



To: MAYOR AND COUNCIL

Agenda Item #: VIII.G

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: March 19, 2013

Subject: Consideration of Revisions to the approved plans for Southdale Apartments

Action Requested:

Approve the attached revisions, or send the request for full review and recommendation to the Planning Commission. If the item is referred to the Planning Commission, the City Council would then take final action as a revised Site Plan, following the Planning Commission recommendation.

Information / Background:

The applicant is requesting some revisions to the approved plans for the Southdale Apartments. (See attached narrative explaining the revisions in detail.) The highlights of the revisions include:

- Elimination of the York Avenue intersection improvements. Applicant has stated that a pedestrian crossing on York would be added, but is not shown on the proposed plan.
- Revising Building B from 6 stories to 5 stories.
- Revising Building C from 4 stories to 3 stories. Building C becomes apartment style housing rather than 2 story townhomes.
- Enhanced landscaping replaces the drive aisles behind Building C.
- Changed pervious pavers on surface drives – now bituminous.



Architecture
Interior Design
Engineering

Boorman
Kroos
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Group
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Memorandum

PROJECT: One Southdale Place **COMM. NO.:** 1884.01
DATE: March 4, 2013
RE: Clarifications and Revisions update to City of Edina

Below reflects a comprehensive list of layout and configuration changes that were implemented to adhere to conditions placed on the project by the Planning Commission and City Council. Our goal was to remain true to, or enhance, the original approvals. The essence and spirit of the design remains, showcasing more cost-effective implementation efforts.

Sitework Revisions (numbers are coordinated with plan):

1. Added significant landscape buffering and pedestrian paths/connections by removing drive, aprons and curb/gutter on the west (Mall) side of Building C
2. Added a sidewalk connection north to Transit Station
3. Added crosswalk indicator (to be finalized with City of Edina) to Westin & Galleria across 69th.
4. Reconstructed parking lot island to create a green pedestrian connection to Southdale Mall
5. Eliminated boardwalk "bridges" over rain gardens
6. Revised and improved courtyard design
7. Offering one pedestrian crossing on south side of intersection (pending County approval) in lieu of full intersection reconstruction on York Ave, due to elimination of secondary north entry to underground parking.
8. Reduced maximum berm height to 6 feet
9. Changed pervious pavers on surface drives – now bituminous
10. Upgraded entrance turnaround to concrete for longer-term viability. Paver walk still surrounds turnaround

Building Revisions(numbers are coordinated with plan):

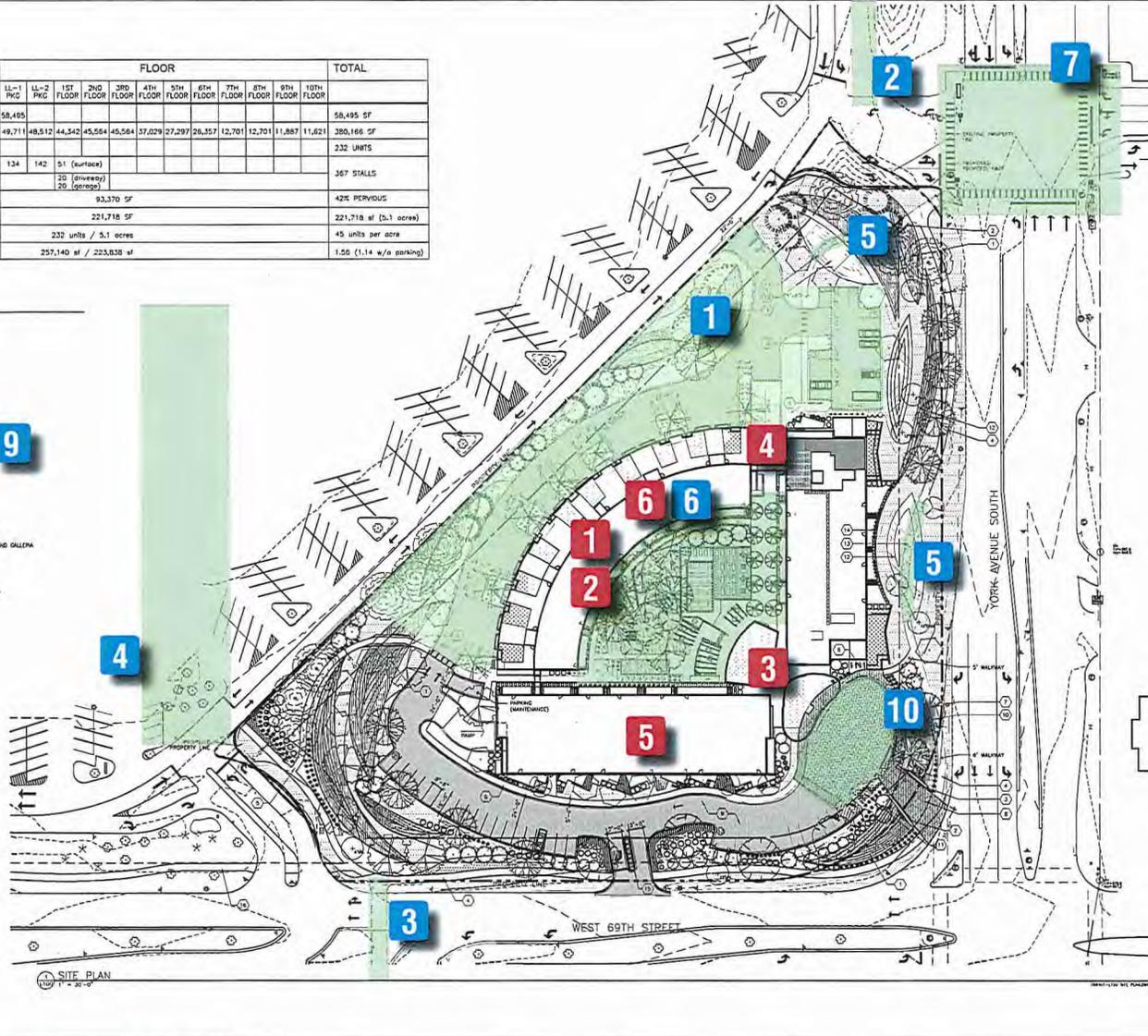
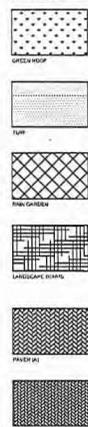
1. Change of shape for Building C from curvilinear to segmented. Form remains similar.
2. Parking garage efficiency enhanced by upgrading layout from curvilinear to segmented. Total Garage & Surface Stalls: 327 stalls previously, 338 currently.
3. Walls of 1st floor Lobby and Club Room changed from curvilinear to segmented
4. Northerly parking garage access ramp was eliminated due to enhancements in parking efficiency
5. Reduced height of Building B by one story from 6 to 5 stories. Construction type went from 5-story wood on 1-story concrete above grade, to 5-story wood type III-B construction.
6. Reduced height of Building C courtyard, taking it from 4-story wood type V-A to 3-story wood type V-B construction. Eliminated green roofs from roof of 3-story building due to change in unit type from 2-story townhomes and garages with roof access to stacked flats.

PROJECT SUMMARY	FLOOR										TOTAL	
	LL-1 PVC	LL-2 PKG	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR		10TH FLOOR
BUILDING FOOTPRINT	58,495											58,495 SF
FLOOR AREA	49,711	48,512	44,342	45,564	45,564	37,029	27,297	26,357	12,701	12,701	11,887	380,166 SF
DWELLING UNITS												232 UNITS
PARKING-SITE	134	142	51 (surface)									367 STALLS
PARKING-TOWNHOME			20 (pervious)	20 (asphalt)								
PERVIOUS			93,370 SF									42% PERVIOUS
LOT SIZE	221,718 SF										221,718 sf (5.1 acres)	
UNIT DENSITY	232 units / 5.1 acres										45 units per acre	
FLOOR AREA RATIO	257,140 sf / 223,838 sf										1.56 (1.14 w/o parking)	

KEY NOTES

- ① LANDSCAPE BUFFERING (SEE CIVIL)
- ② COPPER STEEL RETAINING WALLS
- ③ REINFORCED SEATING STRUCTURE
- ④ 4" CONCRETE WALKWAY
- ⑤ 3" CONCRETE WALKWAY
- ⑥ BIKE RACKS
- ⑦ COPPER STEEL SCREEN BALL FEATURE
- ⑧ PERVIOUS PAVERS
- ⑨ TERRAZZO SPALLS
- ⑩ BELLARIS
- ⑪ ENTRY SITE FEATURE
- ⑫ RAIN GARDEN
- ⑬ PEDESTRIAN BOARDWALK-BRIDGE
- ⑭ LANDSCAPE WALL
- ⑮ RAISED COPPER STEEL ENTRY PLANTER
- ⑯ PEDESTRIAN CONNECTION TO SOUTHDALE AIG GALLERIA

LEGEND



BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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Southdale Housing

CERTIFICATION:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

DATE	08-12-12
DRAWN BY	JCB
CHECKED BY	DMV
COMMISSION NO.	18422

SITE PLAN

L100

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Legend

Site Revisions

Building Revisions

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Previously Approved Plan

Southdale Residential Development



Land Use Application Package - 09.12.12
City of Edina, Minnesota



APPROVED PLANS



Southdale Residential Development

Land Use Application Package - 09.12.12

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STAYING THE COURSE



Southdale Residential Development

Land Use Application Package - 09.12.12



Southdale Residential Development

Land Use Application Package - 09.12.12

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Southdale Residential Development

Land Use Application Package - 09.12.12

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The World The Other Way



Southdale Residential Development

Land Use Application Package - 09.12.12

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THE RIGHT WAY FORWARD



Southdale Place Residential Development

03.05.13

BKV



PROPOSED PLANS



Southdale Place Residential Development

03.05.13

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Southdale Place Residential Development

03.05.13

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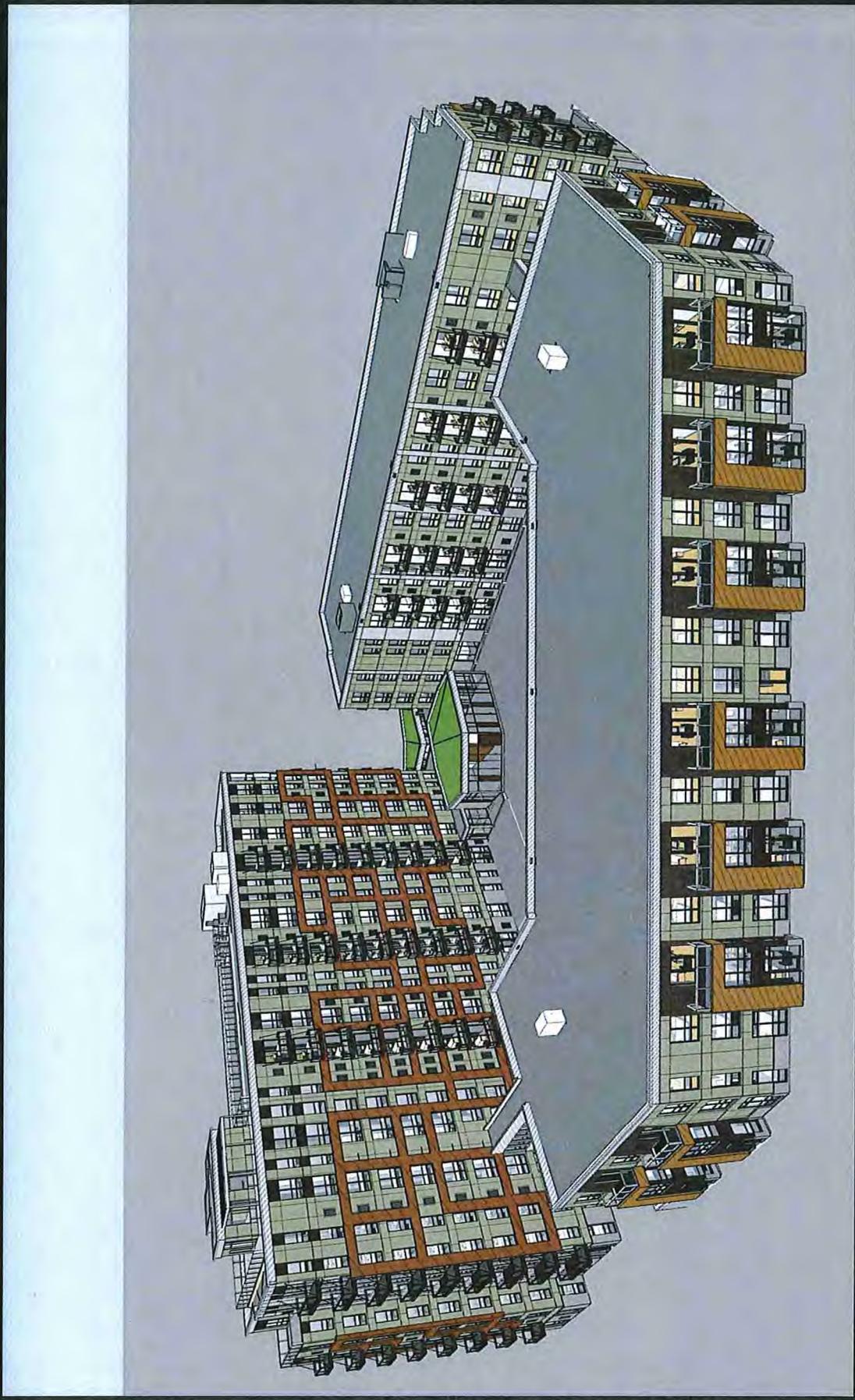


Southdale Place Residential Development

03.05.13

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