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Date: April 23, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 3330 66th Street (Beacon Interfaith Housing Collaborative)

The Planning Commission is asked to consider a sketch plan request to remodel and expand the existing TCF Bank building, located at 3330 66th Street. (See property location on pages A1–A3.) The applicant proposes to remodel and expand the building into 39 units of small studio apartments for young adults who have experienced homelessness. The size of the units would range from 355-456 square feet. Each unit would contain a full kitchen and bathroom. The building would contain offices for on-site service providers and property management. There would also be a community area for residents; a fitness area; a computer lab and a laundry room. (See applicant narrative and plans on pages A7–A16.)

The site is 39,204 square feet in size. The existing bank is 18,179 square feet. The proposed addition would be 11,888 square feet. The building would remain two stories. The remodel of the building would retain the existing brick, and the addition would be brick with metal panels. (See building renderings on pages A14–A16.)

There would be 25 surface parking stalls. No enclosed parking is proposed. The applicants have indicated in their narrative that 16% of their residents would have cars. In similar Beacon project in other cities, 7% of their residents have cars. Therefore, they believe they would have adequate parking. They would anticipate about 8 parking stalls needed for residents and 6 for staff. Residents are expected to utilize the Metro Transit bus service available across the street at Southdale.

A parking and traffic study would be completed with a formal development application.

All of the 39 units would be considered affordable housing, and would apply towards the City and Met Council's goal for affordable housing.

The Comprehensive Plan defines the site and area as RM, Regional Medical. The RM allows for senior housing on a case by case basis, however, does not allow other housing. Therefore, a Comprehensive Plan Amendment would be required.



To accommodate the request, the following would be required:

1. A Rezoning from POD-1, Planned Office District-1, to PUD, Planned Unit Development.
2. A Comprehensive Guide Plan Amendment to allow housing other than Senior Housing in the Regional Medical District.

This property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. (See page A3.) The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary.

Comprehensive Plan

Only senior housing is allowed within the Regional Medical District. Below in red is the new language from the recently amended Comprehensive Plan:

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>RM Regional Medical</p>	<p>Hospitals, senior housing*, 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.</p> <p>* Senior housing may include: independent living, assisted living, memory care, and skilled nursing.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.</p>	<p>Floor to Area Ratio - Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.</p>

The Comprehensive Plan was amended to allow senior housing in the RM District adjacent to the Fairview Southdale Hospital, as part of the 6500 France project. If the project is found to



be acceptable, this definition could be expanded for “specialty housing” as deemed appropriate by the City Council, when specific goals of the Comprehensive Plan are achieved.

Below could serve as potential language for consideration.

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>RM Regional Medical</p>	<p>Hospitals, senior housing*, specialty housing**, 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.</p> <p>* Senior housing may include: independent living, assisted living, memory care, and skilled nursing.</p> <p>**Specialty housing may include: a housing need identified in the comprehensive plan to serve a need in the City and also meet development goals established in the PUD Ordinance.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.</p>	<p>Floor to Area Ratio - Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing and specialty housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.</p>

Consideration for housing in the RM District and at higher densities includes: proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density for senior housing would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.

A case could be made for allowing specialty housing in this location as it would reuse an existing building (sustainability); provide a 100% affordable housing development; be in close proximity to Metro Transit; be located on a high visibility arterial roadway; and be completely separated from low density residential. Traffic impacts, further consideration of sustainable design and public art would be considered with a formal application.



The following are compliance tables that demonstrate how the proposed building would comply with the Regional Medical District standards and show residential densities in Edina. The use is currently not allowed in the existing POD-1 or RMD Zoning District.

Compliance Table

	City Standard (RM, Regional Medical)	Proposed
Front – 66 th Street Front – Barrie Road	35 feet 35 feet	42 feet (existing) 25 feet (existing) 40 feet (new)
Side – North Side – east	20 feet 20 feet	50+ feet 25 feet
Building Height	12 stories or 144 feet, whichever is less	2 stories
Building Coverage	30%	30%
Floor Area Ratio	100%	77%
Density – Comp. Plan	30+ units max – subject to City Council Approval	39 units 43 units per acre*
Minimum Lot Size	10 acres	.9 acres**
Parking Stalls (Commercial District)	1 enclosed space per unit + guest parking	25 spaces exposed*

* **Subject to Council Approval**

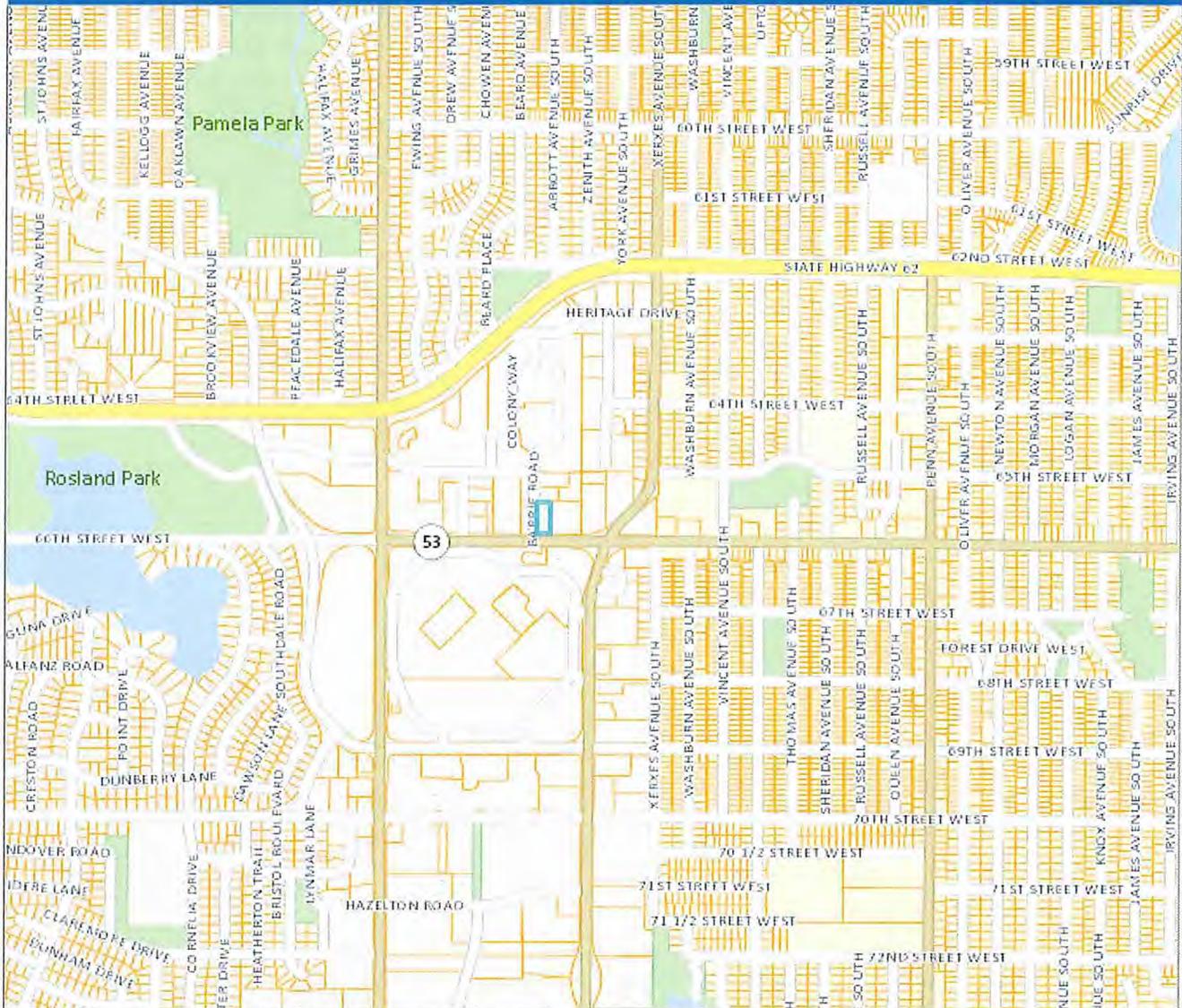
** **Variance Required**

Staff has some concern in regard to potential future lack of parking. While the proposed use may be able to get by with the proposed surface parking only. Any future conversion of these units for market rate housing would surely be short of parking. A stipulation in a potential PUD Ordinance would be to specifically prohibit the conversion of the units for market rate or senior housing without providing additional required parking.



High Density Development in Edina

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
The Waters	Colonial Drive	139	22



Parcel ID: 29-028-24-24-0030

Owner Name: Twin City Fed Sav

Parcel Address: 3330 66Th St W
Edina, MN 55435

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 0.9 acres
39,339 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 1600 ft.

Print Date: 4/17/2014

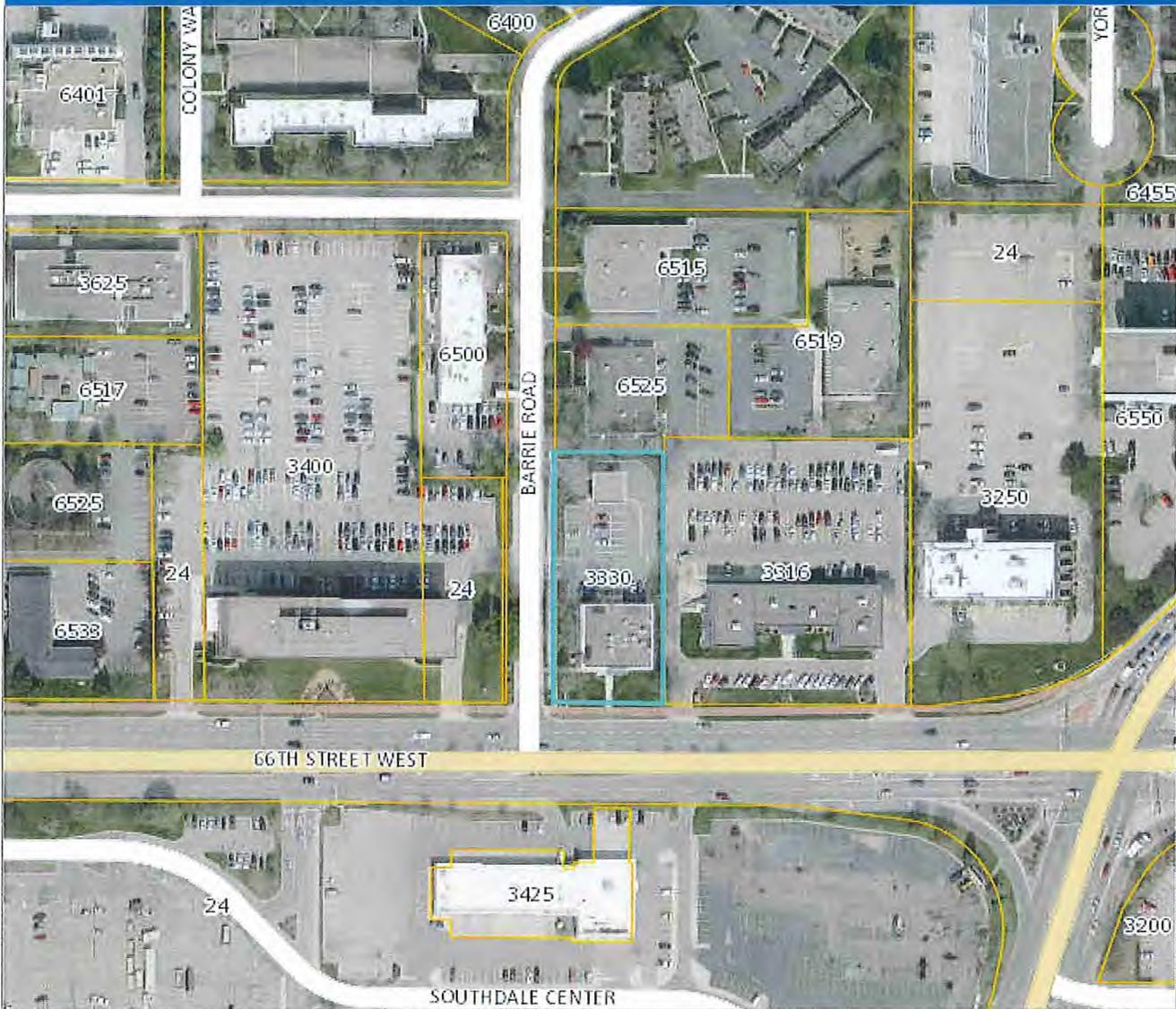


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 Think Green!

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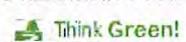
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Map Scale: 1" ≈ 200 ft.
Print Date: 4/17/2014

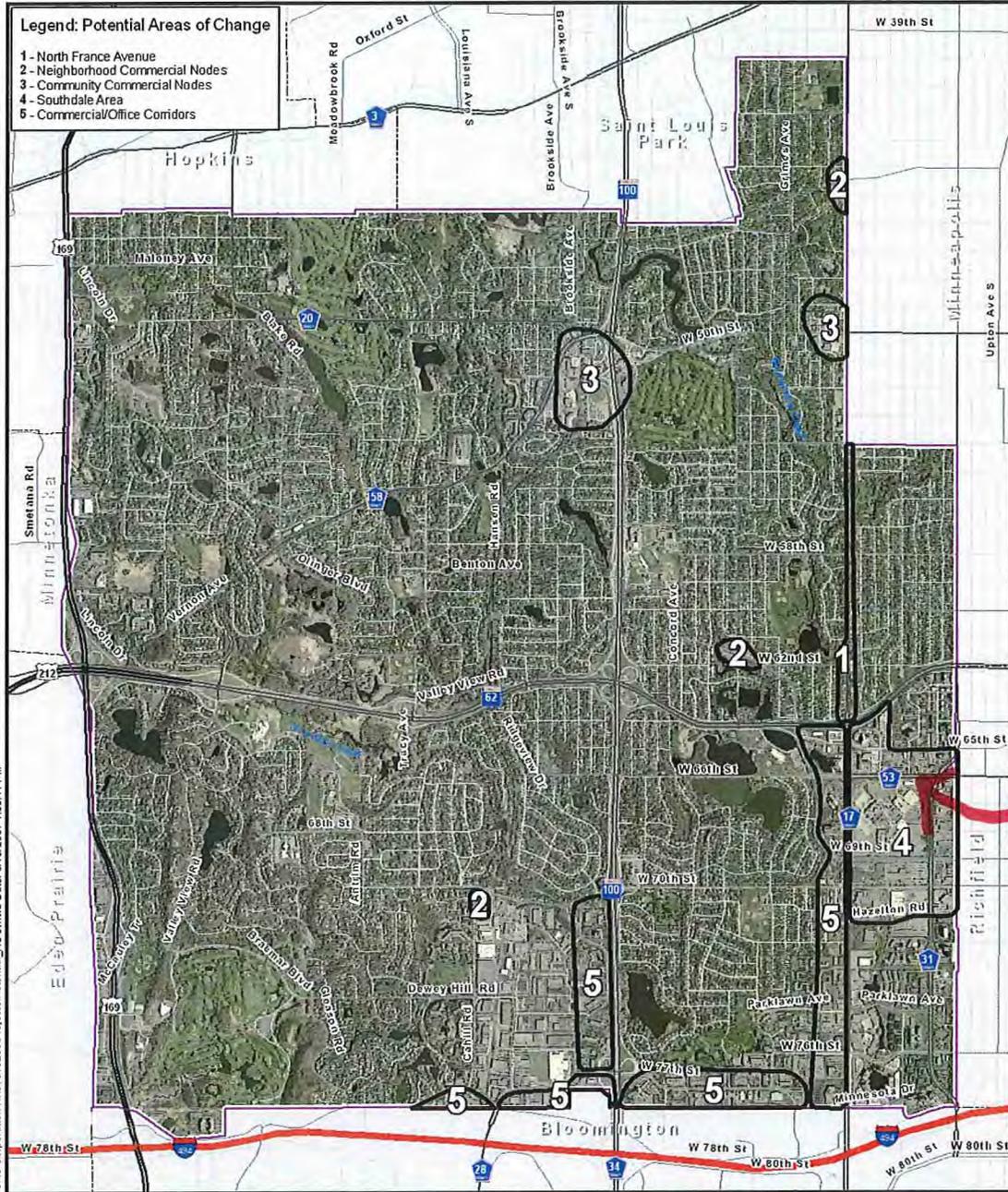


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A2



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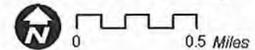
Figure 4.4



City of Edina
2008 Comprehensive Plan Update

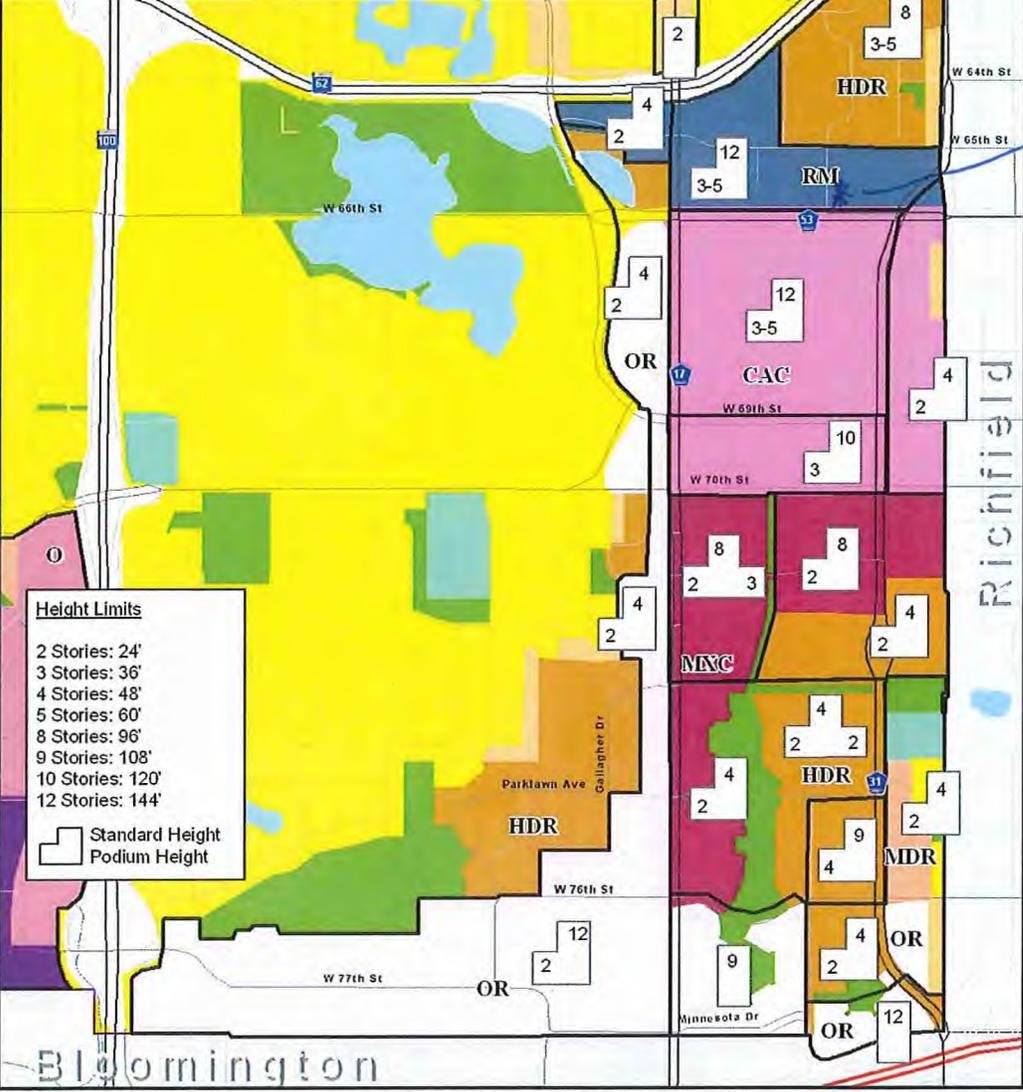
Date of Aerial Photography: August 2006

**Conceptual Land Use Framework:
Potential Areas of Change**



Legend

- LDR - Low Density Residential
- LDAR - Low Density Attached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- NC - Neighborhood Commercial
- OR - Office Residential
- O - Office
- MXC - Mixed Use Center
- CAC - Community Activity Center
- I - Industrial
- RM - Regional Medical
- OSP - Open Space and Parks
- PSP - Public/Semi-Public
- LAH - Limited Access Highway



Height Limits

2 Stories:	24'
3 Stories:	36'
4 Stories:	48'
5 Stories:	60'
8 Stories:	96'
9 Stories:	108'
10 Stories:	120'
12 Stories:	144'

Standard Height
 Podium Height

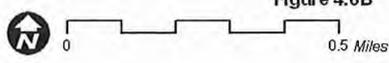
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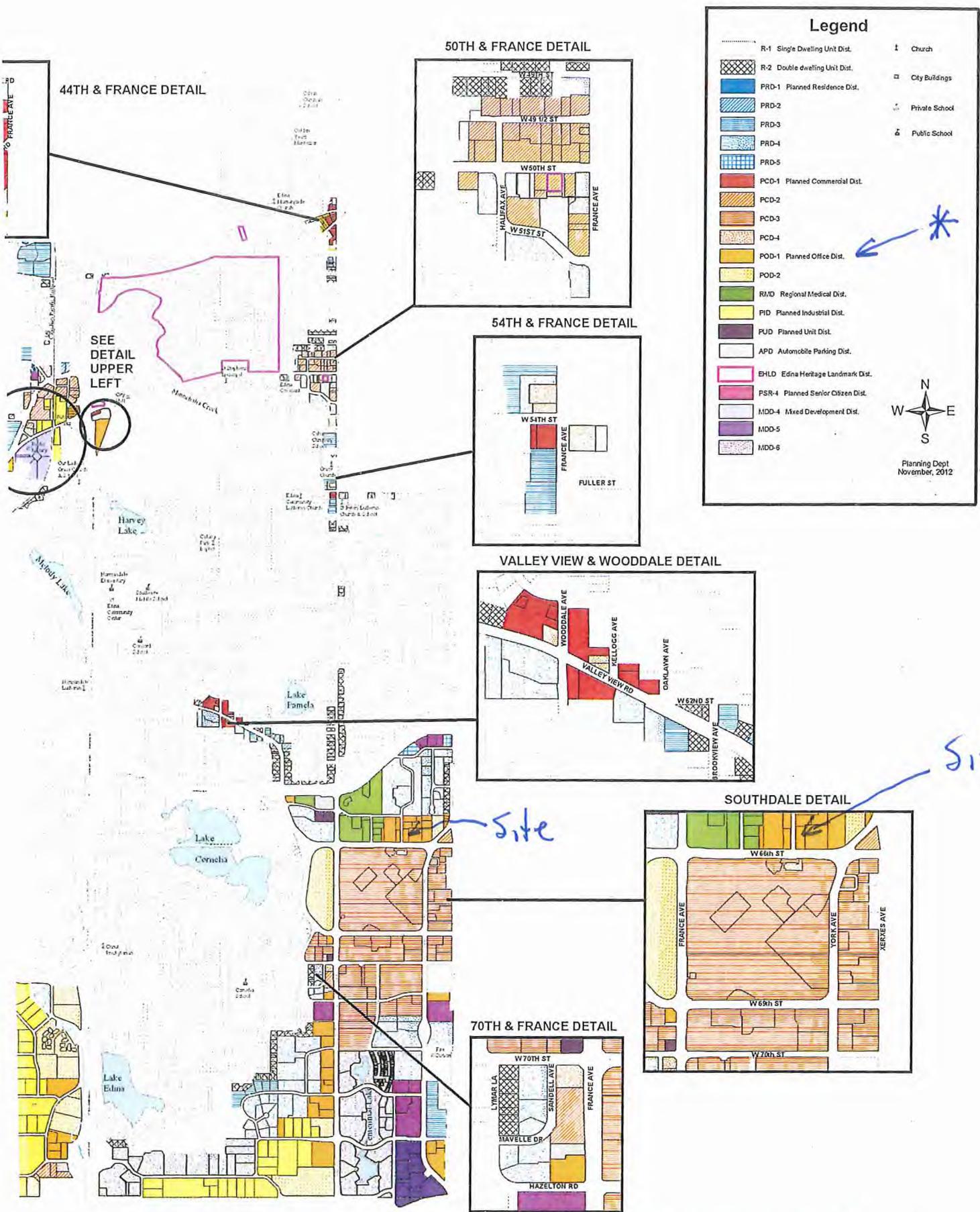
City of Edina
2008 Comprehensive Plan Update

Data Source: URS

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



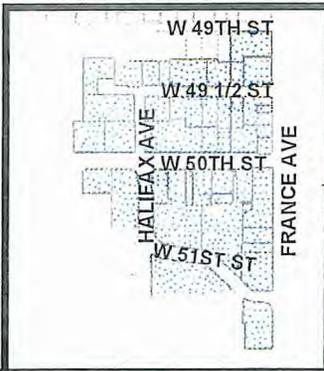
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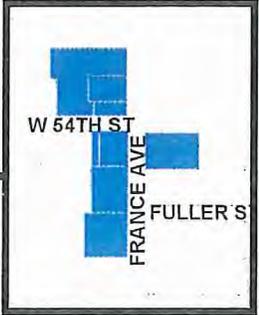
ZONING

A5

50TH & FRANCE DETAIL



54TH & FRANCE DETAIL

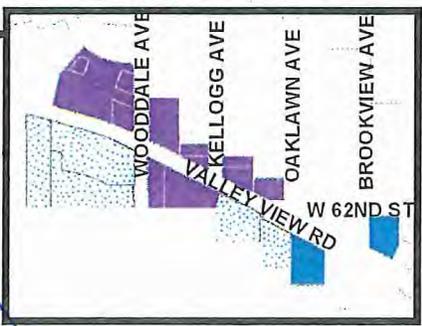


Legend

-  HOD-2 Building height shall be determined by required setbacks, but shall not exceed 2 stories or 24 feet, whichever is less.
-  HOD-3 Building height shall be determined by required setbacks, but shall not exceed 3 stories or 36 feet, whichever is less.
-  HOD-4 Building height shall be determined by required setbacks, but shall not exceed 4 stories or 48 feet, whichever is less.
-  HOD-8 Building height shall be determined by required setbacks, but shall not exceed 8 stories or 96 feet, whichever is less.
-  HOD-9 Building height shall be determined by required setbacks, but shall not exceed 9 stories or 108 feet, whichever is less.
-  HOD-10 Building height shall be determined by required setbacks, but shall not exceed 10 stories or 120 feet, whichever is less.
-  HOD-12 Building height shall be determined by required setbacks, but shall not exceed 12 stories or 144 feet, whichever is less.
-  Church
-  City Buildings
-  Private School
-  Public School



VALLEY VIEW & WOODDALE DETAIL



Site

HEIGHT

A6

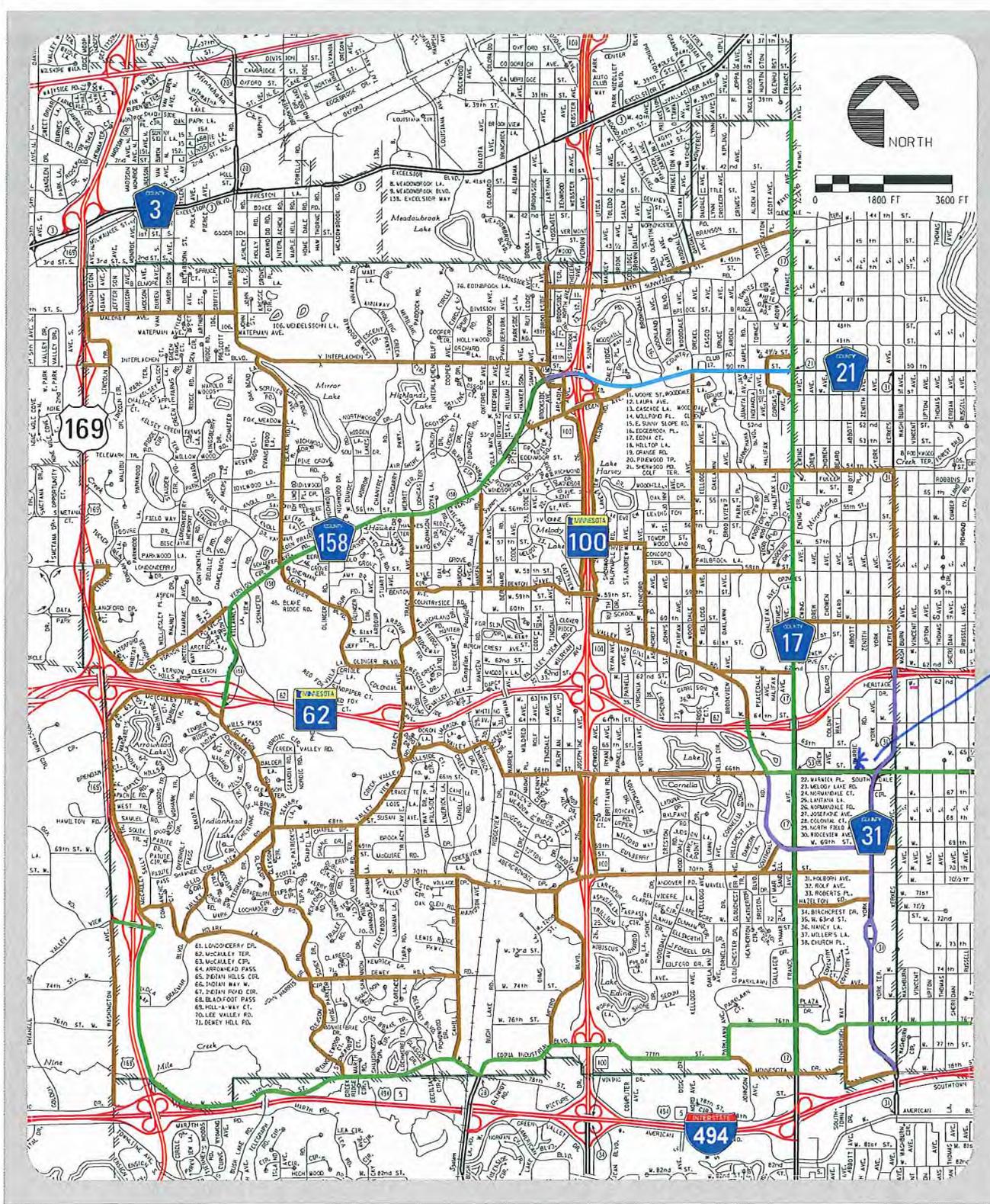
TAIL PER

Harvey Lake

Lake Pamela

Lake Cornelia

the ina



LEGEND:

- Principal Arterial
- "A" Minor Arterial (Reliever)
- "A" Minor Arterial (Augmenter)
- "B" Minor Arterial
- Collector



**City of Edina
2008 Comprehensive Plan Update**

Roadway Functional Classification

Figure 7.5

A6a

3330 66th Street, Edina

Statement of Proposed Use and Description of Project

66 West Apartments is 39 units of permanent housing for young adults who have experienced homelessness and is being developed by Beacon Interfaith Housing Collaborative (Beacon). Beacon has entered into a purchase agreement with the owners at 3330 66 Street West and intends to convert the existing building into a residential apartment building. The site is currently being used as a bank with a drive through facility.

Designed as supportive, affordable housing, the building will contain units, as well as office and resident amenities. The building will feature 39 studio units, ranging in size from 355 square feet to 456 square feet. Each apartment will contain a full kitchen and bathroom. The building will contain offices for on-site service providers and property management. There will be a community area for residents, as well as a fitness area, computer lab and laundry room.

The site is .9 acres. The project incorporates the entire existing 18,179 square foot building and also includes an 11,888 square foot addition. The remodeled building, with the addition, will have a 12,019 square feet building footprint and a total floor area of 30,067 square feet. The building will remain two stories, plus the existing basement. The design retains the brick on the existing building. Expected exterior materials on the addition will be brick and metal panels.

The project site is bounded by West 66th Street to the south, Barrie Road to the west, and office buildings to the east and north. The site features two outdoor courtyards. The primary entrance is accessed off Barrie Road. The parking lot, as designed, has 25 parking stalls. Landscaping along Barrie Road could be removed and the parking lot expanded, should a future user require additional parking. Beacon believes 25 parking spots would be sufficient to serve the residents, guests and staff. In other Beacon buildings that serve a similar population, on average, 16% of residents have cars. In the most similar building, 7% of the residents have cars. Thus, conservatively, Beacon would expect no more than 8 parking stalls will be required for residents. In addition, the building is expected to have 6 staff people. There will be no facility vehicles requiring a parking stall. Beacon is prepared to conduct a parking and traffic study to verify the parking need for the proposed use. In addition, the project site is located across the street from the Southdale transit hub. Also, 2 high frequency bus routes stop immediately adjacent to the property – route G to Downtown Minneapolis and the University of Minnesota and route 515 to Richfield and Bloomington. Thus, it is expected all residents can utilize public transportation reducing the dependency on cars. We would also expect that future uses would also take advantage of the proximity to public transportation. Finally, the project will include bicycle parking.

Beacon, collaborating with Edina Community Lutheran Church, plans to seek funding from Minnesota Housing, Hennepin County and several private funding sources to make the units affordable to homeless young adults between the ages of 18 and 22. 66 West Apartment's units meet the Met Council definition of affordable rental housing according to the Livable Communities Act. Construction of these units will apply towards the City and Met Council's goal of creating 212 additional affordable housing units in Edina between 2011 and 2020.

The project is consistent with policy as stated in the City of Edina's Comprehensive Plan (Comprehensive Plan) and Greater Southdale Area Final Land Use and Transportation Study Report (Report). The Report states in the vision that the "Greater Southdale Area is a place for people to live, work, play and shop." Thus, the area "is a vibrant mix of housing, jobs, commerce, health care, and entertainment."

"Development in the Greater Southdale Area can meet the housing needs of Edina with options that may not fit in other locations within the city..." (Page 3). The Land Use Plan, as outlined in the Report, "advocates a strong component of mixed-use in the Southdale Area... This approach has been taken in order to flexibly address future market opportunities and to balance traffic generation by mixing land use types and their resulting peak hour traffic characteristics." (page 32). The parcel, 3330 66th Street West, is slated as "mixed use" in the final Land Use Plan Concept in the report. (page 33).

The Comprehensive Plan, which postdates the Report, identifies the project site as Regional Medical. However, it identifies the Southdale Area as a "potential area of change." Thus, the plan acknowledges that Southdale appears to be an area "where change may occur during the life of this Plan." (page 4-30). The Potential Areas of Change were identified "as suitable areas to accommodate additional households and jobs... Because the City is fully developed, additional housing would have to occur through redevelopment." (Page 4-31). The project is supported by three Land Use Policies within the Plan. "1. The City will endeavor to accommodate private redevelopment in the Greater Southdale Area..." "5. In reviewing development proposals, the City will examine how land use and transportation are integrated to ensure that new development and redevelopment expands non-motorized travel options." And "7. The City will seek opportunities to increase the supply of affordable housing." (Page 4-34).

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66 West Apartments

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A10

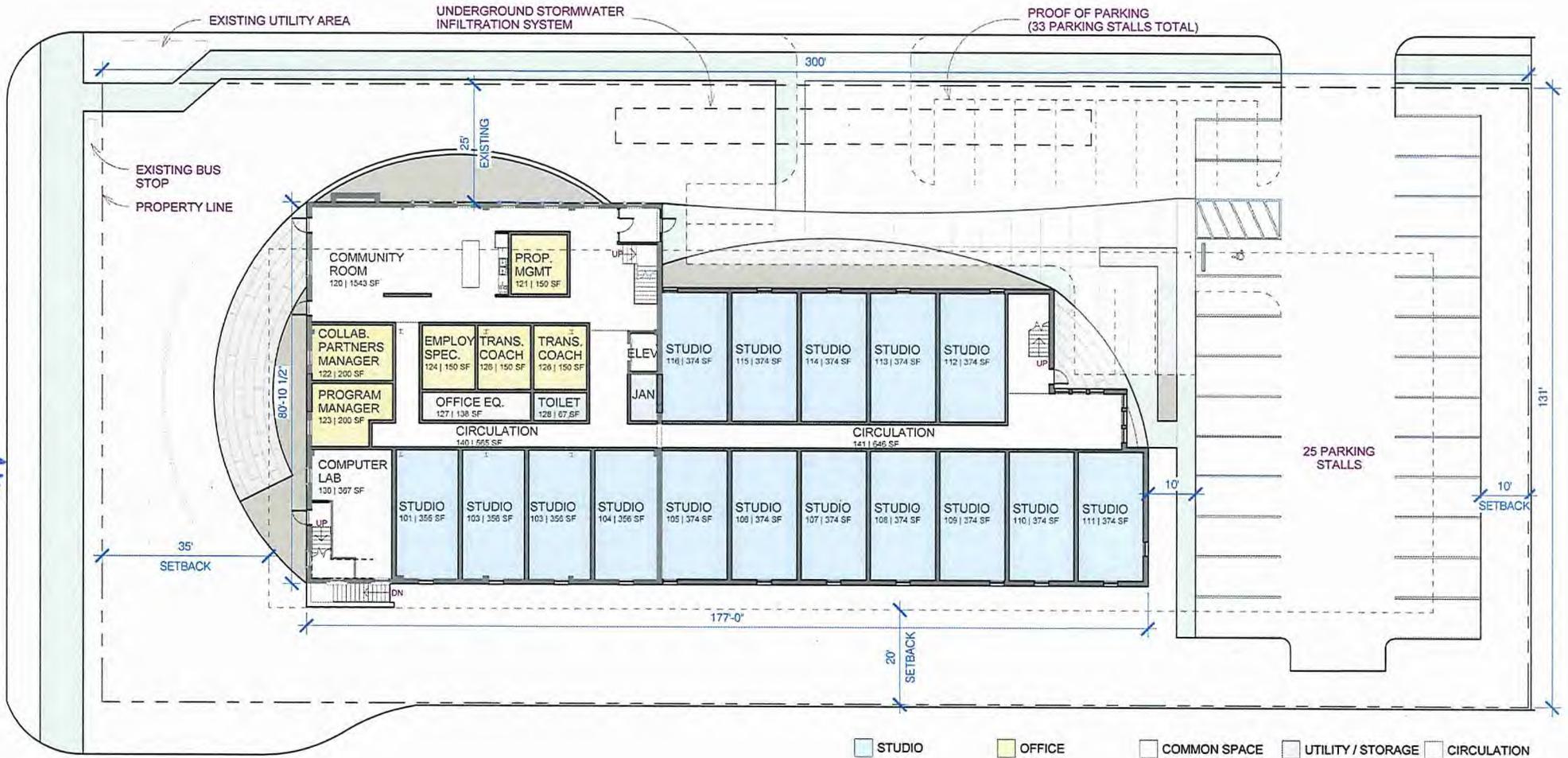


66 West Apartments
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1" = 50'

114



66 West Apartments

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A12



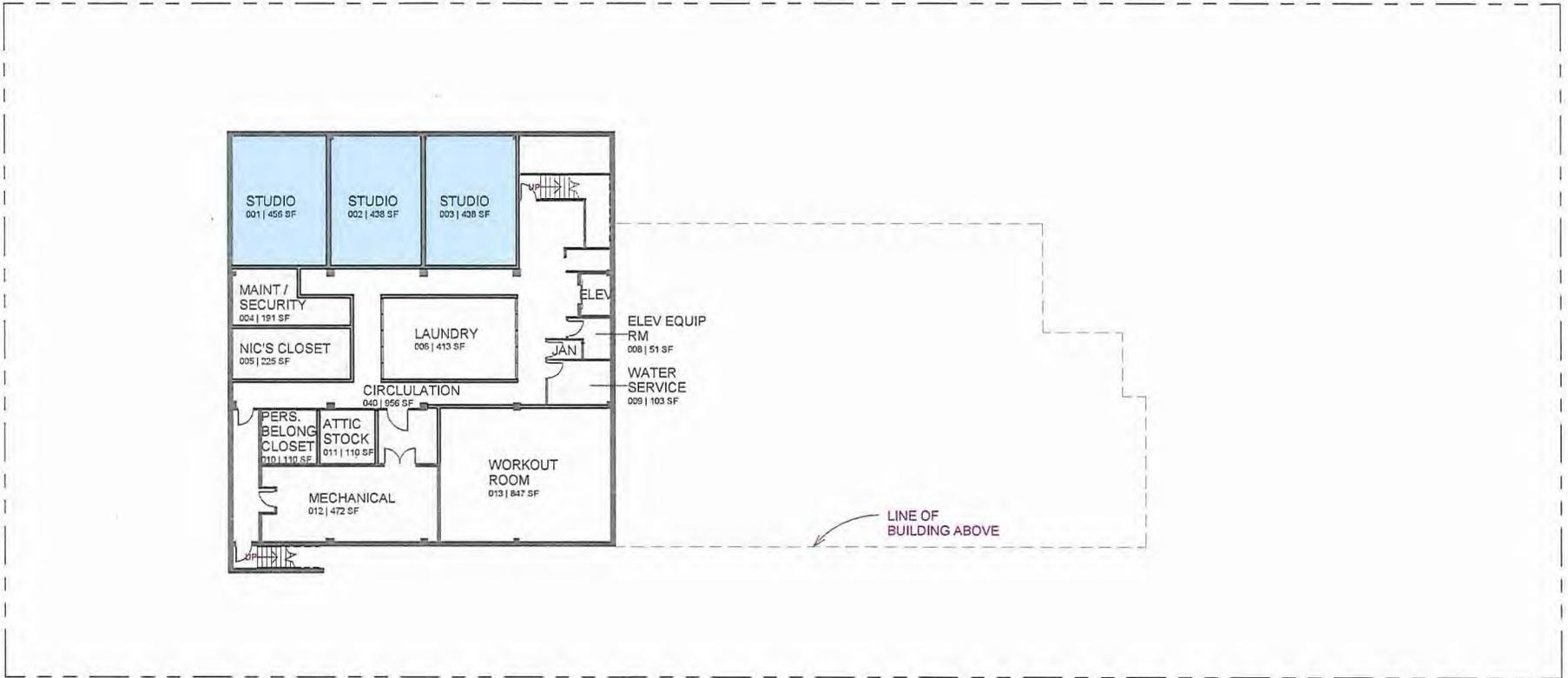
- STUDIO
- OFFICE
- COMMON SPACE
- UTILITY / STORAGE
- CIRCULATION



66 West Apartments
 EDINA MN | 04.15.2014 | 14-0016



A13



- STUDIO
- OFFICE
- COMMON SPACE
- UTILITY / STORAGE
- CIRCULATION



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A14



66 West Apartments
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A15



66 West Apartments
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11/16



66 West Apartments
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