



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII.D.

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

**Action**   
**Discussion**   
**Information**

**Date:** May 21, 2013

**Subject:** Sketch Plan, 6500 France Avenue

### **Action Requested:**

Provide non-binding comments regarding the proposed Sketch Plan.

### **Information / Background:**

The City Council is asked to consider a new sketch plan proposal to redevelop the property at 6500 France Avenue. The previously approved plan for the site was a five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. (See previously approved plans on pages A22–A24 of the Planning Commission memo.)

The applicant is requesting consideration of a change in use to 109 units of senior assisted living; and 100 units of transitional and memory care. Transitional care would include short term stays by patients that have had surgery at Fairview Hospital or Twin City Orthopedic (TCO). The building would be similar in style from the previously approved building and still be five stories in height. A pedestrian skyway would connect the building to the hospital parking ramp to the north. The parking ramp would be removed and replaced with housing. The parking would be provided underground. There would be a 15,000 square foot reduction in the structure footprint from the previous plan. (See applicant narrative and plans on pages A5–A21 of the Planning Commission memo.)

To accommodate the request, an amendment to the Comprehensive Plan and an amendment PUD Zoning District would be required. The density of the development using 109 units of senior assisted living would be 46 units per acre; which would be on the higher end of high density residential development in the City of Edina. Counting the memory care and skilled nursing beds along with the assisted living, the density would be 80 units per acre. The transitional care could be seen as an extension of the regional medical uses of the hospital and TCO.

**Planning Commission Consideration:** On May 8, 2013, the Planning Commission considered the sketch plan proposal. (See attached minutes.) The Planning Commission generally believed that the use was a better fit for the site compared to the medical office; however, they were concerned over the proposed density. They would like to see examples of Ebenezer projects in other cities, and review how other cities view these types of uses for density. The Commission liked the skyway pedestrian connection to the parking ramp and hospital. Sustainable design was mentioned as an important component moving forward. The Commission also suggested consideration of providing some affordable housing units.

### **ATTACHMENTS:**

- Minutes from the April 24, 2012 Edina Planning Commission meeting
- Planning Commission Memo, October 24, 2012

P.C. Minutes  
May 8th.

## VII. REPORTS AND RECOMMENDATIONS

### A. Sketch Plan Review – 6500 France Avenue, Edina, MN

#### Planner Presentation

Planner Teague informed the Commission Mount Properties has requested that the Commission consider a new sketch plan proposal to redevelop the property at 6500 France Avenue. Teague reminded the Commission Mount Properties previously received approval of a five-story, 62-foot tall, and 102,478 square foot medical office/retail building with attached ramp.

Teague explained the new sketch plan is a change in use to 109 units of senior assisted living; and 100 units of transitional and memory care. Teague stated to accommodate this request, an amendment to the Comprehensive Plan and an amendment to the PUD Zoning District is required.

#### Appearing for the Applicant

Stephen Michals, Mount Properties and Ed Farr, Edward Farr Architects Inc. Luigi Bernardi, Aurora Investments and Susan Farr, Ebenezer.

#### Discussion

Commissioner Kilberg noted that the plans depicted a skyway and asked Planner Teague if the skyway would require a variance. Teague responded that that was a good question, adding the skyway would require further review as part of the formal application process and at that time it would be ascertained if a variance was required.

#### Applicant Presentation

Mr. Michals addressed the Commission and explained the change in use from a medical office/retail building to a senior assisted living facility is unique because of its proximity to Fairview Southdale Hospital and its use as a specialized senior care facility. Michals reported the new building would be operated by Ebenezer as a part of the Fairview Healthcare Systems. Continuing, Michals noted the recently constructed senior assisted living facility at 7500 York Avenue (York Gardens) is an award winning senior facility that is 100% leased and is also operated by Ebenezer. Michals said retail support services are also proposed for the "community" to include a pharmacy, Bistro, and a senior designed urgent care clinic. Michals introduced Susan Farr, of Ebenezer.

Susan Farr explained Ebenezer believes the location of the proposed senior facility is excellent. It is proposed as a continuum of care from assisted to nursing home including short term stay options. Farr noted the proposed skyway would connect the medical uses provided by the hospital to the residents of the proposed building.

Ed Farr delivered a power point presentation.

### **Questions**

Commissioner Grabiell stated parking could be an issue for him. Planner Teague explained that the proposed use requires less parking than the previously approved medical office/retail use. Grabiell asked Teague for a breakdown of nursing/ apartment units in the proposed facility. Teague reported at this time the applicant is proposing a building with 109 senior assisted living units and 100 units which can be considered as nursing home type units. Teague said the applicant has indicated parking for the new use would be adequate.

Commissioner Platteter said he agrees with Grabiell's concern over parking and questioned where visitors would park; and if visitors would be permitted to use the hospital ramp to park.

Mr. Michals indicated the site provides 136 enclosed parking stalls and 8 surface parking stalls. He pointed out this is a senior building where parking demand is low, adding Ebenezer is very good with parking ratios and they have expressed the opinion that the proposed facility provides adequate parking. Use of the ramp would also be an option.

Planner Teague commented that the City has also asked WSB to take a look at parking for the site and provide the City with a change in use traffic analysis.

Commissioner Platteter noted that this proposal is a sharp increase in density and to the best of his knowledge it's also a density the City hasn't been asked to support. Platteter asked Planner Teague to look for density comparisons so when the applicant returns with a formal application the Commission can see what a building of this size and use "feels" like. Continuing, Platteter acknowledged this is a unique facility, adding it's not a "true" apartment building; it appears part hospital. Platteter commented that the Commission has always been cautious with requests to amend the Comprehensive Plan. Reiterating density is an issue for him and an amendment to the Comprehensive Plan needs further thought.

Chair Staunton commented that Ebenezer operates York Gardens and asked what the advantage is of this facility over York Gardens. Ms. Farr responded the difference is the location and the medical amenities provided by this location. Farr also noted this facility will also be a nursing home with extended stay suites and observation rooms. Residents of this facility will be able to "age in place" with all their needs met at this building. Technically residents of the building wouldn't need a car.

Commissioner Forrest asked Ms. Farr if the facility has an age requirement. Farr responded in the affirmative. Forrest asked if the moratorium on nursing homes was lifted. Farr responded it hasn't been lifted yet. Forrest also commented on affordability and asked if there would be affordable units. Farr responded they are still working

through the numbers; however, a percentage of the housing units would be affordable under the elderly waiver.

Continuing, Forrest asked if this location could be considered isolating because of the busy street and the lack of day to day amenities in the immediate area. Ms. Farr responded this facility would provide a van to drive able bodied seniors to different locations and it would also be a full service building. Farr added that Ebenezer does a lot with "Lifelong Learning" such as music and art classes. They also offer a number of intergenerational activities. Farr reported that a couple of their facilities contain a day care center on site. Concluding, Farr said their goal is to enhance the life of seniors; it's not going to be a building where the residents feel "locked down".

Commissioner Carr commented that she likes the design of the building. Carr said in her opinion this project is architecturally pleasing, it's not just flat building walls, concluding she especially likes the carved out terraces and court yards.

Commissioner Potts noted the building now has more of a residential feel and asked how this building differs from the previous building with regard to structure. Mr. Farr responded that the previous building was a steel frame building with columns and beams with precast concrete floor systems. The new building is a cast in place post tension concrete design building which is top of the line and is also quieter than a steel cast building. Potts also asked if any thought was given to sustainability measures. Farr responded they aren't quite there yet.

Commissioner Scherer stated she likes the idea of continuous care, adding the concept is great and the location of the new Twin City Orthopedics in relation to this building is also a plus.

Commissioner Grabiell questioned if there could be a "fatigue factor" with senior housing. He pointed out the new facility at 7500 York and the Waters as examples of recent senior housing additions to Edina. Continuing, Grabiell also asked the applicant what's changed from then to now, pointing out the Commission and Council went through almost a year of meetings to achieve the previously approved medical office/retail building.

Mr. Farr responded with regard to senior housing Edina is an "old" zip code and the market analysis indicates Edina's residents would like to remain in their City as they age. Mr. Michals also added at the time of the original application the Fairview Health Systems wasn't involved and in January we were provided with new information and the partnership with Fairview Health Systems/Ebenezer and Aurora was formed. Continuing, Michals said Aurora Investments would own the building reiterating Ebenezer would operate the facility.

Commissioner Kilberg informed the Commission he has worked with Ebenezer and has the utmost respect for their organization, adding he sees this redevelopment as a plus.

Kilberg stated he likes the additional greenspace, concluding this is more appealing in his opinion.

Commissioner Forrest said she believes maintaining a high quality of life for seniors along with continuous care is great; however, she stated the Commission worked hard on the previous project and project across the street. Forrest said she remembers during the discussions on the TCO building that the Commission expressed the desire for this area to become a medical campus and enhance the pedestrian experience while doing so. She pointed out this facility is now residential and the experience for the pedestrian would change. Concluding, Forrest stated in her opinion this request changes the vision for this area, adding she is concerned about that.

Chair Staunton opened the meeting for public comment stressing that this is not a public hearing.

### **Public Comment**

Susan Laiderman, 6566 France Avenue #402.

John Windhort, 6566 France Avenue, #204

Mr. Laiderman 6566 France Avenue, #402

Marilyn Kemme, 6566 France Avenue, #1206

### **Discussion**

The discussion ensued with Commissioners expressing the opinion that the project is too dense. It was also noted that this project requires a change in use and the Commission and Council will have to revisit their previous vision for this area and decide if this proposal warrants a change in vision. Commissioners acknowledged they understood how the change in use occurred but the basic "use" of this corner must now be resolved by the question is the change in use right.

Commissioners also agreed that in many ways this building is a good transition. They indicated the height appears consistent and the skyway is an important amenity. Concluding, Commissioners reiterated the increase in density is of concern; however, it is mitigated by the decrease in traffic. Commissioners suggested to staff if this returns as a formal application that staff finds comparable buildings. Commissioners stated they want to know how a building with this density would look and interact.

Chair Staunton thanked the applicants for their presentation.

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**Date:** May 8, 2013

**To:** Planning Commission

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

**Re:** Sketch Plan Review – 6500 France Avenue

The Planning Commission is asked to consider a new sketch plan proposal to redevelop the property at 6500 France Avenue. (See property location on pages A1–A2.) The previously approved plan for the site was a five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. (See previously approved plans on pages A22–A24.)

The applicant is requesting consideration of a change in use to 109 units of senior assisted living; and 100 units of transitional and memory care. Transitional care would include short term stays by patients that have had surgery at Fairview Hospital or Twin City Orthopedic (TCO). The building would be similar in style from the previously approved building and still be five stories in height. A pedestrian skyway would connect the building to the hospital parking ramp to the north. The parking ramp would be removed and replaced with housing. The parking would be provided underground. There would be a 15,000 square foot reduction in the structure footprint from the previous plan. (See applicant narrative and plans on pages A5–A21.)

To accommodate the request, an amendment to the Comprehensive Plan and an amendment PUD Zoning District would be required.

The density of the development using 109 units of senior assisted living would be 46 units per acre; which would be on the higher end of high density residential development in the City of Edina. Counting the memory care and skilled nursing beds along with the assisted living, the density would be 80 units per acre. The transitional care could be seen as an extension of the regional medical uses of the hospital and TCO.

The site is guided in the Comprehensive Plan for “Regional Medical – RM.” Senior Housing is not an allowed use within the RM designation. (See page A3–A4a.) Therefore, the proposed use would require the following options for a Comprehensive Guide Plan amendment:

- Allow Senior Assisted Living Housing as a permitted use within the Regional Medical District. The transitional care units are already allowed in the RM District. The



maximum FAR requirement for the RM District is 1.0; therefore an exclusion in FAR for housing would also need to be made in the Comprehensive Plan. FAR requirement is more suited for commercial or office development. It is not necessarily applicable for a residential development.

- Re-guide the site to OR, Office Residential. The proposed uses would then be allowed. The maximum FAR requirement for the OR District is 1.0; therefore an exclusion in FAR for housing would also need to be made in the Comprehensive Plan. Density should be addressed.

The compliance table below demonstrates how the proposed new building would comply with the approved PUD for the site:

|  | City Standard (PUD)   | Proposed  |
|--|---|---|
| <b><u>Building Setbacks</u></b>          |   |   |
| Front – France Avenue                    | 25 feet   | 25 feet   |
| Front – 65 <sup>th</sup> Street          | 25 feet   | 25 feet   |
| Side – West                              | 100 feet  | <b>35 feet* (parking ramp was 15 feet)</b>      |
| Rear – South                             | 30 feet   | 25 feet*  |
| <b><u>Parking Structure Setbacks</u></b> |   |   |
| Front – France Avenue                    | 80 feet   | No longer applicable – no parking ramp proposed |
| Front – North                            | 25 feet   |   |
| Side – West                              | 15 feet   |   |
| Rear – South                             | 20 feet   |   |
| Building Height                          | Five stories and 62 feet  | Five Stories & 62 feet                          |
| Maximum Floor Area Ratio (FAR)           | 1.0%  | <b>2.1%**</b>                                   |
| Parking Stalls                           | 138 – Based on 100 resident beds, 109 assisted living units, and 30 employees | 144 stalls                                      |
| Parking Stall Size                       | 8.5' x 18'  | 8.5 x 18'                                       |
| Drive Aisle Width                        | 24 feet   | 24 feet   |

\* *Would require change to the PUD*

\*\* *Would require change to the PUD (FAR requirement is more suited for commercial or office development. It is not applicable for a residential development.)*

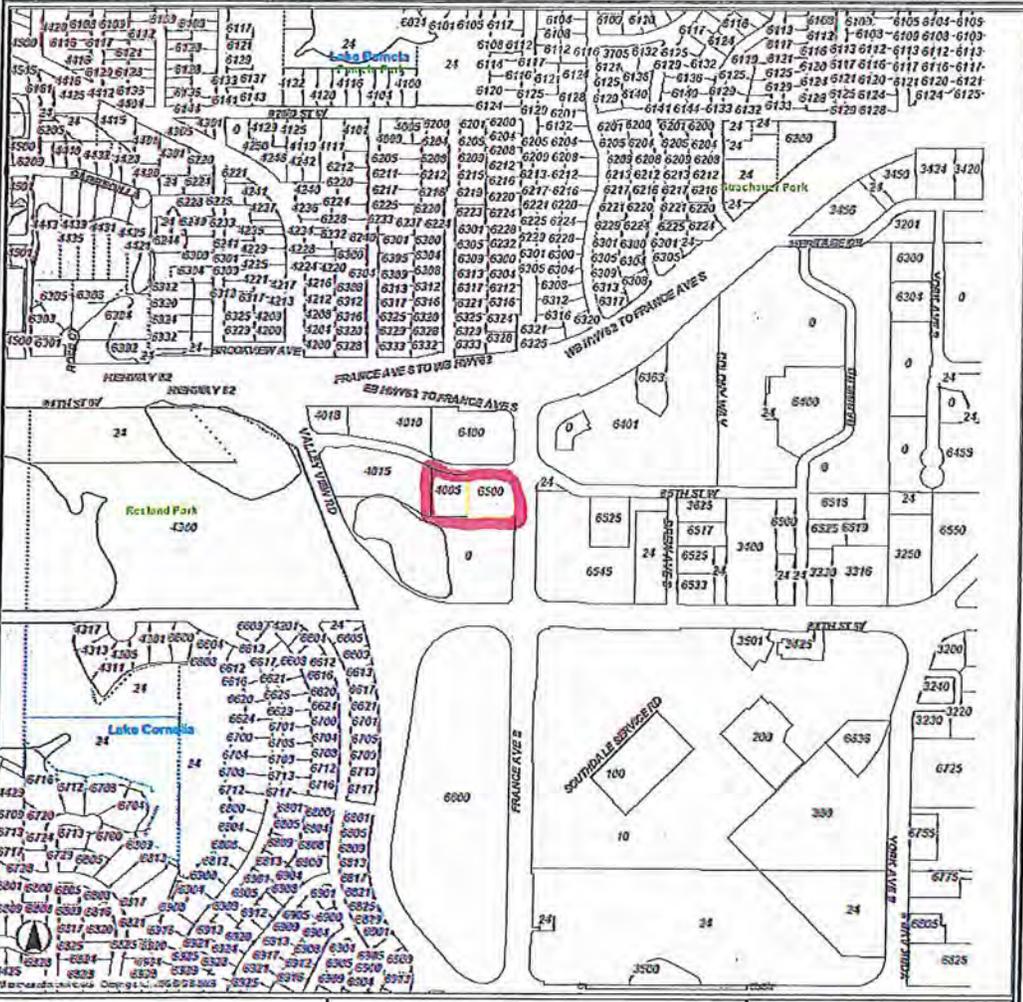


The proposed use may be a better land use fit for the site given the proximity to medical office uses to the north and east, and the hospital to the northeast. The suggested pedestrian skyway would connect these uses together to justify the proposed request for the change in land use and the suggested density and scale of the project.

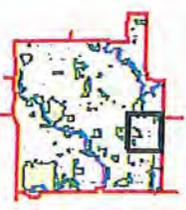
The proposed use is likely not to generate as much traffic to the site as would the approved medical office building. The traffic and parking study would be required to be updated to verify traffic impacts, and that the site could operate with the proposed parking arrangement.

Through the use of the PUD zoning, the city could provide protections in ensuring that the building proposed is actually constructed. Similar to the last proposal, staff is generally supportive of the request.

# City of Edina



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

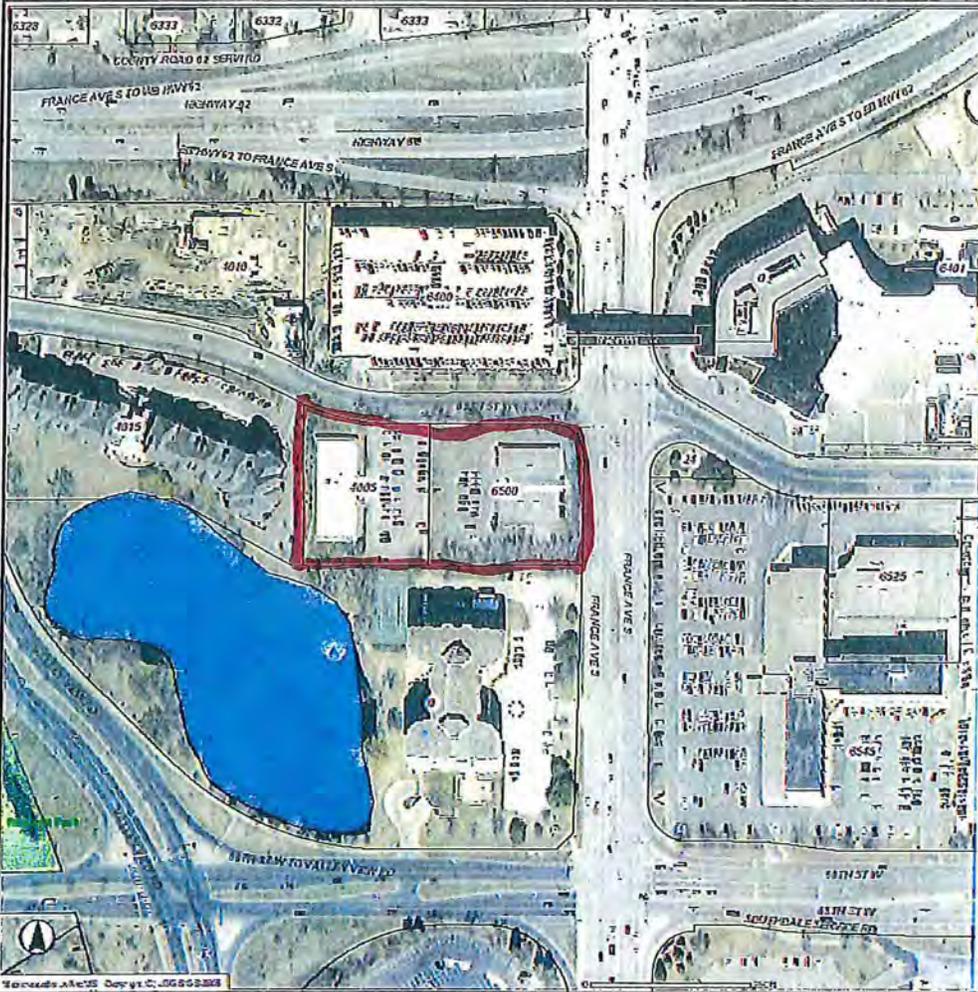


PID: 3002824140008

6500 France Ave S  
Edina, MN 55435



# City of Edina



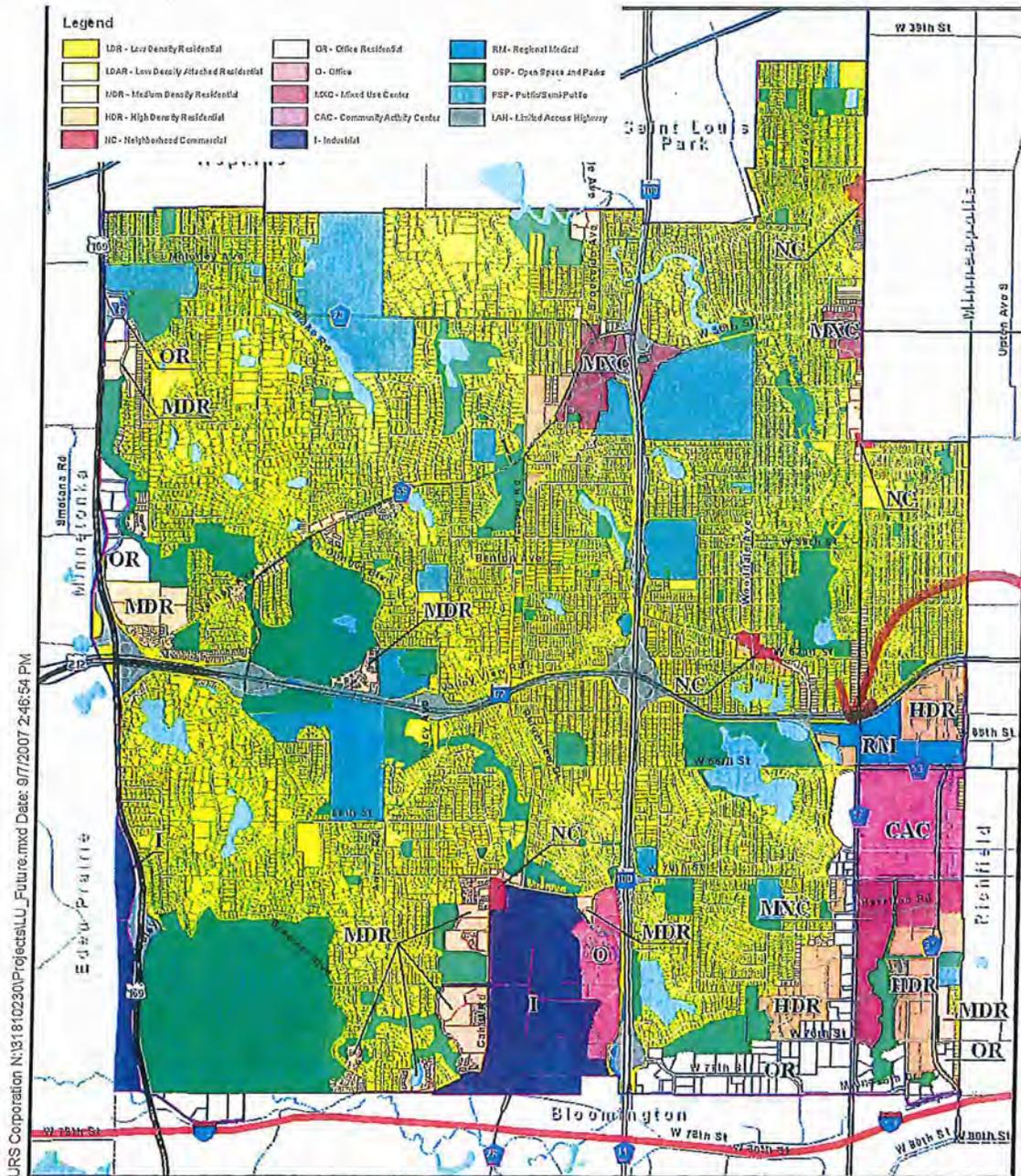
- Legend**
- House Number Labels
  - Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels
  - 2000 Aerial Photo



**PID: 3002824140008**

**6500 France Ave S  
Edina, MN 55435**





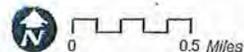
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**City of Edina**  
2008 Comprehensive Plan Update

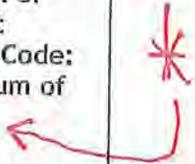
Data Source: URS

**Figure 4.3**  
**Future Land Use Plan**





| Nonresidential and Mixed Use Categories | Description, Land Uses   | Development Guidelines   | Density Guidelines  |
|---|--|--|---|
| RM<br>Regional Medical                  | Hospitals, 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. | Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites. | Floor to Area Ratio - Per current Zoning Code: maximum of 1.0                               |
| OSP<br>Open Space and Parks             | Applies to major parks and protected open space that is publicly owned. May not include all small parks, since some are included in residential land use districts.  | Performance and buffering standards for intensive outdoor recreation, parking.   | N/A   |
| PSP<br>Public/Semi-Public               | Applies to schools, large institutional uses (churches, cemeteries) and semi-public uses such as country clubs. Some small uses of these types may be integrated into other land use districts.  | Performance and buffering standards for intensive outdoor recreation, parking.   | To be determined - may require review of large-scale development or institutional expansion |
| LAH<br>Limited Access Highway           | Expressways and access ramps for two regional arterial highways (TH 62 and TH 100) occupy land within the City to serve local and regional travel needs.   | NA   | NA  |



\*Floor-to-area ratio, or FAR, refers to the ratio of a building's floor area to the size of its lot. Thus, an FAR of 1.0 could mean a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, etc.

### Potential Areas of Change

Among its many purposes, the Comprehensive Plan functions as a long range tool that attempts to anticipate where change and growth will occur in the City. Identifying those potential areas of change is an initial stage in the process of guiding new construction and redevelopment when it is proposed by private property owners. It is not an attempt to stimulate change, but to acknowledge that it may occur and be proactive in shaping it. Locations identified in this section appear to be areas where change may occur during the life of this Plan. Many of these areas were identified in a group exercise at Public Meeting #2 as



| Nonresidential and Mixed Use Categories   | Description, Land Uses   | Development Guidelines  | Density Guidelines  |
|---|--|---|---|
| <p><b>NC</b><br/> <b>Neighborhood Commercial</b><br/>                     Current examples:</p> <ul style="list-style-type: none"> <li>• Morningside commercial core</li> <li>• Valley View and Wooddale</li> <li>• 70<sup>th</sup> &amp; Cahill</li> </ul> | <p>Small- to moderate-scale commercial, serving primarily the adjacent neighborhood(s). Generally a 'node' rather than a 'corridor.' Primary uses are retail and services, offices, studios, institutional uses. Residential uses permitted. Existing and potential neighborhood commercial districts are identified for further study.</p>  | <p>Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features. Encourage structured parking and open space linkages where feasible; emphasize enhancement of the pedestrian environment.</p> | <p><b>Floor to Area Ratio-Per current Zoning Code: maximum of 1.0*</b><br/>                     2 - 3 units/acre</p>        |
| <p><b>OR</b><br/> <b>Office-Residential</b><br/>                     No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations</p>  | <p>Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character. Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.</p> | <p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>  | <p><b>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0*</b><br/>                     2 - 3 units/acre</p> |
| <p><b>O</b><br/> <b>Office</b><br/>                     Current examples include the office buildings on the west side of TH 100 between 70<sup>th</sup> and 77<sup>th</sup> Streets.</p>   | <p>This designation allows for professional and business offices, generally where retail services do not occur within the development unless they are accessory uses that serve the needs of office building tenants. Vehicle access requirements for office uses are high; however, traffic generation from office buildings is limited to morning and evening peak hours during weekdays. Office uses should be located generally along arterial and collector streets.</p>  | <p>Provide buffer/transition to adjacent residential uses. Use high quality permanent building materials and on-site landscaping. Encourage structured parking.</p>   | <p><b>Floor to Area Ratio - Per Zoning Code: Maximum of 0.5</b></p>   |

A4a



MOUNT DEVELOPMENT CO.

## City Narrative

**6500 France Ave South, Edina**

May 1, 2013

We are requesting approval for a new building use for the site offering specialized senior services. Ebenezer, which is division of Fairview Hospital, will be operating the building on the entire site.

This new use on the property will require a PUD site plan approval and a Comprehensive Guide Plan change.

Our development team will be the same group as we presented last year:

Edward Farr Architects, Ed Farr  
Alliant Engineering, Mark Rausch  
Aurora Investments LLC, Luigi Bernardi  
Mount Development Company, Stephen Michals

There has been good progress on the two sites over the winter.

- Aurora Investments has purchased both land parcels
- The 6500 France building has been removed
- Many of the tenants in the 4005 Building have relocated in Edina
- We hope to take down the 4005 Building soon

Ebenezer services provide a strategic support in the community;

- provide residents in senior buildings short term special care
- nonhospital bed choices
- new enhanced skilled nursing facility

The following are the proposed services

- 40 skilled nursing beds
- 40 Memory care rooms
- 20 Care Suites/observation for post-operation rehabilitation, hospice
- 109 Independent/ Assisted living rooms with water views

3600 Minnesota Drive, Suite 525 Edina Minnesota 55435

952-941-1383

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Town Center areas will be a highlight for residents and their families; internet café, outside terrace with fireplace for sitting and dining, theater, offerings Pub style meeting room, numerous eating choices, fitness offerings, full time activity director.

All rooms have state of the art sensors identified to each resident, rest room functions, sleeping patterns, refrigerator use, etc.

Retail support services considered for the residents and the *community*

- Pharmacy
- Our staff will continually strive for green efficiency through operations and resident involvement. We have a specific narrative of green initiatives during construction and ongoing mechanical operations. Beauty shop
- Bistro - light meals, premium coffee, ice cream internet café service
- Osher Lifelong Learning Institute by U of M lectures and classes
- Senior designed Urgent Care Clinic 12-18 hours open

We have a proposed skyway to hospital across 65<sup>th</sup> street for patients and visitors.

Thank you for your consideration.

**BUILDING USE COMPARISON**  
**6500 France Avenue South**

4/25/2013

|                     | <u>Medical Office</u>                         | <u>Senior &amp; Skilled Care</u>                                   |
|---------------------|---|--|
| <b>Building Use</b> | Clinic Offices<br>City Approval<br>12-21-2012 | Skilled Nursing<br>Memory Care<br>Care Suites, AL, IL<br>209 units |

*This quadrant will now be all housing France -65<sup>th</sup> St. - Valleyview - 66<sup>th</sup> St*

|                              |            |            |
|------------------------------|------------|------------|
| <b>Building Height</b>       | 62'        | 62'        |
| <b>Building Setbacks</b>     | Same       | Same       |
| <b>Two Level Podium</b>      | Yes        | Yes        |
| <b>Exterior Architecture</b> | Same       | Same       |
| <b>Green Roof Area</b>       | Yes        | Yes        |
| <b>Land Area</b>             | 102,900 sf | 102,900 sf |
| <b>Roof Area</b>             | 60,000 sf  | 45,000 sf  |

*There will be 15,000 sf less roof area*

|                               |                      |                         |
|-------------------------------|----------------------|-------------------------|
| <b>Sitting Areas</b>          | Front Plaza          | Front Plaza, 2 terraces |
| <b>France Ave. Flowers</b>    | 5 raised flower beds | Same                    |
| <b>Building Views to Lake</b> | N/A                  | 40% of rooms            |
| <b>Public Art Feature</b>     | Same                 | Same                    |
| <b>Central Parking</b>        | 548 Ramp             | 135 under & 8 surface   |

*There will be 400 less cars parked on the site by code*

|                                 |                            |                            |
|---------------------------------|----------------------------|----------------------------|
| <b>Building floor area</b>      | 102,900 sf                 | 224,360 sf                 |
| <b>Structure Size/Cubic Ft.</b> | 3,720,000 ft. <sup>3</sup> | 2,930,000 ft. <sup>3</sup> |

*The new building structure is 25% smaller than the  
medical building and ramp structures.*

**EDINA MEDICAL PLAZA  
6500 France Avenue South  
4-7-2013**

**Building Mass Calculation Comparison**

This is a summary of the overall visual mass comparing the approved medical office building with the parking ramp to the proposed congregate care facility with no outside parking.

The difference of the visual mass on the site is 920,000 cubic feet smaller in overall visual mass. This is a 25% overall smaller structure on the site.

All setbacks and heights have not changed from the approved medical building plans.

Medical Office Building

Height 62' x 22,500 sf per floor = 1,395,000 *Cubic Feet*

Ramp

Height 62' x 37,500 sf per floor = 2,325,000 *Cubic Feet*

**Total** **3,720,000 *Cubic Feet***

**Total approved mass of medical building and parking ramp**  
**3,720,000 cubic feet**

Hospital Congregate Care Building

Height 62' x 45,000 sf per floor = 2,790,000 *Cubic Feet*

**Total proposed mass of Congregate Care Building**  
**2,790,000 cubic feet**

# Seasons on France

4-17-2013

## City of Edina Parking Calculation for 209 Beds

### PRD -5 Nursing Home 100 residents

|   |           |           |
|---|-----------|-----------|
| Skilled nursing licensed beds                           | 40        |           |
| Memory Care   | 40        |           |
| Observation /Care rooms                                 | <u>20</u> |           |
| Enclosed one stall for each 4 residents / 100 residents | =         | 25 stalls |

### PSR-4 Senior Citizen dwelling 109 units

|   |   |                  |
|---|---|------------------|
| Residents Assisted and Independent Living |   |                  |
| Enclosed .25 stalls per unit x 109 units  | = | 28 stalls        |
| Exposed .5 stalls per unit x 109 units    | = | 55 stalls        |
| Employees                                 |   |                  |
| Exposed 1 per employee x 29 employees     | = | <u>29 stalls</u> |
| Management 1 enclosed stall               | = | <u>1 stall</u>   |
| Total Enclosed required by code           |   | 54 stalls        |
| Total Surface required by code            |   | 84 stalls        |

**Total parking by code Surface 84 and Enclosed 54 is 138 stalls**

|                           |                 |
|---------------------------|-----------------|
| Parking provided Enclosed | 136 stalls      |
| Surface                   | <u>8 stalls</u> |

**Total parking provided meets code 144 stalls**

A9

# Edina - Senior Housing Data

## 6500 France Ave So

Mount Development  
22-Apr-13



|   |       |
|---|-------|
| <span style="color: #8B4513;">■</span> Memory Care (417 sf / unit)    | 24000 |
| <span style="color: #8B4513;">■</span> Transitional Care (417 sf / un | 24000 |
| <span style="color: #00008B;">■</span> Care Suites (417 sf / unit)    | 12500 |

|                    |           |
|--------------------|-----------|
| <b>total units</b> | <b>40</b> |
|--------------------|-----------|

|                    |           |
|--------------------|-----------|
| <b>total units</b> | <b>40</b> |
|--------------------|-----------|

|                    |           |
|--------------------|-----------|
| <b>total units</b> | <b>20</b> |
|--------------------|-----------|

| Assisted Living          | floor area<br>(gsf) per floor | floor area<br>(nsf) per floor | # floors | total area | Assisted Living            |                          |                           |                             | unit type<br>unit area<br><b>TOTAL</b> |
|--------------------------|-------------------------------|-------------------------------|----------|------------|----------------------------|--------------------------|---------------------------|-----------------------------|--|
|                          |                               |                               |          |            | studio<br>417<br>sf / unit | 1 br<br>700<br>sf / unit | 2 br<br>1100<br>sf / unit | 2 br/d<br>1300<br>sf / unit |  |
| Assisted Living (2nd fl) | 5,000                         | 3,500                         | 1        | 3,500      | 1                          | 2                        | 1                         | 0                           | <b>4</b>                               |
| Assisted Living (3rd fl) | 9,050                         | 6,788                         | 1        | 6,788      | 2                          | 3                        | 3                         | 1                           | <b>9</b>                               |
| Assisted Living (4th fl) | 26,500                        | 19,875                        | 1        | 19,875     | 6                          | 9                        | 8                         | 2                           | <b>25</b>                              |
| Assisted Living (5th fl) | 26,500                        | 19,875                        | 1        | 19,875     | 6                          | 9                        | 8                         | 2                           | <b>25</b>                              |
|                          |                               |                               |          |            | 14                         | 21                       | 19                        | 5                           |  |

**% based on units**    24%    36%    32%    8%    |    100%

|                    |           |
|--------------------|-----------|
| <b>total units</b> | <b>59</b> |
|--------------------|-----------|

| Independent Living          | floor area<br>(gsf) per floor | floor area<br>(nsf) per floor | # floors | total area | Independent Living         |                          |                           |                             | unit type<br>unit area<br><b>TOTAL</b> |
|-----------------------------|-------------------------------|-------------------------------|----------|------------|----------------------------|--------------------------|---------------------------|-----------------------------|--|
|                             |                               |                               |          |            | studio<br>750<br>sf / unit | 1 br<br>870<br>sf / unit | 2 br<br>1150<br>sf / unit | 2 br/d<br>1300<br>sf / unit |  |
| Independent Living (2nd fl) | 11,000                        | 8,250                         | 1        | 8,250      | 1                          | 3                        | 3                         | 2                           | <b>9</b>                               |
| Independent Living (3rd fl) | 20,100                        | 15,075                        | 1        | 15,075     | 1                          | 6                        | 5                         | 3                           | <b>15</b>                              |
| Independent Living (4th fl) | 18,000                        | 13,500                        | 1        | 13,500     | 1                          | 5                        | 4                         | 3                           | <b>13</b>                              |
| Independent Living (5th fl) | 18,000                        | 13,500                        | 1        | 13,500     | 1                          | 5                        | 4                         | 3                           | <b>13</b>                              |
|                             |                               |                               |          |            | 4                          | 19                       | 16                        | 11                          |  |

**% based on units**    8%    38%    32%    22%    |    100%

|   |           |        |
|---|-----------|--------|
| <span style="color: #8B4513;">■</span> Town center (first floor)        | 15,500    |        |
| <span style="color: #8B4513;">■</span> Town center (third floor)        | 2,700     |        |
| <span style="color: #8B4513;">■</span> Town Center (first fl - France / | 6,500     |        |
|   | sub total | 24,700 |

|                    |           |
|--------------------|-----------|
| <b>total units</b> | <b>50</b> |
|--------------------|-----------|

|  |       |
|--|-------|
| <span style="color: #8B4513;">■</span> Therapy ( second floor) | 3,010 |
| <span style="color: #8B4513;">■</span> Lounge (2 - 5 fl)       | 2,000 |

|                    |                |
|--------------------|----------------|
| <b>Overall GSF</b> | <b>224,360</b> |
|--------------------|----------------|

|                            |            |
|----------------------------|------------|
| <b>overall total units</b> | <b>209</b> |
|----------------------------|------------|

Ala



AK



**6500 FRANCE  
HOUSING**

Edina,  
Minnesota

04/18/13  
55757-13051

**EDWARD FARR  
ARCHITECTS INC**

**@ EBENEZER**

MOUNT DEVELOPMENT CO.



**AURORA**  
Investments, LLC

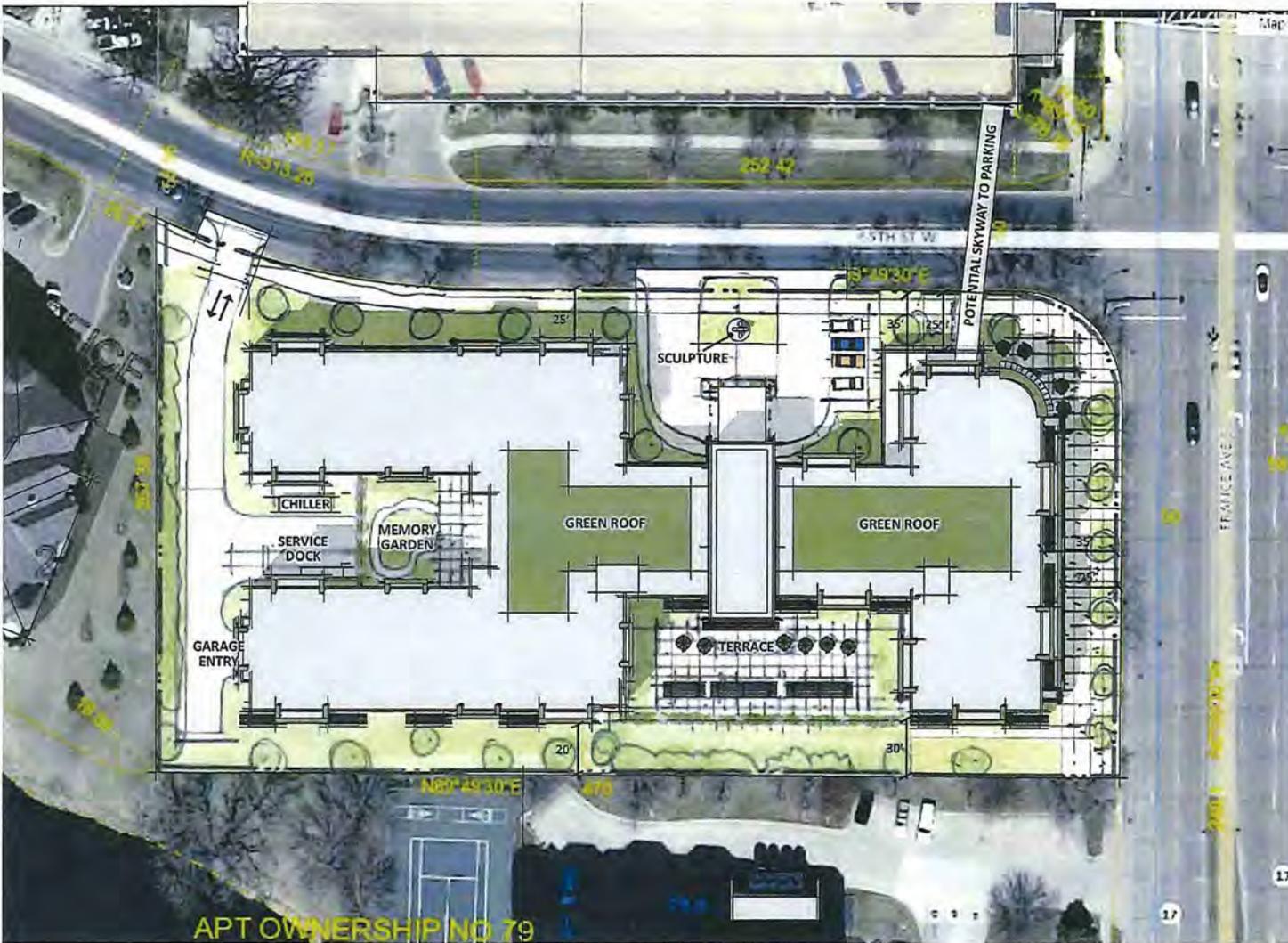


**POPE**  
ARCHITECTS



A12





AT4

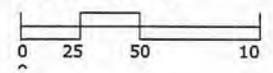
# 6500 FRANCE HOUSING

Edina,  
Minnesota



NORTH 04/18/13  
55757-13051

SITE PLAN



EDWARD FARR  
ARCHITECTS INC

EBENEZER

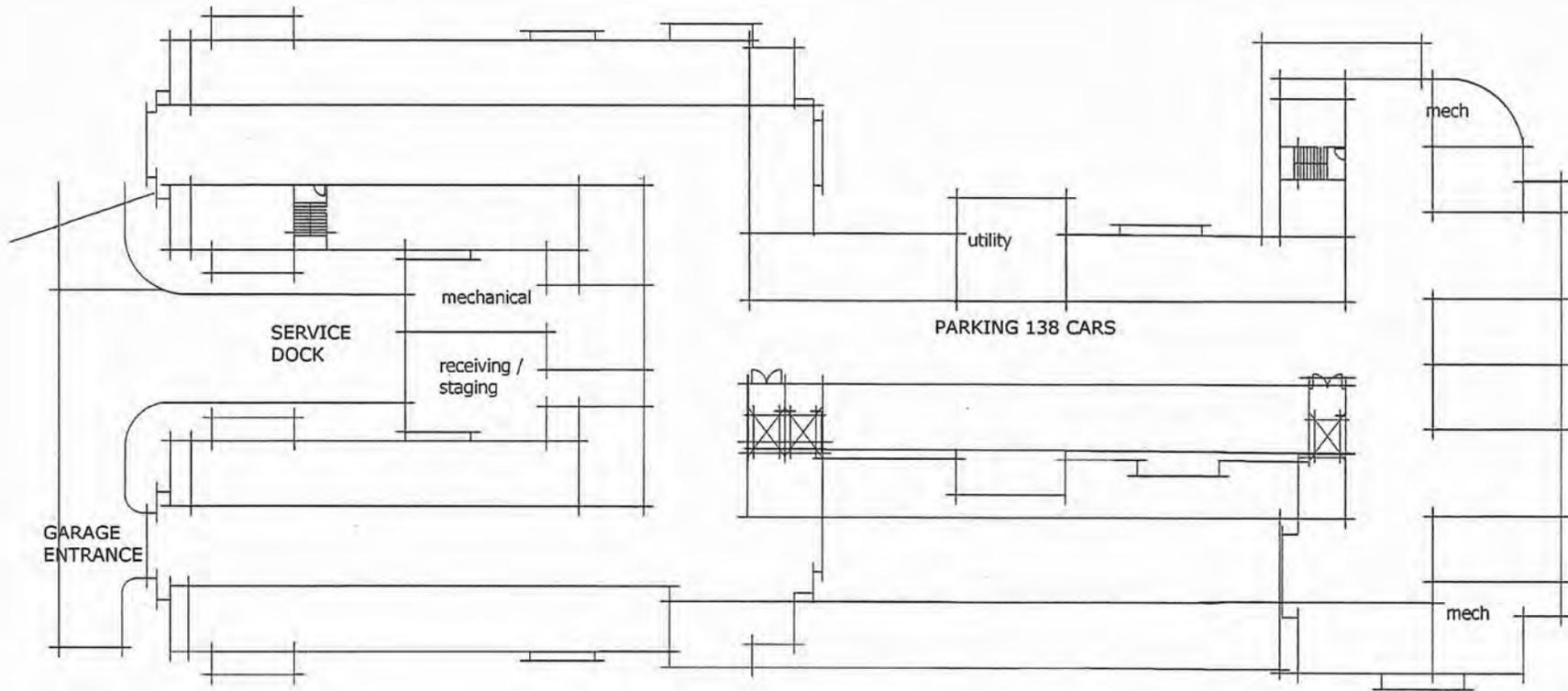
MOUNT DEVELOPMENT CO.



AURORA  
Investments, LLC



POPE  
ARCHITECTS



A15

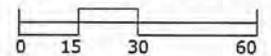
**6500 FRANCE HOUSING**

Edina, Minnesota



NORTH 04/18/13  
55757-13051

**GARAGE PLAN**



**EDWARD FARR ARCHITECTS INC**

**EBENEZER**  
MOUNT DEVELOPMENT CO.

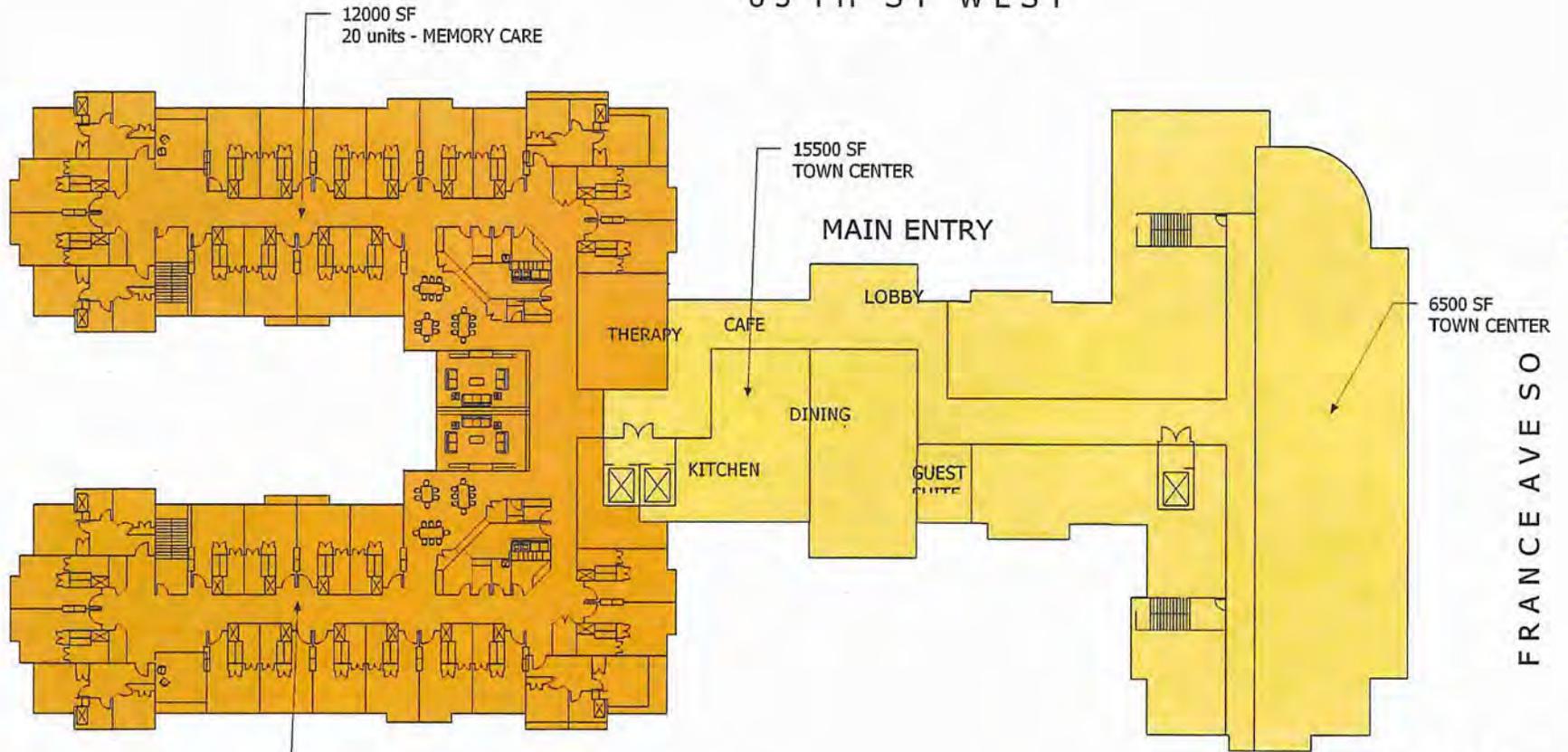


**AURORA**  
Investments, LLC



**POPE**  
ARCHITECTS

65 TH ST WEST



A16

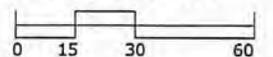
# 6500 FRANCE HOUSING

Edina, Minnesota



04/18/13  
55757-13051

FIRST FLOOR



EDWARD FARR ARCHITECTS INC

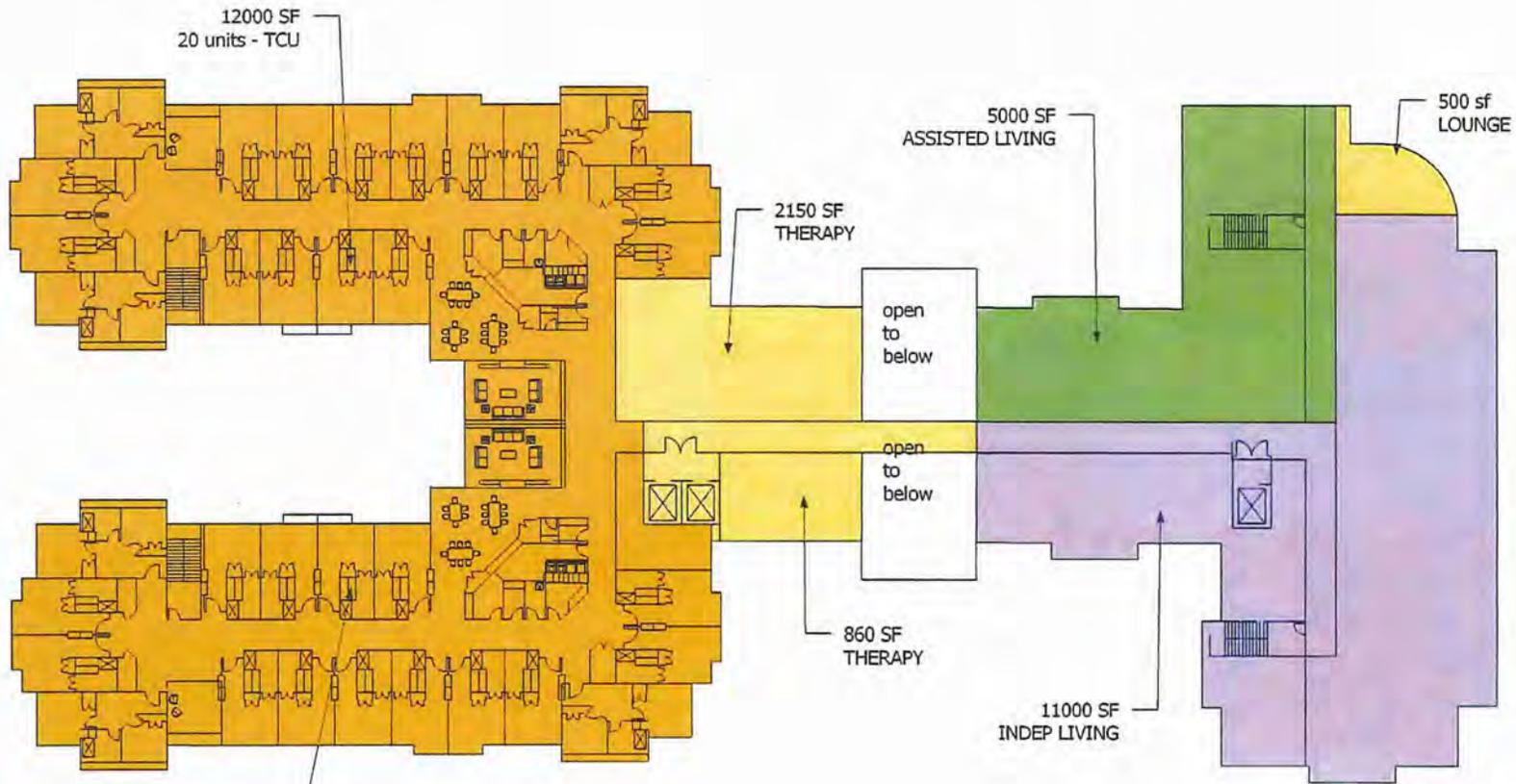
EBENEZER

MOUNT DEVELOPMENT CO.



AURORA Investments, LLC





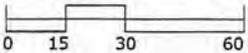
**6500 FRANCE  
HOUSING**

Edina,  
Minnesota



NORTH 04/18/13  
55757-13051

SECOND FLOOR



EDWARD FARR  
ARCHITECTS INC

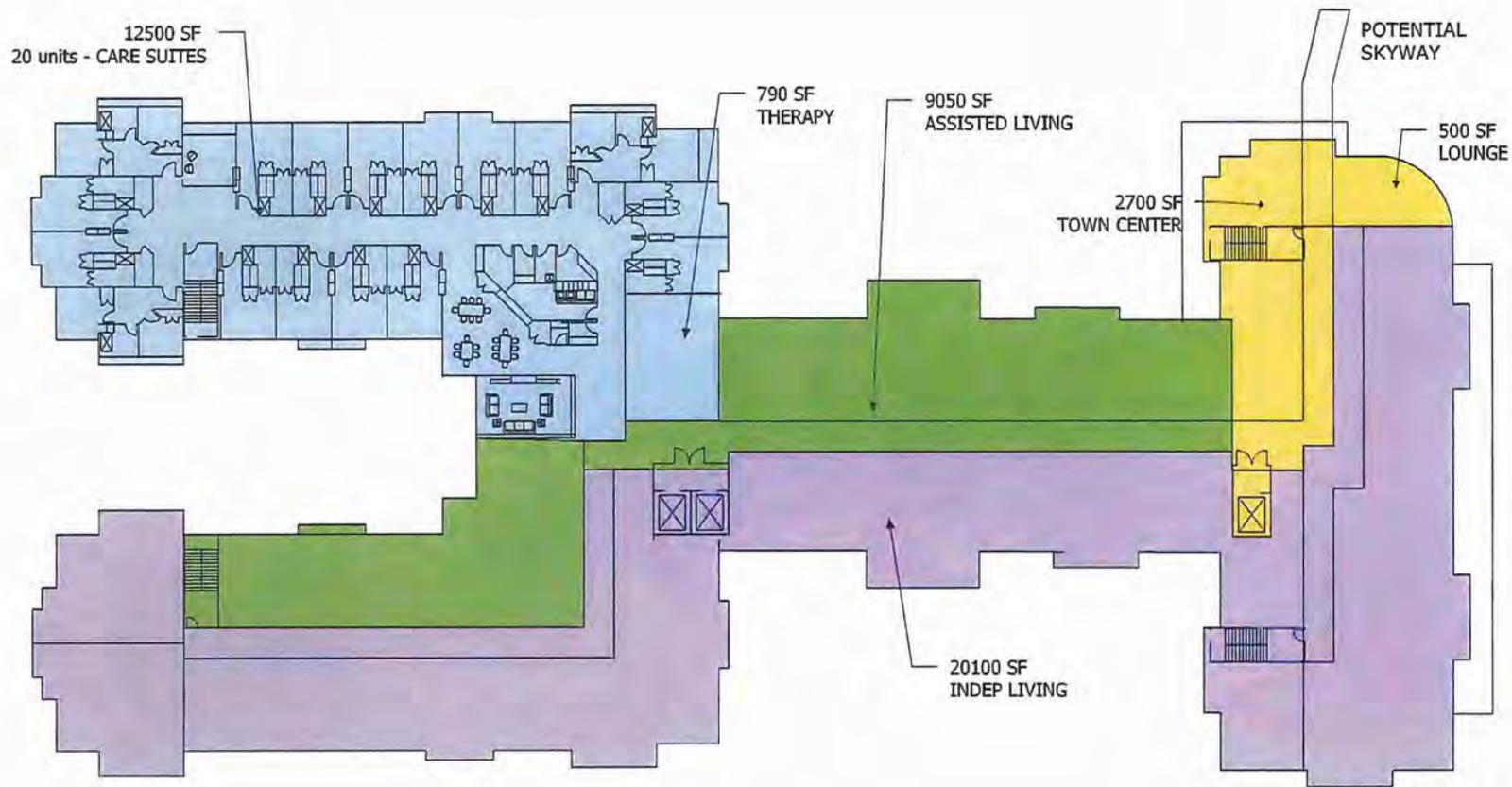
⊕ EBENEZER  
MOUNT DEVELOPMENT CO.



AURORA  
Investments, LLC



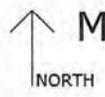
POPE  
ARCHITECTS



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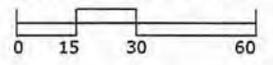
# 6500 FRANCE HOUSING

Edina,  
Minnesota



04/18/13  
55757-13051

THIRD FLOOR

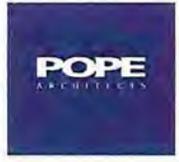


EDWARD FARR  
ARCHITECTS INC

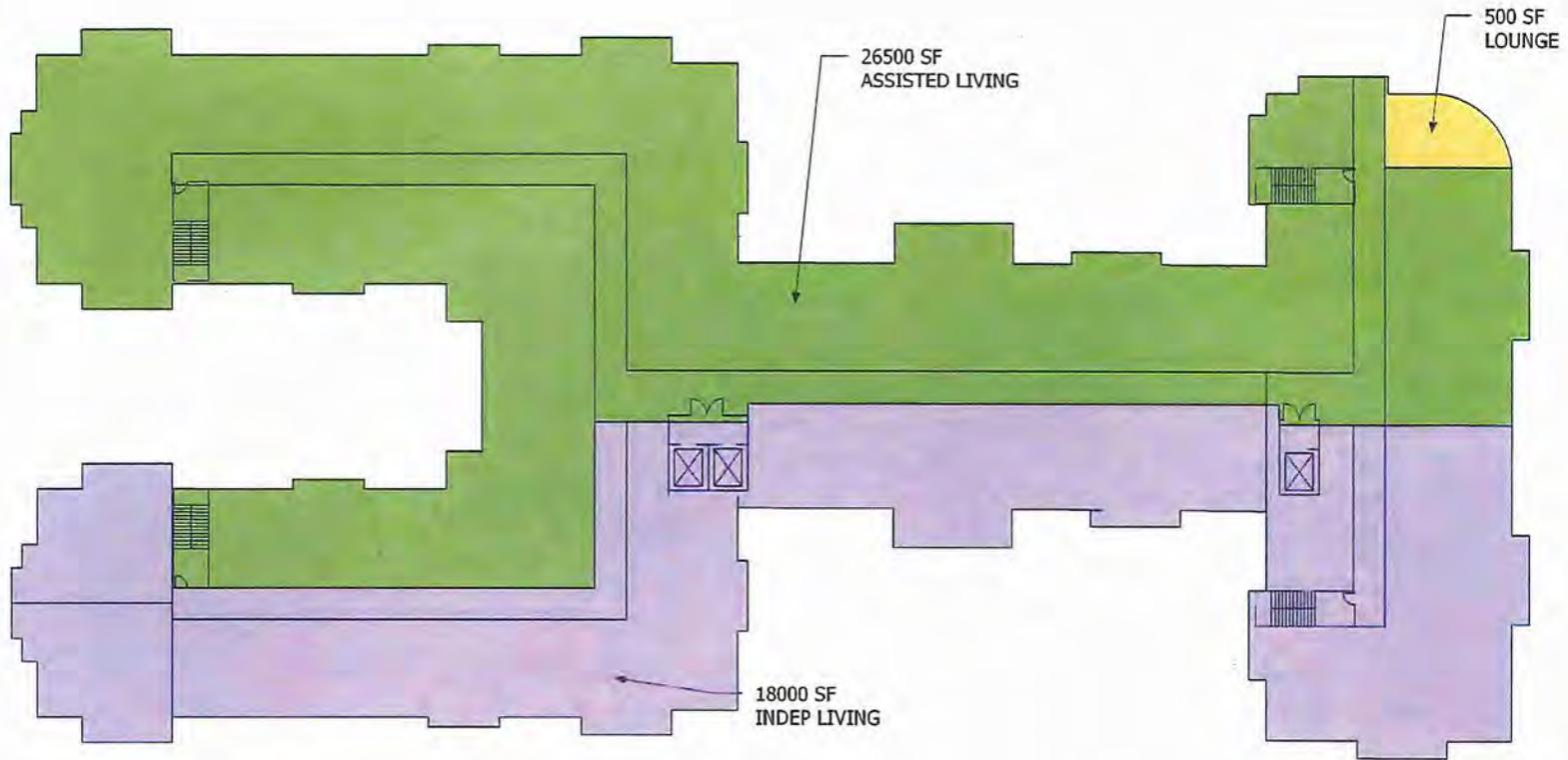
EBENEZER  
MOUNT DEVELOPMENT CO.



AURORA  
Investments, LLC



POPE  
ARCHITECTS



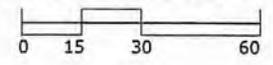
**6500 FRANCE HOUSING**

Edina, Minnesota



04/18/13  
55757-13051

FOURTH & FIFTH FLOOR



EDWARD FARR  
ARCHITECTS INC

⊕ EBENEZER  
MOUNT DEVELOPMENT CO.



AURORA  
Investments, LLC

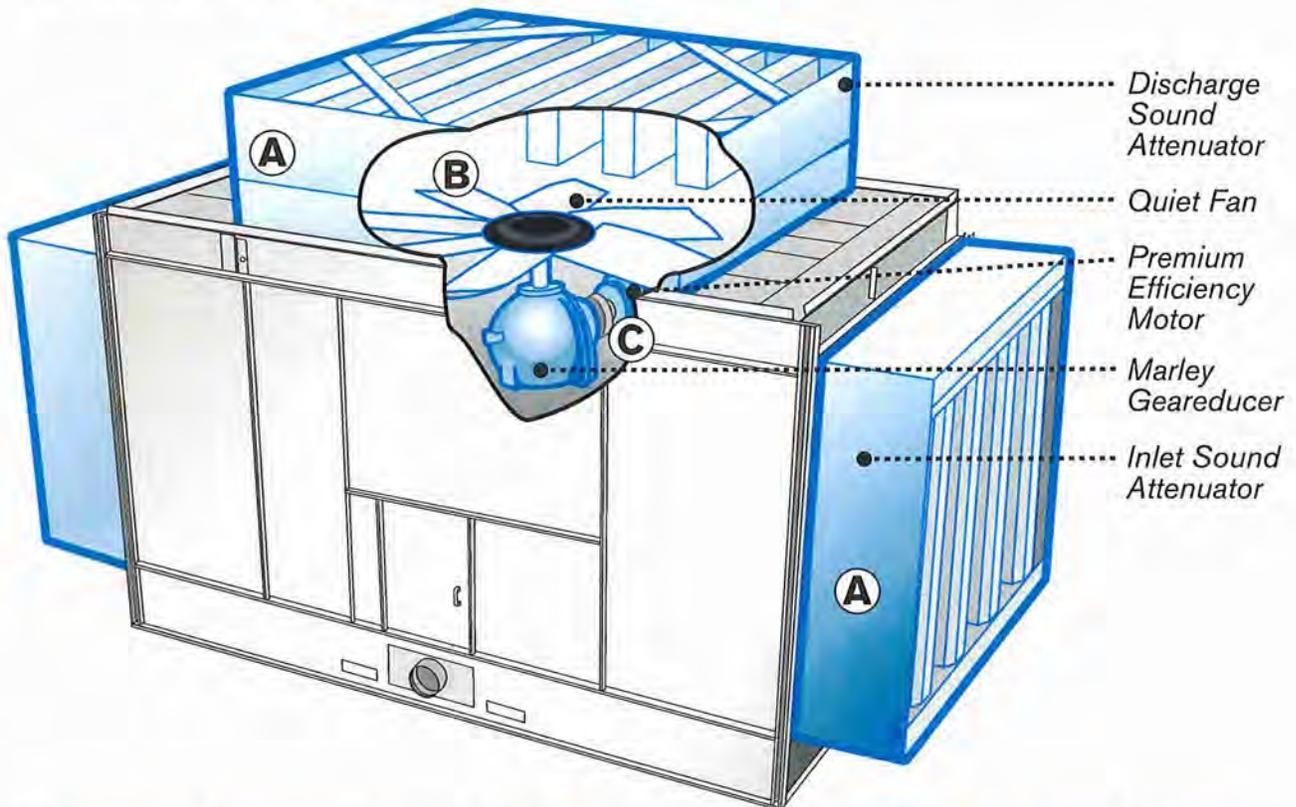


POPE  
ARCHITECTS

# Marley Accessories

## Sound Solutions

Sometimes, being quiet is every bit as important as being cool. For applications where sound reduction is imperative, Marley NC cooling towers are equipped with a choice of best-in-class low sound options.



### **A** Sound Attenuators

Sound attenuator sections can be installed on both the discharge and inlet areas of cooling towers. For maximum noise reduction, two stages of attenuators can be installed as an option for the most stringent noise control.

Unlike others, Marley inlet attenuators have negligible effect on performance, however, discharge attenuators may necessitate an increase in tower size or fan power.

### **B** Fans

Fan noise is typically the largest noise contributor. By installing premium efficiency fans, sound levels can be lowered significantly.



#### **Quiet Fan**

Suitable for most noise-sensitive situations.



#### **Ultra Quiet Fan**

This fan can reduce sound levels even further with negligible performance reduction.

### **C** Drive and Motor

**Marley Geareducers** are engineered to be the quietest gear drive system available and are typically quieter than belt drives.

**Marley Variable Speed Drives** minimize a tower's sound level during periods of reduced load and/or reduced ambient temperature.

**Marley Premium Efficiency Motors** are optional on all models and perform to the highest level of reliability while maintaining optimum sound output.

# Marley Accessories

## Common Applications

### ■ Hospitals

Noise concerns may be paramount near medical facilities where quiet and rest are necessary.

### ■ Universities and Office Buildings

Whenever HVAC equipment is near people, unwanted noise may be a concern. For example, conducting a meeting or teaching a class in a room with cooling equipment outside can be an unwelcome distraction.

### ■ Hotels and Residential Areas

At night, ambient noise levels are lower, which may make a cooling tower seem louder to anyone nearby. Hotel guests or residential neighbors shouldn't have to contend with cooling equipment cycling on and off.

## Have an Existing Cooling Tower that's Too Loud?

Most of these options can be retrofitted to existing Marley NC cooling towers back to year 2000 models with few modifications. Contact your local Marley sales representative to find out how.

## The Marley "Quiet Package"

Marley Low-Sound fans are standard on all NC models ensuring quiet operation in our most economical configuration. The Marley "Quiet Package" includes the affordable Quiet Fan mechanical option, a combination of motor, gear ratio, fan blade count and blade profile optimized to achieve the lowest possible sound levels while maintaining efficiency at a reasonable cost.

For more severe cases requiring the lowest possible fan sound levels, the Marley "Ultra Quiet" fan option is now available on most NC models.



*All of these options are CTI Certified for thermal performance.*

# SPX

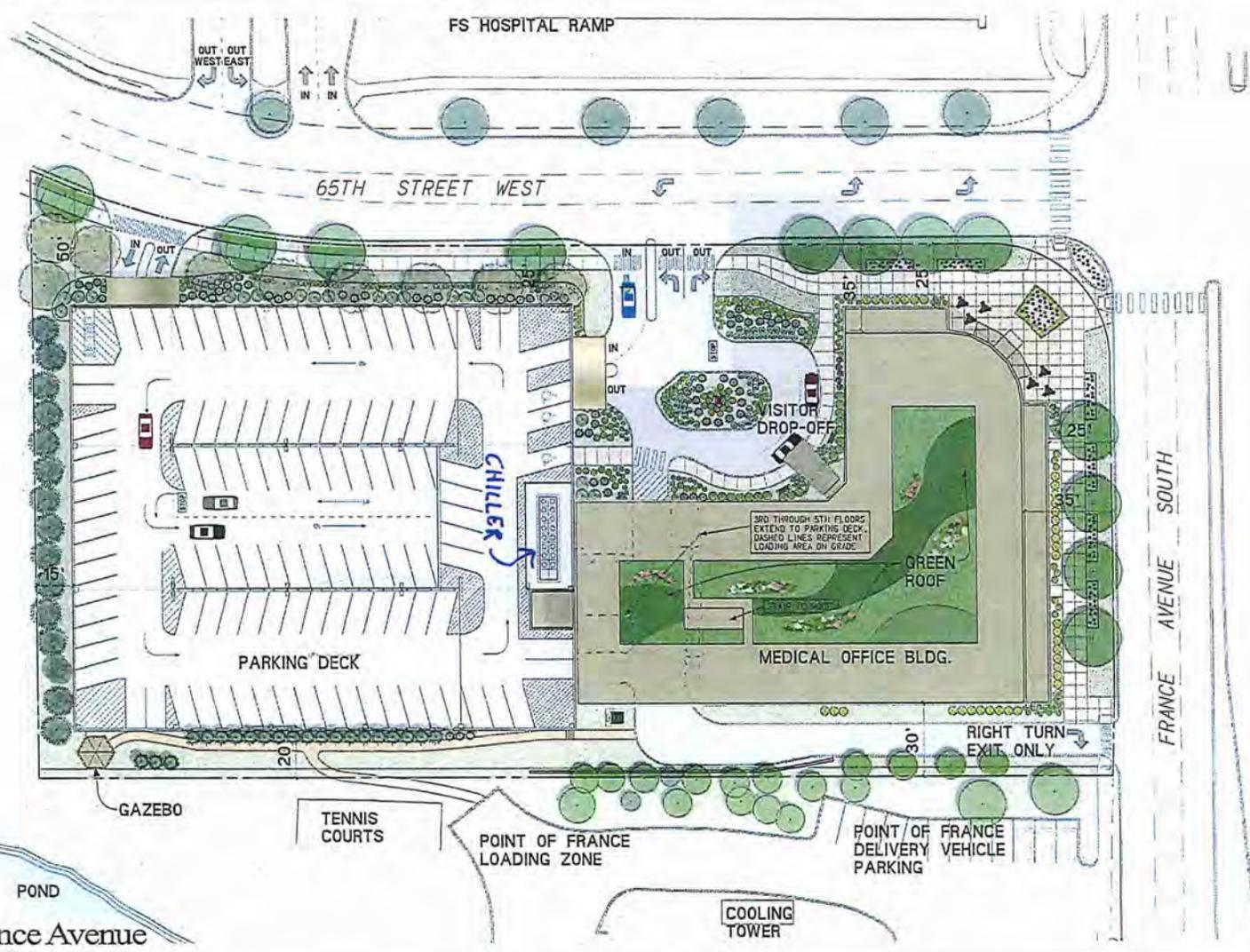
COOLING TECHNOLOGIES

7401 WEST 129 STREET  
OVERLAND PARK, KANSAS 66213  
UNITED STATES  
913 664 7400  
spxcooling@spx.com  
[spxcooling.com](http://spxcooling.com)

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A22



Site Plan  
6500 France Avenue

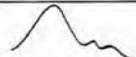
November 6, 2012



EDWARD FARR  
ARCHITECTS INC

# EDINA MEDICAL PLAZA

 AURORA  
Investments, LLC

 MOUNT DEVELOPMENT CO.



A23

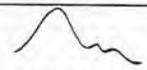
Northeast Aerial

November 6, 2012

EDWARD FARR  
ARCHITECTS INC

# EDINA MEDICAL PLAZA

 AURORA  
Investments, LLC

 MOUNT DEVELOPMENT CO.



ACH

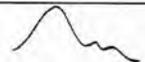
Northwest Aerial

November 6, 2012

EDWARD FARR  
ARCHITECTS INC

# EDINA MEDICAL PLAZA

 AURORA  
Investments, L.L.C.

  
MOUNT DEVELOPMENT CO.

Mrs. Lawrence Silverman  
6566 France Avenue South, #510  
Edina, Minnesota 55435



May 15, 2013

Dear Edina City Council Members,

As a resident of Point of France,  
I am greatly concerned about the impact  
of the proposed buildings on the site  
of 6500 France Avenue and the Fairview  
Southdale Emergency Center expansion.

The corner of 65th and France is  
already a very busy and congested area  
without adding more "mega medical  
mansions". I feel that by adding  
more buildings to this area will create  
even more density, compactness, and  
crowded conditions. This will ultimately  
lead to more traffic, more service trucks,  
and more emergency vehicles with sirens,

In an area that the roads are not  
equipped to handle extra traffic.

There also is the problem of parking -  
no outside parking for short trips to the  
6500 Annex building project. Trucks  
are already driving around the blocks  
assembling to find a parking spot.  
We are hopeful that the most  
dissemination company and other will  
keep in compliance with the existing  
rules.

Sincerely,  
James Williamson

952-932-6660

To members of the Edina City Council - May 16, 2013  
Regarding the proposed 6500 France Senior Housing project



I would like the City Council to consider the following items when reviewing the Developer's proposal:

1. In order to change from the previously granted PUD for a Medical Office Building to the Senior Housing Project the City Comprehensive Plan would need to be changed. The site would need to be rezoned. If rezoned it should be to PSR-4 which is consistent with other like development in Edina and not to a PUD.
2. Maximum Floor Area Ratio (FAR).  
The City Standard is for 1.0 FAR coverage. The Developer is requesting a 2.17 FAR. This is too much coverage for the small site.
3. Density:
  - a. The developer is proposing to have 209 units on 2.36 acres. This will result in a density of 88 units/acre. Similar Senior Housing developments in Edina have densities in the mid 30's to low 40's per acre. The proposed density is too much for the site. This should not be allowed.
  - b. The adjacent two properties have much lower densities. Point of France has a density of 17 units/acre, and Cornelia Place has a density of 31 units/acre.
  - c. The City Council should deny the request for 88 units/acre as it will establish a precedence for future developments.
4. Setback Variances:  
The developer is asking for setback variances to allow building a larger footprint. This should not be approved.
5. Parking:  
The proposed site plan shows very few surface parking spaces at the building's entrance. We were told by the developer that guests would park in the underground garage, but in order to get into the underground garage they would need the "code" to open the door. We were also told by the developer that the Fairview ramp across the street is also available for guest parking. Similar Senior Housing projects in Edina have very convenient free off-street parking for guests. Some have additional parking on the street(s) adjacent to the property. Also, where will service, commercial, and oversized vehicles park?

6. Green Area:

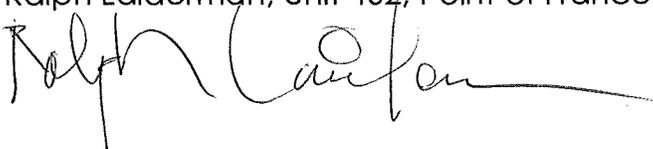
Similar Senior Housing projects in Edina have very large green lawns surrounding their buildings. These green areas enhance the quality of life of the residents. They have gardens, outdoor walking and sitting areas, and exposure to nature. The proposed development uses too much of the site for structure and leaves little outdoor area for the residents to use.

7. Building Height:

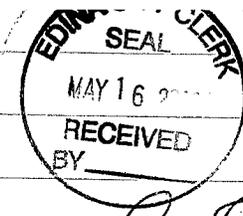
- a. The architect said that the variance of 62 feet will still apply to the 6500 France Housing because it was approved for the Medical Office Building. The height variance should be reconsidered as I explain in the paragraph below.
  - b. Allowing for 14 feet to the 2<sup>nd</sup> floor and dividing the remaining 48 feet by 4 floors would leave 12 feet floor to floor. A height of 12 feet is what normally is used for an office building. For a mid-rise and high-rise residential structures a more normal floor to floor height would be in the range of 8'-6". Using 8'-6" could reduce the building height by 14 feet. The new building height could be reduced to 48 feet high vs 62 feet. Additionally, in looking at the proposed building elevations it appears that the top of the parapet and other projections exceed the 62 foot height.
8. The developer said that the roof would be a "green" roof with no roof top equipment of any kind. The Council should confirm that there will be no HVAC equipment on the roof and that there will be no exceptions to this, i.e. exhausts, antennas, elevator overrides, roof access stairs, or any other roof mounted equipment.

I am not against the project in principle. But there is too much building for this small site. The Developer is asking for too many variances so they can over build the site. If approved it will set a standard for future variances and overbuilt developments in Edina.

I hope you will consider these points. Thank you very much.  
Ralph Laiderman, Unit 402, Point of France.



To: City of Edina - City Council members



We the owners of Condo # 102-6566 France Ave. S. #102 feel the proposed building at 6500 France Ave is too large for the site. They are proposing a Maximum Floor area of 2.1% which is twice what is allowed by the zoning ordinance. The proposed density is 88 units/acre. The similar senior housing developments in Edina are 34 and 42 units/acre.

We are not opposed to the project but it should be built within the rules of the city ordinances.

KEITH E EASTMAN

Keith E Eastman

CAROL D. EASTMAN

Carol D. Eastman



May 15, 2013



CITY OF EDINA - CITY COUNCIL MEMBERS

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE SOUTH

WE BELIEVE THAT THE PROPOSED STRUCTURES AT 6500 FRANCE AVENUE ARE FAR TOO LARGE FOR THE AVAILABLE LAND SPACE, AND WOULD LEAD TO FURTHER TRAFFIC CONGESTION IN AN ALREADY SEVERELY CHALLENGED TRAFFIC CORRIDOR.

FURTHER, THE PROPOSAL ASKS FOR A VARIANCE TO EXISTING ZONING ORDINANCES OF MORE THAN 100% (2.1% VERSUS 1.0%) OF FAR. THE DENSITY (88 UNITS/ACRE) IS ALSO MORE THAN DOUBLE THE 34 TO 42 UNITS/ACRE IN COMPARABLE SENIOR HOUSING DEVELOPMENTS IN EDINA.

ALTHOUGH WE SUPPORT THE CONCEPT OF THE SENIOR HOUSING PROJECT, WE BELIEVE THAT GRANTING THIS EXCESSIVE LEVEL OF VARIANCE AND THE EXCESSIVE DENSITY WOULD BE AN IMPRUDENT PRECEDENT FOR EDINA TO INITIATE. PLEASE EITHER ENCOURAGE THE DEVELOPER TO BRING THE PROJECT WITHIN ACCEPTED GUIDELINES, OR REJECT IT.

Sincerely Yours

 UNIT #901



**Roger and Andrine Nelson**  
**6566 France Ave. S., #909**  
**Edina, MN 55435**

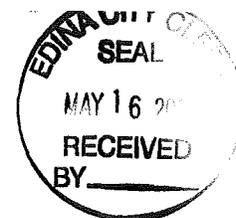
**TO:** City of Edina City Council Members  
**FROM:** Andrine and Roger Nelson  
**DATE:** May 15, 2013  
**RE:** Proposed Building at 6500 France Avenue

As owners of a condominium unit at Point of France, we wish to express our concern about the structure that is proposed for the 6500 France Avenue site. We have learned that both the Floor Area Ratio and density are twice as great as our city's zoning ordinances allow. As neighbors of the proposed building, we respectfully request and strongly urge the City Council members to require that the developer conform to the zoning ordinances.

We would like to add that we are enthused about the concept of a senior housing building next door, but feel it is essential that the specifications for the building be consistent with city ordinances.

Respectfully submitted,

*Roger Nelson*  
*Andrine Nelson*



TO: CITY OF EDINA—CITY COUNCIL MEMBERS  
FROM: 6566 FRANCE AVENUE SOUTH CONDO # 609 OWNER-- RIVOLI GOLDEN  
DATE: MAY 16, 2013  
RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

My name is Rivoli Golden. I have lived at Point of France for 23 years—one of 140 owners. This is not a rental building that one can easily leave. My neighbor has been a Marquette Bank, a law firm, a proposed medical building, and now proposed senior housing.

I am not opposed to the senior housing, but I am opposed to something as massive as this building will be. It is too large for the space (2 acres).

I am also opposed to contractors and developers asking for many variances within the rules of Edina city ordinances.

Our building is home to 140 owners. We are not another office building in the neighborhood. We are the only owned residential building. Our views are very important to us.

*Rivoli Golden*



10. City of Edina - City Council members

We the owners of Condo # 102-6566 France Ave S. # 102 feel the proposed building at 6560 France Ave is too large for the site. They are proposing a Maximum Floor area of 2.1% which is twice what is allowed by the zoning ordinance. The proposed density is 88 units/acre. The similar senior housing developments in Edina are 34 and 42 units/acre.

We are not opposed to the project but it should be built within the rules of the city ordinances.

KEITH E EASTMAN

CAROL D. EASTMAN

Keith E Eastman

Carol D. Eastman

TO City of Edina - City Council Members  
FROM 6566 France Ave So Condo # 1003  
Owners Mr. & Mrs Harvey DeGroot

RE proposed Building at 6500 France Avenue  
My understanding is that the proposal asks for space which is twice that allowed by the zoning ordinance. I don't understand why there is consideration of a request that is in violation of city ordinance.

HARVEY DE GROOT Harvey DeGroot  
5-15-13



May 14, 2013



To

Edina city council!

From Susan & Gary Lichter

6566-7 rance # 209

Regarding the proposed building at 6500 - 7 rance.

It has been brought to our attention that this new building exceeds the floor area ratio by more than double the allowable amount.

Please vote accordingly.

Thank you  
Gary C. Lichter  
Susan C. Lichter

May 16, 2013



To: The City of Edina --- City Council Members

From: 6566 France Avenue South Condo # 601 Lessee : Darleen Meyer

Re: Proposed Building at 6500 France Avenue South

I am supportive of the new proposal to construct a senior housing development at 6500 France Avenue South -- assisted living, transitional and memory care needs will continue to expand as our population matures. This is a fact that cannot be ignored. The City of Edina, under the guidance of its knowledgeable elected officials has shown us the benefit of their vision in the outstanding facilities for the aged that grace our city. I overlook this site; the first building was interesting and would have been pleasing to gaze upon each day. Furthermore, I have concerns regarding the density of the proposed unit. I know from my experience in real estate the spatial desires of our neighbors is far more generous than other places in the United States.

Lessee's Name Darleen Meyer

Signature *Darleen Meyer*

**K. DAVID HIRSCHHEY**

6566 France Avenue South, Suite 709 • Minneapolis, MN 55435 • (952) 393-1040 • PMI@Hirschhey.org

May 15, 2013

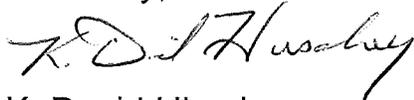
RE: Proposed Building at 6500 France Avenue

City of Edina - City Council Members:

Please be advised that it is my position that the proposed building at 6500 France Avenue is too large for the space. The recent proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the current Rules of the City of Edina ordinances.

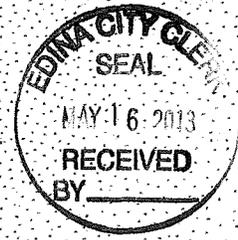
Sincerely,



K. David Hirschhey



May 16, 2013



CITY OF EDINA - CITY COUNCIL MEMBERS

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

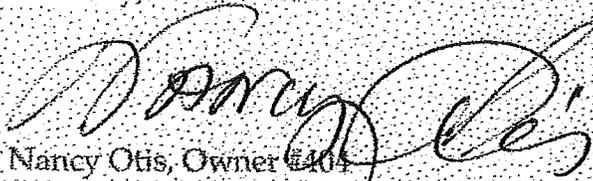
Dear Council Members,

It is my position that the proposed building at 6500 France Avenue is extremely too large for the existing lot. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance.

Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units per acre.

I am not opposed to a senior housing project, however, it should be built entirely within the EXISTING rules of the city ordinances.

Sincerely,

  
Nancy Otis, Owner #404  
6566 France Avenue South, Condo

May 16, 2013



Dear City Council Member:

The proposed "6500 France Housing" development is a completely different use from the previously approved Edina Medical building plan. The proposed new building is way too big for the site.

Point of France condominiums is a residential housing neighborhood. There are 140 homes in our building. They just happen to be stacked on top of each other. We still deserve the respect and consideration of any other Edina neighborhood. The proposed "6500 France Housing" project is a negative impact for us. It blocks our air circulation, sunlight and existing views because of its excessive land coverage and building height.

Edina is considering ways to reduce tear-downs that result in over-sized homes encroaching on neighbors and impacting the quality of life. "6500 France Housing" is a gigantic tear-down with terrible implications for our residential neighborhood. There are also the 100 luxury apartment homes at Cornelia Place. The developer is asking for variances in the set backs which will allow them to build closer to the adjacent buildings than is allowed by current zoning. Do not allow this.

The "6500 France Housing" would be very busy and create noise and commercial kitchen cooking odors 24/7. Ambulances, police, emergency vehicles, and visitors would be there around the clock.

The proposed five-floor new building will be 62 feet high. At Point of France, our floor to floor height is 8'-6". Therefore the top of their building will be at approximately our 7<sup>th</sup> floor. It is too high. We think the maximum building height should only be what is allowed by the existing zoning ordinance. There should not be any height variance.

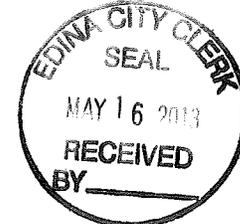
The two adjacent residential buildings are Point of France with 140 homes and Cornelia Place with 100 apartments. We both have extensive green space around the buildings, adequate visitor parking, and the two buildings' footprints appear proportionate to the existing sites. Point of France has a density of 17 units per acre. Cornelia Place has a density of 31 units per acre. The proposed project is asking for a density of 88 units per acre. This is outrageous. This is far in excess of existing multiple family housing projects in the area.

The proposed "6500 France Housing" wants a Maximum Floor Area Ratio (FAR) of 2.1 instead of the 1.0 FAR allowed for this site. The coverage they want is excessive.

Please consider a scaled-down project that is more appropriate to its surroundings. The project should be considerate and respectful of the 240 adjacent residences. Please do not grant variances.

Thank you for your consideration of this letter.

Sincerely,  
Susan Laiderman. Point of France. unit 402



May 16, 2013

To: City of Edina: City Council Members  
From: The owner of 6566 France Avenue South, Condominium Number 610  
Regarding: Proposed change of current building plans at 6500 France Avenue South

The Edina City Council recently approved the plans submitted by Edward Farr Architects and Mount Development for construction of the "Edina Medical Plaza" at 6500 France Avenue South.. This plan was not only approved by the City Council but, after several reiterations, gained the approval of the residents of the Point of France Condominium. I have recently become aware of a very sudden and total revision of the Edina City Council's approved plan for this building site.

It is my position that the new proposal for a totally different type and usage of the building site at 6500 France Avenue South should not be approved by the Edina City Council for the following reasons:

1. The plan revision proposes a building at 6500 France Avenue South that is significantly larger than the Edina City zoning ordinance allows. The revised plan requests construction of a building having a Maximum Floor Area Ratio of 2.1% twice that allowed by Edina's own zoning ordinance.
2. The site density requested by the developer is 88 units per acre to provide for a facility with 209 units for senior assisted living, transitional and memory care. This, according to my memory, is exceedingly greater than that described at the recent presentation at our condominium. I understood that the developer was proposing a plan that allowed for 120 beds plus 140 underground parking spaces.
3. The construction site is designated as Regional Medical. I understand the revised site's usage is not in conformity with the "RM" designation.
4. In view of the recent request for a site plan review to build an 89,000 square foot expansion to the north side of Fairview Southdale Hospital, I urge the Edina City Planning Commission/City Council to revisit the zoning ordinances/site designations to ensure that the properties within 1,000 feet of our condominium meet existing requirements. My sense is that with the expansion of the hospital plus another building proposing 209 units for senior living/care purposes, each requiring certain variances, our area will become overly dense and subjected to the problems caused by such density.

Owner's Name: Jacquelyn Thorsen

Owner's Signature: *Jacquelyn Thorsen*

May 16, 2013

We are the owners of units 410 and 412 at Point France (6566 France Ave So). We believe that the new proposal for the building at 6500 France Ave. So. Is too large (FAR) for the space and twice that allowed by the zoning. We do not oppose a senior housing project, however, it should be built within the rules of the city ordinance and be much less dense than the 88 units proposed.

John and MaryAnne Mauriel

*John Mauriel*  
*MaryAnne Mauriel*



May 15, 2013



To Mayor Hovland and Council Members:

I have studied the Sketch Plan Review dated May 8. My concern is the many changes being requested from the permits allowed in the previous building. The city is being asked to change the zoning district, allow variances in several instances as well as increase the total visual impact. The density planned is three times that of similar buildings in Edina.

Will Edina will have a mixed age population, parks and good schools in the future if we become the destination of the ancients?

Please bring us a smaller more versatile building with room for surrounding green space

Thank you for all your years of service to our city.

Catharine Abbott  
6566 France Ave S. Unit 30  
Edina MN 55435

*Catharine Abbott*

## Thomas R. Breckenridge

6566 France Avenue South #110  
Edina, Minnesota 55435

Phone: (612) 216-4378  
Fax: (866) 808-3814

---

DATE: MAY 15, 2014



TO: CITY OF EDINA - CITY COUNCIL MEMBERS

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

I have some concerns regarding the proposed building at 6500 France Ave So.

I believe that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. It is my understanding that senior housing developments in Edina are between 34 and 42 units/acre. However, because of its medical nature those numbers may differ. I hope you will look into this.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances or special arrangements negotiated through the legal system.

Sincerely,

A handwritten signature in black ink that reads "Thomas R. Breckenridge". The signature is stylized and cursive.

Thomas R Breckenridge

A handwritten signature in black ink that reads "Marilyn Breckenridge". The signature is cursive and appears to be written in a different hand than the one on the left.

TO: CITY OF EDINA - CITY COUNCIL MEMBERS  
FROM: 6566 FRANCE AVENUE SOUTH, CONDO #801

Owner---Mary Kramer



DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Sincerely,

Mary Kramer

A handwritten signature in cursive script, appearing to read "Mary Kramer", written over a solid horizontal line.



To: Edina City Council

May 15 2013

From: Point of France residents

Gary & Susan Lichliter (#209)

Re; 6500 France Ave South Building proposal

According to the Edina Planning Commission's summary of May 8 2013, the proposal asks for several important variances.

The maximum FAR requirement for the RM District is 1.0. The proposal is asking for 2.1.

The density using 109 units of senior living would be 46 units per acre, and with the other units included the density would be 80 units per acre. These are large excesses to the standards as we understand them to be.

The site is guided in the Comprehensive Plan for 'Regional Medica-RM' . Senior housing is not allowed within that designation.

We believe the building is too massive for the site.

We are not opposed to the type of use proposed, but believe the plan should be scaled to the city rules

Gary C. Lichliter  
Susan Lichliter

To: Edina City Council

May 15 2013

From: Point of France residents

Dale & Ardie Johnson (#803)



Re; 6500 France Ave South Building proposal

According to the Edina Planning Commission's summary of May 8 2013, the proposal asks for several important variances.

The maximum FAR requirement for the RM District is 1.0. The proposal is asking for 2.1.

The density using 109 units of senior living would be 46 units per acre, and with the other units included the density would be 80 units per acre. These are large excesses to the standards as we understand them to be.

The site is guided in the Comprehensive Plan for 'Regional Medica-RM' . Senior housing is not allowed within that designation.

We believe the building is too massive for the site.

We are not opposed to the type of use proposed, but believe the plan should be scaled to the city rules

Ardie Johnson  
612-859-7043  
Dale Johnson



To: City of Edina – City Council Members

From: Robert and Janice Bowman

6566 France Avenue South, Condo 307

May 15, 2013

Re: Proposed Building at 6500 France Avenue South

I am not opposed to a senior housing project on the site but it should be built within the rules of city ordinances. The new proposed development asks for a Maximal Floor Area Ratio of 2.1% which is twice that allowed by the zoning ordinance. In addition, the site density requested by the developer is 88 units/acre – more than twice that of similar senior housing developments in Edina where site densities are between 34 and 42 units/acre. The proposed building at 6500 France Avenue is too large for the space and substantially exceeds city ordinances.

*Robert J. Bowman Janice P. Bowman*

Robert J Bowman and Janice P. Bowman

Owners, Condo 307

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 203 - Owner Phyllis Caruso

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am ~~not~~ opposed to a senior housing project, however, it should <sup>NOT</sup> be built within the rules of the city ordinances.

Owner's Name CARUSO Signature Phyllis Caruso



\*\*\*\*\*

TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 1106 - Owner FRINES

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name Charles & Mary Lou Signature [Handwritten Signature]  
FRINES



TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 405 - Owner DAN CONLON

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name DANIEL C. CONLON Signature Daniel C Conlon



TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 602 - Owner ALAN RIEKE

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name ALAN RIEKE Signature Alan Rieke



TO: CITY OF EDINA - CITY COUNCIL MEMBERS

FROM: 6566 FRANCE AVENUE SOUTH, CONDO # 611 - Owner SHIRLEY NORDALE

DATE: MAY 15, 2014

RE: PROPOSED BUILDING AT 6500 FRANCE AVENUE

It is my position that the proposed building at 6500 France Avenue is too large for the space. The new proposal asks for a Maximum Floor Area Ratio (FAR) of 2.1% which is twice that allowed by the zoning ordinance. Also the site density requested by the developers is 88 units/acre. Similar senior housing developments in Edina are between 34 and 42 units/acre.

I am not opposed to a senior housing project, however, it should be built within the rules of the city ordinances.

Owner's Name SHIRLEY H. NORDALE Signature Shirley H. Nordale



**TO: CITY COUNCIL MEMBER**

**DATE: May 15, 2013**

**FROM: POINT OF FRANCE RESIDENT**

ALAN RIEKE unit #602

**RE: 6500 FRANCE AVENUE SOUTH BUILDING PROPOSAL**

I am in agreement with the Planning Commission's summary which was presented at the May 8, 2013 meeting regarding density and the redesignation issue.

The maximum FAR requirement for the RM District is 1.0. The new proposal is asking for 2.1. The density of the development using 109 units of senior assistant living would be 46 units per acre; which would be on the higher end of HIGH density residential development in the City of Edina. Counting the memory care and skilled nursing beds along with the assisted living, the density would be 80 units per acre.

The site is guided in the Comprehensive Plan for "Regional Medica – RM." Senior housing is not an allowed use within the RM designation.

The newly proposed building is too massive for the location.

The City of Edina should not grant variances.

A handwritten signature in cursive script that reads "Alan Rieke".

**TO: CITY COUNCIL MEMBER**

**DATE: May 15, 2013**

**FROM: POINT OF FRANCE RESIDENT**  
Irv Carr Apt. 504  
6566 France Ave S  
Edina, 55435

**RE: 6500 FRANCE AVENUE SOUTH BUILDING PROPOSAL**

I am in agreement with the Planning Commission's summary which was presented at the May 8, 2013 meeting regarding density and the redesignation issue.

The maximum FAR requirement for the RM District is 1.0. The new proposal is asking for 2.1. The density of the development using 109 units of senior assistant living would be 46 units per acre; which would be on the higher end of HIGH density residential development in the City of Edina. Counting the memory care and skilled nursing beds along with the assisted living, the density would be 80 units per acre.

The site is guided in the Comprehensive Plan for "Regional Medica – RM." Senior housing is not an allowed use within the RM designation.

The newly proposed building is too massive for the location.

The City of Edina should not grant variances.

*Irv Carr*

TO: CITY CONCIL MEMBER

DATE: MAY 15, 2013

FROM: POINT OF FRANCE RESIDENT

Re: 6500 FRANCE AVENUE SOUTH BUILDING PROPOSAL

I am in agreement with the Planning Commission's summary which was presented at the May 8, 2013 regarding density and the re designation issue.

The maximum FAR requirement for the RM district is 1.0. The new proposal is asking for 2.1.

The density of the development using 209 units, the density would be 88 units per acre.

The site is guided in the Comprehensive Plan for "Regional Medical – RM." Senior housing is not an allowed use within the RM designation.

The newly proposed building is too massive for the location, a smaller building would be more appropriate.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dalia Katz".

Dalia Katz

POINT OF FRANCE # 503

TO: CITY COUNCIL MEMBER

DATE: May 15, 2013

FROM: POINT OF FRANCE RESIDENT IRA AZHAKH #502  
6566 FRANCE AVE S. EDINA, MN, 55435

RE: 6500 FRANCE AVENUE SOUTH BUILDING PROPOSAL

I am in agreement with the Planning Commission's summary which was presented at the May 8, 2013 meeting regarding density and the redesignation issue.

The maximum FAR requirement for the RM District is 1.0. The new proposal is asking for 2.1. The density of the development using 109 units of senior assistant living would be 46 units per acre; which would be on the higher end of HIGH density residential development in the City of Edina. Counting the memory care and skilled nursing beds along with the assisted living, the density would be 80 units per acre.

The site is guided in the Comprehensive Plan for "Regional Medical - RM." Senior housing is not an allowed use within the RM designation.

The newly proposed building is too massive for the location.

The City of Edina should not grant variances.

SORRY TO SAY BUT THEY ARE USING THE OLD TRICK BAIT AND SWITCH THEY SHOULD BE GIVEN TWO OPTION ① STAY WITH THE OLD PLAN BECAUSE THEY KNEW WHAT THEY WERE DOING, THEY LIED TO THE CITY AFTER ALL THEY ARE EXPERTS IN MEDICAL BLDG LEASING THEY KNEW THE MARKET.

② NEW PLAN SCALE DOWN TO CITY OF EDINA REQUIREMENT 1.0  
THIS IS NOT A HARDSHIP

THANK YOU

