



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII. E.

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

**Action**   
**Discussion**   
**Information**

**Date:** February 18, 2014

**Subject:** Southdale Medical Building, 6525 France Avenue – Amend Conditions Of Approval To Build The Proof-of-Parking Plan, Resolution No. 2014-21

**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.) There are two changes proposed:

1. **Parking Ramp.** The applicant proposes to build the proof of parking plan (5<sup>th</sup> level) and not build the underground parking level. The proof-of-parking would then extend the 5<sup>th</sup> level of the ramp toward the hospital. (See attached plans.) The result would be 7 less parking spaces at build out, and the parking ramp 6 inches taller. The footprint of the ramp would remain the same; and the number of proof-of-parking stalls would still exceed city code.
2. **Office Building.** The 2<sup>nd</sup>-4<sup>th</sup> levels of the office building would be extended over the loading dock area, and pulled away from the existing building. (See attached plans.) The square footage of the building would remain the same. Building materials remain the same, but have been repositioned. (See attached plan comparison.)

**ATTACHMENTS:**

- Resolution 2014-21 approving the changed plans
- Applicant narrative and revised plans



**RESOLUTION NO. 2014-21**

**RESOLUTION APPROVING PLAN REVISIONS FOR A SITE PLAN WITH VARIANCES  
AT 6525-45 FRANCE AVENUE TO BUILD A 60,000 SQUARE FOOT ADDITION AND  
PARKING RAMP EXPANSION FOR THE SOUTHDALE MEDICAL OFFICE CAMPUS**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND.**

- 1.01 Silver Oak Development on behalf of the IRET Properties, received approval (Resolution 2013-77) to build a four story 60,000 square foot medical office expansion, and new parking ramp expansion to the existing 273,000 square foot Southdale Medical Office building located at 6525-45 France Avenue.
- 1.02 The following actions were taken to allow the project:
1. Site Plan Approval.
  2. Parking Ramp Setback Variances from 40 and 34.5 feet to 34.5, 28 and 20 feet for the new parking deck to match the existing parking ramp setback.
  3. Parking Stall Variance from 1,715 spaces to 1,577 spaces. A proof of parking plan for an additional deck could expand parking to 1,749 spaces has been provided.

The property is legally described as follows:

See attached.

- 1.03 The applicant is now requesting the following revisions to the approved plans:

Parking Ramp. The applicant proposes to build the proof of parking plan (5<sup>th</sup> level) and not build the underground parking level. The proof-of-parking would then extend the 5<sup>th</sup> level of the ramp toward the hospital. The result would be 7 less parking spaces at build out, and the parking ramp 6 inches taller. The footprint of the ramp would remain the same; and the number of proof-of-parking stalls would still exceed city code.

Office Building. The 2<sup>nd</sup>-4<sup>th</sup> levels of the office building would be extended over the loading dock area, and pulled away from the existing building. The square footage of the building would remain the same. Building materials remain the same, but have been repositioned. The plans reduce the number of parking stall built from the original plan by 7.

**Section 2. FINDINGS**

Approval is subject to the following findings, which are consistent with the original findings for approval:

1. The proposal would meet the required standards and ordinances for a Site Plan with the exception of the parking space and ramp variances.
2. WSB conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project; and the parking on the site would contain adequate parking to support the expansion and existing uses.
3. The variances are reasonable. As mentioned, the setbacks for the parking ramp expansion, match the existing setbacks. The parking study concludes that the proposed addition and existing uses on the site would be supported by the existing parking facilities. Traditionally, the City of Edina has not required parking stalls, when they are not needed. Additional parking could be provided by adding levels to the existing parking ramps if needed.
4. The parking ramp could be expanded should there ever be a need for additional parking for the site.

**Section 3. APPROVAL**

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approval of the revised Site Plan and Building Elevations date stamped February 5, 2014, at 6525-45 France Avenue for Silver Oak Development on behalf of IRET Properties. Conditions required in the original approval, Resolution 2013-77, shall still apply.

Adopted by the City Council of the City of Edina, Minnesota, on February 18, 2014.

ATTEST: \_\_\_\_\_  
Debra A. Mangan, City Clerk

\_\_\_\_\_   
James B. Hovland, Mayor

STATE OF MINNESOTA        )  
COUNTY OF HENNEPIN       )SS  
CITY OF EDINA                )

CERTIFICATE OF CITY CLERK

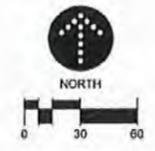
I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of February 18, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
City Clerk



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



# IRET

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Southdale Medical  
Office Building City  
Council Presentation



Architecture  
Engineering  
Interiors  
Planning  
Preservation

February 18, 2014

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

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

Dear Cary:

Please be advised that both the parking garage and office building components of the project has been revised somewhat from what was approved by the City Council in October. The primary change to the office building is the extension of the second, third and fourth floors over the loading dock area and a corresponding reduction in area on the north side of the building facing the existing 6545 Building. The distance between the two buildings increased from 26 feet to 50 feet.

The primary change to the parking garage 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 65<sup>th</sup> Street.

The site plan approved by the City Council on October 1, 2013 remains unchanged in regards to site access and circulation, utilities, and landscape treatment.

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 the garage and proof counts are combined with the 397 spaces in the surface lots, the total would be 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.

*Staff*

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- 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.
- 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 65<sup>th</sup> 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 changes to the office building and parking garage visible from 66<sup>th</sup> Street and Drew Avenue are attached. Also included are selected floor plans. Parking ramp sheet A205 shows the new fifth level floor plan and office building sheets A201 and A202 describe the revised plans for the first floor and typical upper floors (2 to 4).

Very truly yours,  
Collaborative Design Group, Inc.

Mark Beckman  
Project Architect

Enclosures

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**Variance No. 1: Parking Spaces Provided**

Revised: February 18, 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 (1,180) 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 (175) proposed as "proof of parking," bringing the potential total to 1,732 spaces. See attached Exhibit C – Parking Summary and parking ramp plans.

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**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: February 18, 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

(20  
LESS)

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**Variance No. 2: Parking Ramp Setbacks**  
**Revised February 18, 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 65<sup>th</sup> 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" **(6" taller)**

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

**Proposed Setbacks from property lines:**

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

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

66<sup>th</sup> Street (south end): 34.5 ft.

65<sup>th</sup> Street (north end): 36.5 ft.

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**Variance No. 3: Parking Ramp Height**

**Revised: February 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 65<sup>th</sup> Street and Drew Avenue.

**Setback and Height Data Summary:**

Setback from lot line equals the maximum building height

<b>Setbacks from lot lines:</b>	<b>Proposed Height</b>
Drew Avenue at 65 <sup>th</sup> Street (north end of site): 20.06 ft.	34'-8" @ parapet
Drew Avenue at 66 <sup>th</sup> Street (south end of site): 28.54 ft.	45'-0" @ parapet 46'-6" @ "glass box"
66 <sup>th</sup> Street: 34.5 ft.	46'-8" @ "glass box" 45'-0" @ parapet
65 <sup>th</sup> 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 Office  
Building and  
Parking Ramp

City of Edina  
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February 18, 2014

Revised Submittal



Previous Submittal  
October 1, 2013



Revised Office Building  
February 18, 2014



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Previous Submittal  
October 1, 2013



Revised Office Building  
February 18, 2014



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Previous Submittal  
October 1, 2013



Revised Office Building  
February 18, 2014



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October 1, 2013



Revised Office Building  
February 18, 2014



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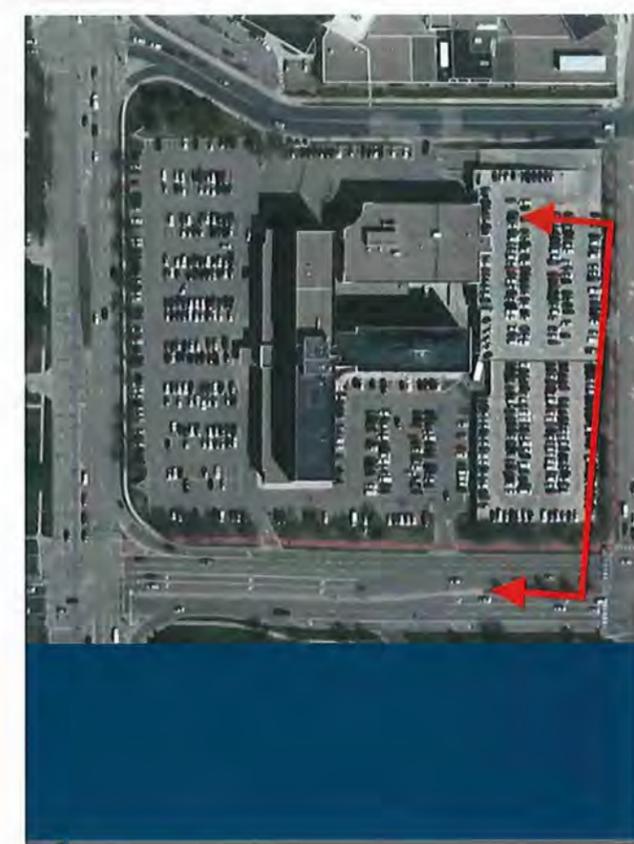
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Previous Submittal  
October 1, 2013



Revised Office Building  
February 18, 2014

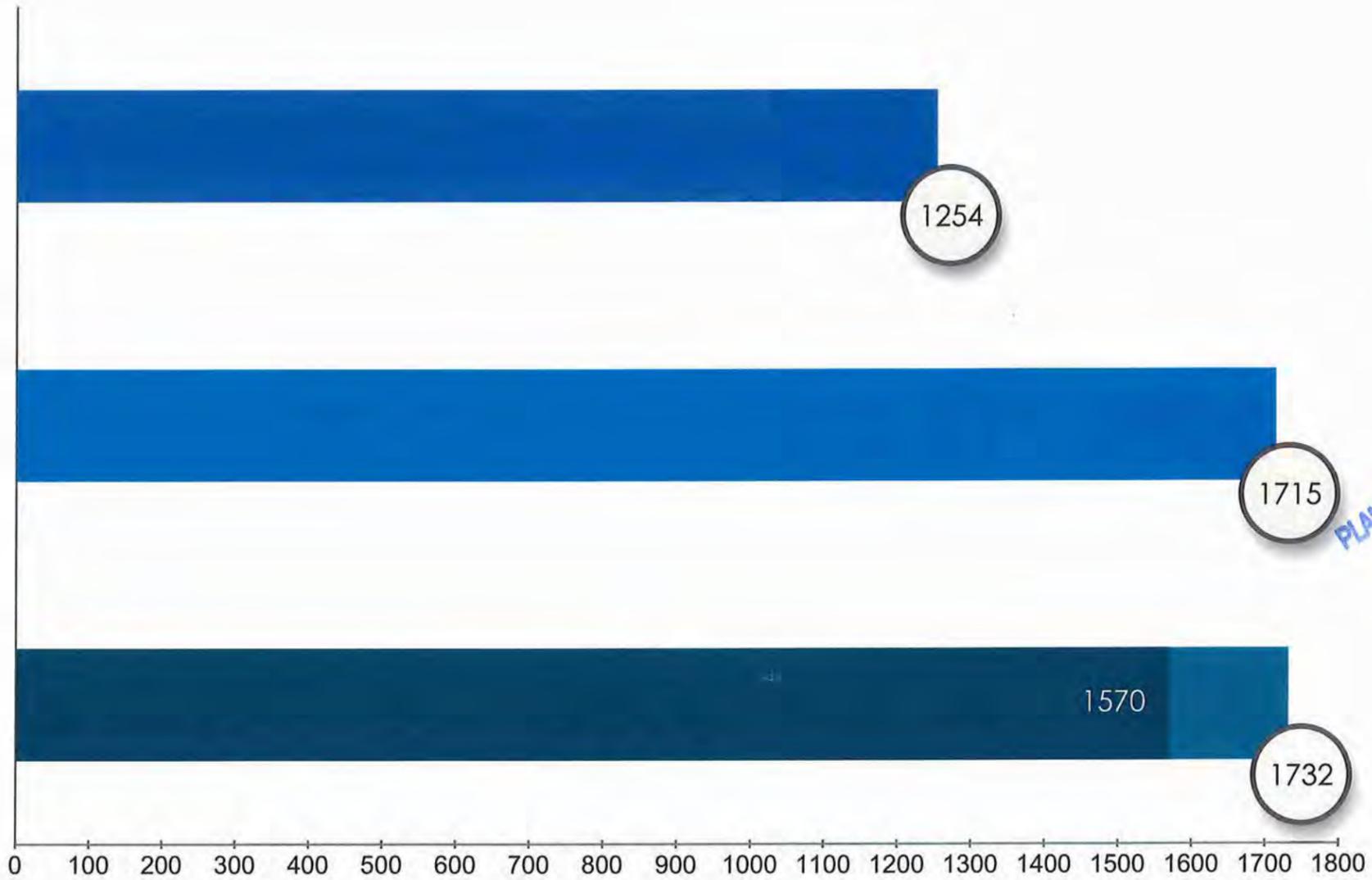


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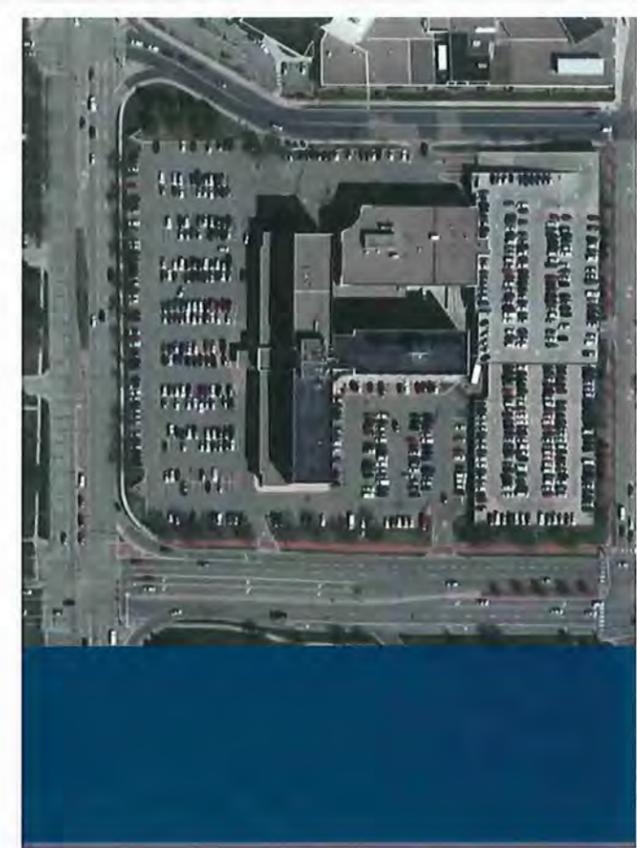
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Existing Parking Spaces



Proposed Parking Spaces

## Parking Statistics



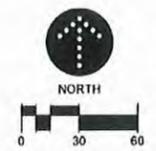
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- PUBLIC ART
  - BICYCLE PARKING
  - BUS STOP
  - PERVIOUS PAVERS
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Previous Submittal – 4 Levels of Parking



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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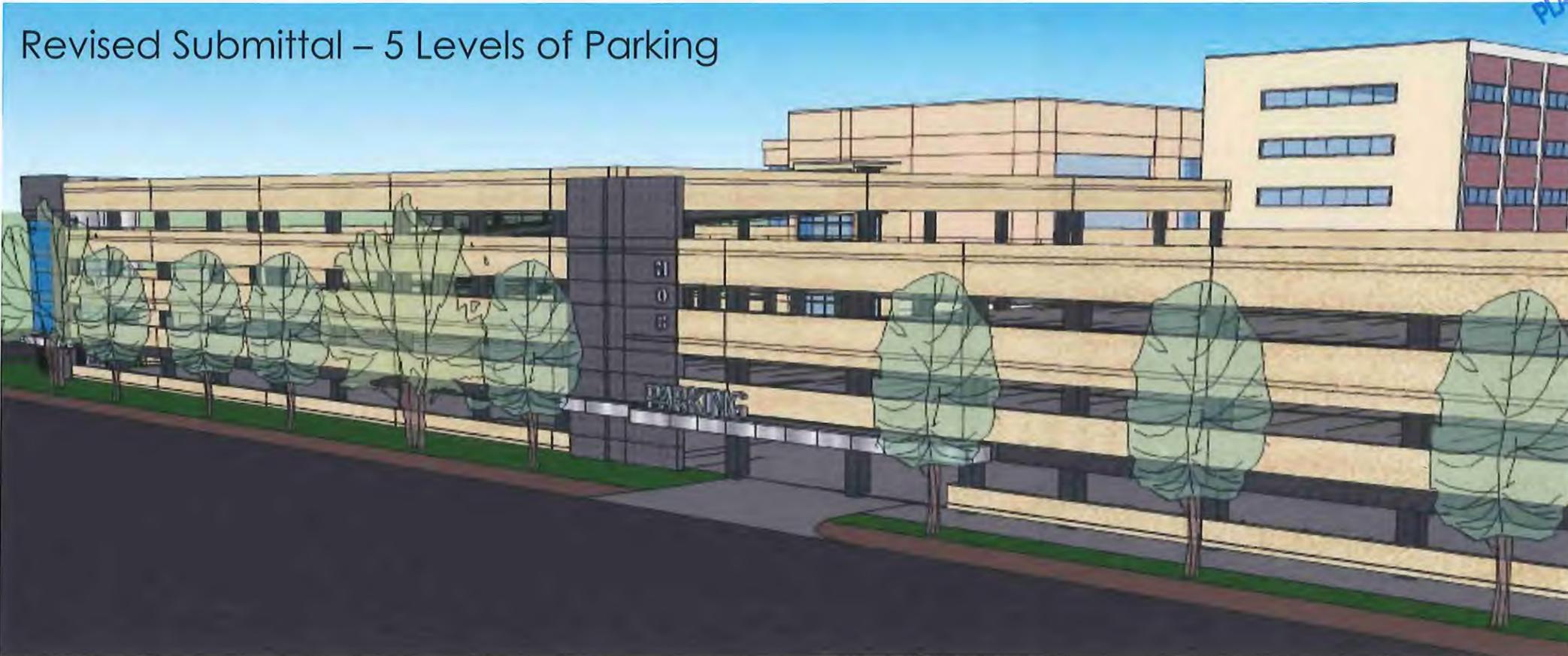
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Previous Submittal – 4 Levels of Parking



Revised Submittal – 5 Levels of Parking

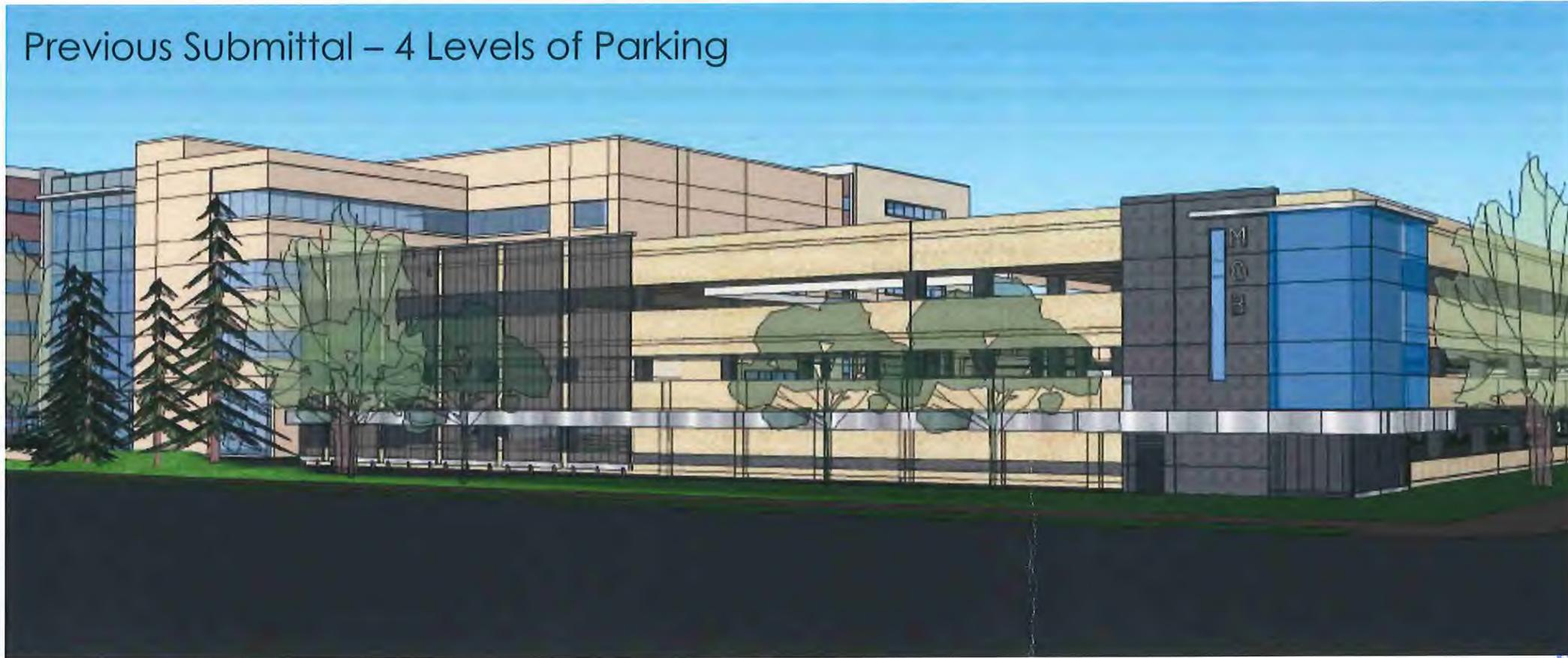


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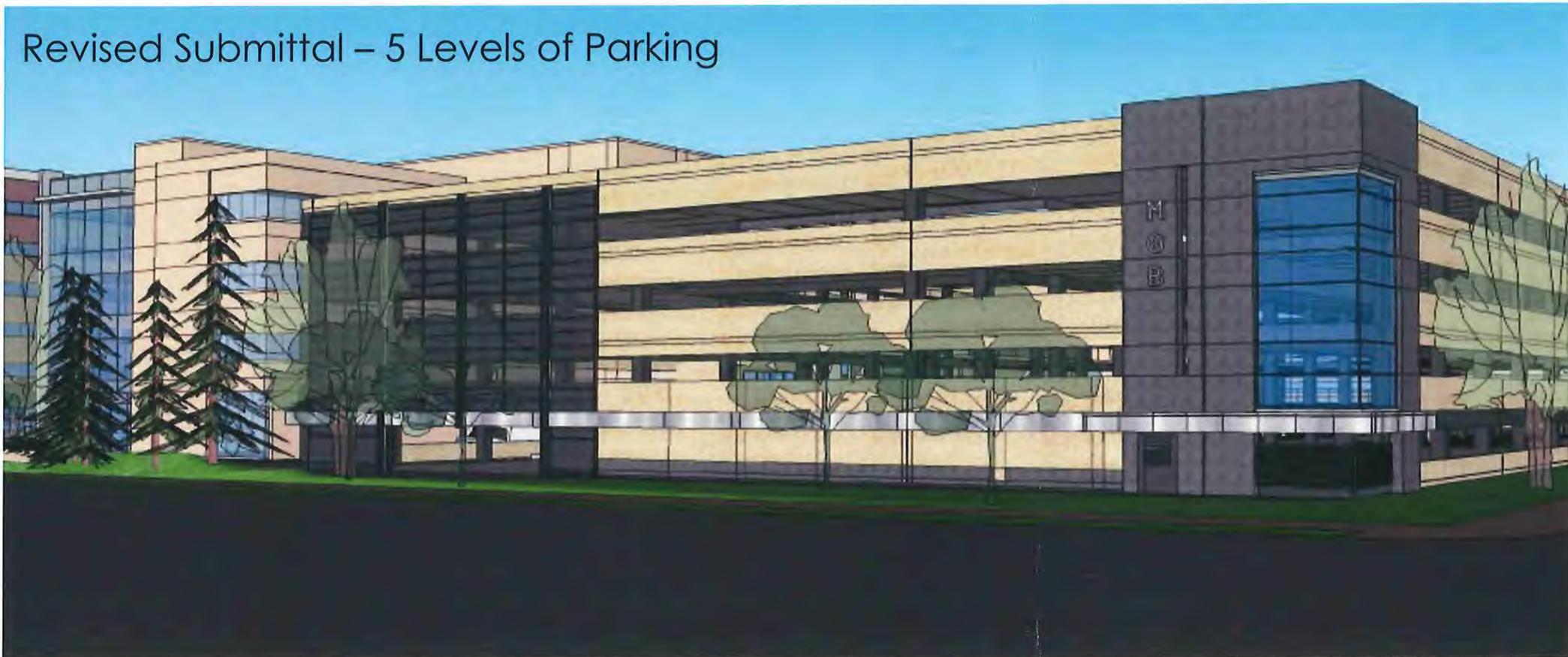
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Previous Submittal – 4 Levels of Parking



Revised Submittal – 5 Levels of Parking



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Previous Submittal – 4 Levels of Parking



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Revised Submittal – 5 Levels of Parking



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