



To: MAYOR AND COUNCIL

Agenda Item #: VIII. E.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: January 21, 2014

Subject: Southdale Medical Building, 6525 France Avenue – Amend Conditions of approval to build the proof-of-parking plan

Action Requested:

Approve the revised plans

Information / Background:

The City Council is asked to consider an amendment of the approved plans for the addition to the Southdale Medical Office Building. (See attached applicant project description and plan revisions.) The applicant proposes to build the proof of parking plan (5th level) and not build the underground parking level. The proof-of-parking would then extend the 5th level of the ramp toward the hospital. (See attached plans.)

ATTACHMENTS:

- Applicant narrative and revised plans



Architecture
Engineering
Interiors
Planning

January 8, 2014

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

Re: Revisions to Southdale Medical Office Building Parking Ramp and Variances

Dear Cary:

Please be advised that the parking garage portion of the project has been revised somewhat from what was approved by the City Council in October because of budgetary constraints. The primary change consists of eliminating the basement level and replacing it with a partial fifth level at the south end of the garage. Previously this fifth level was considered part of the "proof of parking" that could be added in the future if needed. Proof of parking will now be an expansion of the fifth level to the north end of the parking garage along 65th Street.

The site plan approved by the City Council on October 1, 2013 remains unchanged.

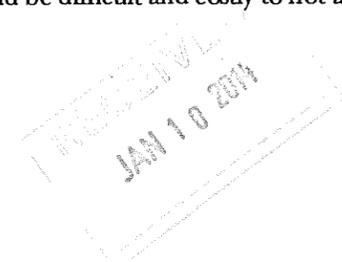
The "foot print" and overall dimensions of the parking garage remain unchanged. The revised and updated garage plan has 1,173 parking spaces compared to 1,180 in the previous scheme. The proof of parking is 162 spaces. When combined with the 397 spaces in the surface lots, the total is 1,732 spaces on site, compared to 1,715 spaces required by the zoning ordinance.

The three variances originally submitted with the Site Plan Application have been revised to reflect the proposed changes to the parking ramp. The inter-related variances are as follows:

1. Fewer parking spaces than required by the Zoning Ordinance.
2. Reduced setbacks from the lot lines.
3. Increase in building height relative to set backline locations.

As noted in the City of Edina – Variance Application (page 2) the following four items are addressed.

- The proposed variance will relieve some practical difficulties relative to set back and height of the parking ramp. The parking ramp needs to be expanded to five levels to meet the parking requirements. The existing three level ramp, structurally designed for vertical expansion, is at or over the setbacks for three levels. It would be difficult and costly to not add to the existing structure.



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- Adding on to the existing ramp already too close to the property line is an extraordinary circumstance unique to this property.
- The proposed variances will be in harmony with the general purpose and intent of the zoning ordinance. The new four/five level ramp will generally meet height and set back requirements along 65th Street.
- The proposed variance will not alter the essential character of the neighborhood. The adjacent blocks contain hospital, retail, and offices occupancies that will not be adversely affected by the granting of these variances.

A revised explanation of each variance and supporting data is attached. Changes and revisions are highlighted in red.

Revised images sketches showing the additional fifth level and a new fifth level floor plan are also attached.

Very truly yours,
Collaborative Design Group, Inc.

Mark Beckman
Project Architect

Enclosures



Variance No. 1: Parking Spaces Provided

Revised: January 8, 2014

Explanation of Request:

Applicant is seeking a variance to provide fewer parking spaces than what is required by the Zoning Ordinance.

Per SubSection 850.08, Subd. 1, paragraph M, parking spaces shall be provided at the rate of 1 space for each 200 square feet of gross floor area, plus one space for each physician or dentist.

Parking Calculations and Analysis:

Existing office buildings @ 273,000 sq. ft. + new office building @ 60,000 sq. ft. = 333,000 sq. ft. gross / 200 sq. ft. = 1,665 cars + 50 physicians (estimated number on site at one time) = 1,715 cars total required on site.

Analysis of existing parking lot and ramp usage in June 2013 indicates that approximately 932 spaces, or 74.3%, of the available 1254 are being utilized at any one time. (See Attached Exhibit B – Existing Parking Utilization)

Based on existing usage of 932 plus full requirement of 300 spaces for the new 60,000 sq. ft. office building the owner would like to propose the initial construction of 4 level ramp and half of the fifth level accommodating **1,173** spaces. The parking ramp plus the other 397 spaces on site would provide a total of **1,570** parking spaces on the campus. **1,570 is 91.5%** of the required 1,715 parking stalls. See attached Survey and parking ramp plans

The **north half of the fifth level of the parking ramp, accommodating 162**, is proposed as “proof of parking,” bringing the potential total to **1,732** spaces. See attached Exhibit C – Parking Summary and parking ramp plans.



Exhibit B - Parking Utilization Analysis
Southdale Medical Campus

Between June 11 and 17, 2013 a parking utilization analysis was conducted on the existing parking facilities (surface lots and parking ramp)

Numbers below indicate the parking spaces recorded as open at the times indicated.

Tues 6/11 – Surface lots – 33 open, Ramp 249 open – 10 AM

75 open, 263 open – 3 PM

Wed 6/12 – Surface lots – 70 open, Ramp 243 open – 10 AM

49 open, Ramp 269 open – 3 PM

Thurs 6/13 Surface lots – 31 open, Ramp 250 open – 10 AM

97 open, Ramp 271 open – 3 PM

Fri 6/14 Surface lots – 105 open, Ramp 279 open – 10 AM

132 open, Ramp 307 open – 3 PM

Mon 6/17 Surface lots – 19 open, Ramp 224 open – 10 AM

55 open, Ramp 275 open – 3 PM

After deleting the smallest and largest numbers, the average number of open spaces on site at any given time is 322. 1254 spaces on site minus 322 = 932 occupied spaces.

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Exhibit C - Project Parking Count Summary

Southdale Medical Campus

July 26, 2013

Revised: January 8, 2014

Zoning Requirements:

1 car per 200 sq. ft. gross floor area, plus 1 car per doctor

333,000 sq. ft. gross / 200 sq. ft. = 1,665 cars + 50 physicians (estimated number on site at one time) = 1,715 cars total

Proposed Project Parking:

Existing Parking to Remain:

Surface Parking (west and north lots):	310
Lower Level Parking (6525 Building):	75
"Courtyard" Parking:	6
Total Existing Parking:	391

New/Remodeled Parking Ramp:

First Level (Grade):	178
Second Level:	285
Third Level:	292
Fourth Level:	288
Fifth Level (south end):	130
Total Parking in Ramp:	1,173

South Surface Lot (new)	6
Total Parking Proposed:	1,570

Proof of Parking: (future, if needed)

Ramp Fifth Level (north end):	162
Total Parking	1,732

APPROVED
JAN 10 2014

Variance No. 2: Parking Ramp Setbacks

Revised January 8, 2014

Explanation of Request:

Applicant is seeking a variance for front and side yard setbacks exceeding those allowed by the zoning ordinance.

Per paragraph G of Subd 5 of SubSection 850.08 the required front and side yard setback is 20 feet plus 1 foot for each foot of height exceeding 20 feet. It is proposed that the existing parking ramp, three levels at the north end and two levels at the south end, be expanded vertically to a height of **four levels at the north end and five levels at the south end (possible five levels at north end with "proof of parking")**. The existing parking ramp width and structural column grid will be maintained. The existing three level ramp is already over the setback lines along 65th Street and Drew Avenue.

Setback Summary Data:

Building height equals the required setback.

Proposed height: Four level ramp at top of parapet (**north end**): 34'-8"
Five level ramp at top of parapet (**south end**): 45'-0"

Proposed height: Top of **"glass box"** at southeast corner: 46'-6"

Proposed Setbacks from property lines:

Drew Avenue at 65th Street (north end of site): 20.06 ft.

Drew Avenue at 66th Street (south end of site): 28.54 ft.

66th Street (**south end**): 34.5 ft.

65th Street (**north end**): 36.5 ft.



Variance No. 3: Parking Ramp Height
Revised: January 8, 2014

Explanation of Request:

Applicant is seeking a variance for building a parking ramp exceeding the heights allowed by setback criteria described the Zoning Ordinance.

Per paragraph G of Subd 5 of SubSection 850.08 the required front and side yard setback is 20 feet plus 1 foot for each foot of height exceeding 20 feet. It is proposed that the existing parking ramp, three levels at the north end and two levels at the south end, be expanded vertically to a height of **four levels at the north end and five levels at the south end (five levels at north end with "proof of parking")**. The existing parking ramp width and structural column grid alignments will be maintained and extended to the south. The existing three level ramp is already over the set back lines along 65th Street and Drew Avenue.

Setback and Height Data Summary:

Setback from lot line equals the maximum building height

Setbacks from lot lines:

Proposed Height

Drew Avenue at 65 th Street (north end of site): 20.06 ft.	34'-8" @ parapet
Drew Avenue at 66 th Street (south end of site): 28.54 ft.	45'-0" @ parapet 46'-6" @ "glass box"
66 th Street: 34.5 ft.	46'-8" @ "glass box" 45'-0" @ parapet
65 th Street: 36.5 ft.	34'-8" @ parapet

See attached Survey (Exhibit A) and Parking Ramp Plans and Images Sketches





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Southdale Medical Campus
PARKING RAMP
 6544 Drew Avenue South
 Edina, Minnesota 55435

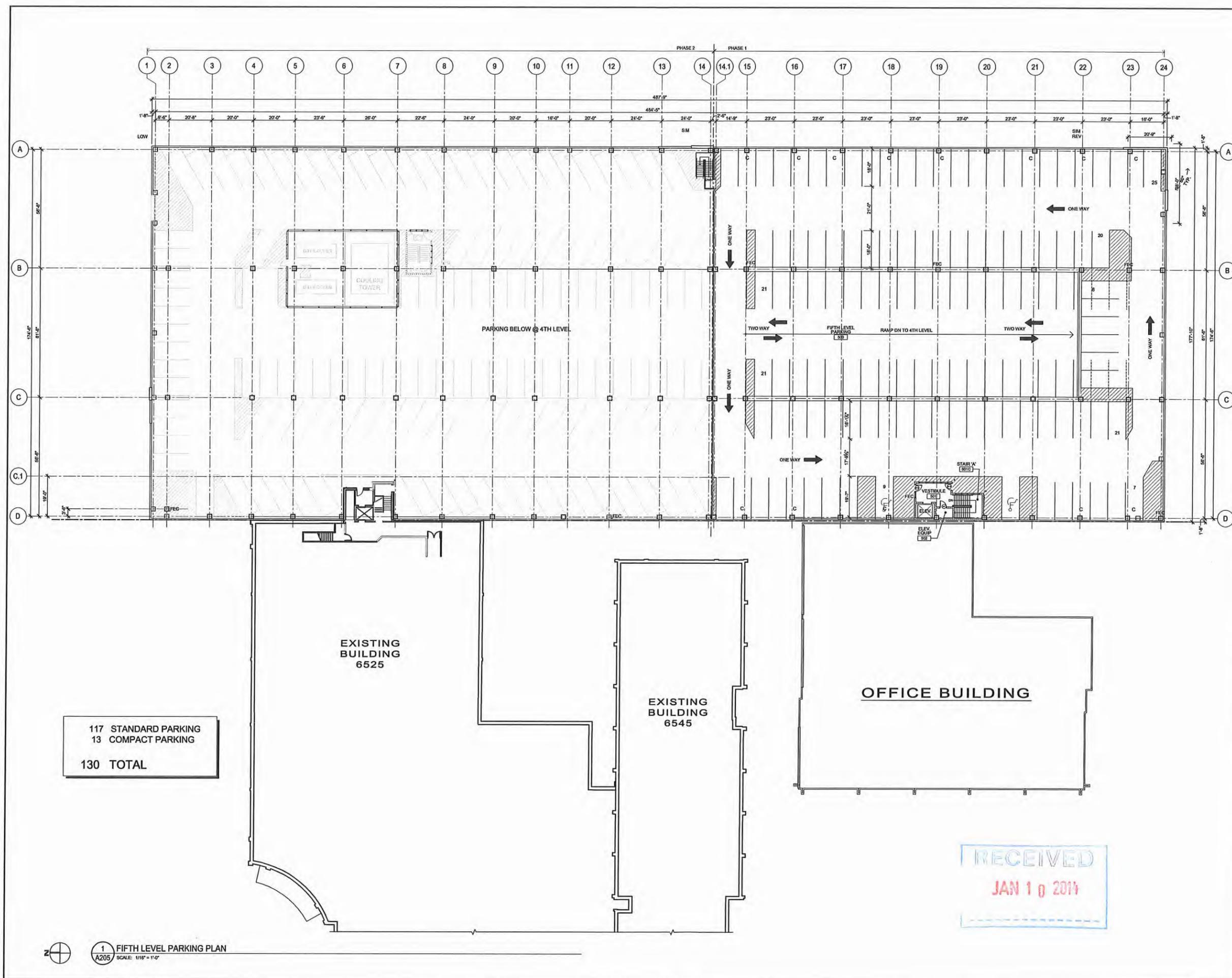
REVISION TO SITE
 PLAN APPROVAL
 JANUARY 8, 2014

NO.	DATE	DESCRIPTION
A	1-8-14	REVISION

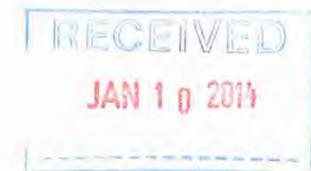
13005.00
 PROJECT NUMBER
 EAY
 DRAWN BY
 CAN
 PROJECT MANAGER
 CHECKED BY
 MEB
 PROJECT ARCHITECT

FIFTH LEVEL
 PARKING PLAN

A205



117 STANDARD PARKING
 13 COMPACT PARKING
130 TOTAL





Southdale
Medical Office
Building and
Parking Ramp

City of Edina
Council Presentation



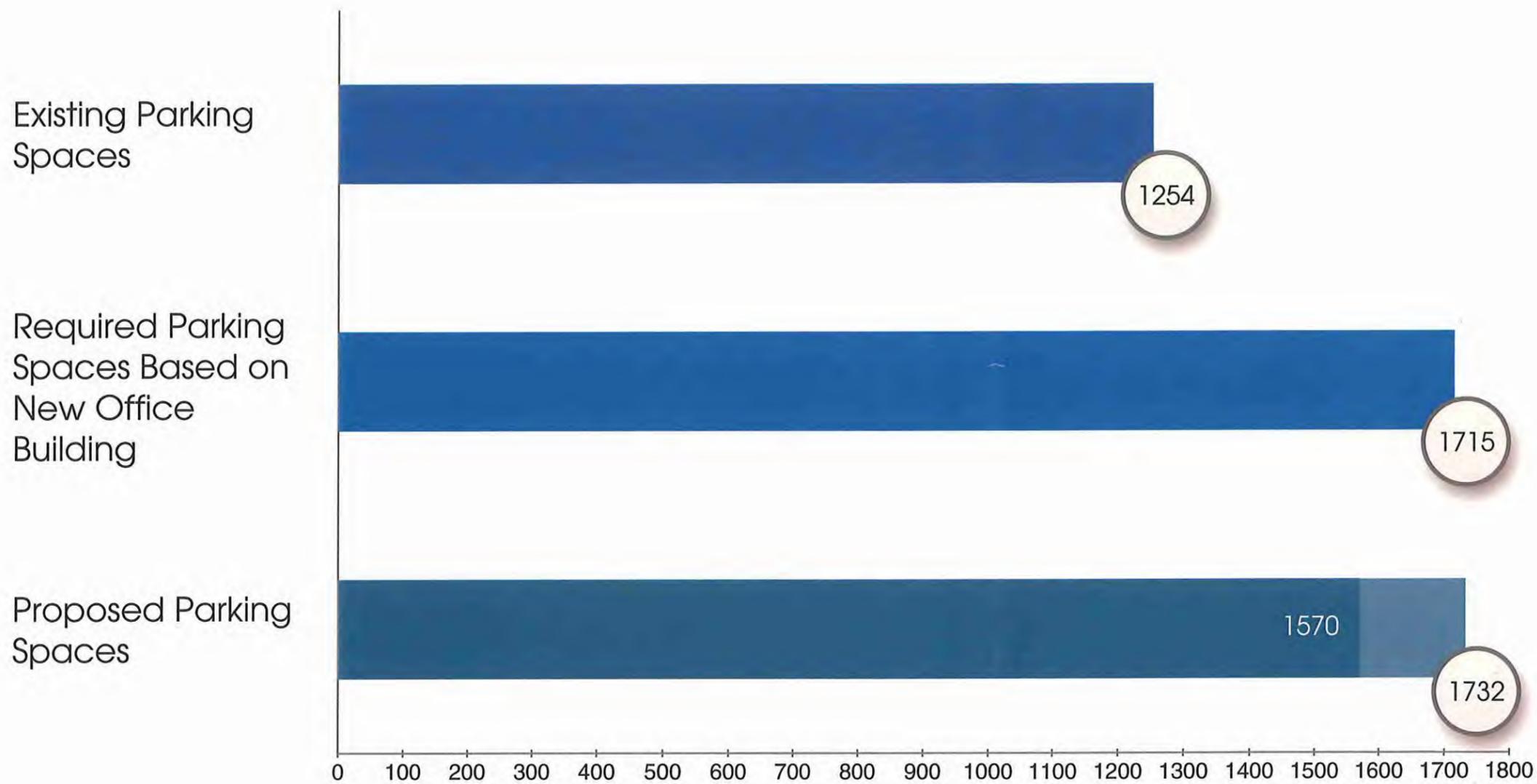
January 21, 2014

Revised Submittal



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Southdale Medical
Office Building City
Council Presentation

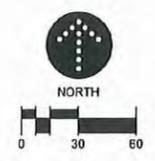


Parking Statistics

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- LEGEND**
- PUBLIC ART
 - BICYCLE PARKING
 - BUS STOP
 - PERVIOUS PAVERS
 - COLORED CONCRETE
 - BRICK PAVERS
 - BITUMINOUS
 - CONCRETE
 - TURF
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PERENNIAL BED



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Southdale Medical Office Building City Council Presentation

Previous Submittal – 4 Levels of Parking



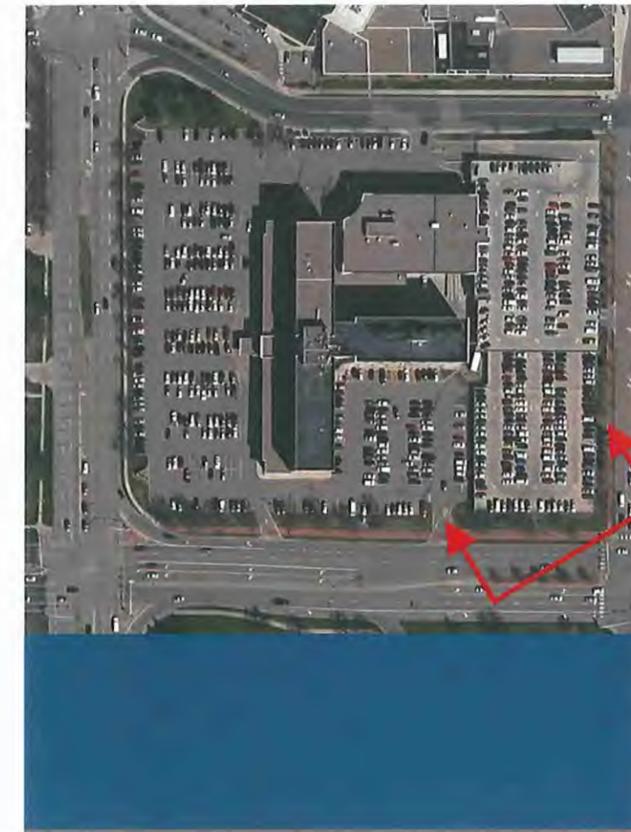
Revised Submittal – 5 Levels of Parking



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Southdale Medical
Office Building City
Council Presentation

Previous Submittal – 4 Levels of Parking



Revised Submittal – 5 Levels of Parking

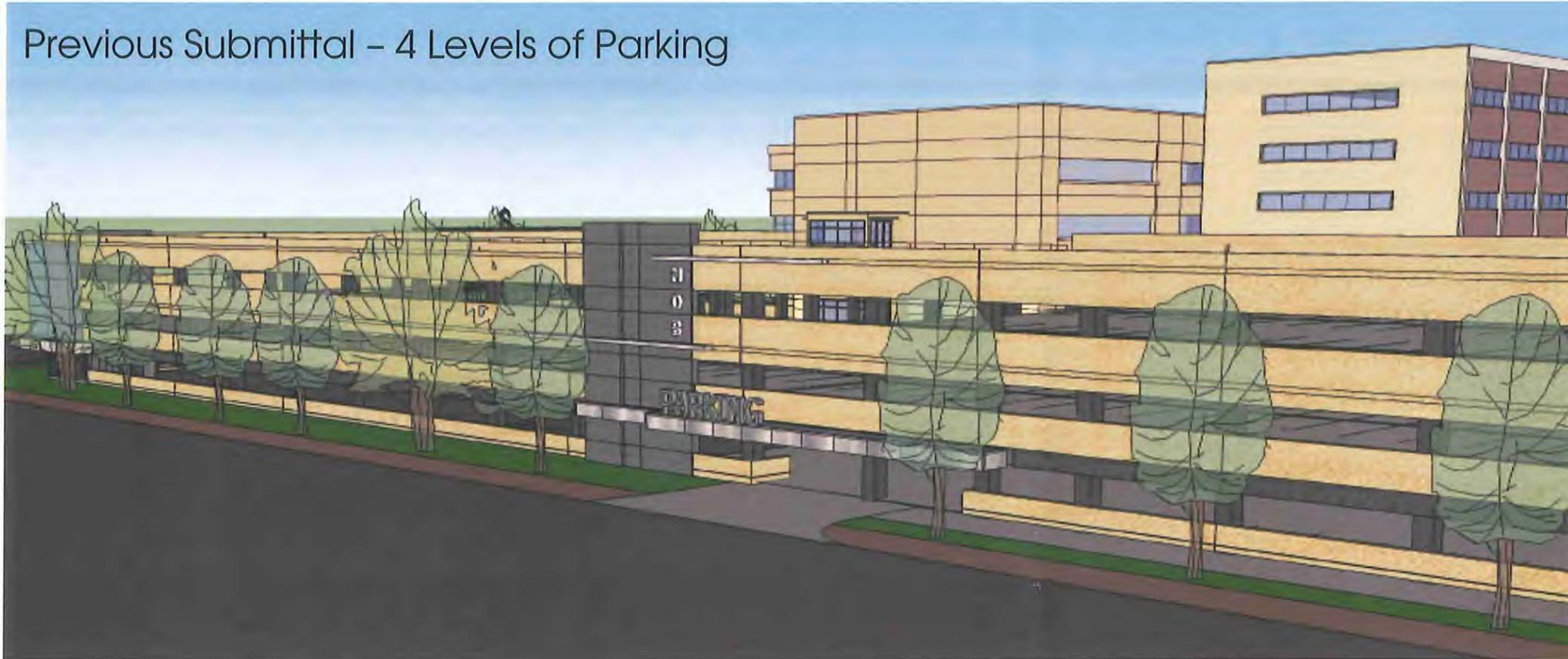


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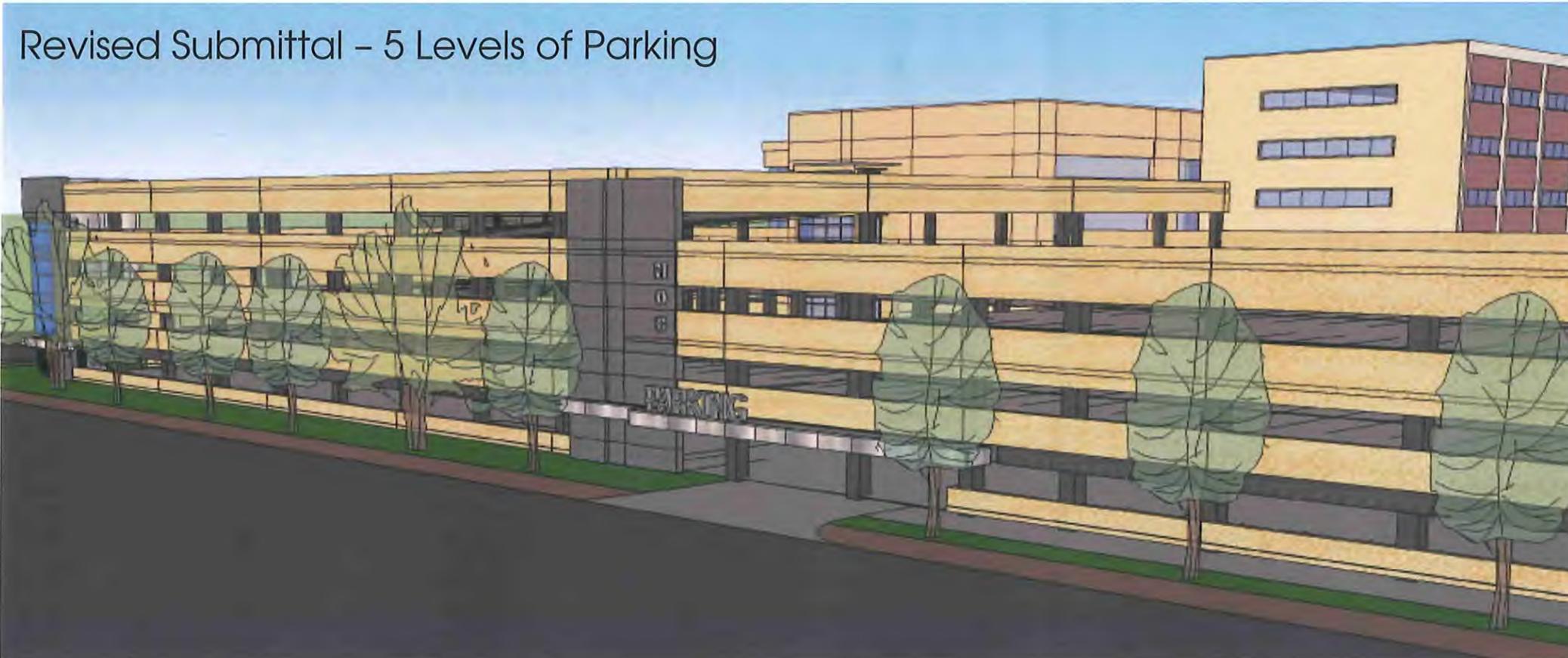
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Office Building City
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Previous Submittal – 4 Levels of Parking



Revised Submittal – 5 Levels of Parking

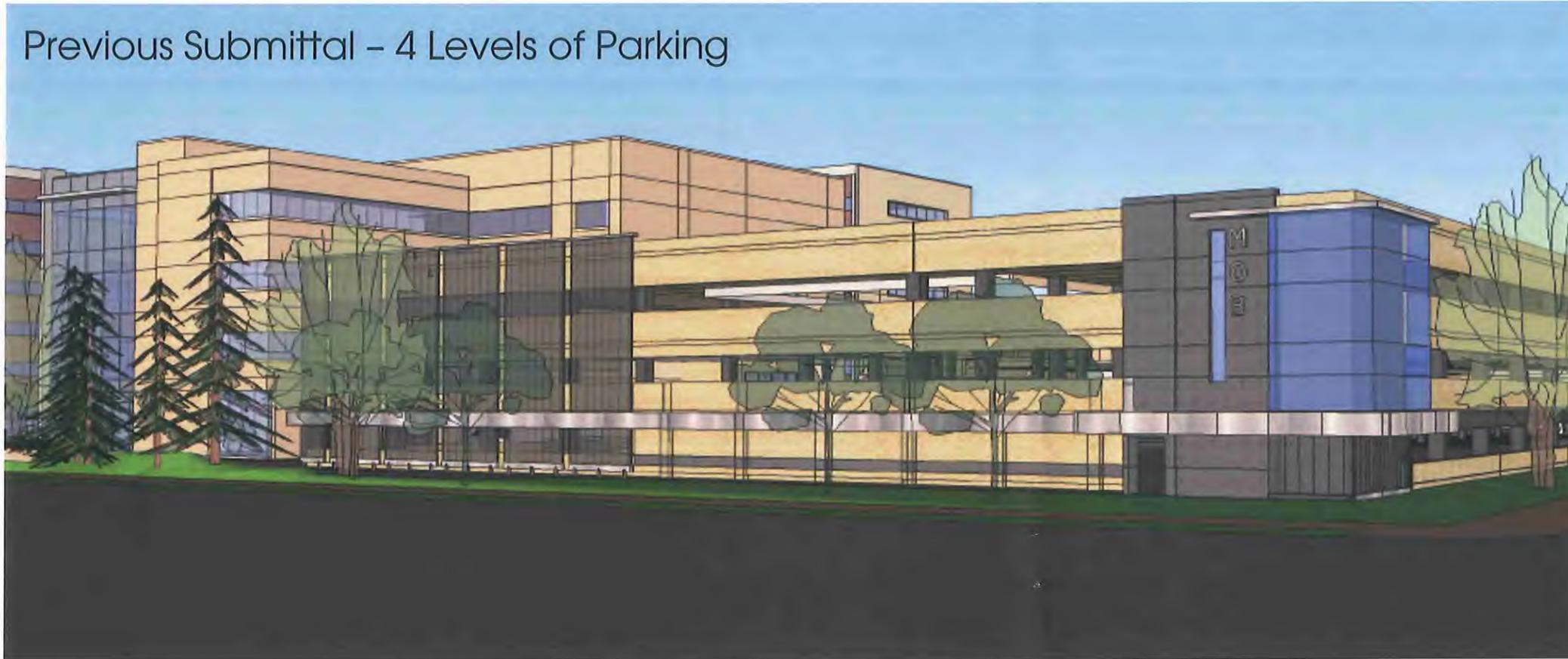


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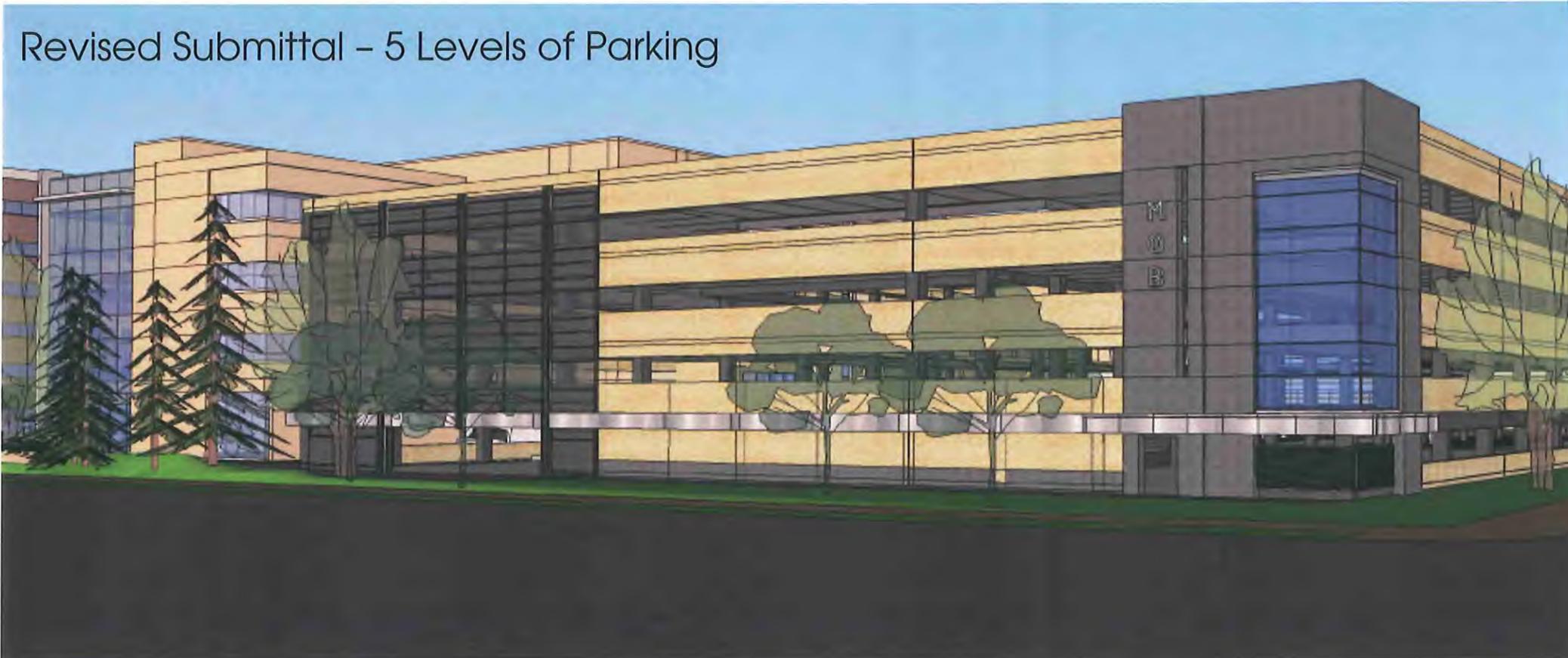
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Southdale Medical
Office Building City
Council Presentation

Previous Submittal – 4 Levels of Parking



Revised Submittal – 5 Levels of Parking

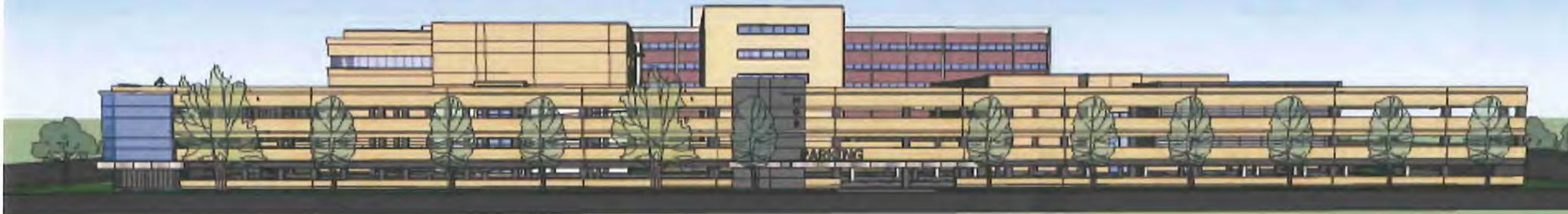


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Previous Submittal – 4 Levels of Parking



Revised Submittal – 5 Levels of Parking



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JAN 10 2015

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