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Date: April 23, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 7151 York Avenue

The Planning Commission is asked to consider a sketch plan request to build a 100 unit assisted living building, west of the existing Yorktown Continental Senior Living apartments at 7151 York Avenue. (See property location on pages A1–A5.) The housing would include 70 units of senior housing with services and 30 memory care units. Ten percent (10%) of the units would be for residents below 50% median income level. (See narrative and plans on pages A6–A32.)

The building would be four stories tall and would not be connected to the existing twelve (12) story 263 unit apartment building. The existing site is 5.85 acres in size; therefore, the density is 45 units per acre. With the proposed addition of 100 units; the density would increase to 64 units per acre. The property is zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential.

The Planning Commission and City Council previously considered a sketch plan review for a 76 unit senior housing project back in 2013. (See minutes from both those meetings on pages A33–A38.)

The Comprehensive Plan describes High Density Residential as between 12-30 units per acre. However, density for senior housing may be increased, 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 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 higher density in this instance: the building would be separated and screened from the single family homes to the east by the existing 12-story building; there are adequate utilities to serve the site; transit service is available on York Avenue; below grade parking is proposed; and 10% of the units would be affordable. Traffic impacts, sustainable design and public art would be considered with a formal application.



The following is a compliance table demonstrating how the proposed new building would comply with the PSR-4, Planned Senior Residential-4 Standards.

Compliance Table

	City Standard (PSR-4)	Proposed
Front – York	45 feet*	45 feet
Front – Xerxes	45 feet*	300+ feet
Side – North	45 feet*	75 feet
Side – South	45 feet*	45 feet
Building Height	4 stories or 48 feet, whichever is less	4 stories & 45 feet
Building Coverage	35%	20%
Density – Comp. Plan	30+ units max – subject to City Council Approval	363 units** 64 units per acre
Density – Zoning Ordinance	1 unit per 1,400 s.f. of land area = 182 units	363 units***
Floor Area per Dwelling	500-700 square feet (1 bedroom) 750-850 s.f. (2 bedroom)	Project would be code compliant
Parking Stalls	.5 exposed spaces .25 enclosed spaces 1 space per vehicle 1 space per employee (12) (333 units not including memory care) 178 exposed & 83 enclosed	89 spaces enclosed 223 spaces exposed

* *Height of the building is estimated*

** *Subject to Council Approval*

*** *Variance Required*

Based on the table above, the proposal would require a site plan review, with a Variance for the proposed Density. In addition, the City Council would have to approve the proposed density for over 30 units per acre.



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

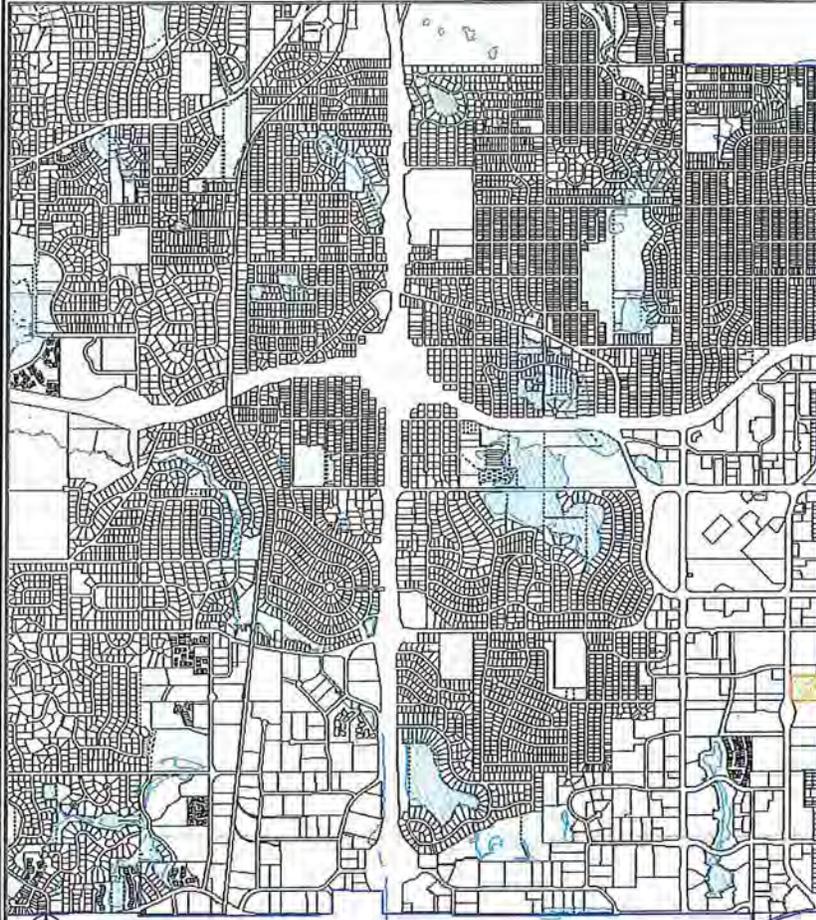
The project would be located on York Avenue which is an arterial roadway with transit available.

Traffic

A traffic study would need to be completed to determine impacts on adjacent roadways. However, given that the entire site is zoned for Senior Housing, and the proposed addition is for assisted living and memory care, the site would not generate a significant amount of traffic compared to an all age apartment complex.

This is an area of the City that could potentially sustain higher densities.

City of Edina



- Legend**
- Highlighted Feature
 - City Limits
 - Creeks
 - Lakes
 - Parks
 - Parcels

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Scale: 1:25000



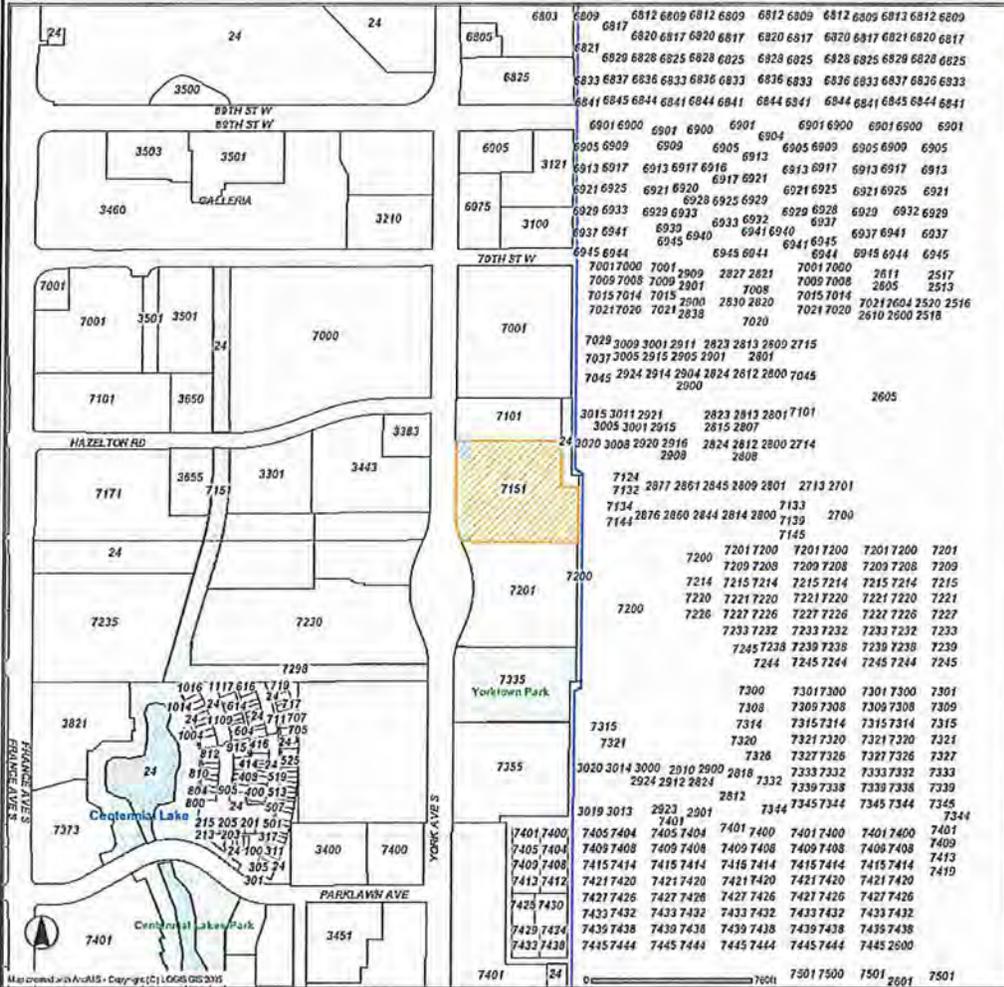
PID: 3202824210004

**7151 York Ave S
Edina, MN 55435**



AH

City of Edina



- Legend**
- Highlighted Feature
 - Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels

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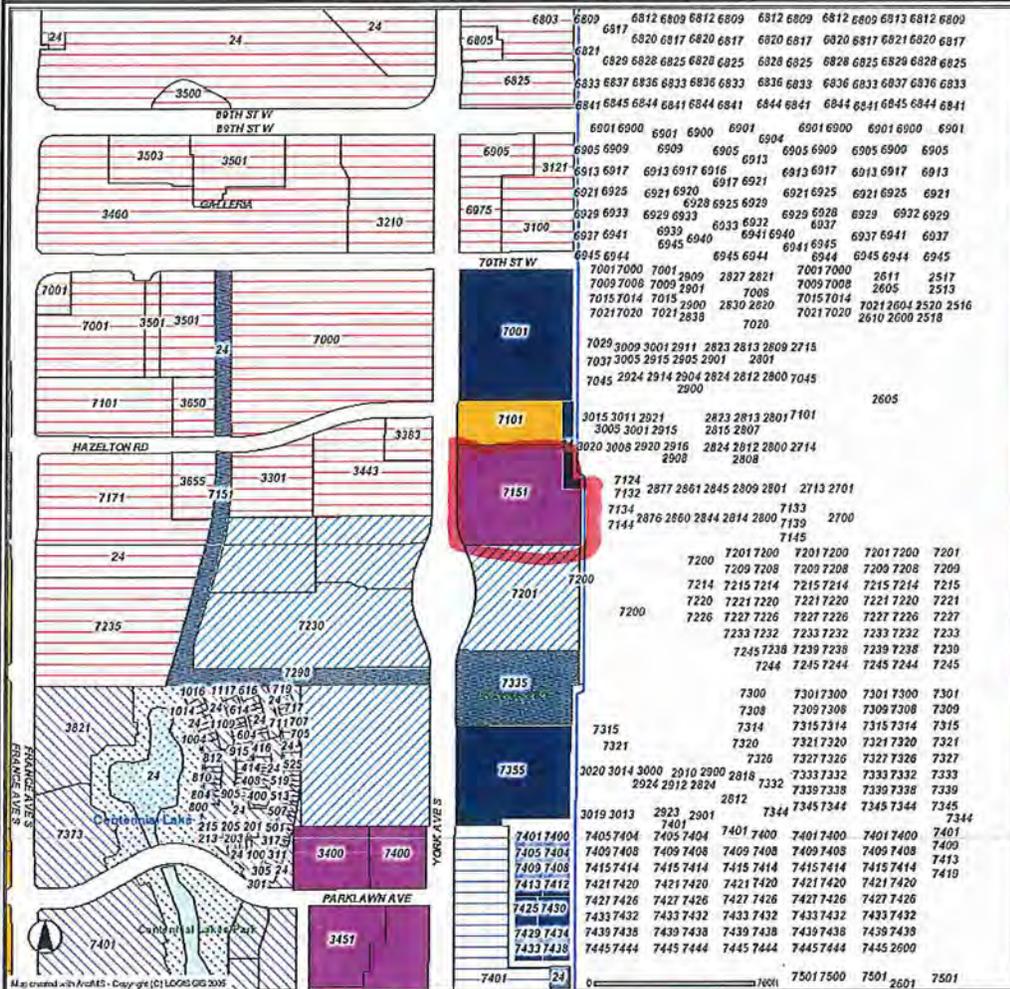


PID: 3202824210004

**7151 York Ave S
Edina, MN 55435**



City of Edina



- ### Legend
- Surrounding House Number Labels**
- House Number Labels**
- Street Name Labels**
- City Limits**
- Creeks
 - Lake Names
 - Lakes
 - Parks
 - Zoning
- Zoning**
- APD (Automobile Parking District)
 - MDD-4 (Mixed Development District)
 - MDD-5 (Mixed Development District)
 - MDD-6 (Mixed Development District)
 - PCO-1 (Planned Commercial District)
 - PCO-2 (Planned Commercial District)
 - PCO-3 (Planned Commercial District)
 - PCO-4 (Planned Commercial District)
 - PID (Planned Industrial District)
 - PUD (Planned Unit District)
 - PDD-1 (Planned Office District)
 - PDD-2 (Planned Office District)
 - PRD-1 (Planned Residential District)
 - PRD-2 (Planned Residential District)
 - PRD-3 (Planned Residential District)
 - PRD-4 (Planned Residential District)
 - PRD-5 (Planned Residential District)
 - PSR-4 (Planned Senior District)
 - R-1 (Single Dwelling Unit)
 - R-2 (Double Dwelling Unit)
 - RMD (Regional Medical District)
 - Parcels



PID: 3202824210004

7151 York Ave S
Edina, MN 55435



City of Edina



- Legend**
- Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2012 Aerial Photo

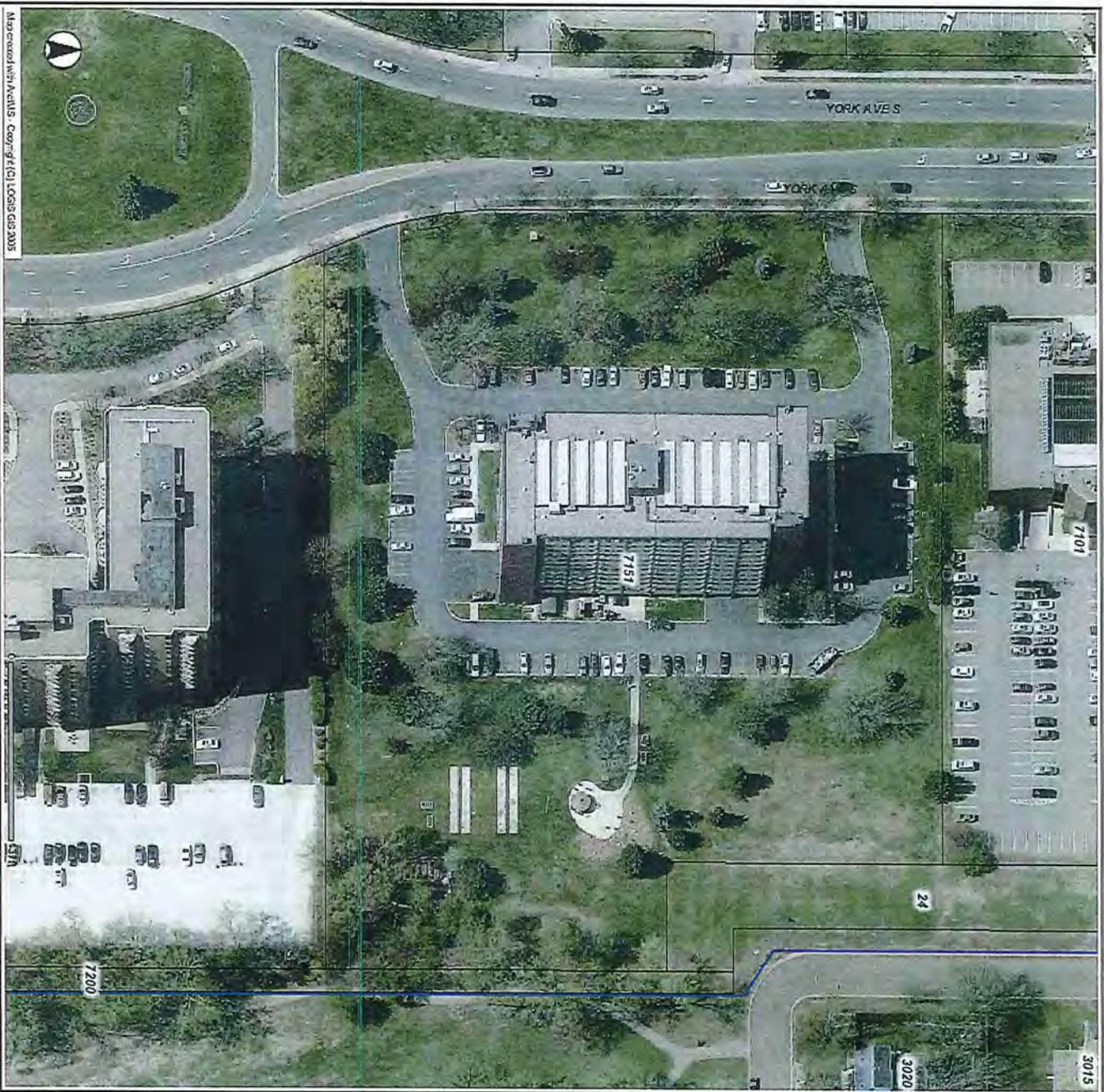


PID: 3202824210004

7151 York Ave S
Edina, MN 55435



AA



AS



Continental Gardens Senior Living Synopsis

April 14, 2014

Continental Gardens on York is a proposed development to create a senior living campus on the 'front lot' of the Yorktown Continental Apartments at 7151 York Avenue. The Yorktown Continental Apartments is a 12-story building of 263 one bedroom apartments for independent seniors. The site is within walking distance to the Galleria, Southdale Mall, Target, CVS, Walgreens, Cub Foods, Beryl's, YMCA, entertainment venues, and The Hennepin County Library Government Center. Bus lines are conveniently located in front of the site on York Avenue.

The current parcel is 5.85 acres and zoned PSR-4, Planned Residence District. The parcel is planned to be subdivided and replatted during the City of Edina entitlement process.

Overall Development Goals:

- Create a sense of Community Pride
- Provide a warm and inviting environment
- Connection to Nature – indoor and outdoor
- Sense of quality and dignity
- Maximize the potential of the site

The proposed building is four stories in height with underground parking. The 100 unit facility is being programmed and designed to accommodate a continuum of aging, including Independent Living, Assisted Living and Memory Care Units. Our plan calls for at least 10% of the total units will be for residents below 50% median income level. The total square footage of the project is proposed to be 120,000 +/- NSF. The parking for the parcel is planned for 50 stalls enclosed below the Senior Housing project and 223 stalls on grade.

Senior Housing with Services (70 units)

Private apartments with full kitchens and laundry. Support services for those who have more complex care requirements. Staff is on-site 24-hours-a-day.

- Independent Living is for seniors who wish to eliminate the burden of home ownership for an apartment and facility offering numerous conveniences and amenities.
- Assisted Living is for seniors who wish to live as independently as possible, yet may require assistance with some of the activities of daily living.

Memory Care (30 units)

The private memory care apartments at Continental Gardens will be secure and specially designed for those with mild to moderate memory loss from Alzheimer's and other forms of dementia. The area is designed to bring comfort, peace and familiarity to the residents while providing exceptional care.

Continental Gardens Senior Living Synopsis

April 14, 2014

Proposed Building Features:

- Congregate dining w/ three meals a day.
- Private dining room
- Coffee Shop | Bistro
- Lounge areas on every floor
- Library & Computer Room
- Craft Room
- Fitness | Spa Facility

York Streetscape Experience

Our development is proposed to enhance the physical treatment of York Avenue by positioning our new Senior Living Building along the 'front lot' of the site. Our proposed street scape will include new tree plantings, site furnishings, lights, and sidewalks. Our goal is to create an urban style setting, fronting the first level of our four story stepped facade.

This façade will have a mixture of classic white angular stone and brick veneer seen in many of the residential Edina neighborhoods, on the first level. Above the precast stone sills of the second level windows, will be a mixture of siding broken up with semi-recessed balconies overlooking the street below. The fourth level will be set back and roof terraces to break down the scale.

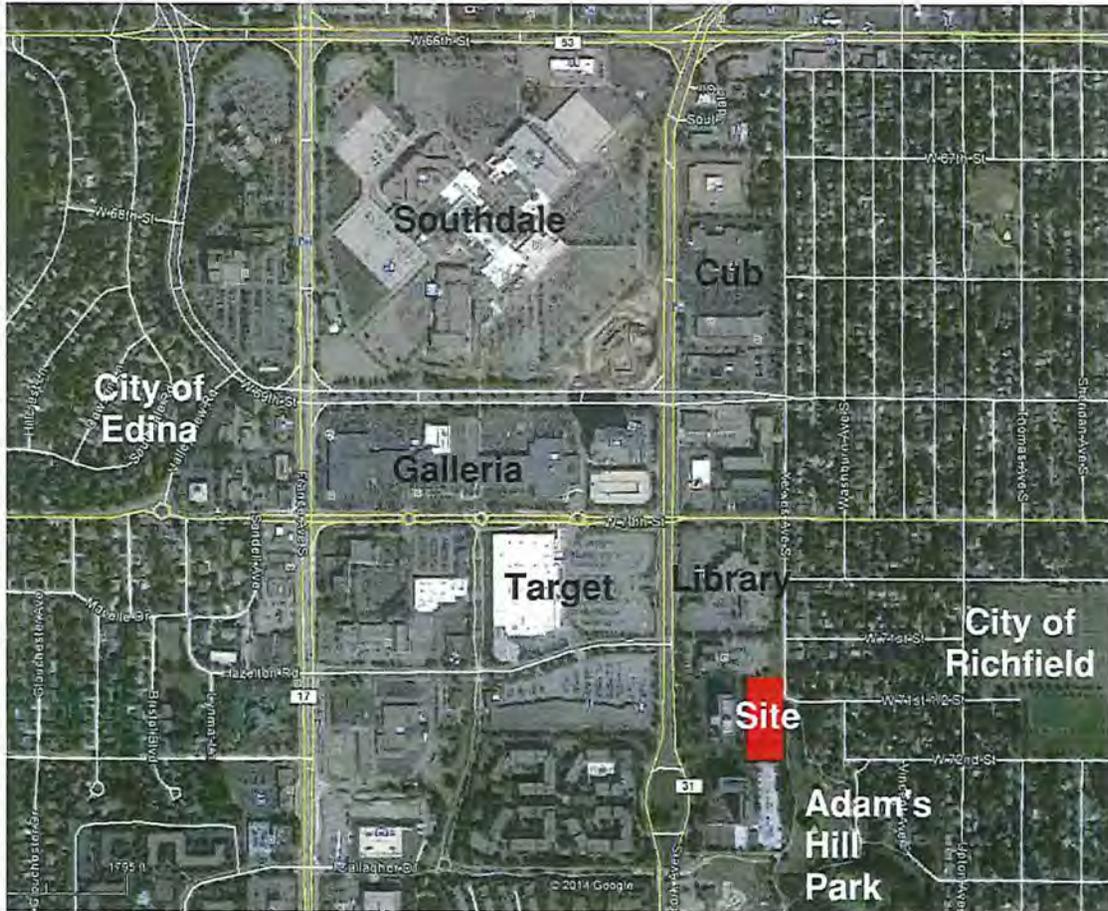
The west façade will be warm and inviting while ensuring privacy for the residents. It is the intention to create an urban building edge which would help break down the scale of the existing residential tower beyond to the east.

Proposed Building Exterior Materials:

- | | |
|---|---|
| First Level: | <ul style="list-style-type: none"> Cultured Stone (White angular style) Modular Brick veneer with colored mortar Precast Architectural Concrete window sills Insulated vinyl windows and patio doors (units) Prefab Metal Rail system for decks & Composite Material Decking Hardscape Patio & courtyard materials (tbd.) |
| 2 nd /3 rd Level: | <ul style="list-style-type: none"> LP Smart Siding Insulated vinyl windows (Units) Vinyl Patio Doors Prefab Metal Rail system for decks & Composite Material Decking Prefinished Metal sills and flashing |
| 4 th Level: | <ul style="list-style-type: none"> LP Smart Siding Insulated vinyl windows and patio doors (units) Prefinished Metal sills and flashing Flat roof white adhered membrane w/ precast pavers as needed Sloped roof of 30 year Timberline style roofing Continuous Roof vent system Aluminum Gutter and Leader system |

Site Context

A8



Existing Context

W



VIEW LOOKING SOUTHWEST



VIEW LOOKING EAST



VIEW LOOKING EAST

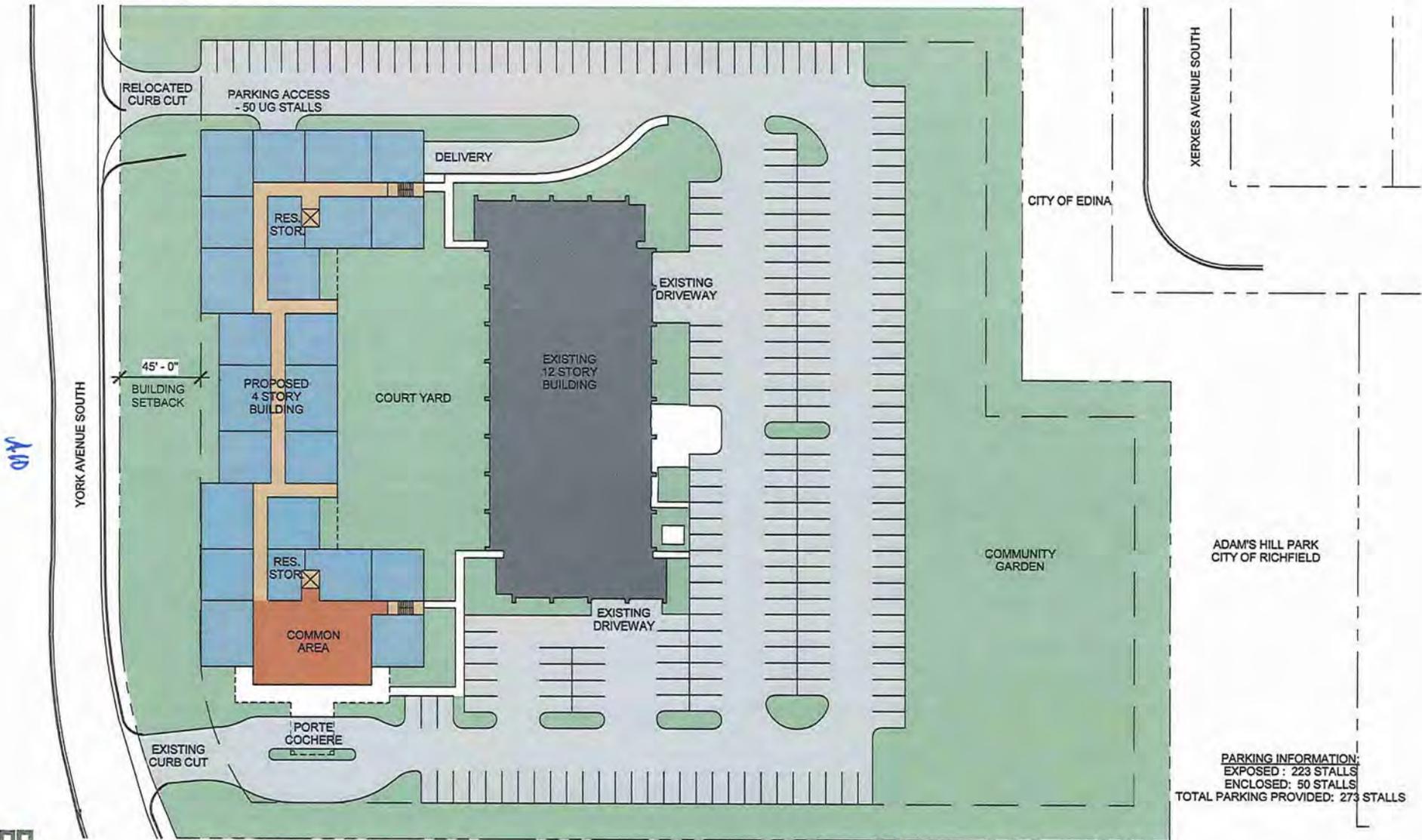


VIEW LOOKING SOUTH



VIEW LOOKING NORTH

Site Plan



PARKING INFORMATION:
 EXPOSED : 223 STALLS
 ENCLOSED: 50 STALLS
 TOTAL PARKING PROVIDED: 273 STALLS

17 April 2014





A1a

Elevation Studies

17 April 2014

A13



Material Studies

17 April 2014

Urban Housing Streetscape Typology

(Images of the following projects are not designed by RSP Architects.)

17 April 2014

R14

A15



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development

AL6



17 April 2014



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development



818

17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development

6/19



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development

A21



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development

K23



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development



MESABA CAPITAL
PARTNERS

Mesaba Edina

7 APRIL 2014

A21P



R S P A R C H I T E C T S

Project Goals



CREATE A SENSE OF COMMUNITY PRIDE

A25



PROVIDE A WARM AND INVITING ENVIRONMENT

Project Goals



CONNECTION TO NATURE - INDOOR AND OUTDOOR

A-26



SENSE OF QUALITY AND DIGNITY

Project Goals



BUILDING THAT INCLUDES: HEALTH CENTER, BISTRO/COFFEE SHOP, LIBRARY

A27



MAXIMIZE THE POTENTIAL OF THE SITE: CONNECTING TO AMENITIES, CONNECTING TO WALKING/BIKE PATHS, CAPTURING VIEWS

Building Typology



MID-CENTURY MODERN HOMES: LOW, SLOPED ROOF, HORIZONTAL STONE, CASEMENT WINDOWS

A25



MID-CENTURY MODERN HOMES: VERTICAL BOARD AND BATTEN SIDING, LOW, SLOPED ROOFS, GENEROUS OVERHANG, CASEMENT WINDOWS

Building Typology



SHINGLE STYLE: ASYMMETRY, DIVIDED LITES, VERTICAL BOARD AND BATTEN SIDING

1929



STATELY, WOOD SHINGLED ROOFS, HORIZONTAL STONE/MASONRY



COMBINATIONS OF ELEMENTS: HIGH, PITCHED ROOFS, ANGULAR STONE, TUDOR DETAILING

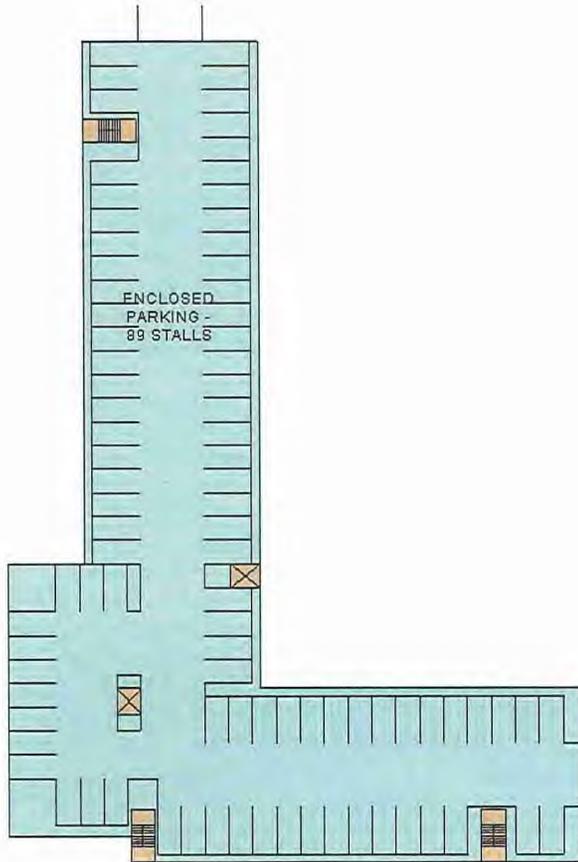
A30



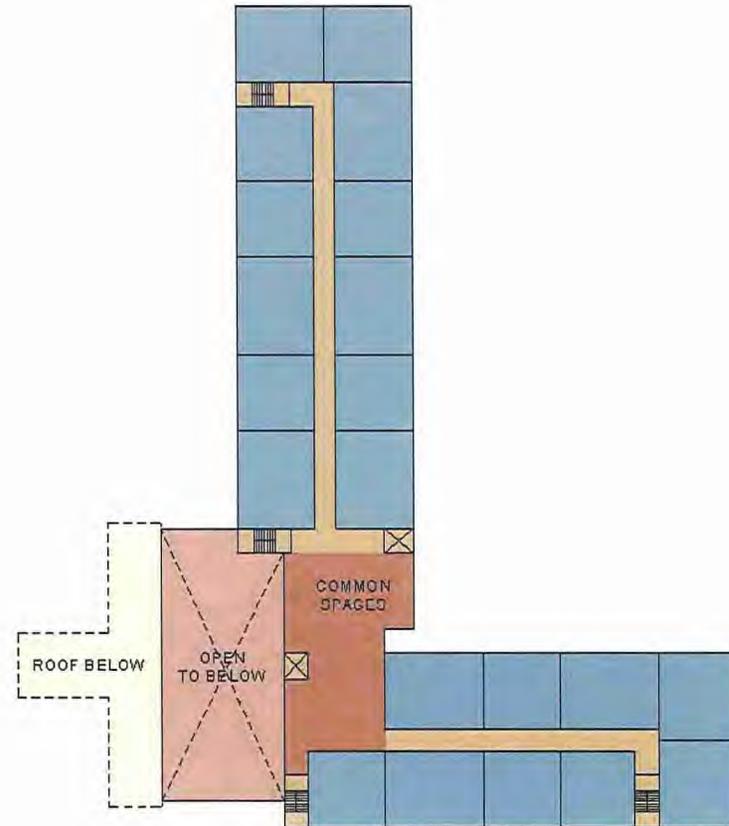
ADDITIONAL STYLE ELEMENTS: CLASSIC DESIGN, ANGULAR STONE, STRONG BASE

Garage Plan

A31

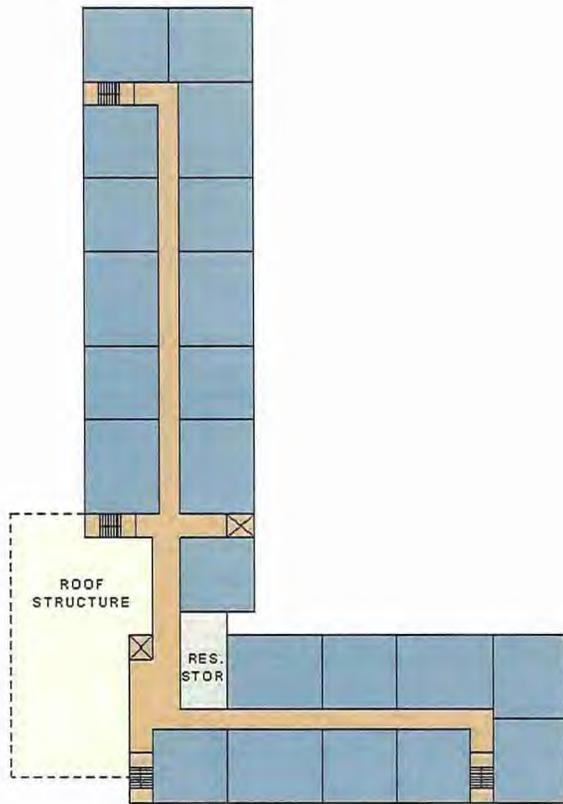


Second Floor

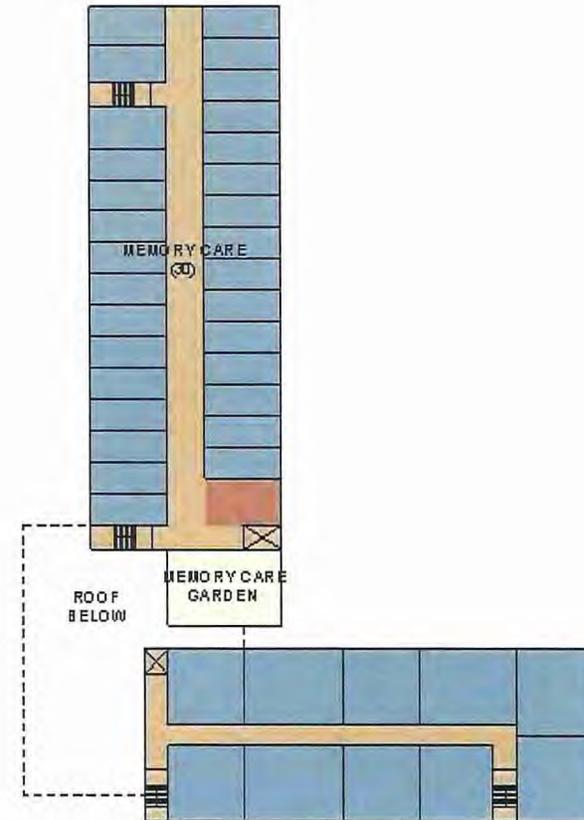


Third Floor

A32



Fourth Floor



- Survey date stamped: April 9, 2013.
- Building plans/ elevations date stamped: April 9, 2013.

Appearing for the Applicant

Jean ReKamp Larsen, Architect.

Discussion

Commissioner Potts asked Ms. Larsen if they are planning on re-using the existing foundation. Ms. Larsen said she doesn't believe so; however at this time that hasn't been formerly determined.

Commissioner Forrest asked if the Ash tree would be removed. Ms. Larsen said she believes that three will be OK.

Commissioner Platteter asked if drainage was considered. Ms. Larsen responded in the affirmative adding that there is a French drain and drainage capacity between the structures.

Public Hearing

Chair Staunton asked if anyone would like to speak to this issues; being none Commissioner Forrest moved to close the public hearing. Commissioner Scherer seconded the motion. Public hearing closed.

Discussion

Commissioner Scherer commented that he loved seeing that the building wall was "broken" up, adding she supports the request as submitted.

Motion

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

VII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review – Continental Gardens Assisted Living, 7151 York Avenue

Planner Presentation

Planner Teague informed the Commission they are being asked to consider a sketch plan request to build a 76 unit assisted living building, attached to the existing Continental Gardens Senior Living apartments at 7151 York Avenue. The proposal is to create a "senior campus," and build the addition to the east side of the building. The units are

described by the applicant as “moderately priced.” The building would be four stories tall and be connected by an elevated skyway to the existing twelve (12) story 264 unit apartment building. The existing site is 5.85 acres in size; therefore, the density is 45 units per acre. With the proposed addition of 76 units; the density would increase to 58 units per acre. The property is zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential. The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the

Appearing for the Applicant

Terri Cermak with Cermak & Rhoades Architects.

Discussion

Chair Staunton asked Planner Teague if this request was similar to the request reviewed and approved at 7500 York Avenue. Planner Teague responded in the affirmative. The 7500 Co-op partnered with Ebenezer to construct a similar facility.

Commissioner Carr said at this time her comments concern landscaping, indicating if they proceed with an application they will need a landscaping plan and materials board to ensure compatibility in exterior materials between the existing and new building. Carr said she wants the final outcome to look like it’s designed as one, not piecemeal.

Chair Staunton said it appears to him that the use is good; adding if the Commission agrees with the proposed use and increased density what the Commission needs to express is if the configuration of the new building is “right” and if the design is “right”.

Applicant Presentation

Ms. Cermak addressed the Commission and explained the property owners are undertaking a large renovation project on the existing building that includes new windows, landscaping and walkability features. Ms. Cermak said the proposed new structure is designed to be a natural progression of the existing building. She explained a “skyway” is proposed to facilitate the movement of residents between buildings. Cermak said she believes the design of the new structure minimizes impact to surrounding properties because of the grade and buffer. She stated close attention would also be paid to the Richfield side of the property. Concluding, Cermak reported that interior space would be created to facilitate shared activities between buildings

Discussion

Chair Staunton asked Ms. Cermak if the intent was for people to relocate between buildings as a permanent move or would they rotate in and out. Ms. Cermak responded at this time they are still doing the market analysis; however, they believe when one moves out of the "independent" living senior building their move to the new assisted living facility is permanent.

Commissioner Platteter asked Planner Teague how Richfield would "hear about this". Teague responded they will be informed when/if a formal application is made. Teague explained a public hearing notice is sent to property owners (including Richfield) within 1000-feet of the subject site. Richfield would then pass this notice on to their residents.

Commissioner Carr asked Ms. Cermak if other designs were considered. Ms. Cermak responded that they are in the process of design; however, need to take a lot into consideration (windows mechanical) when tying the proposed building to the existing building.

Commissioner Potts said that overall he appreciates the property owner coming before the Commission with the sketch plan adding he also likes the "residential" feel of the proposed building. Continuing, Potts suggested that they look at implementing sustainability measures either through Leed certification or working with Xcel on their energy programs. Potts said when this comes before the Commission for formal review he would like to see what measures were taken to reduce energy consumption. Potts also noted this project is an increase in density.

Commissioner Platteter commented when designing the new building the applicant needs to consider "what the City gets from this". He suggested looking for ways to create walkability, possibly implementing bike paths, landscaping, etc. to create a better pedestrian experience.

Commissioner Forrest acknowledged the difficulty in working with an existing building and agreed with Commissioners Potts and Platteter that sustainability and walkability were important.

Commissioner Schroeder said what's important to him is how the site is viewed and how to formulate a new pedestrian environment. He noted in the 1970's large buildings were setback from the street; however, over the past few years the Commission and Council have been working on creating more of a pedestrian centered corridor in the greater Southdale area. He noted there are new developments within the greater Southdale area that are now closer to the street, adding to the pedestrian experience. Schroeder also noted there is no sidewalk connection from this building to the street reiterating the goal of the City is to foster a greater pedestrian experience. Concluding, Schroeder said he was curious how the new building would function if it was placed on the opposite side. Schroeder said placing the new building on the York side would lessen the scale of the very tall older building and may create a very good experience for residents of the buildings and the City.

Ms. Cermak responded that was looked at; however, maintaining front yard setbacks would be a problem. Commissioner Schroeder explained there are ways to work with the City to allow construction of a building closer to the street and mitigate increased density. Schroder pointed out the CVS site; as a recent example of a redevelopment that also addresses the pedestrian experience.

Chair Staunton also noted the available PUD zoning process which is one way to work with the City when a site has "issues" with the zoning ordinance. He added PUD is a tool that can be implemented to allow flexibility from City zoning requirements including density and setbacks. Staunton suggested taking a fresh look at this development by keeping sustainability in mind and trying to create a streetscape that services more than just automobiles.

Commissioner Platteter commented that to him connectivity is important, adding he would like to see an area created where the pedestrian feels welcome. He pointed out finding a way to connect the subject buildings to the library and YMCA would not only be good for the pedestrian experience but it would be an important amenity to the residents of the building(s).

Commissioner Schroeder suggested that the applicant look at this site as a clean slate that puts the pedestrian first with a design that challenges the City.

Chair Staunton thanked Ms. Cermak for her time

B. Zoning Ordinance Update – Residential Development

VIII. CORRESPONDENCE AND PETITIONS

Chair Staunton acknowledged back of packet materials.

VI.C. PRELIMINARY PLAT APPROVAL, 3909 WEST 49 ½ STREET, FRANK HOLDINGS LLC/SPALON MONTAGE, RESOLUTION NO. 2013-43 - APPROVED

Community Development Director Presentation

Mr. Teague presented the request of Spalon Montage to divide its property at 4936 France Avenue back into two lots for the purpose of potentially selling the new lot in the future. No new building was proposed at this time. The existing property and buildings would remain the same. This property was originally platted as two lots. The proponent combined them a few years ago, but was now requesting to divide them back per the original plat. Staff and the Planning Commission recommended approval of the proposed preliminary plat.

The Council asked questions of Mr. Teague, City Attorney Knutson, and City Engineer Houle relating to the encroachment agreement in place for the side of the building. This preliminary plat would not cause any changes to the encroachment agreement; the agreement would still be in effect.

Mayor Hovland opened the public hearing.

Public Testimony

There was none.

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

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Member Swenson introduced and moved adoption of Resolution No. 2013-43, approving a Preliminary Plat at 3909 West 49 ½ Street, based on the following findings:

1. The lots were original platted as proposed.
2. There are no immediate requests for changes in use of the property or existing buildings.

Member Brindle seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VII. COMMUNITY COMMENT

Mary Ames, Parishioner of St. Richard's Catholic Church, 7650 Penn Avenue South, addressed the Council.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. RESOLUTION NO. 2013-41 ADOPTED - ACCEPTING VARIOUS DONATIONS

Member Bennett introduced and moved adoption of Resolution No. 2013-41, Accepting Various Donations. Member Sprague seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VIII.B. SKETCH PLAN, 7151 YORK AVENUE

Community Development Director Presentation

Mr. Teague presented the Sketch Plan for 7151 York Avenue. The proponent proposed to build a four-story 76-unit assisted living complex attached to the Continental Gardens Senior Living apartments at 7151 York Avenue. The proposal was to create a senior campus: and build the addition to the east side of the building. The building would be four stories tall and would be connected by an elevated skyway to the existing twelve-story 264 apartment building. The existing site was 5.85 acres in size; therefore, the density was 45 units per acre. With the proposed addition of 76 units, the density would increase to 58

Minutes/Edina City Council/May 7, 2013

units per acre. The property was zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential. The units are described by the proponent as “moderately priced.”

There was discussion on the cap for High Density Residential in the Comprehensive Plan, of 30 units per acre, noting that assisted living units would have less demand than other high density uses for transportation and parking while having the same demand for in-ground utilities. It was noted that EMT service was well positioned for this area, and police service for this type of development would be in low demand.

Mr. Houle provided the Council with information on sewer and water capacity in relation to the Metropolitan Council. He advised that the Comprehensive Plan projected 20 to 30 years into the future, was approved by the Metropolitan Council, and included a high-density land use in the Greater Southdale Area, as well as housing in commercial areas of the City. Those numbers were taken into account by the Metropolitan Council in determining the size of the relief sewer that was built through Richfield.

Proponent Presentation

Terri Cermak, Cermak, Rhoades Architects, answered questions of the Council relating to affordability, anticipated number of staff, layout and amenities, and transit connections.

Comments from the Council for future discussions on the plan were: the importance of the percentage of County Elderly Waiver Units that would be guaranteed, revising the plan from a second-story skyway to a first-floor connection, creating a circle on the south end of the site as opposed to widening the space between the buildings, including a sidewalk extension to the street, the importance of “pedestrian friendly,” and completion of a market study with penetration rates.

Staff was directed to provide the Council with additional information on the density cap relating to senior plans in PSR Districts, including why the cap was set and how this project related to the cap.

IX. CORRESPONDENCE AND PETITIONS

IX.A. CORRESPONDENCE

Mayor Hovland acknowledged the Council’s receipt of various correspondence.

IX.B. MINUTES:

1. ENERGY & ENVIRONMENT COMMISSION MINUTES, MARCH 12, 2013
2. VETERANS MEMORIAL COMMITTEE MINUTES, MARCH 15, 2013
3. ART CENTER BOARD MINUTES, MARCH 28, 2013
4. PLANNING COMMISSION MINUTES, APRIL 10, 2013

Informational; no action required.

X. MAYOR AND COUNCIL COMMENTS – Received

There was discussion on Safe Routes to School relating to Concord School. Students that live across the street on School Road were now being required to take the bus to school due to there not being a sidewalk in place to access the school. It was noted that pedestrian focused improvements have been completed at other schools in the City. Two options that had been presented to the Council in the May 2012 Franchise Fee Feasibility Study were: A) assessment split of 25/25/50 between the City/School District/Residents for sidewalk construction from Concord School to Normandale Road; and, B) assessment split of 50/50 between the City/School District for sidewalk construction from Ruth Drive to Concord School. It was noted that the residents would not be assessed for the proposed sidewalk project in accordance with the current policy. **Moved by Member Brindle, seconded by Member Sprague, approving that Option A (sidewalk construction from Concord School to Normandale Road) of the May 2012 Franchise Fee Feasibility Study be updated and presented to the Council for consideration.**