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**Date:** August 12, 2015

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Re:** Sketch Plan Review – Best Buy Site

The Planning Commission is asked to consider a sketch plan proposal to redevelop the 2 acre parcel at 3101 66<sup>th</sup> Street West and 6612 Xerxes Avenue. (See property location on pages A1–A3.) The applicant is proposing to tear down the existing vacant Best Buy building and single-family home, and redevelop it with a six-story 210 unit apartment with a 3,800 square foot restaurant. The building would have one level of underground parking. (See plans and narrative on pages A4-A14.) Details of the project include:

- 210 units – 104 units per acre
- FAR 2.2
- Parking ratio of 1/1 for the residential units – 210 for residents and 63 for the restaurant
- 3,800 square foot restaurant and outdoor dining
- Health and fitness center
- Community café
- Pool
- Small park

The entrance to the site would be off Southdale Circle and Xerxes Avenue. The single-family home site would be primarily utilized by a small park. (See page A12.)

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

- Building Height – from 4 stories and 48 feet tall to 6 stories and 70+ feet tall.
- Housing Density – from 75 units per acre to 104.

A rezoning of all the property to PUD, Planned Unit Development is requested.

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 A15.) 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. A study is currently underway in this area as part of the Planning Commission’s work plan.

The France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application. (See principles on pages A17-A19.)

The compliance table below demonstrates how the proposed new building would comply with the current zoning of PCD-3, Planned Commercial District-3:

	City Standard (PCD-3)	Proposed
<b>Building Setbacks</b> Front – 66 <sup>th</sup> Street Front – York Avenue Front - Xerxes Rear – South	75 feet 75 feet 75 feet 75 feet	13-14 feet* 3 feet* 26 feet* 30 feet*
Building Height	Four stories and 48 feet	Six stories & 75 feet*
Maximum Floor Area Ratio (FAR)	1.5%	2.0%**
Parking Stalls	May rely on parking ramps – retail  64 enclosed (residential) Council may require surface stalls if deemed necessary.	20 exposed stalls proposed  64 stalls enclosed
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

\* **Variance or would require change to PUD**

\*\* **Council may approve subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density or density on the high end of the residential housing range above, would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height – 2008 Comprehensive Plan**

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The proposed uses would be a significant upgrade to the current buildings on the sites. However, the proposed height and density are also significant, as it exceeds what is allowed on site per the Comprehensive Plan. The following table represents densities in other Edina multi-family residential developments:

### 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
Edinborough Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
The Waters	Colonial Drive	139	22
6500 France – Senior Housing	6500 France	188	80
Lennar	6725 York	240	52
5000 France	5000 France	23	29
<i>7200 France Project – Proposed</i>	<i>7200 France</i>	<i>195</i>	<i>50</i>
<i>Walgreens Site</i>	<i>4916 France</i>	<i>64</i>	<i>100</i>
<i>Best Buy Site</i>	<i>3101 66<sup>th</sup> Street West and 6612 Xerxes Avenue</i>	<i>210</i>	<i>104</i>



**Example Residential Density Ranges in Surrounding City’s Comprehensive Plans**

Since the density of this project will be one of the issues under consideration below is information on residential density ranges used by our surrounding cities. Please note that in general, these density ranges are much higher than Edina. The City of Minnetonka does not have a residential density range established for its Mixed Use area. A summary is as follows:

City	Range – Per Acre
<b>Bloomington</b>	
Medium Density Residential	5-10
High Density Residential	No limit
General Business	0-83
Commercial (Community & Regional)	0-83
High Intense mix use	0-60
Airport South mix use	30-131
<b>Richfield</b>	
Medium Density Residential	7-12
High Density Residential	Minimum of 24
High Density Res./Office	Minimum of 24
Mixed Use	50+
<b>St. Louis Park</b>	
Medium Density Residential	6-30
High Density Residential	20-75 (PUD for high end)
Mixed Use	20-75 (PUD for high end)
Commercial	20-50
<b>Minnetonka</b>	
Medium Density Residential	4-12
High Density Residential	12+
Mixed Use	No range established (density based on site location and site conditions See page A18.)
<b>Minneapolis</b>	
Medium Density (mixed use)	20-50
High Density (mixed use)	50-120
Very High Density(mixed use)	120+



### TRAFFIC/SITE ACCESS

A traffic study would be required to determine the impacts on adjacent roadways.

### AFFORDABLE HOUSING

The applicant is not proposing any affordable housing as part of this project. Given housing policy under consideration by the City Council; this project should be required to provide affordable housing consistent with the policy or 20% of the units designated for affordable housing.

### SUSTAINABLE DESIGN

The applicant has not indicated any sustainable design principles. As part of any formal application sustainable design should be included.

### COMPREHENSIVE PLAN

This property is located in the CAC, Community Activity Center. Maximum density in the CAC is 75 units per acre. Development Guidelines in the Comprehensive Plan for this area reads as follows:

“Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings “step down” at boundaries with lower-density districts and upper stories “step back” from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.”

“The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.”

### PUD

The purpose and intent of a PUD is to include **most or all** of the following:

- a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;

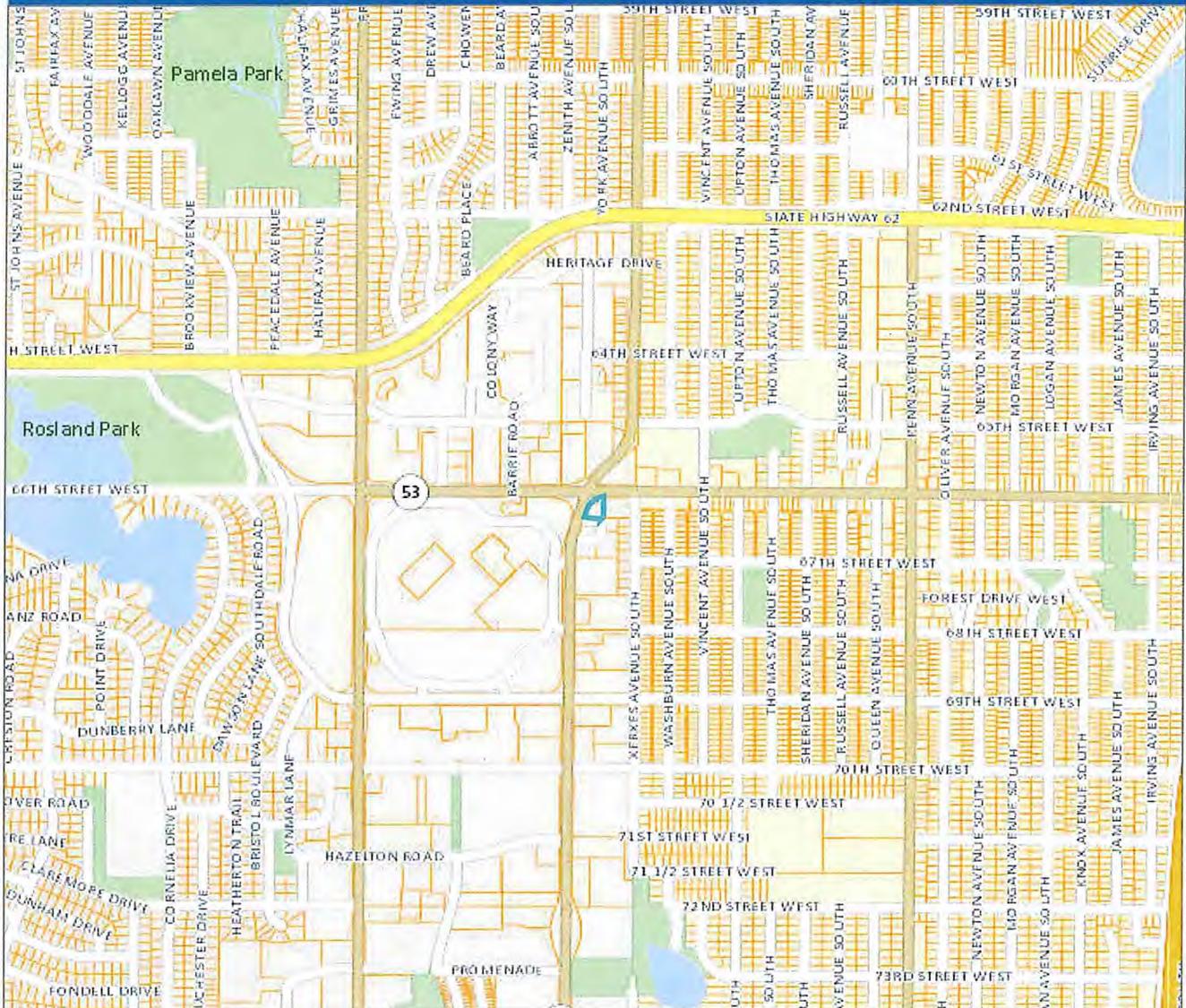


- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;
- c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;
- d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
- e. maintain or improve the efficiency of public streets and utilities;
- f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;
- g. allow for mixing of land uses within a development;
- h. encourage a variety of housing types including affordable housing; and
- i. ensure the establishment of appropriate transitions between differing land uses.

The proposed project would incorporate some of the items noted above. However, as mentioned earlier there is no mention of affordable housing or sustainable design. Elements that are included would be high quality building design, mixed use, and pedestrian oriented design.

### **STAFF CONCERNS**

Staff concerns include density, height, setbacks with a lack of a podium, and lack of affordable housing. The proposed density exceeds what is allowed in the Comprehensive Plan; and the most significant requirements of a PUD are not included. Given the request for this high of a density, 20% of the units should be provided for affordable housing.



**Parcel ID:** 29-028-24-31-0009

**Owner Name:**

**Parcel Address:** 3200 Southdale Cir  
Edina, MN 55435

**Property Type:**

**Home-stead:** Non-Homestead

**Parcel Area:** 0.63 acres  
27,414 sq ft

**A-T-B:** Torrens

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

Map Scale: 1" ≈ 1600 ft.  
Print Date: 8/3/2015



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AI



Parcel ID:

Owner Name:

Parcel Address: 3200 Southdale Cir Edina, MN 55435

Property Type:

Homestead:

Parcel Area: 0.63 acres 27,414 sq ft

A-T-B: Torrens

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 200 ft.

Print Date: 8/6/2015



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<p><b>Parcel ID:</b> 29-028-24-31-0009</p> <p><b>Owner Name:</b></p> <p><b>Parcel Address:</b></p> <p><b>Property Type:</b></p> <p><b>Home-stead:</b></p> <p><b>Parcel Area:</b></p>	<p><b>A-T-B:</b> Torrens</p> <p><b>Market Total:</b></p> <p><b>Tax Total:</b></p> <p><b>Sale Price:</b></p> <p><b>Sale Date:</b></p> <p><b>Sale Code:</b></p>	<p>Map Scale: 1" ≈ 100 ft.</p> <p>Print Date: 8/6/2015</p> <p style="text-align: right;"></p> <p>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.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2015</p> <p style="text-align: right;"></p>
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A3

Applicant  
Narrative



08.03.2015

City of Edina  
Community Development Director  
4801 W. 50<sup>th</sup> Street  
ATTN: Cary Teague

**RE: 3200 Southdale Circle – 3101 66<sup>th</sup> Street W – 6612 Xerxes Avenue South (Best Buy Site)**

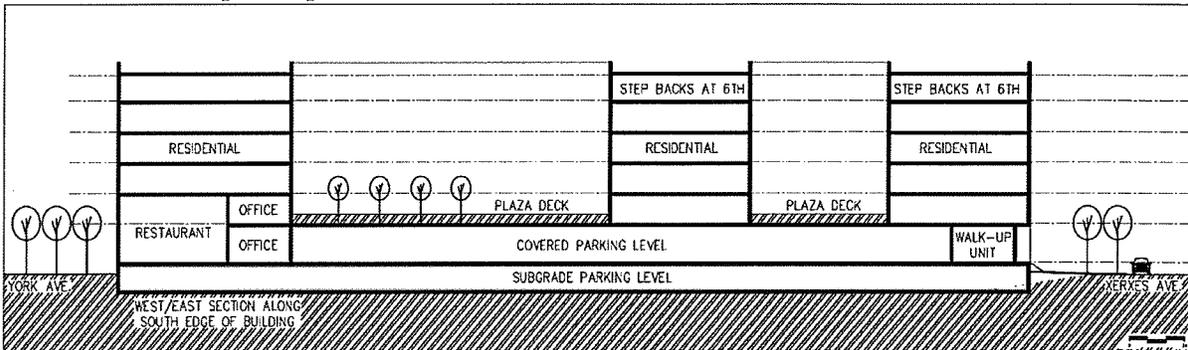
This proposal is contributing to the “Gateway” concept for Edina at this location through density, quality of design and aligning with the 66<sup>th</sup> Street Urban Corridor Revitalization. The plan proposes a significant feature at the curve of 66<sup>th</sup> and York. This feature would announce the arrival into the district, and acts as a pedestrian way to define the circulation. The plan proposes residential common space overlooking this gateway that would provide vitality to this location. The proposed plan holds the building edge at the street level and provides a series of walk-ups and stairways defining the edge of the district in a pedestrian friendly manner. The plan supports a mixed-use district combining retail residential and residential commons spaces into an active street level. Thus, we feel the proposed density level allows for the project to afford the public park, additional stepped-up amenity spaces, and a curved landscape feature on 66<sup>th</sup> befitting of the “Gateway” concept and aligning with the 66<sup>th</sup> street corridor improvement plans in the future. It allows this project to actually be viable.

As we explored multiple concepts for this site, the plan presented to the committee, provided the most appropriate street front and “Gateway” presence, while providing great residential courtyards facing south. This plan also mitigates the height toward the south by minimizing the ends of the buildings toward the south.

**Project Description and Unit Mix:** The project sits on three properties, 3200 Southdale Circle - 3101 66th Street W - 6612 Xerxes Avenue South. The properties have existing structures to be removed. The proposed mixed-use building is comprised of 210 housing units with 70% one bedrooms and 30% two bedrooms. The units range in size from 500 square feet to 1,200 square feet. The unit price will be market rate with higher rents reflecting amenity adjacencies and overall size of the unit. The project will be promoting alternative transportation choices with covered bike repair/storage rooms and a focused look at the pedestrian realm along the major intersection of York and West 66th. The site design will focus on walkability, public green spaces as well as a visual and physical connection to the building amenities. Residential walk up units will buffer the first floor parking along W66th Street and Xerxes Avenue.

The building design takes advantage of the long radius along York Avenue and will reinforce this curve throughout the design process. The major amenities of the building are positioned at the apex of the curve of the intersection to act as marquee of activity for the project. The first level health and fitness center and the second level café / lounge will anchor the resident's activity and circulation for the project. Adjacent to the café / lounge on the second level is the pool deck and walking plaza. This south facing deck allows for the majority of the building mass to be concentrated along W 66<sup>th</sup> street and provide quality light and air to the residents while appropriately transitioning into the residential neighborhood to the south. A small public pocket park is being proposed to the south to reinforce the easing of this transition and provide an accessible connection around the whole site. The project is anchored on the southwest corner by a 3,800 sf restaurant and 1,200 sf of office with parking access directed off of Southdale Circle to the south. All project amenities are to be physically or visually connected to the public realm along W66th Street.

**Height:** The building is a combination of five and six stories (67'-8") in height to sixth floor roof bearing. The pool plaza is 14' above the first floor parking and is one story along the south edge of the property. The building massing steps down to five stories on the portions that face the new public park.



**West/East Section along the South Edge of Building**

**Massing:** The building massing is much smaller than recent developments along York Avenue to the south. The long range vision for the west side of York Avenue and this intersection are undefined at present, but the proposed massing and density for this intersection is intended to make a sensible transition to the developments to the south as well as being substantial enough to respond to the gateway nature of the site and align with the city's long term vision for the area.

<b>Subgrade Parking</b>	<b>51,630 GSF</b>	
<b>First</b>	<b>26,409 GSF</b>	<b>34,002 GSF (Covered Parking)</b>
<b>Second</b>	<b>35,050 GSF</b>	<b>19,359 GSF (Patio Deck)</b>
<b>Third</b>	<b>38,368 GSF</b>	
<b>Fourth</b>	<b>38,368 GSF</b>	
<b>Fifth</b>	<b>38,368 GSF</b>	
<b>Sixth</b>	<b>34,857 GSF</b>	

AS

**Parking:** Total of 273 parking stalls. Parking Level I provides site access and a drop-off zone for site amenities. Parking Level II is a secured subgrade parking level that is accessed off of Xerxes Avenue South.

	<b>standard</b>	<b>compact</b>	<b>handicap</b>	<b>Tandem</b>	<b>Total</b>
<b>Parking I</b>	<b>95</b>	<b>0</b>	<b>02</b>	<b>09</b>	<b>106</b>
<b>Parking II</b>	<b>149</b>	<b>07</b>	<b>0</b>	<b>11</b>	<b>167</b>

**Bicycle Parking:** A dedicated bike enclosure/repair is being provided on the southeast corner of parking level I.

**Ground mount bike loops: 10-20 stalls (as required)**

Please let me know if any of the items need additional information or clarifications.

Sincerely,

COLLAGE ARCHITECTS



Pete Keely, A.I.A.  
*President*

AG

WEST 66TH STREET

# YORK

Edina, MN  
JUL.30.2015

## INDEX

### RETAIL / OFFICE

RESTAURANT

• 3,800 GSF

SALES OFFICE

• 600 GSF

OFFICE

• 640 GSF

### PARKING

FIRST FLOOR

• 97 STANDARD STALLS

• 09 TANDEM STALLS

LOWER LEVEL

• 149 STANDARD STALLS

• 07 COMPACT STALLS

• 11 TANDEM STALLS

273 TOTAL PARKING STALLS

### HOUSING

210 TOTAL HOUSING UNITS

(70% 1BR'S - 30% 2 BR'S)

YORK AVE. S.

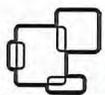
XERXES AVE S.

SOUTHDALE CIRCLE

SECOND FLOOR PLAN 1" = 40'



A-7



Collage | architects

**YORK**

Edina, MN  
JUL.30.2015

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**NORTHWEST VIEW**

**YORK**

Edina, MN  
JUL.30.2015



8-9

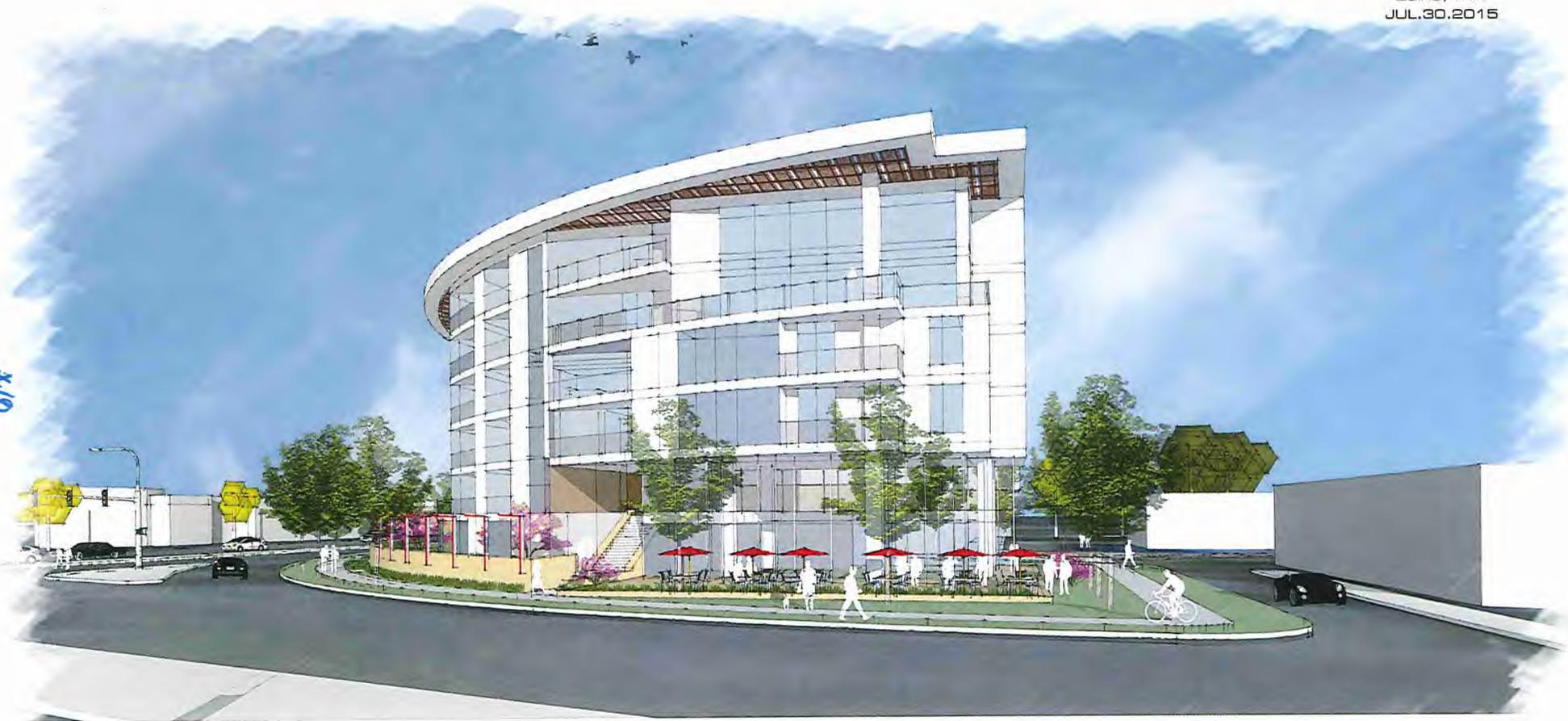
**WEST VIEW**



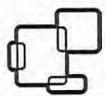
**Collage | architects**

**YORK**  
Edina, MN  
JUL.30.2015

R-10



**WEST VIEW**



**Collage | architects**

**YORK**  
Edina, MN  
JUL.30.2015



**AERIAL OVERLAY**

# YORK

Edina, MN  
JUL.30.2015

## INDEX

### RETAIL / OFFICE

- RESTAURANT
  - 3,800 GSF
- SALES OFFICE
  - 600 GSF
- OFFICE
  - 640 GSF

### PARKING

- FIRST FLOOR
  - 97 STANDARD STALLS
  - 09 TANDEM STALLS
- LOWER LEVEL
  - 149 STANDARD STALLS
  - 07 COMPACT STALLS
  - 11 TANDEM STALLS
- 273 TOTAL PARKING STALLS

### HOUSING

- 210 TOTAL HOUSING UNITS
- (70% 1BR'S - 30% 2 BR'S)



A12

FIRST FLOOR PLAN 1" = 40'

# YORK

Edina, MN  
JUL.30.2015

## INDEX

### RETAIL / OFFICE

- RESTAURANT  
• 3,800 GSF
- SALES OFFICE  
• 600 GSF
- OFFICE  
• 640 GSF

### PARKING

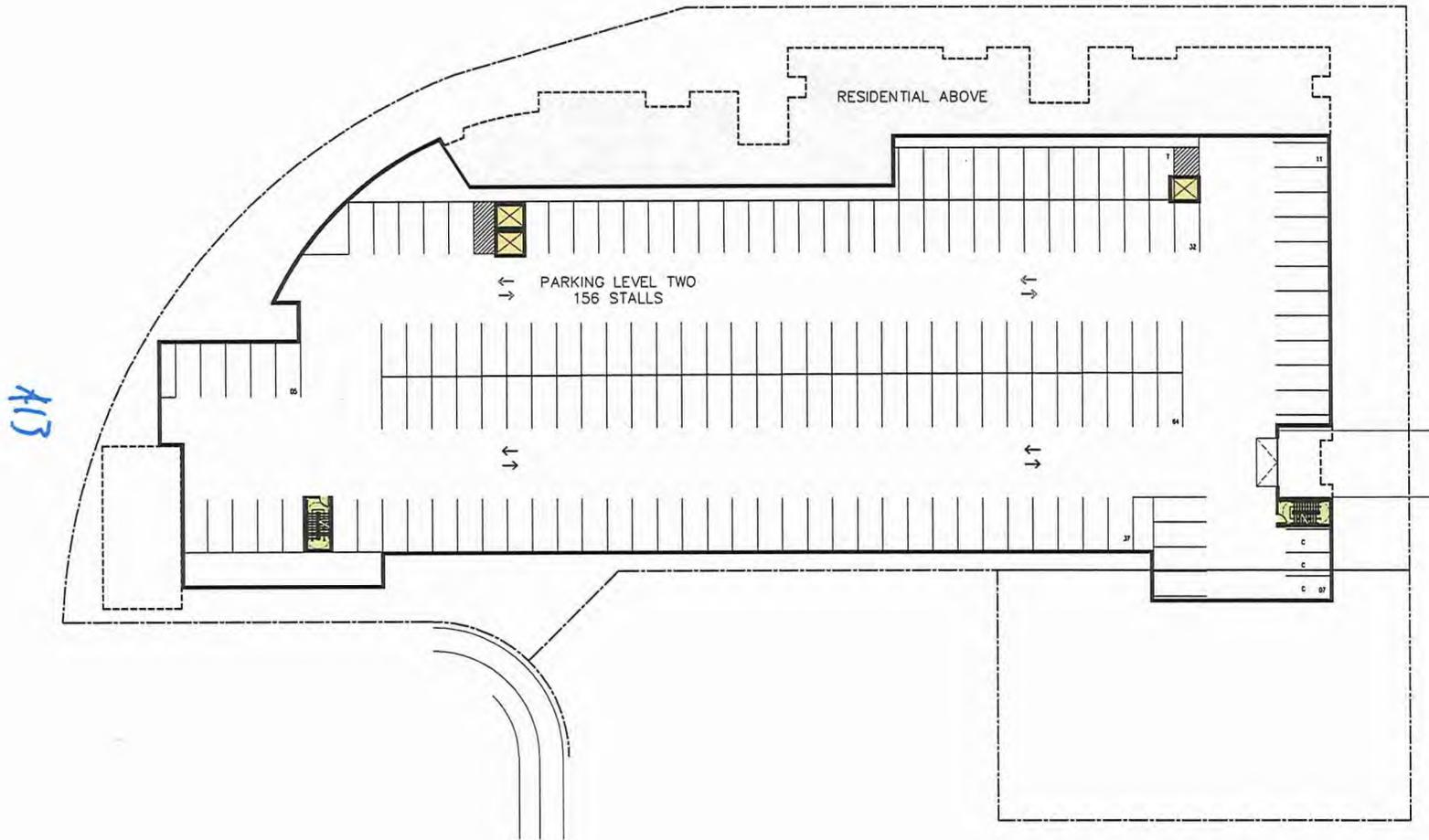
- FIRST FLOOR  
• 97 STANDARD STALLS  
• 09 TANDEM STALLS

### LOWER LEVEL

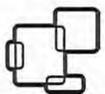
- 149 STANDARD STALLS
  - 07 COMPACT STALLS
  - 11 TANDEM STALLS
- 273 TOTAL PARKING STALLS

### HOUSING

- 210 TOTAL HOUSING UNITS  
(70% 1BR'S - 30% 2 BR'S)



LOWER LEVEL PARKING PLAN 1" = 40'



**YORK**  
Edina, MN  
JUL.30.2015



114



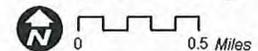
Figure 4.4



**City of Edina**  
2008 Comprehensive Plan Update

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

Date of Aerial Photography: August 2006



AIS



# France Avenue Southdale Area Working Principles and Supporting Questions

(June 16, 2015)

Element	Working Principle and Supporting Questions
Give-to-Get; Plan & Process	<p><b>Allow latitude to gain tangible and intangible outcomes aligned with the district principles.</b></p> <ol style="list-style-type: none"> <li>1 How does the proposal contribute to the realization of the principles for the district?</li> <li>2 How can the proposal move beyond the principles for the district?</li> <li>3 What tangible and intangible outcomes might be offered by the proposal but cannot be achieved by the project on its own?</li> <li>4 What does the proposal offer as a way of balancing those outcomes provided by others?</li> <li>5 What alternatives were explored to arrive at a proposal that is best aligned with the principles and the opportunities of the district?</li> </ol>
Edina Cultural Preferences; Identity	<p><b>Advance quality through thoughtful and artful design of buildings and publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy.</b></p> <ol style="list-style-type: none"> <li>1 Discuss the materials and construction techniques intended for the building and the site with attention directed to ensuring an enduring quality is achieved, especially considering whether the proposal is a background or foreground element of the district.</li> <li>2 What qualities of the proposal will be most valued by the community in 50 years?</li> <li>3 Describe the ways in which the proposal highlights human activity in the building and on the site, especially when viewed from adjacent or nearby public ways?</li> <li>4 In what ways does the proposal enhance the economic vibrancy of the district?</li> <li>5 How does the proposal adapt itself to changing economic opportunities of the community and the district?</li> </ol>
District Function	<p><b>Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward-looking infrastructure sustaining the district.</b></p> <ol style="list-style-type: none"> <li>1 Describe the ways in which the proposal is self-supporting related to on- and off-site infrastructure and resources.</li> <li>2 What impacts does the proposal pose on existing on- and off-site infrastructure?</li> <li>3 What elements of the proposal support infrastructure needs of adjacent or nearby sites?</li> </ol>

- 4 Describe the infrastructure features of the proposal that are truly extraordinary by relating the performance of those features to current standards, requirements, or best practices.
- 5 How the proposal relies on infrastructure of the district for baseline performance?

Comprehensive  
Connections; Movement

**Foster a logical, safe, inviting and expansive public realm facilitating movement of people within and to the district.**

- 1 What features and amenities does the proposal lend to the public realm of the district?
- 2 What features and amenities does the proposal introduce to extend the sense of an expansive and engaging public realm to its site?
- 3 Demonstrate the ways in which the proposal supports pedestrians and bicyclists movement and identify those nearby district features that are important destinations.
- 4 What features does the proposal employ to ensure a safe and inviting pedestrian experience on the site?
- 5 ...

Site Design; Transitions

**Encourage parcel-appropriate intensities promoting harmonious and interactive relationships without “leftover” spaces on sites.**

- 1 How does the proposal relate in terms of scale to its neighbors?
- 2 How does the proposal make full use of the available site, especially those portions of the site not occupied by parking and buildings?
- 3 How does the proposal interact with its neighbors?
- 4 Describe the zones of activity created by the proposal and compare those areas to zones of activity on adjacent and nearby sites.
- 5 ...

Health

**Advance human and environmental health as the public and private realms evolves.**

- 1 How does this proposal enhance key elements of environmental health (air, water, noise, habitat)?
- 2 How does proposal mitigate any negative impacts on environmental health on its own site?
- 3 How does proposal provide for a healthful environment beyond the current condition?
- 4 Describe ways in which human health needs are advanced by the proposal.
- 5 ...

Innovation

**Embrace purposeful innovation aimed at identified and anticipated problems.**

- 1 Identify the problems posed by the proposal or the district requiring innovative solutions and describe the ways in which the proposal responds?
- 2 Describe the metrics to be used to compare the innovations posed by the proposal.

- 3 For those solutions posed by the proposal as innovative, describe how they might become “best practices” for the district.
- 4 Describe innovations in systems and aesthetics and the ways in which systems and aesthetics for integrated solutions.
- 5 Describe other projects where innovations similar to those included in the proposal have been employed.

Land Use; Live-able  
Precincts

**Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm.**

- 1 How does the proposal complement the mix of uses in the district?
- 2 Describe the proposal in terms of “come to” and/or “stay at” places.
- 3 What adjacent or nearby “come to” or “stay at” places does the proposal rely on for vitality?
- 4 Demonstrate the flows of activity generated by the site during a typical weekday and weekend day.
- 5 In what ways does the proposal interact with surrounding sites to encourage an engaging public realm?

Economic Vitality

**Ensure every component contributes to the sustained economic vitality of the district and the community.**

- 1 Describe the proposal in terms of its economic contributions to the district.
- 2 How does the proposal enhance development on adjacent or nearby sites?
- 3 What features of the site or district limit the potential of the proposal from being fully realized?
- 4 Why is the proposal best situated on its proposed site from the perspective of economic vitality?
- 5 How does the proposal make the district and the community a better place?