



RESOLUTION NO. 2000-123

City of Edina

APPROVING FINAL DEVELOPMENT PLAN
FOR CONCORDIA PROPERTIES LLC,
SOUTHDALE SHOPPING CENTER
THEATER AND RESTAURANT/RETAIL EXPANSION

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, that the Final Development plan dated October 18, 2000, for Concordia Properties, LLC, Southdale Shopping Center Theater and Restaurant/Retail Expansion presented at the regular meeting of the City Council on November 21, 2000, be and is hereby approved.

Passed and adopted by the Edina City Council this 21st day of November 2000.

ATTEST: Debra A Manger
City Clerk

Robert J. Waitzold
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 November 21, 2000, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this 21st day of December, 2000.

Debra A Manger
City Clerk

\$500.00 application fee

Conference and Section Championship. Motion made by Member Hovland and seconded by Member Kelly introducing the following resolution and moving its approval:

**RESOLUTION NO. 2000-118
RESOLUTION OF COMMENDATION
EDINA HIGH SCHOOL
2000 BOYS' SOCCER TEAM**

WHEREAS, the members of the Edina High School 2000 Boys' Soccer Team were Champions of the Classic Lake Conference, Section Champions and State Champions; and

WHEREAS, success has come to the members of the Team because of their extraordinary ability, hours of practice and the leadership of their coaches; and

WHEREAS, as representatives of the City of Edina, the members of the Team exemplified the highest standards of athletic proficiency and good sportsmanship.

NOW, THEREFORE, BE IT RESOLVED by the Edina City Council that congratulations be extended to the members of the Team:

- | | | |
|--------------------|------------------|--------------------------|
| Sam Awsumb | Andy Witchger | Benjamin Dalton |
| Jonathan Lewis | Patrick Cronan | Nicolas Horns |
| Erik Nichols | Alexander Darbut | Pete Jorgensen |
| Terence O'Connell | Robert Guelich | Erik Lund |
| Daniel Roddy | Philip Johnson | Anthony Ruben |
| Jeffrey Shideman | Perek Lundquist | Aaron Witchger |
| Jeffrey Strickland | Eric Spover | David Jenson, Coach |
| Tommy Weber | Chris York | Bill Garner, Asst. Coach |

BE IT FURTHER RESOLVED that this resolution be recorded in the Minutes of the Edina City Council and that copies be given to members of the Team.

ADOPTED this 21st day of November, 2000.

Ayes: Hovland, Kelly, Maetzold
Resolution adopted.

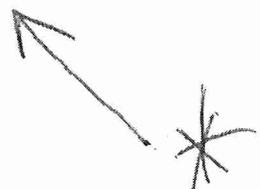
*MINUTES OF THE REGULAR MEETINGS OF NOVEMBER 6, 2000, APPROVED Motion made by Member Hovland and seconded by Member Kelly approving the Minutes of the Regular Meeting of November 6, 2000, approved.

Motion carried on rollcall vote - three ayes.

FINAL DEVELOPMENT PLAN FOR CONCORDIA PROPERTIES, L.L.C. APPROVED, (SOUTHDALE SHOPPING CENTER) Affidavits of Notice were presented, approved and ordered placed on file.

Presentation by Planner

Planner Larsen explained the owners of Southdale have submitted a request for Final Development Plan approval to allow the construction of an addition to the center containing a floor area of 120,007 square feet. The addition would house a 16-screen theater and two new restaurants. The theater would have a seating capacity of 3,959. The proposed addition would increase the total floor area of the center from 1,248,517 to 1,368,524 square feet. The additions would be located adjacent to the southwest corner of the center in an area now used for parking and for transit operations. The additions would result in a reduction of the total on-site parking from the current 7,104 spaces to 6,686 spaces.



Scott Pollack, Aerostreet, project architect, gave a presentation using graphics of the proposed expansion. Mr. Pollack noted the expansion is proposed for the southwest corner of the site with the theater being placed between the existing truck tunnel and the existing parking deck. The ring road will be moved further out to maximize the parking inside of the ring road that would be more comfortable to the customers. Mr. Pollack explained there are two parking fields' one east and one west of the expansion, both at different levels. From the lower parking field, there will be two entrances, the lobby entrance into the movie theater. He added patrons would be able to purchase tickets inside the theater. Next to this would be a separate entrance replacing the existing mall entrance. This entrance would allow customers to pass through the theater and into the mall. Mr. Pollack explained that the two restaurants with outside entries would have their own identities on the outside of the mall.

Mr. Pollack explained that there is an underutilized common area of approximately 20,000 feet that will be converted into tenant space with the improvement. He said that there is a synergy existing between theaters and restaurants so placing them in close proximity is important. On the restaurant side of the addition, there would be entrances into the restaurants, individual retail tenants, and two mall entrances one with an escalator down to the theater.

Mayor Maetzold asked how people get from the main core of the shopping center to the bus terminal. Mr. Pollack said from the lower level, people would walk through an arcade and out through the movie theater. From the upper level, they would walk along the length of the theater to the bus shelter.

Member Hovland asked if it was correct that in order to reach the bus shelter persons would walk outside, and if this would be different from the present situation, where they walk out directly from the mall to a covered bus shelter. Mr. Pollack acknowledged that there is a longer distance than exists today. Member Hovland asked if there was any plan to allow access to the bus shelter through the back area of the theater or on the west side. Mr. Pollack explained that was actually the truck tunnel and would be unsafe. Member Hovland asked how far a person would have to walk to reach the shelter. Mr. Pollack replied approximately 250 feet.

Member Kelly asked to address the developer. Richard Taylor, the O'Connor Group, one of the general partners who own the property said he serves as the asset manager responsible for Southdale. Member Kelly said it appears the proposal is almost as if an outlot was proposed for development. While he would be willing to give up the 700 parking spaces, he needs to be convinced that it will increase traffic flow in the center and allow areas of Southdale that have been under-performing (Mervyns to Penneys and Penneys to Daytons) to grow their traffic. He warned that he could not support any further reductions in parking in the future after this addition. He asked how the proposed addition would increase the traffic to the Mervyns' and Pennies' corridors. Mr. Taylor responded that looking at sales per square foot, Southdale is in the top ten of the national regional malls. Penney's Court has 59,000 square feet that is about 50% occupied under permanent leases. Mervyns' Court on the lower level has about 30,000 square feet, which is about 40% occupied. As the owner analyzed the issues of the property, they looked at these two underutilized areas plus the third level food court, which had not performed as hoped. The owners attempted to find a theater operator who would put a two or three level theater into the Penneys' Court and were unsuccessful. Theater owners said their operations need to be a single level entity and the proposed location is the only one available. He added

Public Comment

David Farmer, 4612 Casco Avenue, asked if there had been any consideration of moving the mass transit location to an entirely different area from either its existing or proposed locations.

Council Discussion/Action

Member Kelly said he has spoken with many of the development team. He stated that his major concern is that the expansion is being sought to increase the mall's market value allowing Southdale to be flipped without looking to the long-term needs of the area. Member Kelly said he originally thought the expansion would be located nearer to J. C. Penney's and that the restaurants would be decentralized. He added that in his opinion, the development of virtually an outlot does nothing to improve traffic. Member Kelly stated further that the expansion solves a secondary problem at the cost of 700 parking spaces. He stated that future development cannot come at the cost of more parking. Member Kelly asked this be made a condition of approval for the current proposal.

Member Hovland said he did not share all the concerns of Member Kelly. He acknowledged that having a theater anchoring a mall was a new concept, adding that he understood the synergy existing between theaters and restaurants. Member Hovland recognized the hard work of the development team, thanking them for the presentation. Member Hovland said he was all right with the reduction in the parking, but was very concerned about affecting mass transit. He requested that the development approval be conditioned upon further design and approval of the transit hub and access to the bus shelter. Mass transit and bus ridership should be encouraged.

Mayor Maetzold noted that he wished the changes were completed on France Avenue. However, he stated he liked the theater concept. Mayor Maetzold voiced concern about the east side of the property. He added he thought the developers had done a good job with traffic flow and parking, however, he shares Member Hovland's concern for the transit hub and does not want to see any negative impact on bus ridership. Mayor Maetzold does not want to see bus riders walking 280 feet outside to get to a bus shelter agreeing that a condition of approval should be further review of the mass transit portion of the project.

Member Kelly questioned how many liquor licenses are still available in Edina. Mr. Hughes replied that eleven licenses are still available. Member Kelly expressed concern that the restaurants developed be of a caliber that would improve the mall. Gary Colliard responded that while his firm is the theater developer, it is also a mixed-use land developer. They will be in the center for twenty years and have a fiduciary responsibility to make sure any restaurants are a good fit and that everyone's goal was to improve the traffic and viability of the Southdale Center.

Member Hovland made a motion to close the public hearing. Member Kelly seconded the motion.

Ayes: Hovland, Kelly, Maetzold

Motion carried

Member Kelly made a motion adopting Resolution No. 2000-123 granting final development plan approval conditioned upon: 1) location and design of transit hub must be approved by City Staff; 2) an easement allowing City transit vehicles the right to cross Center property; 3) a

Cary Teague

From: Tom Jenson
Sent: Thursday, August 30, 2012 4:01 PM
To: Cary Teague
Subject: Southdale Apartments

Hi Cary,

Here are my comments for the Southdale Apartments.

1. They are showing only one water supply to the property. More explanation is needed on how the fire sprinkler protection is going to work for 3 buildings and the parking levels.
2. I'm recommending separate water supplies coming from the new water main installed on the property to each building. The water supply for the 4 story apartment/townhouse should also supply the underground parking.
3. I'm recommending fire department connections (FDC) for each building.
 - a. 10 story building located at the south end.
 - b. 6 story building located at the south east corner.
 - c. 4 story and parking garage located at the west exterior entrance to the stairway.
4. Fire hydrants shall be located on the inside of the road around the buildings so connecting to them does not obstruct fire department vehicles.
 - a. One shall be located near the southeast corner of the 6 story building.
 - b. One shall be located at the west exterior entrance to the stairway of the 4 story building.
 - c. The one shown on C4.1 on the north end of the property can remain as shown.
5. Fire lane signs will be required along the access road to the buildings.

I will put a copy of this with my plan set with notes on it.

Thanks,



Thomas Jenson, Fire Marshal

952-826-0337 | Fax 952-826-0393

TJenson@EdinaMN.gov | www.EdinaMN.gov/Fire

A154

Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com



Date: September 7, 2012
To: Cary Teague – Community Development Director
From: Wayne D. Houle – Director of Engineering
Re: Review of Planning Submittal for Southdale Housing

Engineering has reviewed the plans for the above stated project and offer the following comments:

- ⊙ A Nine Mile Creek Watershed permit will be required, along with other agency permits such as Hennepin County Public Works, MNDH, MPCA, MCES.
- ⊙ It appears that all storm water is treated on-site; provide all storm water calculations that indicate this.
- ⊙ A developer's agreement will be required for the revisions to 69th Street West – pedestrian crossing at easterly entrance and the westerly entrance into Southdale to include an eastbound left turn lane. Other items that need to be included are the public sidewalks along York Avenue and also along 69th Street West, and the intersection improvements at York Avenue and the entrance into Cub Foods.
- ⊙ All improvements along West 69th Street will need to meet Municipal State Aid standards and along York Avenue will need to meet County State Aid standards.
- ⊙ Provide sidewalk easement over all public sidewalks along York Avenue and 69th Street West.
- ⊙ Provide better pedestrian walkway between project and Southdale Center.

Sheet C2.1 Site Plan:

- Provide plans for the westerly entrance on 69th Street West into Southdale Center to include an eastbound left turn bay.
- Provide plans for an enhanced pedestrian crossing through the median island between the easterly entrance of Southdale Center and Galleria to the south. The Promenade Crossing at Hazelton Road should be the template for the design of this pedestrian crossing.
- Provide a “No U-Turn” sign in the westbound 69th Street West left turn bay at the Galleria entrance. This will prevent vehicles from exiting the right-out exit at the apartments and weaving across two through lanes to then go east bound on 69th Street West; the route to go eastbound would be to use the internal roadway system of Southdale Center to access York Avenue.
- Provide an updated intersection detail for the intersection improvements at York Avenue and the entrance into Southdale / Cub Foods. The intersection improvements should include enhanced pedestrian crossings similar to what is being proposed on France Avenue at 66th Street West, 70th Street West, or 76th Street West.



- Eliminate boardwalk on sidewalk along York Avenue. The sidewalks along York Avenue and 69th Street West will become public sidewalks where the City will be maintaining these sidewalks. Provide 8-ft wide sidewalks with a minimum of 8-ft wide boulevards in these locations.
- The attached turning radius indicates that an ambulance can maneuver through the turn-around.

Sheet C4.1 Utility Plan:

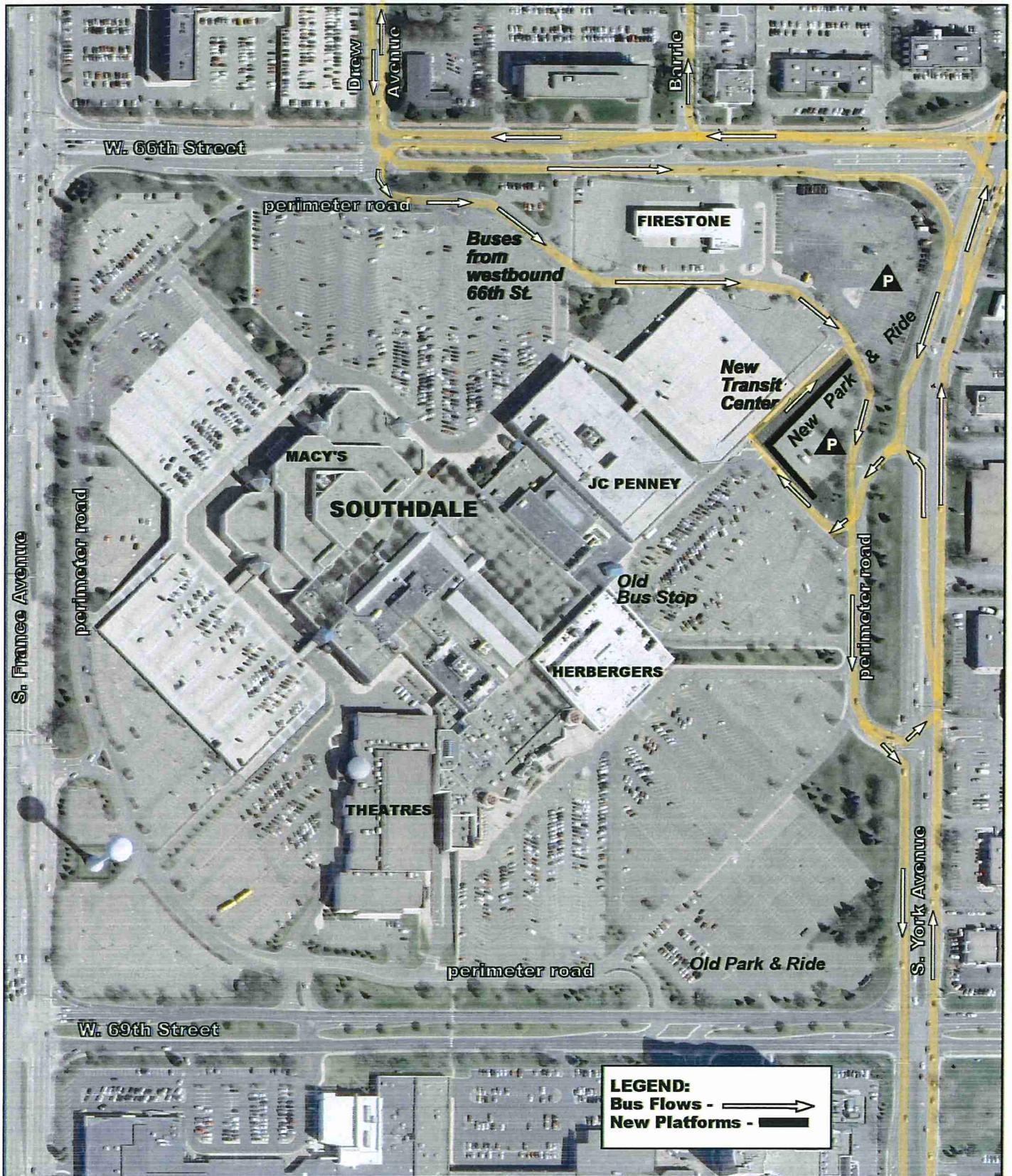
- Staff has analyzed both public utility systems to be certain that this development will not burden the public system. Short Elliot Hendrickson (SEH) reviewed the existing water main system. SEH determined through the water main computer model that the existing water main has capacity to provide water service, irrigation, and fire flow protection to the 232 units while still maintaining the same level of protection to the City. Barr Engineering (BARR) reviewed the existing sanitary sewer system. The additional sanitary flow generated from the proposed 232 unit development was incorporated into the sanitary sewer model. BARR determined that there is sufficient capacity in the existing sanitary sewer lines to accommodate the proposed development.
- There is a note below the Utility Notes that states the developer is analyzing a “Living Machine Sanitary Sewer System” in lieu of connecting into the sanitary sewer system. Staff does not recommend that this system be approved until staff can be reassured that the Metropolitan Council of Environmental Services along with the Minnesota Department of Health and the Minnesota Pollution Control Agency approve such treatment.
- Indicate on plan that all utilities shown are “Private”.

Staff will require a more detail review of the Civil Plans if this project is approved by the City Council. Please contact me if you have any questions regarding this first review.

G:\PW\ADMIN\COMM\EXTERNAL\GENERAL CORR BY STREETS\S Streets\Southdale Center\2012 Apartments\20120906 WH-Edina Review Southdale Housing.doc

ASG

Southdale - Proposed Transit Traffic Circulation - 2012



LEGEND:
Bus Flows - [arrow]
New Platforms - [thick black line]

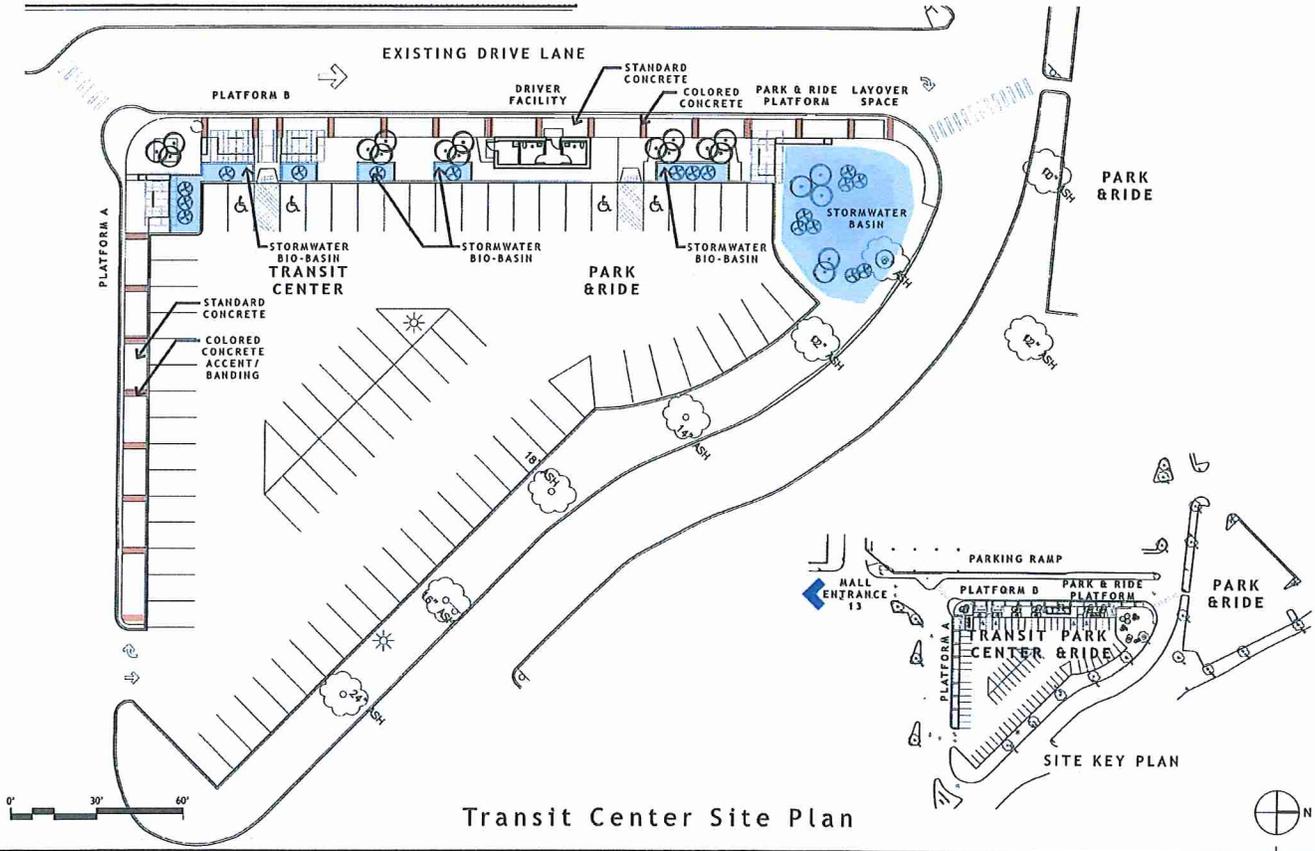
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Map By J. Dillery
Metro Transit Service Development 6/29/12

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DRAFT PLAN

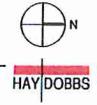


Transit Center Site Plan

DATE: 26 April, 2012
PROJECT NO.: 10013.005

Metro Transit - Southdale Transit Center
Edina, Minnesota

SK. 5



A159



Transit Center Illustrative Perspective

DATE: 26 April, 2012
PROJECT NO.: 10013.005

Metro Transit - Southdale Transit Center
Edina, Minnesota

SK. 6

HAYDOBBS

DRAFT PLAN

A 160



Transit Center Illustrative Perspective
VIEW LOOKING SOUTHWEST

DRAFT PLAN

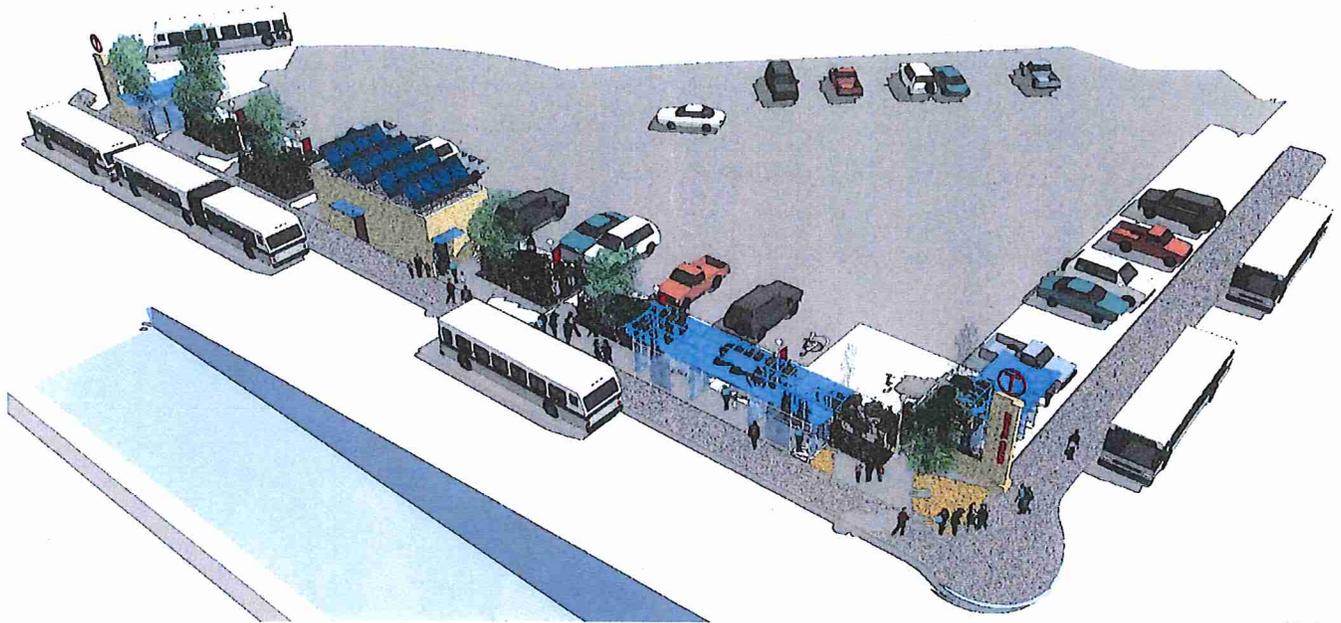
DATE: 22 November, 2011
PROJECT NO.: 10013.005

Metro Transit - Southdale Transit Center
Edina, Minnesota

SK. 7

HAY|DOBBS

A161



DRAFT PLAN

Transit Center Illustrative Perspective
VIEW LOOKING NORTHEAST

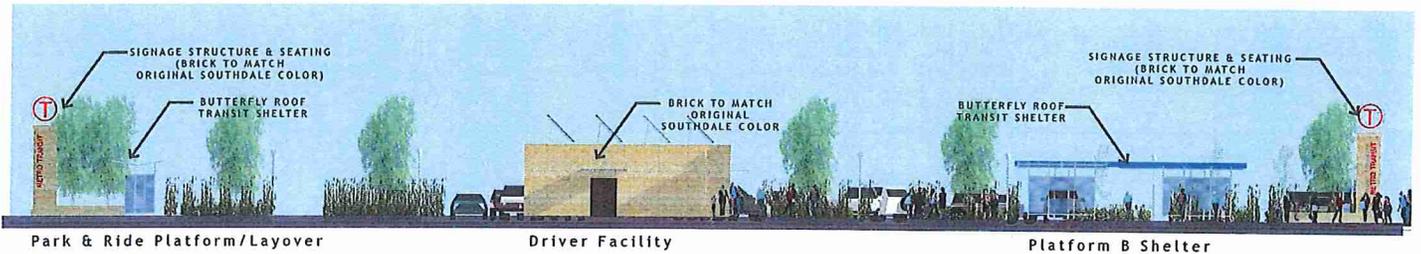
DATE: 22 November, 2011
PROJECT NO.: 10013.005

Metro Transit - Southdale Transit Center
Edina, Minnesota

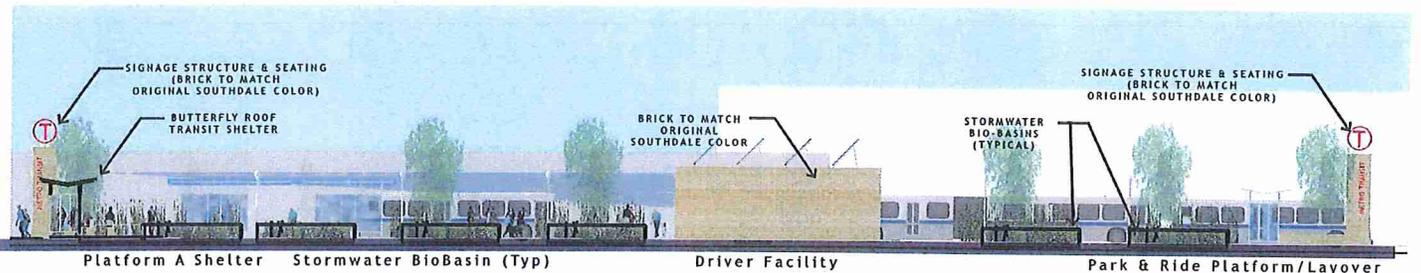
SK. 8

HAY|DOBBS

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Transit Center West Elevation



Transit Center East Elevation

DATE: 22 November, 2011
PROJECT NO.: 10013.005

Metro Transit - Southdale Transit Center
Edina, Minnesota

SK. 9

HAY|DOBBS

DRAFT PLAN

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