

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.F.

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: April 2, 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 review the project as a new Site Plan with Variances and Conditional Use Permit following the Planning Commission recommendation.

If the item is referred back to the Planning The applicant would still have the right to build the previously approved project.

Information / Background:

This item was continued at the last City Council meeting for the applicant to revise the plans based on City Council recommendations.

ATTACHMENTS:

Previous plans considered by the Council on March 19, 2013

Revised plans submitted by the applicant date stamped March 28, 2013



Architecture
Interior Design
Engineering

Boorman
Kroos
Vogel
Group
Inc.

Memorandum

PROJECT: Southdale Place **COMM. NO.:** 1884.01
DATE: 3/27/2013
RE: Design Change Narrative

In response to the City Council comments on March 19, BKV has been working to re-capture the spirit of the original exterior design. Certain changes are inevitable as all aspects of design evolve, but the essence of the original intent must emerge. The major categories of re-design focus are outlined below.

Lightness. We have re-worked some of our unit plans in order to free up exterior wall area for more windows. Our percentage of glazing has increased by approximately 25% since the 3/19 meeting. We have also increased the amount of silver metal panel to lighten the overall appearance.

Proportions. We have re-proportioned windows and doors in order to emphasize the vertical. Double terrace doors have been changed to triple, as in the original design. The wood panel has been re-worked closer to its original proportions and energy.

Entry. The entry/lobby volume has been raised and the pattern of glass to wood panels has been re-established. The form has changed from curvilinear to angular for constructability and compatibility with other design elements, but the light, airy, sculptural essence of the lobby is revitalized.

3-story, Building C. While the form has changed from curvilinear to angular and the townhomes have been removed, the proportions and materials of the 3-story structure have been re-worked to more closely resemble the original intent. The projecting wood clad forms have been raised to capture the upper level terraces. This will re-establish some of the volumetric play that was formerly present. The stone base has been enhanced to more closely resemble the original design, but the garages have been replaced with dwelling units and the townhouse access drive has been replaced with landscaping. We feel this change to the first floor of the 3-story building greatly enhances the overall pedestrian environment and the relationship of building C to the landscape.

Site. Sidewalk on the south side of the mall exit has been added back, as have the 3 requested crosswalk striping patterns on the east, west, and south sides of the intersection on the north end of the site closest to Cub Foods.

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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 Landscape Architect under the laws of the State of Minnesota.

PRINTED LAS NAME: _____ Date
LICENSE NUMBER: _____
License Number

REVISIONS: No. DATE

DATE: 02-15-13
DRAWN BY: JCB
CHECKED BY: DHP1
COMMISSION NO.: 188421

SITE PLAN

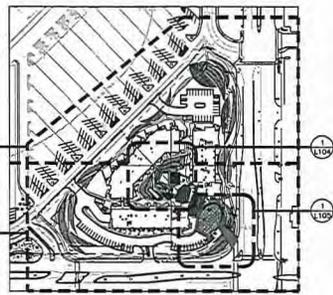
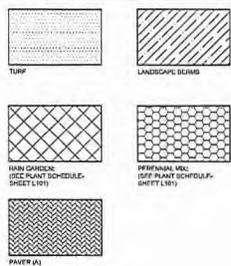
L100

PROJECT SUMMARY	FLOOR										TOTAL
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	
BUILDING FOOTPRINT	18,616										18,616 SF
FLOOR AREA	48,711	48,312	44,242	45,364	43,664	31,828	21,281	28,304	12,091	12,091	348,166 SF
DWELLING UNITS											232 UNITS
PARKING (SITE)	134	145	50								329 STALLS
PERVIOUS/IMPERVIOUS					65,276 SF						17,381 SF / 46% PERVIOUS
LOT SIZE											251,714 SF
UNIT DENSITY											232 UNITS / 4.46 UNITS
FLOOR AREA RATIO											138.15 / 1.46 PERMANENT

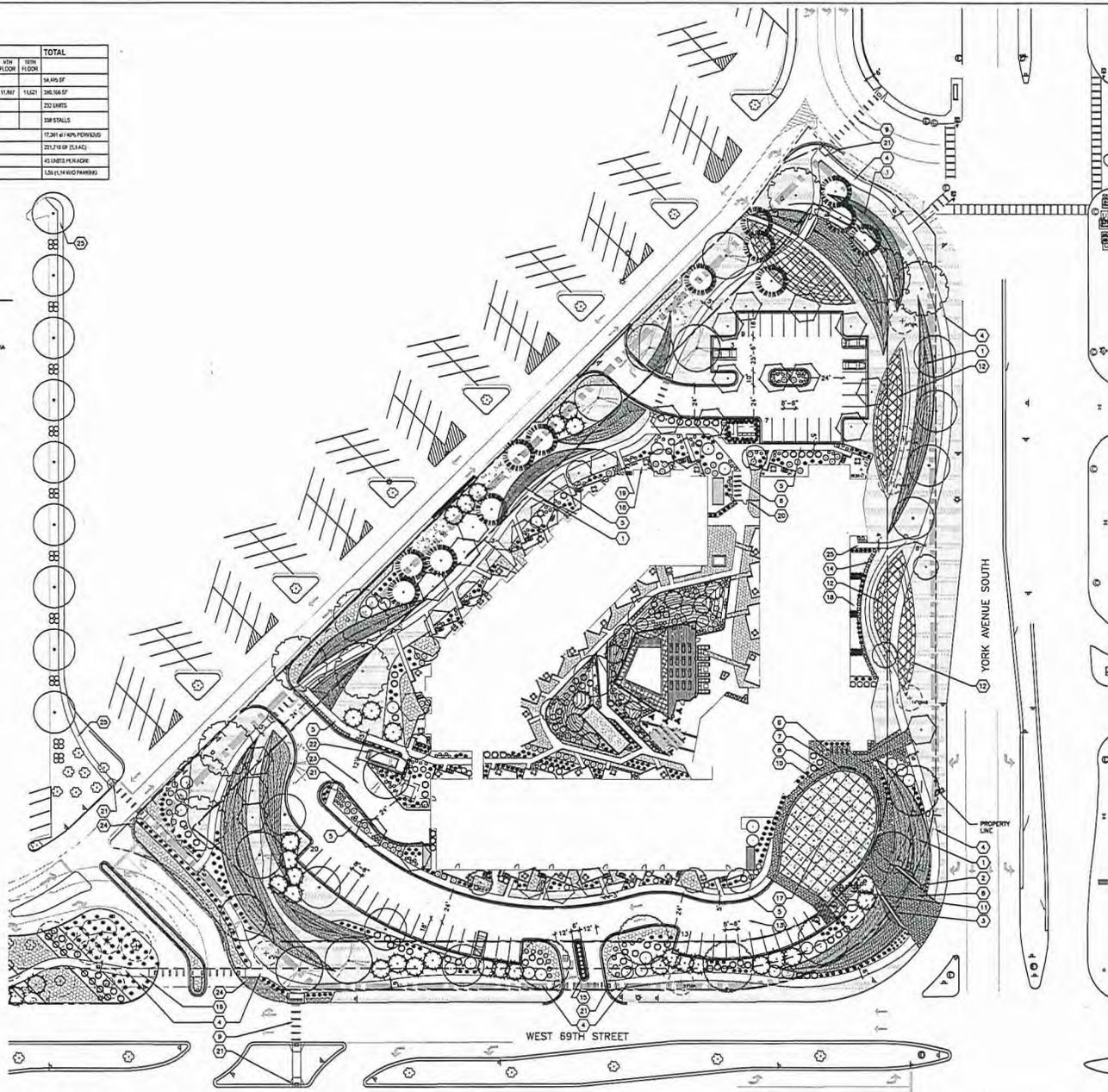
KEY NOTES

- 1 LANDSCAPE BERING (SEE CIVIL)
- 2 CORTEN STEEL RETAINING WALLS
- 3 INTEGRATED SEATING STRUCTURE
- 4 8" CONCRETE WALKWAY
- 5 5" CONCRETE WALKWAY
- 6 BIKE RACKS, FORMS AND SURFACES "CAPTIVE"
- 7 CORTEN STEEL SCREEN WALL FEATURE
- 8 PAVEMENT (A)
- 9 FUTURE PEDESTRIAN CROSSWALK
- 10 BOLLARDS
- 11 ENTRY SITE FEATURE
- 12 RAIN GARDEN
- 13 ASPHALT DRIVE
- 14 LIMESTONE WALL
- 15 RAISED CORTEN STEEL ENTRY PLANTER
- 16 PEDESTRIAN CONNECTION TO SOUTHDALE AND GALLERIA
- 17 ENTRY DRIVE COURT (SEE SHEET L100)
- 18 UNIT PATIOS
- 19 UNIT WALKWAYS, TYP.
- 20 8" H DECORATIVE METAL FENCE WITH GATE
- 21 PED RAMPS WITH ADA DETECTABLE WARNING PAVEMENT
- 22 LOADING/MOVE-IN PARKING
- 23 RAMP TO UNDERGROUND PARKING
- 24 3"-8" RIP/RAP MAINTENANCE STRIP
- 25 4" CONCRETE WALK

LEGEND



1 SHEET INDEX KEY LEGEND
N.T.S. 1/8"=1'-0" SEE PLANS



1 SITE PLAN
1"=30'-0"

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WINDOW AND DOOR PROPORTIONS CHANGED TO EMPHASIZE VERTICALITY,
ADDITIONAL WINDOWS ADDED TO CREATE VERTICAL "COLUMNS" AND INCREASE % OF GLAZING,
TRIPLE PATIO DOORS AND METAL PANEL SPANDRELS BROUGHT BACK

ENTRY RAISED TO 20', GLASS AND WOOD PANELS
REFINED TO BRING BACK TALLER VERTICAL EXPRESSION,
REVISED PROJECTED CANOPY ADDS FLAIR

RETURN TO ORIGINAL DESIGN
OF BUILDING B EAST ELEVATION

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Southdale Place Residential Development

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REPORT / RECOMMENDATION



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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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

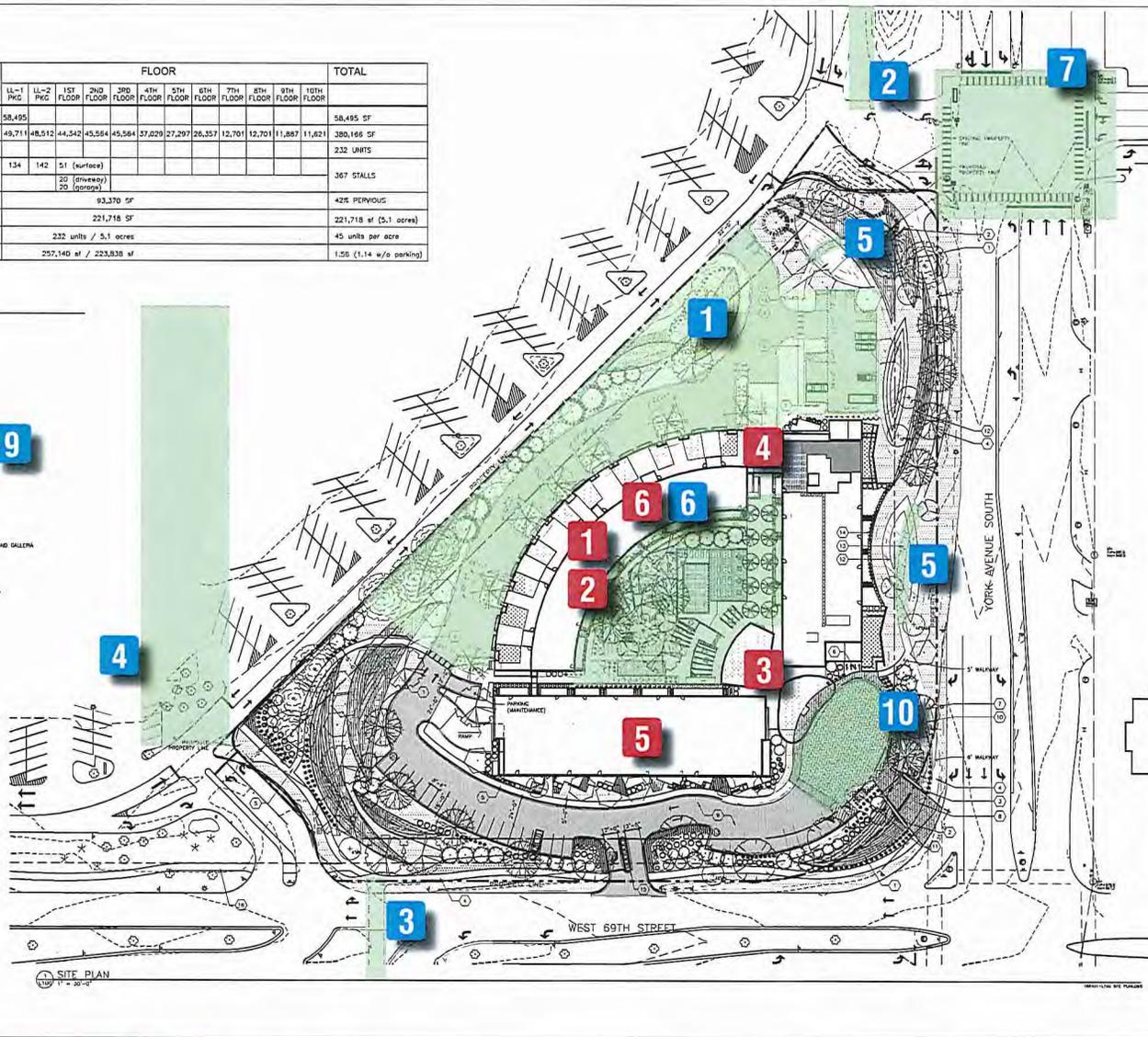
Building Revisions (numbers are coordinated with plan):

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 PKG	LL-2 PKG	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR		10TH FLOOR
BUILDING FOOTPRINT	58,485											58,485 SF
FLOOR AREA	49,711	48,012	44,342	45,564	45,564	57,029	27,297	26,337	12,701	12,701	11,887	380,166 SF
DWELLING UNITS												232 UNITS
PARKING-TOWNHOME	134	142	51 (surface)									367 STALLS
PARKING-TOWNHOME			23 (driveway)	20 (garage)								
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 / 233,838 sf										1.08 (1.14 w/o parking)	

- KEY NOTES**
- 1 LANDSCAPE BUFFERING (SEE ONLY)
 - 2 COPPER STEEL RESINING WALLS
 - 3 INTEGRATED SEATING STRUCTURE
 - 4 8" CONCRETE WALKWAY
 - 5 5" CONCRETE WALKWAY
 - 6 BIKE RACKS
 - 7 COPPER STEEL SCREEN BALL FEATURE
 - 8 PERVIOUS PAVERS
 - 9 PERVIOUS ASPHALT
 - 10 HOLLANDS
 - 11 ENTRY SITE FEATURE
 - 12 MAIN GARDEN
 - 13 PEDESTRIAN BOARDWALK-BRIDGE
 - 14 LANDSCAPE WALL
 - 15 SHED COPPER STEEL ENTRY PLANKER
 - 16 PEDESTRIAN CONNECTION TO JOURNAL AND GALLERY

- LEGEND**
- GREEN ROOF
 - WV
 - RAIN GARDEN
 - LANDSCAPE WALL
 - PERVIOUS
 - PAVER (A)
 - PAVER (B)



BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

**Boorman
Kroos
Vogel
Group
Inc.**

222 North Second Street
Minneapolis, MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com



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

License Number: _____

REVISIONS	DATE

DATE: 09-10-12
DRAWN BY: JCB
CHECKED BY: CAVS
COMPRESSION NO.: 10038

SITE PLAN

L100

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Legend

Site Revisions

Building Revisions

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

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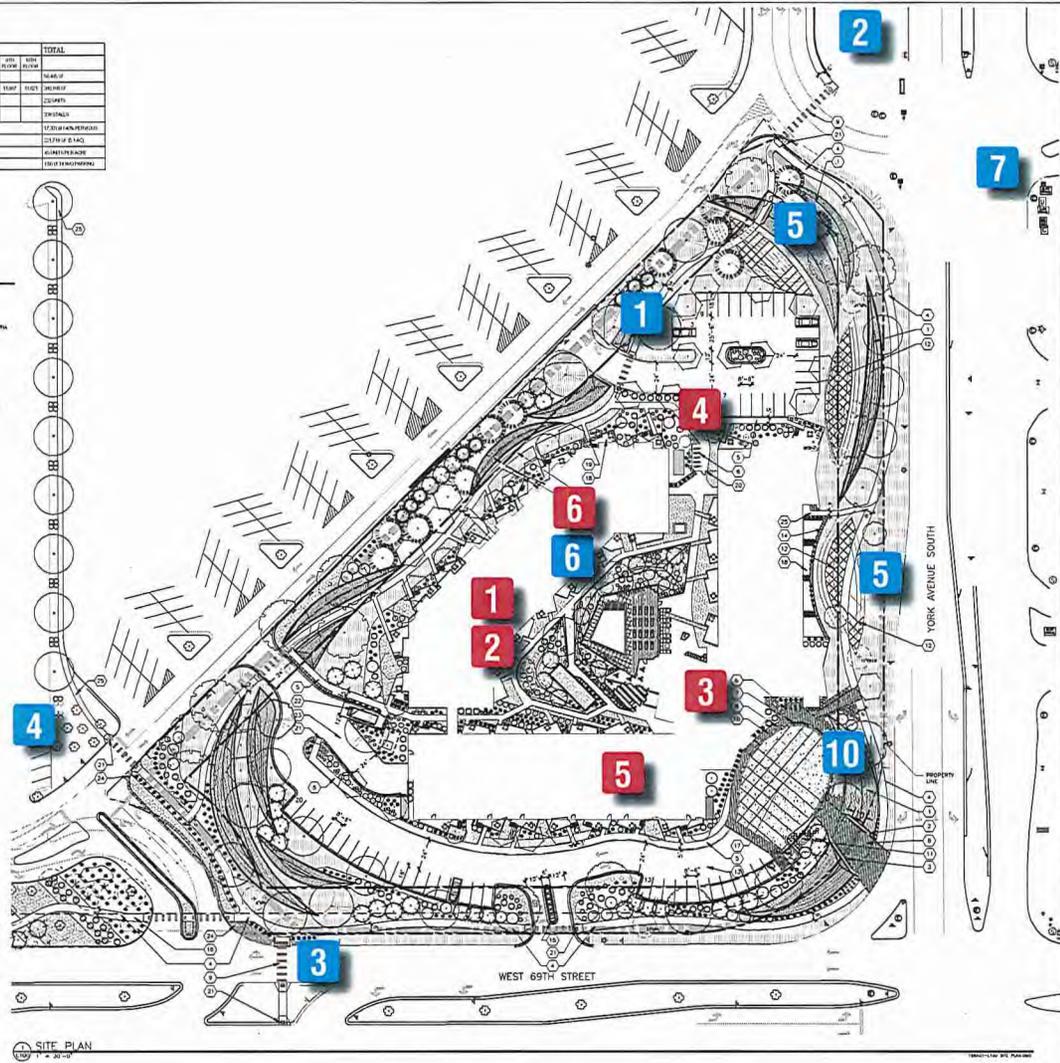
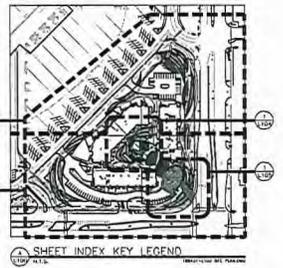
Previously Approved Plan

PROJECT SUMMARY	FLOOR												TOTAL	
	BLDG	BL		BL										
BUILDING FOOTPRINT	BLDG	BL	BL											
FLOOR AREA	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT
BUILDING UNITS	APRT	APT	APT											
PARKING (STS)	TA	TA	TA	TA	TA	TA	TA	TA	TA	TA	TA	TA	TA	TA
PERVIOUS/SUPERVIOUS	SQ FT												TOTAL	
LOT SIZE	SQ FT												LOT AREA	
UNIT DENSITY	UNITS/ACRE												UNIT DENSITY	
FLOOR AREA RATIO	FLOOR AREA/LOT AREA												FLOOR AREA RATIO	

- KEY NOTES**
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 - 2 CORTEN STEEL RETAINING WALLS
 - 3 INTEGRATED SEATING STRUCTURE
 - 4 8" CONCRETE WALKWAY
 - 5 8" CONCRETE BALUNY
 - 6 ONE BLOCK, FORMS AND SURFACES TOPPED
 - 7 CORTEN STEEL SCREEN WALL FEATURE
 - 8 PLANT (A)
 - 9 FUTURE PEDESTRIAN CROSSWALK
 - 10 BOLLARDS
 - 11 ENTRY SITE FEATURE
 - 12 RAIN GARDEN
 - 13 ASPHALT DRIVE
 - 14 LUSTRENE BALL
 - 15 RUGGED OPEN STEEL ENTRY PLANTER
 - 16 PEDESTRIAN CONNECTION TO SOUTHDALE AID GALLERY
 - 17 ENTRY DRIVE CURB (SEE SHEET L102)
 - 18 UNIT PATIOS
 - 19 UNIT BALUNYS, FIN.
 - 20 8"X12" ALUMINUM METAL FENCE WITH GATE
 - 21 FIBERGLASS WITH 8"X12" DETECTABLE BARRING PAVEMENT
 - 22 LANDSCAPE/BIOME PLANTING
 - 23 RAMP TO UNDERGROUND PARKING
 - 24 2"X4" IMPER MECHANICAL STOP
 - 25 8" CONCRETE WALK

LEGEND

LANDSCAPE BUFFERING	LANDSCAPE BUFFERING
CONCRETE WALKWAY	CONCRETE WALKWAY
CONCRETE BALUNY	CONCRETE BALUNY
CONCRETE BALUNY	CONCRETE BALUNY



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Interior Design
Landscape Architecture
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Yogel
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222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

Design
Development

One Southdale
Place

CERTIFICATION

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

Date

License Number _____

REVISION	No.	DATE

DATE: 08-13-12
DRAWN BY: ZB
CHECKED BY: SPH
COMPRESSION NO: 10000

SITE PLAN

L100

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Legend

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Current Plan

Proposed 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





Southdale Residential Development

Land Use Application Package - 09.12.12





Southdale Residential Development

Land Use Application Package - 09.12.12

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PLANNING AND DESIGN



Southdale Residential Development

Land Use Application Package - 09.12.12

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Southdale Residential Development

Land Use Application Package - 09.12.12





Southdale Residential Development

Land Use Application Package - 09.12.12

BKV GROUP  STUARTCO
Your Chief Cost Consultant



Southdale Place Residential Development

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PROPOSED PLANS



Southdale Place Residential Development

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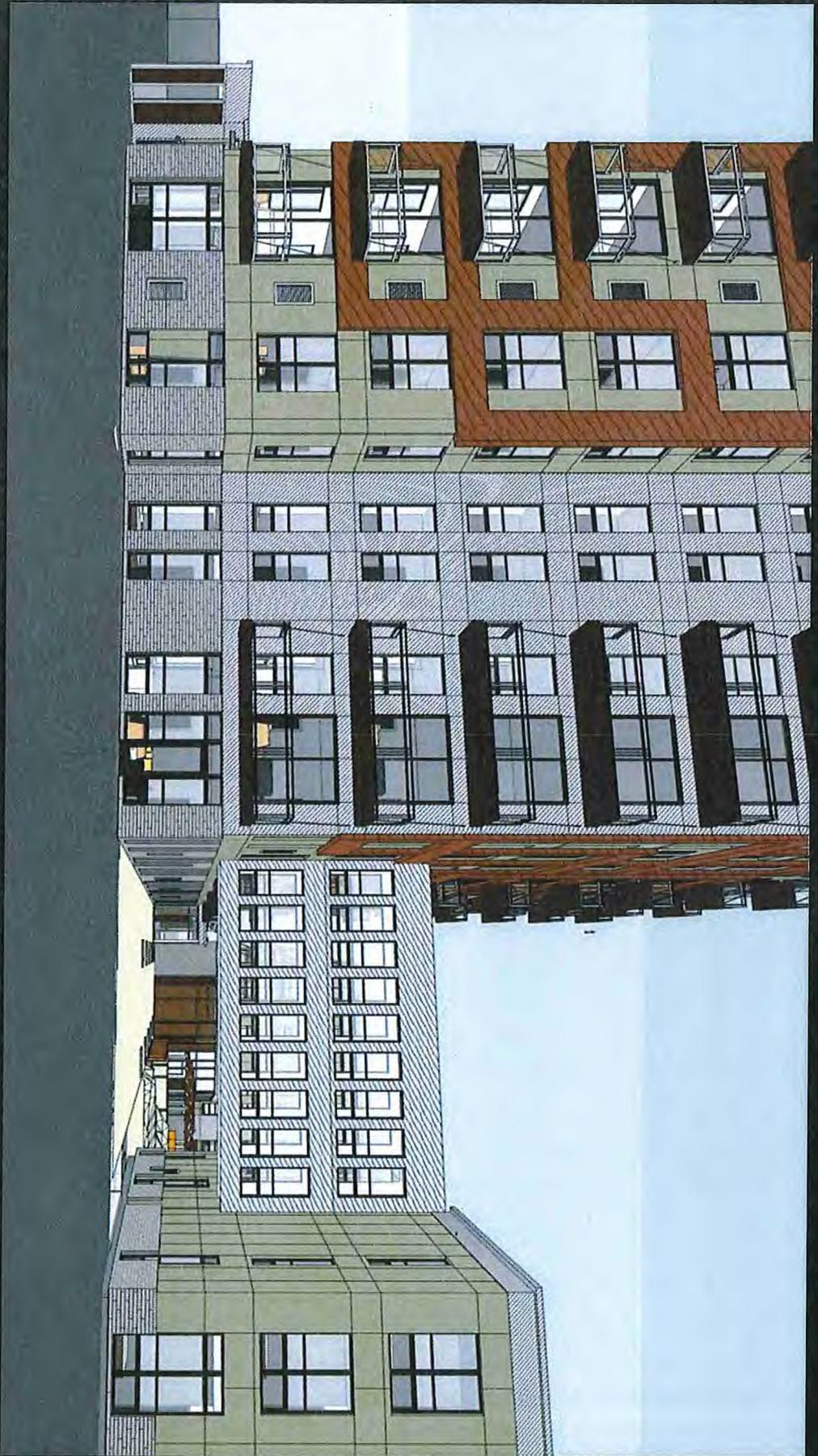


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