

July 4, 2013

To: Edina Planning Commission
Cary Teague, Community Development Director
Re: proposed Aurora on France (6500 France Senior Housing project)

I own a condo at Point of France. Please consider the following issues when reviewing the Developer's proposal.

The size and scope of this proposed development is out of scale with its adjacent residential neighbors. This overbuilding of the site will have a negative impact on our property value. If you grant all the exceptions to the City Ordinances for this project; you are opening up a Pandora's box for subsequent projects. They will cite precedence to make their case.

1. Maximum Floor Area Ratio (FAR):

The City Standard is for 1.0 FAR coverage. The Developer is requesting **2.1 FAR**. When the developer proposed the Medical Office Building it met the 1.0 FAR. The Aurora on France project should meet 1.0 FAR because it would be consistent with other similar projects in Edina.

2. Density:

The proposed density is too much for the site. This overbuilding should not be allowed. The Developer is proposing to have **209 units** on 2.34 acres. This will result in a density of **89 units/acre**. Similar senior assisted living developments in Edina have densities in the low 20's to the low 40's per acre. York Gardens @28/acre, Sunrise of Edina @21/acre, The Waters @22/acre & Walker Elder Suites @40/acre.

3. Height issue:

The architect said that the previously approved Medical Office height of 62 feet will still apply to Aurora on France (6500 France Senior Housing). There are some issues that need clarification:

- a. In a presentation to homeowners at Point of France condominiums, Stephen Michals said the building height of 62' is to the top of the parapet, not the top of roof. Michals said the "crown" feature would be higher than both the roof and parapet. If 62' max is the agreed upon height, then there should not be any exceptions. 62' should mean 62'.

- b. Regarding the proper method of measuring the building height according to City of Edina Land Use, Platting and Zoning Document 850.01: In his presentation to Point of France Homeowners; Stephen Michals said the front of the building is on 65th street. According to the Edina City Engineers Office; the center line of 65th street slopes nearly 18 feet downward from France (elev. 888 +/-) on the east to Valley View Road (elev. 870 +/-) on the west. If the building's height measurement is calculated from the average property line at existing ground elevation along 65th street and not from the highest point of the slope on the property line, (corner of 65th & France), the building's roof would be lower in elevation. This would help reduce the blocked views from Point of France and Cornelia Place. Exactly where was the 62' building height measured from? This needs to be clarified and spelled out. Refer to the following from the City of Edina Land Use, Platting and Zoning Document 850.01. Therefore the height should be measured along the **property line on 65th Street**. This ordinance should be adhered to. The zoning act as noted below should be followed.

City of Edina Land Use, Platting and Zoning Document 850.01

“**Building Height or Structure Height.** The distance measured from the average existing ground elevation adjoining the building at the front building line to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the average distance of the highest gable on a pitched or hip roof. References in this Section to building height shall include and mean structure height, and if the structure is other than a building, the height shall be measured from said average existing ground elevation to the highest point of the structure. “Existing ground elevation” means the lowest of the following elevations: (1) the grade approved at the time of the subdivision creating the lot, (2) the grade at the time the last demolition permit was issued for a principal structure that was on the lot, (3) the grade at the time the building permit for a principal structure on the lot is applied for.”

4. **Site Access:** The location of the service & parking access driveway for the proposed project is very close to the existing driveway from Cornelia Place. It is also in close proximity to the driveways at Twin Cities Orthopedics and the Fairview parking ramp. There will be 4 driveways within a short distance on heavily- used 65th street. Has the City Engineer reviewed this?

5. Outdoor Landscape Areas:

Yorktown Continental at 7150 York Ave, Sunrise of Edina, and York Gardens at 7500 York Co-op in Edina each have very large green lawns surrounding their buildings. They have gardens, outdoor walking and sitting areas, and exposure to nature. These green areas enhance the residents' quality of life. The proposed Aurora on France (6500 France Senior Housing) project uses too much of the site for their large structure and leaves little outdoor area for the resident use.

6. **Consideration of Adjacent Properties:** There are 140 condo homes at Point of France (built in 1976). Approximately 50 condo units now have views to the north. They face the proposed project site. Many of these homes will lose their views because of the proposed building size and height of the Aurora on France (6500 France Senior Housing) project. Cornelia Place Apartments will also be impacted.

The ORDINANCE as noted below should be followed.

The City of Edina Draft for ORDINANCE NO. 2010 –
AN ORDINANCE AMENDING THE ZONING ORDINANCE CONCERNING
ADMINISTRATION AND PROCEDURES AND ESTABLISHING A PUD
DISTRICT.

"On page 9, item 3: protection of adjacent and neighboring properties through reasonable provision for surface water and drainage, sound and light buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which have substantial effects on neighboring land uses."

I am not against the project in principle. But there is too much building for this small site. The Developer is overbuilding the site. This project should adhere to the 1.0 FAR, a density not to exceed 40 units/ acre and a reduction of the building height.

I hope you will consider these points. Thank you very much.
Ralph Laiderman,
Condo Unit 402, Point of France.

May 16, 2013

To: City of Edina: City Council Members

From: The owner of 6566 France Avenue South, Condominium Number 610

Regarding: Proposed change of current building plans at 6500 France Avenue South

The Edina City Council recently approved the plans submitted by Edward Farr Architects and Mount Development for construction of the "Edina Medical Plaza" at 6500 France Avenue South.. This plan was not only approved by the City Council but, after several reiterations, gained the approval of the residents of the Point of France Condominium. I have recently become aware of a very sudden and total revision of the Edina City Council's approved plan for this building site.

It is my position that the new proposal for a totally different type and usage of the building site at 6500 France Avenue South should not be approved by the Edina City Council for the following reasons:

1. The plan revision proposes a building at 6500 France Avenue South that is significantly larger than the Edina City zoning ordinance allows. The revised plan requests construction of a building having a Maximum Floor Area Ratio of 2.1% twice that allowed by Edina's own zoning ordinance.
2. The site density requested by the developer is 88 units per acre to provide for a facility with 209 units for senior assisted living, transitional and memory care. This, according to my memory, is exceedingly greater than that described at the recent presentation at our condominium. I understood that the developer was proposing a plan that allowed for 120 beds plus 140 underground parking spaces.
3. The construction site is designated as Regional Medical. I understand the revised site's usage is not in conformity with the "RM" designation.
4. In view of the recent request for a site plan review to build an 89,000 square foot expansion to the north side of Fairview Southdale Hospital, I urge the Edina City Planning Commission/City Council to revisit the zoning ordinances/site designations to ensure that the properties within 1,000 feet of our condominium meet existing requirements. My sense is that with the expansion of the hospital plus another building proposing 209 units for senior living/care purposes, each requiring certain variances, our area will become overly dense and subjected to the problems caused by such density.

Owner's Name: Jacquelyn Thorsen

Owner's Signature:



May 15, 2013

To Mayor Hovland and Council Members:

I have studied the Sketch Plan Review dated May 8. My concern is the many changes being requested from the permits allowed in the previous building. The city is being asked to change the zoning district, allow variances in several instances as well as increase the total visual impact. The density planned is three times that of similar buildings in Edina.

Will Edina will have a mixed age population, parks and good schools in the future if we become the destination of the ancients?

Please bring us a smaller more versatile building with room for surrounding green space

Thank you for all your years of service to our city.

Catharine Abbott

6566 France Ave S. Unit 308

Edina MN 55435

Catharine Abbott

Thomas R. Breckenridge

6566 France Avenue South #110
Edina, Minnesota 55435

Phone: (612) 216-4378
Fax: (866) 808-3814

DATE: MAY 15, 2014

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

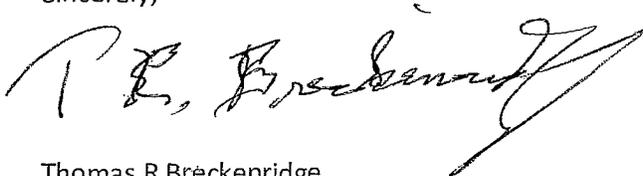
RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

I have some concerns regarding the proposed building at 6500 France Ave So.

I believe that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. It is my understanding that senior housing developments in Edina are between 34 and 42 units/acre. However, because of its medical nature those numbers may differ. I hope you will look into this.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances or special arrangements negotiated through the legal system.

Sincerely,



Thomas R Breckenridge



May 16, 2013

Dear City Council Member:

The proposed "6500 France Housing" development is a completely different use from the previously approved Edina Medical building plan. The proposed new building is way too big for the site.

Point of France condominiums is a residential housing neighborhood. There are 140 homes in our building. They just happen to be stacked on top of each other. We still deserve the respect and consideration of any other Edina neighborhood. The proposed "6500 France Housing" project is a negative impact for us. It blocks our air circulation, sunlight and existing views because of its excessive land coverage and building height.

Edina is considering ways to reduce tear-downs that result in over-sized homes encroaching on neighbors and impacting the quality of life. "6500 France Housing" is a gigantic tear-down with terrible implications for our residential neighborhood. There are also the 100 luxury apartment homes at Cornelia Place. The developer is asking for variances in the set backs which will allow them to build closer to the adjacent buildings than is allowed by current zoning. Do not allow this.

The "6500 France Housing" would be very busy and create noise and commercial kitchen cooking odors 24/7. Ambulances, police, emergency vehicles, and visitors would be there around the clock.

The proposed five-floor new building will be 62 feet high. At Point of France, our floor to floor height is 8'-6". Therefore the top of their building will be at approximately our 7th floor. It is too high. We think the maximum building height should only be what is allowed by the existing zoning ordinance. There should not be any height variance.

The two adjacent residential buildings are Point of France with 140 homes and Cornelia Place with 100 apartments. We both have extensive green space around the buildings, adequate visitor parking, and the two buildings' footprints appear proportionate to the existing sites. Point of France has a density of 17 units per acre. Cornelia Place has a density of 31 units per acre. The proposed project is asking for a density of 88 units per acre. This is outrageous. This is far in excess of existing multiple family housing projects in the area.

The proposed "6500 France Housing" wants a Maximum Floor Area Ratio (FAR) of 2.1 instead of the 1.0 FAR allowed for this site. The coverage they want is excessive.

Please consider a scaled-down project that is more appropriate to its surroundings. The project should be considerate and respectful of the 240 adjacent residences. Please do not grant variances.

Thank you for your consideration of this letter.

Sincerely,
Susan Laiderman. Point of France. unit 402

TO: CITY OF EDINA—CITY COUNCIL MEMBERS
FROM: 6566 FRANCE AVENUE SOUTH CONDO # 609 OWNER-- RIVOLI GOLDEN
DATE: MAY 16, 2013
RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

My name is Rivoli Golden. I have lived at Point of France for 23 years—one of 140 owners. This is not a rental building that one can easily leave. My neighbor has been a Marquette Bank, a law firm, a proposed medical building, and now proposed senior housing.

I am not opposed to the senior housing, but I am opposed to something as massive as this building will be. It is too large for the space (2 acres).

I am also opposed to contractors and developers asking for many variances within the rules of Edina city ordinances.

Our building is home to 140 owners. We are not another office building in the neighborhood. We are the only owned residential building. Our views are very important to us.

Rivoli Golden

To: Edina City Council

May 15 2013

From: Point of France residents

Gary & Susan Lichliter (#209)

Re; 6500 France Ave South Building proposal

According to the Edina Planning Commission's summary of May 8 2013, the proposal asks for several important variances.

The maximum FAR requirement for the RM District is 1.0. The proposal is asking for 2.1.

The density using 109 units of senior living would be 46 units per acre, and with the other units included the density would be 80 units per acre. These are large excesses to the standards as we understand them to be.

The site is guided in the Comprehensive Plan for 'Regional Medica-RM' . Senior housing is not allowed within that designation.

We believe the building is too massive for the site.

We are not opposed to the type of use proposed, but believe the plan should be scaled to the city rules

*Gary C. Lichliter
Susan Lichliter*

To: City of Edina – City Council Members

From: Robert and Janice Bowman

6566 France Avenue South, Condo 307

May 15, 2013

Re: Proposed Building at 6500 France Avenue South

I am not opposed to a senior housing project on the site but it should be built within the rules of city ordinances. The new proposed development asks for a Maximal Floor Area Ratio of 2.1% which is twice that allowed by the zoning ordinance. In addition, the site density requested by the developer is 88 units/acre – more than twice that of similar senior housing developments in Edina where site densities are between 34 and 42 units/acre. The proposed building at 6500 France Avenue is too large for the space and substantially exceeds city ordinances.

Handwritten signatures of Robert J. Bowman and Janice P. Bowman in cursive script.

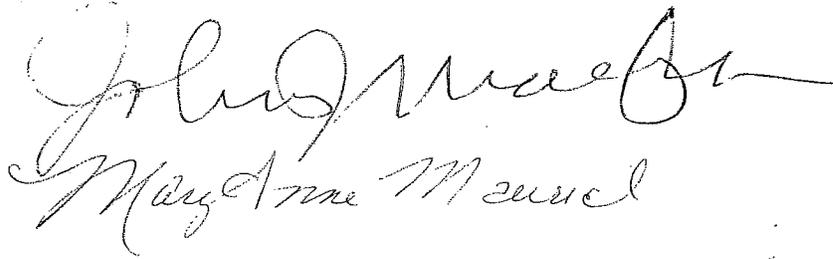
Robert J Bowman and Janice P. Bowman

Owners, Condo 307

May 16, 2013

We are the owners of units 410 and 412 at Point France (6566 France Ave So). We believe that the new proposal for the building at 6500 France Ave. So. Is too large (FAR) for the space and twice that allowed by the zoning. We do not oppose a senior housing project, however, it should be built within the rules of the city ordinance and be much less dense than the 88 units proposed.

John and MaryAnne Mauriel



John Mauriel
MaryAnne Mauriel

To: Edina City Council

May 15 2013

From: Point of France residents

Dale & Ardie Johnson (#803)

Re; 6500 France Ave South Building proposal

According to the Edina Planning Commission's summary of May 8 2013, the proposal asks for several important variances.

The maximum FAR requirement for the RM District is 1.0. The proposal is asking for 2.1.

The density using 109 units of senior living would be 46 units per acre, and with the other units included the density would be 80 units per acre. These are large excesses to the standards as we understand them to be.

The site is guided in the Comprehensive Plan for 'Regional Medica-RM'. Senior housing is not allowed within that designation.

We believe the building is too massive for the site.

We are not opposed to the type of use proposed, but believe the plan should be scaled to the city rules

Ardie Johnson
612-859-7043
Dale Johnson

K. DAVID HIRSCHHEY

6566 France Avenue South, Suite 709 • Minneapolis, MN 55435 • (952) 393-1040 • PMI@Hirschhey.org

May 15, 2013

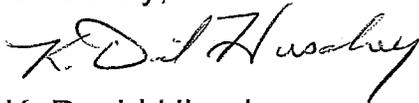
RE: Proposed Building at 6500 France Avenue

City of Edina - City Council Members:

Please be advised that it is my position that the proposed building at 6500 France Avenue is too large for the space. The recent proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the current Rules of the City of Edina ordinances.

Sincerely,



K. David Hirschhey

Roger and Andrine Nelson
6566 France Ave. S., #909
Edina, MN 55435

TO: City of Edina City Council Members
FROM: Andrine and Roger Nelson
DATE: May 15, 2013
RE: Proposed Building at 6500 France Avenue

As owners of a condominium unit at Point of France, we wish to express our concern about the structure that is proposed for the 6500 France Avenue site. We have learned that both the Floor Area Ratio and density are twice as great as our city's zoning ordinances allow. As neighbors of the proposed building, we respectfully request and strongly urge the City Council members to require that the developer conform to the zoning ordinances.

We would like to add that we are enthused about the concept of a senior housing building next door, but feel it is essential that the specifications for the building be consistent with city ordinances.

Respectfully submitted,

Roger Nelson
Andrine Nelson

May 16, 2013

CITY OF EDINA - CITY COUNCIL MEMBERS

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

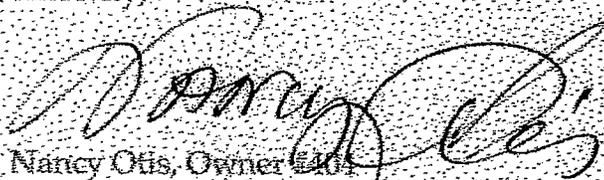
Dear Council Members,

It is my position that the proposed building at 6500 France Avenue is extremely too large for the existing lot. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance.

Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units per acre.

I am not opposed to a senior housing project, however, it should be built entirely within the EXISTING rules of the city ordinances.

Sincerely,



Nancy Otis, Owner #401
6566 France Avenue South, Condo

MAY 15, 2013

CITY OF EDINA - CITY COUNCIL MEMBERS

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE SOUTH

WE BELIEVE THAT THE PROPOSED STRUCTURES AT 6500 FRANCE AVENUE ARE FAR TOO LARGE FOR THE AVAILABLE LAND SPACE, AND WOULD LEAD TO FURTHER TRAFFIC CONGESTION IN AN ALREADY SEVERELY CHALLENGED TRAFFIC CORRIDOR.

FURTHER, THE PROPOSAL ASKS FOR A VARIANCE TO EXISTING ZONING ORDINANCES OF MORE THAN 100% (2.1% VERSUS 1.0%) ^{OF} FAR. THE DENSITY (88 UNITS/ACRE) IS ALSO MORE THAN DOUBLE THE 34 TO 42 UNITS/ACRE IN COMPARABLE SENIOR HOUSING DEVELOPMENTS IN EDINA.

ALTHOUGH WE SUPPORT THE CONCEPT OF THE SENIOR HOUSING PROJECT, WE BELIEVE THAT GRANTING THIS EXCESSIVE LEVEL OF VARIANCE AND THE EXCESSIVE DENSITY WOULD BE AN IMPRUDENT PRECEDENT FOR EDINA TO INITIATE. PLEASE EITHER ENCOURAGE THE DEVELOPER TO BRING THE PROJECT WITHIN ACCEPTED GUIDELINES, OR REJECT IT.

Sincerely,
Yours

 UNIT #901

Mrs. Lawrence Silverman
6566 France Avenue South, #510
Edina, Minnesota 55435

May 15, 2013

Dear Edina City Council Members,

as a resident of Point of France,
I am greatly concerned about the impact
of the proposed buildings on the site
of 6500 France Avenue and the Fairview
Southdale Emergency Center expansion.

The corner of 65th and France is
already a very busy and congested area
without adding more "mega medical
mansions". I feel that by adding
more buildings to this area will create
even more density, compactness, and
crowded conditions. This will ultimately
lead to more traffic, more service trucks,
and more emergency vehicles with sirens,

in an area that the roads are not equipped to handle extra traffic.

There also is the problem of parking - no outside parking for short trips to the 6500 France building project. People are already driving around the blocks scrambling to find a parking spot.

We are hopeful that the Mount Development company and others will keep in compliance with the existing rules.

Sincerely,
James Silverman

952-422-6660

To: City of Edina - City Council members

We the owners of Condo # 102-6566 France Ave S. #10 feel the proposed building at 6500 France Ave is too large for the site. They are proposing a Maximum floor area of 2.1% which is twice what is allowed by the zoning ordinance. The proposed density is 88 units/acre. The similar senior housing developments in Edina are 34 and 42 units/acre.

We are not opposed to the project but it should be built within the rules of the City ordinances.

KEITH E. EASTMAN

CAROL D. EASTMAN

Keith E. Eastman

Carol D. Eastman

TO City of Edina - City Council Members
FROM 6566 France Ave So Condo # 1003

Owners Mr. & Mrs Harvey DeGroot

RE proposed Building at 6500 France Avenue

My understanding is that the proposal asks for space which is twice that allowed by the zoning ordinance. I don't understand why there is consideration of a request that is in violation of city ordinance.

HARVEY DE GROOT

Harvey DeGroot

5-15-13

To: City of Edina - City Council Member
From: 6566 France Ave S, Condo # 1010
Owner: George D. Gacke

Date: May 15, 2013

Re: Proposed Building at 6500 France
Avenue

The proposed building at 6500 France
Ave. is for the use of the space
and is for the use of the space
and is for the use of the space
by the zoning ordinance & also
the use density requested by
the developer. The use of the space
does not exceed the size allowed by
the zoning ordinance.

Owner George D. Gacke
George D. Gacke

5-30-13

To: The City of Edina
City Council Members

Fr: Jane Gurstel - Penthouse 4

RE: The proposed building at
6500 France Ave

I am writing in objection to a large
scale building being proposed on
the S.W. corner of France Avenue

I have been a home owner in Edina
since 1971 and so I am aware of
the type of housing that has gone
up while still preserving a beautiful
landscape and feel of a home
owner's retreat. The building
that is proposed seems way too large.
It will lower the feel of the
area of so many at Point of France

I also have heard from two couples
who will not be putting in offers on a
couple of units that were going

to be their new homes

It would be a very sad day for the Point of Fuance and for all who enjoy the Lake County area if the projects were bulldozed & permitted to consume so much of an irreplaceable resource - the parcel of land

I understand that even the zoning ordinances differ and are smaller than the proposed housing project which by the way seems as if it would be much different from lower class housing projects in other areas of the 4 metropolitan counties

Thank you for reading my letter

Jane Golden-Gustaf
1970-1982 - Ridge Road - Gurnee
1984-2003 - 6704 Point Dr - Edina
2003 - present Point of Fuance - PH

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 405 - Owner DAN CONLON

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name DANIEL C. CONLON Signature Daniel C. Conlon

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 203 - Owner Phyllis Caruso

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am ~~not~~ opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name

CARRICO

Signature

^{NOT}
Phyllis Caruso

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # DH 4 - Owner JANE & NORMAN GURSTEL

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name NORMAN GURSTEL

Signature Norman Gurstel

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 1101 - Owner Self

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Pat. Nustrom Signature Owner

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 106 - Owner Prines

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

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I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Charles & Mary Lou Signature [Signature]
Prines

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 1203 - Owner Waterston

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Mark Waterston

Signature Mark Waterston

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 1010 - Owner Norman Perl

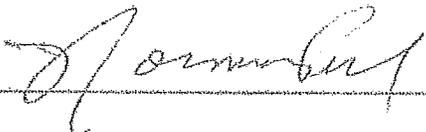
DATE: MAY 15, 2014

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I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Norman Perl NORMAN PERL

Signature 

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 911 - Owner INGER Oien

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Inger Oien Signature Inger Oien

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO #801

Owner---Mary Kramer

DATE: MAY 15, 2014

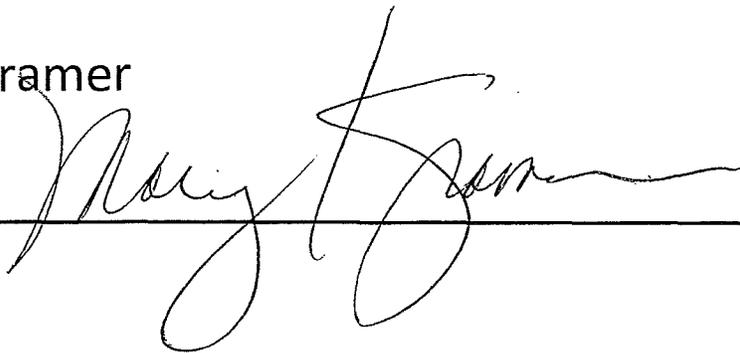
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I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Sincerely,

Mary Kramer

A handwritten signature in black ink, appearing to read "Mary Kramer", is written over a solid horizontal line that spans the width of the page.

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 707 - Owner Juste Bischoff

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Juste Bischoff Signature Juste Bischoff

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO #

602

- Owner

ALAN RIEKE

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

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Owner's Name

ALAN RIEKE

Signature

Alan Rieke

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 611 - Owner SHIRLEY NORDALE

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name SHIRLEY H. NORDALE Signature Shirley H. Nordale