



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII.B.

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

**Action**

**Discussion**

**Date:** May 20, 2014

**Information**

**Subject:** Sketch Plan Review – Yorktown Continental Senior Housing Addition, 7151 York Avenue.

**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 build a 100 unit assisted living building, west of the existing Yorktown Continental Senior Living apartments at 7151 York Avenue. (See property location on pages A1–A5 in the Planning Commission Memo.) The housing would include 70 units of senior housing with services and 30 memory care units. Ten percent (10%) of the units would be for residents below 50% median income level. (See narrative and plans on pages A6–A32 in the Planning Commission Memo.)

The building would be four stories tall and would not be connected to the existing twelve (12) story 263 unit apartment building. The existing site is 5.85 acres in size; therefore, the density is 45 units per acre. With the proposed addition of 100 units; the density would increase to 64 units per acre. The property is zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential.

The Planning Commission and City Council previously considered a sketch plan review for a 76 unit senior housing project back in 2013. (See minutes from both those meetings on pages A33–A38 in the Planning Commission Memo.)

The Comprehensive Plan describes High Density Residential as between 12-30 units per acre. However, density for senior housing may be increased, 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 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 higher density in this instance: the building would be separated and screened from the single family homes to the east by the existing 12-story building; there are adequate utilities to serve the site; transit service is available on York Avenue; below grade parking is proposed; and 10% of the units would be affordable. Traffic impacts, sustainable design and public art would be considered with a formal application.

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

The applicant has revised their plans to address concerns of the Planning Commission

**ATTACHMENTS:**

- Minutes from the April 23, 2014 Edina Planning Commission meeting
- Revised Plans date stamped 5-14-14.
- Planning Commission Memo, April 23, 2014



MESABA CAPITAL  
PARTNERS

Continental Gardens - Edina

12 MAY 2014



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5-14-14

RSP ARCHITECTS

# Project Goals



CREATE A SENSE OF COMMUNITY PRIDE



PROVIDE A WARM AND INVITING ENVIRONMENT

# Project Goals



CONNECTION TO NATURE - INDOOR AND OUTDOOR



SENSE OF QUALITY AND DIGNITY

# Project Goals



BUILDING THAT INCLUDES: HEALTH CENTER, BISTRO/COFFEE SHOP, LIBRARY



MAXIMIZE THE POTENTIAL OF THE SITE: CONNECTING TO AMENITIES, CONNECTING TO WALKING/BIKE PATHS, CAPTURING VIEWS

# Site Context



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# Existing Context



VIEW LOOKING SOUTHWEST



VIEW LOOKING EAST



VIEW LOOKING EAST



VIEW LOOKING SOUTH



VIEW LOOKING NORTH

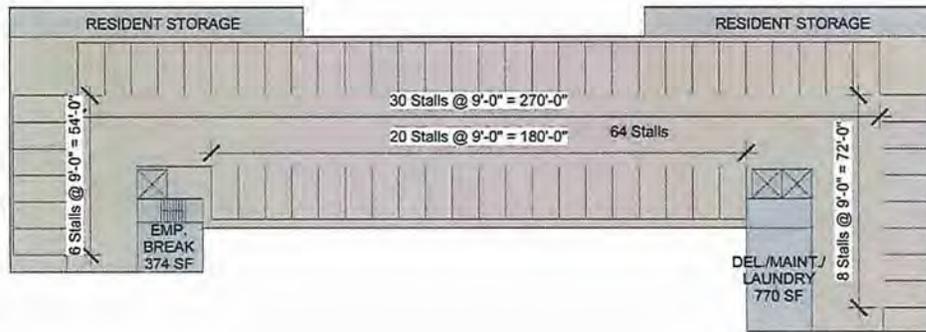
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# Site Plan



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# Garage Plan



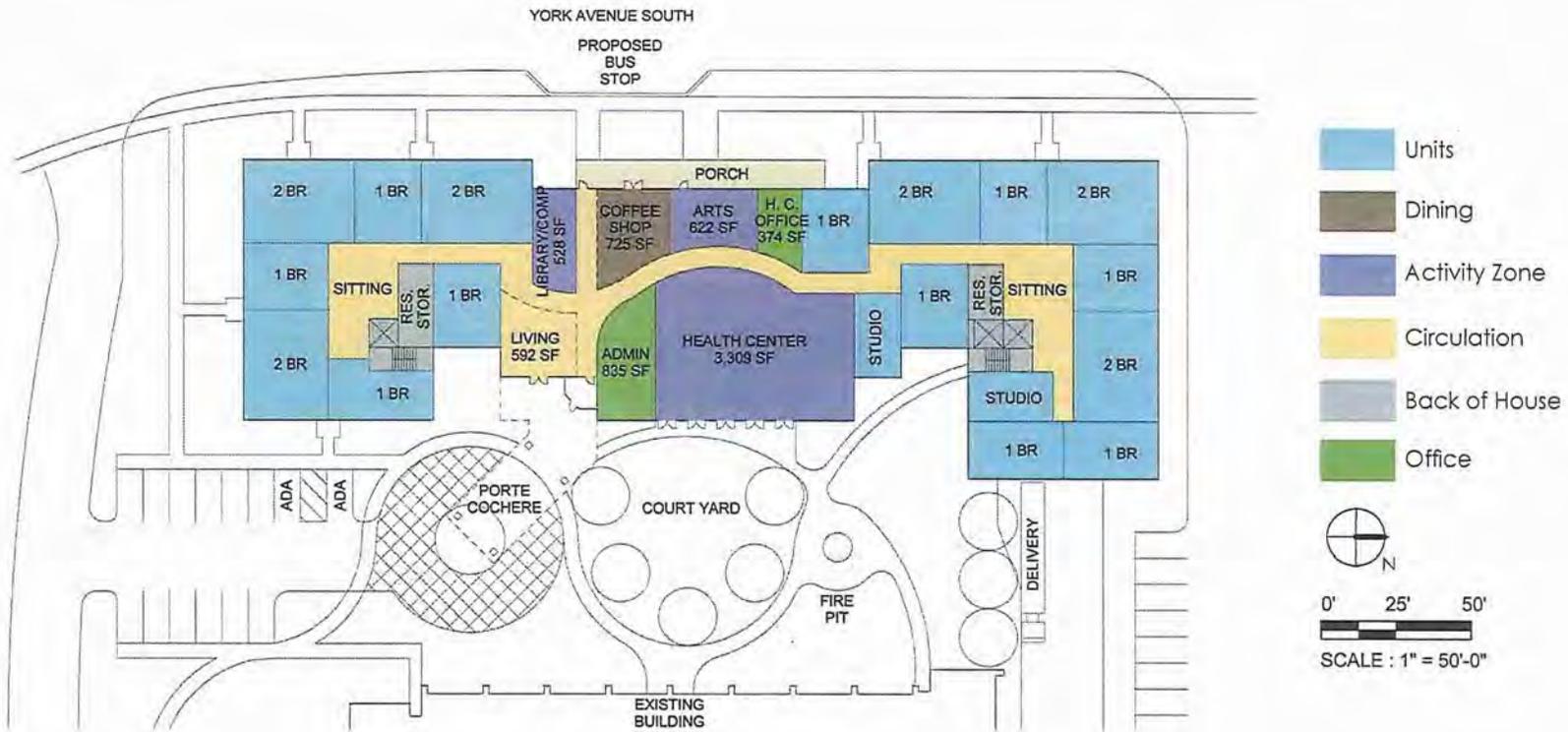
- Units
- Dining
- Activity Zone
- Circulation
- Back of House
- Office



0' 25' 50'  
  
 SCALE : 1" = 50'-0"

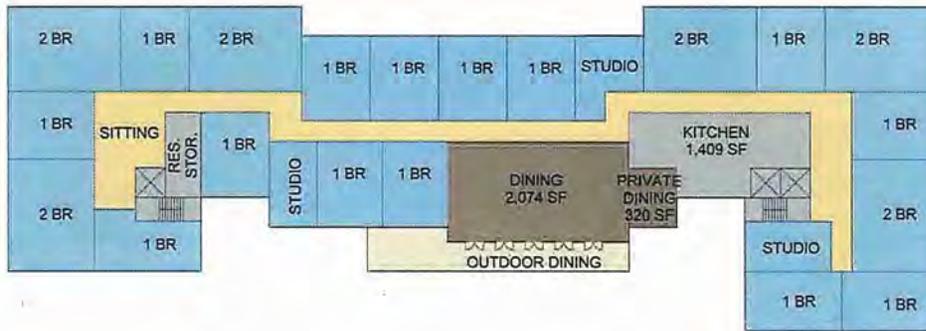
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# First Floor



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# Second Floor



- Units
- Dining
- Activity Zone
- Circulation
- Back of House
- Office

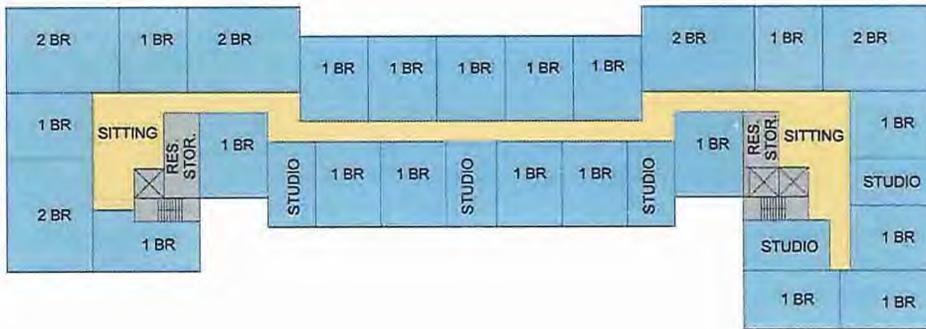


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# Third Floor



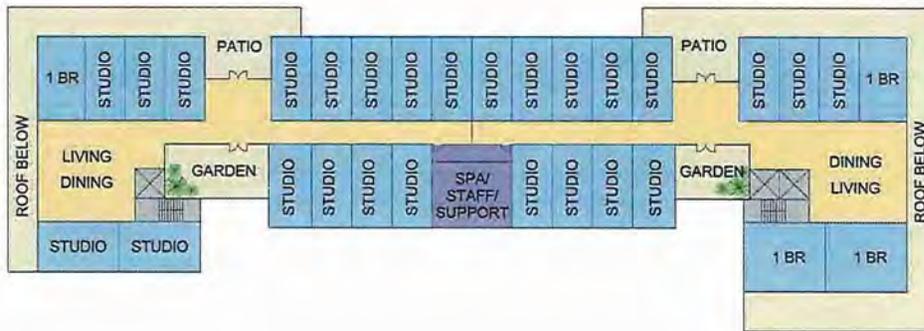
- Units
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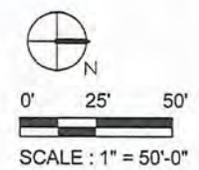
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# Fourth Floor



- Units
- Dining
- Activity Zone
- Circulation
- Back of House
- Office



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5-14-14

# Building Typology



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5-14-14

# Building Typology



RECEIVED  
5-14-14

# Elevation Study



RECEIVED  
5.14.14

# Material Study



CONTINENTAL GARDENS • YORK AVENUE IMAGE STUDY • MESABA CAPITAL DEV.  
4/17/14 RSP ARCHITECTS

RECEIVED  
5-14-14

## **B. Sketch Plan Review – 7151 York Avenue (Senior Housing)**

### **Planner Presentation**

Planner Teague explained that the Planning Commission is being asked to consider a sketch plan request to build a 100 unit assisted living building, west of the existing Yorktown Continental Senior Living apartments at 7151 York Avenue. The housing would include 70 units of senior housing with services and 30 memory care units. Ten percent (10%) of the units would be for residents below 50% median income level.

Teague reported that the building would be four stories tall and would not be connected to the existing twelve (12) story 263 unit apartment building. The existing site is 5.85 acres in size; therefore, the density is 45 units per acre. With the proposed addition of 100 units; the density would increase to 64 units per acre. The property is zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential. Teague noted the Planning Commission and City Council previously considered a sketch plan review for a 76 unit senior housing project back in 2013.

The Comprehensive Plan describes High Density Residential as between 12-30 units per acre. However, density for senior housing may be increased, 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 for senior housing would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.

Teague concluded that a case could be made for higher density in this instance: the building would be separated and screened from the single family homes to the east by the existing 12-story building; there are adequate utilities to serve the site; transit service is available on York Avenue; below grade parking is proposed; and 10% of the units would be affordable. Traffic impacts, sustainable design and public art would be considered with a formal application. This is an area of the City that could potentially sustain higher densities.

### **Appearing for the Applicant**

Della Kolpin, Mesaba Capital

## **Discussion**

Commissioner Olsen asked Planner Teague if the parking indicated on the plans is existing. Planner Teague responded in the affirmative, adding the proposed addition will also contain an underground parking element.

Commissioner Lee asked if the applicant for this project was different from the previous applicant. Planner Teague responded in the affirmative. Commissioner Lee further asked Planner Teague what's the maximum unit count for the subject site. Planner Teague responded 182 units; however at the present time they are over their allowable units and would need a variance to add this addition.

Commissioner Kilberg asked Planner Teague if the City of Richfield has any requirements that would impact this development. Planner Teague responded that the site is entirely in Edina, adding there are no code issues with Richfield that he was aware of. Planner Teague with graphics pointed out the abutting land uses to include the City of Richfield park property, high density residential, office and commercial.

## **Applicant Presentation**

Ms. Kolpin addressed the Commission and explained that their intent is to construct a building that creates a senior living campus extension on the "front lot" of the Yorktown Continental Apartments. Kolpin explained that Yorktown Continental is a 12-story, 263-unit senior apartment building within walking distance to multiple amenities. Kolpin said the sketch plan they are proposing is for a 4-story 100-unit continuum of aging building with underground parking. Kolpin said their plan calls for at least 10% of the total units be designated for residents below the 50% median income level.

Continuing, Kolpin explained that the total square footage of the project is proposed at 120,000 +/-NSF. The parking for the parcel is planned at 50 enclosed below and 223 parking stalls on grade. The proposed 100-units will consist of 70-units of senior housing with full kitchen and laundry. These units will also be provided with support services for residents with more complex care needs with staff on-site 24-hours-a-day. The other 30 units are memory care that will be secure and specially designed for those with mild to moderate memory loss from Alzheimer's and other forms of dementia.

Kolpin said another of their goals is to engage York Avenue; noting they are petitioning the MTC for a bus stop location. Kolpin acknowledged that their renderings are very preliminary however; their intent is to "marry" the buildings to ensure compatibility. They also want to use a lot of windows and provide roof top terraces. Building materials will include cultured stone, modular brick veneer, prefinished metal sills and flashing, LP smart siding and more. Concluding, Kolpin said the proposed building will feature congregate dining, coffee shop/Bistro, lounge areas, library, computer room, craft, fitness and spa facilities.

## **Discussion**

Commissioner Carr questioned if there are sidewalks in this area. Ms. Kolpin responded there is a sidewalk in front of the building along York Avenue; however site sidewalks are needed to connect to the main sidewalk to allow safe access to the area's amenities.

Commissioner Lee commented that it appears to her from the renderings that the proposed façade is undulating. Ms. Kolpin agreed, adding there is still more work to do on the front facade but the plan thus far is not to have a completely flat plain façade.

Commissioner Kilberg commented that another amenity to keep in mind when planning connectivity is the promenade. He encouraged sidewalks or some form of walking path be extended to take advantage of the promenade. Ms. Kolpin responded that she agrees the promenade is a significant amenity, adding discussions are taking place regarding its proximity to the subject site. Commissioner Kilberg asked the applicants if they had any interaction with the residents of Yorktown Continental. Ms. Kolpin responded in the affirmative; adding all discussions have been positive.

Commissioner Schroeder stated he echoes Commissioner Kilbergs comments and further stressed the importance of connectivity and the opportunities that exist during a redevelopment process. Schroeder also said in his opinion everything should be done to create a site that can be experienced by everyone. Schroeder said he is unsure of the correct number for the front setback; however want assurance that the site offers shared experiences for the residents. Schroeder said with setback he was willing to be flexible. Continuing, Schroeder suggested envisioning what the space between the proposed new building and street would be, adding it's possible a "front yard" courtyard could be a good starting point. Establishing some type of area that would ensure that the site remains vibrant and active would be very positive. Concluding, Schroder also indicated he wouldn't be opposed to a front yard setback variance if it ensures that the site is an active attractive connected space that complements the street scape.

Commissioner Halva asked if an enclosed access between buildings is proposed. Ms. Kolpin responded no enclosed access is proposed; however the connection between buildings is through the interior courtyard.

Commissioner Carr stressed the importance of connectivity and walkability and suggested that the traffic signal at Hazelton be studied to ensure that the timing is correct allowing safe crossing for the residents. Ms. Kolpin said they will review the timing on the traffic signal. Commissioner Schroeder also pointed out there are two options available to cross York Ave; the traffic signal at Hazelton Road and the underpass to the south. Planner Teague agreed and with graphics pointed out the crossings; a crosswalk on Hazelton and farther south the underpass.

Acting Chair Potts thanked the applicant for their presentation, adding it's a very interesting proposal that covers a number of points outlined in the Comprehensive Plan; affordable housing, traffic reduction, walkability etc. Potts further asked the applicant when they return to have more specific sustainable strategies in place for the new building.

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### **C. Zoning Ordinance Amendment – Properties eligible for PUD, Planned Unit Development.**

#### **Planner Presentation**

Planner Teague informed the Commission staff will be drafting an Ordinance that addresses the issue of rezoning R-I properties to PUD. Teague noted that currently R-I properties are exempt from that process. Continuing, with graphics Teague pointed out instances in Edina where residential properties abut multi-residential buildings. Teague said this issue was brought to the forefront because of a commercial redevelopment project abutted and included residential properties in the project. Teague explained in order for the Commission and City Council to consider rezoning these R-I properties to PUD an Ordinance amendment is required. Teague said that the draft ordinance is limited to R-I property as long as the R-I property constitutes less than fifty percent of the total property in the proposed PUD. Teague said this caveat would ensure limits.

Acting Chair Potts said in his opinion the 50% threshold is a good idea with the intent of protecting residential properties. Planner Teague responded the intent was to limit and control.

Commissioner Kilberg pointed out if this Ordinance would have been in place during the redevelopment process on West 49<sup>th</sup> Street the two single family homes to its east could have been incorporated into the project. Teague agreed.

Commissioner Carr said another way to look at this would be to draft an ordinance that is project specific or a two-step process; rezone to PCD and then to PUD.

Commissioner Forrest said in this instance the request doesn't seem inappropriate; however she does have a concern with "commercial creep", adding there needs to be a way to ensure R-I sites are carefully protected.

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**Date:** April 23, 2014

**To:** Planning Commission

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

**Re:** Sketch Plan Review – 7151 York Avenue

The Planning Commission is asked to consider a sketch plan request to build a 100 unit assisted living building, west of the existing Yorktown Continental Senior Living apartments at 7151 York Avenue. (See property location on pages A1–A5.) The housing would include 70 units of senior housing with services and 30 memory care units. Ten percent (10%) of the units would be for residents below 50% median income level. (See narrative and plans on pages A6–A32.)

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The following is a compliance table demonstrating how the proposed new building would comply with the PSR-4, Planned Senior Residential-4 Standards.

**Compliance Table**

	<b>City Standard (PSR-4)</b>	<b>Proposed</b>
Front – York	45 feet*	45 feet
Front – Xerxes	45 feet*	300+ feet
Side – North	45 feet*	75 feet
Side – South	45 feet*	45 feet
Building Height	4 stories or 48 feet, whichever is less	4 stories & 45 feet
Building Coverage	35%	20%
Density – Comp. Plan	30+ units max – subject to City Council Approval	<b>363 units**</b> <b>64 units per acre</b>
Density – Zoning Ordinance	1 unit per 1,400 s.f. of land area = 182 units	<b>363 units***</b>
Floor Area per Dwelling	500-700 square feet (1 bedroom) 750-850 s.f. (2 bedroom)	Project would be code compliant
Parking Stalls	.5 exposed spaces .25 enclosed spaces 1 space per vehicle 1 space per employee (12) (333 units not including memory care) <i>178 exposed &amp; 83 enclosed</i>	89 spaces enclosed 223 spaces exposed

\* **Height of the building is estimated**

\*\* **Subject to Council Approval**

\*\*\* **Variance Required**

Based on the table above, the proposal would require a site plan review, with a Variance for the proposed Density. In addition, the City Council would have to approve the proposed density for over 30 units per acre.



### 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

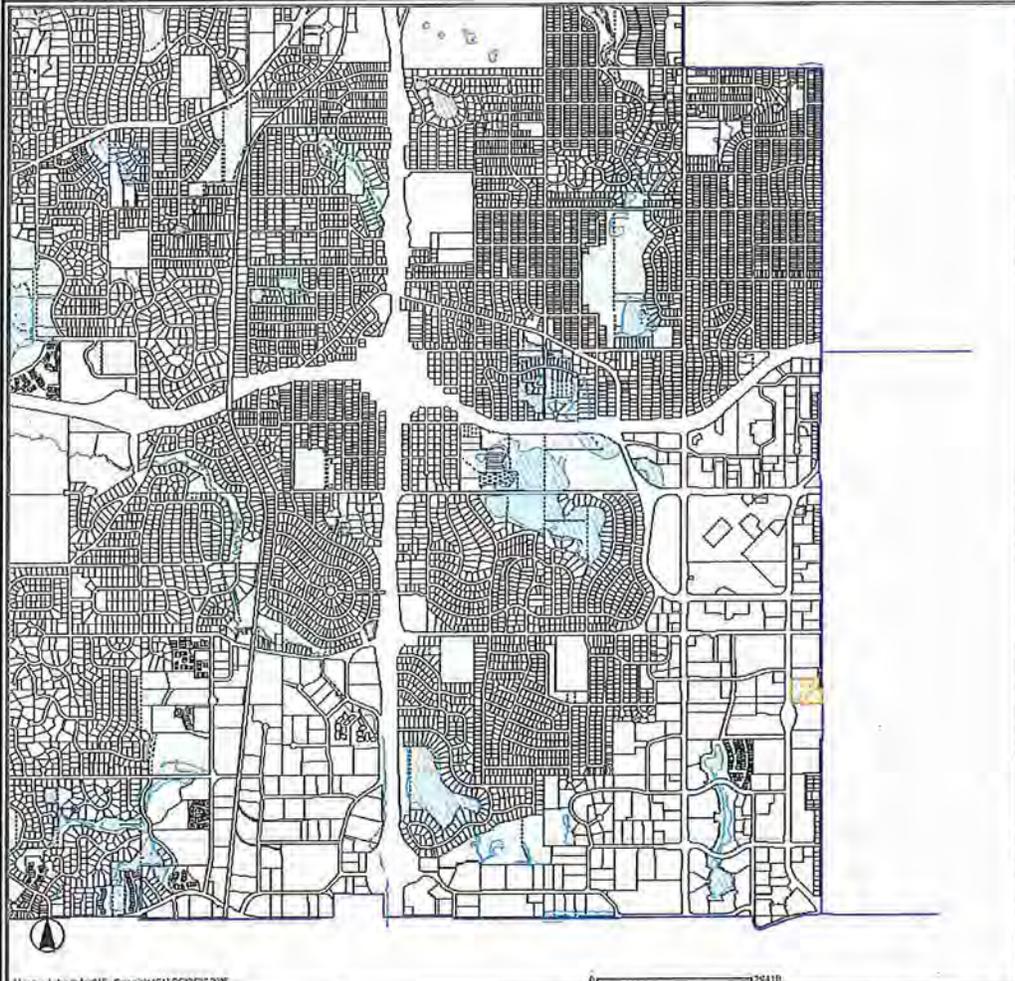
The project would be located on York Avenue which is an arterial roadway with transit available.

#### Traffic

A traffic study would need to be completed to determine impacts on adjacent roadways. However, given that the entire site is zoned for Senior Housing, and the proposed addition is for assisted living and memory care, the site would not generate a significant amount of traffic compared to an all age apartment complex.

This is an area of the City that could potentially sustain higher densities.

# City of Edina



- Legend**
- Highlighted Feature
  - City Limits
  - Creeks
  - Lakes
  - Parks
  - Parcels

Map created in ArcGIS - Copyright (C) LOG2GIS 2015

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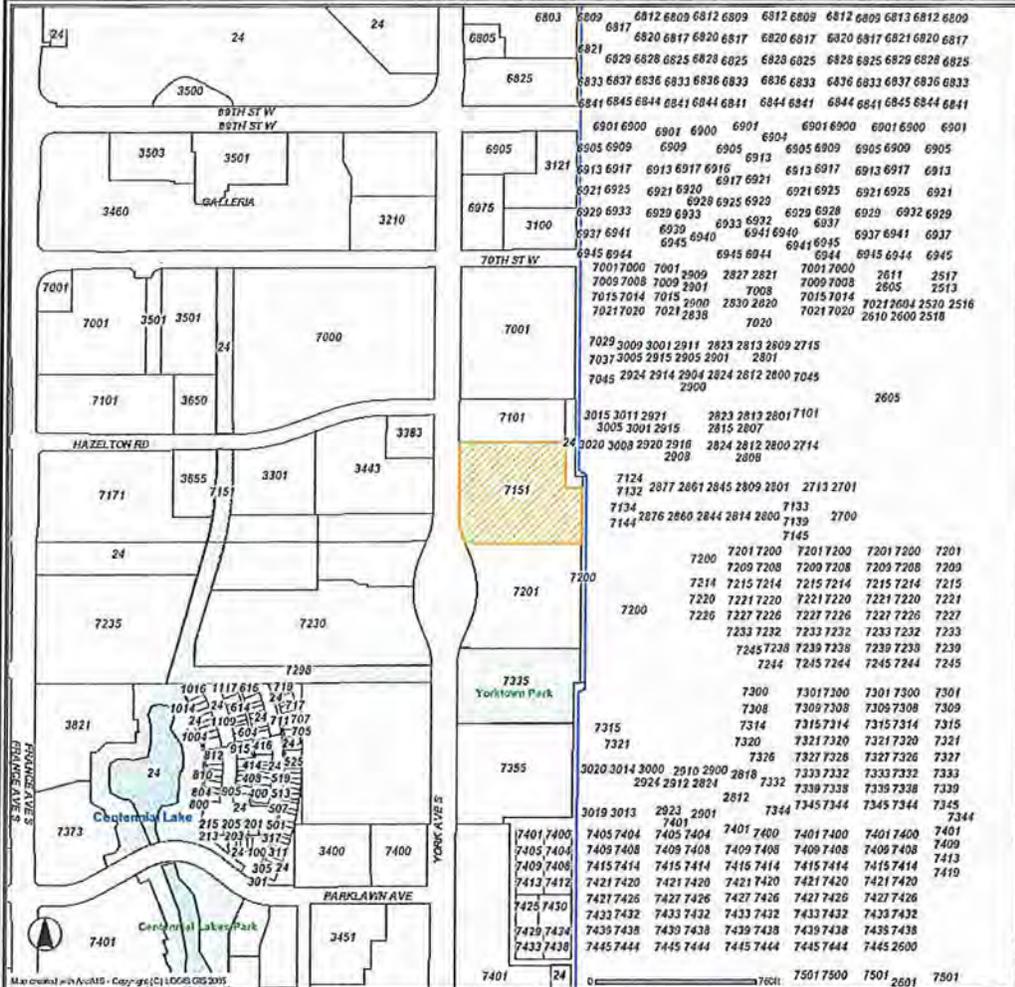
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**7151 York Ave S  
Edina, MN 55435**



A1

# City of Edina



- Legend**
- Highlighted Feature
  - Surrounding House Number Labels
  - House Number Labels
  - Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels

Map created with ArcGIS - Copyright (C) 1996 GIS 2015

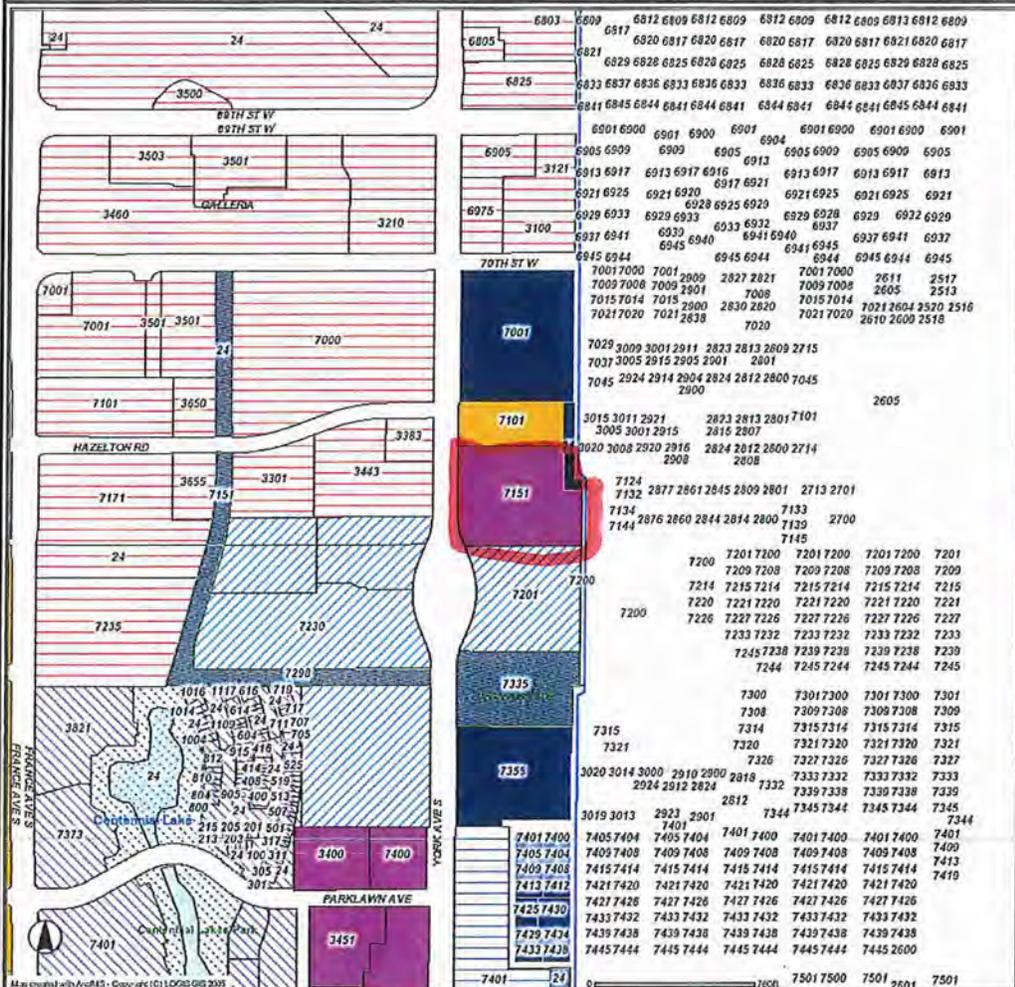


**PID: 3202824210004**

**7151 York Ave S  
Edina, MN 55435**



# City of Edina



- ### Legend
- Surrounding House Number Labels
  - House Number Labels
  - Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Zoning
  - APD (Automobiles Parking District)
  - MDD-4 (Mixed Development District)
  - MDD-5 (Mixed Development District)
  - MDD-6 (Mixed Development District)
  - PCD-1 (Planned Commercial District)
  - PCD-2 (Planned Commercial District)
  - PCD-3 (Planned Commercial District)
  - PCD-4 (Planned Commercial District)
  - PID (Planned Industrial District)
  - PUD (Planned Unit District)
  - POO-1 (Planned Office District)
  - POO-2 (Planned Office District)
  - PRD-1 (Planned Residential District)
  - PRD-2 (Planned Residential District)
  - PRD-3 (Planned Residential District)
  - PRD-4 (Planned Residential District)
  - PRD-5 (Planned Residential District)
  - PSR-4 (Planned Senior District)
  - R-1 (Single Dwelling Unit)
  - R-2 (Double Dwelling Unit)
  - RMD (Regional Medical District)
  - Parcels

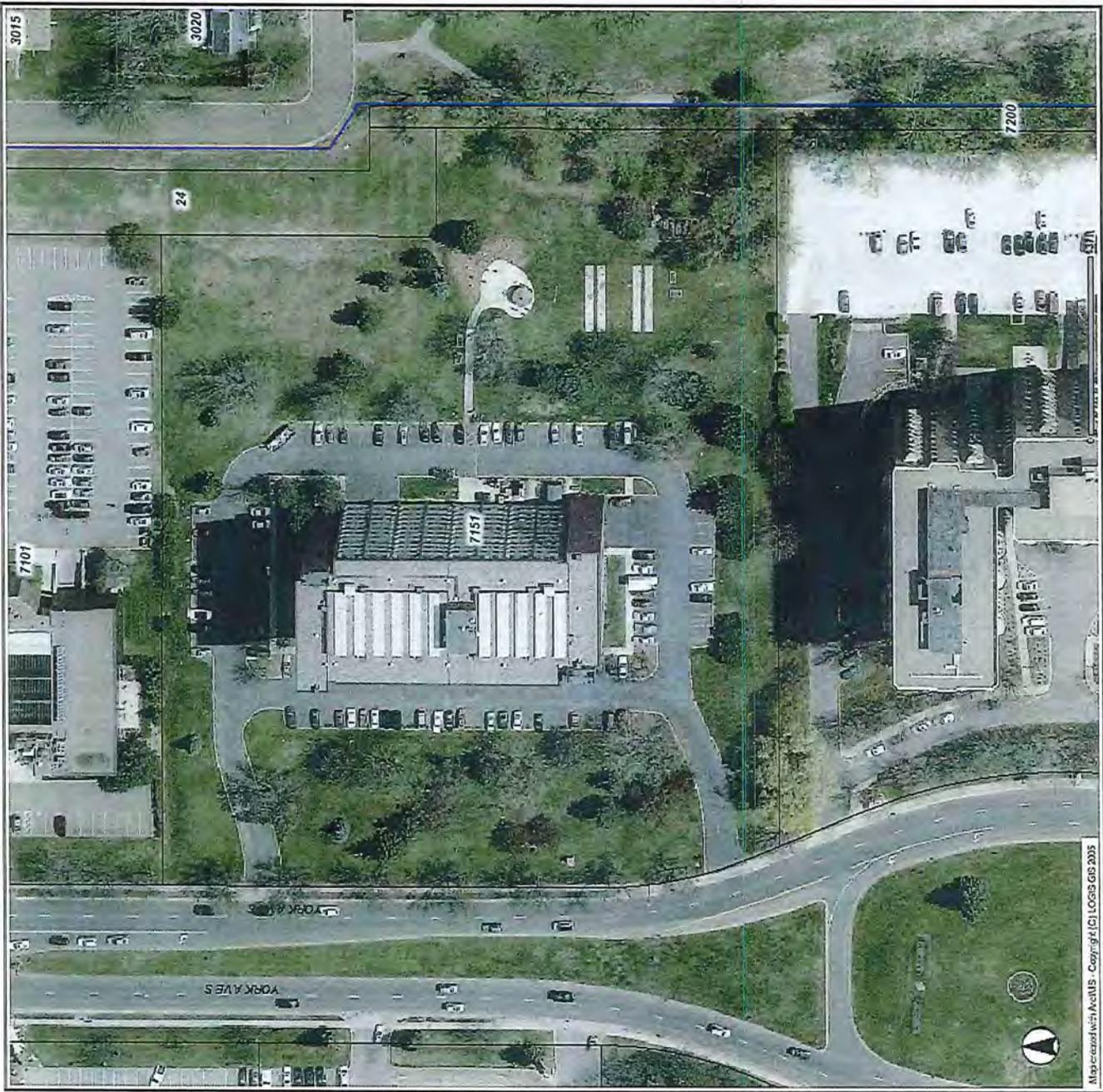


**PID: 3202824210004**

**7151 York Ave S**  
**Edina, MN 55435**



A3



AS



Continental Gardens Senior Living Synopsis

April 14, 2014

**Continental Gardens on York** is a proposed development to create a senior living campus on the ‘front lot’ of the Yorktown Continental Apartments at 7151 York Avenue. The Yorktown Continental Apartments is a 12-story building of 263 one bedroom apartments for independent seniors. The site is within walking distance to the Galleria, Southdale Mall, Target, CVS, Walgreens, Cub Foods, Beryl’s, YMCA, entertainment venues, and The Hennepin County Library Government Center. Bus lines are conveniently located in front of the site on York Avenue.

The current parcel is 5.85 acres and zoned PSR-4, Planned Residence District. The parcel is planned to be subdivided and replatted during the City of Edina entitlement process.

**Overall Development Goals:**

- Create a sense of Community Pride
- Provide a warm and inviting environment
- Connection to Nature – indoor and outdoor
- Sense of quality and dignity
- Maximize the potential of the site

The proposed building is four stories in height with underground parking. The 100 unit facility is being programmed and designed to accommodate a continuum of aging, including Independent Living, Assisted Living and Memory Care Units. Our plan calls for at least 10% of the total units will be for residents below 50% median income level. The total square footage of the project is proposed to be 120,000 +/- NSF. The parking for the parcel is planned for 50 stalls enclosed below the Senior Housing project and 223 stalls on grade.

**Senior Housing with Services (70 units)**

Private apartments with full kitchens and laundry. Support services for those who have more complex care requirements. Staff is on-site 24-hours-a-day.

- Independent Living is for seniors who wish to eliminate the burden of home ownership for an apartment and facility offering numerous conveniences and amenities.
- Assisted Living is for seniors who wish to live as independently as possible, yet may require assistance with some of the activities of daily living.

**Memory Care (30 units)**

The private memory care apartments at Continental Gardens will be secure and specially designed for those with mild to moderate memory loss from Alzheimer’s and other forms of dementia. The area is designed to bring comfort, peace and familiarity to the residents while providing exceptional care.

## Continental Gardens Senior Living Synopsis

April 14, 2014

### Proposed Building Features:

- Congregate dining w/ three meals a day.
- Private dining room
- Coffee Shop | Bistro
- Lounge areas on every floor
- Library & Computer Room
- Craft Room
- Fitness | Spa Facility

### York Streetscape Experience

Our development is proposed to enhance the physical treatment of York Avenue by positioning our new Senior Living Building along the 'front lot' of the site. Our proposed street scape will include new tree plantings, site furnishings, lights, and sidewalks. Our goal is to create an urban style setting, fronting the first level of our four story stepped facade.

This façade will have a mixture of classic white angular stone and brick veneer seen in many of the residential Edina neighborhoods, on the first level. Above the precast stone sills of the second level windows, will be a mixture of siding broken up with semi-recessed balconies overlooking the street below. The fourth level will be set back and roof terraces to break down the scale.

The west façade will be warm and inviting while ensuring privacy for the residents. It is the intention to create an urban building edge which would help break down the scale of the existing residential tower beyond to the east.

### Proposed Building Exterior Materials:

- |   |   |
|---|---|
| First Level:                            | <ul style="list-style-type: none"> <li>Cultured Stone (White angular style)</li> <li>Modular Brick veneer with colored mortar</li> <li>Precast Architectural Concrete window sills</li> <li>Insulated vinyl windows and patio doors (units)</li> <li>Prefab Metal Rail system for decks &amp; Composite Material Decking</li> <li>Hardscape Patio &amp; courtyard materials (tbd.)</li> </ul> |
| 2 <sup>nd</sup> /3 <sup>rd</sup> Level: | <ul style="list-style-type: none"> <li>LP Smart Siding</li> <li>Insulated vinyl windows (Units)</li> <li>Vinyl Patio Doors</li> <li>Prefab Metal Rail system for decks &amp; Composite Material Decking</li> <li>Prefinished Metal sills and flashing</li> </ul>  |
| 4 <sup>th</sup> Level:                  | <ul style="list-style-type: none"> <li>LP Smart Siding</li> <li>Insulated vinyl windows and patio doors (units)</li> <li>Prefinished Metal sills and flashing</li> <li>Flat roof white adhered membrane w/ precast pavers as needed</li> <li>Sloped roof of 30 year Timberline style roofing</li> <li>Continuous Roof vent system</li> <li>Aluminum Gutter and Leader system</li> </ul>       |



# Existing Context

64



VIEW LOOKING SOUTHWEST



VIEW LOOKING EAST



VIEW LOOKING EAST

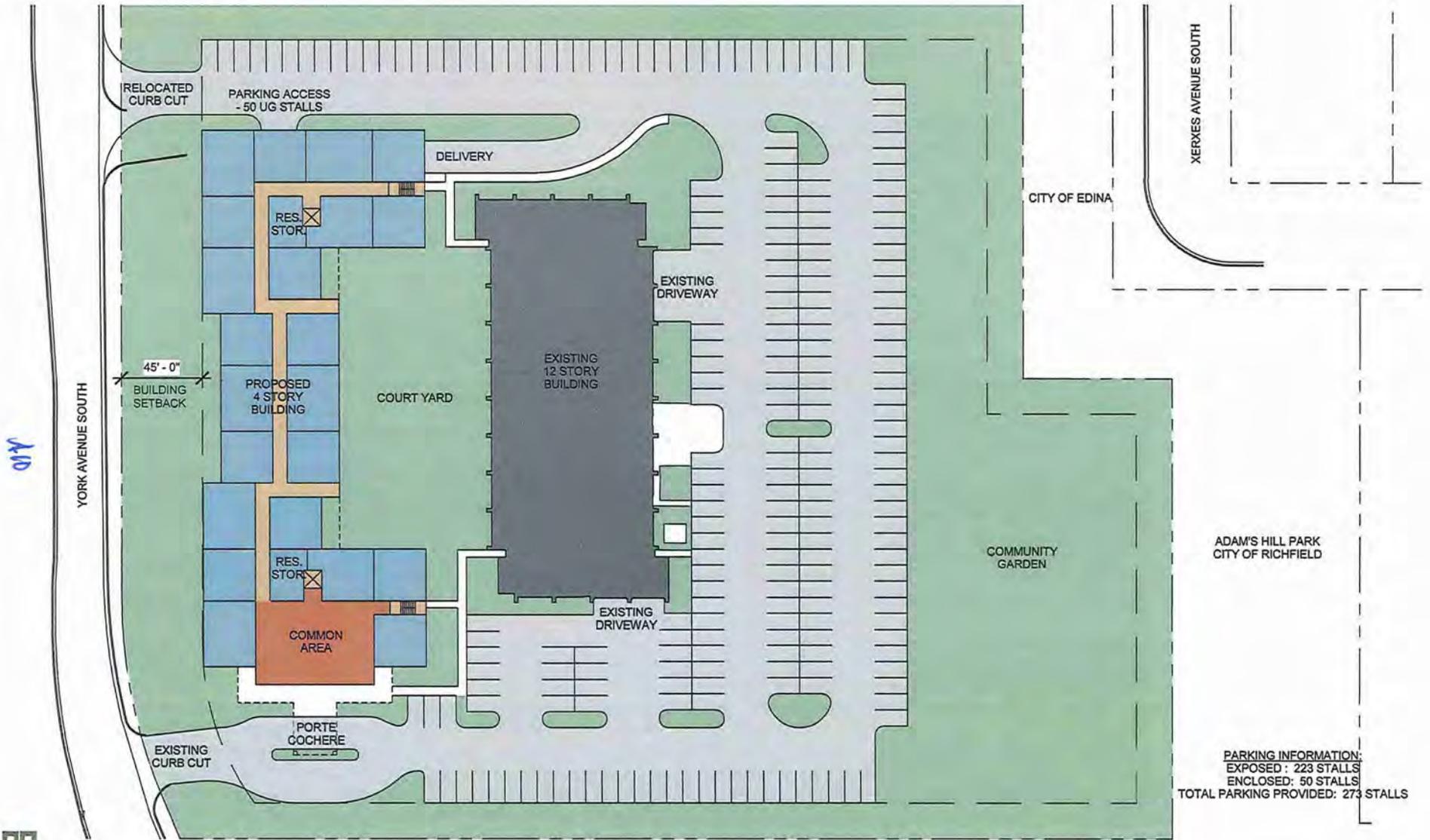


VIEW LOOKING SOUTH



VIEW LOOKING NORTH

# Site Plan



**PARKING INFORMATION:**  
 EXPOSED : 223 STALLS  
 ENCLOSED: 50 STALLS  
 TOTAL PARKING PROVIDED: 273 STALLS



All

17 April 2014

R S P   A R C H I T E C T S

Mesaba Capital Development

A12



**Elevation Studies**

17 April 2014



A13

Material Studies

17 April 2014

# Urban Housing Streetscape Typology

(Images of the following projects are not designed by RSP Architects.)

17 April 2014

114

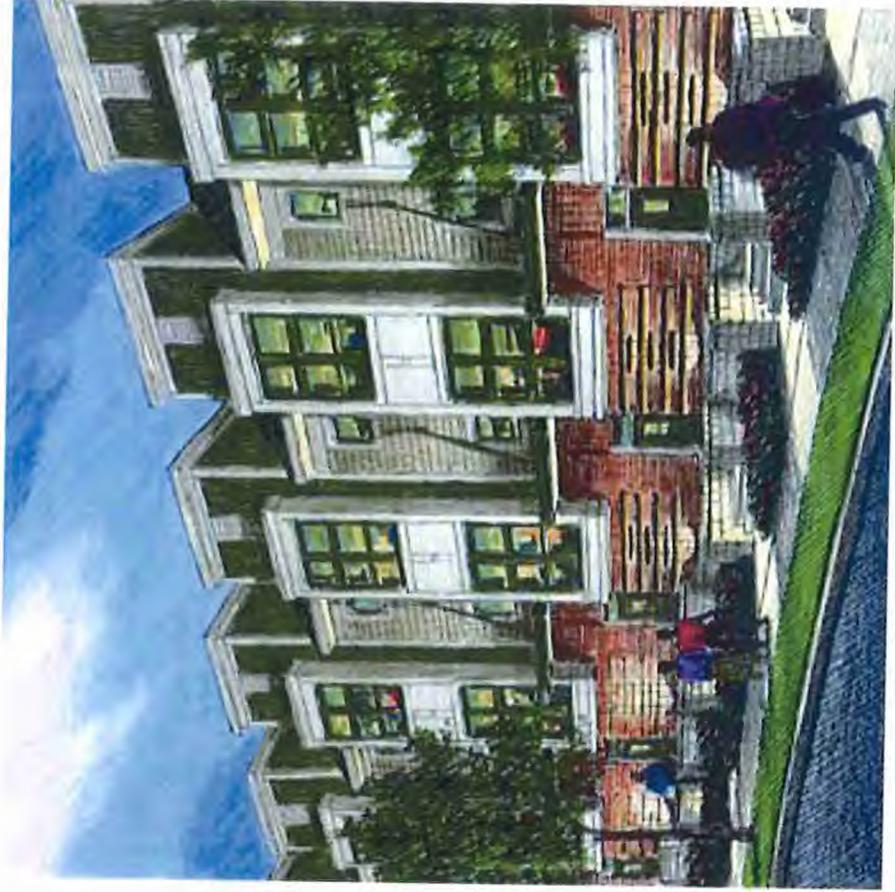


A15

17 April 2014



A16



17 April 2014

R S P A R C H I T E C T S

Mesaba Capital Development



17 April 2014

R S P A R C H I T E C T S

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17 April 2014

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17 April 2014

R S P   A R C H I T E C T S

Mesaba Capital Development



A23

17 April 2014

R S P   A R C H I T E C T S

Mesaba Capital Development



MESABA CAPITAL  
PARTNERS

Mesaba Edina

7 APRIL 2014

A214



R S P ARCHITECTS

# Project Goals



CREATE A SENSE OF COMMUNITY PRIDE

A26



PROVIDE A WARM AND INVITING ENVIRONMENT

# Project Goals



CONNECTION TO NATURE - INDOOR AND OUTDOOR

*8-26*



SENSE OF QUALITY AND DIGNITY

# Project Goals



BUILDING THAT INCLUDES: HEALTH CENTER, BISTRO/COFFEE SHOP, LIBRARY

A&7



MAXIMIZE THE POTENTIAL OF THE SITE: CONNECTING TO AMENITIES, CONNECTING TO WALKING/BIKE PATHS, CAPTURING VIEWS

# Building Typology



MID-CENTURY MODERN HOMES: LOW, SLOPED ROOF, HORIZONTAL STONE, CASEMENT WINDOWS

A28



MID-CENTURY MODERN HOMES: VERTICAL BOARD AND BATTEN SIDING, LOW, SLOPED ROOFS, GENEROUS OVERHANG, CASEMENT WINDOWS

# Building Typology



SHINGLE STYLE: ASYMMETRY, DIVIDED LITES, VERTICAL BOARD AND BATTEN SIDING

A29



STATELY, WOOD SHINGLED ROOFS, HORIZONTAL STONE/MASONRY



COMBINATIONS OF ELEMENTS: HIGH, PITCHED ROOFS, ANGULAR STONE, TUDOR DETAILING

A30

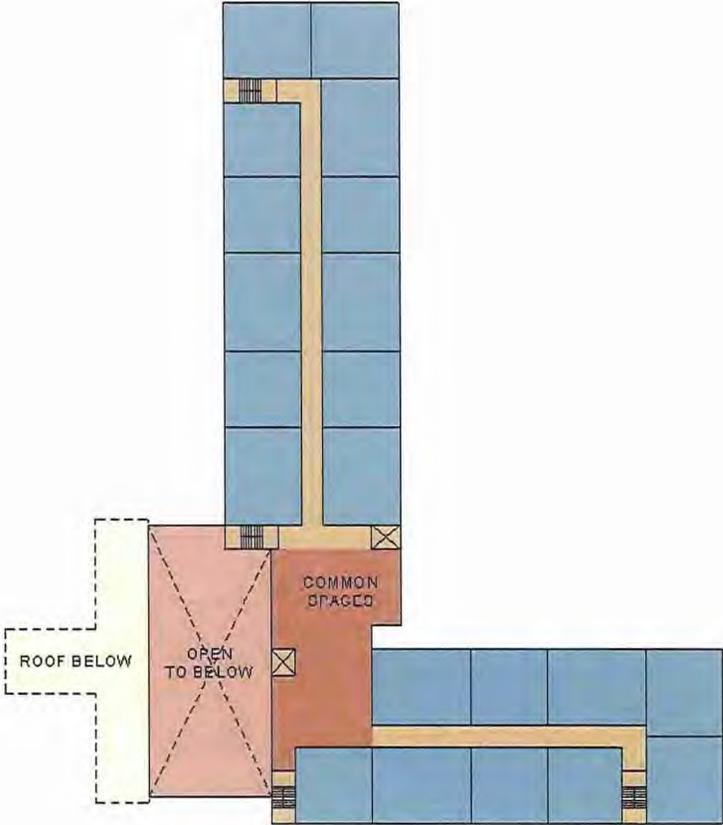


ADDITIONAL STYLE ELEMENTS: CLASSIC DESIGN, ANGULAR STONE, STRONG BASE

# Garage Plan

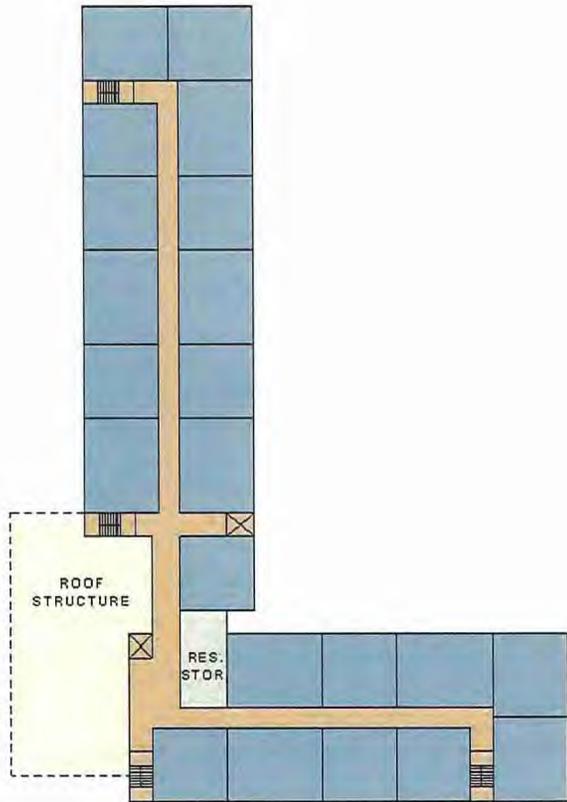


# Second Floor

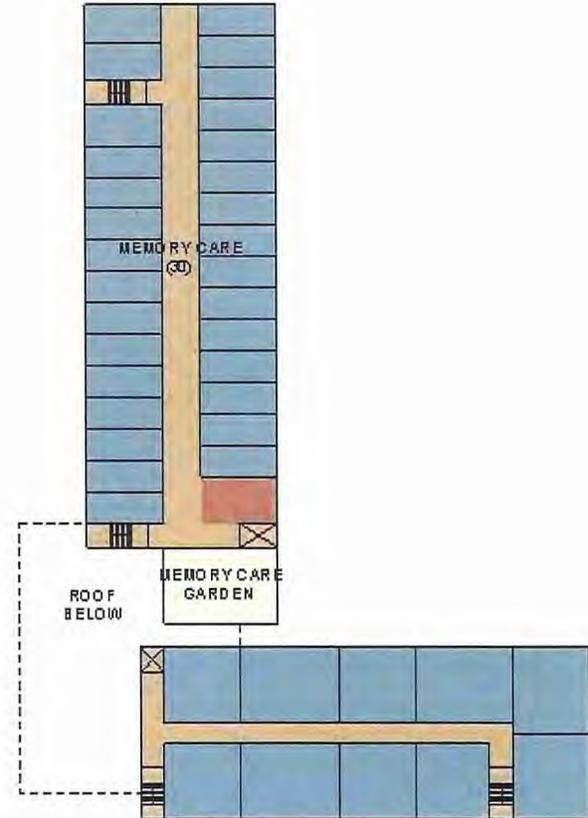


# Third Floor

A32



# Fourth Floor



April 24, 2013  
P.C. Minutes

- Survey date stamped: April 9, 2013.
- Building plans/ elevations date stamped: April 9, 2013.

**Appearing for the Applicant**

Jean ReKamp Larsen, Architect.

**Discussion**

Commissioner Potts asked Ms. Larsen if they are planning on re-using the existing foundation. Ms. Larsen said she doesn't believe so; however at this time that hasn't been formerly determined.

Commissioner Forrest asked if the Ash tree would be removed. Ms. Larsen said she believes that three will be OK.

Commissioner Platteter asked if drainage was considered. Ms. Larsen responded in the affirmative adding that there is a French drain and drainage capacity between the structures.

**Public Hearing**

Chair Staunton asked if anyone would like to speak to this issues; being none Commissioner Forrest moved to close the public hearing. Commissioner Scherer seconded the motion. Public hearing closed.

**Discussion**

Commissioner Scherer commented that he loved seeing that the building wall was "broken" up, adding she supports the request as submitted.

**Motion**

Commissioner Potts moved variance approval based on staff findings and subject to staff conditions. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

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**VII. REPORTS AND RECOMMENDATIONS**

**A. Sketch Plan Review – Continental Gardens Assisted Living, 7151 York Avenue**

**Planner Presentation**

Planner Teague informed the Commission they are being asked to consider a sketch plan request to build a 76 unit assisted living building, attached to the existing Continental Gardens Senior Living apartments at 7151 York Avenue. The proposal is to create a "senior campus," and build the addition to the east side of the building. The units are

described by the applicant as “moderately priced.” The building would be four stories tall and be connected by an elevated skyway to the existing twelve (12) story 264 unit apartment building. The existing site is 5.85 acres in size; therefore, the density is 45 units per acre. With the proposed addition of 76 units; the density would increase to 58 units per acre. The property is zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential. The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the

### **Appearing for the Applicant**

Terri Cermak with Cermak & Rhoades Architects.

### **Discussion**

Chair Staunton asked Planner Teague if this request was similar to the request reviewed and approved at 7500 York Avenue. Planner Teague responded in the affirmative. The 7500 Co-op partnered with Ebenezer to construct a similar facility.

Commissioner Carr said at this time her comments concern landscaping, indicating if they proceed with an application they will need a landscaping plan and materials board to ensure compatibility in exterior materials between the existing and new building. Carr said she wants the final outcome to look like it’s designed as one, not piecemeal.

Chair Staunton said it appears to him that the use is good; adding if the Commission agrees with the proposed use and increased density what the Commission needs to express is if the configuration of the new building is “right” and if the design is “right”.

### **Applicant Presentation**

Ms. Cermak addressed the Commission and explained the property owners are undertaking a large renovation project on the existing building that includes new windows, landscaping and walkability features. Ms. Cermak said the proposed new structure is designed to be a natural progression of the existing building. She explained a “skyway” is proposed to facilitate the movement of residents between buildings. Cermak said she believes the design of the new structure minimizes impact to surrounding properties because of the grade and buffer. She stated close attention would also be paid to the Richfield side of the property. Concluding, Cermak reported that interior space would be created to facilitate shared activities between buildings

## Discussion

Chair Staunton asked Ms. Cermak if the intent was for people to relocate between buildings as a permanent move or would they rotate in and out. Ms. Cermak responded at this time they are still doing the market analysis; however, they believe when one moves out of the "independent" living senior building their move to the new assisted living facility is permanent.

Commissioner Platteter asked Planner Teague how Richfield would "hear about this". Teague responded they will be informed when/if a formal application is made. Teague explained a public hearing notice is sent to property owners (including Richfield) within 1000-feet of the subject site. Richfield would then pass this notice on to their residents.

Commissioner Carr asked Ms. Cermak if other designs were considered. Ms. Cermak responded that they are in the process of design; however, need to take a lot into consideration (windows mechanical) when tying the proposed building to the existing building.

Commissioner Potts said that overall he appreciates the property owner coming before the Commission with the sketch plan adding he also likes the "residential" feel of the proposed building. Continuing, Potts suggested that they look at implementing sustainability measures either through Leed certification or working with Xcel on their energy programs. Potts said when this comes before the Commission for formal review he would like to see what measures were taken to reduce energy consumption. Potts also noted this project is an increase in density.

Commissioner Platteter commented when designing the new building the applicant needs to consider "what the City gets from this". He suggested looking for ways to create walkability, possibly implementing bike paths, landscaping, etc. to create a better pedestrian experience.

Commissioner Forrest acknowledged the difficulty in working with an existing building and agreed with Commissioners Potts and Platteter that sustainability and walkability were important.

Commissioner Schroeder said what's important to him is how the site is viewed and how to formulate a new pedestrian environment. He noted in the 1970's large buildings were setback from the street; however, over the past few years the Commission and Council have been working on creating more of a pedestrian centered corridor in the greater Southdale area. He noted there are new developments within the greater Southdale area that are now closer to the street, adding to the pedestrian experience. Schroeder also noted there is no sidewalk connection from this building to the street reiterating the goal of the City is to foster a greater pedestrian experience. Concluding, Schroeder said he was curious how the new building would function if it was placed on the opposite side. Schroeder said placing the new building on the York side would lessen the scale of the very tall older building and may create a very good experience for residents of the buildings and the City.

Ms. Cermak responded that was looked at; however, maintaining front yard setbacks would be a problem. Commissioner Schroeder explained there are ways to work with the City to allow construction of a building closer to the street and mitigate increased density. Schroder pointed out the CVS site; as a recent example of a redevelopment that also addresses the pedestrian experience.

Chair Staunton also noted the available PUD zoning process which is one way to work with the City when a site has "issues" with the zoning ordinance. He added PUD is a tool that can be implemented to allow flexibility from City zoning requirements including density and setbacks. Staunton suggested taking a fresh look at this development by keeping sustainability in mind and trying to create a streetscape that services more than just automobiles.

Commissioner Platteter commented that to him connectivity is important, adding he would like to see an area created where the pedestrian feels welcome. He pointed out finding a way to connect the subject buildings to the library and YMCA would not only be good for the pedestrian experience but it would be an important amenity to the residents of the building(s).

Commissioner Schroeder suggested that the applicant look at this site as a clean slate that puts the pedestrian first with a design that challenges the City.

Chair Staunton thanked Ms. Cermak for her time

**B. Zoning Ordinance Update – Residential Development**

**VIII. CORRESPONDENCE AND PETITIONS**

Chair Staunton acknowledged back of packet materials.

**VI.C. PRELIMINARY PLAT APPROVAL, 3909 WEST 49 ½ STREET, FRANK HOLDINGS LLC/SPALON MONTAGE, RESOLUTION NO. 2013-43 - APPROVED**

Community Development Director Presentation

Mr. Teague presented the request of Spalon Montage to divide its property at 4936 France Avenue back into two lots for the purpose of potentially selling the new lot in the future. No new building was proposed at this time. The existing property and buildings would remain the same. This property was originally platted as two lots. The proponent combined them a few years ago, but was now requesting to divide them back per the original plat. Staff and the Planning Commission recommended approval of the proposed preliminary plat.

The Council asked questions of Mr. Teague, City Attorney Knutson, and City Engineer Houle relating to the encroachment agreement in place for the side of the building. This preliminary plat would not cause any changes to the encroachment agreement; the agreement would still be in effect.

Mayor Hovland opened the public hearing.

Public Testimony

There was none.

**Member Swenson made a motion, seconded by Member Sprague, to close the public hearing.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**Member Swenson introduced and moved adoption of Resolution No. 2013-43, approving a Preliminary Plat at 3909 West 49 ½ Street, based on the following findings:**

1. The lots were original platted as proposed.
2. There are no immediate requests for changes in use of the property or existing buildings.

Member Brindle seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**VII. COMMUNITY COMMENT**

Mary Ames, Parishioner of St. Richard's Catholic Church, 7650 Penn Avenue South, addressed the Council.

**VIII. REPORTS / RECOMMENDATIONS**

**VIII.A. RESOLUTION NO. 2013-41 ADOPTED - ACCEPTING VARIOUS DONATIONS**

**Member Bennett introduced and moved adoption of Resolution No. 2013-41, Accepting Various Donations. Member Sprague seconded the motion.**

Rollcall:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**VIII.B. SKETCH PLAN, 7151 YORK AVENUE**

Community Development Director Presentation

Mr. Teague presented the Sketch Plan for 7151 York Avenue. The proponent proposed to build a four-story 76-unit assisted living complex attached to the Continental Gardens Senior Living apartments at 7151 York Avenue. The proposal was to create a senior campus; and build the addition to the east side of the building. The building would be four stories tall and would be connected by an elevated skyway to the existing twelve-story 264 apartment building. The existing site was 5.85 acres in size; therefore, the density was 45 units per acre. With the proposed addition of 76 units, the density would increase to 58

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units per acre. The property was zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential. The units are described by the proponent as “moderately priced.”

There was discussion on the cap for High Density Residential in the Comprehensive Plan, of 30 units per acre, noting that assisted living units would have less demand than other high density uses for transportation and parking while having the same demand for in-ground utilities. It was noted that EMT service was well positioned for this area, and police service for this type of development would be in low demand.

Mr. Houle provided the Council with information on sewer and water capacity in relation to the Metropolitan Council. He advised that the Comprehensive Plan projected 20 to 30 years into the future, was approved by the Metropolitan Council, and included a high-density land use in the Greater Southdale Area, as well as housing in commercial areas of the City. Those numbers were taken into account by the Metropolitan Council in determining the size of the relief sewer that was built through Richfield.

Proponent Presentation

Terri Cermak, Cermak, Rhoades Architects, answered questions of the Council relating to affordability, anticipated number of staff, layout and amenities, and transit connections.

Comments from the Council for future discussions on the plan were: the importance of the percentage of County Elderly Waiver Units that would be guaranteed, revising the plan from a second-story skyway to a first-floor connection, creating a circle on the south end of the site as opposed to widening the space between the buildings, including a sidewalk extension to the street, the importance of “pedestrian friendly,” and completion of a market study with penetration rates.

Staff was directed to provide the Council with additional information on the density cap relating to senior plans in PSR Districts, including why the cap was set and how this project related to the cap.

**IX. CORRESPONDENCE AND PETITIONS**

**IX.A. CORRESPONDENCE**

Mayor Hovland acknowledged the Council’s receipt of various correspondence.

**IX.B. MINUTES:**

1. ENERGY & ENVIRONMENT COMMISSION MINUTES, MARCH 12, 2013
2. VETERANS MEMORIAL COMMITTEE MINUTES, MARCH 15, 2013
3. ART CENTER BOARD MINUTES, MARCH 28, 2013
4. PLANNING COMMISSION MINUTES, APRIL 10, 2013

Informational; no action required.

**X. MAYOR AND COUNCIL COMMENTS – Received**

There was discussion on Safe Routes to School relating to Concord School. Students that live across the street on School Road were now being required to take the bus to school due to there not being a sidewalk in place to access the school. It was noted that pedestrian focused improvements have been completed at other schools in the City. Two options that had been presented to the Council in the May 2012 Franchise Fee Feasibility Study were: A) assessment split of 25/25/50 between the City/School District/Residents for sidewalk construction from Concord School to Normandale Road; and, B) assessment split of 50/50 between the City/School District for sidewalk construction from Ruth Drive to Concord School. It was noted that the residents would not be assessed for the proposed sidewalk project in accordance with the current policy. **Moved by Member Brindle, seconded by Member Sprague, approving that Option A (sidewalk construction from Concord School to Normandale Road) of the May 2012 Franchise Fee Feasibility Study be updated and presented to the Council for consideration.**