal would meet the required standards and ordinances for a Site Plan with the exception of the parking space and ramp variances.
2. WSB conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project; and the parking on the site would contain adequate parking to support the expansion and existing uses.
3. The variances are reasonable. As mentioned, the setbacks for the parking ramp expansion, match the existing setbacks. The parking study concludes that the proposed addition and existing uses on the site would be supported by the existing parking facilities. Traditionally, the City of Edina has not required parking stalls, when they are not needed. Additional parking could be provided by adding levels to the existing parking ramps if needed.
4. The parking ramp could be expanded should there ever be a need for additional parking for the site.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approval of the Site Plan and Variances at 6525-45 France Avenue for Silver Oak Development on behalf of IRET Properties.

Approval is subject to the following Conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped July 26, 2013 & September 10 & 26, 2013.
 - Grading plan date stamped July 26, 2013.
 - Landscaping plan date stamped July 26, 2013 & revised on September 11 & 26, 2013
 - Lighting plan date stamped July 26, 2013.
 - Building elevations date stamped July 26, 2013, September 10, 2013, and September 26, 2013.
 - Building materials as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Trees planted in front of the loading dock shall be 12 feet tall at the time of planting. Additionally, a performance bond, letter-of-credit, or cash

deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.

3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. Compliance with the conditions required by the city engineer in his memo dated August 22, 2013.
6. Should delays and queuing become an issue at the France Avenue/65 Street intersection in the future, minor intersection turn lane and phasing improvements may be necessary. Should these improvements be required in the future Fairview Southdale Hospital will be responsible for their share of those improvements.
7. Building plans are subject to review and approval of the fire marshal at the time of building permit.
8. The driveway entrance/exit off 66th shall be reduced in width subject to review and approval of the plans by the city engineer at the time of building permit approval. Sidewalk crossing across the drive entrance/exit shall be stamped or colored concrete.
9. The applicant must enter into a proof of parking agreement with the City to ensure the necessary parking space will be provided if needed. Should parking become a significant problem, staff will require the proof of parking stalls constructed by adding the addition to the parking ramp.
10. A total of 75 bike racks shall be installed as close to public entrances as possible.
11. A sidewalk connection west of the new entrance/exit must be added to connect to the sidewalk along the front of the building facing France Avenue. The sidewalk crossing the drive aisle shall be built with a stamped or colored concrete.
12. Parking ramp facades must include design elements such as louvers for screening.
13. Semi-truck deliveries shall be limited to only between the hours of 7:00 pm to 6:00 am weekdays and weekends.
14. The replaced sidewalks along Drew and 66th Street shall be constructed with permeable pavers subject to review and approval of the city engineer.
15. Create a daytime lane separation for truck traffic in front of the loading dock. Eliminate the connection of the sidewalk just south of the loading dock from connecting to the ramp. Lane separation shall be subject to review and approval of the city engineer.

- 16. Add public art in the boulevard to the new turn around in front of the new building.
- 17. Increased and mature landscaping must be added along Drew Avenue to screen the ramp.

Adopted by the City Council of the City of Edina, Minnesota, on October 1, 2013.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 1, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2013

City Clerk

Exhibit A

TRACT A, REGISTERED LAND SURVEY NO. 1728, HENNEPIN COUNTY,
MINNESOTA.

AND

TRACT B, REGISTERED LAND SURVEY NO 1728, HENNEPIN COUNTY,
MINNESOTA.

AND

THE EAST 2 1/2 ACRES OF LOT 1, "CASSIN'S OUTLOTS"

ALL BEING SUBJECT TO EASEMENTS, RESTRICTIONS OF RECORD, IF ANY.

SEP 10 2013

CITY OF EDINA

COLLABORATIVE DesignGroup, Inc.

Architecture
Engineering
Interiors
Planning
Preservation

September 17, 2013

City Council and Planning Staff
City of Edina
4801 W. 50th St.
Edina, MN 55424

Re: Southdale Medical Office Building

Dear Council and Staff:

At the September 3, 2013 Planning Commission meeting, a few of the Commissioners expressed concern over the items noted below. We offer the following adjustments and clarifications with regards to these items.

1. Commission expressed concern over the size of the trees at the delivery area screening. We have increased the size of the plantings at this area (see renderings). Additionally, there is a low stone wall and berm at this location, amounting to approximately 3' high, to enhance the landscaping and provide further screening. If the Council feels additional plantings or an increase in the wall or berm height would be beneficial we would be happy to do this.
2. Commission expressed concern over the landscaping along Drew Ave. We are proposing to install all new landscaping and paver walks for the entire length of Drew Ave. We will work closely with the City Arborist to determine what existing trees can be saved. Our preference is to always save "quality old growth trees".
3. Commission expressed concern over the ability of delivery vehicles to access the delivery area. The majority of the campus's delivery vehicles are the 30', or less, box truck type vehicles (UPS, coffee, shredding, office supplies, water, linens, etc.) with infrequent deliveries handled by a tractor trailer, 75' or less, (clinic moves, medical equipment, specialized delivery, etc.). We have included in the Council packets diagrams showing how a 30' box truck and 75' semi would access this area.
4. Commission expressed concern about safety and confusion for deliveries, vehicle ramp access and pedestrian access. Currently, deliveries occur throughout the project site at several locations, however the bulk of the delivery traffic currently is using the South lot of the 6545 building and entering the site from 66th St. This has created safety concerns for patients and pedestrians accessing the building(s). Early in the design, the team identified the need and desire to consolidate and control the delivery services to a greater degree. Therefore, a single location on the South side of the proposed new building was determined to be the best way to provide better safety and control.

100 Portland Avenue South, Suite 100
Minneapolis, Minnesota 55401
t 612.332.3654 f 332.3626
www.collaborativedesigngroup.com

SEP 10 2013



Additionally, the building management has in place delivery policies that preclude large deliveries from occurring during active hours. As noted in the Southdale Medical Center Rules and Regulations;

"After initial occupancy, movement in or out of the building of furniture or office equipment, or dispatch or receipt by Lessee of any bulky material, merchandise or materials which required use of elevators or stairways, or movement through the building entrances or lobby will be restricted to weekends and between the hours of 5:00 p.m. and 7:00 a.m. on weekdays." "Such pre-arrangement initiated by Lessee will include determination by Lessor, and subject to its decision and control....."

5. Commission expressed concern over the width of the new entrance at the South side of the site. The existing entrance configuration at the South side of the site includes two separate entrances, one in/out access and one right in only. We are proposing to eliminate both of these entrances and provide a new "right in, right out" divided entrance. This provides us with the greatest amount of safe traffic flow, for both vehicles and pedestrians. We feel this is a safer condition because pedestrians have to be concerned about one direction of traffic from each crossing only. However, if the Council feels a single undivided entrance that accommodates both in and out traffic with out division is better, we would be happy to do this.

Very truly yours,
Collaborative Design Group, Inc.

James O'Shea
Principal

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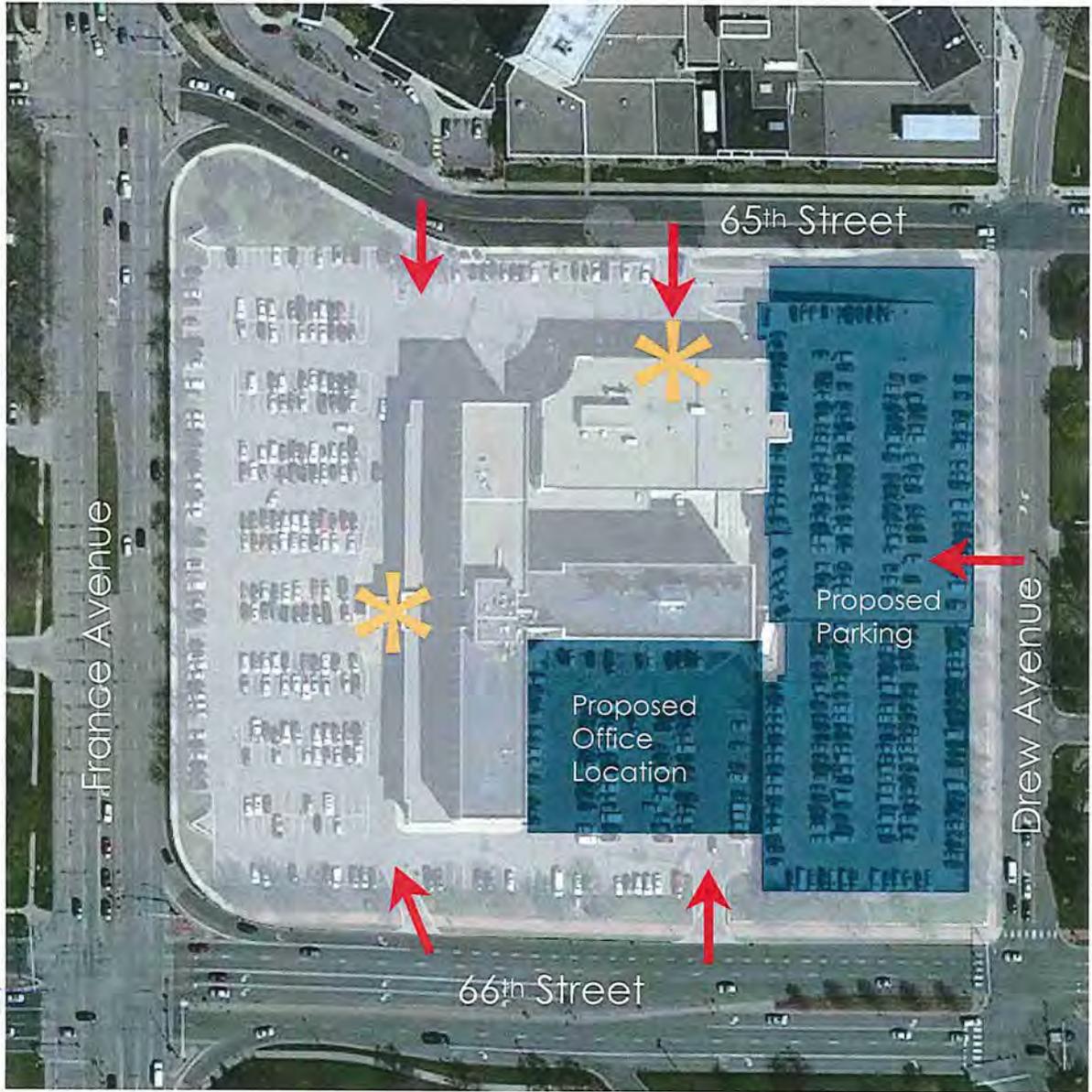
**Southdale
Medical Office
Building and
Parking Ramp**

City of Edina
Council Presentation

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September 17, 2013

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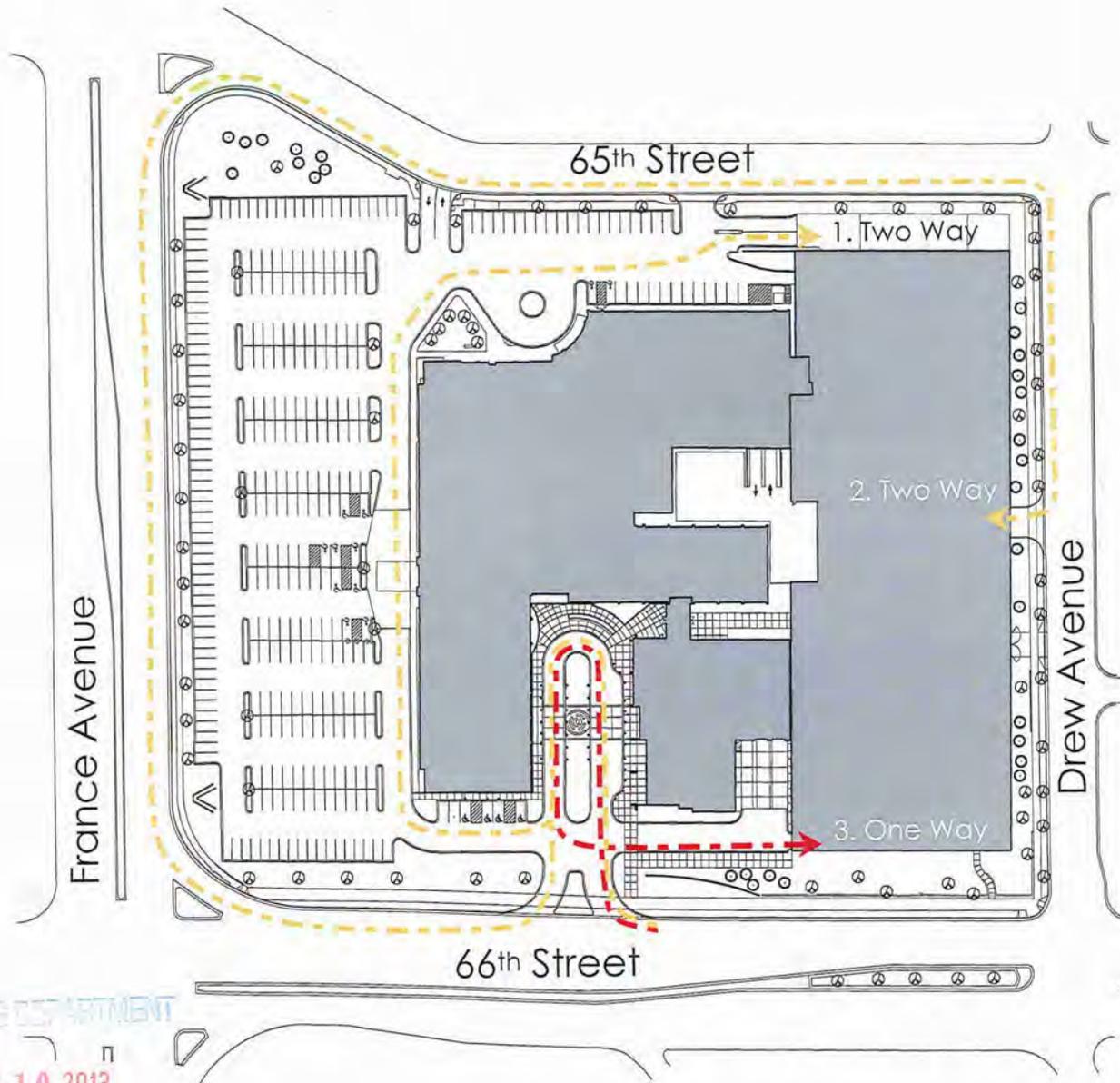
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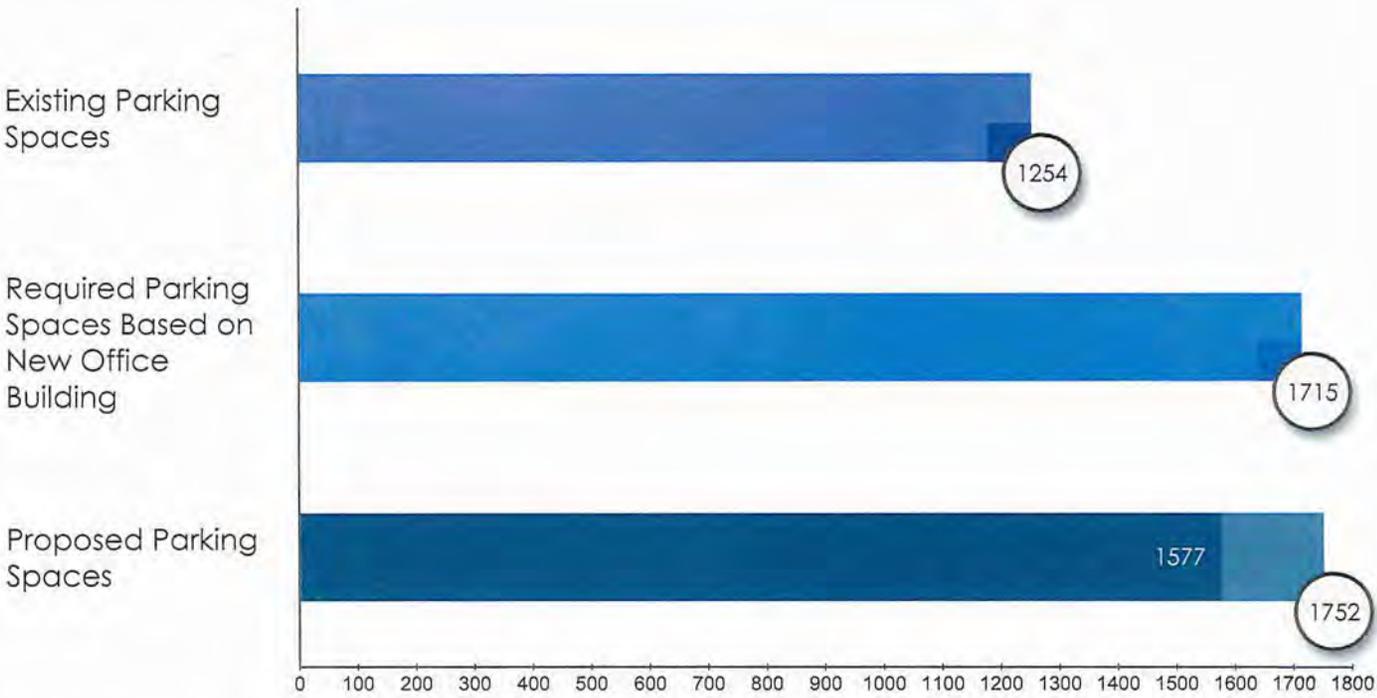
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Parking Statistics

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View from 66th Street

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View from 66th Street

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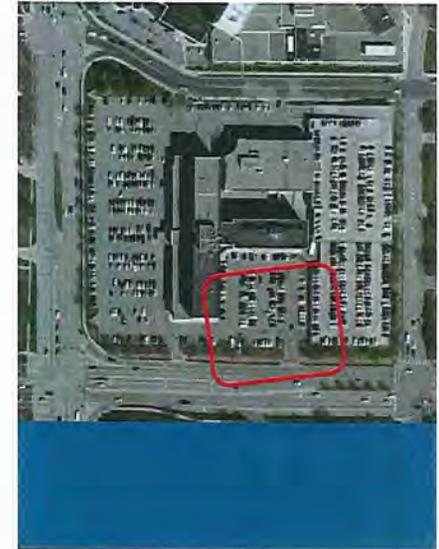


View from 66th Street

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View from 66th Street

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Aerial from Drew Avenue

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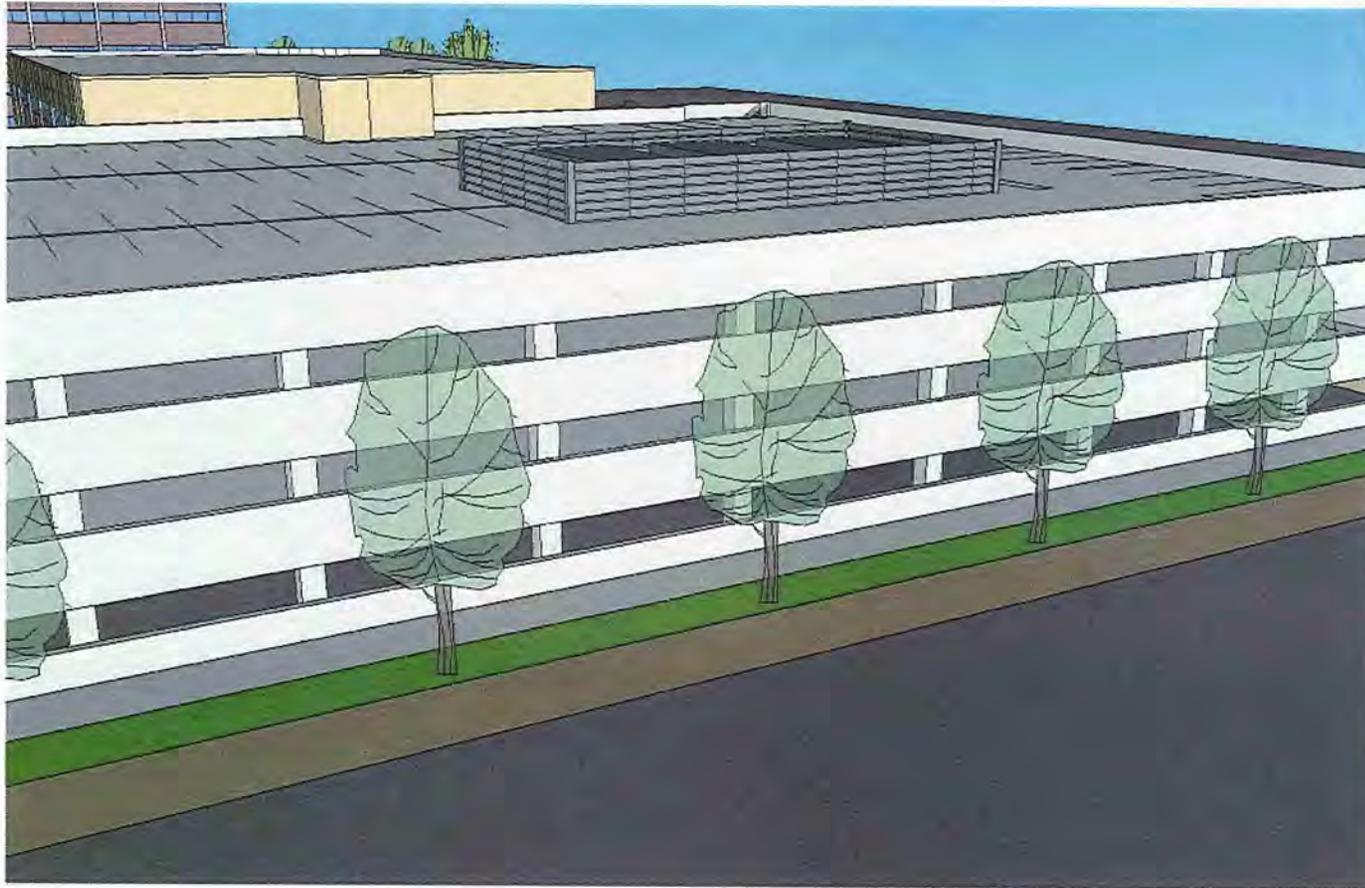
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View from Drew Avenue

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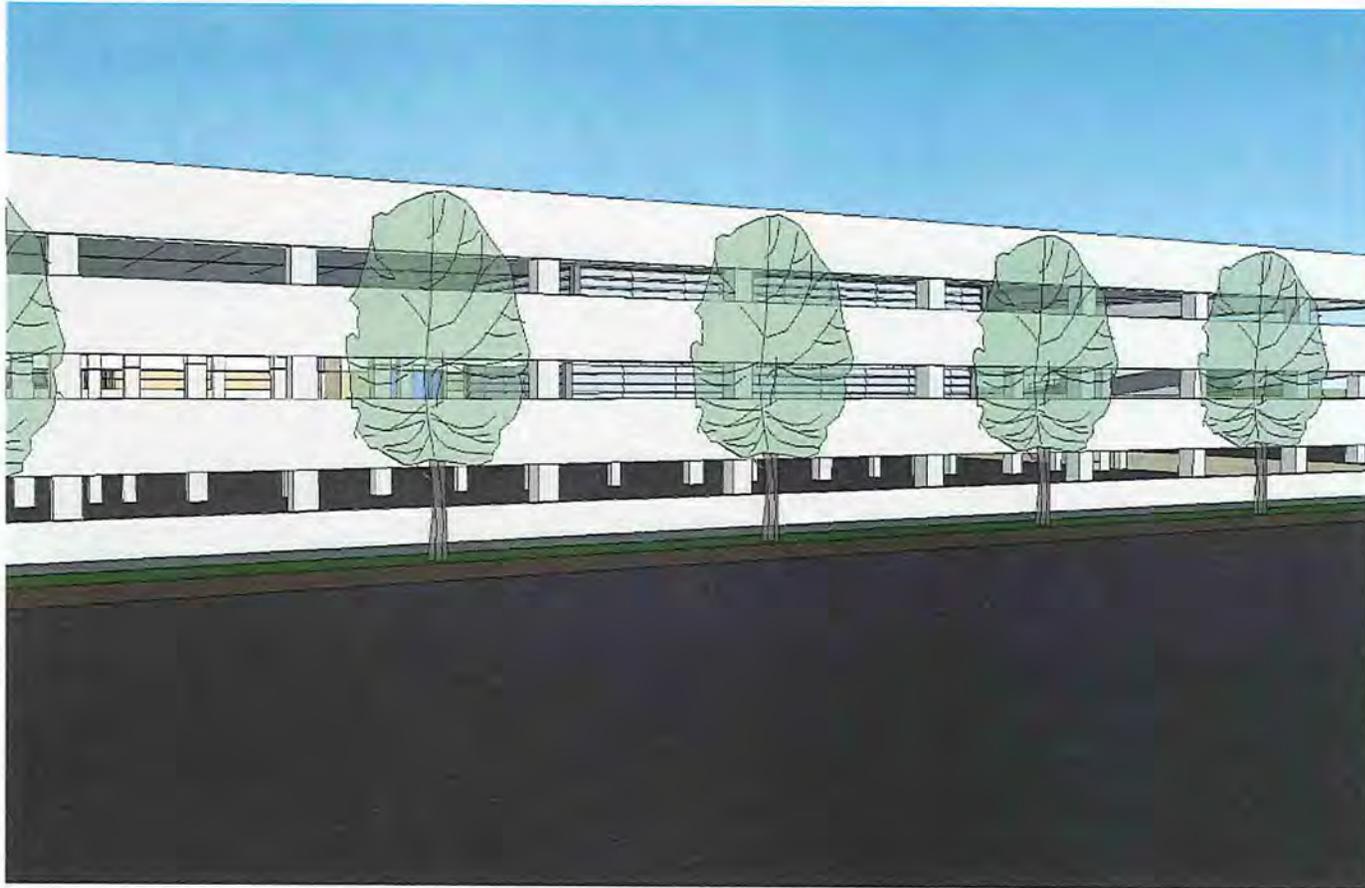
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View from Drew Avenue

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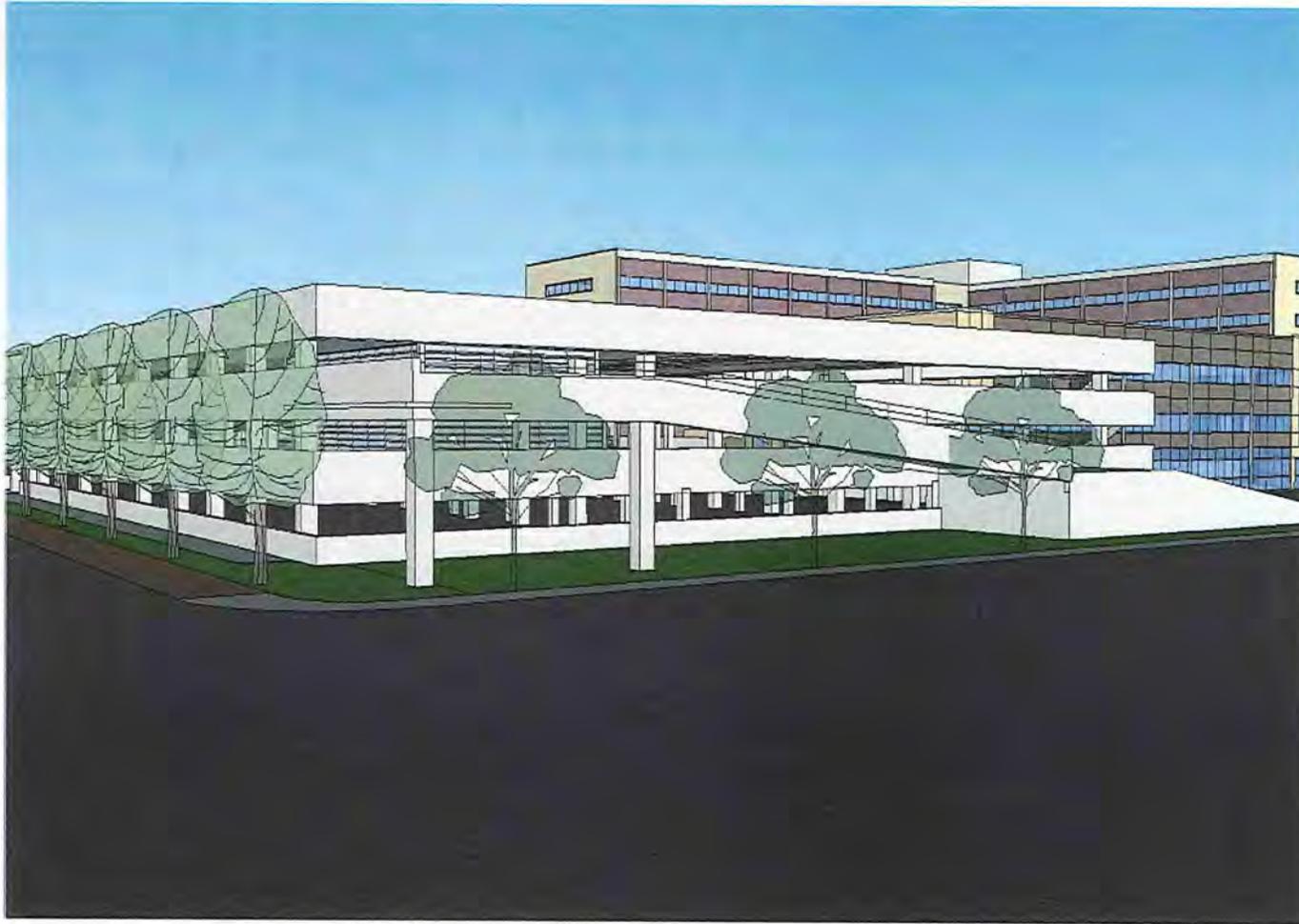
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View from 65th Street

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Aerial from 66th Street

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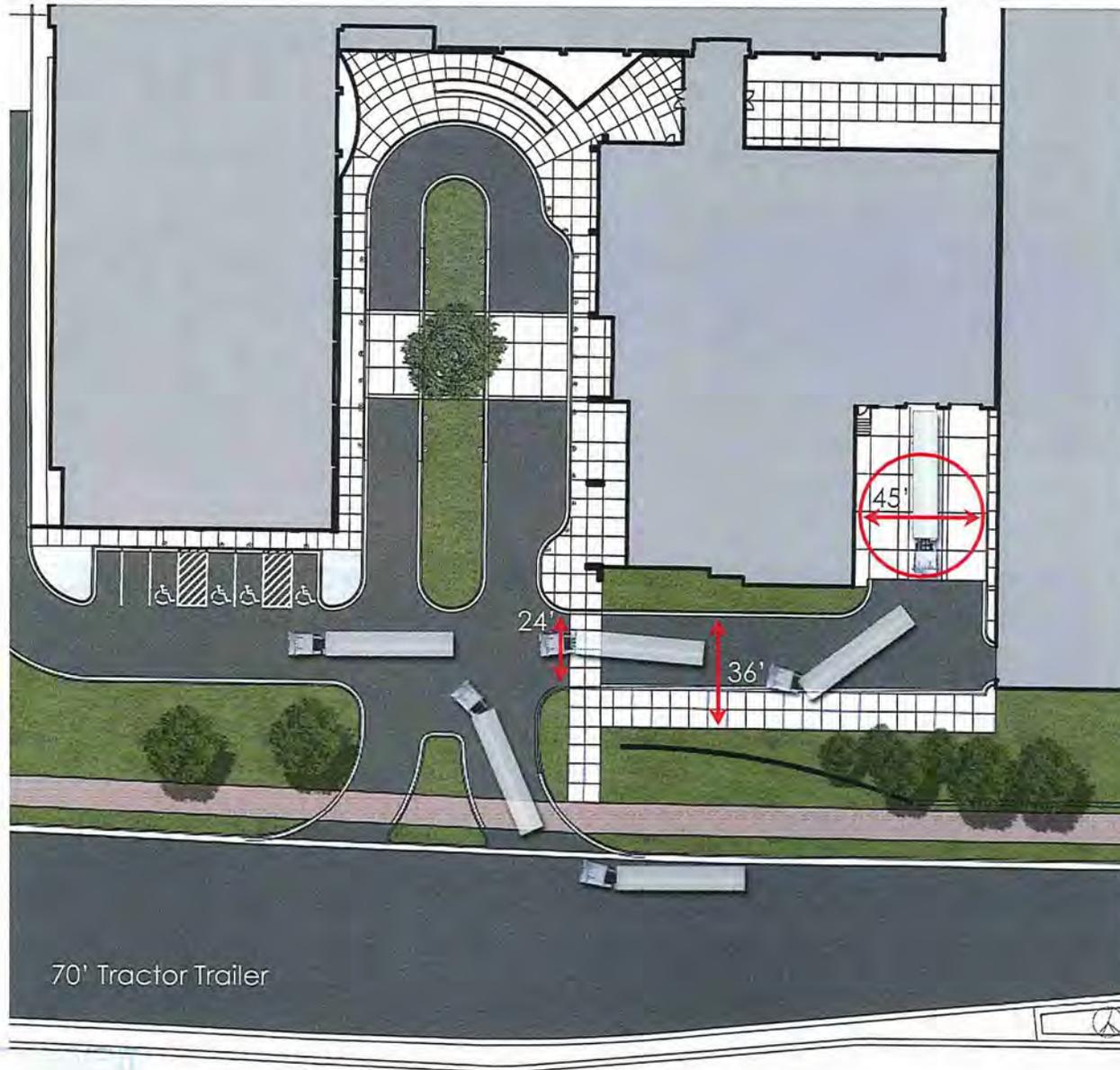
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Discussion

Commissioner Grabiell asked Planner Teague what the zoning classification is on the properties to the west. Teague responded that the zoning classification for the adjacent properties to the west is PID, Planned Industrial District, with the City of Bloomington also to the west.

Commissioner Carr asked the applicant if the variance was approved does he plan on re-landscaping the site. Mr. Kellison responded in the affirmative, adding a retaining wall, new sod and plantings will be added.

Public Hearing

Chair Staunton asked if anyone would like to speak to the item; being none, Commissioner Grabiell moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; public hearing closed.

Motion

Commissioner Grabiell moved variance approval based on staff findings and subject to staff conditions. Commissioner Forrest seconded the motion. All voted aye; motion carried.

C. Site Plan with Variances. Paul Reinke/Oak Development. 6545 France Avenue, Edina, MN.

Planner Presentation

Planner Teague reported that Silver Oak Development on behalf of the IRET Properties is proposing to build a four story 60,000 square foot medical office expansion, and new parking ramp expansion to the existing 273,000 square foot Southdale Medical Office building located at 6525-45 France Avenue. The new addition would be located on the south side of the existing building and west of the existing parking ramp. Teague stated to accommodate the proposed addition, the following is requested; Site Plan Review., Parking Ramp Setback Variance from 40 and 34.5 feet to 34.5, 28 and 20 feet for the new parking deck to match the existing parking ramp setback. Differing setbacks are required for the ramp structure because the ramp itself is 34.5 feet tall; and the structure around the stairs is 40 feet tall and a parking stall Variance from 1,715 spaces to 1,577 spaces. A proof of parking plan for an additional deck could expand parking to 1,749 spaces has been provided.

Planner Teague concluded that staff recommends that the City Council approve the Site Plan with Variances for the Southdale Medical building expansion based on the following findings:

1. The proposal would meet the required standards and ordinances for a Site Plan with the exception of the parking space and ramp variances.
2. WSB conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project; and the parking on the site would contain adequate parking to support the expansion and existing uses.
3. The variances are reasonable. As mentioned, the setbacks for the parking ramp expansion, match the existing setbacks. The parking study concludes that the proposed addition and existing uses on the site would be supported by the existing parking facilities. Traditionally, the City of Edina has not required parking stalls, when they are not needed. Additional parking could be provided by adding levels to the existing parking ramps if needed.
4. The parking ramp could be expanded should there ever be a need for additional parking for the site.

Approval of the Site Plan is also subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped July 26, 2013.
 - Grading plan date stamped July 26, 2013.
 - Landscaping plan date stamped July 26, 2013.
 - Lighting plan date stamped July 26, 2013.
 - Building elevations date stamped July 26, 2013.
 - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. Compliance with the conditions required by the city engineer in his memo dated August 22, 2013.
6. Should delays and queuing become an issue at the France Avenue/65 Street intersection in the future, minor intersection turn lane and phasing improvements may be necessary. Should these improvements be required in the future Fairview Southdale Hospital will be responsible for their share of those improvements.
7. Building plans are subject to review and approval of the fire marshal at the time of building permit.

8. The applicant must enter into a proof of parking agreement with the City to ensure the necessary parking space will be provided if needed. Should parking become a significant problem, staff will require the proof of parking stalls constructed by adding the addition to the parking ramp.

Appearing for the Applicant

Paul Reinke

Discussion

Commissioner Carpenter asked Planner Teague who determines the “share” a business pays for street improvements. Chuck Rickart addressed the question and explained that the cost a business pays for street improvements is determined by a sliding scale process taking into account the size of the expansion including the change in traffic patterns, increase in trip generations, etc. Rickart pointed out in this area; especially on this corner (West 65th Street) there are a number of players that would be responsible for the improvements, pointing out each “corner” is and or will be undergoing expansion.

With regard to the Proof of Parking (POP) agreement recommended in the staff report Commissioner Carpenter asked what triggers it. Planner Teague explained that Edina Ordinance indicates that the City Manager is the “body” that determines if the POP should be implemented. Commissioner Grabiell asked Teague if he recalls the City Manager initiating a POP. Teague responded to date he’s not aware of any POP agreement(s) that have been implemented at the request of the City Manager. Most businesses police themselves.

Commissioner Forrest indicated she is hesitant to support the loading dock in the new location. Continuing, Forrest also questioned how the traffic analysis calculated vehicle trips. Mr. Rickart responded that the parking analysis viewed this site as a medical use site. Forrest pointed out the site is also planned for retail. Rickart responded a small retail component was also included in the calculations (Regional Medical with Retail Component), adding the majority of medical uses including hospitals operate some form of onsite retail.

Commissioner Potts asked Planner Teague who reviews the internal traffic circulation on the plans. Teague responded that the City Engineer reviews all internal vehicle movements.

Commissioner Schroeder asked Mr. Rickart if he believes the ingress/egress is necessary at 48-feet, adding it’s rather wide. Schroeder commented that in his opinion safety in pedestrian navigation is important and would be compromised with 48-feet of lane(s) to navigate.

Commissioner Carr referred to the landscaping plan and suggested that the applicant take another look at it and plant trees taller than indicated. Planner Teague commented that the

proposed landscaping plan exceeds ordinance; however, the Commission can request extra, taller plantings because of the need for a variance.

Commissioner Grabiell asked Planner Teague if he knows what the zoning is on the opposite side of the street (Drew). Planner Teague responded the zoning on the east side of Drew is also Regional Medical (RMD).

Applicant Presentation

Paul Reinke addressed the Commission and introduced the development team, Gail , property manager and James O'Shea, architect.

Mr. Reinke said they were very excited about the proposed expansion.

Mr. O'Shea addressed the comments on the loading dock and explained the existing facility doesn't have a "true" loading dock area and the goal of this design is to have one consolidated loading dock for the entire site. O'Shea said the new design can incorporate two semi-trailer loading berths and 1 small loading berth for the smaller delivery vehicles.

Continuing, O'Shea further explained with regard to the proposed drive aisle width that it was felt that the larger width would provide a wider turning radius for the larger vehicles.

Concluding, O'Shea reported that the new office building is proposed at 60,000 square feet, including a new parking garage/ramp with 1,180 parking spaces, adding these spaces will accommodate existing and future parking levels. O'Shea said that at this time their thought is that the parking will be built first. With regard to West 66th Street it will be enhanced with landscaping including an enhancement of Drew Avenue.

Discussion

Commissioner Carr commented that she has a concern with the location of the loading dock and questioned if it could be placed in another location; possibly to the rear. Mr. O'Shea responded that they considered different locations for the garage; however, found no viable alternatives. He explained working with large semi-trailers poses a challenge. Carr also stated she wants the pedestrian walkways to be clearly delineated to ensure that both the pedestrians and vehicles are aware of these walkways.

Commissioner Platteter stated that he agrees with Commissioner Schroeder's observation that the widths of the drive aisles entering and exiting the site are large. Platteter asked if vegetation would be planted to screen the new loading dock. Mr. O'Shea responded in the affirmative, adding their intent is to plant Spruce trees. O'Shea also noted there is a retaining wall/berm in this area along 66th Street that would also help screen the loading dock. Platteter asked the height of the new trees. O'Shea responded their intent is to plant 6-foot trees.

Commissioner Forrest told the applicant she wants them to make every effort to completely screen the loading dock. She also expressed concern about truck maneuvering (backing up) and pedestrian safety in this area. Continuing, Forrest noted there is a discrepancy in parking numbers depicted on the 2007 submittal vs. this submittal, adding she wants assurances the parking is adequate.

Chair Staunton opened the public hearing; being none Commissioner Grabiell moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; motion carried.

Further Discussion and Motion

Commissioner Carr stated she has reservations about the location of the new loading dock. Continuing, she reiterated she wants all walkways clearly delineated and would like more attention paid to landscaping along Drew Avenue and West 66th Street. Carr indicated as submitted she couldn't support the request as submitted.

Commissioner Forrest reiterated her concern is about the differences in the parking calculations on the 2007 plan vs. the calculations submitted for this project. Forrest acknowledged the POP agreement; adding she doesn't want to see the site over parked but wants to ensure it is adequately parked. Forrest also noted she can't support the proposal as submitted; the loading dock needs further attention along with the ingress/egress.

Chair Staunton pointed out that the applicant has presented a POP agreement indicating if more parking spaces are needed parking spaces would be increased per agreement. Commissioner Scherer asked to note for the record the overall plan provides 1,577 parking spaces and if the POP agreement is initiated there will be a total of 1,752 parking spaces.

Commissioner Schroeder stated he doesn't like the way this project interfaces with West 66th Street. Schroeder reiterated that the ingress/egress is too wide, too much pavement for pedestrians to navigate and the minimal space for semi-trucks backing in and out makes him uncomfortable. Continuing, Schroeder said he has no issue with the building, his issue is with site access and loading dock area. Continuing, Schroeder commented in order to get a "better product" the Commission could entertain the idea of approving setback variances to achieve a better development. Schroeder acknowledged a setback variance is needed for the ramp but with flexibility more may be able to be done with relief to the building setback.

Chair Staunton agreed with Schroeder's comment and asked Mr. Reinke if they ever considered expanding to the west. Mr. Reinke said expanding toward France Avenue wasn't considered because of the internal orientation of the building and setback. Continuing, Staunton asked if there was another place for the loading dock. Mr. Reinke responded as previously mentioned this is the best location for the loading dock because it reduces internal congestion and it consolidates the loading, delivery and trash removal. Reinke also noted this configuration also provides management with the opportunity to better manage all vehicle and pedestrian circulation. Reinke said that all deliveries from the semi-trucks would be coordinated so no

large vehicle deliveries would occur during peak hours. Large deliveries would take place in the early am or late pm managed by building management.

Gayle Greion told the Commission that this project if approved would allow the site to accommodate deliveries from large vehicles; presently the site cannot accommodate large deliveries which are a detriment to the tenants. Greion said they are very happy to have a more formal delivery area that can accommodate large vehicles and lessen the harshness of Minnesota winter weather.

Commissioner Platteter asked Mr. Greion to reiterate office management can regulate times when semi-trucks can deliver. Ms. Greion responded that delivery times can be scheduled through management and won't disrupt regular business hours.

Commissioner Carr said another concern she has is with the proximity of the loading dock to other vehicles and pedestrian traffic.

The discussion continued on the loading dock, traffic circulation, width of the drive aisles, landscaping, etc. with some Commissioners expressing the opinion that they couldn't support the proposal as submitted. Planner Teague reminded the Commission this project is for site plan approval adding what's requested is permitted.

Commissioner Grabiell asked Planner Teague if the City Engineer has reviewed the project. Teague responded in the affirmative.

Motion

Commissioner Platteter moved to recommend Site Plan approval with Variance based on staff findings and subject to staff conditions including the additional conditions: increase landscaping along Drew Avenue, plant taller trees (12-foot) on West 66th Street to better screen the loading dock area, clearly delineate all pedestrian walkways and a reduce the width of the ingress/egress. Commissioner Potts seconded the motion.

Commissioner Carr asked Planner Teague if this motion should be done in two parts. Teague responded that the actions are tied so one motion is sufficient.

Ayes; Platteter, Potts, Grabiell, Staunton. Nays; Scherer, Schroeder, Carpenter, Carr, Forrest.
Motion failed 4-5

VII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review – 6725 York Avenue, the Wicks site