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Date: August 28, 2013

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 6725 York Avenue (Wick’s Site) – Agenda Item VII.A.

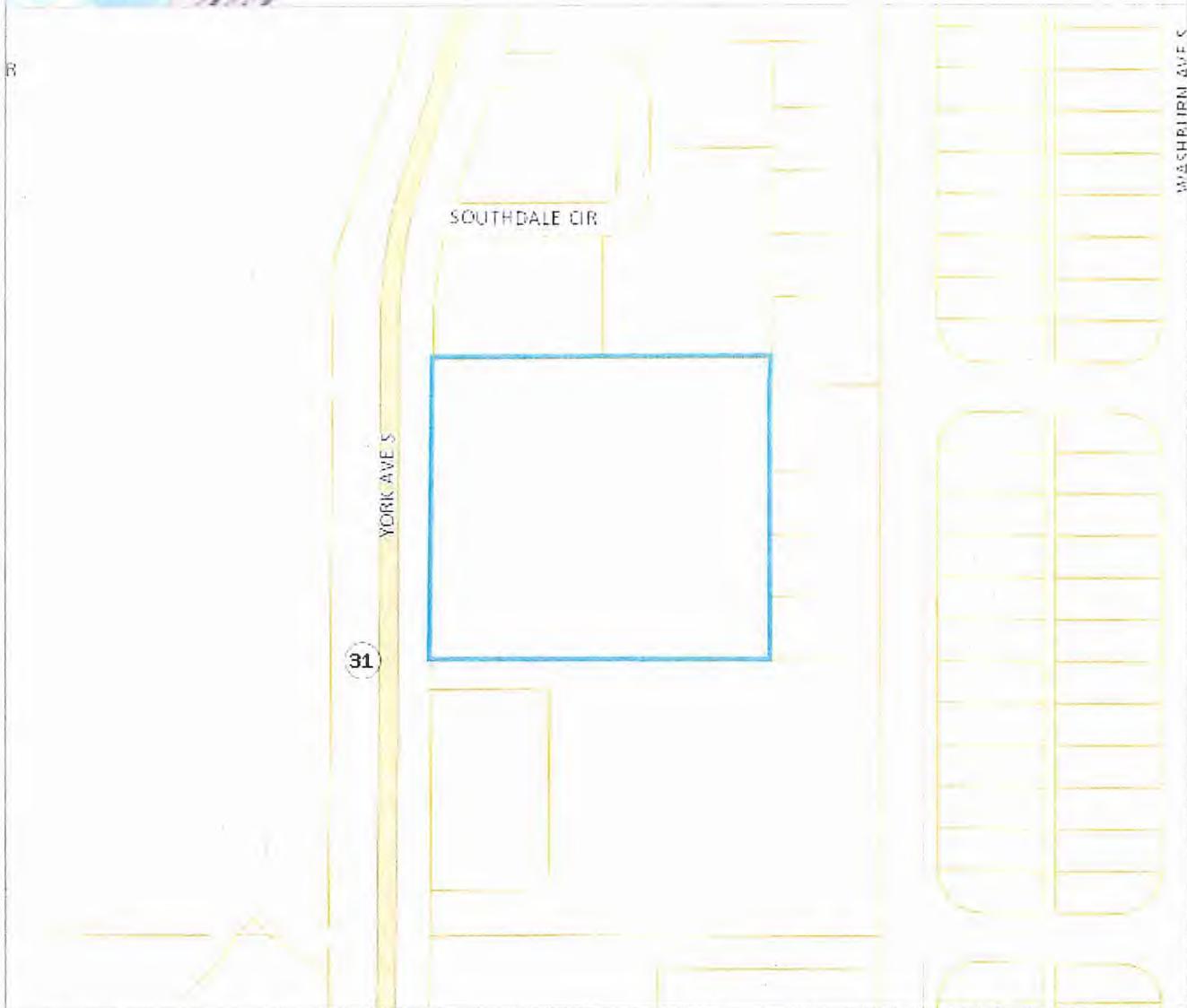
The Planning Commission is asked to consider a sketch plan proposal to redevelop the property at 6725 York Avenue. (See property location on pages A1–A2.) The proposed project also includes five single-family homes on Xerxes Avenue. The applicant is in negotiation with these property owners to purchase the homes, and incorporate them into the development. The property at 6725 York (the former Wick’s building site) is currently zoned PCD-3, Planned Commercial District-3, and guided CAC, Community Activity Center. The five-single family homes are zoned and guided for low density residential use.

The applicant is requesting consideration of a proposal to tear down the existing commercial building, and the five single-family homes and build a six-story, 273 unit upscale apartment building with 22,289 square feet of retail (potential super market/deli) on the first level. A parking lot is proposed in front of the retail store on York Avenue, with underground parking for residents provided under the apartments. Surface spaces would be available along the north and south lot lines for resident guests. The loading area for the market would be at the rear of the retail building and south side of the apartment building. (See plans and narrative on pages A3–A17.)

To accommodate the request, four amendments to the Comprehensive Plan would be required:

- Building Height – from 4 stories and 48 feet to 6 stories and 66 feet.
- Housing Density – from 30 units per acre to 82.
- Floor Area Ratio – from 1.0 to 3.1.
- Re-guiding the land use for the six single-family homes from Low Density Residential to Community Activity Center.

A rezoning of all the properties would then be required to PUD, Planned Unit Development.



Parcel ID: 29-028-24-31-0003

Owner Name: Nha Birmingham Llc Et Al

Parcel Address: 6725 York Ave S
Edina, MN 55435

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 3.33 acres
145,096 sq ft

Map Scale: 1" ≈ 200 ft.
Print Date: 8/21/2013



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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6725 York Avenue, Edina

Find a PID or an address on the map

Welcome

Results

PID: 2902824310003

6725 York Ave S
Edina, MN 55435

Owner/Taxpayer

Owner:

Nha Birmingham Llc
Et Al

Taxpayer:

School Dist: 280

Sewer Dist:

Watershed Dist: 1

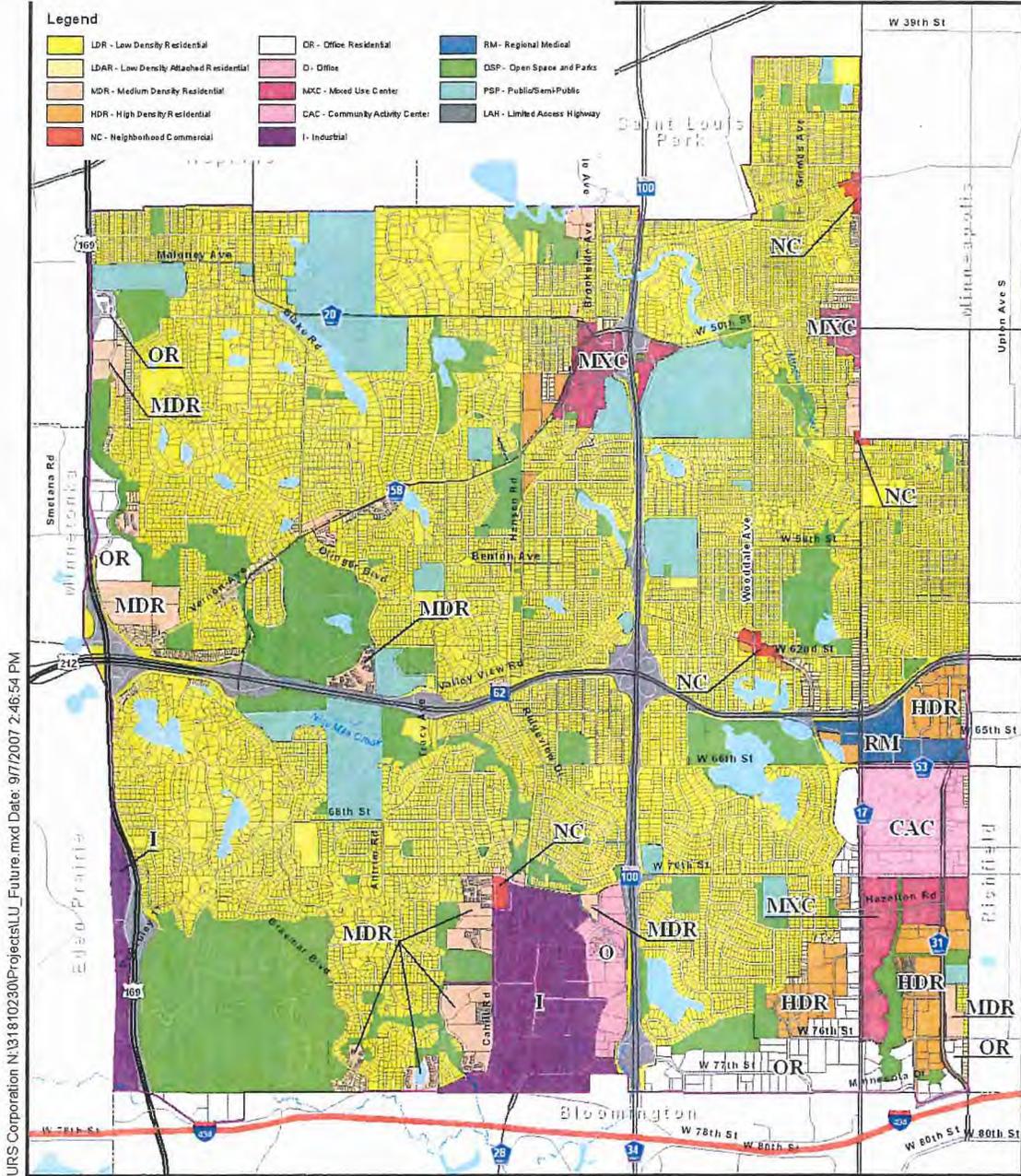
Parcel

Parcel Area: 3.33 acres
145,096 sq ft

Legend

Measure





URSP Corporation N:\1318102\30\Project\LU_Future.mxd Date: 9/7/2007 2:46:54 PM

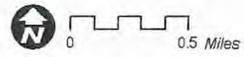
Figure 4.3



City of Edina
2008 Comprehensive Plan Update

Future Land Use Plan

Data Source: URS



A2a



City Affordability Goals

Since 1996, Edina has participated in the Metropolitan Livable Communities Act program. The Livable Communities Act (LCA) is a Metropolitan Council grant-based program to encourage communities to achieve goals in affordable and life-cycle housing production and quality of life improvements. At the program's inception, the Metropolitan Council estimated the amount of the City's existing housing stock that was affordable and the City and the Metropolitan Council jointly established goals for the criteria of affordability, life-cycle housing (housing types that are not single-family detached units) and housing density.



See Table 5.2 on next page.

Table 5.2. Livable Communities Act Benchmarks and Goals for Edina

		City Index	Benchmark	Goal
Affordability	Ownership	31%	64-77%	31%
	Rental	14%	32-45%	43%
Life-cycle housing	Type (non-SF detached)	43%	38-41%	43%
	Owner/renter mix	71/29%	(64-71)/ (30-36)%	71/29%
Density	Single-family detached	2.3/acre	2.3-2.9/acre	2.3/acre
	Multi-family	16/acre	11-15/acre	16/acre

Table 5.2 shows the Metropolitan Council's 1995 estimates and City of Edina goals:

A26



- The *City Index* column refers to a snapshot of the Edina's affordable housing, life-cycle housing, and housing density taken from the data available in 1995.
- The *Benchmark* column is a range that represents the City Index average for communities within similar Metropolitan Council planning sectors.
- The *Goal* column indicates the affordable and life-cycle housing share, and the densities negotiated between Edina and the Metropolitan Council.
- *Affordability* refers to the estimate of the share of Edina's affordable housing stock that was considered affordable at the start of the LCA program.
- *Life-cycle Housing* includes housing types that are not single-family detached units; the figures are percentages based on Edina's total housing stock.
- *Density* means the number of housing units per acre for both single-family detached units, and multi-family units.



The Metropolitan Council has identified new affordable housing needs for all cities and townships within the Twin Cities Metropolitan Area for the period from 2011-2020. The housing plan element of local comprehensive plans is required to reflect the allocated portion of the forecasted demand for affordable housing. The City's share of this allocation is 212 affordable housing units by 2020.

Current City Housing Programs

Edina Housing and Redevelopment Authority

The Edina Housing and Redevelopment Authority (HRA) was established in 1974 for the purpose of undertaking urban redevelopment projects and assisting with the development of affordable housing. The HRA has facilitated the development of a number of low- and moderate-income housing developments, including Yorkdale Townhomes, Oak Glen, Summit Point and South Haven.



ATTN: Cary Teague, Community Development Director
The City of Edina
4801 W. 50th St.
Edina, MN 55424

August 15th, 2013

Dear Mr. Cary Teague,

Please find the attached plans for the proposed development at the Wickes Furniture site at 6725 York Avenue South in Edina, Minnesota. We appreciate the time you and your staff have given us over the past few months. We are excited for the opportunity to continue our work and move this project forward.

In an effort to ensure that we create a development that enhances the neighborhood and surrounding community while also embracing the long-term strategies for the city of Edina, we have met with the following people over the past few months:

- James Hovland - Mayor
- Scott Neal - City Manager
- Cary Teague - Community Development Director
- Bill Neuendorf - Economic Development Manager
- Joni Bennett - City Council Member
- Ann Swenson - City Council Member
- Mary Brindle - City Council Member
- Josh Sprague - City Council Member

Their insight and ideas have been invaluable to our progress and have already directly impacted the designs for this development.

We look forward to the sketch plan review and will continue to use this input to create the best project possible. Please let me know if you have any questions or immediate comments to our plans.

Kind Regards,

Peter Chmielewski
Assoc. AIA, LEED AP, MBA
Development Manager
Lennar Multifamily Investors, LLC



FLATS

MARKET

MARKET

MULTI-FAMILY DEVELOPMENT

6725 York Avenue South Edina, MN

08.28.13

esg
architects

LENNAR

7



Team

DEVELOPER: LENNAR MULTIFAMILY INVESTORS, LLC (LMI)

Lennar Corporation (NYSE: LEN) is a Miami-based homebuilder founded in 1954, with a market capitalization of over \$6.8 billion. It has offices in 33 markets and 16 states, and employs approximately 4,000 associates nationwide. In mid-2011, Lennar created Lennar Multifamily Investors, LLC (LMI), a company that specializes in the development, management, construction, and ownership of Class A multifamily communities across the nation. LMI's core vision is to work in top tier cities with top tier architects to create luxury condominium quality rental communities. Since its founding, LMI has attracted an outstanding team of seasoned professionals, has purchased 12 sites and contracted for 16 more. Five projects are under construction and the company has plans to start 11 more projects in 2013. LMI's pipeline includes over 10,000 units and \$2.6 billion in total development cost. Beyond the numbers, LMI is led by professionals that are passionate about creating vibrant communities that positively impact not only the residents, but also the surrounding communities that we become an integral part of.

ARCHITECT: ELNESS SWENSON GRAHAM ARCHITECTS (ESG)

Since our founding in 1970, Elness Swenson Graham (ESG) Architects has helped our clients create environments for business, community and leisure. In doing so, we have gained the experience and ability to deliver high quality designs for many building types. But this alone is not enough to achieve our mission. The essence of ESG is more than just architecture and buildings. Throughout our entire time, our commitment to enriching our built environment has remained steadfast. It's a commitment that drives us to go beyond the expected to deliver the superior, the timeless, the memorable and the unique; to create environments that capture the human spirit and uplift our lives. This is what we do best. We strive to combine our clients' needs and stewardship for the environment with our knowledge of buildings, markets and culture to deliver uplifting and forward-looking design solutions.

The experience derived from our work allows us to offer each client a great breadth of informed and integrated services. We bring holistic solutions to complex problems. We create truly unique environments that enhance our communities and help our clients successfully pursue their goals in the development and construction industries.



Project Purpose and Vision

The purpose and vision for this multifamily development in Edina is to create a high-end luxury rental community with complimentary retail. This complimentary high-end retail tenant (such as a high end fresh grocer / deli or other community based retail tenant) will flourish with the other shopping opportunities along York Avenue while also adding an incredible lifestyle value to the residents of the building. This development will give Edina residents a wonderful living option as they downsize, retire, move, etc. while still staying in the community they love. The project will also establish a better utilization for the wickes furniture site and eliminate the existing dated structure. We strongly believe that this project will become a catalyst for future redevelopment opportunities for other properties going North along York Avenue. The strong pedestrian connection and community terraces will dramatically enhance the walkability of this area with connection into and throughout the site. Special attention has been paid toward the building materials and massing to properly fit within this community; creating a place that is "Pure Edina" by incorporating elements from the surrounding areas such as the limestone that is on City Hall and other Edina structure.



Architectural Description

The architectural design and massing of this project is based on guidance from urban design and architectural design principles developed in the City of Edina's land use plans and timeless city building strategies. The design and massing creates a new fabric and a better street definition along York and Xerxes Avenues. The design implements active street-level dwelling units on the North, South, and East facades of the building. A large opening in the building massing on the south facade of the second level will allow great sun penetration into the amenity courtyard.

The architectural expression and materials of this project will incorporate contemporary materials and facade composition. The building materials will feature a transparent glass storefront, masonry, and "Edina" limestone at the street level. Above which will float a traditionally inspired composition of masonry, architectural metal, and large amounts of glass.

Special attention has been paid toward proper setbacks, material usage, landscaping, and privacy along Xerxes Avenue where our development is adjacent to the single family residential community.



Streetscape and Public Realm

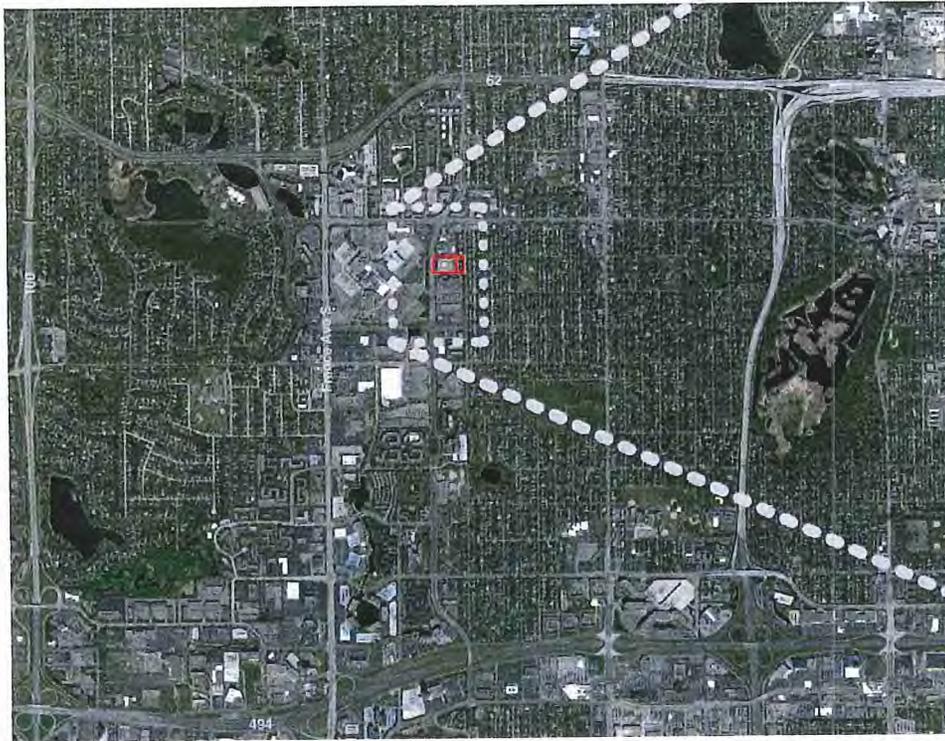
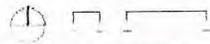
The design of this development features streetscape improvements including new pavement, street trees, and lighting. The groundscape will feature green landscape elements, high quality pavement, pedestrian gathering and sitting areas, and decorative lighting. The sidewalks will wrap the entire site allowing neighboring properties a through-way access from York Avenue to Xerxes. This pedestrian connection will also create a one-third of a mile walking path around the site as a safe walking path for residences and the community. Distinct nodes will be linked to these sidewalks as community terraces. These nodes will both highlight the residential entrance and commercial tenant on each side of the facade facing York Avenue.



Green and Sustainable Features

The key sustainability strategy for this project is to create an urban mixed-use, pedestrian friendly community that allows residents to live, work, and play without dependence on daily automobile usage. The mixed use development will include a complimentary retail tenant to the residential tenants. The development team is committed to the sustainable design principles reflected in the City's comprehensive plan. Our sustainable design mission is to promote livable communities through the use of energy efficient systems, green building practices, reduced dependency on automobiles, creative density, high quality pedestrian and bicycle public realm, and the preservation of natural resources. The project will feature a series of green elements including green construction practices, materials specification, thermal high-efficiency windows and exterior envelope, and numerous permeable planted green spaces both on the site as well as on the amenity level roof.

VICINITY



SITE



EXISTING CONDITION - VIEW FROM YORK AVE S

Site

AC

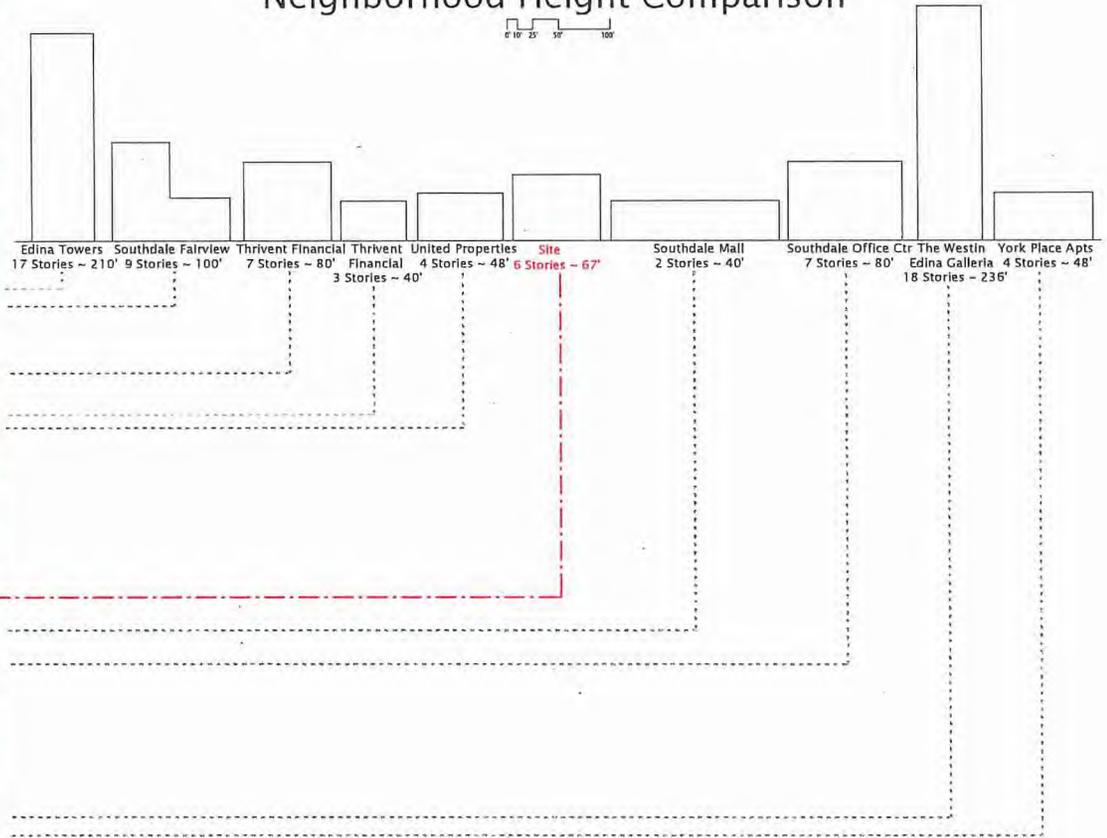
L4



Neighborhood Plan



Neighborhood Height Comparison



Building Height Comparison



Rendering Looking SE

A9



Rendering Looking NE

esg
architects

LENNAR
LENNAR MULTIFAMILY INVESTORS

MULTI-FAMILY DEVELOPMENT 6725 York Avenue South Edina, MN 08.28.13



Rendering Looking SW



A11

XERXES AVE

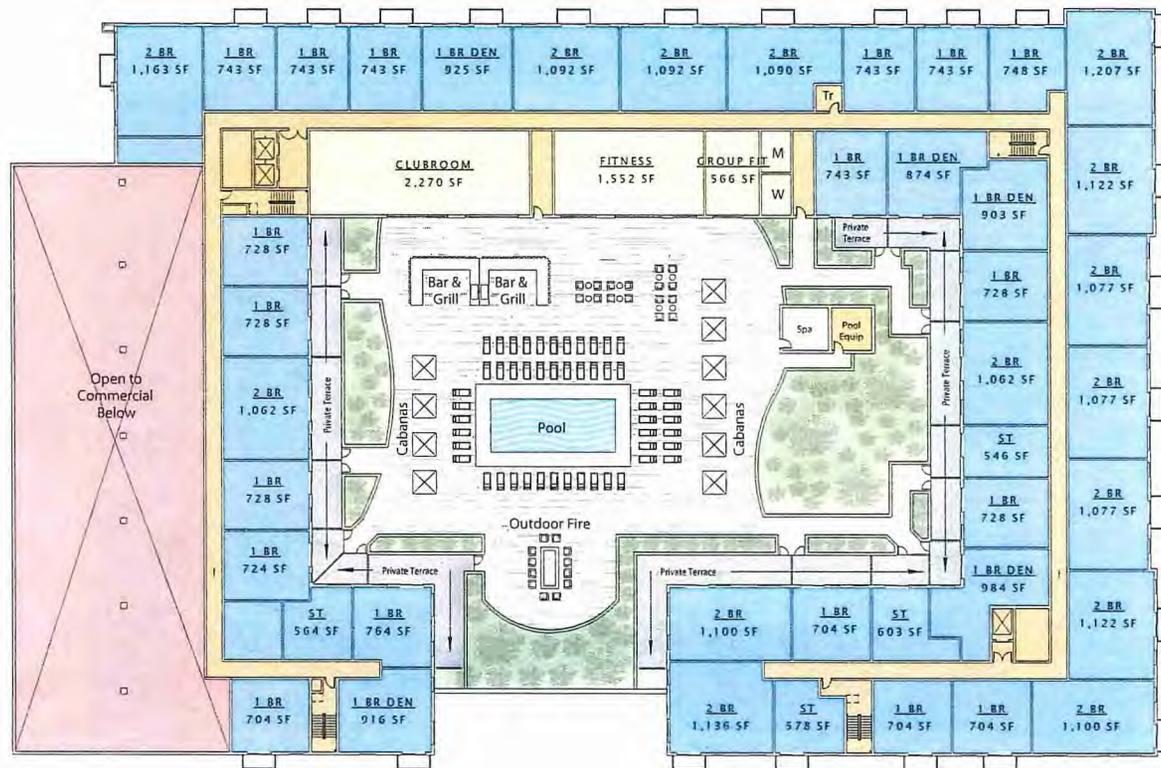
Rendering Looking NE

esc
architects

LENNAR
LENNAR MULTIFAMILY INVESTORS

MULTI-FAMILY DEVELOPMENT 6725 York Avenue South Edina, MN 08.28.13

A13

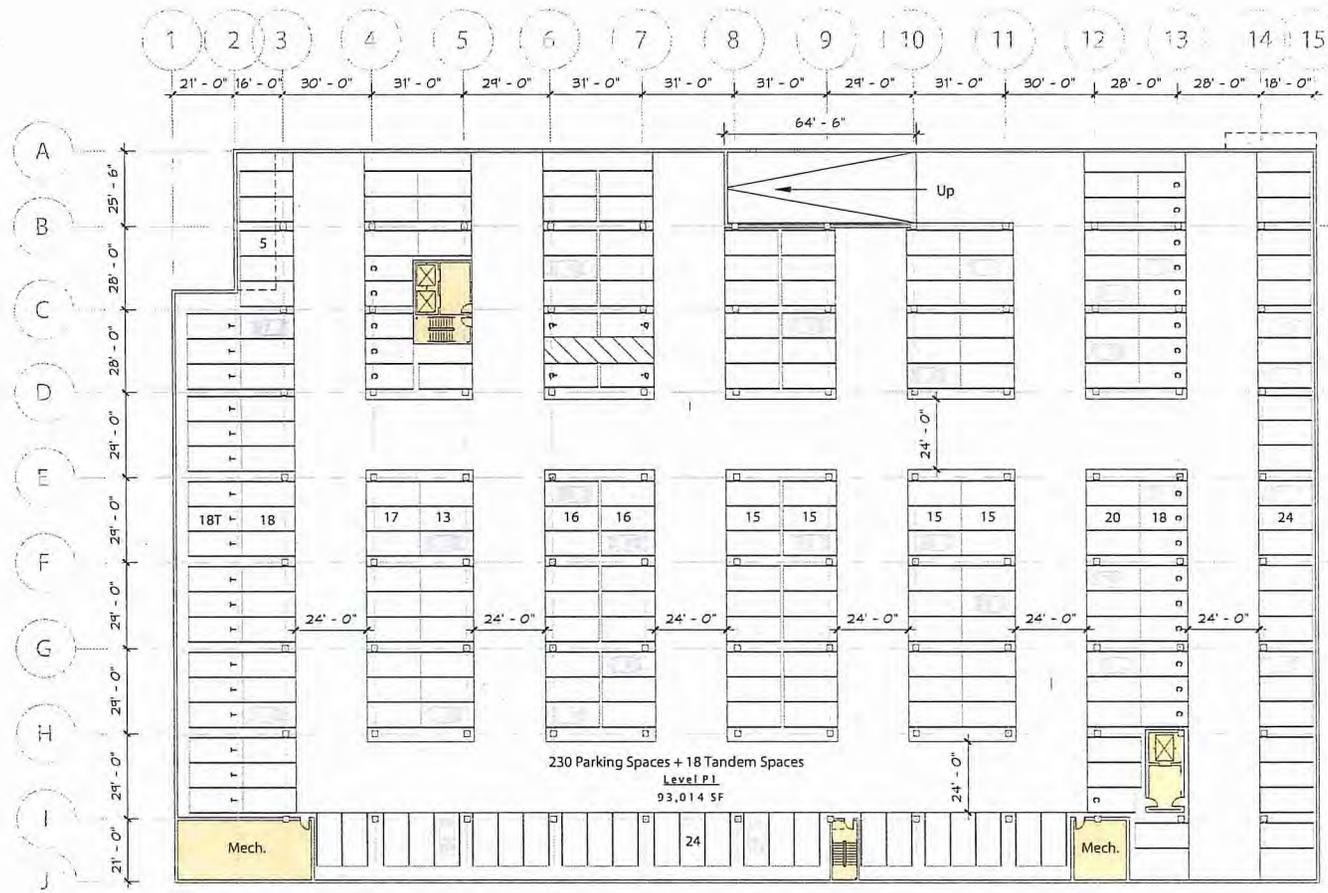


Level 2 Plan

A14

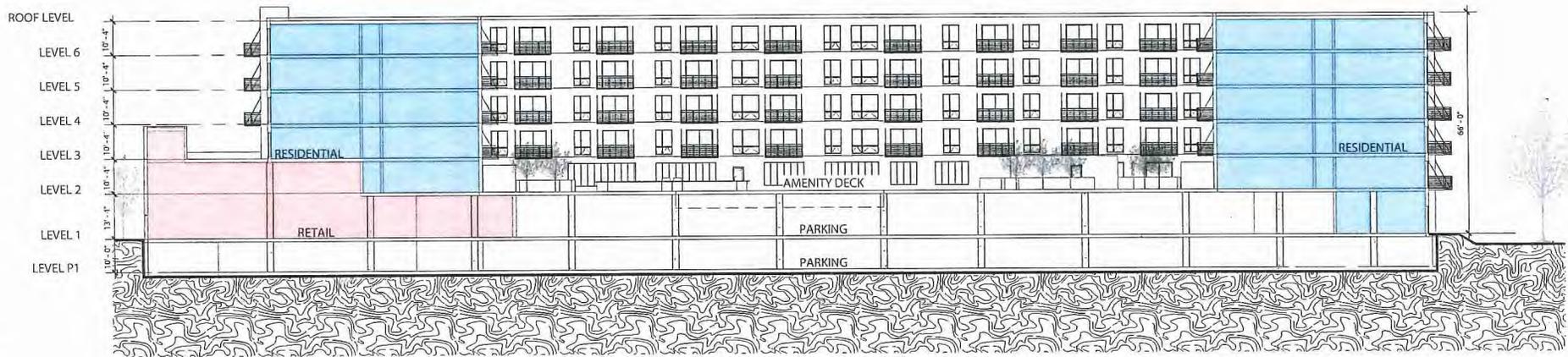


Levels 3-6 Plan



S12

Level P1 Plan



114

Section

6725 York Ave S, Edina MN
Lennar Homes Mixed-Use Development

Level	Use	Total GSF	Parking GSF	Retail	Amenity	Apt GSF	Apt RSF	Units	Residential Parking*	Retail Parking**
Minus One	Parking	93,014	93,014						230	
Level 1	Res / Parking/Retail	92,315	50,756	22,289		19,270	10,720	11	143	121
Level 2	Res/Amenity	49,102			5,157	43,945	36,590	42		
Level 3	Residential	55,104				55,104	48,206	55		
Level 4	Residential	55,104				55,104	48,206	55		
Level 5	Residential	55,104				55,104	48,206	55		
Level 6	Residential	55,104				55,104	48,206	55		
Total		454,847	143,770	22,289		283,631	240,134	273	373	121
								Tandem	18	
								Total	390	

*12 of the Level 1 spaces are outside

**Retail spaces are all outside

Unit Distribution Summary

Level	Studio	1 BR	1 BR+Den	2 BR	Units	Beds
Level 1	0	4	0	7	11	18
Level 2	4	18	5	15	42	57
Level 3	4	25	6	20	55	75
Level 4	4	25	6	20	55	75
Level 5	4	25	6	20	55	75
Level 6	4	25	6	20	55	75
Total	20	122	29	102	273	375
%	7%	45%	11%	37%		
Avg Size	566	735	920	1,102		

ESG Architects Inc. July 8, 2013

117

Metrics