

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VI.A.2

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: December 18, 2012

Subject: PUBLIC HEARING – Final Rezoning, Zoning Ordinance Amendment Creating PUD-3 and Final Development Plan, Resolution No. 2012-176, and Ordinance No. 2012-23

Action Requested:

Adopt the attached Resolutions approving the Final Rezoning, Final Development Plan and Ordinance Amendment.

Information / Background:

Mount Properties is proposing to tear down the existing office buildings at 4005 West 65th Street and 6500 France Avenue to build a new five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. The first floor of the new building would contain 7,000 square feet of medical/retail space that may include a coffee shop. The next remaining 95,478 square feet would contain medical office use.

The applicant is requesting final approval of the project; therefore, the following is requested:

- Final Rezoning from POD-I, Planned Office District to PUD, Planned Unit Development;
- A Zoning Ordinance Amendment that establishes the PUD, Zoning District; and
- Final Development Plan.

The City Council approved the Comprehensive Guide Plan Amendment, Preliminary Rezoning to PUD, Planned Unit Development, and Preliminary Development plan for this project on November 5, 2012. The footprint of the building and the parking arrangement has not changed from the preliminary approval. The site plan is essentially the same as the approved preliminary plans with the exception that the chiller has been relocated to the top of the parking ramp, north of the stairwell.

Planning Commission Recommendation: On November 28, 2012, the Planning Commission unanimously recommended approval of the Rezoning and Zoning Ordinance Amendment as written subject to the findings in the Planning Commission staff report. The Commission added a condition that a building sustainability checklist must be submitted to staff prior to building permit approval.

ATTACHMENTS:

- Resolution No. 2012-176 and Ordinance 2012-22
- Minutes from the November 28, 2012 Edina Planning Commission meeting
- Minutes from the November 5, 2012 City Council meeting
- Planning Commission Staff Report, November 28, 2012
- Initial Sustainability checklist



RESOLUTION NO. 2012-176
APPROVING FINAL REZONING FROM POD-1, PLANNED OFFICE DISTRICT TO
PUD, PLANNED UNIT DEVELOPMENT
AND FINAL DEVELOPMENT PLAN FOR
6500 FRANCE AND 4005 WEST 65TH STREET FOR MOUNT PROPERTIES

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

Section 1. BACKGROUND.

1.01 Mount Properties is requesting a rezoning from POD-1, Planned Office District-1 to PUD, Planned Unit Development to allow a five-story, 62-foot tall medical building with an attached parking ramp to be built at 6500 France Avenue and 4005 West 65th Street.

1.02 The property is legally described as follows:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2 Southdale Office Park Second Addition, Hennepin County, Minnesota.

And

Lot 3, Block 2, except the Easterly 58.44 feet thereof, Southdale Office Park Second Addition, Hennepin County Minnesota.

1.03 On November 28, 2012, the Planning Commission recommended approval of the Final Rezoning, Final Development Plan. Vote: 8 Ayes and 0 Nays.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The plans are consistent with the approved Preliminary Development Plan.
3. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street.
4. The design of the building is of a high quality brick, glass and concrete. A five story building would be generally consistent with the four story buildings on West 65th Street.
5. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.

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6. Based on the traffic study done by WSB, the existing roadways can support the proposed development.
7. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. Movement Patterns.
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
 - c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Final Rezoning to PUD, Planned Unit Development and Final Development Plan 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 November 6, 2012.
 - Grading plan date stamped November 6, 2012.
 - Landscaping plan date stamped November 6, 2012
 - Building elevations date stamped November 6, 2012.
 - Building materials board as presented to the Planning Commission and City Council.

2. Prior the issuance of a building permit, the following must be submitted:
 - a. A final landscape plan, 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.
 - b. A construction management plan.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Nine Mile 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 January November 20, 2012.
6. Site lighting shall conform to all minimum zoning ordinance standards including an intensity no greater than three foot-candles measured at property lines abutting property zoned residential and ten foot-candles measured at property lines abutting streets or property zoned non-residential.
7. Trash and recycling areas must be screened per Section 850.10 Subd. 2 of the City's Zoning Ordinance.
8. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report. A sustainability checklist, consistent with their list dated May 25, 2012 must be submitted to staff prior to building permit approval.
9. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
10. A Developers Agreement. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
11. The applicant must enter into a Proof-of-Parking Agreement to add more parking if needed.
12. A minimum of 27 bicycle parking spaces shall be required. A bike parking plan must be submitted as part of the building permit application which demonstrates the City Code required bicycle parking requirements.
13. Adoption and compliance with the PUD Ordinance for the site.

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 December 18, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2012.

City Clerk

ORDINANCE NO. 2012-23

AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT
DISTRICT AT 6500 FRANCE AVENUE

The City Of Edina Ordains:

Section 1. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 2. Planned Unit Development District-3 (PUD-3) – Edina Medical Building

A. Legal Description:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, Southdale Office Park Second Addition, Hennepin County, Minnesota.

And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, Southdale Office Park Second Addition, Hennepin County, Minnesota.

B. Approved Plans. Incorporated herein by reference are the 6500 France Edina Medical Building plans received by the City on November 6, 2012, except as amended by City Council Resolution No. 2012-176, on file in the Office of the Planning Department under file number 2012-003.12a.

C. Principal Uses:

All principal uses allowed in the Regional Medical District (RMD) Zoning District, except drive-through uses.

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – XXXX

D. Accessory Uses:

All accessory uses allowed in the Regional Medical District (RMD)

Off-street parking facilities

Produce stands pursuant to permit issued by the City Manager.

Signs allowed per the Regional Medical District.

E. Conditional Uses:

None

F. Development Standards. Development standards per the RMD Zoning District, except the following:

Building Setbacks

Front – France Avenue	25 feet
Front – 65 th Street	25 feet
Side – West	100 feet
Rear – South	30 feet

Parking Ramp Setbacks

Front – France Avenue	80 feet
Front – 65 th Street	25 feet
Side – West	15 feet
Rear – South	20 feet

Building Height	five stories and 62 feet
Maximum Floor Area Ratio	100%

Chiller/Mechanical Equipment Setbacks

If the footprint is larger than 36 square feet in area or 6 feet in height, utility and/or mechanical equipment shall be required to meet the above Front Setback requirements. The Side and Rear setback requirements shall be 6 feet. Mechanical Equipment must also meet the following conditions:

1. All mechanical equipment accessory to any building, shall be screened from all lot lines and streets in accordance with Section 850.10. Subd. 2.C.

2. Noise from mechanical equipment shall be subject to the City's Noise regulations in accordance with Section 1040.

Section 3. This ordinance is effective immediately upon its passage and publication.

First Reading:

Second Reading:

Published:

ATTEST:

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

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 Ordinance was duly adopted by

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXX**

the Edina City Council at its Regular Meeting of December 18, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2012.

City Clerk

Swenson, continuing the public hearing and consideration of the request by Jerrod Lindquist, 5945 Concord Avenue, for preliminary plat with lot width and lot area variances to December 4, 2012.

Ayes: Bennett, Brindle, Swenson, Hovland
Motion carried.

VI.C. COMPREHENSIVE PLAN AMENDMENT, PRELIMINARY REZONING FROM POD-1 TO PUD AND PRELIMINARY DEVELOPMENT PLAN FOR 4005 WEST 65TH STREET AND 6500 FRANCE AVENUE FOR MOUNT PROPERTIES – RESOLUTION NO. 2012-147 ADOPTED – RESOLUTION NO. 2012-148 ADOPTED

Assistant Planner Presentation

Assistant Planner Aaker presented the request of Mount Properties to tear down the existing office buildings at 4005 West 65th Street and 6500 France Avenue to build a new five-story, 62-foot tall, 102,478 sq. ft. medical office/retail building with an attached parking ramp. The request before the Council was to consider a Comprehensive Plan Amendment to consider a building height of five stories and 62 feet, a Preliminary Rezoning from POD-1 to PUD, and Preliminary Development Plan. This consideration involves a two-step development review process. The first step required four votes of the Council to approve the Comprehensive Plan Amendment, Preliminary Rezoning, and Preliminary Development Plan. The second step required three votes of the Council to approve the Final Rezoning, Final Development Plan, and Ordinance Amendment establishing the PUD. She noted the proponent had revised the plan, in consideration of Council input, and now proposed a one-phase five-story building with the mechanical equipment located inside the building. Because the chiller did not meet the sound requirement if located near the south property line, it would be located on the top level of the parking ramp. Ms. Aaker provided a comparison between the previous proposal that had been denied and the current proposal. She presented the primary issues related to the Comprehensive Plan Amendment and advised why staff found the request to be reasonable based on surrounding building heights and goals of the Comprehensive Plan. Staff also found the requested rezoning and building/site layout were reasonable and recommended approval subject to conditions as detailed in the staff report. It was noted the Planning Commission, at its October 10, 2012, meeting had unanimously recommended approval.

Proponent Presentation

Stephen Michals, Mount Properties, 3600 Minnesota Drive, requested approval of the project as revised based on sketch plan review and Planning Commission comments and as outlined by staff.

Luigi Bernardi, Aurora Investments, 5215 Edina Industrial Boulevard, thanked the Council and staff for consideration of this request to construct a high-quality, state-of-the-art medical building by a developer-owner. He reviewed past projects constructed by Aurora Investments and its cooperative relationship with Edina.

Mr. Michals stated the proposed building would contain 15-20 clinics providing quality medical services. They believed the building would be harmonious with the architecture and height of the five adjacent buildings, noting the project would replace two structures with one structure, would enhance pedestrian connections, as well as create a corner plaza. He described the numerous forms of transportation that will be accommodated and potentially reduce vehicle movement, the green roof element with flowering plants, and architectural elements that would create a distinctive gateway building.

The Council clarified that while it had suggested eliminating a below grade parking floor to gain cost efficiencies, it had not formally recommended that the developer do so.

Ed Farr, Edward Farr Architects, 7710 Golden Triangle Drive, Eden Prairie, indicated this project plan was similar to the plan considered at sketch plan review, with a few exceptions. He noted the revisions included adding a gazebo to the southwest corner of the site, relocation of the chiller to the parking ramp roof, and the rounded architecture/enhanced plaza area at the corner of France and 65th Street. Mr. Farr

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presented building elevations and advised that erosion control performance requirements would be met during the entire construction process.

The Council discussed the relocation of the chiller to address noise concerns from the Point of France. With regard to there being a cost to park in the ramp, Mr. Michals indicated there would be a 20-30 minute grace period. He noted the plan had been revised to enlarge the lobby to 18-feet in width to address the potential for congestion. At the Council's suggestion, Mr. Michals indicated they would consider the option of providing valet parking.

Mr. Farr clarified the parking ramp would have 100% louvers facing south and west towards residential districts. The east elevation towards the entrance drop off was very small and showed open span rows facing the court. On the north side, the majority of openings would have louvers, especially in the center portion to mask the sloping ramp floors. Mr. Farr addressed the row of Ash Trees that would be retained and utilized for screening and indicated once ownership of the property was taken, the trees would be assessed for health and quality. He indicated the evergreen trees screening the west end of the parking ramp would reach a height, at maturity, of 20 feet. Mr. Farr reported on tenant interest and indicated he was comfortable with the velocity of clinics that needed space in Edina and with lease rates about 15% higher than adjacent buildings.

The Council reviewed the exhibit depicting elevation with pedestrian movements and podium height. Mr. Farr explained they determined the podium height from the streetscape by looking at the cross sectional relationship of the sidewalk and pedestrian's zone of vision. In addition, 10.5 feet was the width of an exam room, which sets the structural and window grid work. It was tested and the podium height determined to be adequate to achieve substantial screening of the upper floors from pedestrians. With regard to the sidewalk placement and width, it was determined based on a combination of balancing the proportion and location of landscape to hard surface areas. Mr. Farr presented the landscape plan and exterior materials board for the proposed building.

Mr. Farr responded to the Council's inquiries relating to building and story height, explaining the types of beam supports and floor structure that would be utilized to accommodate three air shafts and smaller duct sizes. In addition, the building would have a ceiling height of 8 feet 6 inches instead of 9 feet.

City Attorney advised that the Comprehensive Plan Amendment under consideration would be site specific and any change in building height would necessitate an application for another Comprehensive Plan Amendment and PUD Ordinance Amendment.

Chuck Rickart, WSB & Associates, stated a traffic analysis had been conducted for this site and it had been determined the queuing analysis would operate satisfactorily without delays backing up to France Avenue. Mr. Rickert indicated additional research would be needed on vehicle crashes but he believed most were related primarily to France Avenue, not 65th Avenue. Should mitigations need to be instituted in the future, consideration would be given to lane geometry changes, adjustments to signal timing, or phasing improvements. However, projections showed additional lane geometry was not needed for this proposal and existing uses. Mr. Houle noted once the traffic issues were solved at France and Crosstown, it would resolve the congestion problem at France and 65th Avenue. In addition, the City would undertake a traffic study for the greater Southdale area in 2013.

Ms. Aaker clarified that the Council had considered only one sketch plan and two development proposals for this property.

Mayor Hovland opened the public hearing at 8:15 p.m.

Public Testimony

Stacy Gallup, speaking on behalf of the 6500 France building owners, addressed the Council.

Marilyn Kemme, 6566 France Avenue S., #1206, Point of France Association Board President, addressed the Council.

Peter Pustorino, 4005 West 65th Street building owner, addressed the Council.

Member Brindle made a motion, seconded by Member Swenson, to close the public hearing.

Ayes: Bennett, Brindle, Swenson, Hovland

Motion carried.

The Council expressed its support of the Comprehensive Plan Amendment with the understanding it was site specific and any change in building height would require application for another Comprehensive Plan Amendment and PUD Ordinance Amendment. **Member Bennett introduced and moved adoption of Resolution No. 2012-147, approving a Guide Plan Amendment from 4 stories and 48 feet to 5 stories and 62 feet at 6500 France Avenue and 4005 West 65th Street for Mount Properties, based on the following findings:**

1. The proposed height was consistent with adjacent buildings to the south and east. To the south, the Point of France building was 13 stories and 123 feet tall. To the east, Fairview Southdale Hospital was 8 stories and 124 feet tall, and Southdale Medical Center was 6 stories and 92 feet tall.
2. The building includes a podium height of two-stories along the street, which would give pedestrians on the sidewalk in front, a feeling that the building was not as tall.
3. The proposed plan would meet the density requirement of a 1.0 floor area ratio

And subject to the following condition:

1. Final Rezoning to PUD and Final Development Plan approval for a medical building.

Member Swenson seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Swenson, Hovland

Motion carried.

Member Swenson introduced and moved adoption of Resolution No. 2012-148, approving Preliminary Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development, and Preliminary Development Plan for 6500 France and 4005 West 65th Street for Mount Properties, based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The site layout would be an improvement over a site layout required by standard zoning; the building was brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street.
3. The design of the building was of high quality brick, glass, and concrete. A five-story building would be generally consistent with the four-story buildings on West 65th Street.
4. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
5. Based on the traffic study done by WSB, the existing roadways can support the proposed development.
6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of linear buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas

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- Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
- b. Movement patterns.
- Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
- c. Encourage infill/redevelopment opportunities that optimize use of City infrastructure and that complement area, neighborhood, and/or corridor context and character.

And subject to the following conditions:

1. The Final Development Plan must be generally consistent with approved Preliminary Development Plans dated September 10, 2012.
2. A noise study must be done to demonstrate that the proposed mechanical equipment meets all noise regulations.
3. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report.
4. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
5. The mechanical equipment/chiller must be relocated to the roof of the parking garage and adequately screened as depicted in renderings shown on November 5, 2012.
6. Compliance with all of the conditions outlined in the Director of Engineering's memo dated October 4, 2012.
7. As part of a Developer's Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
8. Adoption and compliance with a PUD Ordinance for the site.
9. As part of any final approval, the applicant must enter into a Proof-of-Parking Agreement to add more parking, if needed.
10. Incorporation of a significant piece of public art of similar size, style, and uniqueness as depicted in the northeast elevation of the project plans.
11. Building materials as presented at the November 5, 2012, Council meeting.

Member Brindle seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Swenson, Hovland

Motion carried.

The Council expressed its appreciation to the proponent for engaging the surrounding residents and responding to comments of the City Council and Planning Commission.

VII. COMMUNITY COMMENT

No one appeared to comment.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. RESOLUTION NO. 2012-149 ADOPTED – ACCEPTING VARIOUS DONATIONS

Mayor Hovland explained that in order to comply with State Statutes; all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations. Member Bennett introduced and moved adoption of Resolution No. 2012-149 accepting various donations. Member Brindle seconded the motion.

Rollcall:

Discussion

Commissioner Fischer commented that to be clear the only reason the signage for the Hornets' Nest requires a variance is because it's on City property. Planner Teague responded that's correct.

Chair Grabiell asked if anyone would like to speak to this issue; being none, Commissioner Platteter moved to close the public hearing. Commissioner Fischer seconded the motion. All voted aye; motion carried.

Motion

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

B. Final Rezoning, Ordinance Amendment and Final Development Plan. Mount Properties. 4005 West 65th Street and 6500 France Avenue, Edina, MN.

Planner Presentation

Planner Teague reported the Commission Mount Properties is proposing to tear down the existing office buildings at 4005 West 65th Street and 6500 France Avenue to build a new five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. The first floor of the new building would contain 7,000 square feet of medical/retail space that may include a coffee shop. The next remaining 95,478 square feet would contain medical office use. The applicant is requesting final approval of the project; Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development; a Zoning Ordinance Amendment that establishes the PUD, Zoning District; and Final Development Plan.

Teague reminded the Commission that the City Council approved the Comprehensive Guide Plan Amendment, Preliminary Rezoning to PUD, Planned Unit Development, and Preliminary Development plan for this project on November 5, 2012. The footprint of the building and the parking arrangement has not changed from the preliminary approval. The site plan is essentially the same as the approved preliminary plans with the exception that the chiller has been relocated to the top of the parking ramp, north of the stairwell.

The applicant is proposing a development that would be consistent with the Comprehensive Plan. The Plan guides this site as Regional Medical; therefore, the proposed medical office with complementary retail uses would be consistent with the Comprehensive Plan. The proposal would create a more efficient and creative use of the property. The building would be pulled up close to the street, with sidewalks in front, and

separated from the street by green space to promote a more walkable environment. Parking would be located in back in the ramp. Landscaping and patios are also proposed in front, with store fronts opening toward France Avenue. The applicant is also proposing to utilize sustainable design principals. Green building practices are suggested, and green roofs are proposed.

Planner Teague concluded that staff recommends Final Rezoning and Final Development Plan approval based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The plans are consistent with the approved Preliminary Development Plan.
3. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street.
4. The design of the building is of a high quality brick, glass and concrete. A five story building would be generally consistent with the four story buildings on West 65th Street.
5. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
6. Based on the traffic study done by WSB, the existing roadways can support the proposed development.
7. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. Movement Patterns.
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.

- Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
- c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Approval 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 November 6, 2012.
 - Grading plan date stamped November 6, 2012.
 - Landscaping plan date stamped November 6, 2012
 - Building elevations date stamped November 6, 2012.
 - Building materials board as presented to the Planning Commission and City Council.
- 2) Prior the issuance of a building permit, the following must be submitted:
 - a. A final landscape plan, 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.
 - b. A construction management plan.
- 3) The property owner is responsible for replacing any required landscaping that dies.
- 4) Submit a copy of the Nine Mile 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 January November 20, 2012.
- 6) Site lighting shall conform to all minimum zoning ordinance standards including an intensity no greater than three foot-candles measured at property lines abutting property zoned residential and ten foot-candles measured at property lines abutting streets or property zoned non-residential.
- 7) Trash and recycling areas must be screened per Section 850.10 Subd. 2 of the City's Zoning Ordinance.
- 8) Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report.
- 9) All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.

- 10) A Developers Agreement. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
- 11) The applicant must enter into a Proof-of-Parking Agreement to add more parking if needed.
- 12) A minimum of 27 bicycle parking spaces shall be required. A bike parking plan must be submitted as part of the building permit application which demonstrates the City Code required bicycle parking requirements.
- 13) Adoption and compliance with the PUD Ordinance for the site.

Appearing for the Applicant

Stephen Michals, Mount Development Co., Ed Farr, Edward Farr Architects

Discussion

Commissioner Potts asked Planner Teague if signage was considered for the accessory uses in the building. Planner Teague responded that the signage would be reviewed by the sign inspector as per the RMD-zoning district.

Commissioner Forrest said she was concerned at the times the light studies were taken, adding she would like the applicant to continue to be sensitive to neighboring residents with regard to light and noise.

Applicant Presentation

Mr. Michals introduced Luigi Bernardi, property owner and Ed Farr, Architect.

Ed Farr delivered a power point presentation highlighting recent revisions to the plan:

- The chiller that was proposed to be ground mounted along the south property line will now be located on the upper level of the parking ramp.
- Decorative wall mounted lighting would be added along France Avenue and West 65th Street. The light pole proposed for the top of the parking ramp will be low, to eliminate spill of the property; light are on timers.
- Farr presented the exterior materials board.

Michals thanked the Commission for their time and concluded he looks forward to building in Edina.

Chair Grabiell asked if anyone in the audience would like to speak to this issue; being none, Commissioner Platteter moved to close the public hearing. Commissioner Fischer seconded the motion. All voted aye; motion carried.

Discussion

Commissioner Fischer commented on the lengthy development process for this project noting he really appreciated the applicant's willingness to work with the City to achieve the right outcome. Fischer concluded he is excited about the project, adding it will be a good addition on that corner and for the community.

Commissioner Schroeder noted in the Staff Report under conditions of approval #8 Sustainable Design - that this condition would be difficult to measure. Schroeder said this may not be the right venue to frame this; however if the City is serious about sustainability there needs to be real metrics to respond too. Planner Teague agreed adding this should be discussed further.

Forrest agreed with Schroeder and pointed out the applicant also indicated they would work with each tenant to establish a "Carbon Impact Analysis", noting that this would also be difficult to measure.

Chair Grabiell asked Planner Teague what type of oversight the City could have over this. Teague responded that he envisions oversight as part of the building permit process. Teague said the City could require the developer to provide a check list that the City could sign off on as each item is met.

Mr. Farr told the Commission the development team stands by the sustainability measures outlined in their Project Summary. Concluding, Farr said they would also work on developing a checklist based on those measures.

Motion

Commissioner Forrest moved to recommend final rezoning approval from POD-1, Planned Office District to PUD, Planned Unit Development, a Zoning Ordinance Amendment that establishes the PUD and Final Development including the Memo from the City Engineer. Commissioner Fischer seconded the motion to include a sustainability checklist per Item #8 in the City Staff Report. All voted aye; motion carried.

VII. CORRESPONDENCE AND PETITIONS

Chair Grabiell acknowledged back of packet materials.

VIII. CHAIR AND COMMISSION COMMENTS

No comments.



Edina Medical Plaza - May 25, 2012

A NEW VISION FOR BUILDING

The following list of sustainable items have been incorporated into the DESIGN, CONSTRUCTION and OPERATION of the proposed Edina Medical Plaza. Many elements have been considered from the materials used to the energy consumed. The theme of **reduce, reuse, recycle** is supported by the project team's commitment to a sustainable building for patients, employees and the community to enjoy.

- No. 1: Brownfield redevelopment - we are using a site that is already developed rather than utilizing a greenfield never developed site.
- No. 2: Alternative transportation - the MTC #6 bus stops at the front door of the site.
- No. 3: Sheltered bike and motorcycle ports will be provided along with a shower facility for employees.
- No. 4: Storm water quantity control - storm water management devices will be installed to control the rate of storm water leaving the site.
- No. 5: Storm water quality control - storm water filtration devices will be installed to control the quality of storm water leaving the site.
- No. 6: Site lighting is designed to reduce light pollution - strategically placed light poles with appropriate shrouding will be utilized.
- No. 7: Water efficient landscaping - draught appropriate trees, shrubs and plantings will be used.
- No. 8: Water use reduction - the use of water efficient irrigation and plumbing fixtures.
- No. 9: Baseline energy performance - mechanical equipment will be above code minimum energy ratings and ASHRAE standards.
- No. 10: Storage and collection of recyclables - recycling measures will be taken during construction to ensure that maximum recycling of steel, cardboard and cement products.
- No. 11: Reuse of materials - existing demolished concrete components will be used on-site for sub-base material.
- No. 12: Construction waste management - we will recycle 50% of demolished building materials.
- No. 13: Locally produced materials - emphasis for regionally produced materials.
- No. 14: Certified wood materials - FSC certified wood products will be installed.
- No. 15: Construction indoor air quality management - filtration systems will be utilized during construction to ensure that permanent systems are not polluted with particulates.
- No. 16: Low emitting materials - all paints, coatings, carpets, adhesives and sealants are low in volatile organic compounds (VOC).
- No. 17: Green cleaning products that are nontoxic are used to protect the environment.

CORPORATE OFFICE
HWY. 7 CORPORATE CENTER
7003 W. LAKE ST.
SUITE 400
ST. LOUIS PARK, MN 55426
PHONE 952-837-8600
FAX 952-832-9600

REGIONAL OFFICES
1331 17TH STREET
SUITE 605
DENVER, CO 80202
PHONE 720-898-4488
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9375 EAST BELL RD.
SUITE 202
PHOENIX, AZ 85260
PHONE 602-325-1450
FAX 952-893-8152

THINKING OUTSIDE THE STRUCTURE



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date November 28, 2012	Agenda # VI.B
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INFORMATION/BACKGROUND

Project Description

Mount Properties is proposing to tear down the existing office buildings at 4005 West 65th Street and 6500 France Avenue to build a new five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. The first floor of the new building would contain 7,000 square feet of medical/retail space that may include a coffee shop. The next remaining 95,478 square feet would contain medical office use. (See site location, applicant narrative and plans on pages A1–A73.)

The applicant is request final approval of the project; therefore, the following is requested:

- Final Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development;
- A Zoning Ordinance Amendment that establishes the PUD, Zoning District; and
- Final Development Plan.

The City Council approved the Comprehensive Guide Plan Amendment, Preliminary Rezoning to PUD, Planned Unit Development, and Preliminary Development plan for this project on November 5, 2012. (See approved preliminary plan on page A49a, and the minutes from the meeting on pages A113–A115.) The footprint of the building and the parking arrangement has not changed from the preliminary approval. The site plan is essentially the same as the approved preliminary plans with the exception that the chiller has been relocated to the top of the parking ramp, north of the stairwell. (See page A36.)

The Zoning Ordinance Amendment that would accommodate the requested rezoning to PUD, Planned Unit Development can be found on the attached pages A102–A104.)

Surrounding Land Uses

- Northerly: Fairview Hospital parking ramp; zoned APD, Automobile Parking District
- Easterly: Fairview Hospital; zoned and guided Regional Medical District.
- Southerly: Point of France condos; Zoned PRD-4, Planned Residential District & High Density Residential
- Westerly: Cornelia Place Apartments; zoned PRD-4, High Density Residential; and guided High Density Residential

Existing Site Features

The subject property is 2.34 acres in size, is relatively flat and contains two office buildings. (See pages A1–A3.)

Planning

- Guide Plan designation: Regional Medical. (See pages A5–A14.)
- Zoning: POD-1, Planned Office District. (See page A4.)

Rezoning to PUD

The Planning Commission and City Council found that the proposal meets criteria below to rezone this site to PUD; and granted Preliminary Rezoning Approval. The applicant's plans are generally the same as those submitted for the Preliminary Rezoning.

Per Section 850.04. Subd. 4 D provides the following regulations for a PUD:

- 1. Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. The purpose and intent of a PUD is to include most or all of the following:**
 - a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;**

- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;**
- c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;**
- d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;**
- e. maintain or improve the efficiency of public streets and utilities;**
- f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;**
- g. allow for mixing of land uses within a development;**
- h. encourage a variety of housing types including affordable housing; and**
- i. ensure the establishment of appropriate transitions between differing land uses.**

The applicant is proposing a development that would be consistent with the Comprehensive Plan. The Plan guides this site as Regional Medical; therefore, the proposed medical office with complementary retail uses would be consistent with the Comprehensive Plan. The proposal would create a more efficient and creative use of the property. The building would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. Parking would be located in back in the ramp. Landscaping and patios are also proposed in front, with store fronts opening toward France Avenue. The applicant is also proposing to utilize sustainable design principals. Green building practices are suggested, and green roofs are proposed. (See pages A23–A25, of the applicant's narrative that explains how this project meets the above purpose and intent of the PUD Ordinance.)

2. Applicability/Criteria

- a. Uses. All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title shall be treated as potentially allowable uses within a PUD district, provided they would be allowable on the site under the Comprehensive Plan. Property currently zoned R-1, R-2 and PRD-1 shall not be eligible for a PUD.**

This site would be envisioned to allow uses permitted within the Regional Medical District, as this site is guided Regional Medical in the Comprehensive Plan. The Zoning Ordinance amendment on pages A102–A104 lists the uses that would be allowed on this site. WSB and Associates did a parking analysis that determined that the proposed parking would support the uses proposed. (See pages A74–A101.)

- b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:**
- i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;**

The site is guided in the Comprehensive Plan for “Regional Medical,” which allows medical offices as a permitted use. The current site is zoned POD-1, and guided for Regional Medical. Within the Regional Medical District, 10% of an office building may contain retail uses allowed in the PCD-1 and PCD-2 Zoning District, as long as the primary function of the uses is to serve the office users. The proposed uses would be consistent with that standard. (See pages A105–A110 for a list of uses allowed within the PCD-1 and PCD-2 Districts.)

- ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;**

As mentioned above, the proposed uses would be medical office and limited retail, consistent with Comprehensive Plan.

iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and

The proposed building density would have an FAR of 1.0 or 100%. The Floor Area Ratio contemplated in the Comprehensive Plan and Zoning Ordinance is 1.0 or 100%.

As a comparison, the TCO building has an FAR of 8.5 or 85%, and the Fairview Hospital campus has an FAR of 1.16 or 116%.

iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in #1 above.

The proposed project does not closely relate to the conventional zoning district. Ten (10) variances would be required and a Comprehensive Plan Amendment necessary to accommodate the proposal. However, the request is similar to the request made by Twin City Orthopedic, and FAR now complies with the contemplated land use designation of Regional Medical in the Comprehensive Plan.

Compliance Table

	City Standard (PCD-1)	Proposed
<u>Building Setbacks</u>		
Front – France Avenue	62 feet	25 & 35 feet*
Front – 65 th Street	62 feet	25 & 35 feet*
Side – West	62 feet	100+ feet
Rear – South	62 feet	30 feet*
<u>Parking Structure Setbacks</u>		
Front – France Avenue	52 feet	80+ feet
Front – North	52 feet	25 feet*
Side – West	58 feet	15 feet*
Rear – South	58 feet	20 feet*
Chiller Setback	20 feet	6 feet*
Building Height	Four Stories or 48 feet whichever is less	Five Stories & 62 feet*
Parking Ramp Height	48 feet	4-5 levels & 40-52* <i>north side</i> 4-5 levels & 46-58 feet* <i>south side</i>
Building Coverage	30%	59%*
Maximum Floor Area Ratio (FAR)	50%	100%*
Parking Stalls	548 – Based on 95,478 s.f. medical (27 doctors) and 7,000 s.f. general retail	423* proof of parking to 548
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

***Would require Variances if no PUD**

As a comparison, the following variances were required for Twin City Orthopedic:

1. Front building setback variance from 74 feet to 52 feet. (A 22-foot variance.)
2. Rear building setback variance from 74 feet to 20 feet. (A 54-foot variance.)
3. Side building setback variance from 74 feet to 20 feet. (A 54-foot variance.)
4. Front parking structure setback variance from 67 feet to 18 feet. (A 49-foot variance.)
5. Rear parking structure setback variance from 67 feet to 20 feet. (A 47-foot variance.)
6. Side parking structure setback variance from 57 feet to 10 feet. (A 47-foot variance.)
7. A side yard drive-aisle setback variance from 10 feet to 3 feet. (A 6.7-foot variance.)
8. Minimum tract area variance from 10 acres to 2 acres. (An 8 acre variance.)
9. A parking stall variance from 393 stalls to 373 stalls. (A 20-stall variance.)

(The FAR for Twin City Orthopedic was .85 or 85%)

(The FAR for the Fairview Hospital Campus is 1.16 116%)

Site Access

The primary access to the site would remain off of 65th Street West. There would be a right-out only onto France. (See page A36.)

Parking & Traffic

Per Section 850.08 Subd. 1, the following are the parking requirements: One space per 200 square feet for medical office and 1 space per doctor. The retail requirement is 8 spaces for the first 1,000 square feet and six spaces for each additional 1,000 square feet. The medical office would be 95,478 square feet, and would have 27 doctors (1 doctor for each 3,500 square feet of medical office.); the retail space would be 7,000 square feet. Based on the above, 548 parking stalls are required. The applicant is proposing 548 spaces with proof-of-parking. A parking study was done by WSB which concludes that the proposed parking would support the uses. (See pages A74–A101.) Should parking ever become a problem, the City of Edina could require the proof-of-parking stalls to be built.

A traffic study was also done by WSB, which concludes that the existing roadways support the proposed uses. (See traffic study on pages A74–A101.) However, as was conditioned in the approvals for Twin City Orthopedic, should signal improvements be deemed necessary at 65th Street and France Avenue, the property owner would be required to participate in appropriate cost sharing for signal improvements. This would be a requirement in the Developer's Agreement.

Bicycle Parking

Per Section 850.07 Subd. 24.F. requires non-residential developments to provide bicycle parking spaces for a minimum of five percent of the automobile parking spaces required. Therefore, 27 bicycle parking spaces are required. A bike parking facility is proposed inside the parking ramp, adjacent to the entry into the parking ramp. This area must contain space for a minimum of 27 bikes.

Landscaping

Based on the perimeter of the site, 34 overstory trees and a full complement of understory trees and shrubs are required. The applicant is proposing a combination of existing and proposed overstory trees that would total 61 around the perimeter of the site & 250+ understory trees and shrubs. (See landscape plan on page A62.)

Trash Enclosure

The trash and recycling area would be within an enclosed area within the parking ramp. (See page A68.) Per section 850.10. Subd. 2. Of the Zoning Ordinance, the trash enclosure must be screened from all lot lines. Therefore, the proposed plan meets the ordinance.

Lighting

As indicated in the applicant's narrative, there would be decorative wall mounted lighting along France Avenue and West 65th Street, and around the main entry. Metal halide pole lights would be located on top of the parking ramp with low height, sharp cutoff features to eliminate light spill off the property. The lights would be on timers. The lighting would be required to meet the city's lighting ordinance as follows:

"All exterior lighting and illuminating devices shall be provided with lenses, reflectors or shades so as to concentrate illumination on the property of the owner or operator of the lighting or illuminating devices. Rays of light or illumination shall not pass beyond the property lines of the premises utilizing the lights or illumination at an intensity greater than three foot-candles measured at property lines abutting property zoned residential and ten foot-candles measured at property lines abutting streets or property zoned non-residential. No light source, lamp or luminaire shall be directed beyond the boundaries of the lighted or illuminated premises."

Noise Study

A noise study was conducted by Kvernstoen, Ronnholm & Associates. (See pages A26–A31.) The study concludes that by moving the chiller to the top of the parking ramp, north of the stairwell, would be in full compliance with the city noise ordinance.

Grading & Utilities

The city engineer has reviewed the plans and found them acceptable and offered comments. (See page A117.) Review and approval is required by the Nine Mile Creek Watershed District.

Signage

Signage would be allowed per the requirements of the Regional Medical District within the Zoning Ordinance Amendment for the PUD. (See draft on pages A102–A104.)

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issues

- **Is the proposed rezoning to PUD appropriate for the site?**

Yes. As found by the Planning Commission and City Council with the Preliminary Approval of the PUD, the proposal to rezone the site to PUD is reasonable for the site for the following reasons:

1. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the Comprehensive Plan for "Regional Medical," which allows medical uses, and limited retail. Through the PUD rezoning, the City has the ability to specifically limit the uses on the site to be consistent with limited retail uses per the PCD-1 Zoning District to ensure that the uses can be supported by the parking provided.
2. The proposal would create a more efficient and creative use of the property. The building would be pulled up close to the street with a podium height of two-stories, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. Parking would be located in back. Landscaping and patios are also proposed in front, with store fronts opening toward France Avenue. The applicant is also proposing to utilize sustainable design principals, including a green roof. (See pages A23–A25, of the applicant's narrative that explains how this project meets the above purpose and intent of the PUD Ordinance.)
3. A floor area ratio of 1.0 or 100% would be consistent with the buildings and floor area ratios on the west side of France on 65th Street.
4. The existing roadways would support the project. WSB conducted a traffic impact study based on the proposed development, and concluded that the traffic generated from the project would not impact the adjacent driveways or intersections. No additional improvements other than those shown on the site plan would be required to accommodate the site redevelopment. (See traffic study on pages A74–A101.)
5. Ensure that the building proposed would be the only building built on the site, unless an amendment to the PUD is approved by City Council.
6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. **Building Placement and Design.** Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented

development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.

- Locate prominent buildings to visually define corners and screen parking lots.
- Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
- Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
- Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.

b. Movement Patterns.

- Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
- Limit driveway access from primary streets while encouraging access from secondary streets.
- Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)

c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

7. The proposed plans are consistent with the Preliminary Plans that were recommended for approval by the Planning Commission and approved by the City Council.

Staff Recommendation

***Final Rezoning to Planned Unit Development
& Final Development Plan***

Recommend that the City Council approve the Final Rezoning from POD-1, Planned Office District to PUD, Planned unit development, and Final Development Plan.

Approval is based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.

2. The plans are consistent with the approved Preliminary Development Plan.
3. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street.
4. The design of the building is of a high quality brick, glass and concrete. A five story building would be generally consistent with the four story buildings on West 65th Street.
5. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
6. Based on the traffic study done by WSB, the existing roadways can support the proposed development.
7. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. Movement Patterns.
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)

- c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

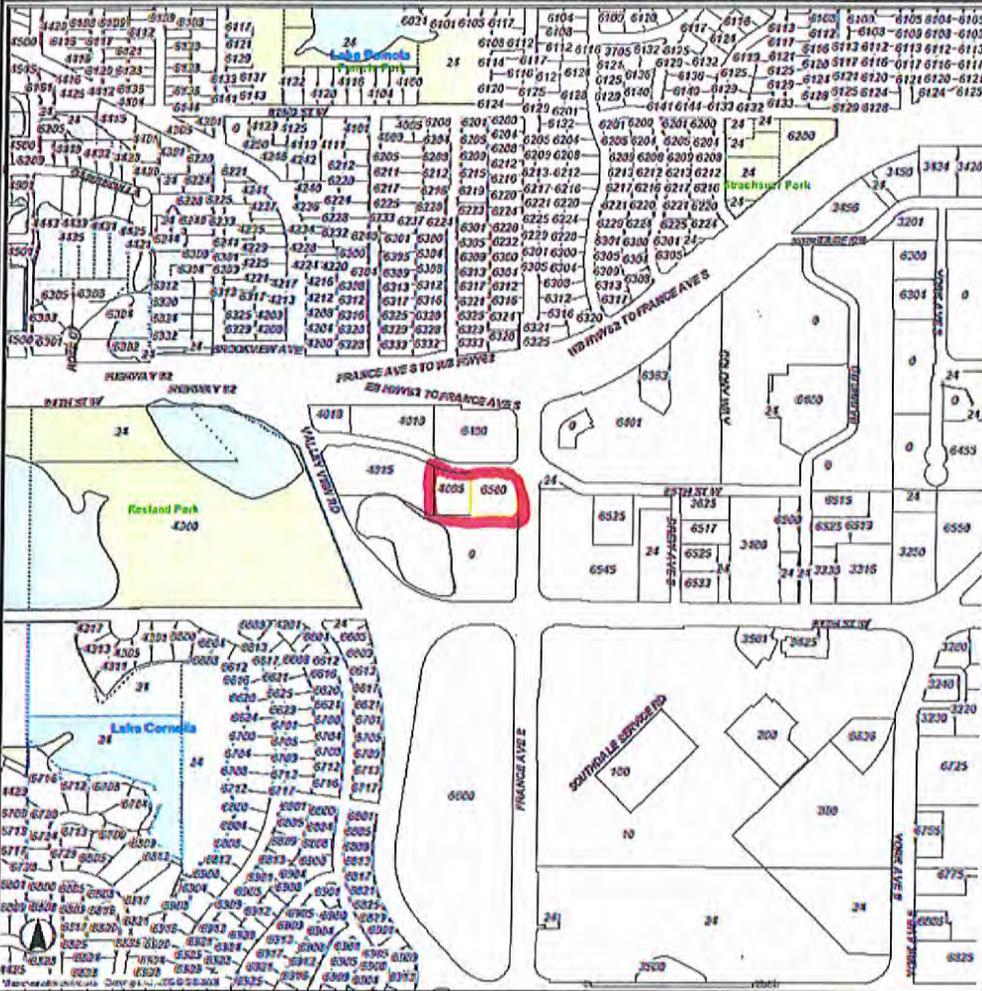
Approval is subject to the following conditions:

- 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 November 6, 2012.
 - Grading plan date stamped November 6, 2012.
 - Landscaping plan date stamped November 6, 2012
 - Building elevations date stamped November 6, 2012.
 - Building materials board as presented to the Planning Commission and City Council.
- 2) Prior the issuance of a building permit, the following must be submitted:
 - a. A final landscape plan, 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.
 - b. A construction management plan.
- 3) The property owner is responsible for replacing any required landscaping that dies.
- 4) Submit a copy of the Nine Mile 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 January November 20, 2012.
- 6) Site lighting shall conform to all minimum zoning ordinance standards including an intensity no greater than three foot-candles measured at property lines abutting property zoned residential and ten foot-candles measured at property lines abutting streets or property zoned non-residential.
- 7) Trash and recycling areas must be screened per Section 850.10 Subd. 2 of the City's Zoning Ordinance.

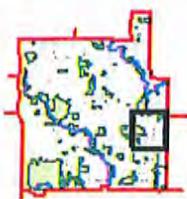
- 8) Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report.
- 9) All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
- 10) A Developers Agreement. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
- 11) The applicant must enter into a Proof-of-Parking Agreement to add more parking if needed.
- 12) A minimum of 27 bicycle parking spaces shall be required. A bike parking plan must be submitted as part of the building permit application which demonstrates the City Code required bicycle parking requirements.
- 13) Adoption and compliance with the PUD Ordinance for the site.

Deadline for a city decision: February 1, 2013

City of Edina



- Legend**
- Highlighted Feature
 - 1234 House Number Labels
 - Kenosha St Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Parks
 - Parcels



PID: 3002824140008

**6500 France Ave S
Edina, MN 55435**

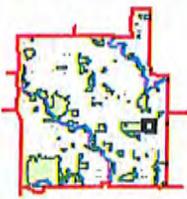


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City of Edina



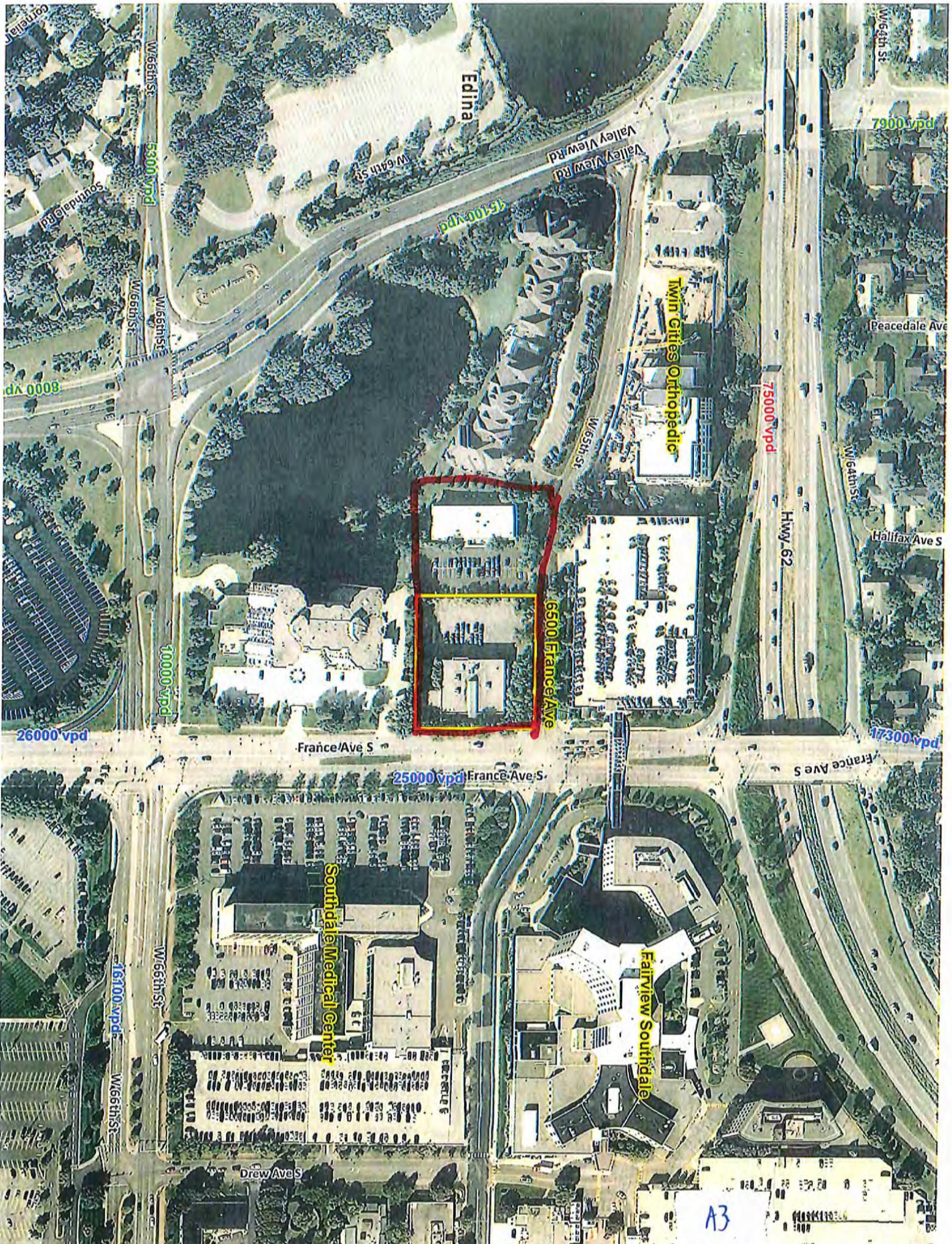
- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo



PID: 3002824140008

**6500 France Ave S
Edina, MN 55435**





Edina

Twin Cities Orthopedic

Southdale Medical Center

Fairview Southdale

A3

45-100 vpd

7900 vpd

75000 vpd

Hwy 62

Halifax Ave S

17300 vpd

6500 France Ave

France Ave S

25000 vpd France Ave S

10000 vpd

26000 vpd

16100 vpd

West 66th St

Drew Ave S

West 64th St

5300 vpd

West 65th St

West 66th St

West 67th St

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Southdale Blvd

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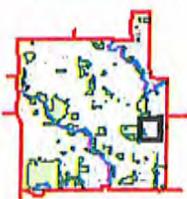
West 325th St

West 32

City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Zoning
- APD (Automobile Parking District)
 - MDD-4 (Mixed Development District)
 - MDD-5 (Mixed Development District)
 - MDD-6 (Mixed Development District)
 - PCB-1 (Planned Commercial District)
 - PCB-2 (Planned Commercial District)
 - PCB-3 (Planned Commercial District)
 - PCB-4 (Planned Commercial District)
 - PIB (Planned Industrial District)
 - POD-1 (Planned Office District)
 - POD-2 (Planned Office District)
 - PRD-1 (Planned Residential District)
 - PRD-2 (Planned Residential District)
 - PRD-3 (Planned Residential District)
 - PRD-4 (Planned Residential District)
 - PRD-5 (Planned Residential District)
 - PSR-4 (Planned Senior District)
 - R-1 (Single Dwelling Unit)
 - R-2 (Single Dwelling Unit)
 - RMD (Regional Medical District)
 - Parcels
 - 2009 Aerial Photo

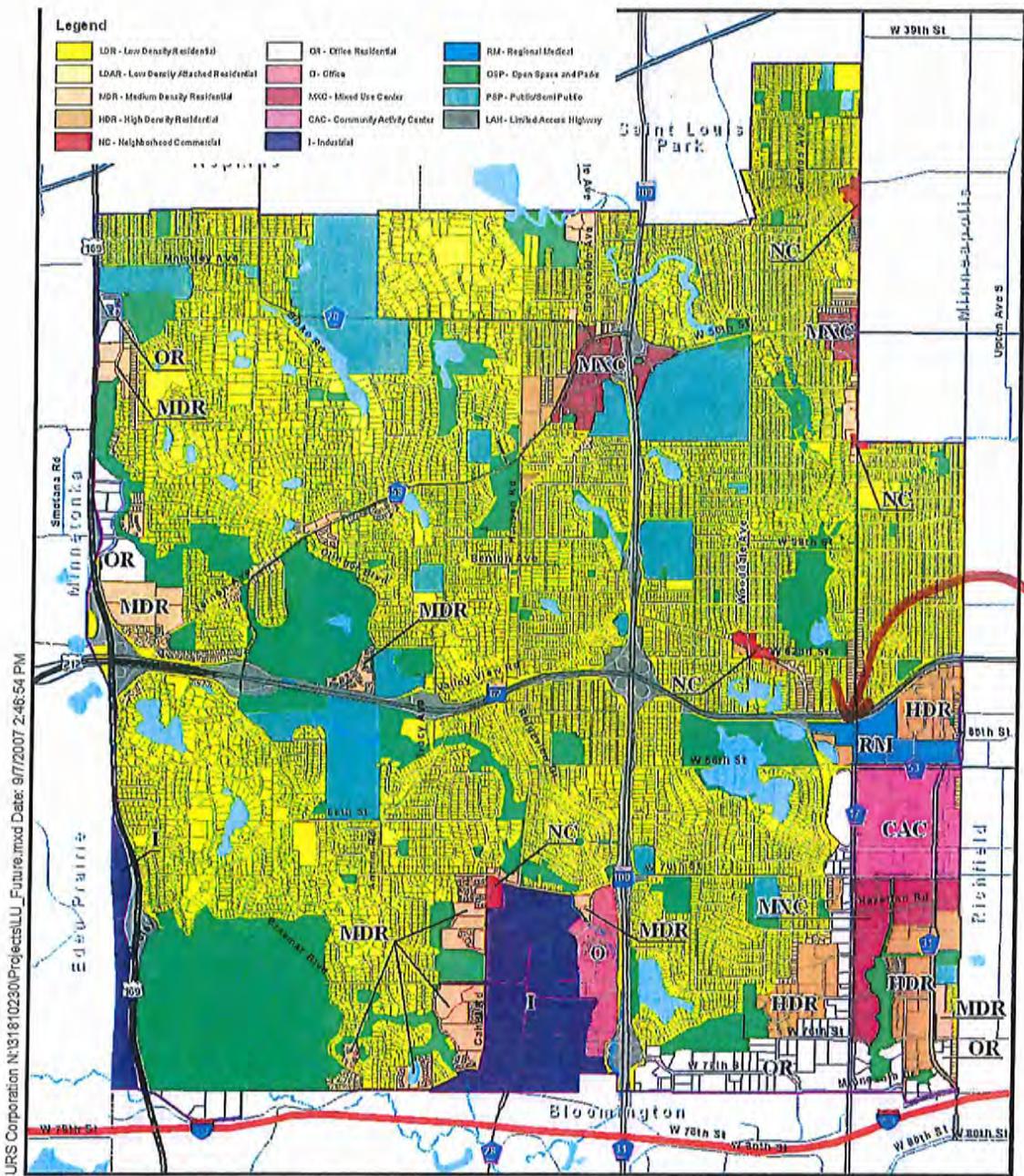


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6500 France Ave S
Edina, MN 55435



AA



Site

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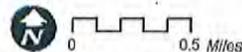
Figure 4.3

Future Land Use Plan



City of Edina
2008 Comprehensive Plan Update

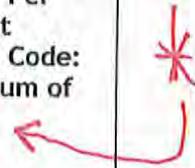
Data Source: URS



A5



Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
RM Regional Medical	Hospitals, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses are permitted.	Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.	Floor to Area Ratio - Per current Zoning Code: maximum of 1.0
OSP Open Space and Parks	Applies to major parks and protected open space that is publicly owned. May not include all small parks, since some are included in residential land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	N/A
PSP Public/Semi-Public	Applies to schools, large institutional uses (churches, cemeteries) and semi-public uses such as country clubs. Some small uses of these types may be integrated into other land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	To be determined - may require review of large-scale development or institutional expansion
LAH Limited Access Highway	Expressways and access ramps for two regional arterial highways (TH 62 and TH 100) occupy land within the City to serve local and regional travel needs.	NA	NA



*Floor-to-area ratio, or FAR, refers to the ratio of a building's floor area to the size of its lot. Thus, an FAR of 1.0 could mean a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, etc.

Potential Areas of Change

Among its many purposes, the Comprehensive Plan functions as a long range tool that attempts to anticipate where change and growth will occur in the City. Identifying those potential areas of change is an initial stage in the process of guiding new construction and redevelopment when it is proposed by private property owners. It is not an attempt to stimulate change, but to acknowledge that it may occur and be proactive in shaping it. Locations identified in this section appear to be areas where change may occur during the life of this Plan. Many of these areas were identified in a group exercise at Public Meeting #2 as



between offices and residential buildings. Edinborough is linked with the Centennial Lakes project by a network of pedestrian greenways.

The following guidelines are directed toward creating successful mixed use environments. (Also see the citywide standards for movement patterns, public spaces and built form earlier in this section.)

Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.

- Locate prominent buildings to visually define corners and screen parking lots.
- Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
- Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.



Movement Patterns.

- Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
- Limit driveway access from primary streets while encouraging access from secondary streets.
- Encourage enhanced transit stops, including shelters, shade and seating where feasible.
- Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc).



Appropriate Parking Standards. Mixed use developments often produce an internal capture rate. This refers to residents and workers who obtain goods and services from within the development without making additional vehicle trips. Parking ratios for mixed use development should reflect the internal capture rate and the shared parking opportunities this type of development offers.



3. Improve Connectivity in Large-scale Superblock Development.

Internal and external connectivity. As part of redevelopment or expansion of large-scale sites, reintroduce an internal local street and pathway network that connects through the site and to suitable entry points at the perimeter. The goal is to encourage pedestrians to reach the site and drivers upon arriving to continue all further movement by foot. As a result, the capacity of internal roads can be reduced and more area devoted to amenities, providing still more incentives to walk. Bicycle facilities should allow residents in surrounding neighborhoods to bike safely to the site. Transit stops should be provided in visible and central locations.

“Edge” or transitional uses. Moderately sized liner buildings should be encouraged to soften the edge of large-scale superblock development. Medium-density housing types such as townhouses combined with structured parking may also be an appropriate transitional use.



4. Provide appropriate transitions between land uses.

Rather than discouraging movement between adjacent land uses with berms and fences, focus on creating elegant and attractive transitions between adjacent uses. Transitional areas include well-landscaped pedestrian walkways, seating areas, arcades, and other spaces that encourage public use, rather than separation.



5. Buildings Frame the Street. Building placement and heights can serve to define the streetscape and visually reduce the apparent width of the street. Generally speaking, wider streets can accommodate taller buildings subject to the height limitations described elsewhere in this Chapter.

6. Façade Articulation. Primary facades should be designed with a well-defined base, middle and top, providing visual interest at ground level. Building entries and access points should be clearly visible from the primary street. Long building facades should be divided into smaller increments using contrasting materials, textures, detailing, setbacks or similar techniques.





7. Transparency and Natural Surveillance. Building forms and facades should provide an awareness of the activity within the buildings through frequent doors and windows oriented toward public streets and open space.

8. Variety of Building Forms. Encourage an integrated mix of building types, heights and footprints within blocks, rather than single buildings or building groups.

9. Building Height Transitions. Taller buildings (generally four stories or higher) should step down to provide a height transition to surrounding residential buildings, including buildings across a street or pathway, and to avoid excessive shadowing of sidewalks, parks and public spaces.



10. Building Heights. The question of building height is particularly significant in a largely developed community, where any new building has the potential to block views or cast shadows on established neighborhoods and land uses. The design guidelines above, as well as the recommended building heights in Figures 4.6A, 4.6B, and 4.6C, provide general guidance for buildings that exceed the typical residential height of 2.5 stories:

Edina already has many tall buildings, but not all of them provide the kind of transition outlined in Principle 9 above. Building height should be considered within the larger urban design context as illustrated in the photos below.





Building Height Issues

1. **Visual Impacts**
City Image / Landmarks / Views
2. **Aesthetic Scale / Proportions**
3. **Light Access**
4. **Shadow Impacts**
5. **Density**
6. **Traffic Capacity**
7. **Utility Capacity**
8. **Cost of Land**
9. **Market Conditions**
10. **Developer Investment / Building Technology**

Visual / Aesthetics



Capacity



Financial

Because of the limited number of locations where tall buildings can be sited, and the need for sensitivity to surrounding uses, the following Height Maps have been established for those parts of the city with potential for higher density development. The maps were developed to specify the following height measurements:



Podium Height: The "podium" is that part of the building that abuts the street, or that provides the required transition to residential neighborhoods, parks, and other sensitive uses.

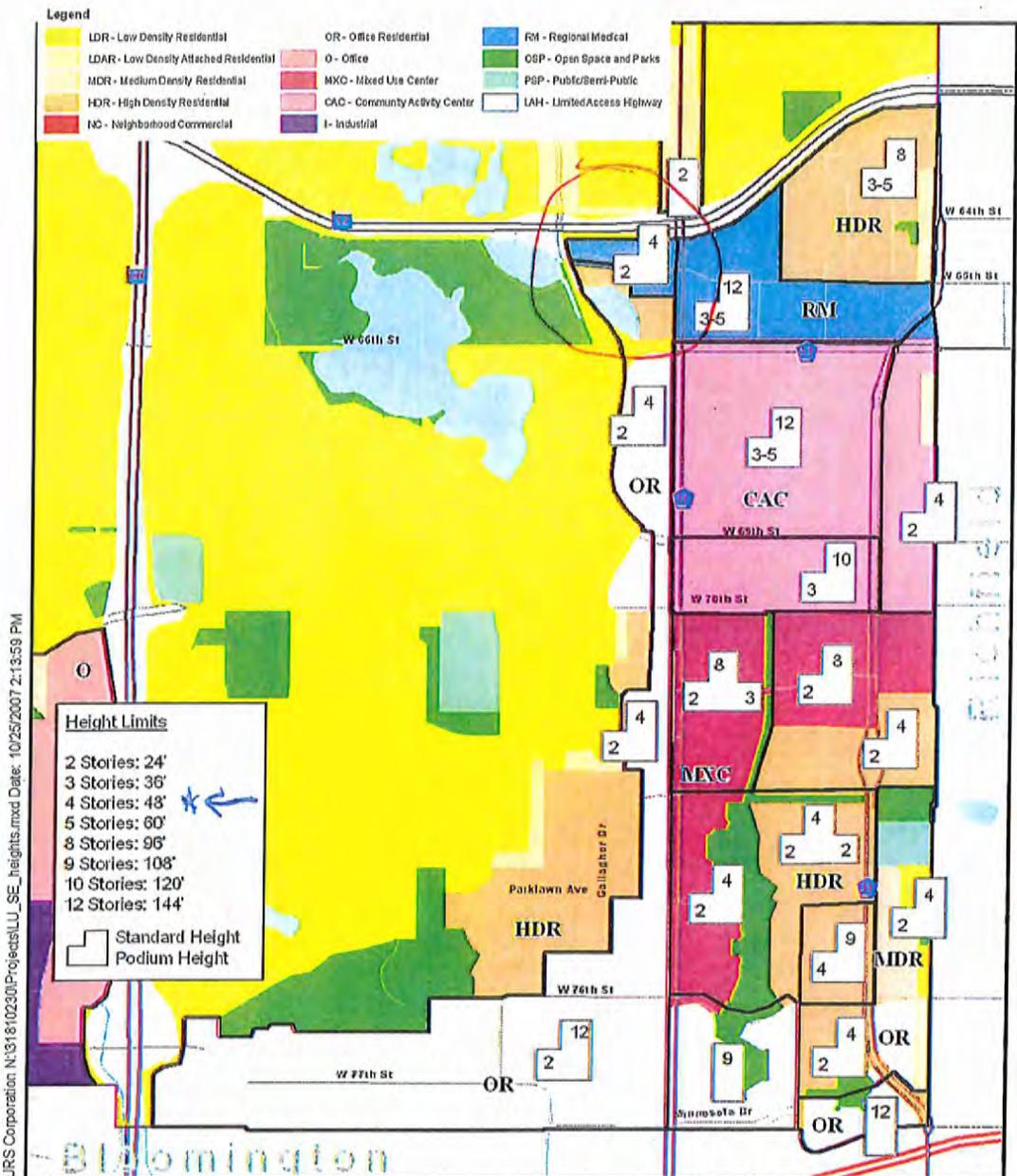




Standard Height: This height measurement extends to the top of the building (building height is measured as specified in the Zoning Ordinance).



"Podium height" building examples



City of Edina
2008 Comprehensive Plan Update

Data Source: URS

Future Land Use Plan with Building Heights
Southeast Quadrant
Figure 4.6B



A13



114



415



416



17



View from Northwest showing 4005 W 65th St. Bldg.



View from Southwest showing 4005 W 65th St. Bldg.

Existing Conditions



View from Northeast showing 6500 France Building



View from Southeast showing 6500 France Building

November 6, 2012

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA
Investments, LLC



MOUNT DEVELOPMENT CO.

A17a

EDINA MEDICAL PLAZA
6500 France Avenue South

PROJECT SUMMARY

November 6, 2012

Our development team is looking forward to working with the City of Edina to obtain the necessary approvals for the **Edina Medical Plaza**. Everyone will strive to make this building an outstanding addition to this regional medical area.

Development Team

These professionals are local business owners that live and work in the community.

Architect: Edward Farr Architects, Ed Farr
Long established firm that is strong on design concepts.
Past projects include Normandale Lakes Office Park and
Two Twelve Medical Center

Civil Engineering: Alliant Engineering, Mark Rausch
Multi-disciplinary consulting firm focusing on transportation
and land development services representing the public and
private sectors.

Developer: Mount Development Co., Stephen Michals
Five medical buildings have been completed in the past 6
years for Ridgeview Medical Center.

Owner: Aurora Investments, LLC, Luigi Bernardi
Current medical building ownership;
All "class A" buildings
7373 France Avenue, Edina
212 Medical Center, Chaska
Multiple Buildings in Wisconsin

Please contact Stephen Michals with any questions on this new building - 952-941-1383.

PLANNING DEPARTMENT
NOV 06 2012
CITY OF EDINA
fca

ALS

Site Area = 102,965 sq ft / 2.34 acres

Property Guided per Comp. Guide Plan: RM Regional Medical, no change proposed

Property Zoned: POD-1, proposed to P.U.D.

Proposed Redevelopment: New Medical Office Building and Parking Ramp

5 stories, 102,478 gross sq ft / 96,500 rentable sq ft* with 4 level parking ramp.

Proof of Parking, if needed – add 1 additional level (5 total) on parking ramp.

*Not including partial basement mechanical equipment room.

Proposed Occupancy:

Medical Offices -	95,478 gross sq ft to 102,478 gross sq ft	(93% - 100%)
Medical Retail -	7,000 gross sq ft to 0 gross sq ft	(7% - 0%)
Total -	102,478 gross sq ft	(100%)

Proposed Parking:

Levels 1 - 4 =	423 stalls	4.13/1000 gsf
Proof of Pkg: 1 add'l level =	125 stalls	1.22/1000 gsf
Total possible parking =	548 stalls	5.35/1000 gsf

Building Setbacks:

	Med Office Bldg	Parking Ramp
North	25'-0"/35'-0"***	varies: 25'-0" min / 50'-0" max.
South	30'-0"	20'-0"
East	25'-0"/35'-0"***	225'-0"
West	226'-0"	15'-0"

*** 35'-0" setback is above podium level

Overview: Our revised submittal reduces the height of the medical building down from 89 ft (six stories bldg plus rooftop HVAC equipment) down to 62 ft (five story building with no rooftop HVAC). Note that our new five story / 62 ft bldg height is comparable in height to the previous submittal's Phase I / four story building height (including HVAC equipment); since the City Council recommended that we shouldn't build taller than that Phase 1 / four story proposal. Another difference in this submittal is that the project will no longer be 'phased'; we intend to construct the entire five story building. The building area remains similar, with our F.A.R. slightly below the 1.0 maximum identified for this Regional Medical District. To reduce the number of stories from six to five, we increased the size of each floor plan westward, towards the parking ramp, leaving room underneath for our service drive on grade.

We have eliminated the basement level of our parking ramp, and raised that level up above grade. The parking ramp will be constructed at four levels / 423 stalls to meet our anticipated parking demand. However, the ramp is expandable by one more level (+ 125 cars) for a total of five levels / 548 cars for proof-of-parking compliance.

Planning Concept: As per our earlier application, joining the two parcels (6500 France & 4005 W 65th St) offer many advantages to the site layout. We are still adopting an urban, pedestrian-friendly, streetscape along France Ave by bringing the building forward to the street; as well as incorporating a 'podium' design effect by setting the building back above 2nd floor to maintain a comfortably-scaled pedestrian experience. The streetscape includes over-story trees along the right-of-way, a 10 ft wide sidewalk and decorative planters that contain colorful plantings (annuals, perennials and low evergreen shrubs). Vehicular ingress is available at two driveways along 65th St W.; and vehicular egress is available at three points from the site, dispersing the traffic more effectively. The main public vehicular entrance off of W 65th St leads to a visitor entry drop-off circle at the front door, as well as a dedicated delivery

area / loading zone for the building.

The City is currently in process to update several intersections along France Avenue at 66th St, 69th St and 70th St. The City's consultant, WSB Associates, has provided the preliminary designs at those intersections for reference. Our proposed project has been refined to incorporate a consistent design in the southwest quadrant of the 65th St and France Avenue intersection including the addition of an oval shaped raised planter between two new relocated pedestrian ramps. The new ramp locations will be set at the end radius points of the curb and be perpendicular to either 65th St W or France Avenue. There are final traffic signal design details to be done by others that will need to be coordinated with the City Engineer and County regarding the existing traffic signal base, pedestrian crossing buttons and hand hole relocations, as needed.

Building Design: The building design will be an attractive façade using multiple colors of face brick, warm-toned architectural precast concrete wall panels with a variety of surface finishes, reflective bronze-tone Low-e glass in champagne painted aluminum frames and a small amount of EIFS decorative cornice trim. The main entrance located off of W 65th St serves as a visitor drop-off area for patients, and features a distinctive glazed crown with backlighting at night. The NE building corner at France Ave and W 65th St is still an important point of identity for the building, and has been redesigned with the upgraded corner design treatment as suggested in earlier city reviews. The corner plaza area will offer outdoor seating, and also coordinates with the City's initiative to upgrade the pedestrian experience at these corners. The plaza will have decorative surfacing treatment, planting areas and bollards behind the curb.

Visual Screening for the Adjacent Properties: We will supplement the already mature landscape buffer between Point of France and our site with new coniferous trees and over-story trees along our south yard. The ash trees along this borderline with Point of France are approx. 35' – 50' tall, providing excellent screening for most months of the year. On the west, we will be improving the visual screening buffer for the apartment occupants by adding more evergreen trees. The existing outdoor trash dumpsters will be placed inside a dedicated trash & recycling room, screened from public view.

Parking: The ramp has been re-designed to better complement the office façade with a compatible multi-colored architectural precast concrete façade. We are proposing to build four levels / 423 cars initially, which we feel will serve the building based on our experience. Later, if demand requires, we could build one more ramp level (Level 5 / 125 more cars), for a total possible parking count of 548. However, we are promoting many forms of alternative transportation in order to reduce conventional car parking demand; refer to our list at the end of this narrative. This will be a Pay-Park facility, similar to the Fairview Southdale Hospital ramp. Up to 20% of the parking may be compact car size; but we have not yet shown striping for these smaller stalls on our plan. New to our application is the alignment of the parking ramp levels to the medical building floors, in order to offer convenient pedestrian / wheelchair access from most levels of the ramp directly into the building.

Required Parking - w/ Retail option:

Retail, 1st Floor - 7,000 GSF: $8/1000 + (6/1000 \times 6000 \text{ GSF}) =$ 44 Stalls

Medical Office - 95,478 GSF: $1/200 + 1/3500 \text{ (Doctors)} =$ 504 Stalls

Total Required Parking = 548 Stalls

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CITY ENGINEER

Required Parking - no Retail:

Medical Office - 102,478 GSF: $1/200 + 1/3500$ (Doctors) = 542 Stalls
Total Required Parking = **542 Stalls**

Provided Parking:

Levels 1 - 4 Ramp	423
Level 5 Ramp (proof of pkg)	125
<hr/> Total Possible	<hr/> 548

Sanitary Sewer and Watermain: The existing properties located at 4005 65th St. W. and 6500 France Ave So. are currently encumbered by two public utilities - an existing 12" ductile iron water main and 12" ductile iron sanitary sewer in the south quarter of the property. The existing water main and sanitary sewer referenced serve other properties and thus the continuity of those mains is required. A second 8" sanitary sewer line is located within the boundary of both properties but that line is in use only by the two existing buildings and thus does not need to remain if the proposed project is constructed.

The existing 12" sanitary sewer along the southern property line of the 6500 France Ave property will remain as is. The proposed development does not require any modification to that line. The proposed plan is to construct a new sanitary service wye in the existing line to provide an 8" service to the new building. The existing 8" sanitary service line to the 4005 building will be 'cut off' at the west side of the proposed parking ramp and will then be connected to the parking ramp for servicing the floor drains in the lowest level of the ramp.

The existing 12" water main loop cutting through the site will be relocated and re-routed to the north side of the properties. A new 12" main will be installed northerly along France Ave., then westerly just to the north of the proposed building and ramp to the western edge of the property, then southerly back to the existing water main completed the new loop. It is currently proposed to directional bore install the water main on the east end of the site to avoid removal of the existing trees in that location. The east to west water main will be installed via direct bury as its proposed location can be installed without removal of the existing trees along W 65th St. An 8" water service is proposed from a tee off the re-routed 12" water main just north of the proposed building entrance. The proposed building service will enter the building in the corner west of the main building entrance. A new hydrant is proposed in the central entrance area of the new building off the proposed 8" service line.

Stormwater Management: The proposed stormwater management storage facilities proposed for the Edina Medial Plaza project meets the requirements of Nine Mile Creek Watershed and the City of Edina. The three primary requirements that have been met are:

1. Volume retention onsite equivalent to 1" of runoff over the entire proposed site impervious surface. (Accomplished via underground storage and infiltration via perforated piping and rock bedding).
2. Water quality volume from entire site equivalent to runoff from the 2" type II storm event and 25 year sediment storage. (Retention volume counts towards WQ volume and remainder accomplished via additional underground storage and filtration via perforated piping and rock bedding).
3. Discharge rate control shall be provided so the proposed conditions do not exceed existing conditions for the 2, 10, and 100 yr storm events. The proposed site plan reduces by 8.5% the amount of impervious surface and thus proposed discharge rates are decreased automatically.

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The proposed plan is to maintain the same point of stormwater discharge from the properties as is currently present. A private storm sewer collection system will be routed from north to south through the central portion of the site collecting the majority of site runoff. The storm sewer will drain through a pretreatment device to the proposed underground storage system at the southern end of the site which will ultimately outlet via the existing 15" corrugated metal pipe (CMP) culvert that drains southerly to the City pond. An agreement to maintain the current storm sewer discharge point to the City pond will be coordinated with the Point of France property owners. The condition of the existing 15" CMP will be verified; the pipe will be removed and replaced if the existing conditions are found to be in poor condition.

Landscape Design Strategies: The landscape design provides a mix of over-story, coniferous and ornamental trees, shrubs and perennials to create a vibrant display of color and foliage. We will attempt to preserve the four existing Honeylocust trees along France Avenue and eight of the boulevard Ash trees along W 65th St. Raised curbed planters are to be provided along France Avenue that will be planted with colorful, annual flowers. Coordination will occur with City staff to provide landscaping along France Avenue that will be consistent with the work proposed by the City at other intersections. The perimeter of the Medical Office Building will be planted with a mixture of plant types to soften and compliment the building architecture. The parking ramp will be screened by existing and proposed conifers on the west and south sides. A trail and a gazebo will overlook the Point of France Pond to the south of the parking garage. The diversity of plantings will provide color variety and year round interest. In addition, the project is proposing to provide a green roof system on top, covering approximately 1/3 of our roof. This sustainable initiative will help reduce the heat island effect, reduce stormwater runoff quantity, as well as providing a nicer view down on our roof from the residents of Point of France building.

Noise Ordinance Compliance: Upon relocation of our Rooftop HVAC units down inside the basement of the office building, we still need to have an outside air-cooled chiller for heat rejection. During Preliminary Plan Review we proposed the chiller to be ground mounted along our south property line; however, that location could not meet the city's noise ordinance. So this Final Development Plan submittal shows our new chiller location on the upper level of the parking ramp. An acoustical analysis by Kvernstoen, Ronnholm & Assoc, enclosed, concluded that this new chiller location results in full compliance with the city noise ordinance.

Site Lighting: Decorative wall mounted lighting along France Av and W 65th St frontages, and around the main entry area. Metal halide pole lights on top of the parking ramp with low-height, sharp cutoff features to eliminate light spill off our property; these are on timers.

Site Signage: Building name / address at corner of France & W 65th St., and address above front entry. Possible tenant names on façade based on City code. Directional signs at both entries along W 65th St.

Hours of Use: Normal Business Hours anticipated. Possible retail tenants at street level with extended and/or weekend hours.

Zoning: Planned Office District 1 (POD-1), proposing to PUD, due to variances requested for building setbacks, building height and Floor Area Ratio (F.A.R.).

Green Building Practices: Throughout all phases of the project - *Design, Construction and Operation*, we will use best practices of environmental awareness. All clinics and vendors will be educated on *Reduce-Recycle-Reuse* operations. We have a Green Building Practices

Narrative with our submission. New to our proposal is the inclusion of a green roof area on top of our building, which can be enjoyed by residents on the north side of Point of France.

Community Benefits from the New Project

1. Our application is for a new five level medical office building. The 6500 France building and 4005 W. 65th Street buildings will be removed. Both law firms will relocate in the community and retain the current jobs.
2. This site provides outstanding visibility for medical clinics offering service to our community and support to the regional medical presence of the SW suburbs. This is consistent with the City Guide Plan of medical buildings along France Avenue which is an address easily recognized for patients.
3. The building is sized to have a critical mass of providers to allow cross referrals among the clinics. This is a key factor for the success of each clinic.
4. Edward Farr Architects is known for creating special building design features. This building is more than a traditional medical building. The focal point will be the glass and brick detail of the main entry corner. Numerous surface changes occur on each side of the building to create interest and shadow elements. City code specifies brick and glass.
5. We are striving to create a pedestrian environment along France Avenue with extensive flower gardens. TangleTown Gardens is the designer of these features, and their passion for unique colorful plants is shown in the enclosed photos. Colored concrete walks and accent lighting will make this area a pleasant visual experience. The improvements will be coordinated with the City to be consistent with improvements being proposed by the City at other intersections along France Avenue.
6. Green Building Practices will be implemented for the three phases: *building design, construction phase and long term operation* of the clinics. The General Contractor has compiled a summary of the *Green Practices* we will pursue for each phase of the project.
7. The adjacent 4005 W. 65th land parcel will be included for a consistent regional medical master plan. This took substantial effort and negotiation with the building owner.
8. A portion of the building roof will have a vegetated green roof, with native wild flowers and sedum, to enhance the view down onto the roof from the neighboring Point of France building, as well as reducing our heat island effect and improving our stormwater runoff quantity.
9. There will be ongoing seminars with the clinics to evaluate methods and new technology for their clinics – *Reduce* consumption, *Re-use* materials, and *Recycle* waste. The benefit to the building will be reduced operating expenses and good stewardship of our business resources.

10. Alternative transportation is a key element of any project. A tangible goal will be to reduce the number of cars coming to the building which will reduce the parking stalls required to service the clinics. We have provided several successful alternate transportation systems:

Designated premium parking spaces for "smart cars"

Scooter, motorcycle, bike parking will be an enclosed space that is secure, well lit, and air tempered. We want these employees or patients to know they are recognized for their efforts.

Employees may participate in the ZAP chip monitor system which will provide a monthly printout of number of rider days. There will be a calculation of carbon footprint poundage saved to each participant.

Hour Car business has been evaluated for rental cars parked in the ramp. The established bus system will support the need around the hospital and shopping center for the hourly car rental.

The MTC #6 bus line services multiple stops within 1 block of the building. Additional routes around Southdale are 515, 538, 539, 578, 579, 684. See the attached graphic

11. The estimated real estate taxes will be over two times the current revenue. The two existing buildings pay \$144,000 and the fully assessed medical building will likely pay in excess of \$380,000.
12. There will be over 100 new medical staff positions in the building. In addition, there will be 40-60 construction jobs over 12 months.
13. Storm water management will be improved through *rate control* and *water quality*, including our green roof. The current site has direct, unrestricted runoff. There is almost 8% less hard surface area in the new plan than the current buildings, which mean more green space for the community.
14. The current buildings have substantial deferred maintenance. The building exterior, landscaping and parking lot are ready for redevelopment.
15. The new development is using existing utilities and roads in the community. Urban planning considers this good stewardship to reuse existing sites with current infrastructure.
16. The new building exterior has been enhanced over code to create a significant *Gateway* image on this corner.
- A focal point is the W 65th Street pedestrian corner
 - Detailed brick design on all four sides
 - Accent lighting along public street frontages
 - Special landscaping from *Tangletown Gardens*

17. Every business has a carbon footprint. We will provide information to each clinic to establish a "Carbon Impact Analysis." For the first two years we plan to have seminars for clinic managers discussing ways to reduce their impact and manage more efficiently. *PayitGreen Company* has set the model to challenge companies to purchase local products to reduce paper correspondence and conserve operational materials.
18. Ramp Enhancements
 - All columns are clad in architectural precast panels
 - Architectural features add interest and shadow lines
 - Three colors and finishes to the precast panels create a variety of textures
19. The entrance traffic circle will have an area for a significant piece of art on the center area. We are planning a special commissioning for this feature.

Final comment for the approval of the project

The building size at 102,478 sq ft over five stories is very important to create a successful project.

Market rents set the overall budget. We are projecting rents to be 20% higher than other buildings in area to absorb the land cost. Redevelopment is difficult when you are purchasing two older buildings. The value for the Developer on the acquisition of the two older buildings is the land. The viability of the development is based on the approval of the 102,478 sq ft project.

Thank you for your review and consideration of this project.

We are ready to move forward on this outstanding new medical building which will be an enhancement to your Regional Medical Area.

NOV 06 2012
CITY OF LOS ANGELES

A25

7710 Golden
Triangle Drive
Eden Prairie
Minnesota 55344
Tel: 952-943-9660
Fax: 952-943-9665
www.edfarrarch.com

November 6, 2012

Cary Teague, Community Development Director
City of Edina
4801 W. 50th Street
Edina, MN 55424

Re: **Acoustical Report Summary**
Edina Medical Plaza
6500 France Av S. redevelopment

Cary,

Enclosed are two acoustical reports prepared by our Acoustical Consultant, Kvernstoen, Ronnholm & Associates, Inc. The first report, dated October 31, 2012, identifies the existing ambient noise levels along our shared property line with the Point of France. The second report, dated November 1, 2012, identifies the noise levels that will be emitted from our proposed chiller equipment, now located on the top level of the parking ramp.

Executive Summary

- Existing Noise Levels were measured in two positions along our south property line: Position 1 was located at our SE corner, along France Av; and Position 2 was located approximately 185 ft west of that SE corner, along our shared property line with the Point of France. Measurements were taken at both locations for two hour durations each at four different times of day / days of the week. The existing ambient noise level at Position 1 was approximately 65 dB, and the ambient noise level at Position 2 was approximately 55 dB.
- Acoustical data published by the chiller manufacturer was analyzed with relation to the proposed chiller location on the top level of our parking ramp. It was concluded that the noise levels from our chiller comply with the city noise ordinance. Further, the noise levels from the chiller were more than 10 dB less than the ambient noise levels already present on site, thereby resulting in no additional noise impact at the property line.

Please refer to both technical reports, enclosed, for further detail.

Sincerely,
Edward Farr Architects, Inc.



Edward A. Farr, AIA
President

PLANNING DEPARTMENT
NOV 06 2012
CITY OF EDINA



encl: Kvernstoen, Ronnholm & Assoc. report dated October 31, 2012 (Existing Ambient Noise)
Kvernstoen, Ronnholm & Assoc. report dated November 1, 2012 (Chiller Noise Compliance)



31 October 2012

Stephen Michals
Mount Development Co.
3600 Minnesota Dr. Suite 525
Edina, MN. 55435

NOISE MONITORING REPORT: 6500 FRANCE AVENUE SOUTH

Kvernstoen, Rönholm & Associates, Inc. was retained by Aurora Investments, LLC to measure noise levels at the property lines at the 6500 France location, at the following times, at two locations:

- 7:00 AM – 9:00 AM on a weekday
- 11:00 AM – 1:00 PM on a weekday
- 6:00 PM – 8:00 PM on a weekday
- 11:00 AM – 1:00 PM on a Saturday

The two locations were as follows, and as shown on Fig 1 and a site map, enclosed:

- On the property line between 6500 France Avenue and the Point of France Condominium, at the approximate middle of the EW façade of POF
- 20' west of France Avenue on the property line between 6500 France and the Point of France Condominium

To that end I traveled to the site on 10/27/12, 10/29/12, and 10/30/12 to perform statistical noise measurements.

Procedure

Each measurement period was 2 hours. The microphone was set on a tripod at the locations shown on Fig 1. The meter used was a Larson-Davis precision noise level meter (SN #150) equipped with logging functions and a wind screen for the microphone. The meter was field-calibrated directly before and after the measurements. The temperatures and wind conditions were as noted with the data.

Results

Measurement results are shown in Table 1 on the next page. I have included several statistical measurements in order to show the variability of the traffic noise, although the only important number is the L₅₀ metric (underlined in Bold). The L_{xx} numbers refer to the percentage of time that the noise level was exceeded for that percentage of time.

Table 1 (All measurements A-weighted)
 (7:00 AM – 9:00 AM, Wed, 10/30/12, Temp: 31degrees F, no wind)

Pos.	L ₁	L ₅	L ₁₀	L ₅₀	L ₉₀	L ₉₅	L ₉₉
1.	75.5	73.9	73.0	<u>66.7</u>	57.0	55.0	52.5 dBA
2.	68.8	64.8	61.2	<u>55.5</u>	51.9	51.5	50.8 dBA

Only the noise level at location #2 is within the MPCA rules as expressed in Minnesota Rule 7030. The rules are as follows:

Daytime (7:00 AM – 10:00 PM): 60 dBA
 Nighttime (10:00 PM – 7:00 AM): 50 dBA

Table 2 (All measurements A-weighted)
 (11:15AM – 1:15 PM, Wed, 10/30/12, Temp: 45 degrees F, light winds)

Pos.	L ₁	L ₅	L ₁₀	L ₅₀	L ₉₀	L ₉₅	L ₉₉
1.	75.5	73.8	72.8	<u>66.0</u>	57.8	56.4	54.7 dBA
2.	76.3	70.5	65.5	<u>56.0</u>	52.9	52.3	51.2 dBA

Only the noise level at location #2 is within the MPCA rules as expressed in Minnesota Rule 7030.

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 NOV 06 2012
 CITY OF MINNAPOLIS

Table 3 (All measurements A-weighted)

(6:00 PM – 8:00 PM, Mon, 10/ 29/12 Temp: 44 degrees F, moderate winds)

Pos.	L ₁	L ₅	L ₁₀	L ₅₀	L ₉₀	L ₉₅	L ₉₉
1.	74.0	72.2	71.2	<u>64.0</u>	55.4	53.7	52.0 dBA
2.	63.0	60.1	59.5	<u>54.4</u>	51.2	50.8	50.0 dBA

Only the noise level at location #2 is within the MPCA rules as expressed in Minnesota Rule 7030.

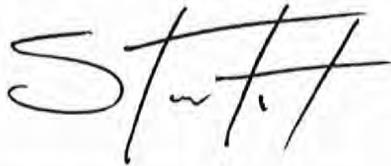
Table 4 (All measurements A-weighted)

(11:00 AM – 1:00 PM, Sat, 10/ 27/12 Temp: 38 degrees F, very light winds)

Pos.	L ₁	L ₅	L ₁₀	L ₅₀	L ₉₀	L ₉₅	L ₉₉
1.	75.5	73.9	73.0	<u>66.7</u>	57.0	55.0	52.5 dBA
2.	68.8	64.8	61.2	<u>55.5</u>	51.9	51.5	50.8 dBA

Only the noise level at location #2 is within the MPCA rules as expressed in Minnesota Rule 7030.

Please contact me with any comments or questions.



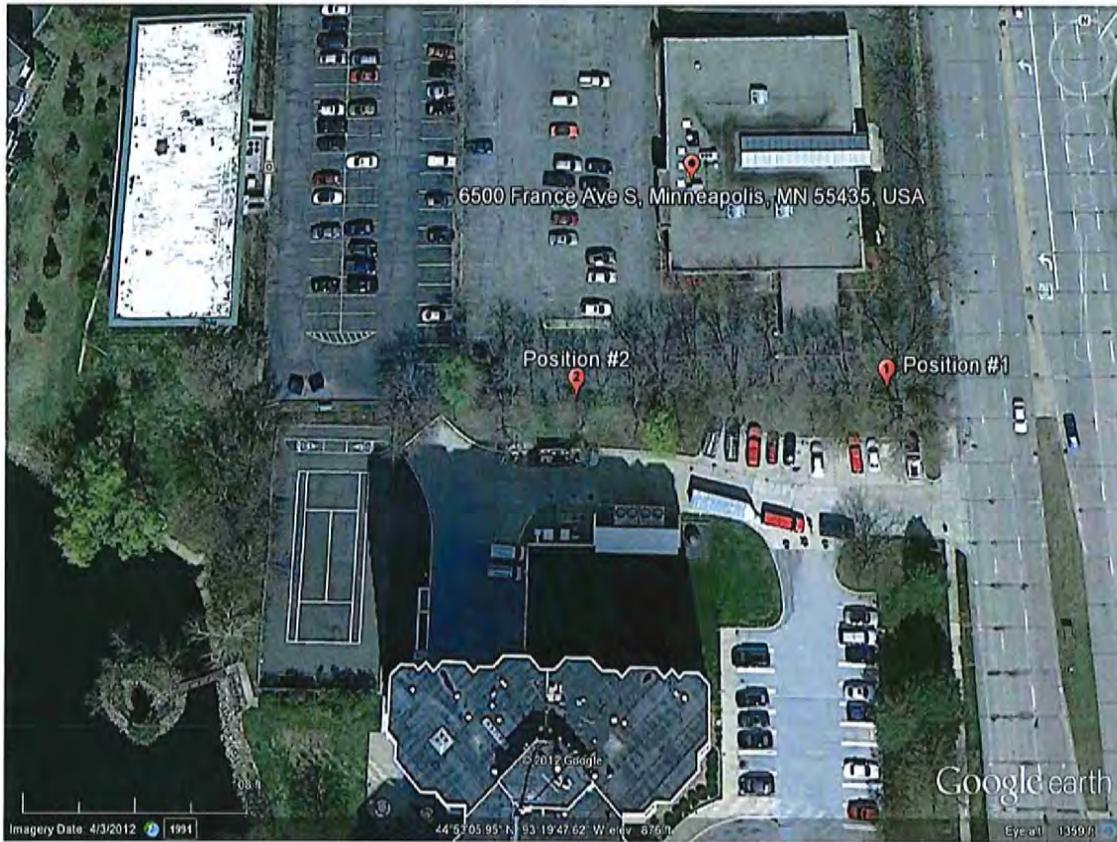
Steven Kvernstoen

cc: Luigi Bernardi
Ed Farr

A29

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NOV 06 2012
CITY OF EDINA

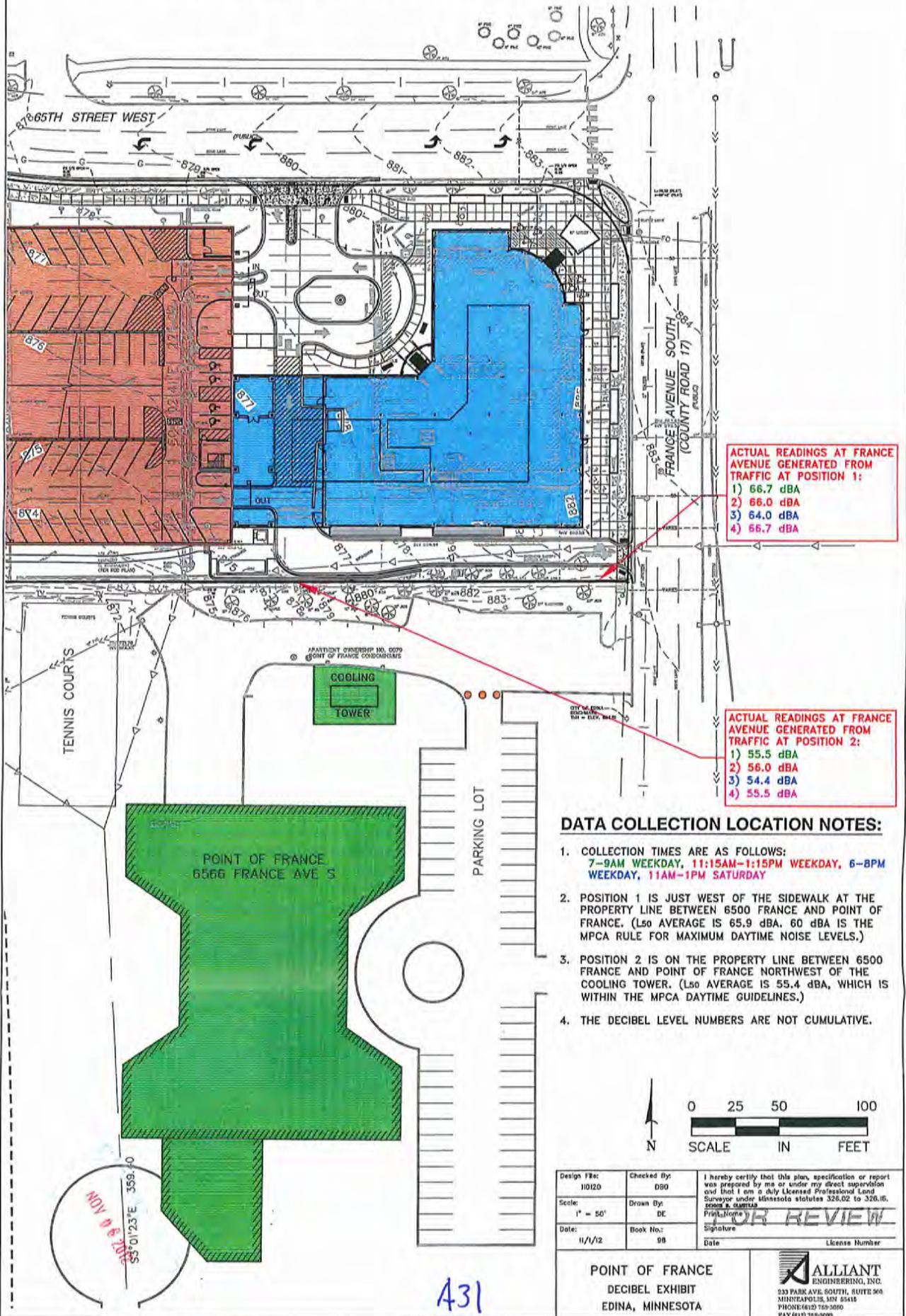
FIGURE 1.



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NOV 06 2012
CITY OF EDINA

A3

DECIBEL LEVEL GRAPHIC



ACTUAL READINGS AT FRANCE AVENUE GENERATED FROM TRAFFIC AT POSITION 1:

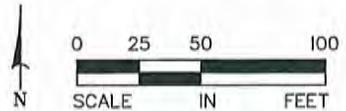
- 1) 66.7 dBA
- 2) 66.0 dBA
- 3) 64.0 dBA
- 4) 66.7 dBA

ACTUAL READINGS AT FRANCE AVENUE GENERATED FROM TRAFFIC AT POSITION 2:

- 1) 55.5 dBA
- 2) 56.0 dBA
- 3) 54.4 dBA
- 4) 55.5 dBA

DATA COLLECTION LOCATION NOTES:

1. COLLECTION TIMES ARE AS FOLLOWS:
7-9AM WEEKDAY, 11:15AM-1:15PM WEEKDAY, 6-8PM WEEKDAY, 11AM-1PM SATURDAY
2. POSITION 1 IS JUST WEST OF THE SIDEWALK AT THE PROPERTY LINE BETWEEN 6500 FRANCE AND POINT OF FRANCE. (L50 AVERAGE IS 65.9 dBA, 60 dBA IS THE MPCA RULE FOR MAXIMUM DAYTIME NOISE LEVELS.)
3. POSITION 2 IS ON THE PROPERTY LINE BETWEEN 6500 FRANCE AND POINT OF FRANCE NORTHWEST OF THE COOLING TOWER. (L50 AVERAGE IS 55.4 dBA, WHICH IS WITHIN THE MPCA DAYTIME GUIDELINES.)
4. THE DECIBEL LEVEL NUMBERS ARE NOT CUMULATIVE.



Design File: 10120	Checked By: DBO	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16. FOR REVIEW
Scale: 1" = 50'	Drawn By: DE	
Date: 11/1/12	Book No.: 98	
	Date: License Number	

POINT OF FRANCE
DECIBEL EXHIBIT
EDINA, MINNESOTA

ALLIANT
ENGINEERING, INC.
333 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 755-3050
FAX (612) 755-3099

431



1 November 2012

Stephen Michals
Mount Development Co.
3600 Minnesota Dr. Suite 525
Edina, MN. 55435

RE: CHILLER NOISE FROM 6500 FRANCE AVENUE SOUTH

Stephen,

I have reviewed the site plan and chiller noise data that you provided, with the chiller now relocated to the top level of the parking ramp as shown in Fig 1. I have combined the noise levels from the chiller measured at the property line and at the building itself, with the ambient noise levels already existing on the site that were identified in my October 31st report (mainly from traffic noise).

I have used the chiller noise data with the chiller operating at 100%, since that is the worst-case scenario. A more likely scenario for the chiller would probably be 50% - 75% operation, which would lower the noise levels by 2 – 4 dB's.

The Sound Power Levels (PWLS) for the chiller at 100% operation are as follows:

Table 1

63	125	250	500	1k	2k	4k	8k	dBA
93	95	98	97	91	88	83	78	98 dBA

I have calculated the sound Pressure Levels (SPLS) to the balcony of the top floor of the POF building (worst-case), and to the ground level at the south property line. These calculations and results are shown on the next page.

Noise Levels at the top balcony at POF:

		63	125	250	500	1000	2000	4000	8000	dBA
PWLS		93	95	98	97	91	88	83	78	98
A-Weighting		-26.2	-16.1	-8.6	-3.2	0	1.2	1	-1.1	
Dist Atten (200')	240'	-48	-48	-48	-48	-48	-48	-48	-48	
Sub Sum		18.8	30.9	41.4	45.8	43	41.2	36	28.9	
Barrier		6	7	8	9	12	13	15	19	
		12.8	23.9	33.4	36.8	31	28.2	21	9.9	
										39.4 dBA

The noise level at the balconies of the top floor of POF will be approximately 39.4 dBs. This is well below the City and State noise requirements of 50 dBA. Since the noise levels from the chiller are more than 10 dB's below the ambient noise levels in this location, they will not add to the existing ambient noise levels.

Noise Levels at south property line, ground level:

I also calculated the noise levels from the chiller at the ground level property line of POF, as follows:

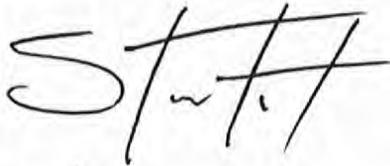
		63	125	250	500	1000	2000	4000	8000	dBA
PWLS		93	95	98	97	91	88	83	78	98
A-Weighting		-26.2	-16.1	-8.6	-3.2	0	1.2	1	-1.1	
Dist Atten	115'	-42	-42	-42	-42	-42	-42	-42	-42	
Sub Sum		24.8	36.9	47.4	51.8	49	47.2	42	34.9	
Barrier		8	9	10	11	14	15	17	21	
		16.8	27.9	37.4	40.8	35	32.2	25	13.9	
										43.4 dBA

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 NOV 06 2012
 CITY OF DALLAS

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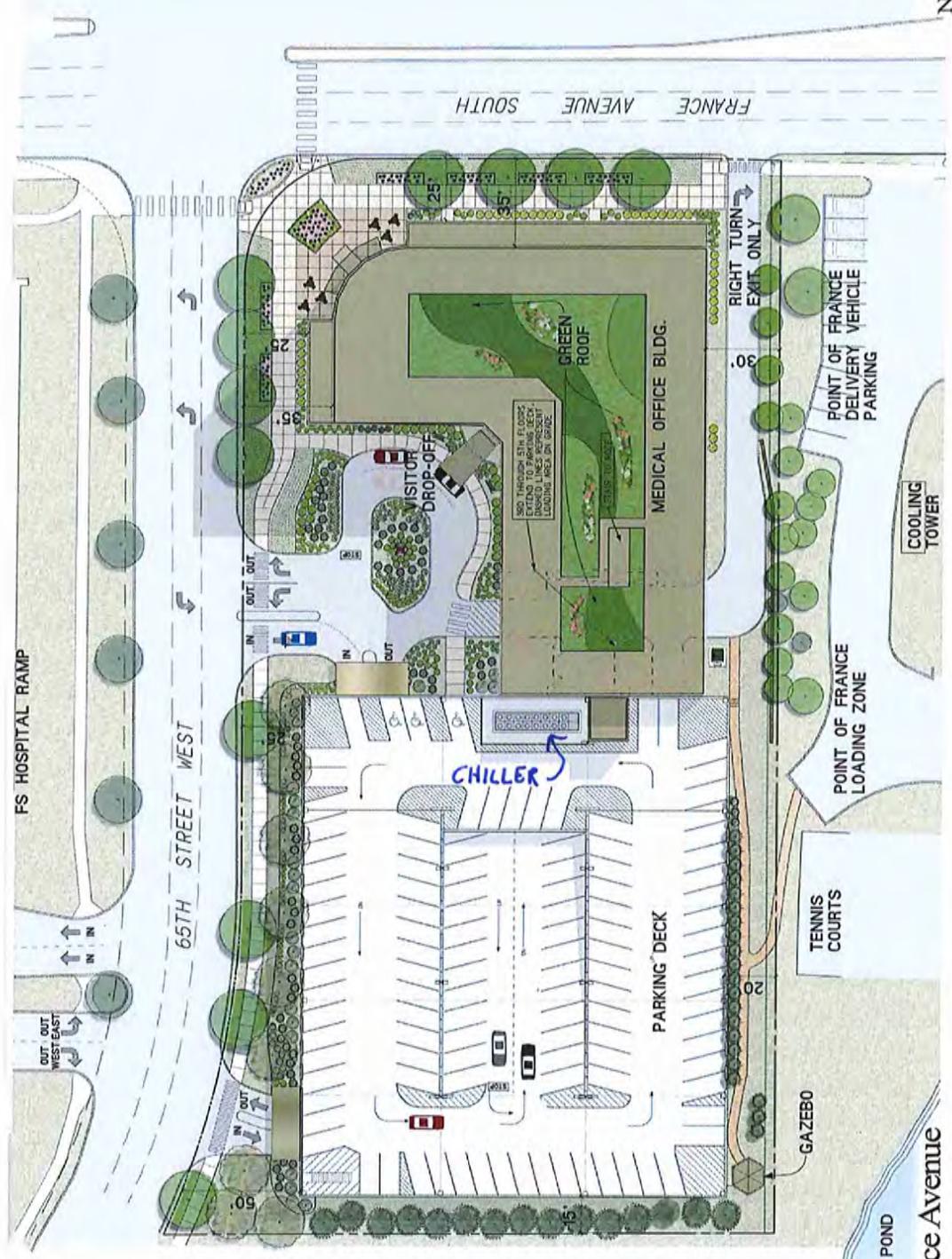
The noise level at the north property line of POF will be approximately 43.4 dBs. This is well below the City and State noise requirements of 50 dBA, and well below the ambient levels recorded at this location. Since the noise levels from the chiller are more than 10 dB's below the ambient noise levels in this location, they will not add to the existing ambient noise levels.

Please contact me with any comments or questions.



Steven Kvernstoen

PLANNING DEPARTMENT
NOV 06 2012



November 6, 2012

R36

Site Plan
6500 France Avenue

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA

AURORA
Investments, LLC

MOUNT DEVELOPMENT CO.



Main Entry

November 6, 2012

EDWARD FARR
ARCHITECTS INC



AURORA
Investments, LLC



MOUNT DEVELOPMENT CO.

EDINA MEDICAL PLAZA



View from Northeast Corner

November 6, 2012

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View from Southeast Corner

November 6, 2012

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Parking Ramp Entry

November 6, 2012

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AFD

View from Southwest Corner

November 6, 2012

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View from Northwest Corner

November 6, 2012

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Northwest Aerial

November 6, 2012

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Northeast Aerial

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Main Entry Aerial

November 6, 2012

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MOUNT DEVELOPMENT CO.

A44

EDWARD FARR ARCHITECTS INC.
 10000 Grand Ave. Suite 100
 Minneapolis, MN 55426
 Phone: 612.339.1100
 Fax: 612.339.1101
 www.edwardfarr.com

DATE: _____ REV. NO.: 05/2012
 PROJECT NUMBER: _____
 DRAWING NO.: _____

MATERIALS LEGEND

- 1 FACE BRICK #1 - FIELD
- 2 FACE BRICK #2 - BASE
- 3 FACE BRICK #3 - ACCENT
- 4 EPS CORNICE
- 5 PRECAST (PC) CORNICE
- 6 BRONZE REFLECTIVE GLASS IN CHAMPAGNE ALUM FRAMES
- 7 ARCH. PC CONC - LIMESTONE
- 8 STRUCT PC CONC #1 - EXP AGG TO MATCH BRICK #1
- 9 STRUCT PC CONC #2 - ACD ETCH TO MATCH BRICK #2
- 10 STRUCT PC CONC #3 - ACD ETCH TO MATCH BRICK #3
- 11 PC CONC #4 TO MATCH PRECAST CORNICE
- 12 PREFINISHED LOUVER
- 13 DECORATIVE WALL LIGHT
- 14 TRANSLUCENT CHOWN W/ STAINLESS STEEL SUPPORT
- 15 BUILDING ADDRESS NUMBERS
- 16 LIGHT POLES, METAL HALIDE
- 17 PREFINISHED METAL PANELS
- 18 ORNAMENTAL GUARDRAIL

EDWARD FARR ARCHITECTS INC.
 10000 Grand Ave. Suite 100
 Minneapolis, MN 55426
 Phone: 612.339.1100
 Fax: 612.339.1101
 www.edwardfarr.com

AURORA Investments, LLC

MINNETONKA DEVELOPMENT CO.
EDINA MEDICAL PLAZA RE-ZONING SUBMITTAL
 6500 FRANCE AVENUE
 EDINA, MINNESOTA

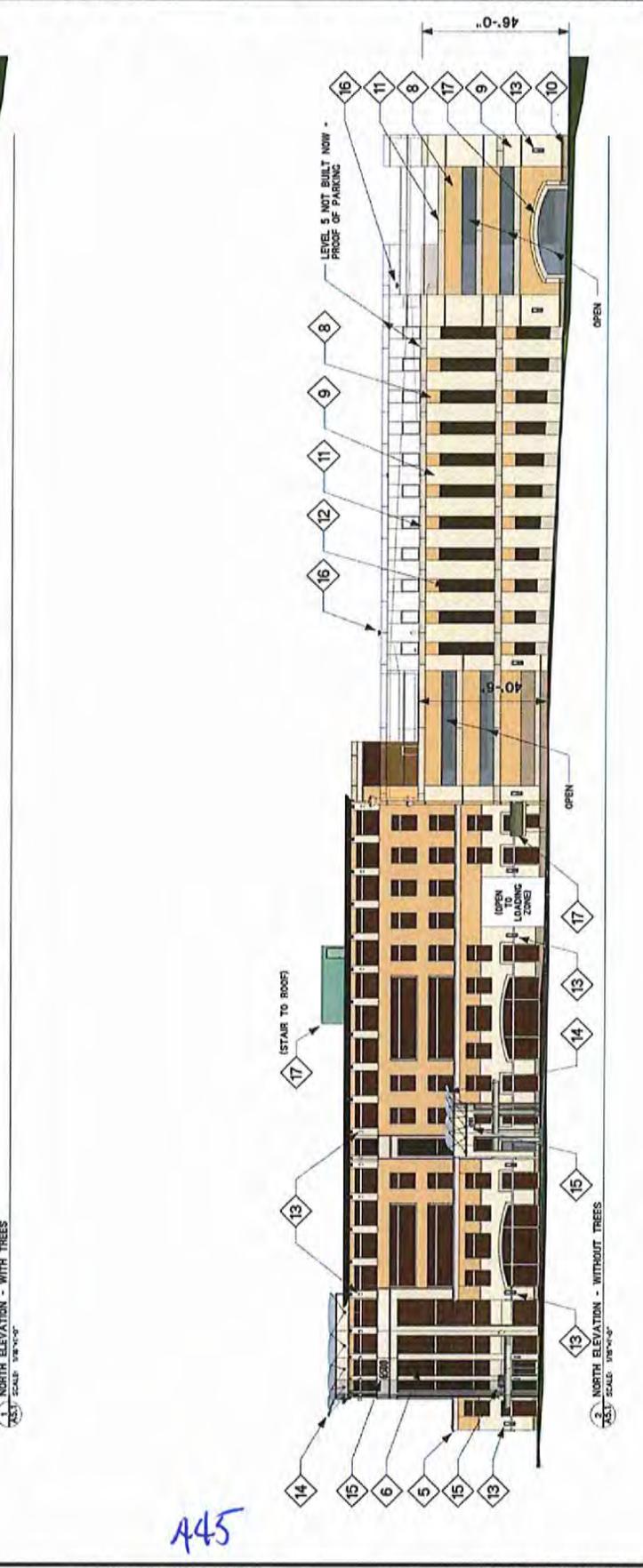
DATE: _____
 PROJECT NUMBER: _____
 DRAWING NO.: _____

NORTH ELEVATIONS

T.064 A5.1



1. NORTH ELEVATION - WITH TREES
 1/8" = 1'-0"



2. NORTH ELEVATION - WITHOUT TREES
 1/8" = 1'-0"

A45

EDINA MEDICAL PLAZA
 6500 FRANCE AVENUE
 EDINA, MINNESOTA 55425
 PROJECT NUMBER: 11.064
 SHEET NUMBER: A5.2

DATE: 11/17/2014
 PROJECT: EDINA MEDICAL PLAZA
 ARCHITECT: EDWARD FARR ARCHITECTS INC.

MATERIALS LEGEND

- 1 FACE BRICK #1 - FIELD
- 2 FACE BRICK #2 - BASE
- 3 FACE BRICK #3 - ACCENT
- 4 EPS CORNICE
- 5 PRECAST PCI CORNICE
- 6 BRONZE REFLECTIVE GLASS IN CHAMPAGNE ALUM FRAMES
- 7 ARCH'D. PC CONC - LIMESTONE
- 8 STRUCT PC CONC #1 - EXP AGG TO MATCH BRICK #1
- 9 STRUCT PC CONC #2 - ACD ETCH TO MATCH BRICK #2
- 10 STRUCT PC CONC #3 - ACD ETCH TO MATCH BRICK #3
- 11 PC CONC #4 TO MATCH PRECAST CORNICE
- 12 PREFINISHED LOWER
- 13 DECORATIVE WALL LIGHT
- 14 TRANSLUCENT DOWN W/ STAINLESS STEEL SUPPORT
- 15 BUILDING ADDRESS NUMBERS
- 16 LIGHT POLES, METAL VALDE
- 17 PREFINISHED METAL PANELS
- 18 ORNAMENTAL QUADRANT

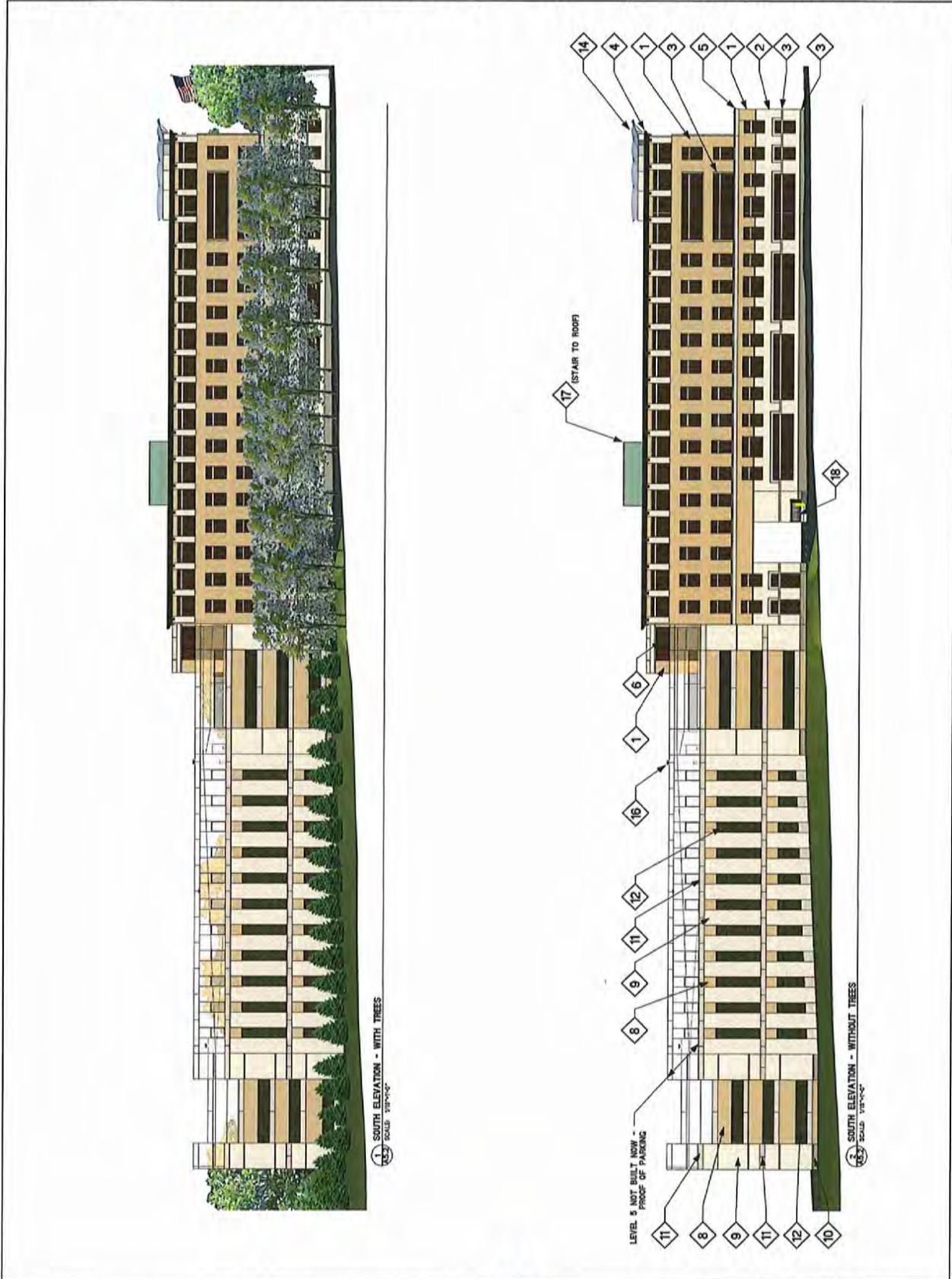
EDWARD FARR ARCHITECTS INC.
 1100 Grand Avenue, Suite 200
 Edina, MN 55425
 Phone: 763.933.1100
 Fax: 763.933.1101
 www.edwardfarr.com

AURORA
 Investments, LLC

PROJECT DEVELOPMENT CO.
EDINA MEDICAL PLAZA
 RE-ZONING SUBMITTAL
 6500 FRANCE AVENUE
 EDINA, MINNESOTA

DATE: 11/17/2014
 CITY SUBMITTAL

SOUTH ELEVATIONS
 SHEET NUMBER: 11.064
 SHEET NUMBER: A5.2



EDINA MEDICAL PLAZA
 6500 FRANCE AVENUE
 EDINA, MN 55425
 PROJECT NO. 11.064
 DATE: 11/16/2012

DATE: 11/16/2012
 PROJECT NO.: 11.064
 DRAWING NO.: 11.064-A5.3

MATERIALS LEGEND

- 1 FACE BRICK #1 - FIELD
- 2 FACE BRICK #2 - BASE
- 3 FACE BRICK #3 - ACCENT
- 4 EPS CORNICE
- 5 PRECAST (PCI) CORNICE
- 6 BRONZE REFLECTIVE GLASS IN CHAMPAGNE ALUM FRAMES
- 7 ARCHYL PC CONC - LIMESTONE
- 8 STRUCT PC CONC #1 - EXP AGC TO MATCH BRICK #1
- 9 STRUCT PC CONC #2 - ACC ETCR TO MATCH BRICK #2
- 10 STRUCT PC CONC #3 - ACC ETCR TO MATCH BRICK #3
- 11 PC CONC #4 TO MATCH PRECAST CORNICE
- 12 PREFINISHED LOUVER
- 13 DECORATIVE WALL LIGHT
- 14 TRANSLUCENT CORNIX NY STAINLESS STEEL SUPPORT
- 15 BUILDING ADDRESS NUMBERS
- 16 LIGHT POLES, METAL HALIDE
- 17 PREFINISHED METAL PANELS
- 18 ORNAMENTAL DIAGONAL



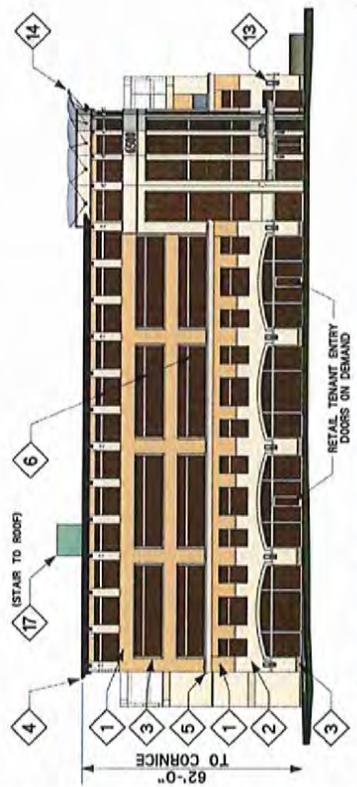
AWKENT DEVELOPMENT CO.
 EDINA MEDICAL PLAZA
 RE-ZONING SUBMITTAL
 6500 FRANCE AVENUE
 EDINA, MINNESOTA

DATE: 11/16/2012
 PROJECT NO.: 11.064

PROJECT NO.: 11.064
 EAST AND WEST ELEVATIONS
 SHEET NUMBER: 11.064-A5.3



1 EAST ELEVATION - WITH TREES
 SCALE: 1/8"=1'-0"



2 EAST ELEVATION - WITHOUT TREES
 SCALE: 1/8"=1'-0"



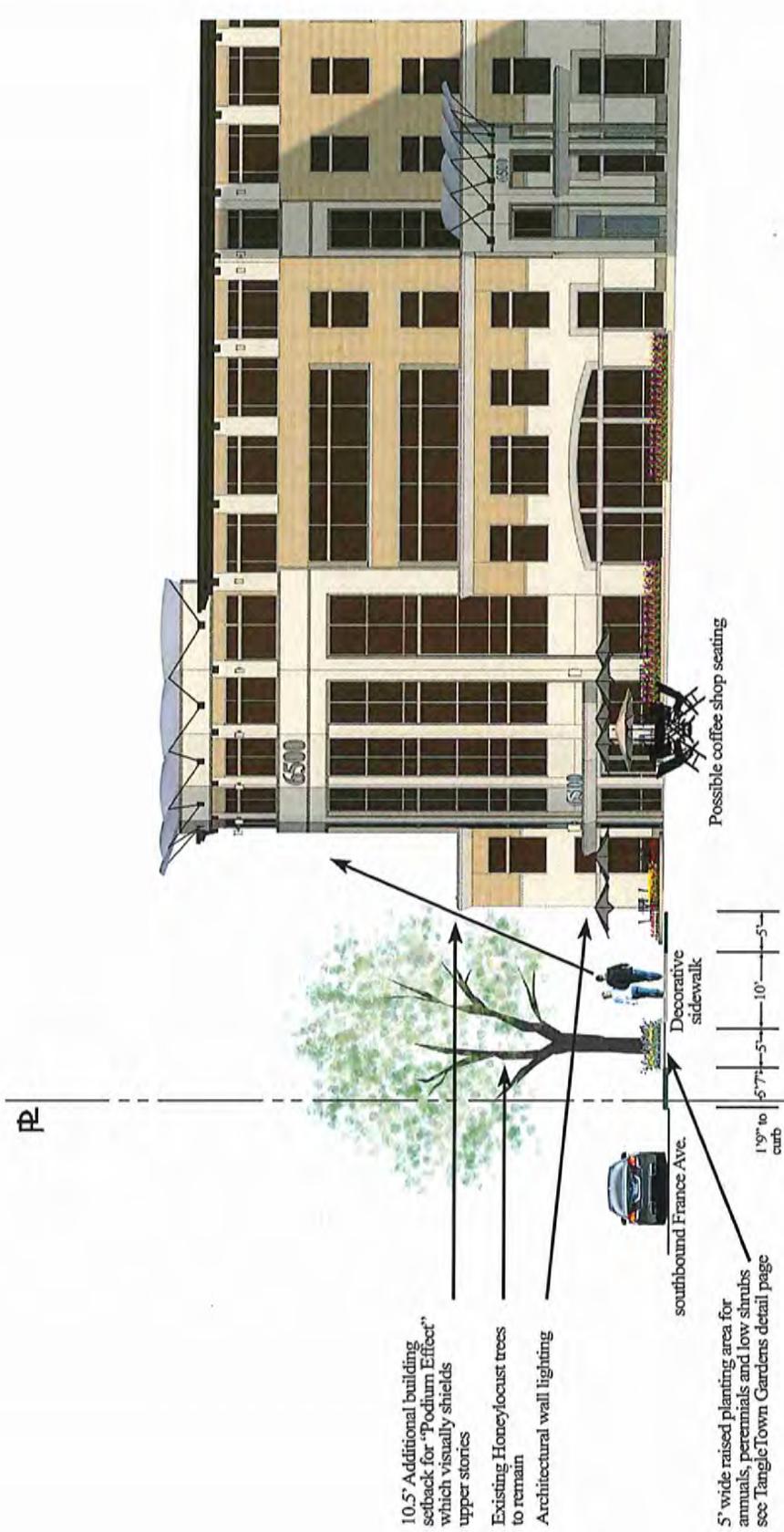
3 WEST ELEVATION - WITH TREES
 SCALE: 1/8"=1'-0"



4 WEST ELEVATION - WITHOUT TREES
 SCALE: 1/8"=1'-0"

A47

AA8



Pedestrian sidewalk at France Avenue looking south

November 6, 2012

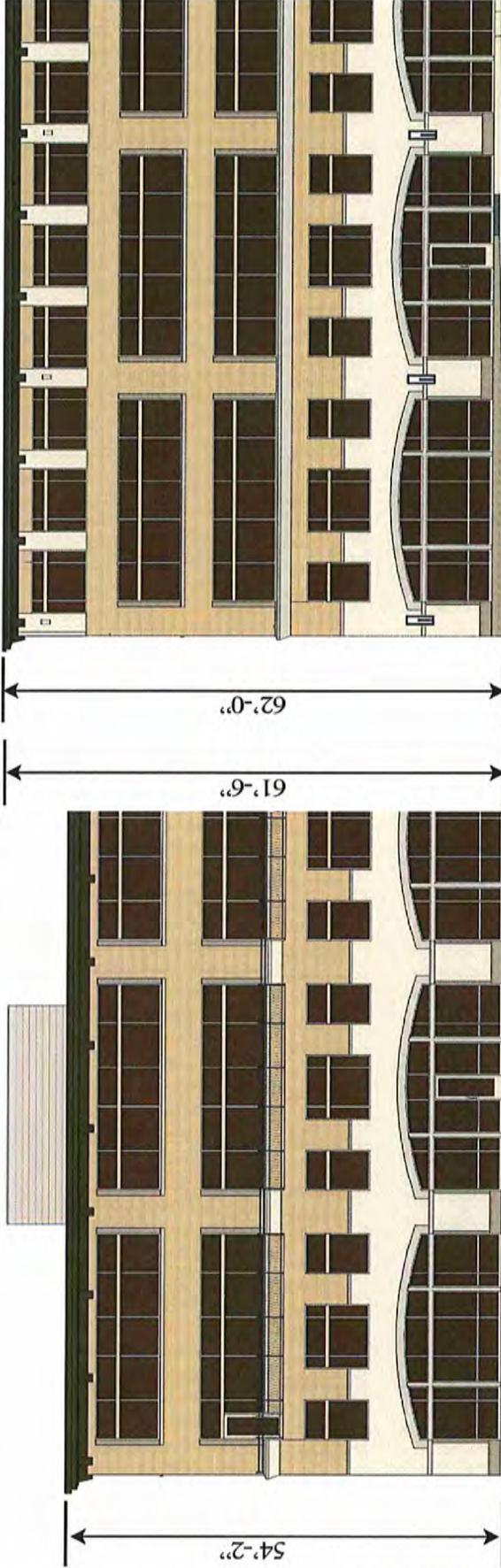
EDWARD FARR ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA Investments, LLC





Phase 1: 4 Story with RTU's
(Previous Submittal)

Proposed: 5 Story w/o RTU's

Building Height Comparison

November 6, 2012

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ARCHITECTS INC



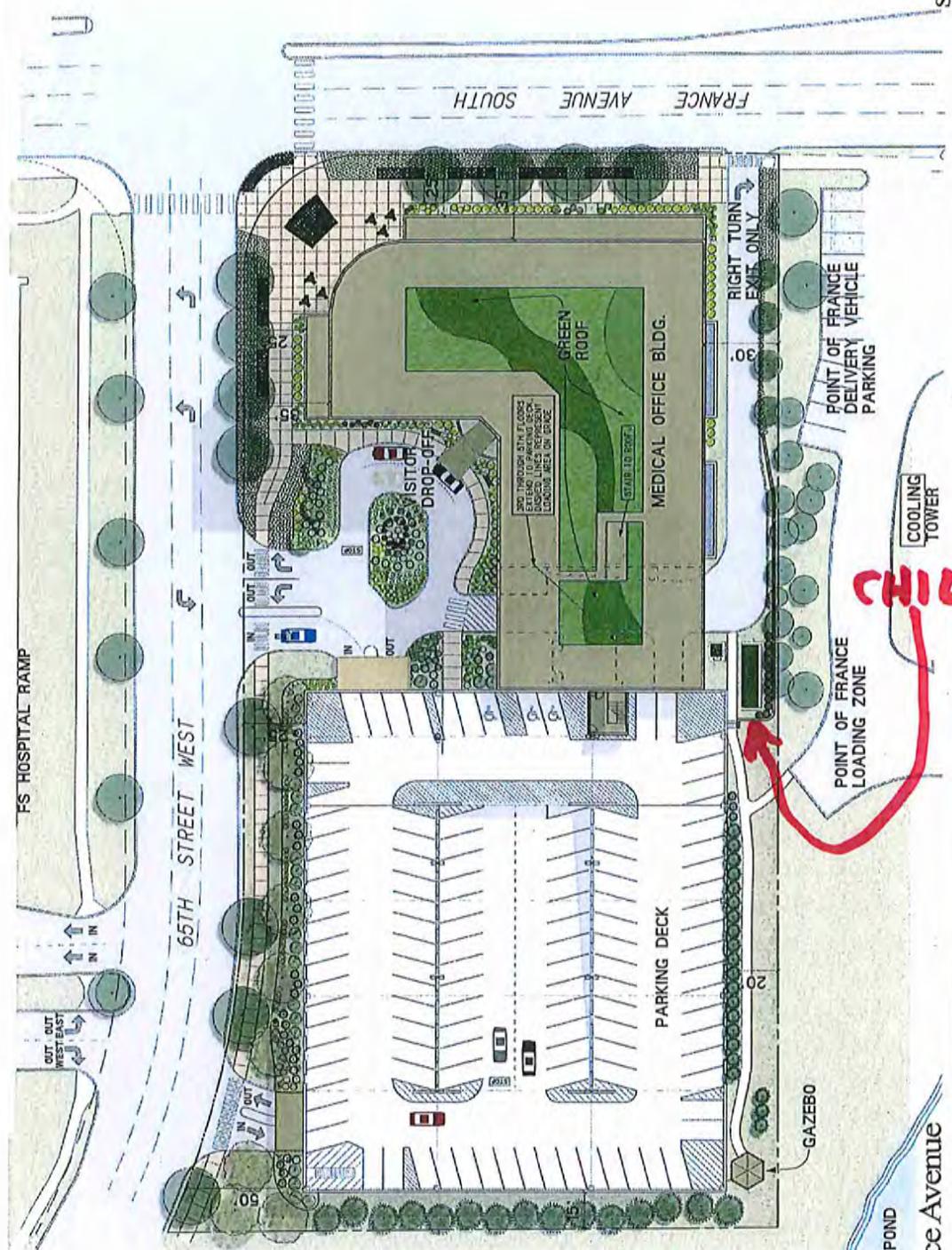
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Investments, LLC



MOUNT DEVELOPMENT CO.

EDINA MEDICAL PLAZA

AA1



September 10, 2012

FRANCE AVENUE SOUTH

65TH STREET WEST

FS HOSPITAL RAMP

GREEN ROOF

MEDICAL OFFICE BLDG.

VISITOR DROP-OFF

PARKING DECK

GAZEBO

COOLING TOWER

POINT OF FRANCE DELIVERY VEHICLE PARKING

POINT OF FRANCE LOADING ZONE

RIGHT TURN EXIT ONLY

APARTMENT BUILDING

POND
6500 France Avenue

PRELIMINARY PLAN

449a

EDWARD FARR ARCHITECTS INC

EDINA MEDICAL PLAZA

AURORA Investments, LLC

MOUNT DEVELOPMENT CO.



6500 France Ave. Medical Plaza
Dean Engelmann & Scott Endre, Principals
Olivia Spyr, Landscape Designer



6500 France Ave.
Dean Engelmann & Scott Endre, Principals
Olivia Spyr, Landscape Designer

Planting Concepts
for public sidewalk
planter areas

Edina Medical Plaza



6500 France Avenue South
5 Stories - 62'

Cornelia Place Apartments



4105 W. 65th Street
4 Stories - 79'
(4 level building including gable roof)

Building measurements to the highest point

November 6, 2012

EDWARD FARR
ARCHITECTS INC



AURORA
Investments, LLC



MOUNT DEVELOPMENT CO.

EDINA MEDICAL PLAZA

Edina Medical Plaza



6500 France Avenue South
5 Stories - 62'

Fairview Southdale Hospital



6401 - 6405 France Avenue South
4 & 8 Stories - 124'

Building measurements to the highest point

November 6, 2012

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA
INVESTMENTS, LLC



MOUNT DEVELOPMENT CO.

Edina Medical Plaza



6500 France Avenue South
5 Stories - 62'

Point of France



6566 France Avenue South
13 Stories - 123'

Building measurements to the highest point

November 6, 2012

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA
INVESTMENTS, LLC



MOUNT DEVELOPMENT CO.

Edina Medical Plaza



6500 France Avenue South
5 Stories - 62'

Southdale Medical Center



6545 France Avenue South
6 Stories - 92'

Building measurements to the highest point

November 6, 2012

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA
Investments, LLC



MOUNT DEVELOPMENT CO.

A54

Edina Medical Plaza



6500 France Avenue South
5 Stories - 62'

Southdale Office Centre



6600 & 6800 France Avenue South
6 & 7 Stories - 99'

Building measurements to the highest point

November 6, 2012

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA
Investments, LLC



MOUNT DEVELOPMENT CO.

AST

Edina Medical Plaza



6500 France Avenue South
5 Stories - 62'

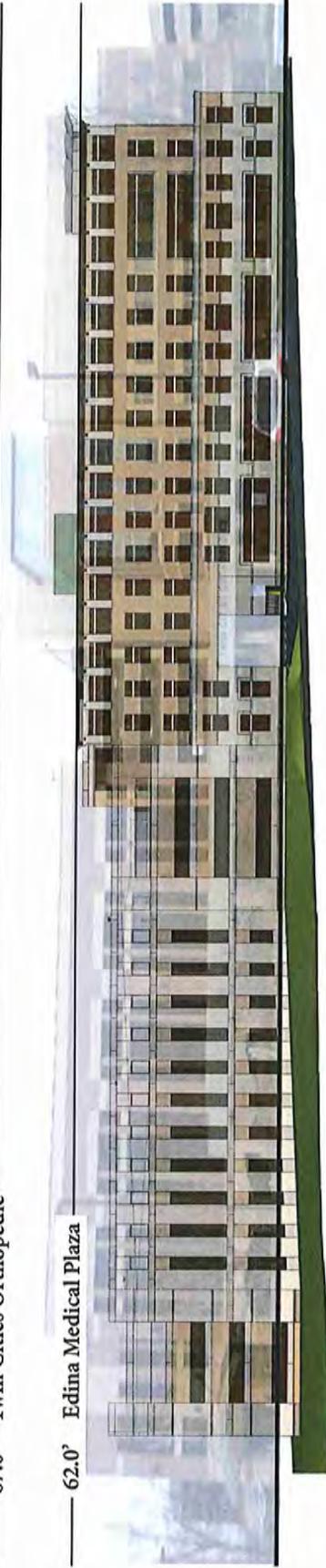
— 87.0' Twin Cities Orthopedic

— 62.0' Edina Medical Plaza

Twin City Orthopedics



4010 West 65th Street
4 Stories - 82' & 85'



Building Overlay

Building measurements to the highest point

November 6, 2012

EDWARD FARR
ARCHITECTS INC

EDINA MEDICAL PLAZA



AURORA
Investments, LLC



MOUNT DEVELOPMENT CO.

A56