

REPORT / RECOMMENDATION



To: Mayor & Council Members

Agenda Item #: IX. B.

From: Debra Mangen
City Clerk

Date: March 5, 2013

Subject: CORRESPONDENCE RECEIVED AFTER PACKETS

Action
Discussion
Information

Action Requested:

Attached is correspondence received after your packets were delivered.

No action is requested.

Susan Howl

From: Emilie Kastner on behalf of Edina Mail
Sent: Monday, March 04, 2013 11:22 AM
Subject: FW: Pls. forward to Mary Brindle

This message has been forwarded to the City Council.



Emilie Kastner, Communications Assistant

952-826-0342 | Fax 952-826-0389

ekastner@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: WinnieandSteve Martin [<mailto:martins6012@gmail.com>]
Sent: Sunday, March 03, 2013 7:15 PM
To: Edina Mail
Cc: ann swenson
Subject: Pls. forward to Mary Brindle

Lynette, Can you please forward to Mary Brindle as info. below is in regards to an article about her comments 1/31. Thanks!

Hey Mary,

I was speaking with Susie Miller over at Braemar who is making an enthusiastic effort to open the West Arena at Braemar to walking hours for citizens of Edina. She had relayed to me her concern of making this happen and I reflected to her the feedback I heard on 1/17/2013 "do-town" town hall meeting of the multiple requests for safe, indoor walking facilities. I know there is a Walk with Mayor Hovland at Braemar this third Sat. (3/21 - I believe) to try to encourage this option for Edina Residents.

I couldn't help but think of this as I read p.4 in this weeks Sun Current, Letter to the Editor, about a healthy community and how hard it is to exercise in poor air quality. Braemar is an excellent solution to this issue as it provides a safe, indoor, climate controlled area (ideal for summer and winter) that is currently available and would be of no extra costs to let residents use. Nor would it be at any extra cost to have Braemar extend this offer. Susie's ideal plan would be to have lines painted so it would be similar to an indoor track. 7 laps = 1 mile.

In my opinion, this would be an easy, no-cost solution for a voiced need for many of Edina's Citizens. I am a mom of two, not quite a senior citizen :-), and use Braemar often with my family. This would be a great opportunity for our residents, especially senior, if we were able to make this happen.

Just wanted to help spread the word.

Winnie Martin
martins6012@gmail.com
952-484-5575

Susan Howl

From: Emilie Kastner on behalf of Edina Mail
Sent: Monday, March 04, 2013 11:24 AM
Subject: FW: Insights to your Meeting on Tuesday with MNA

This message has also been forwarded to the Mayor.



Emilie Kastner, Communications Assistant

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...For Living, Learning, Raising Families & Doing Business

From: Kimberly Korb [<mailto:kimberlykorb@yahoo.com>]

Sent: Sunday, March 03, 2013 5:50 PM

To: Edina Mail

Cc: Cary Teague; Steve Kirchman; Kris Aaker; Scott Neal; jonibennett12@comcast.net; swensonann1@gmail.com; josh@joshsprague.com; swensonann1@gmail.com; josh@joshsprague.com

Subject: Insights to your Meeting on Tuesday with MNA

Good evening All

As a 10+ year resident of Morningside, I want to express that while I feel some of the re-development has not been appropriate for the neighborhood (bad builders), much of it has increased our property values and contributed positively to the city.

This weekend, I became aware of the group MNA. They say it represents the residents of Morningside. That is simply NOT TRUE.

For over three years I have served as our street/block captain. I know my neighbors, and have never heard of this group before the this weekend. Nor have I been invited to any meetings or received any out-put communications of their "recommendations" for our area.

While I will do my best to personally assert these facts on Tuesday at your meeting, that may not be possible. The purpose of my letter is to advise you that MNA does not represent Morningside as they say - they are not inclusive in the "meetings" and do not share the outcomes / recommendations freely with all of us potentially impacted.

Thank you for your time & service.

Kimberly Korb
4226 Alden Drive

Subject: A ten-year-old's perspective on out-of-scale houses

Please enact a moratorium on tear downs while you figure out better parameters for small lots.

The house to our south was demolished last month. We experienced 9 days of shaking, so much so that things were falling off our walls. Things broke. The house to our north, 4014 Lynn Avenue, is scheduled to be torn down next month, and the entire foundation will be removed. This will mean even more shaking. We are worried about our foundation and drainage issues, not to mention having 2 OUT-OF-SCALE houses on either side of us. The footprint for the 4014 Sicora house, goes to the maximum points in each direction, including up (the parameters meant for bigger lots).

We are helpless, unless you stop the madness!

Instead of having a backyard oasis, the majority of our view will be siding.

Susan Howl

From: Emilie Kastner on behalf of Edina Mail
Sent: Monday, March 04, 2013 11:32 AM
Subject: FW: A tax whose time has come . . .

This message has been forwarded to the City Council.



Emilie Kastner, Communications Assistant

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From: PAUL JAEHNERT [<mailto:pjaehnert@msn.com>]
Sent: Sunday, March 03, 2013 1:34 PM
Subject: A tax whose time has come . . .

A tax whose time has come . . .

Some members of Congress are proposing a tax on stock transactions. Such a tax would have very little impact on most of those buying and selling stocks because of proposed tax limitations on ordinary transactions.

A stock transactions tax would incur extra costs mostly to those who are speculating by perpetually buying and selling the same stocks multiple times a day. It's what's known as 'churning'. Those engaged in that practice usually turn a small profit on each transaction, but make many millions on sheer weight of trading volume. I fail to see how churning benefits anyone but the speculators.

Even though a stock transactions tax, as has been proposed, would be .0025%, it would have negligible effect on most investors. It's estimated that a stock transactions tax would generate about \$50 to \$100 billion dollars a year in tax revenue -- no small piece of change!

It would be nice to see such additional revenue go towards payment of our national debt instead of into the pockets of Wall Street speculators.

--Paul G. Jaehnert

Susan Howl

From: Emilie Kastner on behalf of Edina Mail
Sent: Monday, March 04, 2013 11:33 AM
Subject: FW: Airport

This message has been forwarded to the City Council.

Emilie Kastner, Communications Assistant
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ekastner@EdinaMN.gov | www.EdinaMN.gov
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-----Original Message-----

From: Kitty O'Dea [<mailto:kodea.mn@gmail.com>]
Sent: Sunday, March 03, 2013 12:07 PM
To: Edina Mail
Subject: Airport

To City Council

I just watched the discussion regarding RNAV at City Council. Very productive discussion on the issues. I appreciate Council's continued vigilance on resolving this matter in an equitable way for the residents of Edina.

Kitty O'Dea



residential architecture

Mayor Hovland,

Morningside is a wonderful place to call home. As a single mother I've lived here for 7 years and have found acceptance and kindness from and in my neighbors. My first friend in the neighborhood was my 80 year old neighbor Penny Sandberg. Penny introduced me to the people on my block and to the Morningside Woman's club which is thriving due to its spirit and diversity. The ages of the woman's club run from women in their 30's to women in their 80's and 90's.

I've found the development in Morningside troubling. Primarily because the new builds, that create the most notice, are the ones where existing homes (many of them solidly built) are raised. In their place are homes that do not fit into the context of the neighborhood. Many may see the existing homes in the neighborhood as vastly different in their styles, but I don't. I see them as solidly built, compact and neighborhood friendly. Even in their array they are consistent in their square footage with approximately 1,000 to 1,500 square foot footprints. They are neighborhood friendly because their front facades are composed of windows, doors and front porches that are humanly scaled. Garages tend to be detached and in the rear yard, which keeps the mass of the home down. In the existing homes that have attached garages the portion of the front façade that is associated with the garage door is a smaller portion of the whole. This also *only* tends to occur on lots which aren't deep enough to have a detached garage. Meaning lots that are wider have attached garages and lots that are deeper have detached garages. If, as in many of the new builds, the lot is narrow and the garage is on the front the garage dominates the home and provides a façade that isn't humanly scaled. Typically the existing homes aren't very deep, or wide, which allows light to penetrate deeply into all rooms. The new builds tend to concentrate on how much square footage can be built, rather than how can the home be used wisely, resulting in cost per square foot reasoning, rather than quality per square foot reasoning. The end result is houses that are massive in comparison to the neighborhood and in roofs that are overly dominant because of the "thickness" of the footprint.

Susan Susanka has written a series of books based upon the "not so big house" which concentrate on quality rather than quantity. This brings me to the other thing that is bothering me about this issue; a lot of energy has been spent on the builders. Although there are builders on the task force I admire, focusing on the builders for this issue is a bit like asking the fox to guard the henhouse. Why hasn't there been a task force comprised of Architects or Community Planners? The MN AIA has many resources for us to use, such as the Minnesota Design team, who "use community development principles to help Minnesota communities develop and act upon a shared vision for their future" or the Residential Architecture Committee. There are also many architects in the community that have done wonderful work with the existing housing stock and new builds that would have just as much to say on this matter.

What is most frustrating is hearing builders say “This is what the client wants” The conversation an architect has with a client goes much deeper than that. Many clients are in this process for the first time and aren’t aware of the consequences. As an architect we discuss the ramifications of design decisions and decide together on the best course of action. The goal for an architect is to build well, not just build. I’ve also heard builders say that architects are expensive, but this isn’t so. I have personally helped with remodels where the client is very pleased with the result, have homes that fit today’s lifestyles and have spent significantly less than what new builds sell for. I know of other architects that have designed in this neighborhood in the same way. I hope you’ll reach out to the design community as well in this discussion.

I’ve also heard some builders say that quality sells well, and that does make me hopeful, as I also believe that is true. This is a difficult concept to get across, but Edina has been known for quality, rather than size, for quite some time and I’d like this idea to transfer over to our housing stock as well.

There are few areas where I can afford to, or want to live, in Edina. Morningside is one of them. The mix of people here is across the board. There are artists, entertainers, scientists, engineers, politicians and educators. Cities thrive because of the creativity, knowledge and exchange of ideas. Richard Florida writes in “The rise of the creative class and how it’s transforming work, leisure, community and everyday life.” that this mix of people and ideas is creating a new social class, one in which communities attract the kind of business and people that make cities strong. It’s my personal belief that the quality of the community is better for our future rather than the quantity of money that is being used on our housing stock.

My hope is that we take the time to foster quality growth rather than quantity growth.

Sincerely,

Meriwether Felt

Meriwether Felt logo consisting of a stylized 'M' and 'F' in a light green color.

Meriwether, Inc
4116 Grimes Ave So
Edina, MN 55416

Cc: City Council and Planning Department via e-mail

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Tuesday, March 05, 2013 8:32 AM
Cc: Susan Howl
Subject: FW: Calvin Christian School revenue bond proposal



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov

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From: Steven J. Timmer [<mailto:stimmer@planetlawyers.com>]
Sent: Monday, March 04, 2013 4:33 PM
To: Edina Mail
Subject: Calvin Christian School revenue bond proposal

Mayor Hovland and Members of the Council,

When this issue came up before, I appeared before the Council and opposed the idea of using City bonding capacity for the request on both policy and constitutional grounds. I also wrote a follow-up email that is probably floating around somewhere.

Now, I understand, the school has come back with a different proposal; it has apparently found another municipality willing to issue the bonds. This makes the idea less objectionable, I suppose, on policy grounds. Why some other municipality wants to get involved in this is something I frankly don't understand, but I'm not a council member there.

I still harbor great constitutional reservations about Edina stamping its *imprimatur* on this at any level of involvement, cooperation, or support. The school is a plainly sectarian operation, highly integrated with the Reformed Church. It is open, as I understand, only to children of Christian parents.

The legal authority that the City's bond counsel referred to at the last hearing about this struck me as very shaky. The private college involved in that case and the school in the present situation are vastly different and distinguishable things. If the City want to pursue this, it must, in my view, have an ironclad opinion from the City's bond counsel, not merely counsel from the school. It should recite the facts relied on in considerable detail and be free of material disclaimers.

Indemnities from the other parties ought to be considered as well, including for counsel fees that may well arise out of First Amendment litigation over this. Remember, even the case used as authority was litigated, not doubt at considerable expense to the parties.

I cannot be at the meeting tomorrow evening, or I would make these remarks in person.

With warm regards to all, Steve

Steve Timmer
stimmer@planetlawyers.com

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Tuesday, March 05, 2013 1:03 PM
Cc: Susan Howl
Subject: FW: Grand opening



Lynette Biunno, Receptionist

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From: Julie Simmons [<mailto:JSimmons@chuckanddons.com>]
Sent: Tuesday, March 05, 2013 12:07 PM
To: Edina Mail
Subject: Grand opening

Good morning!

I am writing to you to let you know that we just opened up our 19th Chuck & Don's location in Minnesota on Monday March 4th in the Yorkdale Shoppes. We have grand opening plans scheduled for Saturday April 20th and would love to have a city representative available to part take in the ribbon cutting honors. The ribbon cutting is schedule to happen at 10am and will include our business owners Chuck Anderson and Bob Hartzell. Do you have a city representative available for the time that you could commit to the event?

Thanks!

Julie Simmons
Chuck & Don's Pet Food Outlet
jsimmons@chuckanddons.com

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Tuesday, March 05, 2013 1:08 PM
Cc: Susan Howl
Subject: FW: Morningside proposal
Attachments: MNA subcommittee residential zoning code.pdf



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...For Living, Learning, Raising Families & Doing Business

From: tony@tchomebuildersinc.com [<mailto:tony@tchomebuildersinc.com>]

Sent: Tuesday, March 05, 2013 1:05 PM

To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com; Cary Teague

Subject: Morningside proposal

To Whom It May Concern, I rarely speak up to my City council members, Mayor and city planners, but as a 40 year resident and working builder in the city of Edina I have to say this latest proposal by the Morningside people is something that should not even be looked at. I'm not sure if their trying to gets us back to being called the Village of Edina or what. I think the planning commision has done a good job of reworking the home scale in our city, its the strictest one around. As a working builder I have done alot of homes for professionals that I enjoy having as neighbors. I'm constantly fighting to try and get more of these professionals to live in our city. They bring their ideas,their intellect, higher tax base and they make great neighbors. I'm not sure about you, but as a forty year resident I believe they make a safer neighbor as well. What this group of people are proposing will make these professionals go away. I think you need to talk to the older genera! tion of Edina neighbors and ask them their thoughts, not just what the new people want. Thank you for your time.

Tony Giannakakis
TC Homebuilders Inc.
952 926 6100

To: Edina City Council and Planning Commission

From: Morningside Neighborhood Association subcommittee

Re: Residential zoning code

Date: February 28, 2013

The Morningside Neighborhood Association held a neighborhood conversation on residential reconstruction in October 2012. More than 50 residents attended. The steering committee prepared a summary of the meeting, which was distributed in November (attached), and formed a subcommittee to follow up on the discussion.

The subcommittee focused its attention on residential zoning code and the Construction Management Plan (CMP). Our recommendations on the CMP were distributed to the Planning Commission and City Council on February 5, 2013.

The attached recommendations relate to the City's residential zoning code. These recommendations were developed by the subcommittee and are currently being reviewed by the steering committee. The process used by the subcommittee to develop these recommendations included:

- Reviewed residential zoning code of Edina and other communities;
- Met with five builders (Dan Murphy of Kuhl Design and Build, Dave Allen of City Homes, Lon Oberpriller of Replacement Homes, Dave Pinske of David Pinske Design and Build, and Mike Pearson and Morningside Builders);
- Met with Cary Teague and Kris Aaker in Planning and Community Development;
- Met with Steve Kirchman in Building Inspections;
- Met with members of the Planning Commission subcommittee on residential zoning;
- Attended both public input sessions on residential construction;
- Additional small group and individual meetings with interested residents

In any discussion on residential zoning, there are likely to be a variety of views. There are residents who want to see more restrictive residential zoning code and residents who do not. Our goal was to balance these divergent perspectives and make practical recommendations that not only address the concerns raised at the October meeting, but also simplify the code and plan review.

We would be happy to meet to go over the recommendations and answer any of your questions. Please contact us at edina.morningside@gmail.com. Thank you.

RECOMMENDATIONS — Lots less than 75' wide, unless specified

The following recommendations apply to lots less than 75' wide, unless specified. For background on the issues these recommendations will address, please see the October 2012 MNA meeting summary.

Increase interior side yard setback

Recommendations

1. For lots 63' wide and less: 16' aggregate, with 6' minimum on one side
For lots 64' – 66' feet wide: 16' aggregate, with 7' minimum on one side
For lots 67' – 69' wide: 8' each side (16')
For lots 70' – 72' wide: 9' each side (18')
For lots 73' wide and over: 10' each side (20')
2. Apply same interior side yard setbacks to attached garages and other attached accessory structures
3. Delete requirement to increase interior side yard setback by six inches for each one foot building height exceeds 15' (lots 9,000 sq. ft. and less only)
4. Delete requirement to increase interior side yard setback by four inches for each one foot lot width exceeds 60' (up to 75')
5. Delete alternate setback rule

Benefits

1. Increases minimum interior side yard setbacks on narrow lots
2. Addresses resident concerns
3. Flexibility on narrowest lots
4. Simplifies setbacks/simplifies plan review
5. Increases transparency and neighbor notification by requiring all non-conformities to seek variance

See tables next page

Table 1
Current Interior Side Yard Setbacks

Lot Width	Current Interior Side Yard Setback ¹
60' and under	5' each side
61'	5' 4" each side
62'	5' 8" each side
63'	6' each side
64'	6' 4" each side
65'	6' 8" each side
66'	7' each side
67'	7' 4" each side
68'	7' 8" each side
69'	8' each side
70'	8' 4" each side
71'	8' 8" each side
72'	9' each side
73'	9' 4" each side
74'	9' 8" each side
75' and over	10' each side

¹ Does not include additional setback for building height over 15'

Table 2
Proposed Interior Side Yard Setbacks

Lot Width	Proposed Interior Side Yard Setback
63' and under	16' aggregate, with 6' minimum
64' – 66'	16' aggregate, with 7' minimum
67' – 69'	8' each side (16')
70' – 72'	9' each side (18')
73' and over	10' each side (20')

Reduce building height

Recommendations

1. Cap at 30' to the ridge, measured from the first floor elevation
2. Delete measurement to midline

Benefits

1. Decreases overall building height to reduce mass and impact on neighboring properties
2. Simplifies measurement—height is measured from a constant (first floor elevation rather than average grade. Code prohibiting raising first floor more than 1' to stay)
3. Simplifies code and plan review—eliminates complexity of measuring to midline on different roof styles

Reduce lot coverage

The majority of original homes in Morningside were constructed before 1970. Lots were platted for the size of home built or anticipated to be built at the time of the plat. In 1950, the average size of a single family home was 983 sq. ft. In 2011, the average size of a single family home was 2,480 sq. ft.—a 152% increase.¹

A new home in Morningside can be two or more times larger than the home it replaced. The smaller the lot, the greater the possible impact of the larger house on its neighbors. The impacts most often stated are loss of light, air, and privacy, and drainage concerns.

Recommendations

On lots less than 9,000 sq. ft. in area:

1. Reduce lot coverage to 25% (making it the same as for lots 9,000 sq. ft. and over)
2. Cap lot coverage at 1,875 sq. ft. (in practice, applies only to lots more than 7,500 sq. ft. and less than 9,000 sq. ft.)
3. Allow bonus 400 sq. ft. for detached rear garage

Benefits

1. Small reduction in lot coverage with attached garage
2. No reduction in lot coverage with bonus for detached garage

See Tables 4 - 7

¹ http://css.snre.umich.edu/css_doc/CSS01-08.pdf

Table 4 — Comparison of 30% and 25% lot coverage¹

Dimension	Area	30%	25%	Difference
50 x 100	5,000	1,500	1,250	-250
50 x 120	6,000	1,800	1,500	-300
50 x 150	7,500	2,250	1,875	-375
50 x 200	10,000	NA	2,500	0
60 x 100	6,000	1,800	1,500	-300
60 x 120	7,200	2,160	1,800	-360
60 x 150	9,000	NA	2,250	0
60 x 200	12,000	NA	3,000	0
70 x 100	7,000	2,100	1,750	-350
70 x 120	8,400	2,520 (2,250 with cap)	2,100	-150
70 x 150	10,500	NA	2,625	0
70 x 200	14,000	NA	3,500	0

¹ Lot coverage is “the percentage of the lot area occupied by principal and accessory buildings and structures, including without limitation, patios.” Lot coverage can, but does not necessarily, equal interior square footage.

Table 5 — 25% lot coverage with 1,875 cap and bonus 400 sq. ft. for detached garage

Dimension	Area	25% ¹	1,875 Cap ²	400 sq. ft. garage bonus	Lot coverage with bonus ³
50 x 100	5,000	1,250	NA	1,650	33%
50 x 120	6,000	1,500	NA	1,900	32%
50 x 150	7,500	1,875	NA	2,275	30%
50 x 200	10,000	2,500	NA	NA	25%
60 x 100	6,000	1,500	NA	1,900	32%
60 x 120	7,200	1,800	NA	2,200	31%
60 x 150	9,000	2,250	NA	NA	25%
60 x 200	12,000	3,000	NA	NA	25%
65 x 100	6,500	1,625	NA	2,025	31%
65 x 120	7,800	1,950	1,875	2,350	30%
65 x 150	9,750	2,438	NA	NA	25%
65 x 200	13,000	3,250	NA	NA	25%

¹For lots 9,000 sq. ft. and over, current lot coverage is 25%.

²For lots more than 7,500 sq. ft. but less than 9,000 sq. ft. in area, current cap is 2,250 sq. ft.

³Bonus applies to lots less than 9,000 sq. ft.

Table 6 — Development potential—current code

Dimension	Area	Lot coverage ¹	First floor setback	First floor potential	2 nd floor setback	Second floor potential	Two story potential ²
50 x 100	5,000	1,500	5'/5'	1,500	varies	varies	<3,000
50 x 150	7,500	2,250	5'/5'	2,250	varies	varies	<4,500
50 x 200	10,000	2,500	5'/5'	2,250	varies	varies	<5,000
65 x 100	6,500	1,950	6' 8''/6' 8''	1,950	varies	varies	<3,900
65 x 150	9,750	2,437	6' 8''/6' 8''	2,437	varies	varies	<4,874
65 x 200	13,000	3,250	6' 8''/6' 8''	3,250	varies	varies	<6,500
70 x 100	7,000	1,750	8' 4''/8' 4''	1,750	varies	varies	<3,500
70 x 150	10,500	2,625	8' 4''/8' 4''	2,625	varies	varies	<5,250
70 x 200	14,000	3,500	8' 4''/8' 4''	3,500	varies	varies	<7,000

¹ 25% for 9,000 sq. ft. and over; 30% for under 9,000 sq. ft.

² Does not include basement

Table 7 — Development potential—proposed code

Dimension	Area	Lot coverage 25%	Detached garage bonus	First floor setback	First floor potential	2 nd floor setback	Second floor potential	Two story potential ¹
50 x 100	5,000	1,250	400	16' w/ 6' min	1,250	16' w/ 6' min	1,250	2,500 plus 400
50 x 150	7,500	1,875	400	16' w/ 6' min	1,875	16' w/ 6' min	1,875	3,750 plus 400
50 x 200	10,000	2,500	NA	16' w/ 6' min	2,500	16' w/ 6' min	2,500	5,000
65 x 100	6,500	1,625	400	16' w/ 7' min	1,625	16' w/ 7' min	1,625	3,250 plus 400
65 x 150	9,750	2,437	NA	16' w/ 7' min	2,437	16' w/ 7' min	2,437	4,874
65 x 200	13,000	3,250	NA	16' w/ 7' min	3,250	16' w/ 7' min	3,250	6,500
70 x 100	7,000	1,750	400	9'/9'	1,750	9'/9'	1,750	3,500 plus 400
70 x 150	10,500	2,625	NA	9'/9'	2,625	9'/9'	2,625	5,250
70 x 200	14,000	3,500	NA	9'/9'	3,500	9'/9'	3,500	7,000

¹ Does not include basement

Require on-site access to backyard

Recommendation

1. Require unobstructed on-site access to backyard from one side of house

Benefits

1. Reduces impacts on neighboring properties
2. Provides access to home and yard for maintenance

Protect trees

Recommendation

1. Develop comprehensive tree protection, preservation and replacement ordinance

Benefits

1. Preserve and improve urban forest
2. Preserve neighborhood character
3. Reduce impacts on neighboring properties

Address drainage concerns

Recommendation

1. Stronger code and plan review

Recommendation

1. Reduce impacts on neighboring properties
2. Reduce volume of untreated stormwater that goes into storm sewer and local creeks, ponds and lakes

Encourage garages that do not dominate front façade

Recommendations

1. Increased interior side yard setbacks and 400 sq. ft. bonus for detached garage provide incentive to locate garage at rear of the house
2. Neighborhood character guidelines can define garage styles that are keeping with the neighborhood character (these can include not only detached rear garages, but also side loading, set back, and front loading garages that take up less than a set percentage of the front façade)
3. Administrative site plan review can award points for garage styles that have desirable design features

Benefits

1. Addresses resident concerns

Preserve neighborhood character

Recommendation

1. Develop guidelines for neighborhood character with input from neighborhood task force

Neighborhood character can be difficult to define, especially in a neighborhood that was developed over a long period. Morningside was platted in 1905 and original homes developed over most of the century.

When thinking about features that define neighborhood character, it is important to understand that a feature does not need to be pervasive for it to be considered a defining characteristic. For example, we've heard many residents comment that they feel front loading garages are out of character. Yet, the neighborhood has many original homes with front loading garages. We've heard that the size of some new homes is out of scale with the neighborhood. Yet, there are several large original homes with square footage that may equal the new homes. It is therefore important to think of neighborhood character in two ways: the physical features that dominate an area and the features that dominate people's perceptions of an area. They may be the same thing in some cases, but in others they may not.

The following features generally define neighborhood character in Morningside. The list is offered as a starting point to a longer discussion on neighborhood character and development of guidelines.

- Mature trees
- Sidewalks
- Larger homes on larger lots, smaller homes on smaller lots
- Larger homes with traditional two-story architecture, often brick or stucco, garages set back or at rear of home
- Garage doors do not dominate front façade

Benefits

1. Addresses resident concerns
2. Strengthens neighborhood identity

Institute administrative site plan review

Recommendation

1. Develop an administrative site plan review process similar to that used by the City of Minneapolis (attached)

The plan identifies desirable design elements and assigns points to them. Builders choose which design elements to include in their project to earn the

required number of points. This gives the builder flexibility while encouraging desirable design elements that may not be specified in code.

The design elements can be tailored for specific neighborhoods to help to preserve neighborhood character. The design elements or site features can also provide incentives for tree preservation and replacement, green building practices, increased energy efficiency, reductions in impervious surfaces or other features deemed desirable.

Benefits

1. Alternative to citizen design review board
2. Flexibility—builders and homeowners can choose which elements to incorporate into design
3. Design elements can be neighborhood-specific, without requiring additional zoning or overlay district

SUMMARY

The above recommendations offer trade-offs. In exchange for greater interior side yard setbacks, setbacks do not have to be stepped back for building height above 15', allowing for more traditional two-story architecture, more second floor square footage, and less complexity in plan review. In exchange for reduced height to the ridge, height is measured from the first floor elevation, rather than the average front yard grade, reducing mass and simplifying plan review. In exchange for reduced lot coverage, builders are given a bonus if they locate a detached garage at the rear, bringing lot coverage back up to and over 30%. See comparison table attached.

Any changes have the potential for unintended consequences. For this reason, we recommend that any proposed changes be modeled and tested against real life examples.

These recommendations are intended to work together. The recommendations should also be considered in conjunction with our earlier recommendations to refine the CMP, which address issues such as neighbor notification, site conditions, construction traffic and other concerns raised at the October meeting.

Dimension	Area	Lot coverage percentage current	Lot coverage percentage proposed	Lot coverage sq. ft. current	Lot coverage sq. ft. proposed (with bonus)	Interior side yard setback current ¹	Interior side yard setback proposed	Max height current	Max height proposed
50 x 100	5,000	30%	25% + bonus	1,500	1,250 (1,650)	5'/5'	16' w/ 6' min.	35'	30'
50 x 150	7,500	30%	25% + bonus	2,250	1,875 (2,275)	5'/5'	16' w/ 6' min.	35'	30'
50 x 200	10,000	25%	25%	3,000	2,500 (2,900)	5'/5'	16' w/ 6' min.	35'	30'
65 x 100	6,500	30%	25% + bonus	1,950	1,625 (2,025)	6' 8''/6' 8''	16' w/ 7' min.	35'	30'
65 x 150	9,750	25%	25%	2,438	2,438	6' 8''/6' 8''	16' w/ 7' min.	35'	30'
65 x 200	13,000	25%	25%	3,250	3,250	6' 8''/6' 8''	16' w/ 7' min.	35'	30'
70 x 100	7,000	30%	25% + bonus	2,100	1,750 (2,150)	8' 4''/8' 4''	9'/9'	35'	30'
70 x 150	10,500	25%	25%	2,625	2,625	8' 4''/8' 4''	9'/9'	35'	30'
70 x 200	14,000	25%	25%	3,500	3,500	8' 4''/8' 4''	9'/9'	35'	30'

¹Base 5'/5' setback, plus additional four inches for each foot lot width exceeds 60'. Does not include additional setback for each foot building height exceeds 15'.

Table 8 — Summary

A GUIDE TO
Site Plan Review:
Residential Point System (1-4 units)

New residences containing 1-4 dwelling units shall obtain a **minimum of 15 points** from the categories illustrated below. Designs must also comply with the standards included in Chapter 535, Regulations of General Applicability.

DETACHED GARAGE

At least one parking space is provided in an enclosed garage that is detached from the main structure.

5 POINTS

The pitch of the primary roof line is 6/12 or steeper (or less-steep or flat if there is a roof of similar pitch within 100 feet).

2 POINTS

SUFFICIENT WINDOW AREA

At least 10% of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows.

3 POINTS

At least 20% of the walls on each floor that face a public street, not including walls on half stories, are windows.

3 POINTS



DURABLE EXTERIOR MATERIALS

The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass.

4 POINTS

BASEMENT

The structure includes a basement as defined by the building code.

5 POINTS

The structure includes an open-air, covered front porch of at least 70 square feet if there is at least one existing open front porch within 100 feet of the site.

1 POINT

There is at least one deciduous tree in the front yard.

1 POINT

ACCESSIBILITY BONUSES: Designs that offer certain accessibility features will receive point bonuses that allow them to bypass some of these requirements while still fulfilling the 15-point minimum.

FOR MORE INFORMATION

Consult the Site Plan Review **Chapter 530, Article VI** of the City's Zoning Code online at: <http://www.minneapolismn.gov/government/ordinances.asp>



Residential Buildings

Patterns of Use

Proven climate-specific, resource-efficient house design strategies exist, but per capita materials and energy consumption continue to increase. Additionally, between 1950 and 1990, urbanized land expansion grew at a rate 3 times the rate of population growth.¹

Size and Occupancy

A majority of Americans live in single-family houses – in 2011, 64% of the 115 million U.S. households were single-family.² Some unsustainable residential building trends to consider:

↑ Average size of a new U.S. single-family house^{2,3}

- 1950	983 ft ²
- 1970	1,500 ft ²
- 2000	2,200 ft ²
- 2011	2,480 ft ² a 152% increase from 1950

↑ Average area per person in a new U.S. single-family house²

- 1950	292 ft ² per person
- 1970	478 ft ² per person
- 2000	840 ft ² per person
- 2011	961 ft ² per person a 229% increase from 1950

↓ Average number of occupants per U.S. household^{2,4}

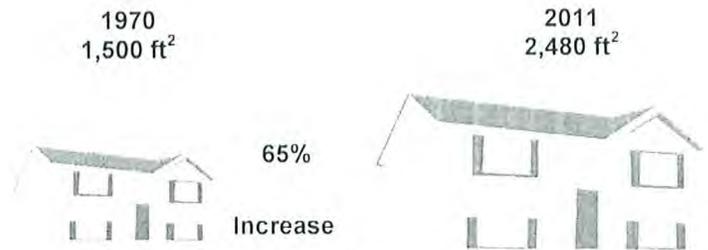
- 1950	3.37
- 1970	3.14
- 2011	2.58 a 23% decrease from 1950

- In 1950, 9% of housing units were occupied by only one person. In 2009, this had increased to 27%.⁵
- Americans spend, on average, 90% of their time indoors.⁶

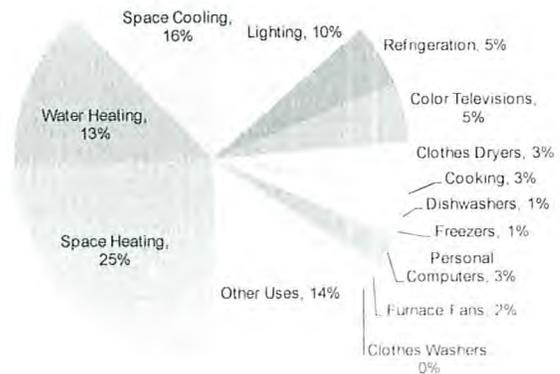
Energy Use

- A new single-family house in Michigan – as studied in 1998 by CSS – consumes 1.3 GJ per square meter annually.^{7,8}
- A similar study of 3 houses in Sweden built in the 1990's shows annual energy consumption of 0.49 – 0.56 GJ per square meter – less than half the energy consumed in the Michigan house.⁹
- Between 1990 and 2010, total residential GHG emissions increased by 28.7% while population increased by only 2.4%.¹⁰
- The residential sector accounted for 22% of total primary energy consumption in the US in 2011.¹¹ See figure on right for a breakdown of energy consumption by activity.

Average Size of a New U.S. Single-Family House³



Average U.S. Residential Energy Consumption in 2010¹²



¹ Rusk, D. (1999) *Inside Game, Outside Game: Winning Strategies for Saving Urban America*. Washington, D.C.: Brookings Institution Press.
² National Association of Home Builders (2007) *Housing Facts, Figures and Trends and Single-Family Square Footage By Location*, U.S. Census Bureau, and Wilson, A. and J. Boehland (2005) "Small is Beautiful, U.S. House Size, Resource Use, and the Environment". *Journal of Industrial Ecology*, Vol 9, No 1-2, 277-287.
³ U.S. Census Bureau, *Annual Characteristics of New Housing 2011 and American Community Housing Survey 2009*.
⁴ U.S. Census Bureau, *Current Population Survey, 2011, Annual Social and Economic Supplement*.
⁵ U.S. Census Bureau, *Historical Census of Housing, Tables Living Alone (2004) and (2010) 2009 American Community Survey*.
⁶ Wilson, S. (2004) "Design for Health: Summit for Massachusetts Health Care Decision Makers." Presentation: September 2004.
⁷ Blanchard, S. and P. Reppe (1998) *Life Cycle Analysis of a Residential Home in Michigan* (CSS98-05).
⁸ Keoleian, G. A., S. Blanchard and P. Reppe (2001) "Life Cycle Energy, Costs, and Strategies for Improving a Single Family House". *Journal of Industrial Ecology* 4(2), p. 135-156. (CSS00-11)
⁹ Adalberth, K. (1997) "Energy use during the Life Cycle of Single-Unit Dwellings: Examples." *Building and Environment*, Vol. 32, No. 4, 321-329.
¹⁰ EPA (2012) *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990 - 2010*.
¹¹ U.S. DOE, Energy Information Administration (EIA) (2012) *Annual Energy Review 2011*.
¹² EIA (2011) *Annual Energy Outlook 2011*.

Life Cycle Impacts

The Center for Sustainable Systems conducted a case study to inventory life-cycle energy consumption from manufacturing, construction and operational phases of a new 2,450 ft² single-family house built in Ann Arbor in 1998. The following off-the-shelf energy efficiency strategies were then modeled to quantify the resulting life-cycle energy savings:⁷



- Wall and ceiling insulation increased from R-15 to R-35 and R-23 to R-49 respectively; building infiltration (leakage) reduced by half
 - Wooden basement walls instead of concrete; basement thermal insulation increased from R-12 to R-39
 - Double-glazed windows upgraded to include low-e treatment and argon fill
 - Energy-efficient appliances; stove & dryer switched from electricity to natural gas
 - Energy-efficient lighting (fluorescent)
 - Building-integrated shading (overhangs) on south-facing windows
 - Hot-water heat recovery
 - Air-to-air heat recovery used with ventilation system
 - Glass fiber thermal insulation replaced with recycled cellulose
 - Recycled-materials roofing shingles (wood/plastic)
- The case study house required 172 tons of concrete⁷ and 24 tons of wood and wood products.⁸
 - 90% of the life cycle energy consumption occurred during operation; only 10% went into building and maintaining the house.⁷
 - Top contributors to the primary energy consumption of the case study house were polyamide for carpet, concrete in foundation, PVC for siding, window frames and pipes, and asphalt roofing shingles.⁷
 - 75% of the materials in the case study house are currently recyclable⁷; however, the U.S. average recycling rate of building materials from demolition and construction is only 20-30%.¹³
 - A 63% building life-cycle energy reduction was achieved through the above measures, all with readily available technology.⁷
 - Life cycle greenhouse gas emissions were reduced from 1,013 to 374 metric tons CO₂-equivalent, over the 50-year life of the house.
 - Despite the additional material requirements, the total embodied energy was reduced by about 4%.
 - Installing high efficiency HVAC system and cellulose insulation ranked as the most effective strategies in reducing annual energy costs.

Solutions and Sustainable Alternatives

Reduce operational demand of the home

From a life-cycle perspective, energy and water consumption during the life of a building contribute much more to its environmental impact than do building materials. The following suggestions can significantly reduce operational energy demand:

- Use passive heating methods – passive solar, waste heat from disposed hot water.
- Make use of passive cooling – night-flushing, shading.
- Add ceiling fans, and the A/C can be comfortably set about 5 degrees higher.
- Maximize day lighting – skylights, south facing windows.
- Consider decentralized, “passive” sanitary services – compost toilet, living machine, rainwater use for toilets, greywater for gardening.
- Convert appliances from electric to natural gas, reducing primary energy consumption by about 75%.⁷
- Install a low-flow showerhead – less than 2.5 gallons-per-minute – to save both water and energy.
- Save 40% of hot water heating energy with a simple wastewater heat exchanger.⁷
- Adequate insulation – recommended R-values can be calculated online at: <http://www.ornl.gov/~roofs/Zip/ZipHome.html>.
- Many energy efficient home upgrades, if installed before 2012, are still eligible for federal tax credits: HVAC systems, insulation, roofing, water heaters, and windows and doors. Some renewable energy systems also qualify through 2016. Please see: <http://www.energysavers.gov/financial/70010.html>.¹⁴

Select durable and/or renewable materials

Building materials with long lives may have greater upfront cost, but long-term savings and reduced environmental impact are achieved by avoiding replacement. Renewable building materials also offer potential environmental advantages.

- Durables to consider: cork or hardwood vs. carpet, standing-seam roofing vs. asphalt shingles
- Renewables to consider: cork, linoleum, wool carpet, certified wood and plywood, strawboard, cellulose insulation, straw-bale
- Substituting asphalt shingle roofing with recycled plastic/wood fiber shingles can reduce embodied energy by 98% over 50 years.⁷



Photo Courtesy of http://www.srce.umich.edu/greendana/green_materials

¹³ U.S. EPA (1998) *Characterization of Building-Related Construction and Demolition Debris in the United States* Report No. EPA530-R-98-010

¹⁴ U.S. Department of Energy, Energy Efficiency and Renewable Energy (2006) “Energy Savers: Tips on Saving Energy & Money at Home: Insulation.” <http://www1.eere.energy.gov/consumer/tips/insulation.html>





Morningside

Neighborhood Association

Benefits of residential reconstruction

Morningside has always been a welcoming community with diverse housing styles—from early 20th century bungalows, post war Cape Cods, 1960s & 70s ramblers, to today's larger suburban-styled homes. The benefits of residential reconstruction in the neighborhood are many. Residential reconstruction:

- Renews housing stock and adds to the diversity of housing styles in Morningside
- Attracts new residents to Morningside
- Has the potential to raise property values
- Increases the City's tax base

Concerns raised related to residential reconstruction and the impact on neighboring properties

A variety of concerns were raised at the 2012 MNA Annual Meeting during a discussion on residential reconstruction. **For the most part, these concerns are related to the impact of residential reconstruction on neighboring properties from the perspective of those who have been impacted. Some concerns are related to building styles and neighborhood character.** As the below notes show, many concerns and their impacts are inter-related.

Summary of concerns and impacts

Changes to side or rear yard elevation, lot grade or land contours

- Can result in removal of trees and vegetation
- Can change patterns of surface water runoff and drainage
- Can impact building height
 - Can increase visual mass
 - Can change sun/shade cycle on adjacent properties
 - Can reduce privacy in adjacent homes or yards

Changes to lot coverage, setback, or how home is located on the lot

- Can change neighborhood character
- Can increase visual mass
- Can result in tree removal
- Can change sun/shade cycle on adjacent properties
- Can impact air circulation
- Can reduce privacy in adjacent homes or yards

Changes to surface water runoff and drainage

- Can direct water to adjacent properties
 - Can cause standing water, flooding, erosion, and property damage

Retaining walls at lot line

- Can require access from adjacent properties to build and maintain

Tree removal

- Can change neighborhood character, natural aesthetics
- Can alter sun/shade cycles on adjacent properties
- Can reduce privacy in adjacent homes and yards

Window wells to lot line

- Can prevent homeowner from accessing own backyard from own property
- Can create potential safety issues with children, vehicles on adjacent driveways

Homes with no outside access to backyard

- Can result in use of neighboring property to access, with or without permission
 - Potential for issues with adverse possession and homeowner liability

Changes in sun/shade cycles on adjacent properties

- Can change thaw/freeze cycles
- Can impact gardens and landscaping
- Can reduce or increase light in interior living spaces
- Can reduce or increase need for mechanical heating and cooling

Changes to air circulation

- Can impact comfort and interior air quality
- Can reduce or increase need for mechanical heating and cooling

Changes to privacy

- Can create need for fences, landscaping, or window coverings
- Can impact how neighboring property owners use and enjoy their property

Changes to traffic patterns, vehicle access, and parking

- Can impact neighborhood livability
- Can create concerns about safety

Issues during construction

- Construction vehicles blocking access to driveways or making it difficult for other vehicles to get through
- Wear and tear on roadways from construction vehicles and construction activities
- Noise
- Construction activities seven days a week
- Sidewalks torn up and/or not maintained in winter
- Neighbors not sure who they should contact about questions or complaints; some experienced City staff and/or builder not responsive to concerns

Questions and perceptions

What does City code say about residential reconstruction?

- Perception that City code is inadequate to protect neighboring properties and neighborhood character in the areas of:
 - building height or rooflines
 - setbacks (especially window wells and eaves)
 - lot coverage
 - grading, elevation and drainage
 - garages at the front
 - penalties for violations
-

How many variances are granted?

- Perception that some recently built homes have required variances and that variances are easy to obtain

What code or policy changes related to residential reconstruction are currently being discussed?

How do residents advocate for code or policy changes?

What other strategies or practices does the City have to address concerns about residential reconstruction?

- Perception that plan review and inspection practices sometimes fail to catch code violations related to building height, setbacks, lot coverage, grading, elevation and drainage
- Perception that, when code violations related to the above are caught after construction has begun, current practices do not require the builder to take corrective action
- Perception that this contributes to some builders intentionally violating code

What can be done to protect a property from construction activities or new construction on a nearby or adjacent lot?

NEXT STEPS

About 50 residents attended the discussion on residential reconstruction held as part of the 2012 MNA Annual Meeting. The goal of this discussion was to give residents an opportunity to share experiences and identify questions and concerns related to residential reconstruction in the neighborhood.

In any discussion on residential reconstruction, there are likely to be a variety of views. The Steering Committee hopes to hear from as many residents as possible on this issue. **Whether you are a new or longtime Morningside resident, whether you live in an original, remodeled, or rebuilt home, your perspective is valuable.**

To comment on this summary, share your experience, or ask a question, please email the MNA Steering Committee at edina.morningside@gmail.com.

The Steering Committee will share this summary and any new input with City officials and ask for responses to the questions and concerns that have been raised. The Steering Committee will also work to schedule a neighborhood meeting with City officials to identify and discuss action steps that can be taken in response to these concerns. Information will be posted on the MNA website and distributed via the MNA email list.

ABOUT MNA

The Morningside Neighborhood Association (MNA) was formed at a neighborhood meeting on November 9, 2003. The purpose of the MNA is to promote a better community through group action, to promote involvement in decisions made by local government, and to represent the interests of all residents and property owners in the Morningside Neighborhood. Activities of the MNA are guided by a Steering Committee, elected each October at the Annual Meeting.

2012-2013 Steering Committee members are: Mindy Ahler (Crocker), Helen Burke (Grimes), Mary Carte (Branson), Pat Corcoran (Monterey), Susan Danzl (Lynn), Jennifer Janovy (Inglewood), Kay Johnson (Oakdale), Tim Rudnicki (Lynn), Scott Smith (Morningside Road), and Paul Thompson (Crocker).

For more information, please see www.edinamorningside.org or email edina.morningside@gmail.com.