

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.A.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: May 20, 2014

Subject: Sketch Plan Review – West 66th Apartments for Beacon Interfaith Housing Collaborative, 3360 West 66th Street.

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

The City Council is asked to consider a sketch plan request to remodel and expand the existing TCF Bank building, located at 3330 66th Street. (See property location on pages A1–A3 in the attached Planning Commission Memo.) The applicant proposes to remodel and expand the building into 39 units of small studio apartments for young adults who have experienced homelessness. The size of the units would range from 355-456 square feet. Each unit would contain a full kitchen and bathroom. The building would contain offices for on-site service providers and property management. There would also be a community area for residents; a fitness area; a computer lab and a laundry room. (See applicant narrative and plans on pages A7–A16 of the Planning Commission Memo.)

The site is 39,204 square feet in size. The existing bank is 18,179 square feet. The proposed addition would be 11,888 square feet. The building would remain two stories. The remodel of the building would retain the existing brick, and the addition would be brick with metal panels. (See building renderings on pages A14–A16.)

To accommodate the request, the following would be required:

1. A Rezoning from POD-I, Planned Office District-I, to PUD, Planned Unit Development.
2. A Comprehensive Guide Plan Amendment to allow housing other than Senior Housing in the Regional Medical District.

Planning Commission Consideration: On April 23, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

ATTACHMENTS:

- Minutes from the April 23, 2014 Edina Planning Commission meeting
- Planning Commission Memo, April 23, 2014

**MINUTES OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
APRIL 23, 2014
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Schroeder, Olsen, Kilberg, Halva, Lee, Carr, Forrest, Potts

Members absent from roll: Staunton, Scherer, Platteter

III. APPROVAL OF MEETING AGENDA

Commissioner Carr moved approval of the April 23, 2014 meeting agenda. Commissioner Forrest seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

A. Minutes of the Regular Meeting of the Edina Planning Commission March 12, 2014

Commissioner Carr moved approval of the April 9, 2014, meeting minutes. Commissioner Olson seconded the motion. Acting Chair Potts requested a change to the minutes regarding his participation in the vote on the Xerxes/York project. All voted aye; motion carried.

V. COMMUNITY COMMENT

Chair Staunton asked if anyone would like to speak; being none, Commissioner Carr moved to close community comment. Commissioner Olson seconded the motion. All voted aye; public comment closed.

VI. REPORTS/RECOMMENDATIONS

A. Sketch Plan Review – 66th West Apartment for Beacon Interfaith Housing, 3360 West 66th Street

Planner Presentation

Planner Teague reported that the Planning Commission is being asked to consider a sketch plan request to remodel and expand the existing TCF Bank building, located at 3330 66th Street. The applicant proposes to remodel and expand the building into 39 units of small studio apartments for young adults who have experienced homelessness. The size of the units would range from 355-456 square feet. Each unit would contain a full kitchen and bathroom. The building would contain offices for on-site service providers and property management. There would also be a community area for residents; a fitness area; a computer lab and a laundry room.

Teague explained that the site is 39,204 square feet in size. The existing bank is 18,179 square feet. The proposed addition would be 11,888 square feet. The building would remain two stories. The remodel of the building would retain the existing brick, and the addition would be brick with metal panels.

Teague noted there would be 25 surface parking stalls. No enclosed parking is proposed. The applicants have indicated in their narrative that 16% of their residents would have cars. In similar Beacon projects in other cities, 7% of their residents have cars. Therefore, they believe they would have adequate parking. They would anticipate about 8 parking stalls needed for residents and 6 for staff. Residents are expected to utilize the Metro Transit bus service available across the street at Southdale Center. Teague stated a parking and traffic study would be completed with a formal development application.

Continuing, Teague said all of the 39 units would be considered affordable housing, and would apply towards the City and Met Council's goal for affordable housing. The Comprehensive Plan defines the site and area as RM, Regional Medical. The RM allows for senior housing on a case by case basis, however, does not allow other housing. Therefore, a Comprehensive Plan Amendment would be required.

Teague said to accommodate the request, the following would be required:

1. A Rezoning from POD-I, Planned Office District-I, to PUD, Planned Unit Development.
2. A Comprehensive Guide Plan Amendment to allow housing other than Senior Housing in the Regional Medical District.

Teague pointed out this property is located within an area of the City that is designated as a "Potential Area of Change" within the 2008 Comprehensive Plan. The Comprehensive Plan states that within the Potential Areas of Change, "A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council." The City Council is therefore requested to determine if a Small Area Plan is necessary.

The Comprehensive Plan was amended to allow senior housing in the RM District adjacent to the Fairview Southdale Hospital, as part of the 6500 France project. If the project is found to be acceptable, this definition could be expanded for “specialty housing” as deemed appropriate by the City Council, when specific goals of the Comprehensive Plan are achieved.

Consideration for housing in the RM District and at higher densities includes: proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density for senior housing would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.

Concluding, Teague stated a case could be made for allowing specialty housing in this location as it would reuse an existing building (sustainability); provide a 100% affordable housing development; be in close proximity to Metro Transit; be located on a high visibility arterial roadway; and be completely separated from low density residential. Traffic impacts, further consideration of sustainable design and public art would be considered with a formal application.

Appearing for the Applicant

Lee Blons, Beacon Interfaith

Discussion

Commissioner Carr asked Planner Teague where the concept of “specialty housing” derived from. Planner Teague responded it’s a term he suggested to allow flexibility and “use” limits. Continuing, Carr also observed parking is at odds with the ordinance; however, she believes it can be resolved.

Commissioner Forrest questioned if the zoning classification and comprehensive guide plan are at odds in this location. Planner Teague responded yes and no. He explained that the zoning classification for this property is POD-I; Planned Office District and it is guided in the Comprehensive Plan as Regional Medical. Office use and senior housing is permitted in Regional Medical; however, housing is not permitted in the POD-I, Planned Office District.

Acting Chair Potts commented that for the applicant to achieve this proposal the land use needs modification. Teague responded in the affirmative.

Commissioner Olsen asked Planner Teague if the Comprehensive Plan references affordable housing. Planner Teague responded in the affirmative. He explained the Met Council has established for Edina an “affordable housing” goal of adding 212 affordable housing units by 2020.

Applicant Presentation

Ms. Blons addressed the Commission and gave a brief description of their mission statement and their effort in securing affordable housing for homeless teens. Blons explained that they believe the 66th Street location is excellent and they are using the concept model from their Nicollet Square development for this project.

Blons reported that the site is .9 acres and will incorporate the entire existing 18,179 square foot building to include an 11,888 square foot addition to accommodate the 39 proposed housing units. Blons told the Commission non-profits tend to work backwards they secure the approvals first and then the funding. Continuing, Blons said their emphasis is on providing safe living accommodations so teens can focus on their education and employment. Blons pointed out the 66 West location is excellent; it's located near multiple employment opportunities and is directly across from mass transit. Concluding, Blons introduced Bart Nelson, Urban Works to speak on the architectural components of the project.

Bart Nelson gave a power point presentation highlighting aspects of the project to include parking and proposed landscaping and screening features.

Continued Discussion

Commissioner Carr told the Commission she thinks the building renovations and new addition are well done. She further asked Mr. Nelson if bike racks are proposed for the site. Mr. Nelson responded in the affirmative. Continuing, Carr asked if materials for the proposed fence have been chosen. Mr. Nelson said the materials for the fence haven't been finalized; however, he believes they may go with a cedar fence.

Commissioner Forrest stated she has a concern with regard to the proposed fence on the buildings south side. Forrest explained that a redevelopment goal of the Planning Commission (where appropriate) is to provide a pedestrian experience by engaging the building and street. She observed if a tall fence is placed in this area the site would be "cut off" from the streetscape.

Acting Chair Potts said in his opinion this redevelopment proposal is intriguing not only for its proposed land use but for reuse of the building instead of tear-down rebuild. Potts added if the project proceeds as proposed he would suggest that the applicant consider other sustainable strategies with regard to the building. Concluding, Potts further suggested that the applicant work with City staff on finding the "right" parking number and if appropriate develop a proof of parking agreement to ensure adequate greenspace.

Commissioner Schroeder commented that he agrees a proof of parking agreement would work well for this site, adding he believes if a proof of parking agreement were drafted and the need arose for more parking the site could yield more parking spaces. Schroeder further stated in his opinion the two access points on Barrie Road are not needed; one is

adequate. Continuing, Schroeder agreed with the comments from Commissioner Forrest on engaging the street. He said the Commission has been working hard on the relationship between building to street and in this situation he believes more work could be done to accomplish that interaction. He further suggested that simple changes be made to the façade along West 66th Street to make it more inviting. Schroeder said he appreciates the desire for a fence, but suggested redesign of the front outdoor area to ensure street engagement while affording a buffer area. This would achieve the Commission's work on living streets.

Concluding Schroeder said he likes this proposal but stated he's not sure if this request brings the site to its highest potential. He noted no one knows how far the RMD zoning district may expand and if this site is eliminated from that potential some things are lost and some gained; whichever way the redevelopment precedes that point should be kept in mind.

Commissioner Lee asked Mr. Nelson if there are windows proposed for the basement level. Mr. Nelson responded in the affirmative. He pointed out each studio apartment would have a window and there would be a window in the common area for a total of four. Continuing, Commissioner Lee said she agrees with past comments that the south elevation needs more attention; either through landscaping or architectural features. Concluding, Lee asked how many outdoor gathering areas are proposed. Nelson responded "outdoor gathering" areas are proposed on the north and south side of the building. Nelson indicated the development team would re-review landscaping and screening to soften the site and engage the streetscape on the south elevation.

Commissioner Kilberg asked if Beacon contacted neighboring property owners. Ms. Larson responded Beacon has outreached to neighboring business owners and those conversations will continue as the project proceeds. She also noted Fairview Southdale Hospital is supportive.

Acting Chair Potts asked Ms. Blons to explain the "moving in and moving out" process the teens go through. Ms. Larson explained that the goal of Beacon is to "catch" the teens as early as possible. When a teen moves in a rent is established and each year the rent goes up until the teen(s) is ready to move out. Throughout their stay the teens are provided with services that counsel them on work skills, school and independence after they leave Beacon.

Acting Chair Potts thanked the applicants for their presentation and stated in summary the City needs to be mindful of the master planning of the area in their decision making process; however, the project as presented is intriguing, adding density without an increase in traffic and providing affordable safe housing for teens. Both are goals of Edina's Comprehensive Plan.

City Hall • Phone 952-927-8861
Fax 952-826-0389 • www.CityofEdina.com



Date: April 23, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 3330 66th Street (Beacon Interfaith Housing Collaborative)

The Planning Commission is asked to consider a sketch plan request to remodel and expand the existing TCF Bank building, located at 3330 66th Street. (See property location on pages A1–A3.) The applicant proposes to remodel and expand the building into 39 units of small studio apartments for **young adults who have experienced homelessness**. The size of the units would range from 355-456 square feet. Each unit would contain a full kitchen and bathroom. The building would contain offices for on-site service providers and property management. There would also be a community area for residents; a fitness area; a computer lab and a laundry room. (See applicant narrative and plans on pages A7–A16.)

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There would be 25 surface parking stalls. No enclosed parking is proposed. The applicants have indicated in their narrative that 16% of their residents would have cars. In similar Beacon project in other cities, 7% of their residents have cars. Therefore, they believe they would have adequate parking. They would anticipate about 8 parking stalls needed for residents and 6 for staff. Residents are expected to utilize the Metro Transit bus service available across the street at Southdale.

A parking and traffic study would be completed with a formal development application.

All of the 39 units would be considered affordable housing, and would apply towards the City and Met Council's goal for affordable housing.

The Comprehensive Plan defines the site and area as RM, Regional Medical. The RM allows for senior housing on a case by case basis, however, does not allow other housing. Therefore, a Comprehensive Plan Amendment would be required.



To accommodate the request, the following would be required:

1. A Rezoning from POD-1, Planned Office District-1, to PUD, Planned Unit Development.
2. A Comprehensive Guide Plan Amendment to allow housing other than Senior Housing in the Regional Medical District.

This property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. (See page A3.) The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary.

Comprehensive Plan

Only senior housing is allowed within the Regional Medical District. Below in red is the new language from the recently amended Comprehensive Plan:

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>RM Regional Medical</p>	<p>Hospitals, senior housing*, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses are permitted.</p> <p>* Senior housing may include: independent living, assisted living, memory care, and skilled nursing.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.</p>	<p>Floor to Area Ratio - Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.</p>

The Comprehensive Plan was amended to allow senior housing in the RM District adjacent to the Fairview Southdale Hospital, as part of the 6500 France project. If the project is found to



be acceptable, this definition could be expanded for “specialty housing” as deemed appropriate by the City Council, when specific goals of the Comprehensive Plan are achieved.

Below could serve as potential language for consideration.

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>RM Regional Medical</p>	<p>Hospitals, senior housing*, specialty housing**, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses are permitted.</p> <p>* Senior housing may include: independent living, assisted living, memory care, and skilled nursing.</p> <p>**Specialty housing ^{must} may include: a housing need identified in the comprehensive plan to serve a need in the City and also meet development goals established in the PUD Ordinance.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.</p>	<p>Floor to Area Ratio - Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing and specialty housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.</p>

Consideration for housing in the RM District and at higher densities includes: proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density for senior housing would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.

A case could be made for allowing specialty housing in this location as it would reuse an existing building (sustainability); provide a 100% affordable housing development; be in close proximity to Metro Transit; be located on a high visibility arterial roadway; and be completely separated from low density residential. Traffic impacts, further consideration of sustainable design and public art would be considered with a formal application.



The following are compliance tables that demonstrate how the proposed building would comply with the Regional Medical District standards and show residential densities in Edina. The use is currently not allowed in the existing POD-1 or RMD Zoning District.

Compliance Table

	City Standard (RM, Regional Medical)	Proposed
Front – 66 th Street	35 feet	42 feet (existing)
Front – Barrie Road	35 feet	25 feet (existing)
		40 feet (new)
Side – North	20 feet	50+ feet
Side – east	20 feet	25 feet
Building Height	12 stories or 144 feet, whichever is less	2 stories
Building Coverage	30%	30%
Floor Area Ratio	100%	77%
Density – Comp. Plan	30+ units max – subject to City Council Approval	39 units 43 units per acre*
Minimum Lot Size	10 acres	.9 acres**
Parking Stalls (Commercial District)	1 enclosed space per unit + guest parking	25 spaces exposed*

* **Subject to Council Approval**

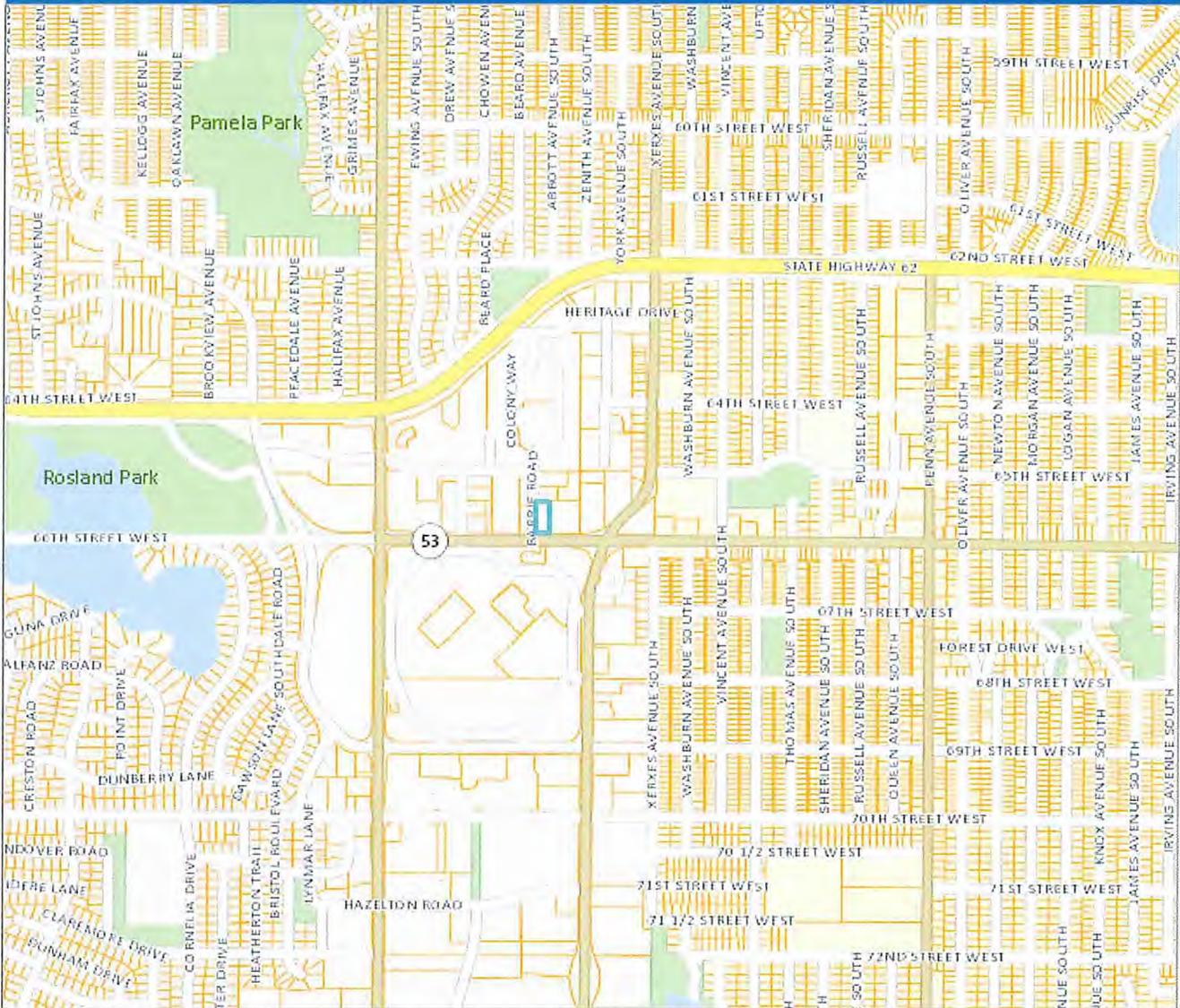
** **Variance Required**

Staff has some concern in regard to potential future lack of parking. While the proposed use may be able to get by with the proposed surface parking only. Any future conversion of these units for market rate housing would surely be short of parking. A stipulation in a potential PUD Ordinance would be to specifically prohibit the conversion of the units for market rate or senior housing without providing additional required parking.



High Density Development in Edina

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
The Waters	Colonial Drive	139	22



Parcel ID: 29-028-24-24-0030

Owner Name: Twin City Fed Sav

Parcel Address: 3330 66Th St W
Edina, MN 55435

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 0.9 acres
39,339 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 1600 ft.

Print Date: 4/17/2014

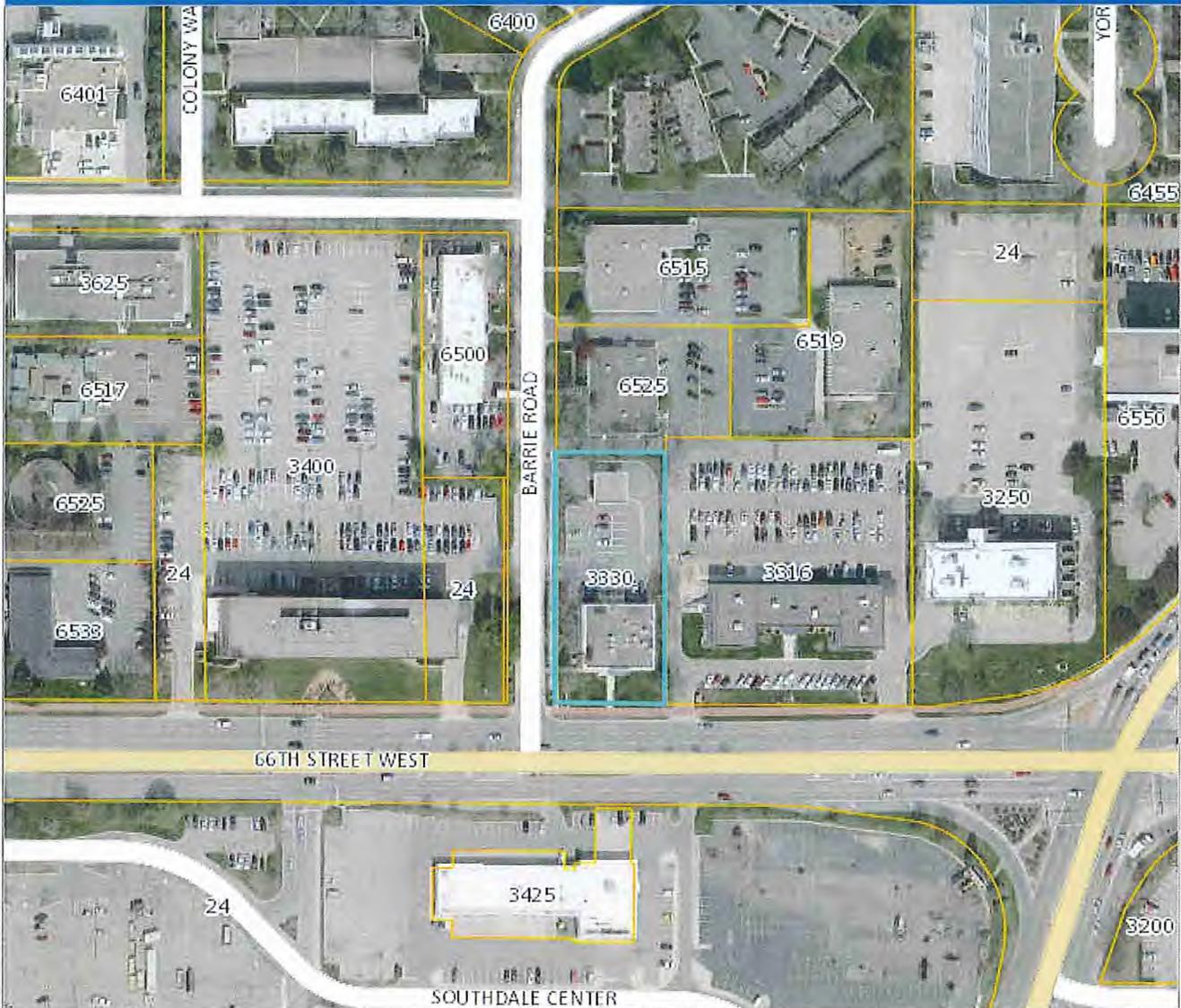


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Map Scale: 1" ≈ 200 ft.
Print Date: 4/17/2014



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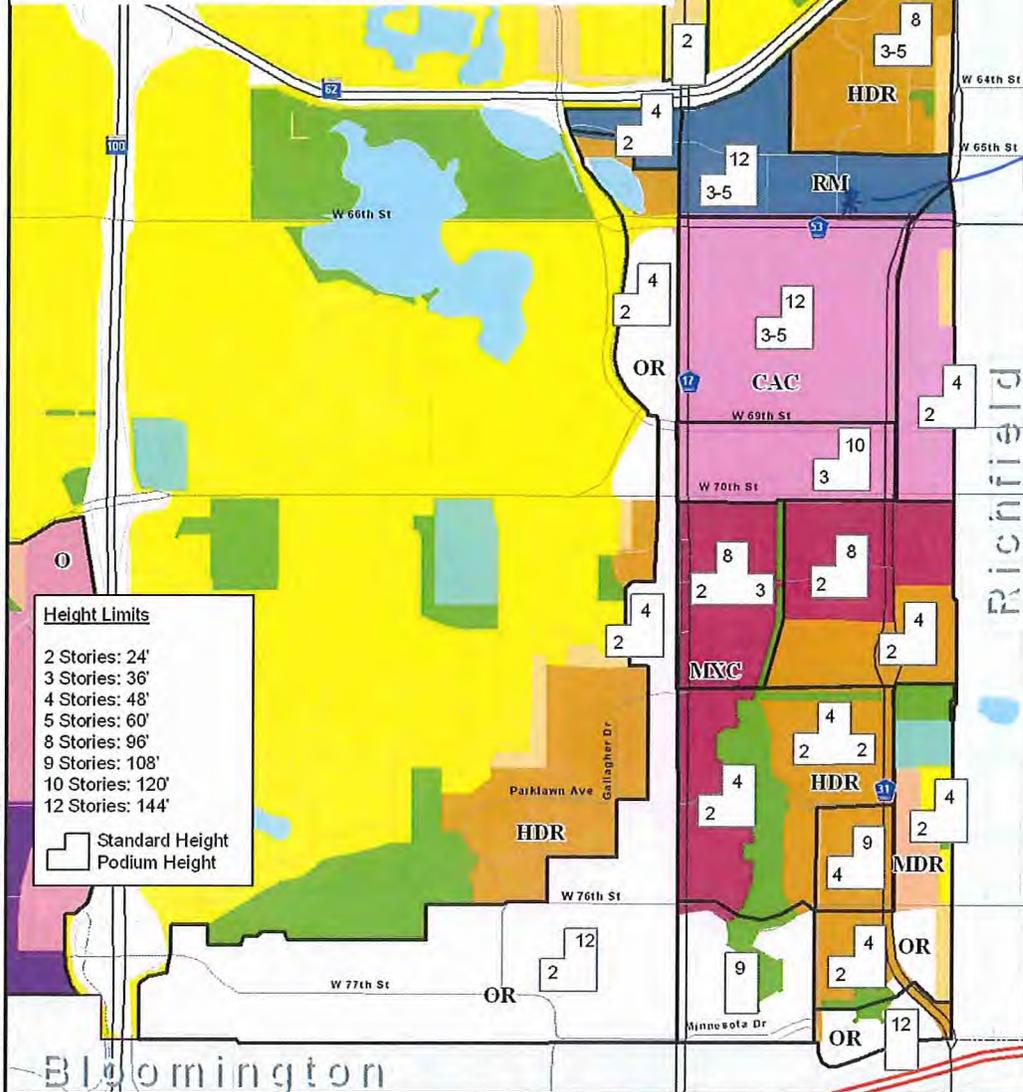
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A2

Legend

- LDR - Low Density Residential
- LDAR - Low Density Attached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- NC - Neighborhood Commercial
- OR - Office Residential
- O - Office
- MXC - Mixed Use Center
- CAC - Community Activity Center
- I - Industrial
- RM - Regional Medical
- OSP - Open Space and Parks
- PSP - Public/Semi-Public
- LAH - Limited Access Highway



Height Limits

2 Stories:	24'
3 Stories:	36'
4 Stories:	48'
5 Stories:	60'
8 Stories:	96'
9 Stories:	108'
10 Stories:	120'
12 Stories:	144'

Standard Height
 Podium Height

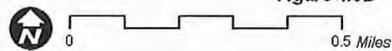
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City of Edina
2008 Comprehensive Plan Update

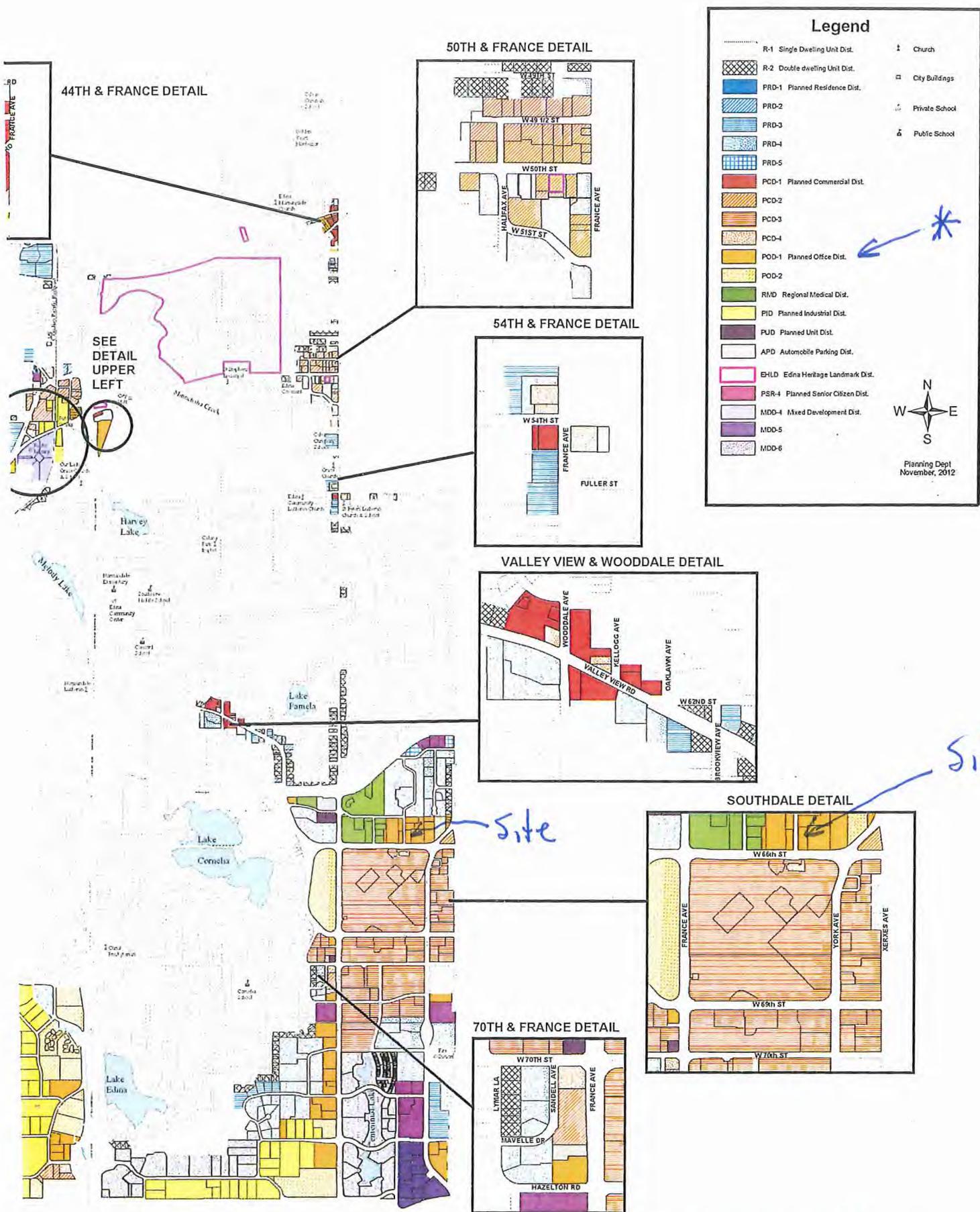
Data Source: URS

Future Land Use Plan with Building Heights
Southeast Quadrant
Figure 4.6B



Site

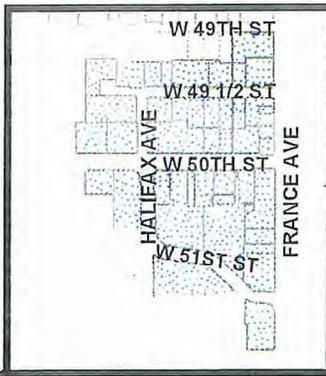
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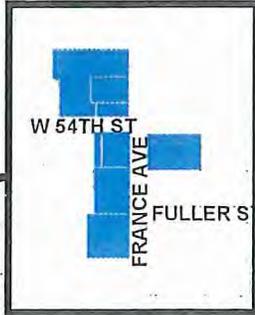
ZONING

A5

50TH & FRANCE DETAIL



54TH & FRANCE DETAIL

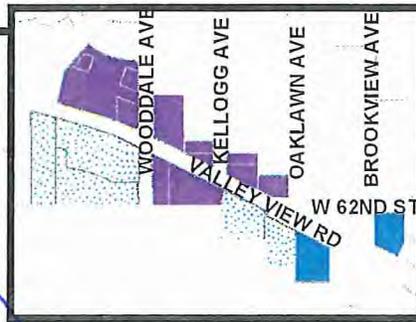


Legend

	HOD-2	Building height shall be determined by required setbacks, but shall not exceed 2 stories or 24 feet, whichever is less.
	HOD-3	Building height shall be determined by required setbacks, but shall not exceed 3 stories or 36 feet, whichever is less.
	HOD-4	Building height shall be determined by required setbacks, but shall not exceed 4 stories or 48 feet, whichever is less.
	HOD-8	Building height shall be determined by required setbacks, but shall not exceed 8 stories or 96 feet, whichever is less.
	HOD-9	Building height shall be determined by required setbacks, but shall not exceed 9 stories or 108 feet, whichever is less.
	HOD-10	Building height shall be determined by required setbacks, but shall not exceed 10 stories or 120 feet, whichever is less.
	HOD-12	Building height shall be determined by required setbacks, but shall not exceed 12 stories or 144 feet, whichever is less.
	Church	
	City Buildings	
	Private School	
	Public School	



VALLEY VIEW & WOODDALE DETAIL



site

HEIGHT

AG



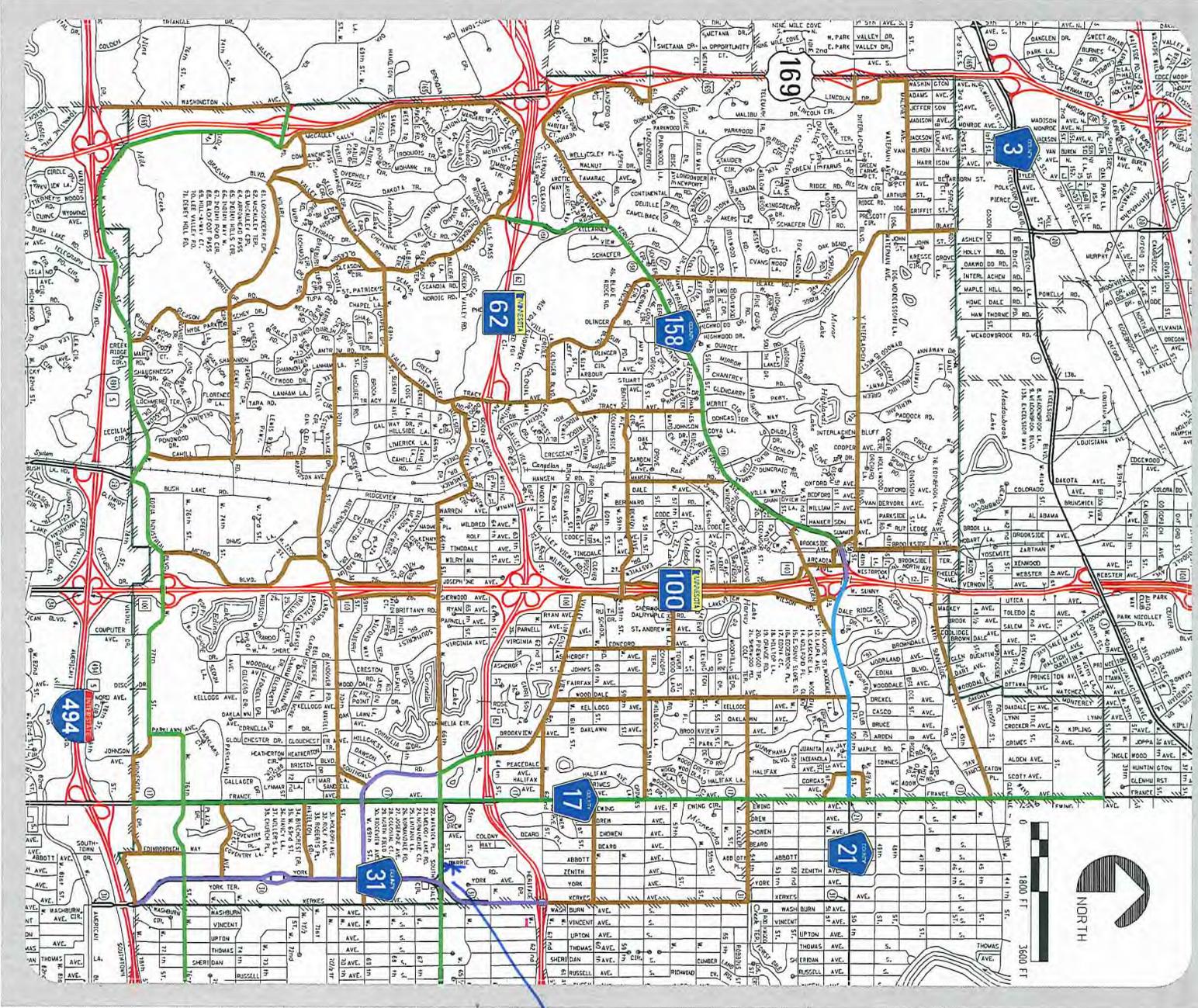
City of Edina 2008 Comprehensive Plan Update

Roadway Functional Classification

Figure 7.5

LEGEND:

- Principal Arterial
- "A" Minor Arterial (Reliever)
- "A" Minor Arterial (Augmenter)
- "B" Minor Arterial
- Collector



3330 66th Street, Edina

Statement of Proposed Use and Description of Project

66 West Apartments is 39 units of permanent housing for young adults who have experienced homelessness and is being developed by Beacon Interfaith Housing Collaborative (Beacon). Beacon has entered into a purchase agreement with the owners at 3330 66 Street West and intends to convert the existing building into a residential apartment building. The site is currently being used as a bank with a drive through facility.

Designed as supportive, affordable housing, the building will contain units, as well as office and resident amenities. The building will feature 39 studio units, ranging in size from 355 square feet to 456 square feet. Each apartment will contain a full kitchen and bathroom. The building will contain offices for on-site service providers and property management. There will be a community area for residents, as well as a fitness area, computer lab and laundry room.

The site is .9 acres. The project incorporates the entire existing 18,179 square foot building and also includes an 11,888 square foot addition. The remodeled building, with the addition, will have a 12,019 square feet building footprint and a total floor area of 30,067 square feet. The building will remain two stories, plus the existing basement. The design retains the brick on the existing building. Expected exterior materials on the addition will be brick and metal panels.

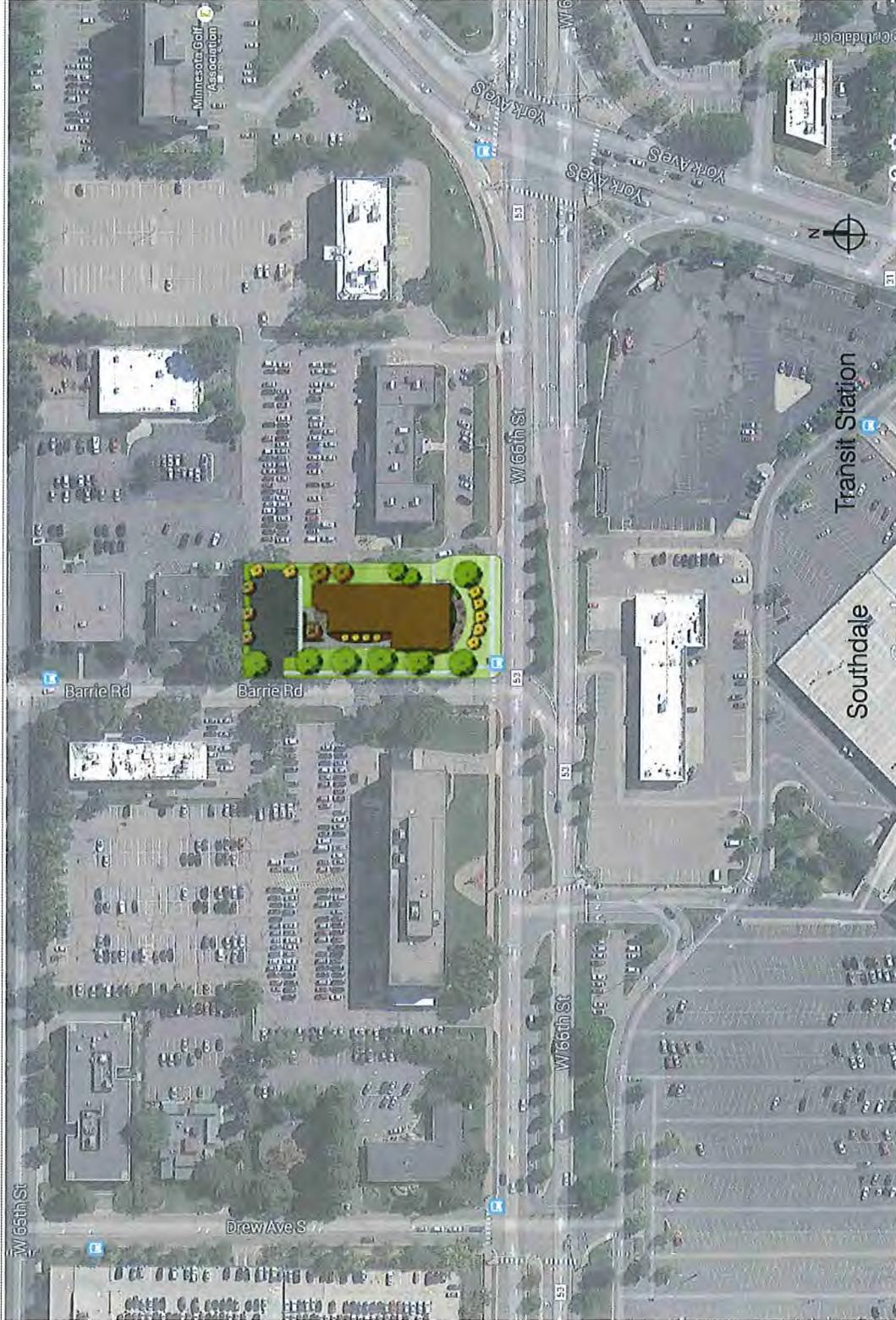
The project site is bounded by West 66th Street to the south, Barrie Road to the west, and office buildings to the east and north. The site features two outdoor courtyards. The primary entrance is accessed off Barrie Road. The parking lot, as designed, has 25 parking stalls. Landscaping along Barrie Road could be removed and the parking lot expanded, should a future user require additional parking. Beacon believes 25 parking spots would be sufficient to serve the residents, guests and staff. In other Beacon buildings that serve a similar population, on average, 16% of residents have cars. In the most similar building, 7% of the residents have cars. Thus, conservatively, Beacon would expect no more than 8 parking stalls will be required for residents. In addition, the building is expected to have 6 staff people. There will be no facility vehicles requiring a parking stall. Beacon is prepared to conduct a parking and traffic study to verify the parking need for the proposed use. In addition, the project site is located across the street from the Southdale transit hub. Also, 2 high frequency bus routes stop immediately adjacent to the property – route G to Downtown Minneapolis and the University of Minnesota and route 515 to Richfield and Bloomington. Thus, it is expected all residents can utilize public transportation reducing the dependency on cars. We would also expect that future uses would also take advantage of the proximity to public transportation. Finally, the project will include bicycle parking.

Beacon, collaborating with Edina Community Lutheran Church, plans to seek funding from Minnesota Housing, Hennepin County and several private funding sources to make the units affordable to homeless young adults between the ages of 18 and 22. 66 West Apartment's units meet the Met Council definition of affordable rental housing according to the Livable Communities Act. Construction of these units will apply towards the City and Met Council's goal of creating 212 additional affordable housing units in Edina between 2011 and 2020.

The project is consistent with policy as stated in the City of Edina's Comprehensive Plan (Comprehensive Plan) and Greater Southdale Area Final Land Use and Transportation Study Report (Report). The Report states in the vision that the "Greater Southdale Area is a place for people to live, work, play and shop." Thus, the area "is a vibrant mix of housing, jobs, commerce, health care, and entertainment."

“Development in the Greater Southdale Area can meet the housing needs of Edina with options that may not fit in other locations within the city...” (Page 3). The Land Use Plan, as outlined in the Report, “advocates a strong component of mixed-use in the Southdale Area... This approach has been taken in order to flexibly address future market opportunities and to balance traffic generation by mixing land use types and their resulting peak hour traffic characteristics.” (page 32). The parcel, 3330 66th Street West, is slated as “mixed use” in the final Land Use Plan Concept in the report. (page 33).

The Comprehensive Plan, which postdates the Report, identifies the project site as Regional Medical. However, it identifies the Southdale Area as a “potential area of change.” Thus, the plan acknowledges that Southdale appears to be an area “where change may occur during the life of this Plan.” (page 4-30). The Potential Areas of Change were identified “as suitable areas to accommodate additional households and jobs... Because the City is fully developed, additional housing would have to occur through redevelopment.” (Page 4-31). The project is supported by three Land Use Policies within the Plan. “1. The City will endeavor to accommodate private redevelopment in the Greater Southdale Area...” “5. In reviewing development proposals, the City will examine how land use and transportation are integrated to ensure that new development and redevelopment expands non-motorized travel options.” And “7. The City will seek opportunities to increase the supply of affordable housing.” (Page 4-34).



A9



66 West Apartments
EDINA MN | 04.15.2014 | 14-0016



SITE LOCATION

A10



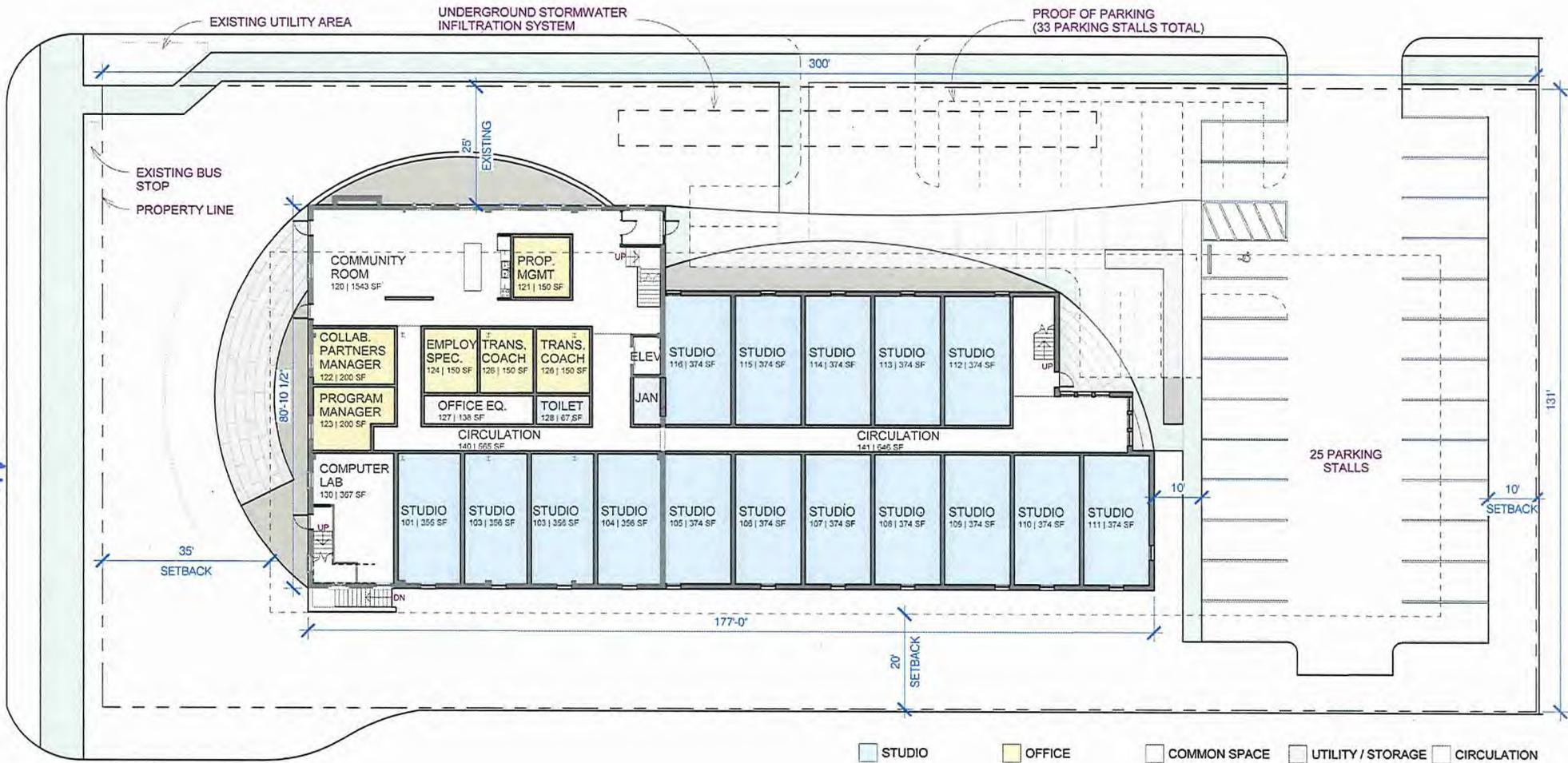
66 West Apartments

EDINA MN | 04.15.2014 | 14-0016



1" = 50'

114



66 West Apartments

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A12



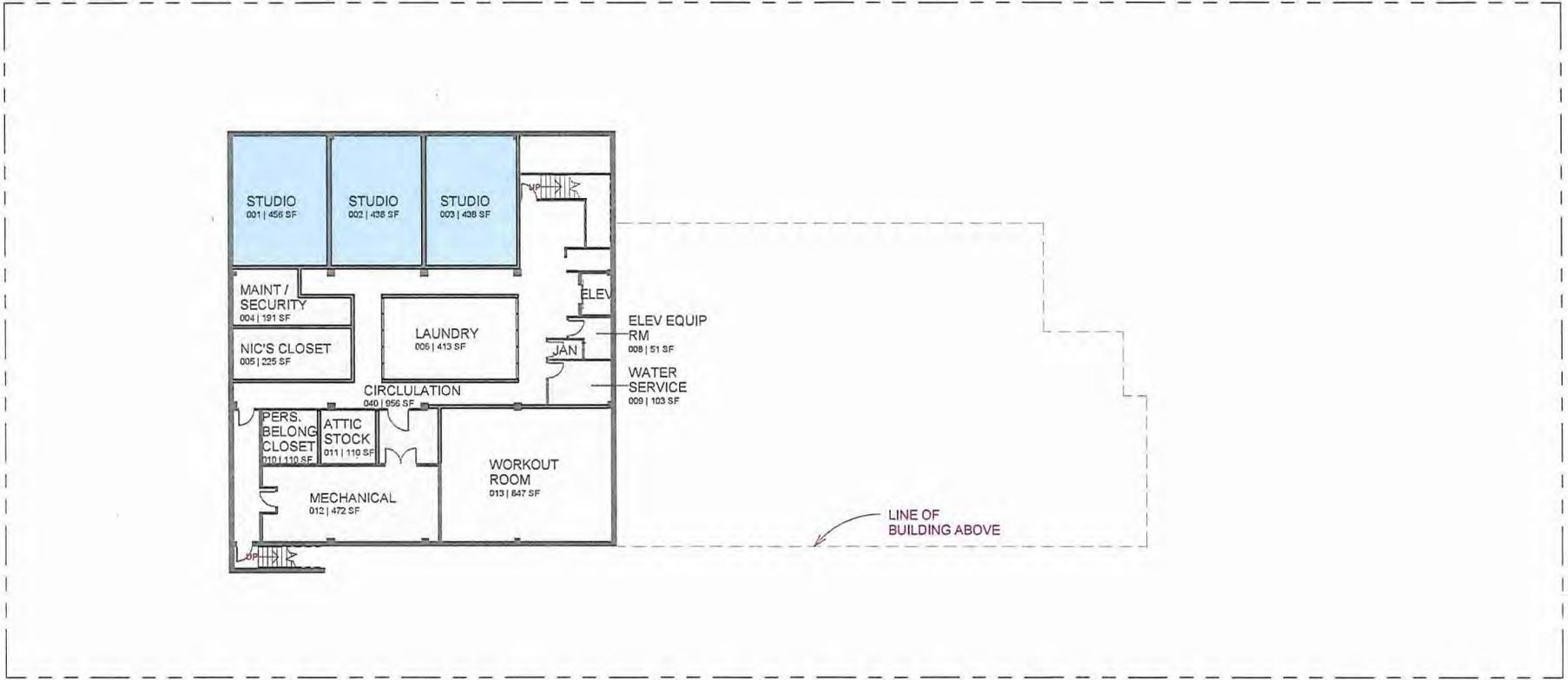
- STUDIO
- OFFICE
- COMMON SPACE
- UTILITY / STORAGE
- CIRCULATION



66 West Apartments
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A13



- STUDIO
- OFFICE
- COMMON SPACE
- UTILITY / STORAGE
- CIRCULATION



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A14



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A-15



EXISTING BUILDING

VERTICAL METAL PANEL

HORIZONTAL METAL PANEL

FACE BRICK

METAL CORNICE

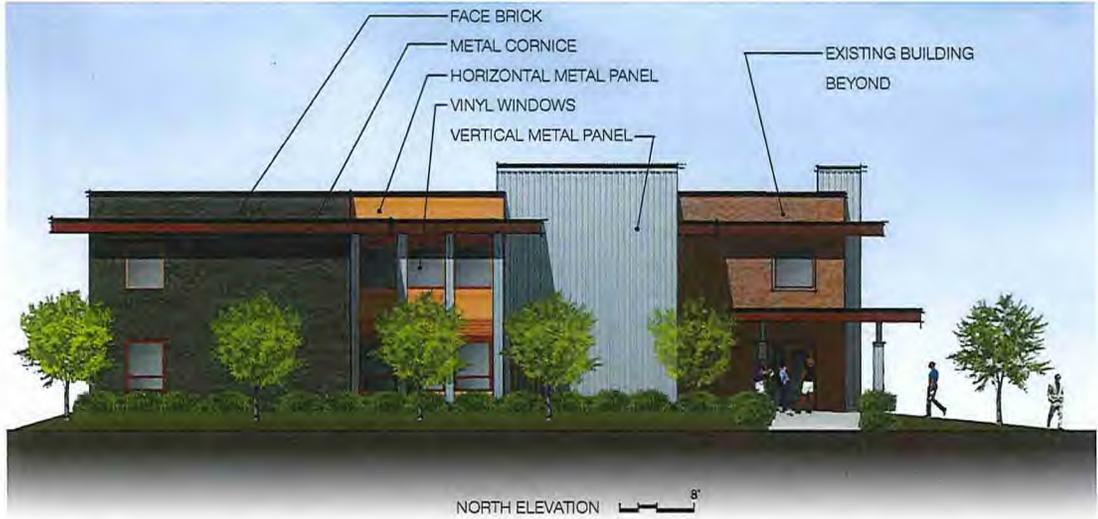
VINYL WINDOWS

8'



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