

REPORT / RECOMMENDATION



To: MAYOR & COUNCIL

Agenda Item #: IX. A.

From: Debra Mangen
City Clerk

Date: July 15, 2014

Subject: Correspondence

Action
Discussion
Information

Action Requested:

No action is necessary.

Attachment:

Attached is correspondence received since the last Council meeting.

William S. Goldenberg
25 Woodland Road
Edina, Minnesota 55424
952-927-6097
hlcgoldy@aol.com

July 1, 2014

Mr. Scott Neal, City Manager
City of Edina
4801 West 50th Street
Edina, MN 55424

Re: Reconstruction of Woodland Road

Dear Mr. Neal:

I want to "second" everything written to you by my next door neighbor, Bob Christianson, in his letters to you on both June 13 and June 29, 2014. Each year, the condition of the street gets worse. This year, between the tremendous amount of rain and normal sprinkling of the lawns, the street in front of our house has never been dry and the pot holes have never been so large or so deep.

If your reply to Bob's first letter is the final word for this year, I propose that the real estate taxes for every home on Woodland Road be reduced by \$2000 per year until the street is rebuilt. That is the approximate price of the new set of tires we each have to buy for our two automobiles every year do to the inexcusable condition of Woodland Road.

Yours very truly,

William S. Goldenberg

Cc: Mayor James Hoveland, Robert J. Christianson, Dr. Stephen Sundberg, Thomas Halvorson, Richard Jensen, Dr. Donald LeWin, B. J. Turner and Carl Geisz

Metropolitan Council Environmental Services (MCES) Public Information Meeting and Open House

Lake Harriet Area Regional Sewer Rehabilitation Project

Wednesday, July 9, 2014 – 6:30 to 8:00 p.m.
Pershing Recreation Center, 3523 W. 48th St., Minneapolis

Metropolitan Council Environmental Services (MCES), operator of the metro-area wastewater collection and treatment system, will hold a public information meeting and open house to discuss upcoming rehabilitation work on aging and deteriorating regional sanitary sewers in the Lynnhurst and Fulton Neighborhoods of Minneapolis. The project also will affect a small portion of the northeastern part of Edina.

Public Information Meeting and Open House Details:

- Time/Date:** 6:30 to 8:00 p.m. on Wednesday, July 9, 2014
Location: Pershing Recreation Center, 3523 W. 48th St. (corner of 48th St. and Chowen Ave.)
Format: A formal presentation and question-and-answer session will begin at 6:45 p.m. The remainder of the time will be an open house format. MCES staff and consultants will use maps to show where work on the regional sanitary sewers will be done, will describe how and when the work will take place, and will discuss potential impacts and efforts to mitigate the impacts.

Where and When Will the Work Take Place?

Regional sewer **rehabilitation** project areas are located as follows (see enclosed map):

- Along Knox Ave. – from just north of 50th St. to 51st St.: **June to August 2014.**
- West of Lake Harriet – portions of 47th St. (west of Washburn Ave.), portions of 48th, 49th and 50th Sts., and portions of York, Zenith, Drew and France Aves.: **July to September 2014.**
- Along and near Lake Harriet – 47th St. east of Washburn Ave., Lake Harriet Pkwy. from 47th St. to Knox Ave., and Knox Ave. from Lake Harriet Pkwy. to just north of 50th St.: **December 2014 to February 2015.**
- Along Minnehaha Creek from Knox Ave. to Girard Ave.: **December 2014 to February 2015.**

Regional sewer **replacement** project areas are located as follows (see enclosed map):

- 47th St. from Washburn Ave. to the alley to the alley between Washburn and Vincent Aves.: **November 2014**
- 49th St. from Chowen Ave. to the alley between Chowen and Drew Aves.: **December 2014**

How Will the Work Be Done?

Both the sewer **replacement** and the sewer **rehabilitation** work will require diversion of wastewater through temporary pipes that generally will be above ground, but they will be buried at driveway entrances and roadway crossings. Except as allowed by the Minneapolis Traffic Department, these temporary sewer pipes will not block any roadways. Small excavations will be needed at all maintenance holes and at several additional locations for the temporary sewer pipes.

The sewer **replacement work on small sections of 47th St. and 49th St.** will involve excavation and removal of the old sewer pipe and maintenance holes, installation of new support piling, installation of new sewer pipes and maintenance holes, and restoration of affected street, sidewalk and landscape areas.

The affected sections of these streets will need to close while the work is taking place.

Heather Branigin

From: kimcheedavis@comcast.net
Sent: Wednesday, July 02, 2014 11:28 AM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org
Subject: 66 West

To: Mayor Hovland
Edina City Council Members

RE: 66 West, affordable housing for young adults in Edina

We are long time residents of Edina. Meredith grew up here, graduated from Edina High school, and she and I have lived here since 1992.

I am a child/adolescent/ adult psychiatrist who has had an office on Drew Avenue, and 65th street in Edina since approximately 1995.

We are members of Edina Community Lutheran Church.

Through my work as a psychiatrist, and through Meredith's work in education, most recently Principal of a middle school, we are familiar with challenges faced by youth. Our youth face challenges of abuse, drug use, neglect. We are also well aware of the challenge and problems of homelessness. Older adolescents/young adults who have no place to call 'home', are moving from 'friends' house to house, or sleeping in our parks, etc. As an early morning dog walker at Rosland Park, I have observed people sleeping on benches and tents and tarps in the wooded areas. These folks are very vulnerable, and it is our responsibility as citizens to address this and provide services and security for them when possible.

Having lived and worked very near to the Southdale area, we are well aware of the advantages of this location, with access to health care, transportation and job opportunities.

We firmly believe that all communities, Edina included, need to 'step up' and work at providing affordable housing for young people. It will clearly benefit them, and thus the larger community, us.

We strongly encourage the City of Edina and its leadership to support the zoning changes necessary to make 66 West a reality. I have spoken with a number of my colleagues in the Drew Office, and they are supportive as well.

Thank you for taking on this wonderful opportunity

Sincerely,

William and Meredith Davis
6616 Cornelia Drive
Edina, Minnesota 55435

Heather Branigin

From: Michele Home <janethuy1@gmail.com>
Sent: Wednesday, July 02, 2014 1:23 PM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org
Subject: 66 West

To Mayor Hovland and the Edina City Council

My name is Michele Steinke and I am a resident of Edina (4825 Rutledge Av). I am a member of Colonial Church and my children attend SouthView Middle school and the High School. Our family has volunteered often with Families Moving Forward at our church. Families from around the twin cities who experience homelessness are able to stay together by living week to week in congregations. We have witnessed the strength of these families who often fall out of secure housing by no fault of their own. And we have seen the dignity that comes as they receive the help they need to get back on their feet.

My husband and I worked at a treatment center in Colorado for at risk teens. Many of these teens left stable (or unstable) housing as a result of abuse and neglect. It was healthier for them to be out of a house than in the environment they were in. Most of these teens would couch hop as long as they were able, but without support and guidance, the street life would often lead to criminal acts either perpetrated by or against these youth. Having a place for teens to get the help they need and learn the skills they need to live on their own not only is a just thing to do, but it will help in the long run to not perpetuate the cycle of abuse, addiction and crime.

I am proud that 66 West is the location Beacon is looking at and agree the area it is in will be ideal for housing, jobs and transportation. I'm proud that Edina can offer the kind of support needed in the southwest metro for kids facing horrible situations - and be a place of hope and opportunity for them.

As a member of Colonial Church, I was extremely disappointed in our recent land sale and development to a for profit organization with no support from the city to increase affordable housing. Edina is a great community to live in, a first ring suburb with excellent schools, job opportunities in retail, food industry, health care, education, etc. I love the diversity that has grown in Edina and feel our community is on the cutting edge to be a place of opportunity not only for the wealthy and educated, but for the immigrant, the low income senior, and now, the teens who need a place to call home so they can move forward as productive members of our society.

I ask that you support the zoning changes necessary to make 66 West a reality.

Thank you.
Sincerely,
Michele Steinke
952-922-3944

Sent from my iPad

Heather Branigin

From: Huppert, Sheri <Sheri.Huppert@courts.state.mn.us>
Sent: Wednesday, July 02, 2014 2:22 PM
To: Edina Mail
Subject: 66 West-- Affordable Housing in Edina

Good Afternoon, Mayor Hovland:

My name is Sheri Huppert, and my husband Boyd and I have been fortunate to live in Edina the past 18 years. We purchased a cape cod at 5600 Bernard Place in Edina. Boyd got a job at KARE-11 and we moved from Milwaukee. We had heard of the excellent schools in Edina and decided to buy a house in this community to raise our sons. I was a bit reluctant to move here, as Edina has a reputation of residents who are smug about their wealth. Yet, we have found our neighbors to be caring and kind people.

I am writing in support of the 66 West Affordable Housing Development. Please consider changing the zoning laws to support this project. 66 West is a wonderful location as it is close to jobs at Southdale and Metro Transit Bus Service. My church, Christ the King, has been active with Beacon in promoting 66 West. Last year, I heard a young woman speak at a Beacon meeting. She told of running away from an abusive home and still attended Edina High School. She went to Southdale Food Court and worked on homework till closing. Then she boarded a Metro Transit bus and tried to sleep during the evening hours. Everything she owned was shoved into a backpack. It broke my heart to hear of a child alone in this world with no one offering support and love.

Yet, couldn't we be the people who support and love these young adults? Our children have every opportunity in the world because they were lucky enough to be born to parents who can provide for all their needs. Can we sleep at night, knowing these teenagers are out on the streets? Yes, we are a community known as smug Cake Eaters. But, let's show everyone in the Twin Cities our generous Edina hearts and support 66 West.

Thank you for all you do in our community.

With gratitude,

Sheri Huppert

Government Documents Librarian

Minnesota State Law Library

651-296-8043

Email: sheri.huppert@courts.state.mn.us

Heather Branigin

From: WinnieandSteve Martin <martins6012@gmail.com>
Sent: Thursday, July 03, 2014 6:00 AM
To: Edina Mail
Cc: Ann Kattreh; Susan Faus; Scott Neal
Subject: Council Mtg. 7/1 Follow up

My name is Winnie Martin and I was at the meeting on 7/1 when you and Manager Neal discussed the Equine Proposal. I am a resident of Edina and one of the "people" behind the Equine Proposal.

First, I feel badly that this idea was never vetted, in person, over a formal process to our Council. The importance for you to understand with complete clarity to move forward with discussion should have been addressed prior to your 7/1 decision. I feel like we tried, but clearly we didn't try hard enough.

Second, as a resident of Edina, and for the record not a horseback rider, I wanted to clarify a few points. It's after the fact, but I feel it important, nonetheless.

Member Bennett - to your point about the gentleman who wore the Save the Fred hat and wanted his family to be able to use this space....his daughter would have been able to sign up for riding lessons, hayrides and volunteer opportunities for therapeutic riding. She could have used this for after school riding, or summer camp.

Member Brindle - to your point that we wanted to use public land for private enterprise....there was discussion early on that Community Lessons could be showcased as riding "shows," or there could be some involvement on behalf on the Minnesota Jumpers Association to showcase the sport to raise money to support the not-for-profit venture side of this, We Can Ride, and potentially Erik's Ranch. Somehow this turned into "trailers of 400 or more every weekend in our backyard." This couldn't be further from our vision. Our Edina Public School Autism rates are soaring and our disabled population in our community is underserved. This would have been a unique opportunity to serve our population, and showcase our community for taking care of it's future residents and families.

Member Swenson - to your point about keeping the park for full residential use....we couldn't agree more. We continue to have a broader vision for the park; therapeutic riding , community riding, urban farm, multi-seasonal trails, park pavilions and picnic areas, green space/green protection from impending Pentagon Park and for the neighbors, mini soccer fields (like the ones at Chowen - elementary play fields, not game athletic fields) and situationally located play areas in each quadrantjust to name a few.

Member Sprague - to your point about multi-use and natural beauty please see my comments above for Member Swenson, but in regards to natural beauty: This plan was for a state of the art, "Kentucky blue grass preserving," beautiful property. The residents of Edina would expect nothing less, and our vision was of something beautiful, as well as useful.

Mayor Hovland - to your point about what is the best use of this property? Take your time and do this right. You hit the nail on the head. The importance to look beyond Edina for this land is essential. Our models and proposals were based on other communities and other repurpose projects. We modeled our Equine model after numerous Golf Course Repurpose and Urban Projects.....many of which I have sent you by email. In retrospect, I should have shown you, and all members, in person.

Thank you for your service and for your time. I will speak for myself and for many other We Can Ride Volunteers in Edina when I say we are truly sorry for not clarifying our vision and working with you as a team, as a group, more closely. Our efforts have been to not only gain momentum for our cause, but to reach out for more community involvement. We put together a survey that we continue to receive feedback through in efforts to help provide more information to you, and the City. <http://wecanrideinedina.org/surveys/index.php/272436/lang-en>
We all live here in Edina and truly want what is best for Edina.

Winnie Martin

www.wecanrideinedina.org

<https://www.facebook.com/wecanrideinedina>

Heather Branigin

From: dacool@comcast.net
Sent: Thursday, July 03, 2014 12:26 PM
To: Edina Mail
Subject: Support for 66West: Affordable Housing for Young Adults in Edina

To Mayor Hovland and Members of Edina City Council:

My name is David Couillard, and I live at Creekside Condominiums on 7100 Metro Blvd. in Edina. I am writing in support of Beacon Interfaith Housing Cooperative's proposal to build "66 West Apartments" at 33 West 66th Street, to provide housing for 39 young people experiencing homelessness in Edina and other nearby suburbs. Social workers from Hennepin County and various other organizations estimate that 200-300 young adults between the ages of 18-22 from the southwest suburbs experience homelessness at any given time. When they find themselves homeless, it is usually because leaving home seems safer than staying with their family. Reasons may include parental violence, drug or alcohol abuse (by young people, their parents, or both), intolerance of a child's sexual orientation, or significant financial problems causing family stress.

The purpose of 66 West is not to serve as a homeless shelter, but to be an affordable apartment building designed for long-term tenants focused on their education and careers. Tenants must sign a lease, pay rent, and follow property management rules. Applicant screening will include criminal background checks. The 66 West apartments will have the basic rules of all apartment buildings regarding noise (keep music volume down), garbage disposal, and cleanliness. Smoking, taking drugs, and drinking alcohol will not be allowed in the building. Tenants who do not meet the expectations and community guidelines may be asked to leave.

Beacon has successfully created supportive housing for young adults at Nicollet Square in the Kingfield neighborhood of South Minneapolis using a similar model. Tenants are successfully achieving educational and career goals and move into stable housing after a year or two there. The Kingfield Neighborhood Association is a strong supporter of Nicollet Square.

I have participated in Beacon's "Families Moving Forward" program, when my congregation, Richfield United Methodist Church, hosted several homeless families. I was impressed by Beacon's stress on helping families become self-sufficient rather than just providing food and shelter to meet their immediate crisis. I would be proud to have the City of Edina approve Beacon's 66 West project, and help our community's young people grow into responsible citizens with support when they need it the most. I urge you to approve the 66 West proposal when it comes before the Edina City Council on August 4, 2014.

Sincerely,

David T. Couillard

Heather Branigin

From: Bill McCarthy <mccarthy@minneapolisunions.org>
Sent: Thursday, July 03, 2014 2:03 PM
To: Edina Mail
Subject: Meeting Request

Mayor Hovland,

I am requesting a meeting with you to discuss various construction projects in your City. Representatives of the Laborers Union and myself will be available to meet at your convenience. I look forward to meeting with you.

Bill

William McCarthy
President
Minneapolis Regional Labor Federation, AFL-CIO
312 Central Ave. S.E. Suite 542
Minneapolis, MN 55414
(612) 379-4206
(612) 267-0028 Cell
www.minneapolisunions.org

Heather Branigin

From: Kurt <fromkurt@live.com>
Sent: Friday, July 04, 2014 11:56 AM
To: Edina Mail
Subject: To: Mayor James Hovland

Just as there is an Edina Police Chaplain, there should be an Edina Fire/Ambulance Therapy Dog. The dog could live in the fire station. Different people need different kinds of comforting.

Heather Branigin

From: Jan Mattox <janmattox@earthlink.net>
Sent: Saturday, July 05, 2014 11:44 AM
To: Edina Mail
Cc: Dylan
Subject: 66 West advocacy

Mayor Hovland and Edina City Council:

My name is Jan Mattox. I have been a resident of Richfield since 1964 and am still residing in my home at 7114 Knox Avenue South. I was a teacher in the Richfield Schools for many years. I have been an active member of Plymouth Congregational Church since 1970 and have been involved with Lydia Apartments since it was founded 10 years ago by the Plymouth Neighborhood Foundation which is now Beacon Interfaith Housing Collaborative.

When my husband and I moved into Richfield, young professionals moved into their first homes here and left after a few years. Today that is not the case. Over the years, the whole structure of the suburb has changed. I've watched it happen in my neighborhood and was certainly made aware of the change in the school system over the years.

Coming from a stable, safe home environment, our three children all graduated from the Richfield Schools and have gone on to become very productive members of society, all of them receiving a college education. At that time, this was the expectation. As I have talked with teachers presently in the system, through the years the climate has definitely changed. Many young people now live in situations that make the future, as well as present day living, very uncertain.

For this reason, I am supportive of 66 West. I think it will benefit young adults and meet an important need in this area. I am excited about the location because of its nearness to job opportunities, transportation and services that can be used by the young people in order to facilitate success. I sincerely hope that Edina and its leadership will support the zoning changes necessary to make 66 West a reality.

Sincerely,

Jan Mattox, Richfield resident since 1964 and former sixth grade teacher.

Heather Branigin

From: Louis G. DeMars <lou@louisdemars.com>
Sent: Sunday, July 06, 2014 8:55 PM
To: Edina Mail
Subject: 7100 Metro Blvd

Hello Council members. I live at 7100 Metro Blvd along with about 170 other people.

I have been asked by one of our codo association board members to get to the facts regarding the Three River Park District plan to building a long ago planned bicycle/walking trail along our property line on 70th street and Metro Blvd. I did meet with staff from the park district last week to confirm their plan. It is my understanding that the Edina City council needs to vote yet on something but I don't know what that is. It also is my understanding that in order to build this trail our association needs to grant an easement to make the trail a reality.

I have only been here for four years and have not been notified of any meeting by the park district or the Edina City council.

We are asking for a meeting with the appropriate staff or elected officials or both to understand why the current plan is being implemented, when it was approved and when were notices sent to affected property owners.

We are not happy with the current plan and understand that the trail is going to be built but we need to find out what the alternative plans are that would least affect our property.

Additionally we believe the plan is a dangerous plan with over 120 residences going and coming every day right over the trail. We also have many visitors who would be crossing the trail. Early in the morning and after 4 PM Metro blvd is very crowded with people either coming to work or going home. Put that together with the people using the day care center across the street and the vehicles leaving the Regis corporation parking lot we will have an unmanageable traffic issue to contend with in addition to any bicyclers using the trail.

Before the wrong facts get out that may cause further confusion please contact me so that we can get the facts correct and resolve our concerns.

Thank you,

Lou DeMars
DeMars Consulting
7100 Metro Blvd #212
Edina, MN 55439
lou@louisdemars.com
612-968-0720



RICHARD W. STANEK
HENNEPIN COUNTY SHERIFF

July 2, 2014

Mayor James Hovland
Edina City Hall
4801 W. 50th St.
Edina, MN 55428

Dear Mayor Hovland:

Thank you for including me on the agenda at the July 1, 2014, meeting of the Edina City Council.

The cities within Hennepin County are all unique in their respective public safety needs and challenges, and the time I spent at this meeting allowed me to hear first-hand about your great city. I truly valued the opportunity to speak with your Council directly about the partnership between the Sheriff's Office and the Edina Police Department.

Thank you for your on-going commitment and support of public safety. In the future, please do not hesitate to contact me directly at 612.348.2347 or rich.stanek@hennepin.us.

Sincerely,

Richard W. Stanek
Hennepin County Sheriff

Thank Mayor!

Heather Branigin

From: Lawrence Swandby <swanlaw01@earthlink.net>
Sent: Monday, July 07, 2014 12:26 PM
To: James Hovland; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinareality.com; swensonann1@gmail.com
Cc: Chad Millner; Toby Muse
Subject: Arden Park D Neighborhood 2015 Roadway Reconstruction
Attachments: Letter to Millner, City Engineer.pdf

Dear Mayor Hovland and City Council Members:

Preliminary to any vote to be taken on any recommendations by the Engineering Department, I write to express my interest and concerns regarding the 2015 Road Construction in my Arden Park neighborhood. I enclose my letter of June 18, 2014 to Mr. Chad Millner Director of Engineering, for your easy reference.

I believe that sidewalks on Juanita and or Indianola are neither necessary nor useful to the implementation of the adopted Living Streets Policy. To include them in the Reconstruction design would be a total waste of the PACS Fund for the following reasons (more detail in letter to Millner):

1. The PACS Fund would be put to much better use for sidewalks in other high risk areas such as near schools and heavy traffic areas. (E.g. The Halifax avenue sidewalk was necessary). I see no reason to dissipate the Fund when its assets are better spent elsewhere.
2. Both Juanita and Indianola have a very light volume of traffic. Neither are "Connector Streets."
3. None of the residents I have talked to wish sidewalks on either Juanita or Indianola. And indeed, most like myself, are adamantly opposed to including them.
4. There are virtually no safety concerns regarding pedestrians or bikers on Juanita or Indianola. I feel completely safe when walking and so do my neighbors.
5. Sidewalks would change the character of this delightful, extremely well maintained iconic Edina neighborhood by subtracting from the landscaping of very small lot sizes (compared to many Edina lots) and generally engendering a more closed in rather than open space feeling.

I hope that the Council will give every consideration to the opinions of the majority of the residents on Juanita and Indianola and consider the above points together with any other objections made by your constituents on Juanita and Indianola when taking a final vote on the design of the Arden Park neighborhood regarding the inclusion of sidewalks on Juanita or Indianola Avenues. Good representative government includes exceptions to general policy for those most affected by specific proposals.

I look forward to any replies you wish to write.

Sincerely yours,
Lawrence L. Swandby
Attorney at Law
952-926-1078

Mr. Chad Millner, PE
Director of Engineering
City of Edina
Edina, MN 55439

Dear Mr. Millner,

I write as a property owner in the Arden Park D Neighborhood. Enclosed is the Resident Questionnaire requested by June 20, 2014.

It appears to me from the material recently sent that the Project Area planners assume that sidewalks are necessary not only on the Connector Streets but also on the Local Street Types.

I believe that the use of the PACS Fund would be a waste of the Fund's money if sidewalks were included on Juanita, and Indianola Avenues as well as 51st Streets. Traffic is minimal and pedestrian safety is not an issue. Sidewalks would change the lovely character of this delightful 1940's neighborhood. I also note the lot sizes are much smaller than Arden, Minnehaha and Bruce causing inconvenience. Additionally if Arden is a Connector Street, so also should Bruce be so designated since many autos cut through Bruce to reach 52nd street before the drivers even reach Arden. And if sidewalks are included on the above, is little Georgas, dead end or not, to be left alone between France and all the other streets?

Now, I appreciate that the City following many US city trends has adopted the Living Streets Policy. However, no Policy should be implemented without room for exceptions. It is the "exception" concept rather than the "cookie cutter" plan of governance that makes Edina an exceptional place to live.

Although residents are not assessed for sidewalks, they still end up paying for them by paying into the PACS.

I therefore hope you will follow the desires of the majority of the residents on Juanita Avenue by not including sidewalks on Juanita Avenue in the 2015 Neighborhood Roadway Reconstruction Plan feasibility report at the public hearing in December.

Regards,
Lawrence L. Swandby
Attorney at Law

5124 Juanita Ave.
Edina, MN 55424
Phone: 952-926-1078

June 18, 2014

cc Mr. Toby Muse, SEH Project Manager

Heather Branigin

From: Morse-Wendt, Lauren <lmorsewendt@eclc.org>
Sent: Monday, July 07, 2014 4:34 PM
To: Edina Mail
Subject: Letter in Support of 66 West Apartments

Dear Edina City Council,

As a staff member of Edina Community Lutheran Church and liaison to our Housing Task Force, I write on behalf of many when I encourage you to support the building of 66 West Apartments. Over the past three years, I have witnessed a groundswell of support from across Edina and neighboring suburbs in support of this work. Our own congregation of 750 members is fully behind the project with both our time and our finances. We have made presentations to thousands of people gathered in faith communities, civic groups, neighborhood associations, and condo buildings. The response has been overwhelmingly positive: people in Edina recognize the deep need to support young people on their own and believe Edina is the right leader to provide the first housing for formerly homeless youth in the western suburbs. Edina has a wonderful reputation for being an attractive community that supports and nurtures youth and affirming 66 West Apartments is another excellent opportunity to live out that value.

ECLC's Housing Task Force is thrilled with the property we have found in the Southdale area. It is ideally located for access to the jobs that each resident will be matched with shortly after moving in as well as perfectly situated for transportation to those jobs and other educational opportunities. Having visited Nicollet Square, a model for our own building, many times, I can attest to what a good neighbor 66 West will be. And, in addition to being a good neighbor, the 39 studio apartments at 66 West can help Edina meet the affordable housing goals it has struggled to meet in the past.

Please support the necessary zoning changes to allow 66 West Apartments to be built into an apartment building that will reflect the value of supporting our young people that we have always known Edina to have.

Thank you for your service and your careful consideration of this project.
Lauren Morse-Wendt

Lauren Morse-Wendt, Diaconal Minister
Mission and Ministry Developer
Edina Community Lutheran Church
4113 W. 54th Street, Edina, MN 55424
(952) 926-3808

“Like” ECLC on Facebook at www.facebook.com/edinacommunity

Heather Branigin

From: laurieb@tcq.net
Sent: Monday, July 07, 2014 5:16 PM
To: Edina Mail
Subject: 66 West

Dear Mayor and Council Members,

I am writing to express my support the the proposed development of housing for homeless youth. I believe that the location will be convenient for youth needing transportation and will provide an ongoing labor source for the many businesses in the area.

Thank you for your support.

Laur
el
B
runo
7244 York Ave So
#417
Edina, MN
55435

Heather Branigin

From: Marie Sullivan <mariesullivan87@gmail.com>
Sent: Monday, July 07, 2014 9:58 PM
To: Edina Mail; Mary Brindle (Comcast); Josh Sprague; Joni Bennett; ann swenson; Cary Teague; Scott Neal
Subject: new development 72nd st

Dear City Officials,

Yet again we have heard of a developer meeting with the planning commission asking for several EXTREMELY ALARMING variances (from 4 to 6 stories, from 30 to 50 units per acre, and floor area ratio from .5 to 1.41 giving 570 parking spaces to 195 residential units and commercial space!!!!!!) to construct a MONSTROUS high density apartment development at the SW corner of France and 72nd street!!!! My gosh have you seen the drawing? That development belongs NO WHERE NEAR residential homes!

It is unconscionable for the city to allow this type of proposal to advance as far as it has and cause such fear and anxiety among the local homeowners!!! The neighborhood feels it is at war with the developers and that the city is catering to developers and giving them the impression that they can have what they ask for and that our zoning is just merely a suggestion, easily changed and not enforced.

PLEASE !!!! Can we give homeowners some peace of mind that we are not at the mercy of developers?

Can you please send out the message loud and clear to developers not to even THINK of giving a presentation that goes against our zoning rules? Why bother ever having zoning regulations if you are willing to view proposals that so blatantly go against them?

Has anyone given any consideration to the immediate neighborhood in relation to how our traffic will be negatively impacted by 570 or more vehicles cutting through on Cornelia Drive right past Cornelia Elementary School to get to 72nd Street? Local homeowners already struggle to exit our neighborhood via 72nd street because of already heavy traffic on France! We have limited exit and entrance routes to our neighborhood as you should well know by now and it is dangerous to cause more congestion this way!

Furthermore, any additional apartment housing should be extremely well studied as to how it will affect our public school enrollment! How much, if any, planning has the city conducted with the Edina School District officials to determine the number of students our buildings SHOULD hold? Is anyone paying attention to how crowded our schools are and realizing we cannot add on to the high school and therefore we need to start with that number and then determine how many students our middle schools can feed into our limited high school space and from that number determine how we need to limit the number of elementary students we enroll and from that determine how many apartment units we can allow to be built because even if they are intended for older people now, you better look ahead many many years when those buildings will no longer be new and will be more attractive to families with children!

It is such an insult to our homeowners to have to constantly live on high alert to discover these proposals and fight fight fight! We just want to be able to have a city that will protect homeowners so we don't constantly have to reevaluate if we need to move!

Several developers have tried to scare the city planners and council into accepting their proposals by threatening that they will walk away if they don't get what they want. Let them walk! The Sunrise development is one example where someone came in with a better proposal for the neighborhood and we should be patient and wait for people like that to move in.

Come on! We need to be strong against developers. Patience. Let's not waste our time entertaining developers whose proposals give homeowners ulcers! We will fight against what we strongly feel is bad for our neighborhood and it will only cause more division on top of what the Fred issue has already caused.

I sure hope you all can see this is a poor idea at an even poorer time. If any one of you would not like to have your house next to a development like this, you should not put us in same position!

Very frustrated,
Marie Sullivan and many, many neighbors.

Heather Branigin

From: Marie Sullivan <mariesullivan87@gmail.com>
Sent: Monday, July 07, 2014 10:17 PM
To: Edina Mail
Subject: 72nd St. development
Attachments: 72 st development.docx

Dear Planning Commission Members,

Please read my attached letter pertaining to the proposed development on the SW corner of 72nd and France. Thank you.

Sincerely,
SE Edina resident
Marie Sullivan

Dear City Officials,

Yet again we have heard of a developer meeting with the planning commission asking for several EXTREMELY ALARMING variances (from 4 to 6 stories, from 30 to 50 units per acre, and floor area ratio from .5 to 1.41 giving 570 parking spaces to 195 residential units and commercial space!!!!!!) to construct a MONSTROUS high density apartment development at the SW corner of France and 72nd street!!!! My gosh have you seen the drawing? That development belongs NO WHERE NEAR residential homes!

It is unconscionable for the city to allow this type of proposal to advance as far as it has and cause such fear and anxiety among the local homeowners!!! The neighborhood feels it is at war with the developers and that the city is catering to developers and giving them the impression that they can have what they ask for and that our zoning is just merely a suggestion, easily changed and not enforced.

PLEASE !!!! Can we give homeowners some peace of mind that we are not at the mercy of developers?

Can you please send out the message loud and clear to developers not to even THINK of giving a presentation that goes against our zoning rules? Why bother ever having zoning regulations if you are willing to view proposals that so blatantly go against them?

Has anyone given any consideration to the immediate neighborhood in relation to how our traffic will be negatively impacted by 570 or more vehicles cutting through on Cornelia Drive right past Cornelia Elementary School to get to 72nd Street? Local homeowners already struggle to exit our neighborhood via 72nd street because of already heavy traffic on France! We have limited exit and entrance routes to our neighborhood as you should well know by now and it is dangerous to cause more congestion this way!

Furthermore, any additional apartment housing should be extremely well studied as to how it will affect our public school enrollment! How much, if any, planning has the city conducted with the Edina School District officials to determine the number of students our buildings SHOULD hold? Is anyone paying attention to how crowded our schools are and realizing we cannot add on to the high school and therefore we need to start with that number and then determine how many students our middle schools can feed into our limited high school space and from that number determine how we need to limit the number of elementary students we enroll and from that determine how many apartment units we can allow to be built because even if they are intended for older people now, you better look ahead many many years when those buildings will no longer be new and will be more attractive to families with children!

It is such an insult to our homeowners to have to constantly live on high alert to discover these proposals and fight fight fight! We just want to be able to have a city that will protect homeowners so we don't constantly have to reevaluate if we need to move!

Several developers have tried to scare the city planners and council into accepting their proposals by threatening that they will walk away if they don't get what they want. Let them walk! The Sunrise development is one example where someone came in with a better proposal for the neighborhood and we should be patient and wait for people like that to move in.

Come on! We need to be strong against developers. Patience. Let's not waste our time entertaining developers whose proposals give homeowners ulcers! We will fight against what we strongly feel is bad for our neighborhood and it will only cause more division on top of what the Fred issue has already caused.

I sure hope you all can see this is a poor idea at an even poorer time. If any one of you would not like to have your house next to a development like this, you should not put us in same position!

Very frustrated,
Marie Sullivan and many, many neighbors.

Heather Branigin

From: Marie Sullivan <mariesullivan87@gmail.com>
Sent: Monday, July 07, 2014 11:05 PM
To: Edina Mail
Cc: Mary Brindle (Comcast); Josh Sprague; Cary Teague; Scott Neal; Joni Bennett; ann swenson
Subject: more on 72nd St. development

Dear City Officials, Council Members and Planning Committee Members,

I just have to add something more about the 72nd and France development proposal.

People who moved into the Cornelia neighborhood did so because they highly valued Edina schools, loved the Fred Richards Golf course, liked the relatively easy commute to downtown, and felt the area had a suburban feel to it.

Now however, Cornelia Elementary has been "dumbed" down in the last ten years, the Fred is going away, airplane and traffic noise and congestion have greatly increased, and the city is pushing for tall, dense developments which add more congestion and are converting our suburb to an urban area.

I hope you realize that if, on top of all the other things which are making the Cornelia area less desirable to home owners, you allow too much density to encroach too closely to Cornelia neighborhood homes, people who tend to have enough disposable income to keep their homes in good repair will choose elsewhere to live. Property values will go down and the neighborhood is very likely to head into disrepair.

I hope you will take this very probable situation seriously because current residents are feeling this way. It is no fun to live in a neighborhood that feels it is going downhill.

Marie

Heather Branigin

From: Marie Sullivan <mariesullivan87@gmail.com>
Sent: Monday, July 07, 2014 11:34 PM
To: Edina Mail
Cc: Mary Brindle (Comcast); Josh Sprague; Cary Teague; Scott Neal; Joni Bennett; ann swenson
Subject: 72nd development

I would also like to draw your attention to something on the artists drawing of the proposed development . They intentionally oriented both cars on 72nd street to look as though they are traveling in the same direction to make it appear as though that road has two lanes going one direction. They clearly realized how overly large their development would look next to the smaller, two-directional normal city street that currently exists!

Heather Branigin

From: Christine Hart <chart@capsh.org>
Sent: Tuesday, July 08, 2014 7:49 AM
To: Edina Mail
Subject: 66 West Apartments

Hello,

My name is Christine Hart, and I am a Community Developer with Community Action Partnership of Suburban Hennepin. I have been working closely with the 66 West Apartments project for the past year because I have met too many youth experiencing homelessness in the West Metro who can benefit from a development such as this.

It is outrageous that there are currently no supportive housing developments in suburban Hennepin County servicing homeless youth. We can continue providing immediate services, but **without a long-term solution, nothing will change.** 66 West Apartments is the beacon of hope our community needs.

I, along with many of your constituents, will be following the July 23 and August Edina City Council hearings. I hope that as you continue to understand the extent of youth homelessness in our community, the city council will unanimously approve 66 West Apartments.

With gratitude,
Christine

Christine Hart

Community Developer
Community Action Partnership of Suburban Hennepin
8800 Highway 7, #401
St. Louis Park, MN 55426
952-697-1325 ext. 264
chart@capsh.org

Heather Branigin

From: The Youngbloods <lpy-kwy@comcast.net>
Sent: Tuesday, July 08, 2014 10:44 AM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org
Subject: 66 West
Attachments: Larry.vcf

To Mayor Hovland and the Edina City Council:

My name is Katherine Youngblood. I live in Edina at 5275 Grandview Square. My husband and I have lived in Edina since 1975 and our three sons graduated from Edina West High School. We attend church in downtown Minneapolis (Westminster) and through this connection I became very interested in the big problem of homelessness and youth. Nicollet Square, at 37th and Nicollet Avenue, has proven to be remarkably successful in providing safety and stability for young people enabling them to get going on a useful, productive, life. Now Edina has the opportunity to set an example for other suburban communities by taking a lead on ending homelessness in the suburbs.

I was delighted to learn that there is an ideal location for this effort in the Southdale area. It only makes sense to have transportation, jobs and services nearby. What has impressed me the most about Nicollet Square is how responsible and motivated the young people have become now that they feel stable and secure. Edina should be proud to have the opportunity to offer this same kind affordable housing in our community and, of course, 39 apartments does help the city to meet our affordable housing goals.

It is extremely important that the leadership of our city realize this critical need, support the zoning changes necessary, and communicate that support to our citizens.

Let's make 66 West a reality!

Sincerely,
Katherine Youngblood

Heather Branigin

From: Jackie Sullivan <sullivan6832@comcast.net>
Sent: Tuesday, July 08, 2014 11:10 AM
To: Edina Mail
Cc: Cary Teague
Subject: Support for 66 West Apartments - 3330 West 66th Street, Edina

Mayor Hovland, City Council Members, and Planning Commission Members:

I write to voice my support for 66 West Apartments, the affordable housing development for youth experiencing homelessness proposed by Beacon Interfaith Housing Collaborative, to be located at 3330 West 66th Street, Edina.

In a recent article in the *Edina Sun Current*, Arnold Bigbee, co-chair of the Edina HRRC's Community Outreach Workgroup, is quoted as follows:

"Edina is committed to providing a welcoming community where everyone can thrive. We want to hear about individual, legal, political, societal, and cultural experiences. (We hope to) build a better Edina that promotes and encourages positive change."

The article notes community conversations to identify areas where Edina succeeds as a supportive community as well as areas in which the city could improve. I believe Edina succeeds in supporting many youth in our community – **but, it does not adequately support all youth**. Affordable, supportive housing for young people 18-22 years old who have graduated from foster care or determined they need to leave a dysfunctional and conflicted home environment is not currently available in Edina or nearby suburbs. Unfortunately, the ability to serve these youth and help them thrive is too often overlooked, perhaps because Edina citizens do not recognize youth facing these issues are part of the Edina community. In fact, they are.

I ask you to approve the rezoning required for Beacon's development to move forward. Edina's commitment to being a supportive community is widely recognized. Youth who will live at 66 West Apartments are our youth, and they deserve our support and an opportunity to thrive. The location across from Southdale provides public transportation and entry level employment, both of which are essential to positive change in the lives of these young people.

I am a member of St. Stephen's Episcopal Church in Edina. My faith plays an important role in my commitment to this project. To me, addressing the needs of homeless young people is the "highest and best use" of this property. If not here, where? What community has better resources than Edina to provide leadership in creating supportive housing for all of our youth?

Thank you for your consideration,

Jackie Sullivan
6832 Gleason Road
Edina, MN 55439

Heather Branigin

From: Robert Hobbins <hobbins.robert@gmail.com>
Sent: Tuesday, July 08, 2014 11:24 AM
To: Edina Mail
Subject: 66 West Affordable Youth Housing

Dear Mr. Mayor and Council Members,

As a 30 year resident of Edina at 4708 Upper Terrace, I am writing to urge you to support this important project with the variances and permits required to establish this facility for homeless youth. The need is great, the location is ideal, and Beacon Interfaith Housing Collaborative has a proven track record as a very responsible operator of such facilities.

I recently visited the Nicollet Square facility operated by Beacon in Minneapolis. I was very impressed with the quality of the facility, the value of the support services provided to its residents (including rapid job placement), and the success rate they enjoy in getting their tenants back on their feet and progressing with the jobs and education needed to become a successful contributor to the community. I also had a chance encounter with a resident of that neighborhood who reported that there had been no problems experienced in the neighborhood with the Nicollet Square tenants and that the local community was quite supportive of the facility.

I suspect that you will hear expressions of fear from those who live or work near the proposed site, based on the supposition that this housing facility will bring in "undesirable elements." The reality is that these homeless youth have been and will continue to be present in the area as it is, roaming from the Southdale Food Court to the YMCA to the Southdale Library to get out of the elements as best they can. It will be far better for them and for us to provide them access to safe and affordable shelter, to valuable support services to assist them with occupational and education needs, and to a managed environment than it would be to simply leave them to their own devices.

Thank you for your attention and for your anticipated support.

Robert L. Hobbins

Heather Branigin

From: Lonni Skrentner <lonni.skrentner@gmail.com>
Sent: Tuesday, July 08, 2014 11:56 AM
To: Edina Mail
Subject: 66 West Apartments

Dear Mayor and City Council,

I'm writing to express my full support for the establishment of the 66 West Apartments which will serve as transitional housing for homeless teens. Many faith congregations are supporting this effort. Changing the zoning makes sense since there are other apartments and condos in the area, and it is a perfect area - with public transport and a fair number of entry level job positions in the Southdale area - for this effort to succeed. Teens needing education will be able to access the Richfield and Edina Public Schools, as well as on-line options. The Southdale Library is within walking distance.

Thank you for considering this matter.

Lonni Skrentner
Retired Edina High School Teacher
Former School Board Member

Heather Branigin

From: Mary Albing <lccr@me.com>
Sent: Tuesday, July 08, 2014 12:39 PM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org
Subject: 66 West

Friends,

I am a local pastor interested in affordable housing for all ages, but especially for our homeless youth in this community. I lead a congregation on Penn Ave, just a few blocks from Edina and a significant number of our members live and work in the southwest metro and suburbs.

Our family has had the experience of temporarily housing a young man (not a relative) who is finishing college. He has lived with us for eight months. He would have been homeless, even though he had been working 60 hours a week. He could not afford to repay his student loans, work, stay in school and also pay his living expenses, including more than \$700 per month for housing, so he opted to "couch surf." He doesn't own a car. He doesn't waste money. He was staying at friends' houses as long as they or their parents would tolerate him and then he'd move on. His parents live in the Fargo-Moorhead area, but cannot help financially, and no other family lives in the Twin Cities, where he is only three classes shy of an applied economics degree at the University of MN. He was so desperate to finish his degree that he was willing to be homeless. He is a motivated guy just trying to make ends meet, get a decent job and get on with life.

Unfortunately, his homelessness is not unique. One of our members helps veterans at MCTC. Last winter, 14% of their students were homeless. One of our members is a guidance counselor at Southwest High School. They estimate that more than 10% of their students are effectively homeless at any given time, including "couch surfers," because their home situations are intolerable or even dangerous.

When a young adult is trying to find a place to rest his or her head, it's hard to manage other parts of life. For me and my family this is not a political issue. It is a moral issue. My faith says that my response to my neighbor, especially one in need, is my response to God.

Fortunately, Beacon has a track record of developing projects that not only house homeless kids but help them become independent citizens. You can visit those other sites, as many of our member have, if you have questions about what the development might do to the neighborhood.

You are in the unique position of being able to help put dozens of young people on a better and safer path at an ideal location, near jobs, transportation and services. Please support 66 West.

Faithfully,

Rev. Mary Albing
Lutheran Church of Christ the Redeemer
5440 Penn Ave South
Minneapolis, MN 55419
pastor@lccronpenn.org

Heather Branigin

From: Sunny Carlson <carlsonsunny19@gmail.com>
Sent: Tuesday, July 08, 2014 12:40 PM
To: Edina Mail
Cc: ajohnson@beaconinterfaith.org
Subject: New Housing for formerly Homeless in Edina

I wanted to voice my support for the proposed solution to youth homelessness in the suburbs that is being proposed by 66 West Apartments.

Having worked with homeless folks in the past, I know how critical it is to have affordable housing. Living right in Edina (at Yorktown Continental), I know that it is valuable to have affordable housing for seniors...and it should be valuable to have affordable housing for everyone. Diversity makes a community rich in so many ways.

I am active at Yorktown, leading the weekly Bible Study group, volunteering at Resident Association events and working to make our community "home".

I never go to bed at night without remembering the fondest wish of the homeless people that I worked with....that they would have a pillow of their own. These are basic building blocks to a fruitful future that we should all be working towards.

66 West Apartments is a good thing for everyone in Edina to get behind and wholeheartedly support and many other residents here at Yorktown do so as well.

Sincerely,

--

Sonya (Sunny) Carlson Lenzo phone 952-564-7851
7151 York Ave. So. Apt 508
Edina, MN 55435

<http://www.yorktownactivities.com>

Heather Branigin

From: Ed Zantek <fasteddiez1@hotmail.com>
Sent: Tuesday, July 08, 2014 1:31 PM
To: Edina Mail
Subject: Bedesen Park D road project,

Mayor and council members,

I am writing to complain about the lack of work being performed on our street project. Today is July 8, a beautiful day, nothing being done. Ditto yesterday. Many fine days, and even weeks have passed with little progress. I understand that unexpected problems were discovered, but that is more reason to be working on these days when it is possible. Many of my neighbors are as upset as I am by the lack of progress.

Best regards,

Ed Zantek
5916 Tamarac Ave.

Heather Branigin

From: malostad@aol.com
Sent: Tuesday, July 08, 2014 2:31 PM
To: Edina Mail
Subject: safe housing for homeless youth

Greetings!

My name is Catherine Malotky and I am a member of Edina Community Lutheran Church in Edina. I am supporting 66 West. Why?

When I began my professional career, I was a high school teacher. I remember clearly a student of mine who lost both of her parents during her junior year. What was she going to do? Having a place where she could live safely and in a supportive environment meant everything to her. Thankfully, she was able to find an apartment, and she had a supportive extended family.

I know not all kids have family assets like that to count on. 66 West is one way to fill in that gap, important in the short-term, but equally important in the longer term, so kids challenged by homelessness can land and learn and grow into contributing adults.

Please support 66 West. It's too important.

Sincerely,

The Rev. Catherine Malotky

Heather Branigin

From: Andrea.R.Scott@wellsfargo.com
Sent: Tuesday, July 08, 2014 3:10 PM
To: Edina Mail
Subject: Edina City Council

Hello, I'm one of the homeowners affected by the sewer back-up on June 19, 2014. Is the City Council taking action to correct the problem that caused the back-up?

Thank you.

Andrea R. Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

Heather Branigin

From: Stephen Yanda <yandasr@gmail.com>
Sent: Tuesday, July 08, 2014 3:16 PM
To: Edina Mail; Bob Hobbins; Maura Schnorbach
Subject: 66 West

Mr Mayor and Council Members, I have attached a letter from Bob Hobbins that you should have already seen ! I went with Bob and another Edina resident, Maura Schnorbach, to Nicollet Square and I want to assure you that his note is accurate and summarizes my feelings as well. I would simply add that in my judgement it is time for a project like 66 West in Edina !!!! I am sure all of you will support 66 West !

Thank you !
Steve

Dear Mr. Mayor and Council Members,

As a 30 year resident of Edina at 4708 Upper Terrace, I am writing to urge you to support this important project with the variances and permits required to establish this facility for homeless youth. The need is great, the location is ideal, and Beacon Interfaith Housing Collaborative has a proven track record as a very responsible operator of such facilities.

I recently visited the Nicollet Square facility operated by Beacon in Minneapolis. I was very impressed with the quality of the facility, the value of the support services provided to its residents (including rapid job placement), and the success rate they enjoy in getting their tenants back on their feet and progressing with the jobs and education needed to become a successful contributor to the community. I also had a chance encounter with a resident of that neighborhood who reported that there had been no problems experienced in the neighborhood with the Nicollet Square tenants and that the local community was quite supportive of the facility.

I suspect that you will hear expressions of fear from those who live or work near the proposed site, based on the supposition that this housing facility will bring in "undesirable elements." The reality is that these homeless youth have been and will continue to be present in the area as it is, roaming from the Southdale Food Court to the YMCA to the Southdale Library to get out of the elements as best they can. It will be far better for them and for us to provide them access to safe and affordable shelter, to valuable support services to assist them with occupational and education needs, and to a managed environment than it would be to simply leave them to their own devices.

Thank you for your attention and for your anticipated support.

Robert L. Hobbins

--
Steve Yanda - Edina resident since 1955
6008 Leslee Lane
yandasr@gmail.com
cell 651-216-0652

Heather Branigin

From: Andrea.R.Scott@wellsfargo.com
Sent: Tuesday, July 08, 2014 3:58 PM
To: jhovland@krausehovland.com
Cc: Brian Olson; Scott Neal; Edina Mail
Subject: RE: Edina City Council

Thank you, James. It's not so much an inquiry as it is a request for funding from the Edina City Council to correct the problem. As you can imagine, this type of situation negatively impacts property value. Furthermore, I'm hesitant to repair my basement without assurance that the City is taking appropriate steps to correct the problem.

Bottom line: I'd like my request to remain with the City Council and not be passed off to the City Manager and the City Public Works Director. Thank you.

Andrea Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

From: James Hovland [<mailto:jhovland@krausehovland.com>]
Sent: Tuesday, July 08, 2014 3:44 PM
To: Scott, Andrea R.
Cc: Brian Olson; Scott Neal
Subject: FW: Edina City Council

Andrea, thanks for the email. I am including the City Manager and the City Public Works Director on this email as I think they will be better able to answer your inquiry. Sorry to hear you had that problem. A lot of work to do as a result of that type of backup into your home.

James B. Hovland, Esquire
KRAUSE & HOVLAND, Chartered
310 Groveland Avenue
Minneapolis, MN 55403
jhovland@krausehovland.com
Phone: (612) 874-8550
Fax: (612) 874-9362
Cell: (612) 961-6192

From: Lynette Biunno [<mailto:lbiunno@EdinaMN.gov>] **On Behalf Of** Edina Mail
Sent: Tuesday, July 08, 2014 3:37 PM
Subject: FW: Edina City Council



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Andrea.R.Scott@wellsfargo.com [mailto:Andrea.R.Scott@wellsfargo.com]

Sent: Tuesday, July 08, 2014 3:10 PM

To: Edina Mail

Subject: Edina City Council

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Thank you.

Andrea R. Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

Heather Branigin

From: Maura Schnorbach <mschnorbach@stpatrick-edina.org>
Sent: Tuesday, July 08, 2014 4:29 PM
To: Stephen Yanda; Edina Mail; Bob Hobbins
Cc: Imorsewendt@eclc.org; Allison Johnson
Subject: RE: 66 West

Steve,

Thank you for weighing in on this important decision! Steve Yanda and Bob Hobbins are not only residents of Edina, but both men are leaders on the St. Patrick's Social Justice Commission. Both men are also very successful businessmen and are widely respected not only in Edina, but in the broader Twin Cities community. I am fortunate that I have had an opportunity to work with both of them.

I highly value their opinions and frequently seek out their thoughts on issues related to Social Justice at St. Patrick's Church. We are very careful about agencies that we align ourselves with for projects. We review track records, reputations, etc. In the Office of Social Justice, we are passionate advocates of affordable housing, but realize that it is not only critical to have passion, but the ability to deliver services. Beacon Interfaith Ministries is not only capable, but has a proven track record with over 500 units of affordable housing in the Twin Cities!

Steve, Bob and I attended presentations regarding this project and felt it was worthy of support from our Social Justice Commission, but also our church too! We also reviewed 66 West with the Social Justice Office of Catholic Charities, a champion of Social Justice and a thought leader on poverty in the Twin Cities! They also endorsed this project! Our Pastor, Fr. Tim Rudolphi and our Social Justice Commission were in unanimous agreement that the time was, "now" to move forward on endorsing this project.

Unfortunately, poverty is on the rise. We are no strangers to it in the suburbs. VEAP, one of our partner ministries has said that requests have increased significantly during the last year. St. Patrick's collected almost 3,000 pounds of groceries for VEAP during 2013-2014. All of the groceries are being distributed to neighbors in Bloomington, Edina and Richfield.

Throughout the year I also receive desperate calls from people who are in danger of being evicted. Some are members of our parish, some are not. I responded to one last week. Holiday weeks are always tough! The call was from a young mother who had three children under the age of five including a newborn. We had less than 24 hours to come up with the funds to cover her rent, because the sheriff was scheduled to evict her the following day at noon. Pleading with me to keep her family off the street, we quickly moved into action. By a miracle we had the funds, a person to prepare the check and one of our signers.

These calls keep me awake at night! I realize how precarious the line is for so many people that reach out to us in desperation. Last week, I said to our Pastor, Fr. Tim Rudolphi that our team did amazing work. We bought this family some time to regroup. Unexpected bed rest for several weeks required the mother to miss work. She had no safety net.

Beacon Interfaith Ministries is trying to build a safety net for young adults between the ages of 18-22. This is the time of life that many young people are going away to college and dreaming of a big future! Investing in young adults who are motivated, but need a chance is what this project is all about. Young adults need a safe place to plan their futures, to secure a job and to receive long over-due support! This is a game changer!

We are confident that you will join us, Beacon Interfaith Ministries, Edina Community Lutheran Church and all of the other congregations in saying, "yes" to our young people who need us to believe in their dreams too! Building a home, builds a life!

I am grateful that you are undertaking careful consideration of this project. I know that you will become supporters of the project like Bob Hobbins, Steve Yanda and all of the supporters of 66 West!

Best,

Maura Schnorbach
Social Justice Coordinator
Saint Patrick's Catholic Church
(952)941-3164, ext.142
mschnorbach@stpatrik-edina.org

From: Stephen Yanda [mailto:yandasr@gmail.com]
Sent: Tuesday, July 08, 2014 3:16 PM
To: mail@edinamn.gov; Bob Hobbins; Maura Schnorbach
Subject: 66 West

Mr Mayor and Council Members, I have attached a letter from Bob Hobbins that you should have already seen ! I went with Bob and another Edina resident, Maura Schnorbach, to Nicollet Square and I want to assure you that his note is accurate and summarizes my feelings as well. I would simply add that in my judgement it is time for a project like 66 West in Edina !!!! I am sure all of you will support 66 West !

Thank you !
Steve

Dear Mr. Mayor and Council Members,

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I recently visited the Nicollet Square facility operated by Beacon in Minneapolis. I was very impressed with the quality of the facility, the value of the support services provided to its residents (including rapid job placement), and the success rate they enjoy in getting their tenants back on their feet and progressing with the jobs and education needed to become a successful contributor to the community. I also had a chance encounter with a resident of that neighborhood who reported that there had been no problems experienced in the neighborhood with the Nicollet Square tenants and that the local community was quite supportive of the facility.

I suspect that you will hear expressions of fear from those who live or work near the proposed site, based on the supposition that this housing facility will bring in "undesirable elements." The reality is that these homeless youth have been and will continue to be present in the area as it is, roaming from the Southdale Food Court to the YMCA to the Southdale Library to get out of the elements as best they can. It will be far better for them and for us to provide them access to safe and affordable shelter, to valuable support services to assist them with occupational and education needs, and to a managed environment than it would be to simply leave them to their own devices.

Thank you for your attention and for your anticipated support.

Robert L. Hobbins

--

Steve Yanda - Edina resident since 1955
6008 Leslee Lane
yandasr@gmail.com
cell 651-216-0652

Heather Branigin

From: Jessica Cook <cooksfour@comcast.net>
Sent: Tuesday, July 08, 2014 7:09 PM
To: Edina Mail
Subject: Supportive Youth Housing

Hello,

I am writing to let you know I support the proposed housing for homeless youth on 66th Street. I have toured Beacon Interfaith's youth housing development on Nicollet in Minneapolis and it was safe, secure, attractive, and quality housing for a vulnerable and important population. I personally know two homeless young men, scholars and athletes in our community, who for personal reasons have been unable to live with parents or guardians. Friends' parents took them in, but if there had not been a place for them to go they could have been at risk. It's not very visible in our community, but homelessness among youth is happening. I support community efforts to provide safe and supportive housing to our young people.

Thank you for your consideration.

Jessica Cook
5408 Glengarry Parkway
Edina, MN 55436

Heather Branigin

From: James Hovland <jhovland@krausehovland.com>
Sent: Tuesday, July 08, 2014 8:32 PM
To: Andrea.R.Scott@wellsfargo.com
Cc: Brian Olson; Scott Neal; Edina Mail
Subject: RE: Edina City Council

Andrea, this is potentially an insurance coverage issue for the City but only if there is proven negligence on the part of the City. It might also be covered by your homeowner's insurance if you have sewer backup coverage.

I do not know the factual circumstances of your case but the matter will not be handled by the Council but by the City's insurer, if you decide to make a claim. I think either Mr. Olson or Mr. Neal can direct you on how to file a claim if you decide to do so. The City's insurance carrier will then investigate to determine if the City was negligent in maintaining its system and if so, whether its negligence caused your sewer backup problem.

Feel free to stay in touch on this issue if you so desire.

James B. Hovland, Esquire
KRAUSE & HOVLAND, Chartered
310 Groveland Avenue
Minneapolis, MN 55403
jhovland@krausehovland.com
Phone: (612) 874-8550
Fax: (612) 874-9362
Cell: (612) 961-6192

From: Andrea.R.Scott@wellsfargo.com [<mailto:Andrea.R.Scott@wellsfargo.com>]
Sent: Tuesday, July 08, 2014 3:58 PM
To: James Hovland
Cc: bolson@EdinaMN.gov; sneal@edinamn.gov; mail@EdinaMN.gov
Subject: RE: Edina City Council

Thank you, James. It's not so much an inquiry as it is a request for funding from the Edina City Council to correct the problem. As you can imagine, this type of situation negatively impacts property value. Furthermore, I'm hesitant to repair my basement without assurance that the City is taking appropriate steps to correct the problem.

Bottom line: I'd like my request to remain with the City Council and not be passed off to the City Manager and the City Public Works Director. Thank you.

Andrea Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

From: James Hovland [<mailto:jhovland@krausehovland.com>]
Sent: Tuesday, July 08, 2014 3:44 PM
To: Scott, Andrea R.
Cc: Brian Olson; Scott Neal
Subject: FW: Edina City Council

Andrea, thanks for the email. I am including the City Manager and the City Public Works Director on this email as I think they will be better able to answer your inquiry. Sorry to hear you had that problem. A lot of work to do as a result of that type of backup into your home.

James B. Hovland, Esquire
KRAUSE & HOVLAND, Chartered
310 Groveland Avenue
Minneapolis, MN 55403
jhovland@krausehovland.com
Phone: (612) 874-8550
Fax: (612) 874-9362
Cell: (612) 961-6192

From: Lynette Biunno [<mailto:lbiunno@EdinaMN.gov>] **On Behalf Of** Edina Mail
Sent: Tuesday, July 08, 2014 3:37 PM
Subject: FW: Edina City Council



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Andrea.R.Scott@wellsfargo.com [<mailto:Andrea.R.Scott@wellsfargo.com>]
Sent: Tuesday, July 08, 2014 3:10 PM
To: Edina Mail
Subject: Edina City Council

Hello, I'm one of the homeowners affected by the sewer back-up on June 19, 2014. Is the City Council taking action to correct the problem that caused the back-up?

Thank you.

Andrea R. Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

Heather Branigin

From: Tom Miller <tom@temillerdevelopment.com>
Sent: Wednesday, July 09, 2014 7:34 AM
To: Edina Mail
Cc: ajohnson@beaconinterfaith.org; Sarah Mollet (SMollet@beaconinterfaith.org); dbonlender@beaconinterfaith.org; Bernie Beaver (Bbeaver44@gmail.com)
Subject: 66 West Apartments

Dear Mayor Hovland & City Council Members,

I live in Edina at 5000 France Ave S., # 36 , also, I own and develop Real Estate, primarily apartments.

Recently I have become award of the 39 unit apartment development at 3330 W 66th Street in Edina for youth by Interfaith .

I am in favor of this development and feel it is needed in the Edina area, the use is appropriate for the location, near a bus line and jobs for consumers.

Please approve the request from the Interfaith organization .

Thank You
Tom Miller

Heather Branigin

From: Andrea.R.Scott@wellsfargo.com
Sent: Wednesday, July 09, 2014 8:59 AM
To: jhovland@krausehovland.com
Cc: Brian Olson; Scott Neal; Edina Mail
Subject: RE: Edina City Council

James,

I think there may have been a miscommunication. I understand my insurance options and have handled my claim with my insurance provider already. My concern is that Edina's sanitary sewer system cannot handle a large influx of water without it backing up into homes. I believe the city had the same problem in 1985 and 1987 as well. I'm looking for action from the city to prevent the problem from occurring in the future. It is my understanding that funding to correct the sanitary sewer problem is something that the City Council has control over. Let me know if I've misunderstood the process.

Thank you.

Andrea Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

From: James Hovland [<mailto:jhovland@krausehovland.com>]
Sent: Tuesday, July 08, 2014 8:32 PM
To: Scott, Andrea R.
Cc: bolson@EdinaMN.gov; sneal@edinamn.gov; mail@EdinaMN.gov
Subject: RE: Edina City Council

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Feel free to stay in touch on this issue if you so desire.

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KRAUSE & HOVLAND, Chartered
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jhovland@krausehovland.com
Phone: (612) 874-8550
Fax: (612) 874-9362
Cell: (612) 961-6192

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Cc: bolson@EdinaMN.gov; sneal@edinamn.gov; mail@EdinaMN.gov
Subject: RE: Edina City Council

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Andrea Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

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Sent: Tuesday, July 08, 2014 3:44 PM
To: Scott, Andrea R.
Cc: Brian Olson; Scott Neal
Subject: FW: Edina City Council

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Minneapolis, MN 55403
jhovland@krausehovland.com
Phone: (612) 874-8550
Fax: (612) 874-9362
Cell: (612) 961-6192

From: Lynette Biunno [<mailto:lbiunno@EdinaMN.gov>] **On Behalf Of** Edina Mail
Sent: Tuesday, July 08, 2014 3:37 PM
Subject: FW: Edina City Council



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Andrea.R.Scott@wellsfargo.com [<mailto:Andrea.R.Scott@wellsfargo.com>]
Sent: Tuesday, July 08, 2014 3:10 PM
To: Edina Mail
Subject: Edina City Council

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Thank you.

Andrea R. Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

Heather Branigin

From: sharon hall <halls329@comcast.net>
Sent: Wednesday, July 09, 2014 10:33 AM
To: Edina Mail
Subject: Support of 66 West Apartments

Dear Mayor Hovland and Edina City Council,

I am a long time member of Richfield United Methodist Church and strong supporter of affordable housing for ALL and particularly the opportunity to provide housing for young adults in the southwest suburbs. Although I do not live in Edina, my church has members who do and they report having seen first hand young adults struggle with homelessness.

As a member of the Social Justice and Outreach committee at my church I have had an opportunity to visit Nicollet Square in Minneapolis and now I am even more excited by the possibilities for similar housing in Edina. Southdale is the ideal location for this kind of housing as it is close to jobs, transportation and services. This project will help Edina in its efforts to meet city affordable housing goals with 39 affordable apartments for young people.

The city of Edina and its leadership should support the zoning changes necessary to make 66 West a reality. Housing for young adults in Edina will benefit all of the southwest metro suburbs and meet an important need. It's the right thing to do and should be important to all of us.

Sharon Hall
401 E. Burnsville Pkwy
Burnsville, Mn. 55337

Heather Branigin

From: M.J. Bauer <mjbauer8495@aol.com>
Sent: Wednesday, July 09, 2014 11:32 AM
To: Edina Mail
Cc: ajohnson@beaconinterfaith.org
Subject: Beacon Housing Project for Homeless Young Adults

I was so grateful to recently hear about the proposed site in Edina for homeless youth. I am a 30+ year Edina resident who has benefitted from all the privileges that come with being a white, upper middle class, well educated and financially secure individual. I am also very involved in work for the poor and disenfranchised. In my volunteer work I see young adults that are separated from their families or age out of foster care and lack the support system and resources to make it on their own. I am proud that the City of Edina is looking at being part of the solution.

M.J. Bauer
7609 Gleason Road
Edina MN 55439

Heather Branigin

From: Patty Schulz <PattyS@veap.org>
Sent: Wednesday, July 09, 2014 1:40 PM
To: Edina Mail
Cc: Pamela Page
Subject: VEAP golf benefit

Importance: High

Hi Mayor Hovland,

I left a message for you yesterday but thought I would follow up with an email. We have a couple of spots in our golf tournament and wondering if you would be interested in joining us as our guest? As I said, we have a couple of spots so if you wanted to bring a friend you are welcome to do so. Here are the details:

Monday, July 14 @ Minnesota Valley Country Club
Check in, lunch buffet, driving range, putting green, silent auction open at 11:00 a.m.
Shotgun start at 12:30 p.m.
Social hour and silent auction at 5:30 p.m. with dinner to follow.

Please let me know if you are able to join us—we certainly hope so!

Patty

Patty Schulz

Advancement Director | [Volunteers Enlisted to Assist People](#) | 9600 Aldrich Avenue South | Bloomington, MN 55420 |
(ph) 952.955.8310 | (f) 952.881.8322

VEAP has moved! We are now located at 9600 Aldrich Avenue South, Bloomington, MN 55420. Please update your records.

Name: Jerry Walker
Address: 10 Maple Hill Rd Hopkins
Congregation: Shepherd of the Hills

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postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Name: PAUL + JUDY ANDERSON
Address: 6612 BELMORE LANE
HOPKINS, MN 55343
Congregation: SHEPHERD OF THE HILLS

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required

Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,



Name: *Karen Ceule*

Address: *8662 Ridgwood Rd.*

Congregation: *Eden Prairie, MN 55344*
Shepherd of the Hills Luth Church

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

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Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Karen Ceule

Name: *Bridget Orlopp*

Address: *5250 Xerxes Ave S.*
Minneapolis MN 55410

Congregation:

Shepard of the Hills Edina

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

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Sincerely,

Bridget Orlopp

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Edina City Council
4801 West 50th Street
Edina, MN 55424

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Name: Hilary Nelson
Address: 7508 W. 104th St
Bloomington, MN
Congregation: Shepherd of the Hills, Edina

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required

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Sincerely,

Hilary Nelson

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name: Pastor Hub Nelson

Address:

Congregation: Shepherd of the Hills

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Sincerely,

Hub Nelson

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name: Audrey Ford
Address: Hopkins, MN
Congregation: Shepherd of the Hills

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Name: Kathy & Dave Wiemer
Address: Minnetonka, MN
Congregation: Shepherd of the Hills

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Dear Edina City Councilmember,

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Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,
Kathy & Dave Wiemer

Name: PAUL BOHNSACK
Address: Apple Valley, Mn
Congregation: Shepherd of the Hills Edina

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required

Dear Edina City Councilmember,

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Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Name: *Norman and Helen Groth*
Address: *7500 York Ave. So. Apt-601*
Edina 55435
Congregation: *Shepherd of the Hills Lutheran Church*

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required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Helen Groth

Name: Scott + Lana Edmondson

Address: 5241 meadow ridge

Edina, MN 55439

Congregation:

Shepherd of the Hills

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

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Sincerely,



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Edina City Council
4801 West 50th Street
Edina, MN 55424

Name: Lisa Waller

Address:

10 Maple Hill Rd
Hopkins MN

Congregation:

Shepherd of the Hills

Dear Edina City Councilmember,

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Sincerely,



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Edina City Council
4801 West 50th Street
Edina, MN 55424

Name: Gretchen Markle
Address: 1313 Boyce St
Congregation: Shepherd of the Hills

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required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

Please Support This!

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Gretchen Markle

Name: Anne Murray / George Edmondson
Address: 6621 PROQUON STRAIL
EDINA 55439
Congregation: ECE

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Dear Edina City Councilmember,

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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

George Edmondson

Name: *Cory Peterson*
Address: *Eden Prairie - but am an active member*
at : *Edina Comm Luth Ch*

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required

Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Cory Peterson

Name: *David Engelstad*
Address: *5901 Rowland Rd*
Utica, MN 55343
Congregation: *Edina Community Lutheran Church*

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Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely *David Engelstad*

Name: Joe Lindell

Address: St. Louis Park

Congregation: Edina Community Lutheran Church member

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Joe Lindell Thank you!

Name: NANCY J. PETERSON

Address: 5945 ST. JOHNS AVE.
EDINA, MN 55424

Congregation:

EDINA COMM. LUTHERAN CHURCH

\$.49 postage required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Nancy J. Peterson

Name: ADELE MEHTA

Address: 4917 W. OLD SHAKOPEE RD.
BLOOMINGTON

Congregation: EDINA COMMUNITY LUTHERAN
CHURCH

\$.49
postage
required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Adelle Mehta
Edina Community Lutheran member
& Bloomington resident

Name: Chelsea & Susan Peterson

Address: 2871 Marion St Roseville, MN 55113

Congregation: Edina Community Lutheran Church

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postage
required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Susan J. Peterson
Chelsea Peterson

Name: *Susan Dickman*

Address:

Congregation: *Edina Community Lutheran Church*

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4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Susan Dickman*
ELCC member Edina

Name: *Cathy Benson Cook*

Address:

Congregation: *Edina Community Lutheran Church*

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,
Cathy Benson Cook

Name:

Linda Surjanar

Address:

7000 Sandhill Ave #11
Edina, MN 55435

Congregation:

Edina Com Lutheran Church

\$.49
postage
required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Linda Surjanar

Name:

Ruth Shiell

Address:

6711 Lakeshore Dr. #316

Congregation:

Richfield, MN. 55423
ECLC

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postage
required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Ruth Shiell

Name: LARRY EDLUND
Address: 6528 GIRARD AVENUE
RICHFIELD MN 55423
Congregation:

\$.49
postage
required

EDINA COMMUNITY LUTHERAN CHURCH

Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,



Name: ERIK SCHEURLE

Address: 2007 W. 61 ST

Congregation: EDINA COMMUNITY
LUTHERAN

\$.49
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required

Dear Edina City Councilmember,

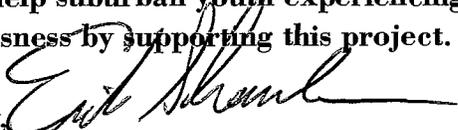
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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,



THIS WOULD BE A GREAT ADDITION TO

AND INSURED! THANK

Name: Margot Andress
Address: 3741 Inglewood

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postage
required

Congregation: Edina Community Lutheran

Dear Edina City Councilmember,

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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Margot Andress

I support the city of Edina voting YEA!

Name: KAREN ANDERSON

Address: 2007 W 61 ST.

\$.49
postage
required

Congregation: Edina Community Luth Church

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, Karen E. Anderson

I support the City of Edina voting YEA!

Name: Robbyn Shiell
Address: 6711 Lake Shore Dr. S. #307
Richfield, MN 55423
Congregation:

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postage
required

Edina Community Lutheran Church

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Robbyn Shiell

Name: Dee Dee Edlund
Address: 6528 Girard

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Congregation:
Edina Community Lutheran

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Dee Dee Edlund

Please say "yes" to help youth homeless

Name: *Marilyn A. David*
Address: *8549 Irwin Rd. # 338*
Bloomington, MN. 55437
Congregation:
ELC

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postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely, *Marilyn David*
(member of ELC.)

Name: *Wendell Shull*
Address: *6711 Lake Shore Dr.*
Richfield, MN
Congregation:
ELCA
Edina

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postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely, *Wendell Shull*

Name: *Chuck & Mary Tyler*
Address: *7100 Metro Blvd.*
Congregation: *Edina, MN 55439*

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Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

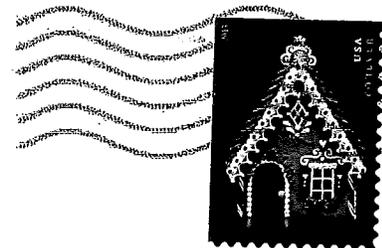
Sincerely,

Chuck & Mary Tyler

Name: *Susan Lindsay*
Address: *4101 Parklawn Av*
Edina MN 55435
Congregation: *St Stephen the Martyr*

MINNEAPOLIS MN 553

08 JUL 2014 PM 4 1



Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Susan Lindsay

55424139499



June 29, 2014

Mayor James Hovland

City Mgr. Scott Neal

We have lived in our present home for 51 years and I have lived within 2 blocks of here for almost 80 years.

Even during the rains of 1987, I have not had standing water in the back yard like I have now. With the construction of new garages on the back of their lots, they trap the water in our yard. The home just to the north of me has 80% of their drainage toward me. Their home, cement driveway, and garage all drain my way. All of the lots behind me drain my way where it is now trapped. Several homes to the south have sump pumps and drainage that drain to the rear of the lots and then drain toward me, The new home at 5841 St. Johns sump drains toward me.

I realize that this year we have had a lot of rain , but this problem has been bad for the last few years and getting worse.

I would like the City of Edina to check on our problem and come up with a solution.

Pictures:

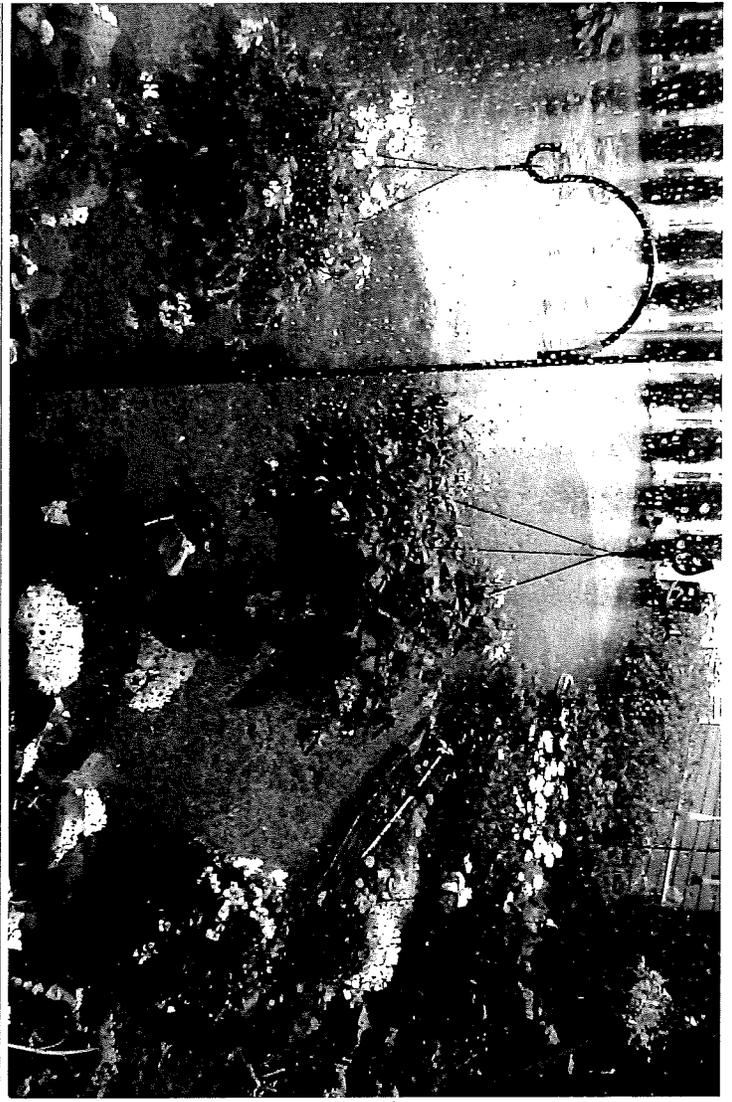
Last year flooding

This year flooding

New garages to our north

Frank Wellman 952-922-0170

5828 Fairfax Av. S





July 9, 2014

Dear Friend of HRC:

On behalf of the Twin Cities Human Rights Campaign (HRC), we invite you to become a member of the Honorary Committee for the 25th Annual Twin Cities HRC Dinner on Saturday, September 6th, at the Minneapolis Convention Center. We are anticipating 1,000+ HRC members and supporters to join us to make this year's theme – "Evolve – Help Make History!" – both a celebration of our victories across the country this past year, as well as a call to action as we continue our work for full equality on many fronts, both locally and across the globe.

We have much to celebrate! We are proud that 11 states have legalized marriage equality since the start of 2013. Currently, 44 percent of the U.S. population lives in states with marriage equality. We have seen legal and legislative victories across the country, with Houston passing an LGBT-inclusive equal rights ordinance and marriage equality lawsuits seeing consistent victories at all levels of the judicial system. Closer to home, Minneapolis scored a perfect 100 and St. Paul scored a 96 on HRC's Municipal Equality Index – a measurement of how many cities can, and do, support the LGBT people who live and work there, even where states and the federal government have failed to do so.

There is still work to be done to ensure all people are treated with dignity, both at home and abroad. HRC continues to work to pass the Employment Non-Discrimination Act (ENDA), to protect students from bullying and harassment, to ensure equal access to healthcare, and to strive for inclusive immigration reform. HRC also advocates for LGBT rights and protections internationally, as recent events in Russia and Uganda have clearly demonstrated the need for work and service abroad.

Joining the Honorary Committee lends your name to the list of high-profile HRC supporters who work to ensure their communities value the equal treatment of LGBT people everywhere.

Becoming an Honorary Committee member is simple. **We ask only that you purchase a dinner ticket (www.twincitiesdinner.org) and lend us the use of your name for the evening to promote LGBT equality.** We also invite you to attend the VIP Reception at no extra cost, and mingle with fellow Honorary Committee members, corporate sponsors, and other HRC supporters. The VIP reception is from 5:00 to 6:00 pm with dinner following at 7:30 pm.

To confirm your acceptance, sponsor a table, purchase additional tickets, or for any other questions, please contact Joshua Crosson at (202) 957-2677 or joshuacrosson@gmail.com. Please ensure your tickets are purchased by our program deadline of August 4, 2014.

Thank you for your support of HRC!

Sincerely,
Tal Anderson and Alicia Schwarz
2014 HRC Twin Cities Dinner Co-chairs

The **Human Rights Campaign** is America's largest non-profit advocacy organization working to ensure basic equal rights for gay, lesbian, bisexual and transgender citizens. With more than 700,000 members from all walks of life, HRC's mission is, in part: "*...to ensure that gay, lesbian, bisexual and transgender Americans can be open, honest and safe at home, at work, and in the community.*"

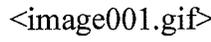
Heather Branigin

From: Ann Swenson <swensonann1@gmail.com>
Sent: Wednesday, July 09, 2014 2:11 PM
To: Edina Mail
Cc: Scott Neal
Subject: Re: Edina City Council

Andrea, we continue to work with the sewer capacity system that we share with many of our other cities located with in the Met Council district. The rain and flooding we just experienced caused back ups in all our surrounding communities too. We have worked hard the last ten years eliminating rain water from getting in the sewer pipes. I.e. Sump pumps in private homes discharging into floor drains etc. This helps us keep more capacity for sewer water. A rain fall over the 100 year flood amount unfortunately overwhelmed our capacity. You can apply for an insurance claim from our city insurance. Traditionally this has not been covered. We switched companies July 1. The new policy sometimes will cover these claims. If you read our quarterly magazine this spring we encouraged all residents to add a sewer back up rider to their home policies. I know all this is not the answer you want. Ann Swenson council

Sent from my iPad

On Jul 8, 2014, at 3:37 PM, Edina Mail <mail@EdinaMN.gov> wrote:

 **Lynette Biunno, Receptionist**
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov
...For Living, Learning, Raising Families & Doing Business

From: Andrea.R.Scott@wellsfargo.com [<mailto:Andrea.R.Scott@wellsfargo.com>]
Sent: Tuesday, July 08, 2014 3:10 PM
To: Edina Mail
Subject: Edina City Council

Hello, I'm one of the homeowners affected by the sewer back-up on June 19, 2014. Is the City Council taking action to correct the problem that caused the back-up?

Thank you.

Andrea R. Scott
6604 Londonderry Drive
Edina, MN 55436

612.708.6536

Heather Branigin

From: Ann Swenson <swensonann1@gmail.com>
Sent: Wednesday, July 09, 2014 2:12 PM
To: Edina Mail
Subject: Re: Bedesen Park D road project,

Ed, I have asked Scott Neal to look into the slowness of this project. Ann Swenson

Sent from my iPad

On Jul 8, 2014, at 3:34 PM, Edina Mail <mail@EdinaMN.gov> wrote:

 **Lynette Biunno, Receptionist**
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov
...For Living, Learning, Raising Families & Doing Business

From: Ed Zantek [<mailto:fasteddiez1@hotmail.com>]
Sent: Tuesday, July 08, 2014 1:31 PM
To: Edina Mail
Subject: Bedesen Park D road project,

Mayor and council members,

I am writing to complain about the lack of work being performed on our street project. Toady is July 8, a beautiful day, nothing being done. Ditto yesterday. Many fine days, and even weeks have passed with little progress. I understand that unexpected problems were discovered, but that is more reason to be working on these days when it is possible. Many of my neighbors are as upset as I am by the lack of progress.

Best regards,

Ed Zantek
5916 Tamarac Ave.

Heather Branigin

From: Mary Rogers <minnesotamaryann@gmail.com>
Sent: Wednesday, July 09, 2014 5:28 PM
To: Edina Mail
Subject: Homeless youth

From: Mary Rogers, retired psychologist and college teacher
Address: 4360 Brookside Ct., # 317, Edina, MN 55436 (formerly a Morningside resident for 40 years).
Email: minnesotamaryann@gmail.com
Phone: 952-927-8168
Church Affiliation: Edina-Morningside Community Church

I am writing in support of the Beacon Interfaith Housing Collaborative's proposal to establish housing for young adults who are without a home at 3330 West 66th St. I have know friends of my children who were in difficult or desperate family situations where they needed or were kicked out of their home and did not have the maturity or skills to figure out how to make it on their own. I understand that in addition to housing, other services would be provided to help them with counseling, employment and other needs. I hope that Edina will be supportive of this effort as I understand they need approval from the City of Edina.

Thank you,
Mary Rogers

Heather Branigin

From: Andrea.R.Scott@wellsfargo.com
Sent: Thursday, July 10, 2014 8:36 AM
To: Lynette Biunno
Subject: RE: sewer back-up

Thank you for your response. I will reach out to Cassi McMayor regarding a claim, but I am truly interested in prevention and ensuring that (if it is within the City Council's power) funding is being allocated to improving the sanitary sewer system so these back-ups can be avoided in the future. In my discussions with the utility department, it seems that my home will always be affected in these types of rain storms because I happen to have the lowest foundation on the street. So I'm left with no recourse to prevent future damage except to ask the city to improve the sanitary sewer system.

I have been communicating with James Hovland about this as well.

Andrea Scott
612.708.6536

From: Lynette Biunno [<mailto:lbiunno@EdinaMN.gov>]
Sent: Wednesday, July 09, 2014 2:42 PM
To: Scott, Andrea R.
Subject: sewer back-up

Andrea, we continue to work with the sewer capacity system that we share with many of our other cities located with in the Met Council district. The rain and flooding we just experienced caused back ups in all our surrounding communities too. We have worked hard the last ten years eliminating rain water from getting in the sewer pipes. I.e. Sump pumps in private homes discharging into floor drains etc. This helps us keep more capacity for sewer water. A rain fall over the 100 year flood amount unfortunately overwhelmed our capacity. You can apply for an insurance claim from our city insurance. Traditionally this has not been covered. We switched companies July 1. The new policy sometimes will cover these claims. If you read our quarterly magazine this spring we encouraged all residents to add a sewer back up rider to their home policies. I know all this is not the answer you want.

Ann Swenson council

Sent from my iPad

Heather Branigin

From: Louise Waddick <lawaddick@gmail.com>
Sent: Thursday, July 10, 2014 9:40 AM
To: Edina Mail
Subject: 66 West Apts

Mayor and City Council members, I am in favor of Edina supporting the establishment of housing for homeless youth. Having safe and stable housing, something that I take for granted, is essential for anyone to succeed in life, especially when you are young. With our wealth in Edina I believe that we have a responsibility to those less fortunate. We all do better when we all do better.

Please support this housing, thank you, Louann Waddick

--

LouAnn Waddick
lawaddick@gmail.com
5304 Blake Rd. So.
Edina, MN 55436
cell: 612-715-3158
home: 952-935-2596

From: Willie Anderson [<mailto:willie@crownmn.com>]
Sent: Wednesday, July 09, 2014 4:31 PM
To: Jennifer Bennerotte
Subject: RE: The City of Edina wants to hear from YOU!

Jennifer,

I could fill this survey out, but I would just be checking all the boxes that give the highest praise to the building department.

We are primarily a residential contractor and have done dozens of projects in Edina.

We appreciate the corporative style that Edina has with us to provide the best possible service and product for our customers the residents of Edina.

Thank you,

Willie Anderson
The Crown Construction Company, Inc.
willie@crownmn.com
612-868-1899
fax - 763-521-4123

Name: Vicki Holm

Address: Bloomington

Congregation: Edina Comm. Lutheran Church.

Also - I frequent S-dale as my main
of choice and feel 66 West would be
Dear Edina City Councilmember, an excellent location
for youth housing.

The city of Edina can help young people find stable
housing and end homelessness.

On any given night, it is estimated that between 200
and 300 youth are homeless in the suburbs of Hennepin
County. 66 West is affordable and supportive housing
which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

**Please help suburban youth experiencing
homelessness by supporting this project.**

Sincerely,

Vicki Holm

\$.49
postage
required

Name: Kathryn Mertz

Address: 5513 Kellogg Ave
Edina 55424

Congregation:

Edina Community Lutheran Church

Dear Edina City Councilmember,

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housing and end homelessness.

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and 300 youth are homeless in the suburbs of Hennepin
County. 66 West is affordable and supportive housing
which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

**Please help suburban youth experiencing
homelessness by supporting this project.**

Sincerely,

Kathryn Mertz

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Dear Edina City Councilmember,

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Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Marian Clarke*

Address *7601 Lyndale Ave So. #221
Richfield, MN 55423*

Edina City Council
4801 West 50th Street
Edina, MN 55424

RUMC member

Name: *Mark + Deborah Olman*

Address: *5508 Concord Ave, Edina*

Congregation: *Edina Community Lutheran Church*

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required

Dear Edina City Councilmember,

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Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Deborah + Mark Olman

Name: Shannon Neale
Address: 4623 Drexel Avenue
Edina 55424
Congregation:
ECLC

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postage
required

Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,



Name: Dory Peterson
Address: 4120 Parklawn #127
Congregation:
ECLC

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postage
required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,



Name: Sandi Oren
Address: 5925 Beard
Congregation: ECLC

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postage
required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,



Name: Larissa Nelson
Address: 9063 Gold Stream Ln Ed MN
Congregation: Edina Community Lutheran Church

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required

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name: Jim Caspar
Address: 5713 Dale Ave
Edina, MN 55436
Congregation: ECKC

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postage
required

Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,



Name: Camilla Madson

Address: 4404 Philbrook Lane, Edina

Congregation: Edina Community Lutheran Church

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postage
required

Dear Edina City Councilmember,

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name: Karin Obaid

Address: 4404 Philbrook Lane, Edina

Congregation: Edina Community Lutheran Church

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postage
required

Dear Edina City Councilmember,

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Please help suburban youth experiencing homelessness by supporting this project.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,

Name: Matt Pearson

Address: 4009 W. 62nd St
Edina, MN 55424

Congregation:

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required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

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Edina City Council
4801 West 50th Street
Edina, MN 55424

Sincerely,



Heather Branigin

From: Caitlyn Winchell <caitlynwinchell@gmail.com>
Sent: Thursday, July 10, 2014 3:09 PM
To: Edina Mail
Cc: DBonlender@BeaconInterFaith.org
Subject: 66 West

Dear Edina City Council,

I am writing you to show my support of the new 66 West, affordable housing project for youth in Edina. Homelessness among our youth is a prominent problem that Beacon Interfaith Housing is willing to tackle, we just need your support to make it happen. I've been a resident of South Minneapolis and continue to be part of the community through Lutheran Church of Christ the Redeemer. This project has the ability to improve the quality of life for at risk youth, as well as contribute to the Edina and surrounding communities. The area provides ample opportunity for these young people to be successful, but we need your support to give them the ability to thrive. A stable, safe home is the foundation young people need to become successful. Please support the zoning changes to make this project a reality, and invest in the future of Edina.

Thank you for your consideration,

Caitlyn Winchell

Heather Branigin

From: Andrea.R.Scott@wellsfargo.com
Sent: Thursday, July 10, 2014 3:53 PM
To: Lynette Biunno
Subject: RE: sewer back-up

I'd like to attend the meeting. Would you please provide me the information for the meeting? Location and time?

Thank you.

From: Lynette Biunno [<mailto:lbiunno@EdinaMN.gov>]
Sent: Thursday, July 10, 2014 2:37 PM
To: Scott, Andrea R.
Subject: FW: sewer back-up

We are continuing to work to lessen the "I and I" . That term is the separation of storm/ground water from sewer water. I will bring the subject up next Tuesday at the council meeting.
Ann

Sent from my iPad

From: Ann Swenson [<mailto:swensonann1@gmail.com>]
Sent: Thursday, July 10, 2014 2:21 PM
To: Lynette Biunno
Subject: Re: sewer back-up

We are continuing to work to lessen the "I and I" . That term is the separation of storm/ground water from sewer water. I will bring the subject up next Tuesday at the council meeting. Ann

Sent from my iPad

On Jul 10, 2014, at 8:42 AM, Lynette Biunno <lbiunno@EdinaMN.gov> wrote:

Lynette Biunno, Receptionist
<image001.gif> 952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov
...For Living, Learning, Raising Families & Doing Business

From: Andrea.R.Scott@wellsfargo.com [<mailto:Andrea.R.Scott@wellsfargo.com>]
Sent: Thursday, July 10, 2014 8:36 AM
To: Lynette Biunno
Subject: RE: sewer back-up

Thank you for your response. I will reach out to Cassi McMayor regarding a claim, but I am truly interested in prevention and ensuring that (if it is within the City Council's power) funding is being allocated to improving the sanitary sewer system so these back-ups can be avoided in the future. In my discussions with the utility department, it seems that my home will always be affected in these types of rain storms because I happen to have the lowest foundation on the street. So I'm left with no recourse to prevent future damage except to ask the city to improve the sanitary sewer system.

I have been communicating with James Hovland about this as well.

Andrea Scott
612.708.6536

From: Lynette Biunno [<mailto:lbiunno@EdinaMN.gov>]
Sent: Wednesday, July 09, 2014 2:42 PM
To: Scott, Andrea R.
Subject: sewer back-up

Andrea, we continue to work with the sewer capacity system that we share with many of our other cities located within the Met Council district. The rain and flooding we just experienced caused back ups in all our surrounding communities too. We have worked hard the last ten years eliminating rain water from getting in the sewer pipes. I.e. Sump pumps in private homes discharging into floor drains etc. This helps us keep more capacity for sewer water. A rain fall over the 100 year flood amount unfortunately overwhelmed our capacity. You can apply for an insurance claim from our city insurance. Traditionally this has not been covered. We switched companies July 1. The new policy sometimes will cover these claims. If you read our quarterly magazine this spring we encouraged all residents to add a sewer back up rider to their home policies. I know all this is not the answer you want.

Ann Swenson council

Sent from my iPad

Heather Branigin

From: Nancy Gooch <nancy.gooch@gmail.com>
Sent: Thursday, July 10, 2014 7:23 PM
To: Edina Mail
Subject: 66 West Apartments

Mayor and Council,

As a former resident of Edina and current Minnetonka resident, I recognize the need for affordable and supportive housing for homeless young adults in our southwest suburbs. The Beacon Interfaith Housing Collaborative has a wonderful plan to provide that housing, but they need your support. Please approve the 66 West project.

Nancy Gooch
5998 Chasewood Pkwy #204
Minnetonka, MN 55343

Heather Branigin

From: dmiller <deanne.miller@gmail.com>
Sent: Friday, July 11, 2014 9:46 AM
To: Ann Kattreh; Edina Mail
Subject: The Fred

I work in the evening so I wasn't able to join the "walk through" with the design team ... if it is possible could someone forward these links to them - thank you.

for flexibility New Haven has great ideas -

<http://www.cityofnewhaven.com/Parks/outdooradventure/>

and Hartford -

<http://www.riverfront.org/recreation-programs/riverfront-adventure-program>

this park is my favorite - it wouldn't compete with - as much as compliment Centennial lakes and Arneson Acres - thus completing a loop of south Edina parks -

<http://www.ccdparks.org/sister-cities-park>

finally, Leawood has good financial ideas -

<http://www.leawood.org/parks/challengecourse.aspx>

July 9, 2014

Edina City Council

4801 W. 50th St.
Edina, MN 55424

Dear Mayor + other members of the City Council:

We the undersigned are residents of Yorktown Continental Apartments.
We wish to speak out in support of the building of 66 West Apartments.

We are well aware of the importance of stable, affordable, safe housing
for the elderly...and it should be available for people of all ages in Edina.

Many of us are active in our churches or in other volunteer
organizations in and around Edina. We believe that Edina is a great
community ...and that Edina could offer the residents of 66 West a lot
and that they in turn could bring a lot to Edina. Communities that are
diverse are rich in so many ways.

Thank you for hearing our voices.

Nancy Jorgensen

Bertie Taylor

Dan Fellman

Bill Daley

Sally Bingham VP of the Residents Association

Ann E. Kieffer President of the Residents Association

Geralyn LeMon Secretary of the Residents Association

Heather Branigin

From: dmiller <deanne.miller@gmail.com>
Sent: Friday, July 11, 2014 9:58 AM
To: Ann Kattreh; Edina Mail
Subject: Re: The Fred

I attached the wrong link to Leawood - it should be to the city park -- sorry -

On Fri, Jul 11, 2014 at 7:52 AM, dmiller <deanne.miller@gmail.com> wrote:

I forgot to mention v/v the sister-cities park - the children's discovery nature trail and boat pond you can wade in, along with a fountain and splash pad seem ideal for that setting - and we have nothing like that in the area ... thank you very much.

On Fri, Jul 11, 2014 at 7:45 AM, dmiller <deanne.miller@gmail.com> wrote:

I work in the evening so I wasn't able to join the "walk through" with the design team ... if it is possible could someone forward these links to them - thank you.

for flexibility New Haven has great ideas -

<http://www.cityofnewhaven.com/Parks/outdooradventure/>

and Hartford -

<http://www.riverfront.org/recreation-programs/riverfront-adventure-program>

this park is my favorite - it wouldn't compete with - as much as compliment Centennial lakes and Arneson Acres - thus completing a loop of south Edina parks -

<http://www.ccdparks.org/sister-cities-park>

finally, Leawood has good financial ideas -

<http://www.leawood.org/parks/challengecourse.aspx>

My name is Lori Grotz and I have lived at 5513 Park Place for 35 years.

Could you please help us understand the implications of Mr. Knutson's decision that the owner of 5508 Dever Drive does not need a Conditional Use Permit to elevate their front entry more than 4.5 feet above the existing front entry elevation on their split level house ?

I understand there will be 3 front entries: the garage entry, a sliding glass door entry (to get around code requirements) and the main entry at an elevation more than 4.5 feet higher than the old entrance elevation.

With a garage that will hold 5 vehicles and a house with 3 front entries, in the future, is this property going to be turned into a duplex or a triplex which would not be in the character of the neighborhood.

Does the homeowner plan to operate his manufacturing business out of this home ? (He based his business out of his previous home at 5301 Humboldt)

With Mr. Knutson's interpretation of Zoning Code 36-439 subpart 7, I could say the garage entry is from where you could measure the existing front entry elevation.

We ask that the ambiguous Zoning Code 36-439 be reviewed and corrected immediately by the Council. We believe the code as written does not reflect the intention of the City Council. Homeowners and builders will continue to circumvent the code.

Mr. Knutson also over ruled the Planning Department and stated that 5508 Dever Drive does not require a front yard setback variance.

With the plans as submitted, we believe Mr. Knutson is in error. We would like to see his calculations.

We would like to appeal Mr. Knutson's decision that a CUP and front yard setback variance are not needed at 5508 Dever Drive. To whom and how do we appeal?

We also request that no building permit be issued until these issues in Section 36-439 and our appeals have been addressed.

Not every home fits on every lot.

Please respond in writing to our requests; thank you in advance for your time and service.



5508 Dever
Height question



Location of new split level entrance.
On stairs, half way between basement and first floor:
Split level entrance elevation = $(895.35\text{ft.} + 885.3\text{ft.}) / 2 = 890.33\text{ft.}$
Old entrance elevation = 890.8 ft.

sliding glass door

Main entry

First floor entrance = 895.35ft.

main entry is 4.55' higher than the front entry elevation of the home to be torn down.



Sec. 36-439. Special requirements.

In addition to the general requirements described in article XII, division 2 of this chapter, the following special requirements shall apply in the Single Dwelling Unit District (R-1):

- (1) *Special setback requirements for single dwelling unit lots.*
 - a. *Established front street setback.* When more than 25 percent of the lots on one side of a street between street intersections, on one side of a street that ends in a cul-de-sac, or on one side of a dead-end street, are occupied by dwelling units, the front street setback for any lot shall be determined as follows:
 1. If there is an existing dwelling unit on an abutting lot on only one side of the lot, the front street setback requirement shall be the same as the front street setback of the dwelling unit on the abutting lot.
 2. If there are existing dwelling units on abutting lots on both sides of the lot, the front street setback shall be the average of the front street setbacks of the dwelling units on the two abutting lots.
 3. In all other cases, the front street setback shall be the average front street setback of all dwelling units on the same side of that street.
 - b. *Side street setback.* The required side street setback shall be increased to that required for a front street setback where there is an adjoining interior lot facing on the same street. The required side street setback for a garage shall be increased to 20 feet if the garage opening faces the side street.
 - c. *Interior side yard setback.* The required interior side yard setback shall be increased by six inches for each foot the building height exceeds 15 feet. For purposes of this subsection, building height shall be the height of that side of the building adjoining the side lot line and shall be measured from the average proposed elevation of the ground along and on the side of the building adjoining the side lot line to the top of the cornice of a flat roof, to the deck line of a Mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, to the average distance of the highest gable on a pitched roof, or to the top of a cornice of a hip roof.
 - d. *Rear yard setback, interior lots.* If the rear lot line is less than 30 feet in length, or if the lot forms a point at the rear and there is no rear lot line, then, for setback purposes, the rear lot line shall be deemed to be a straight line segment within the lot not less than 30 feet in length, perpendicular to a line drawn from the midpoint of the front lot line to the junction of the interior lot lines, and at the maximum distance from the front lot line.
 - e. *Rear yard setback, corner lots required to maintain two front street setbacks.* The owner of a corner lot required to maintain two front street setbacks may designate any interior lot line measuring 30 feet or more in length as the rear lot line for setback purposes. In the alternative, the owner of a corner lot required to maintain two front street setbacks may deem the rear lot line to be a straight line segment within the lot not less than 30 feet in length, perpendicular to a line drawn from the junction of the street frontages to the junction of the interior lot lines, the line segment being the maximum distance from the junction of the street frontages.

- f. *Through lots.* For a through lot, the required setback for all buildings and structures from the street upon which the single dwelling unit building does not front shall be not less than 25 feet.
- g. *Accessory buildings and structures used for dwelling purposes.* Subject to the requirements of subsection (2) of this section, if any accessory building or structure (including, without limitation, garages), or if any addition to, or expansion of, (including, without limitation, an additional story) an accessory building or structure (including, without limitation, garages), is used or intended for use, in whole or in part, for residential occupancy, then such accessory building or structure or such addition or expansion shall comply with all of the minimum setback requirements for a single dwelling unit building.
- (2) *One dwelling unit per single dwelling unit lot.* No more than one dwelling unit shall be erected, placed or used on any lot unless the lot is subdivided into two or more lots pursuant to chapter 32.
- (3) *Basements.* All single dwelling unit buildings shall be constructed with a basement having a gross floor area equal to at least 50 percent of the gross floor area of the story next above. The floor area of accessory uses shall not be included for purposes of this subsection.
- (4) *Minimum building width.* No more than 30 percent of the length, in the aggregate, of a single dwelling unit building shall measure less than 18 feet in width, as measured from the exterior of the exterior walls.
- (5) *Parking ramps prohibited.* No parking ramp shall be constructed in the R-1 district.
- (6) *Temporary retail sales of evergreen products from conditional use properties.* The city manager may grant a permit for temporary retail sales of evergreen products, if:
- The owner of the property or other nonprofit group approved by the owner conducts the sale.
 - The duration of the sale does not exceed 45 consecutive days and does not start before November 15 in any year.
 - The sale area is located in a suitable off-street location that does not interfere with traffic circulation on the site or obstruct parking spaces needed by the principal use on the site.
 - The sale area is not located within 200 feet of a property zoned and used for residential occupancy.
 - The hours of operation do not extend beyond 10:00 p.m.
 - Signage is limited to one sign per street frontage with an aggregate sign area not exceeding 100 square feet.
- (7) *Additions to, or replacement of, single dwelling unit buildings and buildings containing two dwelling units.* For additions, alterations and changes to, or rebuilds of, existing single dwelling unit buildings and buildings containing two dwellings, the first floor elevation may not be more than one foot above the existing first floor elevation. If a split level dwelling is torn down and a new home is built, the new first floor or entry level elevation may not be more than one foot above the front entry elevation of the home that was torn down. Subject to section 36-434(9), the first floor elevation may be increased more than one foot. The provisions of this subsection shall apply to all single dwelling unit buildings and buildings containing two dwelling units, including units in the Floodplain Overlay District. Any deviation from the requirements of this subsection shall require a variance.

Code 1970; Code 1992, § 850.11(7); Ord. No. 2013-7, § 4, 8-5-2013)



Lori Grotz

From: Jackie Hoogenakker <JHoogenakker@EdinaMN.gov>
Sent: Wednesday, June 25, 2014 2:52 PM
To: lori@lorigrotz.com
Subject: FW: 5508 Dever, elevation two front entrances



Jackie Hoogenakker, Administrative Support Specialist

952-826-0465 | Fax 952-826-0389
4801 W. 50th St. | Edina, MN 55424
JHoogenakker@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Roger Knutson [mailto:RKnutson@ck-law.com]
Sent: Friday, June 20, 2014 12:16 PM
To: Kris Aaker
Subject: RE: 5508 Dever, elevation two front entrances



Kris - please call me to discuss, 651-234-6215.

I assume, based upon the material I was given: (1) the front entry elevation of the tear down was 890.8, and (2) the home was a "split level dwelling."

City Code section 36-439 provides "...the new **first floor or entry level elevation** may not be more than one foot above the front entry elevation of the home that was torn down."

The term "entry level" is not defined in the City Code. The plain meaning of the term is that it is the level or elevation at which you can enter the dwelling.

The term "first floor" is not defined in the City Code but the terms "story" and "half story" are defined terms. The Code also provides that "floors not meeting the definition [of half story] shall be deemed a story." The City Code defines "story" to mean "Story means that portion of a building included between the surface of any floor and the surface of the floor next above, or if there is not a floor above, the space between the floor and the ceiling above. A basement with more than 50 percent of its exterior wall area located entirely below the proposed ground elevation adjoining the basement shall not be counted as a story."

The term "split level dwelling" is defined in the City Code as "a dwelling that has two or three short sets of stairs, and two to four levels. The front entry is on a middle floor between two floors. The front door opens in a foyer or entry area located in a wing off the main house. From the front entry, a short flight of stairs leads up to the top floor and another short flight leads down."

City Code Section 36-439 requires that the first floor "or" entry level elevation, not both, be more than one foot above the entry level elevation of the home that was removed. The proposed home has an "entry level elevation" at 890.33 which is lower than the elevation of the tear down.

Any ambiguity in the meaning of the zoning ordinance is resolved in favor of what the property owner proposed to do. Frank's Nursery Sales, Inc. v. City of Roseville, 295 N.W.2d 604, 608 (Minn. 1980). To be effective, any restriction on land use must be clearly expressed. Chanhassen Estates Residents Ass'n v. City of Chanhassen, 342 N.W.2d 335, 340 (Minn. 1984).

Based upon the facts which I assuming, my conclusion is that a variance or CUP is not required.

From: Kris Aaker [mailto:KAaker@EdinaMN.gov]
Sent: Thursday, June 19, 2014 3:17 PM
To: Roger Knutson
Subject: FW: 5508 Dever, elevation two front entrances

Roger,
Would you please comment on this proposal?

Thank you,
Kris

 **Kris Aaker, Assistant City Planner**
952-826-0461 | Fax 952-826-0389
4801 W. 50th St. | Edina, MN 55424
KAaker@EdinaMN.gov | www.EdinaMN.gov/Planning
...For Living, Learning, Raising Families & Doing Business



From: Richard Sahara [mailto:rsahara@clearstonetech.com]
Sent: Thursday, June 05, 2014 8:30 PM
To: Cary Teague
Cc: Kris Aaker; Lydia Ong
Subject: 5508 Dever, elevation two front entrances

Hi Cary and Kris,

During the meeting on Wednesday, one idea that was floated up is to have two entrances to 5508 Dever to address elevation issue. The attached file describes the proposal. We will be preparing the CUP/Variance also.

Thanks,
Richard

Heather Branigin

From: Sue Rofidal <suerofidal2@comcast.net>
Sent: Friday, July 11, 2014 8:23 PM
To: Cary Teague
Subject: 72nd and France Avenue

To Mr . Teague and The Planning Committee,

It is with great concern that I send you this email.. OUR AREA NEEDS NO MORE TRAFFIC!!!! All of this new building is "way over the top" . The proposed apartment, retail and row houses planned for 7200 France will greatly increase traffic and send cars into the neighborhood, including near by Cornelia school. What happened to our Comprehensive Plan allowing for only 4 story buildings?? What good is this if we continually change these height limits as we did for The Westin, One Southdale Place, Birofka Furniture and I would imagine the new buildings at Byerlys ?

This is a residential area, not a high rise area.

PLEASE DO NOT APPROVE THIS!!!!

Just because the developer probably paid too much for this property, don't punish the residents in the area with a very dense, overly populated property.

PLEASE STOP THIS CRAZINESS NOW!!!

Thank You,
Sue Rofidal
7125 Bristol Boulevard

Heather Branigin

From: Jack Rice <ricecompany@aol.com>
Sent: Friday, July 11, 2014 11:32 AM
To: James Hovland; jonibennett12@comcast.net; Mary Brindle;
joshsprague@edinarealty.com; Swenson Ann
Cc: Scott H. Neal; Cary Teague
Subject: 3922 West 49th Street

Dear Mayor and Council members:

We will be unable to attend the July 15, 2014 council meeting and include our written comments in support of the proposed Mortenson development at 3922 W. 49th Street.

We live at 4001 W. 49th Street, four houses to the west of the subject property. We have no objection to rezoning the property from R-1 to R-2. Our home is R-2 as is almost the whole south side of West 49th Street from France Avenue to Maple Road and about one half of the north side of West 49th Street from France to Townes Road.

Our home is on a lot that was redeveloped from an existing R-2 double bungalow in 2006. This year, 3929 West 49th Street was completed as a redeveloped R-2 double unit and 3932 West 49th Street (an existing double) has been approved for demolition and plans submitted for redevelopment.

The property is bordered on the east by a four story apartment building, on the south by commercial property fronting on W 49 ½ Street and on the west by R-2. It seems that the request to rezone R-2 is reasonable under the circumstances.

We understand the proposed plan would require a 2.5% variance for lot coverage if the council agrees with the rezoning to R-2. That also seems reasonable.

In summary we support Mr. Mortenson's proposed development. We know of no neighborhood objection. Our opinion is the R-2 zoning is appropriate for the site and that redevelopment of this property would be beneficial to the neighborhood.

Thank you,

Jack & Ede Rice

952-927-8372

Heather Branigin

From: jsriesterer@comcast.net
Sent: Friday, July 11, 2014 5:31 PM
To: Edina Mail
Subject: Contact Us form submission

Name: Jim Riesterer

Organization:

Website:

Address_1: 6900 Mark Terrace Drive

Address_2:

City: Edina

State: MN

Zip_Code: 55439

Email: jsriesterer@comcast.net

Phone: 952-829-7212

Referrer: google

Message: Summer is finally in full swing and more and more people are out walking and biking. Unfortunately, each time they do, they risk injury and death while walking along Valley View Road between Braemar park and Gleason road. In the past year, if anything cars are going faster endangering the many walkers and bikers who must use the roadway due to the lack of sidewalks. It is particularly bad from 3-6:30 p.m. on weekdays and anytime there is an event at Braemar arena or fields. There are a number of small steps that could be taken to help significantly increase public safety: 1. Add additional speed limit signs - look to the "redesigned" 70th street for a model where there are at least 6 in a one mile stretch of street. Currently there are only two speed limit signs and they are all but obscured by shrubbery and easily missed 2. Paint the 30 MPH limit on the pavement to ensure visibility of the speed limit - given the forested nature of the lower end of the road people think they are driving on a country road 3. Add at least 2 4-way stop signs - look to Gleason Road between Valley View and Braemar for a model where this was implemented for safety. The blind curve at Dakota Trail and Valley View is particularly treacherous and I've personally had to jump out of the way while walking the dog on several occasions as cars come roaring up the hill. 4. Aggressively enforce the speed limit for a time (probably not practical) 5. if none of the above, reduce our property tax assessment significantly - perhaps by 50% - in line with houses fronting I-35 or Hwy 62 where there is similar fast moving traffic! I look forward to your response. Jim Riesterer 6900 Mark Terrace Drive Edina

Heather Branigin

From: Dr. Mark Weisberg <weispsymus@earthlink.net>
Sent: Saturday, July 12, 2014 12:16 AM
To: Edina Mail
Subject: FOR CITY COUNCIL: Alteration of bike trail 9 Mile Creek- July 15 vote

Importance: High

Hello,

I am writing to express my concern about the proposed changes to the placement of the 9 Mile Creek bike trail near Cahill Rd, and to ask that the bike path be re-directed back to it's originally proposed position, 40 feet north of the creek.

I live at 6605 Cahill Rd, Edina 55439. Mine is one of the homes backing on to 9 Mile Creek. I have been aware that a bike path is planned to be extended along 9 Mile Creek, and markers were set for that previously.

I am writing because the markers for the proposed trail have been changed to be much closer to the creek than previously planned. This apparently happened at a City Council meeting in late May. After talking to Eric Nelson with the Three Rivers Park District office, I found out that this change occurred because 3 homeowners on the other side of the creek protested, and had the trail markers moved closer to the creek – and therefore in plain view of my home as well as the 2 homes to the West of mine. This not only compromises our privacy but could affect our property values as well.

The other 2 homeowners and I voiced our concern to Eric Nelson. I also called and left phone messages for several city council members (Ann Swenson, Josh Sprague, Mary Brindle). Mr Sprague encouraged me to send this email message as well.

For the sake of fairness, the other homeowners on the South side of the creek (on Cahill Rd) and I ask that the trail be brought back to its original proposed location further North of the creek. Also, Eric Nelson said that it was also possible to plant trees South of the proposed trail, to provide more privacy for us. We would ask for this as well.

Thank you for your attention to this.

Sincerely,
Dr Mark Weisberg
612-520-9159

Then, around Memorial Day weekend

Heather Branigin

From: Rena Turnham <turnham@bitstream.net>
Sent: Saturday, July 12, 2014 8:12 AM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org; ajohnson@beaconinterfaith.org; Jackie Sullivan; 'Tom Gehlsen'
Subject: Support for 66 West Apartments!

Dear Mayor Hovland, City Council Members, and Planning Commission Members:

I am writing to you as a clergy person serving in Edina to raise my voice with those that support 66 West Apartments. **I ask you to please consider the impact you can have on young people and this community.**

For years I have come to know and respect Edina's ability to create and maintain great schools and engaged vibrant neighborhoods. **It is time for Edina to take this same leadership stance in creating space for our youth to have the kind of start to their lives that Edina is known for.**

As city officials and community leaders you have the power to clear the pathway to help create affordable, supportive housing for young people who have graduated from foster care or have determined they need to leave a dysfunctional and conflicted home environment. This is not currently available in Edina or nearby suburbs. And 66 West is an ideal location as it is close to jobs, transportation and services.

Local homeless youth feel alone, discarded, and ashamed and the last thing they want to do is to draw attention to themselves. And that's why others like myself have come forward to advocate for them. I have personally known kids in my own local community of Orono that have found themselves homeless. It happens. And it happens in our communities. Communities where there is more than enough for all.

I have already sent a letter to you all last month with a petition signed by some of our parish members. From that you can see that we believe that **Youth Housing in Edina Matters!**

Please join me and countless others that stand for those that can't stand for themselves...for the good of the entire community. Please help to continue to create the kind of community that Edina prides itself on being by supporting the zoning changes necessary to make 66 West a reality.

Thank you for your consideration,

The Rev. Rena Turnham
Deacon, St. Stephen's Episcopal Church , Edina

Heather Branigin

From: john schlobohm <johnboyinslp@hotmail.com>
Sent: Saturday, July 12, 2014 12:09 PM
To: Edina Mail
Subject: 66 West - affordable housing project

Dear Mayor Hovland and the Edina City Council,

My name is John Schlobohm. I am an Edina resident and am a member at Lutheran Church of Christ the Redeemer (5440 Penn Ave S, Mpls). I am also a supporter of the 66 West affordable housing project. My church has made an initiative this year to learn more about youth homelessness and to take action to help stop it.

It has been a shocking reality to learn that so many kids do not have homes or are not welcome in their own home, to no fault of their own. It's even more shocking to realize that this is happening in our own local neighborhoods. I am a supporter of Beacon Interfaith Housing Collaborative and hope the city of Edina will move forward with helping 39 young people get off the streets and have a place they can call home - a place to feel safe and comfortable.

I feel strongly that the city of Edina and its leadership should support the zoning changes necessary to make 66 West a reality.

Sincerely,
John Schlobohm
Nine Mile Village resident
Edina, MN

Heather Branigin

From: Bob Rofidal <brofidal@comcast.net>
Sent: Saturday, July 12, 2014 1:43 PM
To: Cary Teague
Subject: 7200 france

Dear Cary:

The recent developments near Southdale and Byerly's are reason for great concern. We do not know the impact of traffic and now a six story building is being proposed at 7200 France. The Comprehensive Plan calls for four stories and in addition, the housing density is off along with the floor ratio.

It is too big and it will create huge traffic problems. People now go south on Cornelia past a school and east on 72nd to avoid the light at France and 70th. This will make it worse.

We need more time for study especially if they can't follow the Comprehensive Plan.

Sincerely,

Robert E.Rofidal
7125 Bristol Blvd
Edina, MN 55435-4109
952-927-8594

Heather Branigin

From: Paul Hughes Sr. <paul.sr@peoplehelpinc.com>
Sent: Saturday, July 12, 2014 4:17 PM
To: Cary Teague
Subject: Planning Commissioners
Attachments: Edina Plannning Commion.docx

Dear Cary:

Please provide this a copy of this letter to each member of the planning commission prior to Tuesday 7/15th meeting. Thank You

Paul Hughes, Sr.
People Help, Inc.
612 760 5461 cell
800 444 9077

Helping People Grow. . . Professionally®

July 11, 2014

Comments for Planning Commission Members:

RE: DJR Architecture, Boisclair & NHH Properties Proposal

Dear Commission Members,

I am a concerned resident of Edina & have witnessed the commission's past & present protocol in administering decision-making regarding applications such as the one submitted by the above named partners, having been a resident for 35 plus years. My concerns centers around a combination of:

- What is the motivation on the part of both the partners submitting the proposal and the Planning Commission's 'true concern' for the City of Edina's growth in conjunction with the consequences of interrupting and changing the present quality of living conditions at this physical location?
- The Planning Commissions precedent pattern of 'Decide first & justify later' regarding projects submission and approvals.
- What are the ultimate consequences of approval or not.

Motivations:

One could presume that ultimately (even though it would most probably be denied) economics in revenue for the partners and additional tax base for the City has to be a part of the underlying motivation for any approval. My sense is that no members of the partnership or perhaps the commission members live in the immediate area that would be affected by approving this proposal. That in of itself is a major concern!

Is one of the commission's motivational factors to bring more traffic flow to this 7200 France Ave location? Because, the compounding traffic flow problems on France Avenue and the Southdale shopping area have done nothing to enhance the day-to-day citizens ability to experience reasonable mobility in this neighborhood. Now add 195 units of living quarters multiplied by simply 'one car' per resident of this apartment & retail project and what have you done to the actual car count moving in and around this location? The combination of all traffic flowing north & southbound on France Ave. at 72nd is already an extended parking lot.

If southbound vehicles can only turn right into the 'retail' complex then watch out for all of the rear-ending heading southbound at 72nd street. The city planners already disposed of one's ability to turn left onto France Ave heading north from 72nd street, now add to the traffic flow impeding factors of the number of vehicles from the proposed apartments who would be turning right out of the proposed complex onto 72nd heading east and a cumbersome problem will have grown to a significant traffic problem.

Can you even envision the traffic turmoil you'll create just trying to make a right-hand turn onto France Ave?

Thus the next option is for the potential apartment resident to turn left onto 72nd and clog up all the remaining side streets attempting to get to France Ave. or Hwy 100 heading northbound/southbound or even to Southdale.

Next I ask why would a proposal presented to this commission immediately ask for the commission to avoid compliance with already established city building codes (six stories in height; housing density criteria; and floor area ratio's)? Did they not due their own due diligence on this proposal upfront or is their strategy to present asking for considerations – expecting to be turned down by the commission only to be informed by this commission to 'modify' their proposal and resubmit hoping the resubmitting would garner a sense of favoritism from the commission for 'showing a sense of collaboration'?

Hopefully, you'll excuse my cynicism but members of this commission know how things get done within the political arena of city government and so do those making this proposal! It is typically us residents who are the last to know and are forced to live with the consequences of others decisions.

Planning Commission precedents:

On numerous occasions over the years as an Edina resident I have participated in the planning commissions protocol and process with proposal such as the one referenced within this letter. I have witnessed time and time again wherein residents have not been allowed to be a part of the commission thinking & planning agenda's until the project considerations has moved beyond the desires of those residents most affected by decisions from the commission.

This commission owes the most affected residents of any consideration by this commission to be 'partners' from start to finish. That means the moment a thought jumps into the commissioner head from any suggested third party of what things should come to pass – residents should be notified and present in **all communications regarding any considerations, period!**

If this commission wants to achieve 'buy-in' from the residents they should also allow two randomly selected residents who would be most affected by their decisions to be involved & participating at every single meeting regarding potential proposals. My concern is that often the members of the commission are only 'indirectly' affected with the consequences of their decision because they live some where in Edina, not at the place of the proposition consideration.

I am amazed how frequently that the residents are left out of the communication process regarding planning commission meetings until the 'commission deems they can have enough documentation protocol in place' to control residents input or objection commentary.

This process where the residents are informed of a vital meeting regarding propositions 15 minutes prior to the meeting only displays to me a lack of inclusion on the part of the commission. Perhaps the fear is the proposition would not warrant sponsorship by the residents therefore the commission wants to eliminate any pushbacks until they can get legs to the proposition justified.

We residents should be tuned into everything you commissioners are tuned into and at the same time you are made aware of upcoming scenarios. We should have your calendars published excluding of course your personal affairs. But when it comes to *our city affairs*, we should be in the know. That way we could build the level of trust and confidence that your responsibilities & accountabilities to us resident taxpayers will be fulfilled.

Ultimate consequences

This proposal under consideration will not serve the city of Edina! It will put money in the pockets of those proposing and build up the city's coffers with more tax dollars. It will display a lack of common sense regarding an already overburdened traffic problem on France Ave. It will ask you commissioners to make an exception to a city codes that are unnecessary. I thought you were placed in these positions to 'protect the integrity of the Edina community standards', not modify them to outside interests.

Not approving this proposal will bring back much of the confidence residents have lost in this commission's decision making of the past. Jamming it down our throats even though we disapprove of it will display another act of government arrogance to the wishes of the people most affected. And you all are aware of the present level of confidence that is lacking in government agencies and continues to erode daily in this State and Country. Don't add to that erosion process, please!

Sincerely,

Paul B. Hughes

Heather Branigin

From: Cathleen Godsall <cgod्सall@live.com>
Sent: Sunday, July 13, 2014 9:20 AM
To: Edina Mail
Subject: In support of 66th West Supportive Teen Housing

Dear Mayor Hovland and Edina City Council Members Bennett, Brindle, Sprague, and Swenson,

Thank you for your continued commitment to public service and most especially thank you for the time you have spent as you thoughtfully consider making affordable, supportive housing for homeless teens in our western suburbs a priority!

While our state legislative support of this issue is reflected in the passing of a funding bill that funnels \$100 million for affordable housing to all parts of Minnesota, our local suburban community is where we all have to come together to make this a reality and make a difference in the lives of our next generation.

The **66th West Supportive Housing** project focuses on teens (18-21 y/o) who find themselves needing safe, affordable housing while they work and stay in school in order to become productive adult citizens. For 22 years our family has enjoyed the blessings of a living in the safe, welcoming, educationally progressive community of Edina. I realize that my 25 and 26 y/o children would have been at a loss to build their emerging professional lives without a supportive functioning family, safe housing and access to good schooling in their teen years. As a concerned neighbor, I believe this **66th West Supportive Housing** project is needed and attainable!

As a social worker I know what a challenge affordable, accessible, safe housing is for so many. Being able to help my fellow citizens enjoy the safety and comfort of a home and access to good school systems matters deeply to me. Affordable, safe housing is the foundation for keeping our communities stay vibrant and healthy!

As a member of the Outreach committee at St. Stephen's Episcopal Church, I have come to trust that Beacon Interfaith Housing Collaborative's well established record in developing affordable, supportive housing makes partnering with them the correct path to take in order to successfully provide safe, affordable, supportive teen housing in our suburbs. I ask for your support in achieving this goal.

Sincerely,
Cathleen R. Godsall, LSW
5601 Johnson Dr.
Edina, MN 55436

Heather Branigin

From: betty ann wiens <w.bettyann@gmail.com>
Sent: Sunday, July 13, 2014 12:24 PM
To: Edina Mail
Cc: lblons@beaconinterfaith.org
Subject: 66 West Apartments

Hello - This is to inform you of our strong support for the 66 West Apartments project. I have long been a supporter of the Beacon Interfaith Housing Collaborative and have toured and followed the progress of many of their endeavors. I am always greatly impressed by the quality of their knowledge of the demographics of an area, thorough planning process as well as actual construction and completion of a project. In every instance their projects have been an asset to the neighborhoods and have provided a much needed resource for the clientele they serve. Edina and the western suburbs are not immune to problems of homelessness, abuse, etc. There is a need for this type of housing. I hope we step up to the plate and support the 66 West Apartments.

Sincerely,

Cornie and Betty Ann Wiens
4929 Green Farms Circle
Edina, MN 55436

Heather Branigin

From: Jane Dosedel <jdosedel22@comcast.net>
Sent: Sunday, July 13, 2014 12:57 PM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org
Subject: 66 West

Mayor Hovland and City Council:

My name is Jane Dosedel
4370 Brookside Ct #303
Edina 55436

I am writing to show my support for 66 West. I am in favor of this project because I believe that it is very difficult for young adults to find a place to live that they can afford. The economy has shown job growth, but there must be housing available that is affordable. The Southdale area is the perfect area for this project. It has transportation available and could serve many southwest communities.

I ask your careful consideration of this project.

Sincerely,
Jane Dosedel

Heather Branigin

From: suekrachko@hotmail.com
Sent: Sunday, July 13, 2014 3:50 PM
To: Edina Mail
Subject: Contact Us form submission

Follow Up Flag: Follow up
Flag Status: Flagged

Name: Susan Rachko

Organization: Edina resident

Website:

Address_1: 7465 West Shore Dr.

Address_2:

City: Edina

State: MN

Zip_Code: 55435

Email: suekrachko@hotmail.com

Phone: 952-920-9222

Referrer: someone_in_the_neighborhood

Message: Very disturbed to hear and see the six-story France Ave. rental/retail project and it's size. My husband and I are extremely sad to see the Fred close and now you have added insult to injury by planning this monster of a project. Our neighborhood is already congested and now it's only going to get worse. Really, are you serious?

Heather Branigin

From: suekrachko@hotmail.com
Sent: Sunday, July 13, 2014 4:07 PM
To: Edina Mail
Subject: Contact Us form submission

Name: Susan Rachko

Organization: Edina resident

Website:

Address_1: 7465 West Shore Dr.

Address_2:

City: Edina

State: MN

Zip_Code: 55435

Email: suekrachko@hotmail.com

Phone: 952-920-9222

Referrer:

Message: I just found out recently that the Fred Richards manager, Jeff, will no longer have a job once the golf course is closed. From what I have been told, he has not even been offered a job within the city. After 20 plus years of loyal service I say, "shame on you". I have had direct contact with for several years since our home is adjacent to the course and he has been a delight. Why would you want to have someone with such great work ethic leave. Don't want to hear that it's a budget issue since I am sure you could utilize him at Braemar. The city just continues to frustrate me. Bad enough we lose a golf course that with a little advertising and promoting could do better especially now with so many city courses closed because of flooding but compound the issue with terminating a productive and delightful gentleman.

Heather Branigin

From: Allison Sneller <allisonpirri@hotmail.com>
Sent: Sunday, July 13, 2014 4:07 PM
To: Edina Mail
Subject: Concerned!

Dear Mayor Hovland and the Edina City Council -

It is with grave concern that I contact you in regards to the proposed *massive* development at 72nd and France. Having seen the artist's rendering of the proposed property, I am stunned that this is even under consideration by the Edina Planning Commission. The fact that this literally abuts a large residential neighborhood is more than enough reason to dismiss this outrageous proposal. Additionally, and perhaps most significantly, this project would have a tremendous adverse effect on the very nearby Cornelia Elementary. Are you aware of the number of children who walk to school along 72nd St.? Or the number of school buses (from the elementary, middle and high schools) that traverse 72nd St. in the morning and afternoon? Or the fact that our South Cornelia neighborhood provides little to no "exit" options for cars trying to depart this colossal monstrosity? In fact, the primary exit from the neighborhood would be directly in front of the elementary school? Or the limited access to and from France Ave at 72nd St.? I am also curious as to why such a proposal is even under consideration, given its gross violation of the city's own comprehensive plan. I am also wondering how this possibly fits into the living streets initiative the city is supposedly undertaking.

I trust you will share my serious concerns -- as well as those of my many neighbors -- at the City Council meeting on Tuesday, July 15th, as well as with your colleagues on the Planning Commission. This is not an appropriate development for this site! We moved to Edina trusting that the city would look out for the best interests of its residents, not the pocketbooks of developers.

Sincerely,

Allison Sneller
7208 Cornelia Dr.
952-406-8021

Heather Branigin

From: Kathy <oconnellgang@comcast.net>
Sent: Sunday, July 13, 2014 7:06 PM
To: Edina Mail
Subject: Fwd: France and 72nd st development

To city council members,

Please see my enclosed email to Cary Teague. At the upcoming city council meeting, could you please discuss and address the concerns I have outlined below?

Thanks,

Tom O'Connell

Begin forwarded message:

From: Kathy <oconnellgang@comcast.net>
Date: July 13, 2014 at 6:48:56 PM CDT
To: "cteague@edinamn.gov" <cteague@edinamn.gov>
Cc: Tom O'Connell <tom.oconnell@ecolab.com>
Subject: France and 72nd st development

Cary,

My name is Tom O'Connell, and I live in the Cornelia neighborhood. I saw an article on the proposed 6 story mixed use development at France and 72nd. I am strongly against the proposed development for the following reasons.

- 1) The height and size of this project for this parcel of land is extremely outsized and out of character for the neighborhood. 6 stories will be overwhelming the neighboring houses, and overshadow the whole neighborhood.
- 2) The density (30 units per acre) of the project is almost double the city limits of 50 units per acre and the floor ratio of 1.41 almost triples the city limits of 0.5. Not only would this building be out of place for a primarily single family home neighborhood, it is out of place for anywhere in Edina.
- 3) The intersection of France and 72nd is already a busy intersection. So much so, that the city recently restricted traffic leaving 72nd to right turns only onto France. The placement of this building's primary drive would force all of the north bound traffic back through the neighborhood. There is no other way out. I frequently walk that intersection, and it is already a tough walk. I couldn't imagine what it will be like with all the added traffic, not to mention the restaurant and retail traffic. That is also already the main street for all southbound traffic coming out of the neighborhood. How will this be addressed?
- 4) 195 new housing units will add a countless increase to the educational system. Has there been a projection to the increased head count to Cornelia elementary school? The school is building new classrooms due to lack of enough space to meet the current needs of the school. This

additional stress will not only tax the classrooms, but the common spaces, which haven't been increased to accommodate the current new classrooms. How will this be addressed?

Please present this to the city council on Tuesday July 15, and forward this email on to the planning commission.

Sincerely,
Tom O'Connell
7333 Oaklawn Ave
952-649-7125

Heather Branigin

From: Katie Mader Halcrow <katiemader@gmail.com>
Sent: Sunday, July 13, 2014 8:18 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com; Cary Teague
Cc: Casey Halcrow; Katie Mader
Subject: Concerns about 72nd & France Development

Dear Mr. Teague, Mayor Hovland, and City Council Members,

My husband and I live at 7313 Cornelia Drive (one block south of 72nd & Cornelia). As a resident very near to the proposed development of the property on the corner of 72nd and France, I am writing to express my opposition to the proposal as it currently stands.

At first when I heard there was a 6-story complex proposed at 72nd and France, I thought there must have been some mistake. To ascertain exactly what this project would entail, I immediately watched the video of the City of Edina's Edina Planning Commission meeting on June 25th, 2014. While the idea of 100% underground parking, the incorporation of green principles, and the promised 20% affordable housing all sound positive, I am greatly concerned about this project and the precedent this sets for other areas abutting residential, single-family homes in the city.

I have some major concerns:

1. The mass and density of the development.

a. Current Comprehensive Plan states that there will not be Building Heights higher than 4 stories. This proposed development is 6 stories – a 50% increase on current regulations. As Susan Lee stated, six stories have been approved near the Southdale area – but that area is not in proximity to any residential building. This kind of development is unprecedented on the west side of France – in particular because of the residential neighborhood to which this proposal is adjacent.

b. Current Comprehensive Plan states that there will not be Building Density more than 30 units per acre (very recently, this was only 16 units per acre); this proposed development is 50 – a 66% increase on current regulations and over 200% increase on previous regulations.

c. Current Comprehensive Plan states that the Floor Area Ratio will not be more than .5; the proposal is for 1.88 –an over 275% increase.

Why do we have regulations in the Comprehensive Plan if these regulations can be so significantly changed for any given development?

2. Traffic congestion (due in large part to the proposed building density and floor area ratio).

a. There is already a huge mixed-use area under construction across the street at Byerly's, which will add significantly to traffic congestion on France. This was a major concern with that project when it was proposed for development. The idea of putting a - what seems to

be - even larger and more dense multi-use building with almost 200 units as well as restaurants and retail will continue this issue on France as well.

b. In addition, as Michael Schroeder noted, residents who will now be living in the complex (at minimum around 200 cars – more likely 300+) who desire to go north or west will go down 72nd to Cornelia. This will turn the street in front of Cornelia Elementary School into a thoroughfare, making the area less safe for children walking to and from the school. A grassy median will do nothing to stem this traffic. Indeed, if the developer were to begin to adequately address this concern, Cornelia Drive would be dead-ended at Lynmar Lane, splitting the road in two. This would allow current neighborhood residents to turn left and go to the stoplight at Hazelton to access France, and the influx of new residence would be funneled back onto France Avenue from 72nd ensuring that the school area would remain low-traffic and safe.

The developer mentioned that Sunrise senior residence as a comparable site to the new development in terms of a multi-unit residential property in the area. I am sure I do not have to point this out to the Council or Commission, but there is a large difference between the traffic density incurred by the Sunrise senior residence and the proposed site development with its 200+ units of development.

When my husband and I moved into the Cornelia neighborhood of Edina in 2011, we chose our home in large part due to the location's quiet neighborhood. We felt that Edina, with its Comprehensive Plan, would protect us from this exact type of development, which – as it stands – would likely lead to decreased real-estate values, severely increased traffic, and a substantially un-residential back-yard view.

It is my hope that the consequences of this project will be considered and the project will be significantly modified (in line with the City's Comprehensive Plan) to protect all Edina residents from significant changes to their neighborhood landscapes.

Thank you very much for your time and your service to our city,

Katie & Casey Halcrow

katiemader@gmail.com
casey.halcrow@gmail.com
952-994-0631

Heather Branigin

From: Bob Rofidal <brofidal@comcast.net>
Sent: Sunday, July 13, 2014 8:55 PM
To: Edina Mail
Subject: 7200 France

Hi Jim, we spent five years working on a Comprehensive Plan. We should follow it. 6 floors is too big. Bob Rofidal

Heather Branigin

From: Stephen Lukasewycz <luka0009@gmail.com>
Sent: Sunday, July 13, 2014 10:52 PM
To: Cary Teague
Subject: France Ave & 72nd Project

Dear Mr Teague,

My name is Stephen Lukasewycz, I am an Edina resident in the Cornelia neighborhood. My wife Christina and I have three children (two going to Cornelia elementary this year) and overall we have been quite happy with decision to move this area of Edina.

One of my neighbors brought to my attention a massive apartment building project recently presented to the Edina Planning Commission. I have two concerns regarding this project:

1) The numbers are staggering; 195 rental units; 45,000 square feet, 25 row homes. 2 restaurants.

This project is too big for the lot, and too big for the neighborhood. The France Ave corridor is already congested and much of the apartment building construction in the area is not even completed. 72nd and the adjoining side streets were never intended for such high housing density. Similarly, Cornelia elementary, is not prepared for such a massive expansion of the student base.

2) Lack of communication regarding City planning.

I learned of this project only through discussions with my neighbors, who themselves learned of the project serendipitously. Like all my neighbors, I am heavily invested in Cornelia and I would expect that my city government would inform my neighbors and me in the planning stages of such a large and potentially neighborhood-changing project.

Please present this letter to the City Council at the Tuesday, July 15th meeting and forward a copy to the Planning Commission.

Sincerely,

Stephen Lukasewycz, MD
4428 Gilford Drive
Edina, MN 55435
763-229-7191

Heather Branigin

From: Angie Buyse <iseauski@gmail.com>
Sent: Sunday, July 13, 2014 10:54 PM
To: Cary Teague
Subject: 7200 France Avenue site

Dear Mr. Teague:

I am an Edina resident and live in the Cornelia neighborhood. I am shocked by the amount of apartments going up around Southdale and the surrounding area, and now have been informed of another attempt by a developer requesting permission for a project that far exceeds the City's Comprehensive Plan for that area.

I wanted to write and let you know that both my husband and I are completely AGAINST allowing this project to take place. It is too big, too dense, and will cause too much traffic to an area that is already overly congested...plus, it exceeds the height, density, and floor area allowed for the area.

Please present my email to the City Council prior to the meeting on Tuesday July 15, and please forward this message to the Planning Commission.

Thank you!

Angie & David Buyse
4729 Hibiscus Avenue

IseaUski@gmail.com

Heather Branigin

From: Nancy <nrystrom@comcast.net>
Sent: Sunday, July 13, 2014 11:18 PM
To: Cary Teague
Subject: Proposed Project at France Ave and 72nd Street

Dear Mr. Teague:

I am an Edina resident in the Cornelia area. I am very concerned about the proposed mixed-use development at France Avenue and 72nd Street. This project is too big for the space and is inappropriate for the neighborhood. France Avenue is already overburdened and traffic will be getting worse with other projects being built. We do not need another project that will exacerbate the situation.

I understand that the city would need to amend its comprehensive plan to allow for the proposed housing density and building height, as well as floor area ratio. That does not make sense given the current buildings and uses in the area, as well as those buildings in the construction process.

Please share my deep concerns with the City Council and with the Planning Commission.

Sincerely,

Nancy Rystrom
Edina Resident

Heather Branigin

From: Cheryl Cooper <sidderbug@yahoo.com>
Sent: Sunday, July 13, 2014 10:45 PM
To: Cary Teague
Subject: France Ave. and W. 72nd St. Development

Dear Mr. Teague,

> Our city council should be looking out for the best interests of our residents and neighborhoods, not an over zealous developer! This project is much too big for the space, is inappropriate for my or any residential neighborhood, and will add far too much traffic to an already overburdened France Avenue as well as my neighborhood with our elementary school where my grandchildren attend, near by. This project, involving a partnership of DJR Architecture, Boisclair Corp. and NHH Properties far exceeds the City's Comprehensive Plan. As a an extremely concerned resident of Edina, I explore you to please present my email to the Council this Tuesday, July 15, 1214 and forward a copy to the Planning Commission. We do not want this type of massive complex in our residential neighborhood!!!

Sincerely, Cheryl Cooper

Sent from my iPad

Heather Branigin

From: Yanan Yang <yang36998@yahoo.com>
Sent: Sunday, July 13, 2014 10:30 PM
To: Cary Teague
Subject: Six-Story France Ave - 72nd street rental/retail project in Edina

Dear Cary,

My name is Yanan Yang and we live on 7216 Oaklawn Ave for over 18 years. We just got a notice that that is a rental/retail project plan on France ave and 72nd street. Based on the info. we got, we really think this project is too big for the space, is inappropriate for a residential neighborhood, and will add too much traffic to an already overburdened France Ave. Please help us to stop this plan ASAP and we will also attend the council meeting this Tuesday to against this plan.

Thank you
Yanan Yang

Heather Branigin

From: Julie Chamberlain <juliecchamberlain@gmail.com>
Sent: Sunday, July 13, 2014 10:19 PM
To: Cary Teague
Subject: Opposition to 7200 France Proposal

Mr. Teague,

My name is Julie Chamberlain; I am an Edina resident in the Cornelia neighborhood.

I am writing to voice my opposition to the proposal for a 6-story tall complex @ 7200 France Ave. The proposed project is grossly oversized for the space and would greatly add to the congestion of the whole France Avenue area, and increase the amount of traffic on neighborhood streets (72nd, Cornelia Drive -including right by Cornelia Elementary School, etc).

This project does not fit well within the residential side of France Avenue and I do not see any benefits for the neighborhood and community.

I ask that my email be presented to the Council on Tuesday evening, in opposition to the proposed project.

Thank you,
Julie Chamberlain

Heather Branigin

From: Gary Cooper <garycooper86@yahoo.com>
Sent: Sunday, July 13, 2014 10:18 PM
To: Cary Teague
Subject: France Avenue rental/retail project

Sir

We live about two blocks or less from this location and chose to live here based on the quiet of our neighborhood with the open space and across the street. This project would transform our neighborhood. We will already have to deal with the changes that our occurring on France Avenue to the traffic changes.

This building if built will be inappropriate for a residential area that is serene on most days. It will be too large for the area and will bring in more street congestion in the nearby area. The city approved an overhaul on 70th Street to alleviate crowding on the street and relieve traffic in the area of Cornelia School.

We urge you to do your best to keep our area the quiet and safe place that it is.

Very Respectfully

Gary Cooper

Heather Branigin

From: Nancy Thorvilson <nkthorvilson@gmail.com>
Sent: Sunday, July 13, 2014 9:56 PM
To: Cary Teague
Cc: Edina Mail
Subject: NHH Properties proposal for 7200 France Avenue

Dear Mr. Teague, Mayor Hovland and City Council members,

I am extremely dismayed by the direction in which the Edina Planning Commission appears to be moving with its recent emphasis on expanding housing density in the southeast corner of the city. My parents purchased their house in the South Garden Addition in 1965, and I purchased it from them in 2004.

Current traffic in this area is horrendous. Midday transit times on France Avenue from the Crosstown to 494 can take upwards of 15-20 minutes. In that 16 block stretch there are about 15-17 semaphores. With the recent addition of nearly 1000 dwelling units in the Greater Southdale area, one can add at least 6000-8000 additional vehicles to the traffic mix. There are also considerations for adding more residential units to the Pentagon office area, which already has traffic problems. And now an additional 195 units are proposed for 7200 France Avenue!

There are multiple reasons why this site is **TOTALLY INAPPROPRIATE** for residential use, particularly at this density of 50 units per acre. France Avenue itself from MN 62 to 82nd Street has **NO RESIDENCES**. This is because it is a major arterial street and is for business use. Sheer noise and inconvenience of egress/ingress would make it an undesirable location. If the proposed use is for low-cost housing, this undesirableness is an insult to any potential residents.

Adding another 2000+ vehicles daily (residents and retail customers) to 72nd Street will incredibly inconvenience South Garden Addition residents. There are only a few streets that allow ingress/egress - 72nd Street /Hazelton Road, Cornelia Drive, Wooddale Avenue, West Shore Drive, and the frontage road on MN 100. Of course, another semaphore at 72nd Street and France Avenue could be added - this would definitely make this one of the most semaphore-dense stretches in the metro area.

The water problem in the lower parking lot has always been there since the site was initially developed after the gravel pits were closed. Is filling the property going to be considered? And what about mitigation?

The sheer massiveness of the complex, particularly height, is unacceptable. There is nothing this massive on the west side of France between 76th Street and 68th Street, and there are **ADJACENT** residences to this site. If the developer states that they cannot afford the development without the density, **THAT IS NOT THE EDINA PLANNING COMMISSION'S PROBLEM!**

Furthermore, extremely high density use, whether it be residential or business, is actually counterproductive to good planning. Although ostensibly it would appear to result in increased tax revenues, it also requires more expenditures for infrastructure and personnel. At densities this high, there will be more police and fire calls, requiring additional personnel on **ALL** shifts.

I would urge the Planning Commission to rethink their approval of this project. Mixed retail/commercial use is entirely appropriate - residential use is **NOT**. I believe the city council should also be unwilling to proceed with this project at this time.

Sincerely yours,
Nancy K Thorvilson, MD

Heather Branigin

From: Oliver Thoenen <sistnix@yahoo.com>
Sent: Sunday, July 13, 2014 9:39 PM
To: Cary Teague
Subject: Letter from Edina resident regarding proposed development at 72nd & France Avenue

Dear Mr. Teague,

I am forwarding a letter from my mother, Marjorie Thoenen - an Edina resident - at her request and for your consideration.

Quote:

"With regard to the proposed development at 72nd Street and France Avenue, the project is too dense for the space, inappropriate for the neighborhood, and would overburden 72nd Street."

"Please present a copy of this letter to the Council on Tuesday, and forward a copy to the planning commission."

"Thank you. Marjorie Thoenen (7203 Bristol Circle, Edina, MN 55435)."

Unquote.

Oliver Thoenen

Heather Branigin

From: Sue Soule <su1b3so@comcast.net>
Sent: Sunday, July 13, 2014 9:26 PM
To: Cary Teague
Subject: Proposed six-story complex at 72nd and France

PLEASE FORWARD TO THE CITY COUNCIL AND THE PLANNING COMMISSION

Dear Mr. Teague:

I would like to say that this latest proposal is unbelievable but, unfortunately, it is part of an ugly pattern of total disregard for the residents of this area and its history.

Has anyone on the City Council or Planning Commission read the Comprehensive Plan lately? Or the traffic study on which they based the changes to France Avenue which stated that traffic was already at level E, which does not stand for excellent but quite the opposite?

The proposed project at 72nd and France would be laughable in its effrontery were it not for the fact that our city leaders are taking it seriously. It exceeds current density, height and floor area ratios. In the words of former Edina Planning Commissioner Julie Risser in regard to a previous development proposal:

“I think it will leave many residents of Edina wondering what their city code means. Is it something that will be there next week or next month? This is something we should honor.”

Lest you think we're being petty, during the time my husband and I have been tax-paying residents of Edina, there have been:

- Expansions of Southdale
- Expansions of Galleria
- Expansions of Fairview Southdale and nearby medical buildings and new medical buildings
- Centennial Lakes retail, housing and five office buildings
- The Westin Hotel and condo high-rise
- The apartment building at 69th and York
- The One Southdale complex
- The three buildings on the Byerly's property
- The in-process Wickes/Borofka site

The City Council has adopted “density” as a community value, but I would like to see what would happen if that were put to a city referendum. The Edina residents I know did not move here because they wanted to be downtown, Uptown or Eden Prairie East. They wanted quiet residential neighborhoods with good schools and parks.

I think this area of Edina has borne more than its share of growth. If the city commissioner and council members want to ride roughshod over character, codes and comprehensive plan, then let's

spread the wealth around. Let's put an 18-story high-rise on the old public works site and put a housing development around Bredesen Park.

I thought our City Council was supposed to represent our residents, not every developer that comes courting.

Sincerely,

Susan Soule and Gary Soule
West Shore Drive

Heather Branigin

From: Robert Hodges <roberthodges5802@msn.com>
Sent: Sunday, July 13, 2014 9:24 PM
To: Cary Teague
Subject: 6 Story France Ave Rental/Retail Project - France and 72nd

Mr Teague,

Please pass this e-mail on to the City council for Tuesday evenings' meeting as well as the planning commission.

My wife and I own property at 7404 Oaklawn Ave, Edina, MN 55435. My wife and I are both disappointed with the recent news of this rental and retail project proposal at the corner of France Ave and 72nd St. The total number of units + retail space will over burden this portion of France Ave which is already going to see a large influx of people and traffic with the new high rise going up across the street at Byerlys.

We are asking that this project is removed from further consideration.

Sincerely,

Robert and Kathy Hodges
ph# 952-835-5802

Heather Branigin

From: Upender <kaul_us@yahoo.com>
Sent: Sunday, July 13, 2014 9:18 PM
To: Cary Teague
Subject: Proposed Six Story France Ave Rental/Retail

Dear Mr. Cary Teague, I am a resident of edina and live at 7313 Gloucester Dr, Edina for the past ten years. I have been informed that there is a proposal to build a six story complex on France & 72 nd street. I as a resident of the area want to voice my concern that this development is inappropriate and too big for the space. It will increase traffic and cause issue due to heavy traffic to nearby Cornelia elementary school.

As a Tax payer and Citizen, I urge you that the city council looks after the interests of its residents and neighborhoods, and not an overzealous developer.

I would request you to present this view to the council on Tuesday July 15th meeting and also forward this to the Planning Commission.

Thanking you

Upender Nazir
7313 Gloucester Dr Edina MN - 55435

Heather Branigin

From: Susan Petrosky <susan_p@ix.netcom.com>
Sent: Sunday, July 13, 2014 9:17 PM
To: Cary Teague; Mark Petrosky; Kimberly
Subject: Six-story complex on France

Mr. Teague:

I received a flier this afternoon regarding a proposed plan by a developer to construct an apartment/retail complex at France and 72nd. I live on Oaklawn which is six blocks away, and I feel the plan is very poorly suited for this location for several reasons.

1. Traffic is a problem on France during rush hours and on Saturdays. These dense population complexes will make the problem worse. There are eight fairly new complexes already built or proposed for the area. There will be two new apartment complexes at Byerlys, the Westin, the complex behind CVS, Southdale residential complex, the complex to be built where Wickes was, the apartments behind the funeral home, and the Cedars of Edina. There are big complexes on York. When there is a funeral at the Cremation Society, parking is congested on the street. France Avenue lanes are being narrowed for bike and pedestrians. Why add more traffic to congestion and extra dangers.
2. Cornelia school will be overwhelmed with students.
3. Cars run through the stop signs in the neighborhood now. The children walking to and from school will be put at a higher risk. Police have told us that the intersection at 72nd and Claremore is one of the worst in Edina for stop sign running.
4. Creating jump around shopping from mixed use complexes will make driving frustrating.
5. The developer and the planning commission are driven by proposed revenue.
6. Edina is losing its prestigious reputation and becoming "CementCity." The rain water will run off into overwhelmed sewer systems. The city infrastructure will need to be updated at a cost to taxpayers.
7. A quality of life will be lost. Edina prides itself with good schools, parks, and friendly residential neighborhoods. People who already live in the areas west of France will consider moving to get out of congestion and Edina.

Please present my letter to the City Council and forward a copy to the Planning Commission.

SusanPetrosky
7204 Oaklawn
Edina, MN. 55435

Sent from my iPad

Heather Branigin

From: Wattson, Erica <Erica.Wattson@edinaschools.org>
Sent: Sunday, July 13, 2014 9:16 PM
To: Cary Teague
Subject: Opposed to france avenue development

Dear Cary,

My family lives on Larkspur Lane, and the proposed apartment building on 72nd and France would affect my family in negative way.

My two children are 9 and 11 years old and LOVE to ride their bikes around Edina. We already have problems of people speeding down 70th, but we don't need hundreds of people cutting through our back neighborhood racing to cut through where children can play safe in streets right now. I fear the amount of traffic that it will bring through our streets. This will make it unsafe for our children.

This project is also too large for this space, it is not conducive to making this a neighborhood community where we know our neighbors and our neighbors are committed to our city.

If you would like to talk to me please email or call me at:

Erica Wattson
4904 Larkspur Lane
Edina, MN 55435

Erica Wattson
Advanced Academic Specialist
Young Scholar Specialist
Math Olympiad Coach
Highlands Elementary School
Edina Public Schools
952.848.4567 (direct)
Erica.Wattson@edinaschools.org

Heather Branigin

From: Carolyn Dahl <CarolynCDahl@msn.com>
Sent: Sunday, July 13, 2014 9:07 PM
To: Cary Teague
Subject: Proposed Development at France and West 72nd

Cary -

I am very opposed to the proposed development at France Avenue and West 72nd. I have been a home owner in the neighborhood for 24 years. This project is too big and is inappropriate for a residential neighborhood. This proposed building would add too much traffic to an already busy street. I have started to avoid France Avenue whenever I can because of all the traffic.

There are already new apartment buildings being built within a few blocks of this corner. Why do we need another apartment building? There is a new apartment building at the corner of 69th and York (on Southdale parking lot) and a new apartment building to be built on Byerly's property. There is an apartment building that was built just a few years ago behind CVS on York.

The proposal is for a 6 story building and would require the city to amend its comprehensive plan. I believe that that plan is in place for a reason. Please stick to the plan!

Please present my email to the Council on Tuesday and please forward a copy to the Planning Committee.

Thank you,

Carolyn Dahl

6840 Point Drive

Heather Branigin

From: Lynn Swon <swonlynnr@aol.com>
Sent: Sunday, July 13, 2014 9:00 PM
To: Cary Teague
Subject: New development proposed for France and 72nd

Cary - I was stunned to learn of the new development proposed for 72nd and France. The size is way out of proportion to the surrounding property and far exceeds Edina's comprehensive plan. This complex will add an enormous amount of traffic to an already very crowded France Avenue. It looks like Edina is trying to become Minneapolis. Let Minneapolis be Minneapolis and Edina be Edina. Adding density to Edina's housing is not what the citizens want. Developments such as this put Edina at risk of becoming a much less attractive place to live. This hurts housing values and the long-term viability of Edina as a great place to live. Please listen to the residents (voters) of Edina and stop this development.

Please present this email to the City Council on Tuesday and forward a copy to the Planning Commission.

Thank you.

Lynn Swon

Heather Branigin

From: ChadNSmith@eaton.com
Sent: Sunday, July 13, 2014 8:44 PM
To: Cary Teague
Subject: Six Story France Ave

Hello Mr. Teague

This project is too big for this residential area. We already have two large apartment buildings going up across the street. France Ave. can barely handle the current congestion, especially at the 72nd intersection.

Please present my email to the Council on Tuesday and forward a copy to the planning commission.

Thanks
Chad Smith
7017 Bristol Blvd
Edina, MN 55435

Heather Branigin

From: Sophie Moser <moser.sophie@gmail.com>
Sent: Sunday, July 13, 2014 8:42 PM
To: Cary Teague
Cc: moserkr@yahoo.com
Subject: Questions Regarding Proposed Mixed Use Development at 7200 France Ave

Good Evening,

My husband and I live at 7133 Cornelia Dr with our two children, and we recently became aware of the proposed mixed use development at 7200 France Ave. We have done as much research as we can via the Internet, and we have some concerns regarding this proposed development that we would like expressed to both the Planning Commission as well as the City Council.

There are already three new apartment buildings going into this area (one near Southdale, Lennar Project (6725 York Ave S), and one in the Byerly's redevelopment) as well as a proposed senior housing development at 6500 France Ave. This is a significant amount of new high density residential development in close proximity, especially given that both the senior housing project at 6500 France Avenue and the Lennar project have densities of 50 units per acre, which is a significant increase over the Edina standard 30 units per acre. This project would be the third exception to Edina's Comprehensive Plan in a very short amount of time. Our concerns are twofold:

1) Have you studied the impact of the all of the additional residential units on traffic in the area? France Ave is busy and Cornelia School generates significant traffic on 70th, 72nd, and Cornelia. Hazelton can also be very busy due to Sunrise and funeral home. Until recently we were able to use 72nd to turn both left and right onto France, but that is now impossible due to the creating of a left hand turn lane on France. We have tried to use Hazelton, but it feels unsafe due to the parking that frequently occurs on both sides of the street. Oftentimes, there is only enough room with cars on both sides of the street to allow for one lane of traffic, and cars frequently go fast through there. Added traffic is only going to increase this safety concern as Hazelton is one of the few ways to go north on to France in the neighborhood.

2) Have you studied the capacity of Cornelia Elementary given the sudden increase in population due to the apartment developments? This is an abrupt population change in the neighborhood that could bring a number of school-age children especially given the affordable housing component of the plan. School age population changes are usually gradual that school districts can plan for unlike this change which brings a number of units online in a short amount of time. Cornelia Elementary school is already space constraints; the school is already adding onto the building to accommodate full-day kindergarten.

Unfortunately, I will not be able to attend the meeting to express my concerns if the opportunity would allow. If you have any questions, please contact me on my cell phone at 202-725-5950.

Thank you,
Sophie and Keith Moser

Heather Branigin

From: Michael Kirch <mwkirch2000@yahoo.com>
Sent: Sunday, July 13, 2014 8:36 PM
To: Cary Teague
Subject: Proposed development at 72nd and France Ave

Cary K. Teague, AICP
Community Development Director

Dear Mr. Teague,

As residents of the South Cornelia neighborhood, we would like to officially register our opposition over the proposed mixed-use development currently in discussion for 72nd and France Ave.

There are several reasons why we believe this project must not go forward:

1. The plan has the potential to create nightmare traffic issues along France Avenue. Every summer we have lived in our neighborhood there have been significant construction projects along France Avenue. These construction projects result in delays and aggravation.
2. France Avenue is not large enough to support the additional traffic that such a large development would create. There are already units planned for the former Byerly's across the street from this proposed development as well as the new development at One Southdale just two blocks away. These projects are distinct from another development plan currently being prepared for our southern border. We are concerned our residential area will exceed an optimal level of saturation.
3. The proposed development is dependent upon the city amending its comprehensive plan in several ways. These amendments include changing the four story limit, allowing for increased housing density and approving an increased floor area ration. As a residents of Edina, we expect for the city to hold to its current plans. The limits in the current plan represent important safeguards to quality of life issues and help to guard against overdevelopment. We purchased our home in this area of Edina for specific reasons, and this overdevelopment jeopardizes the quality of life we currently maintain as well as our property value.
4. The encroaching overdevelopment of France Avenue is detrimental to the residential community of South Cornelia. The cities current plans to create distinct

and community-focused neighborhoods is undercut by the consideration of such massive, faceless, residential projects.

We ask that our email be presented to the Edina City Council on Tuesday and forwarded to the Planning Commission. We will continue to monitor this issue closely.

Sincerely,

Michael Kirch and Brad Wallenberg
4504 Belvidere Lane
Edina, MN 55435

mwkirch2000@yahoo.com
bradwallenberg@yahoo.com

Heather Branigin

From: Shawn Oldham <shawnoldham@gmail.com>
Sent: Sunday, July 13, 2014 8:29 PM
To: Cary Teague
Subject: URGENT - Six Story France Avenue rental/retail project - SAFETY CONCERNS

Hello Cary,

Today I became aware of a potential project for a massive six story rental/retail complex at the corner of France and 72nd street. This project has me deeply concerned. I believe it would be a significant safety risk to the children in the neighborhood and have an overall negative impact on the families in the neighborhood.

Key Concerns:

- Safety risk to the neighborhood children due to increased traffic
- Safety risk to the children attending Cornelia Elementary School (located blocks from the site)
- Proposed project is to big for the space and doesn't align to the comprehensive plan.
 - Moving from 4 story buildings to 6 story buildings
 - Housing density increase from 30 units per acre to 50 units per acre
 - Floor area ratio from 0.5 to 1.41
- It's inappropriate for a residential neighborhood
- Will add to much traffic to an already overburdened France Avenue

I ask you to present these concerns to the Council on Tuesday and forward a copy to the Planning Commission.

As you weigh my communication and concerns, please keep in mind this is the first time I've communicated with a government organization. I've been moved to speak up since moving this project forward will have a dramatically negative impact on my family along with my neighbors.

I'd ask you to personally help block the project moving forward and look out for the best interests of the neighborhood.

Kind Regards,

Shawn Oldham

Heather Branigin

From: jwang0072@gmail.com
Sent: Sunday, July 13, 2014 8:26 PM
To: Cary Teague
Subject: 6 story France rental retail project.

Hi Cary

I am a residence of 7324 Oaklawn. I am voicing my concern on another large development in the Cornelious neighborhood. I plan to attend Tuesdays council meeting.

Jerry

Heather Branigin

From: Judy Turner <judyturner2004@yahoo.com>
Sent: Sunday, July 13, 2014 8:20 PM
To: Cary Teague
Subject: PROPOSED SIX STORY COMPLEX AT 72ND AND FRANCE

This has to be the worst use of that property.....You have apartments behind and to the south of that complex, with people moving in and out and in and out causing traffic behind Gloucester Drive. I think with the apartments going up at Southdale and the apartments going up across the street at Byerlys, why in the world would we need more apartments and retail ???

With the traffic on France and 72nd now so screwed up by not being able to turn north on to France, and the left turn on to 72nd street that is so poorly marked how do you think this would not affect the traffic?

I would like you to have a good look at that left turn on to 72nd street. The sign "Left lane must turn left" you are almost on top of the sign when you turn.....know where does it say 72nd street, just a yellow sign with dots on it, I have almost missed that turn and I have seen so many drivers swerve as they were in the lane and had to get out, or they had to swerve to get into the turn, I believe it is very dangerous. I have called the street works dept, but no calls back and it seems to me that no one cares. I would really like to talk to someone about that area it is very dangerous.

This complex looks like the horrendous mess the City of Wayzata made of their downtown with "Folkstone" what a mess that is, a woman was hit with in the complex because of the traffic within the area, had to have both legs amputated and then died, I don't think Edina needs anything more now. Let's get the app'ts at Southdale rented, the app'ts (condos) at Byerlys sold, Let's get the rest of the Weston sold and then maybe think of more but the city council is going nuts, growing the city is on thing but this is definitely outrageous.

Please read this email at the City Council Meeting on 7/15. The people need to be heard about this mess.

Please forward this to the Planning Commission also

Sincerely,
Judy Turner 7319 Gloucester Drive, Edina, 952 820-0505

Judy Turner
[Judyturner2004@yahoo.com](mailto:judyturner2004@yahoo.com)

Heather Branigin

From: Katie Mader Halcrow <katiemader@gmail.com>
Sent: Sunday, July 13, 2014 8:18 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com; Cary Teague
Cc: Casey Halcrow; Katie Mader
Subject: Concerns about 72nd & France Development

Dear Mr. Teague, Mayor Hovland, and City Council Members,

My husband and I live at 7313 Cornelia Drive (one block south of 72nd & Cornelia). As a resident very near to the proposed development of the property on the corner of 72nd and France, I am writing to express my opposition to the proposal as it currently stands.

At first when I heard there was a 6-story complex proposed at 72nd and France, I thought there must have been some mistake. To ascertain exactly what this project would entail, I immediately watched the video of the City of Edina's Edina Planning Commission meeting on June 25th, 2014. While the idea of 100% underground parking, the incorporation of green principles, and the promised 20% affordable housing all sound positive, I am greatly concerned about this project and the precedent this sets for other areas abutting residential, single-family homes in the city.

I have some major concerns:

1. The mass and density of the development.

a. Current Comprehensive Plan states that there will not be Building Heights higher than 4 stories. This proposed development is 6 stories – a 50% increase on current regulations. As Susan Lee stated, six stories have been approved near the Southdale area – but that area is not in proximity to any residential building. This kind of development is unprecedented on the west side of France – in particular because of the residential neighborhood to which this proposal is adjacent.

b. Current Comprehensive Plan states that there will not be Building Density more than 30 units per acre (very recently, this was only 16 units per acre); this proposed development is 50 – a 66% increase on current regulations and over 200% increase on previous regulations.

c. Current Comprehensive Plan states that the Floor Area Ratio will not be more than .5; the proposal is for 1.88 – an over 275% increase.

Why do we have regulations in the Comprehensive Plan if these regulations can be so significantly changed for any given development?

2. Traffic congestion (due in large part to the proposed building density and floor area ratio).

a. There is already a huge mixed-use area under construction across the street at Byerly's, which will add significantly to traffic congestion on France. This was a major concern with that project when it was proposed for development. The idea of putting a - what seems to

be - even larger and more dense multi-use building with almost 200 units as well as restaurants and retail will continue this issue on France as well.

b. In addition, as Michael Schroeder noted, residents who will now be living in the complex (at minimum around 200 cars – more likely 300+) who desire to go north or west will go down 72nd to Cornelia. This will turn the street in front of Cornelia Elementary School into a thoroughfare, making the area less safe for children walking to and from the school. A grassy median will do nothing to stem this traffic. Indeed, if the developer were to begin to adequately address this concern, Cornelia Drive would be dead-ended at Lynmar Lane, splitting the road in two. This would allow current neighborhood residents to turn left and go to the stoplight at Hazelton to access France, and the influx of new residence would be funneled back onto France Avenue from 72nd ensuring that the school area would remain low-traffic and safe.

The developer mentioned that Sunrise senior residence as a comparable site to the new development in terms of a multi-unit residential property in the area. I am sure I do not have to point this out to the Council or Commission, but there is a large difference between the traffic density incurred by the Sunrise senior residence and the proposed site development with its 200+ units of development.

When my husband and I moved into the Cornelia neighborhood of Edina in 2011, we chose our home in large part due to the location's quiet neighborhood. We felt that Edina, with its Comprehensive Plan, would protect us from this exact type of development, which – as it stands – would likely lead to decreased real-estate values, severely increased traffic, and a substantially un-residential back-yard view.

It is my hope that the consequences of this project will be considered and the project will be significantly modified (in line with the City's Comprehensive Plan) to protect all Edina residents from significant changes to their neighborhood landscapes.

Thank you very much for your time and your service to our city,

Katie & Casey Halcrow

katiemader@gmail.com
casey.halcrow@gmail.com
952-994-0631

Heather Branigin

From: Cosette DeCesare <cosettedecesare@gmail.com>
Sent: Sunday, July 13, 2014 7:33 PM
To: Cary Teague
Subject: Proposed 72nd and France Ave project

Dear Mr Teague,

I am writing to you in regards to the proposed rental/retail project for the area at W 72nd and France Ave. I am strongly against this development. My God! It's way too large for this space and it will dramatically increase traffic near the elementary school.

My husband and I deliberately spent our hard earned money on a home in the suburbs. If we had desired a more urban feel, we would have sought that out. We did not.

I am frustrated that Edina is going along with the "New Urbanization" movement. It is perfectly ok for adults to choose the kind of environment in which they want to live. City governments, including Edina's, need to pay more attention to the desires of their residents and not those of the progressive new urban movement. This movement wants us all living on top of one another, riding bikes or taking mass transit to work, and walking to the grocery store. Think Uptown (or soviet style block housing). This living situation is fine for people who so choose. It's not what I chose. So, please tell the powers that be to stop trying to force it upon me.

Sincerely,

Cosette DeCesare
7433 West Shore Drive
Edina MN 55435

Please present my email to the city council on Tuesday the 15th and forward this email to the Planning Commission.

My husband and I

Sent from my iPhone

Heather Branigin

From: Lee Doucette <ldoucette7213@comcast.net>
Sent: Sunday, July 13, 2014 7:24 PM
To: Cary Teague
Subject: PROPOSED DEVELOPMENT - 7200 FRANCE

To whom it may concern,

With the 232 apartments going up at Southdale and 193 apartments starting to be constructed at Bylery's my question to the City of Edina (both elected and appointed office holders) is do we really need an additional 195 apartments (plus commercial) at 7200 France? If the latest development is approved it would mean a total of 620 apartments (with all the people and vehicles that involves) will be added along four blocks of France Avenue. Additional tax revenues may be tempting, but with what is already under construction when will enough be enough? We would urge that the proposal be denied or at least significantly downsized.

Lee and Vivian Doucette
7213 West Shore Drive
Edina 55435

Heather Branigin

From: Betty Dalasta <dalasta@comcast.net>
Sent: Sunday, July 13, 2014 6:52 PM
To: Cary Teague
Subject: six story France Ave rental/retail project 7200 France Ave

To; Cary K. Teague, AICP, Community Development Director

From: Gary and Betty Dalasta
7301 Cornelia Drive
Edina, Mn 55435

Re: Inappropriate six-story rental/retail project at 7200 France Avenue, Edina, MN

Please assess/study traffic flow in the vicinity of 7200 France Avenue before giving any further consideration to this inappropriate project. With the new Byerlys store and two new apartment buildings in the process of construction directly across the street, this area would become more congested than the current traffic overload in this area. The increase of traffic from this new construction would affect the entire neighborhood west of France and 72nd. The safety of children must be considered because obviously traffic from the new rental/retail project would need to use Cornelia Drive since France Avenue is already overloaded. We have a neighborhood school and park/playground area that would be adversely affected with the construction of this project. We have had enough of developers creating massive traffic flow problems in our neighborhoods. Stop this nonsense. Enough is enough.

Please present our email to the Edina Planning Commission and to the City Council in hopes that our elected officials will take into consideration the existing traffic congestion in our area and how adversely this new project will affect so many of us.

How would this project benefit our neighborhood? Is this project in the best interests of the residents? Or is this project of benefit to developers? Think hard before going forward with this construction. It just does not make sense on so many levels. Do you have our backs or are your backs getting scratched by developers?

Thank you for considerations given to veto this project.

Heather Branigin

From: Kathy <oconnellgang@comcast.net>
Sent: Sunday, July 13, 2014 6:49 PM
To: Cary Teague
Cc: Tom O'Connell
Subject: France and 72nd st development

Cary,

My name is Tom O'Connell, and I live in the Cornelia neighborhood. I saw an article on the proposed 6 story mixed use development at France and 72nd. I am strongly against the proposed development for the following reasons.

- 1) The height and size of this project for this parcel of land is extremely outsized and out of character for the neighborhood. 6 stories will be overwhelming the neighboring houses, and overshadow the whole neighborhood.
- 2) The density (30 units per acre) of the project is almost double the city limits of 50 units per acre and the floor ratio of 1.41 almost triples the city limits of 0.5. Not only would this building be out of place for a primarily single family home neighborhood, it is out of place for anywhere in Edina.
- 3) The intersection of France and 72nd is already a busy intersection. So much so, that the city recently restricted traffic leaving 72nd to right turns only onto France. The placement of this building's primary drive would force all of the north bound traffic back through the neighborhood. There is no other way out. I frequently walk that intersection, and it is already a tough walk. I couldn't imagine what it will be like with all the added traffic, not to mention the restaurant and retail traffic. That is also already the main street for all southbound traffic coming out of the neighborhood. How will this be addressed?
- 4) 195 new housing units will add a countless increase to the educational system. Has there been a projection to the increased head count to Cornelia elementary school? The school is building new classrooms due to lack of enough space to meet the current needs of the school. This additional stress will not only tax the classrooms, but the common spaces, which haven't been increased to accommodate the current new classrooms. How will this be addressed?

Please present this to the city council on Tuesday July 15, and forward this email on to the planning commission.

Sincerely,
Tom O'Connell
7333 Oaklawn Ave
952-649-7125

Heather Branigin

From: Casey Halcrow <casey.halcrow@gmail.com>
Sent: Sunday, July 13, 2014 5:33 PM
To: Cary Teague
Subject: France Ave 6-Store Rental ??

Dear Mr. Teague,

I am writing to express my opposition to the proposed development of the property on the corner of 72nd and France. I would like this letter and my opinion to be represented at the upcoming City Council meeting, as work will prevent me from being present personally. Further, I would like a copy of this letter forwarded to the planning commission.

My wife and I moved into the Cornelia neighborhood of Edina in April, 2010. We chose Edina, and this location, for several reasons. Among these were the quaintness and quiet neighborhood feel of the area. It is near the Southdale area, but, at the same time, seems far away from any excessive urban development. Further, we felt that Edina, with it's Comprehensive Plan, would protect us from this exact type of development! With the already overly-dense development in the Byerly's area, we feel this type of development is contrary to the overall plan for Edina's development and contrary to our desires as homeowners.

Put simply, the discovery of this development for us has changed our mindset from owning a home that we could happily retire in to potentially having to place our house on the market for sale. It is our fear that this type of "urban development" inside the city of Edina will change the quaint, family-oriented, residential feel of (this part of) Edina, and, further, will make locations such as ours much less desirable. Overnight, we will be faced with decreased real-estate values, severely increased traffic, and a massive 6-story complex staring at us in our backyard. If this development reaches a stage where it looks inevitable, we will be faced with the frustrating reality of probably have to sell our home.

It is especially frustrating to consider that this is even possible, especially given that we "chose" Edina, when, in hindsight, Minnetonka, Wayzata, or Eden Prairie might have been the wiser choice.

It is my hope that the consequences of this project will be considered and the project will be stopped, or severely modified (in line with the City's Comprehensive Plan) before families like ours are forced to reconsider our choice of where to live.

Sincerely,

Casey Halcrow

7313 Cornelia Dr,
Edina, MN 55435

Heather Branigin

From: Barbara Turner <islandbreezes9@gmail.com>
Sent: Sunday, July 13, 2014 5:25 PM
To: Cary Teague
Subject: 72nd and FRANCE

TO: Cary K. Teague, AICP, Community Development Director
Members of the Edina City Council
Members of the Edina Planning Commission

My goodness! What are you all thinking? Seventy-second Street should be a gentle, welcoming entrance to the basically single-family Cornelia neighborhood. It should not have a monolith, taller than anything currently on the west side of France between 62 and 494.

You need to amend the Comprehensive Plan to allow six stories? Clue #1 - NO

You need to amend the Comprehensive Plan to increase the density to 50 units per acre? Clue #2 - NO

You need to amend the Comprehensive Plan to increase the floor area ratio to 1.41? Clue #3 - NO

Don't make me go on about access and traffic patterns, how our streets were designed to not go through to the multiple-family units to the south, how we don't need more people cutting off the corner at 70th and France through our neighborhood, how now we can only go south from 72nd and France. Or, if I'm looking for a "luxury apartment complex," am I going to consider one with low-income housing right across the courtyard? Really? And the greenspace/courtyard needs to be along 72nd Street, not hidden behind walls.

In my opinion the whole proposed project needs to be re-designed, not just brought down to three or four stories to comply with the Comprehensive Plan.

Sincerely,
Barbara L. Turner

7315 Gloucester Dr.
952-835-9755
islandbreezes9@gmail.com

Heather Branigin

From: Marie Sullivan <mariesullivan87@gmail.com>
Sent: Sunday, July 13, 2014 5:21 PM
To: Cary Teague
Subject: France/72nd development

Dear Mr. Teague,

I am asking that you please forward the email I sent you on July 7th to all the members of the planning commission as well as the city council.

I am unable to attend the July 15th meeting so would like my email to stand in for me as a resident strongly opposed to this development.

Thank you.
Marie Sullivan
4512 Hibiscus Ave.

Heather Branigin

From: Shirley Doyle <doyle002@umn.edu>
Sent: Sunday, July 13, 2014 5:11 PM
To: Cary Teague
Subject: 6 story France Ave rental/retain project

Please add our names to the neighbor citizens concerned about this project. We agree with many of our neighbors that this project is too big for the space and will have an adverse affect on an overly-crowded France Ave. Please share our concerns at the Council meeting this Tuesday and with the Planning Commission.

Sincerely,

Shirley and Timothy Doyle
4445 Andover Rd
Edina 55435

Heather Branigin

From: Mark Manfred <markjulie44@gmail.com>
Sent: Sunday, July 13, 2014 5:04 PM
To: Cary Teague
Subject: France development

Mr. Teague,

This email addresses the 72nd & France development. As a home owner in the Cornelia area I am strongly against this development. It is way, way too large. We already have too many high density projects under construction for this area. Also, the Cornelia area already has our share of low income housing. Please discontinue this project or severely decrease the size.

Julie Manfred,
4445 Dunham Dr.

Heather Branigin

From: John Budd <johnwbudd@yahoo.com>
Sent: Sunday, July 13, 2014 4:59 PM
To: Cary Teague
Subject: 7200 France Ave project

Dear Mr. Teague,

As a resident of the Cornelia neighborhood, I am writing to express my strong objections to the proposed development at 7200 France Avenue. This is an excessively large development for a small space adjacent to our neighborhood and its school. Traffic on France Avenue is particularly bad throughout the week and I shudder to think how this will make it even worse, which will further cause more traffic to seek alternative routes through our neighborhood. And what about additional strains on our water and sewage systems?

Moreover, it's hard to see how it's responsible to approve plans at this time. Apartments are being constructed at the SE corner of Southdale and right across the street from 7200 France (Byerlys redevelopment). And France Avenue is being narrowed and reconfigured. At a minimum, these developments should be completed so that we can observe the actual influences on traffic and other resources before planning is allowed to proceed on another high-density project.

I ask you to convey my objections to the Planning Commission and to the City Council. As a resident, it's extremely frustrating to watch these developments and the worsening traffic and strain on our neighborhood resources. I hope that moving forward, the Planning Commission and the City Council will re-double their efforts to listen to the residents. After all, it is us that those bodies should be representing.

Thank you for your time.

Sincerely,
John Budd
4417 Fondell Dr
Edina

Heather Branigin

From: Dennis Fernkes <fern7313@scc.net>
Sent: Sunday, July 13, 2014 4:46 PM
To: Cary Teague
Subject: Six-story France Avenue rental/retail project

Cary,

I am requesting that the Six-story France Avenue rental/retail project being proposed at 72nd and France be rejected. This location cannot handle the traffic and density of this site. Residents to the west need this 72nd street access to France Avenue because we are pretty much locked in with very few other options. Also, the scale of the development does not properly fit there.

Thank you for your consideration,

Dennis Fernkes

- Sent from my iPad.

Heather Branigin

From: Popehn, John <JPopehn@HL.com>
Sent: Sunday, July 13, 2014 4:23 PM
To: Cary Teague
Subject: 72nd and France Project

Cary,

I'm a resident in the Cornelia neighborhood and wanted to let you know that the proposed 72nd and France project appears to me to be way too large, dense and generally inappropriate for the area selected. This intersection (particularly the east side) is already overburdened with heavy traffic, retail, and new apartments and the proposed project vastly exceeds the the City's comprehensive plan in terms of density (over 66% in excess of the current limit). Why would the city grant an allowance for a project that proposes to do exactly what the limits were intended to avoid? Not to mention this project would be less than 1500 feet from an elementary school playground, which creates a number of additional concerns.

We are on the cusp of another economic bubble yet we're seriously considering the allowance of a project that plans to flood a residential area with additional housing and retail capacity before analyzing the impact of the massive unfinished project currently underway on the other side of the street?

Please present my email to the city council on Tuesday and please forward my email to the planning commission.

Thanks and have a great weekend.

John Popehn

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Heather Branigin

From: Peter Warner <pdw1@aol.com>
Sent: Sunday, July 13, 2014 3:32 PM
To: Cary Teague
Subject: 7200 France

I am completely opposed to the potential development at 7200 France. Not appropriate at all. The "trip ends" that would be generated by a proposal like this would completely ruin traffic flow on France. In addition, we have way too much retail in the area already.

Please include my e mail to the city council and copy it to the planning commission.

Peter Warner
4445 Fondell drive
952-927-6217

Sent from my iPad

Heather Branigin

From: Allison Sneller <allisonpirri@hotmail.com>
Sent: Sunday, July 13, 2014 3:22 PM
To: Cary Teague
Subject: Concerned!

Dear Mr. Teague -- It is with grave concern that I contact you in regards to the proposed *massive* development at 72nd and France. Having seen the artist's rendering of the proposed property, I am stunned that this is even under consideration by the Edina Planning Commission. The fact that this literally abuts a large residential neighborhood is more than enough reason to dismiss this outrageous proposal. Additionally, and perhaps most significantly, this project would have a tremendous adverse effect on the very nearby Cornelia Elementary. Are you aware of the number of children who walk to school along 72nd St.? Or the number of school buses (from the elementary, middle and high schools) that traverse 72nd St. in the morning and afternoon? Or the fact that our South Cornelia neighborhood provides little to no "exit" options for cars trying to depart this colossal monstrosity? In fact, the primary exit from the neighborhood would be directly in front of the elementary school? Or the limited access to and from France Ave at 72nd St.? I am also curious as to why such a proposal is even under consideration, given its gross violation of the city's own comprehensive plan.

I trust you will share my serious concerns -- as well as those of my many neighbors -- at the City Council meeting on Tuesday, July 15th, as well as with your colleagues on the Planning Commission. This is not an appropriate development for this site! We moved to Edina trusting that the city would look out for the best interests of its residents, not the pocketbooks of developers.

Sincerely,

Allison Sneller
7208 Cornelia Dr.
952-406-8021

Heather Branigin

From: Ashley Eastman <ashley-larson@bethel.edu>
Sent: Sunday, July 13, 2014 3:03 PM
To: Cary Teague
Subject: Regarding 6 Story France Ave Rental

Mr. Teague,

We were just informed about the proposal for the 6-story France Avenue rental property at 7200 France Avenue. As a homeowner in this area, I feel compelled to speak out against this project. My husband and I have two children and live directly across from Cornelia Elementary School. We believe that this project is too big for the allotted space, is inappropriate for a residential neighborhood, and will add too much traffic to an already overburdened France Ave and our neighborhood with the nearby elementary school. There are multiple apartment complexes going up in this area and we certainly do not need another. We believe that our city council should be looking out for the best interests of its residents and neighborhood and not the developers. If a project like this went through, it would adversely affect the likelihood of our family staying in the Cornelia neighborhood.

As we will not be able to make it to the council meeting on Tuesday night, we would be very appreciative if our voice was represented.

Thank you for your time on this matter.

Steve and Ashley Eastman
7117 Cornelia Drive
Edina MN 55435

Heather Branigin

From: Darla Paulson <djpaulson005@gmail.com>
Sent: Sunday, July 13, 2014 2:31 PM
To: Cary Teague
Subject: France and 72nd Development Proposal

Mr. Teague -- I have just recently become aware of a massive development proposal at France and 72nd. This monstrosity would surely impinge on the residential neighborhood at the very door of the development. This plan is way too big for the space and actually presents drive-in roads on 72nd! We have already been asked to endure a massive project on France and Hazelton and surely don't want another one within a block of where families live.

Not only will the development be unsightly in our residential neighborhood, but the size and scope is intimidating! The surge of traffic will be a hazard to our children and neighbors who walk their dogs, bicycle, push baby buggies, etc. along 72nd Street. Cornelia Elementary is just around the corner!!

I would appreciate your presenting my e-mail to the Council on Tuesday and please forward a copy to the Planning Commission. I am unable to attend the Council Meeting, but hope my concerns will be considered.

Thank you for your consideration.

Darla J. Paulson
7212 Gloucester Dr.
Edina, MN 55435

Heather Branigin

From: Kirby Schulberg <kirbyschulberg@comcast.net>
Sent: Sunday, July 13, 2014 1:59 PM
To: Cary Teague
Subject: No High Density housing at 7200 France Ave!

Mr. Teague,

We would like to voice our opposition to the proposed high density rental/retail project for 7200 France Avenue. This proposal is too big for a residential neighborhood, and will add too much traffic and congestion to our neighborhood. The variances to the comprehensive plan for Edina are too numerous and would have a high negative impact on the quality of life in this residential area.

Please present our email to the Council on Tuesday July 15th and please forward this email to the Planning Commission. Please, please work for a better, smaller, less dense use of this space.

Many thanks,
Steve and Kirby Schulberg
4421 Fondell Dr
Edina, MN 55435

Heather Branigin

From: Michael Ebnet <a1superwriter@gmail.com>
Sent: Sunday, July 13, 2014 1:52 PM
To: Cary Teague
Subject: Six story development on France Ave at 72nd

Mr. Teague,

The proposed development at France and 72nd is way too big for the site. It will increase traffic beyond what France Avenue can handle and will send additional traffic into the adjacent neighborhood. The monstrous height will loom over the neighborhood and I believe will cause a taking, sending home values down. I also believe that the neighborhood will sue over this and it will prove costly to the city.

Please present this email and convey my concern at the Tuesday meeting, which I cannot attend, and please forward to the planning commission.

Along with the demise of Fred Richards this proposal is a slap in the face. I see no benefit to the neighborhood south of 70th, indeed for anyone south of crosstown and east of 100.

Thank you,

Michael Ebnet
4501 Claremore Court
Edina

Heather Branigin

From: John Traul <johntraul@hotmail.com>
Sent: Sunday, July 13, 2014 10:42 PM
To: Edina Mail; Mary Brindle (Comcast); swensonann1@gmail.com; jonibennett12@comcast.net
Subject: FW: Attractive Nuisance 7120 Mark Terrace Dr.

From: johntraul@hotmail.com
To: tschmitz@edinamn.gov; dfisher@edinamn.gov; jbrown@edinamn.gov
CC: jhoveland@edinamn.gov; mbrindle@edinamn.gov; jbennett@edinamn.gov; aswenson@edinamn.gov; jsprague@edinamn.gov; stephen.a.ready@gmail.com
Subject: Attractive Nuisance 7120 Mark Terrace Dr.
Date: Sun, 13 Jul 2014 22:33:35 -0500

Gentlemen,

The Edina Police were at the house next door to me today, Sunday July 13, investigating a break-in, trespasser/intruder living in the abandoned house at 7120 Mark Terrace Dr. The Edina Police officer said I should contact you regarding this property.

It has been abandoned for 3+ years, the absentee land owner moved out of state. The exterior continues to deteriorate with crumbling, broken and loose plaster stucco. The front porch, rear deck etc. are deteriorating, broken and rotten. Window casings are rotting due to lack of paint/maintenance. Rear windows have been broken out and boarded up to keep people out of the house. Weeds lining the drive, in front of the house and in side yard are 2 to 5 ft. in height. Landscape timbers/retaining walls holding up the driveway and back yard are rotting. The asphalt drive is crumbling and has weeds growing in it. It is attracting non-neighborhood youth who have been on the roof of the dwelling. Pot busts have been made in front of this property since it has been abandoned.

Not only is this property an attractive nuisance for those looking for a place for illegal activity, it is an environmental/health issue due to the unkept grounds, and is seriously eroding the property values of the other homes in the neighborhood.

I have never seen another house in Edina that is in this state of disrepair. I can not tell you how many people, when passing by this property, will stop and ask "why isn't the city doing something about this?"

I am asking the City of Edina to inspect this property and use whatever codes are applicable to have the land owner bring this property up to the City of Edina code.

Thank you.

John Traul
7116 Mark Terrace Drive
Edina, MN 55439

-----Original Message-----

From: Paul McElrath [mailto:pwmcelrath@comcast.net]

Sent: Monday, July 14, 2014 12:12 AM

To: Cary Teague

Subject: NO to 72nd and France Rental / Retail Complex !

Dear Cary Teague: Now I am not one of those over reactionary type of people and I do like Edina to proper and increase our tax base, BUT Please Please Please do not let this monster of a housing complex be built on 72nd and France.

I graduated from Edina and have 29 years as an adult invested in Edina, so I do have Edina history.

Living in the area of this proposed complex, I know all to well how congested the area on France is getting. Now with the Byerly's housing complex going up and the fact 72nd is now a right turn on to France now, this area is just too crowded.

So, please don't let a few Mpls developers ruin OUR EDINA just to make them money. Please do not allow the City to amend Edina's comprehensive plan for this MONSTER.

Please pass on my concerns to the City Counsel meeting this coming Tuesday.

Thank You:

Paul McElrath
4508 Gilford Drive
Edina, MN 55435

-----Original Message-----

From: Manish Virmani [<mailto:manish.virmani@gmail.com>]

Sent: Monday, July 14, 2014 12:25 AM

To: Cary Teague

Subject: Re: Concern regarding proposed development on 72nd St & France Ave

An additional request - could you please present my email to the City Council on Tuesday, and forward a copy to the Planning Commission? I will attend the Council Meeting on Tuesday as well. Thank you!

On Jul 14, 2014, at 12:23 AM, Manish Virmani <manish.virmani@gmail.com> wrote:

> Hello Mr. Teague:

>

> I recently found out about the proposed development at the intersection of 72nd St. and France Ave., and I was really excited to hear about it. I felt that the city was moving in the right direction with the development focus. However, as I learned more about the details of the project, I found a few areas to be quite troubling:

>

> 1. Housing density is too high for such a neighborhood.

>

> 2. The traffic situation on 72nd Street is already becoming a challenge with no left turn allowed on France Ave, so everyone has to go through Lynmar Lane to Hazelton, which by the way is so congested because of everyone visiting the funeral home (Cremation Society of Minnesota) parking on the street. Any additional traffic will result in significant difficulty for all residents.

>

> 3. Consequential losses - Residents of this neighborhood such as ourselves selected to live in this area because of the quietness it offers. A significant increase in residential density will definitely result in reduced privacy, and consequently, home values.

>

> 4. Appearance - With the Byerly's development as well as this proposed project, the area is going to appear/become more "commercial" than it should be.

>

> Given these factors, I would like to request that this project be altered to allow for reduced housing density and consequent impact. Thank you.

>

> Sincerely,

> Manish Virmani

> 7312 Glouchester Drive,

> Edina, MN 55435

>

> Ph: 612-325-4103

From: Anne Marie Plante [<mailto:poppyplante@gmail.com>]
Sent: Monday, July 14, 2014 5:46 AM
To: Cary Teague
Subject: 72nd / France Avenue Rental Development

Dear Mr, Teague:

As a homeowner on west 70th Street, I am strongly opposed to the proposed apartment / commercial development on 72nd and France. The traffic volume on West 70th from Highway 100 to France is already back to pre-renovation levels. This decision, along with the already over-built Southdale area, is contributing to a radical, negative change in the character of this part of the city.

To all appearances, there is collusion on a grand scale among the developers and certain members of the City Council, since residents of the zone between France and Highway 100 have not been properly apprised of this latest development. This development would most especially impact a residential neighborhood with an elementary school on an already dangerous, overburdened thoroughfare.

I look forward to your response to these concerns, and request that you present this message to the City Council and forward a copy to the Planning Commission.

Thank you,
Anne Marie Plante
4801 West 70th Street

From: Leo Sioris [<mailto:lsioris@safetycall.com>]

Sent: Monday, July 14, 2014 6:43 AM

To: Cary Teague

Subject: opposition to development

Dear Mr. Teague, I recently (only yesterday) learned of a new development proposed in my Cornelia neighborhood located at 72nd and France. My wife and I are vehemently opposed to this development. It is totally inappropriate for our small Cornelia neighborhood. There is no doubt it would add a bottle neck to traffic at that exit from our neighborhood, the only convenient one onto France Ave, and it would increase traffic to near by Cornelia elementary school to access Hwy 100, etc. This type of development does not belong on that site. Furthermore, with all the other high density building occurring along the France ave corridor, it has gotten very difficult to traverse France Ave today.

I encourage you and the City Council to put the interests of our citizens and neighborhoods before that of developers. The sanctity of our neighborhoods and schools needs to be preserved as does our overall quality of life in Edina. Please say no to this project or any like it on that site, it does not belong there.

Thank you,

Leo and Cheryl Sioris
7337 Oaklawn Ave So.

PS, please present this email to the City Council for review Tuesday and forward a copy to the planning commission.

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 7:18 AM
To: Deb Mangan; Heather Branigin
Subject: FW: Rental/retail project at 72 & France

I have been a homeowner on West Shore Drive for the past 30 years and have watched the the changes that have and are taking place in the Southdale area. We went through the change of 70th to attempt to return it to a city street and reduce traffic by imposing a 25 mph speed limit.

Than we introduce more traffic by adding more density with multiple housing units at Southdale and at Byerlys and now this proposed project which will add more density and traffic to an already over burdened France Avenue at the same time we are spending a ton of taxpayer money to make France Avenue more pedestrian friendly. Makes no sense to me!

I would encourage the planning commission to reject this project for a less intrusive project.

Regards,

Larry Buechler

Sent from my iPad

From: Wayne Vander Vort [<mailto:wvandervort@isurtec.com>]
Sent: Monday, July 14, 2014 8:07 AM
To: Cary Teague
Cc: James Hovland; KStaunton@EdinaMN.gov
Subject: Opposition to 7200 France Avenue Project
Importance: High

Cary K. Teague, AICP
Community Development Director
City of Edina
4801 West 50th Street
Edina, MN 55424

Cary:

We are long term residents of Edina and live at the address listed below. We are sending you this e-mail in our written opposition to the proposed development at 7200 France Avenue, Edina, MN, which proposes:

- 170 unit apartment (6 stories)
- 25 units of row housing (4 stories)
- 45,500 square feet of rental space including two restaurants
- A two-level underground parking ramp

In addition, we respectfully request denial of the following requests of the developer:

- Building Height ---from 4 stories to 6 stories
- Housing Density – from 30 units per acre to 50
- Floor Area Ratio – from .5 to 1.41

We also request the Planning Commission and City Council oppose any rezoning of the subject property with respect to the PUD, Planned Unit Development requested by the developer..

Our opposition is based upon many factors, including but not limited to, the unreasonable and excessive density requests of the developer for this project and the obvious creation of additional traffic congestion on north and south lanes of France Avenue and 72nd Street. Both France Avenue and 72nd Street are already over burden with current traffic, even without the Bylery's Project being completed. The completion and future occupancy of the Bylery's Apartments will create the maximum "traffic count" for France Avenue. In our opinion there would be a serious and dangerous traffic safety issue with this proposed development and the requested right –in and right-out on France Avenue and full access off 72nd Street into the proposed Project with the new left turn lane off of North France Avenue unto 72nd Street.

It should be noted that many neighbors living in this area currently use 72nd Street to access France Avenue. Furthermore, it is only reasonable to assume that tenants and

users of this proposed development would access 72nd Street and drive through our neighborhood to access 70th Street and Highway 100 thereby creating increased traffic within the neighborhood and thereby creating potentially dangerous conditions for the neighbors and students attending Cornelia School and the multitude of activities on and about the playing fields on the Cornelia campus/fields, i.e. baseball activities, skating and hockey rinks, general playgrounds, et cetera. This proposed project would have an adverse impact on our entire neighborhood and should be denied

Respectfully submitted:

Wayne and Nancy

Wayne and Nancy Vander Vort
4525 Giford Drive
Edina, MN 55435

wwandervort@isurtec.com
wwandervort@comcast.net

From: Sarah Way [<mailto:sarahway@gmail.com>]
Sent: Monday, July 14, 2014 8:31 AM
To: Cary Teague
Subject: Proposal for 7200 France Ave

Mr. Teague,

I'd like to voice my distress regarding the potential 6 story building project at 7200 France Ave. I live in the Cornelia neighborhood and both of my children attend the elementary school which is only a few blocks from the proposed renovation. I fully support redeveloping that property in a method consistent with the surrounding neighborhood, but feel that the extremely large proposed rental/retail project is completely inappropriate for several reasons.

- It will add to the already congested traffic area of France Ave and will increase the traffic down 70th St. The elementary school is located right off of 70th and I already have a terrible wait picking up the kids after work as there are incredibly long traffic backups on this (residential!) street during the after work rush hour. The street just can't handle any more traffic without becoming a larger road and really destroying the personality of the neighborhood.
- It will increase the "stranger danger" in the neighborhood which I view as a safety concern for the neighborhood kids and the elementary school. Right now the only people in the neighborhood are people who live there and have a vested interest in keeping it safe for our kids. With such a large rental/retail space right at the edge, many strangers will be passing (on foot, or by vehicle to avoid the congestion on 70th and France) through our residential streets and I'm distressed about what that means as my children are nearing the age where they ought to be able to bike to their friend's houses independently. We moved to the area because it was so family friendly, but with all the new construction in such a short time (Byerly's area, Fred Richards area, and now this project which doesn't even adhere to the city's comprehensive plan), it feels like Edina is selling out the Cornelia neighborhood and isn't looking out for the best interests of those of us who live there.

Please don't let this project move forward without drastically scaling back the proposal!

Sarah Way
4705 Aspasia Circle

From: Chris Rofidal [<mailto:crofidal@comcast.net>]
Sent: Monday, July 14, 2014 8:35 AM
To: James Hovland; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com
Cc: Cary Teague; Scott H. Neal
Subject: Sketch Review 7200 France

Mayor Hovland, Members Bennett, Brindle, Sprague and Swenson-

I hope you will take deep look at the sketch plan for 7200 France and recognize that we need to slow down on creating more density in that area. There are so many projects underway on France that I would think it would be hard to have accurate traffic counts & density figures with so much under development.

Further, the fact that the Comp Plan needs to be amended to accommodate this massive scale should tell you we are over building. I grew up within 2 blocks of that site and it causes me concern that we are going to add more traffic into the Cornelia neighborhood. The roundabouts on 70th Street have greatly increased cut-through traffic already.

I am for responsible re-developemt that minimizes the impact to the homes abutting this project. This project at first glance is way to large for that corner and needs to be scaled back.

Please ask tough questions and give the developer some guidance on what we as community have agreed upon via the Comp Plan. We spent years developing the Comp Plan and we need to stop amending it every time to accommodate the "next project".

Thanks for your time and service.

Chris Rofidal
5037 West 56th Street
Edina, MN 55436

From: Patty [<mailto:pastang68@gmail.com>]
Sent: Monday, July 14, 2014 8:36 AM
To: Cary Teague
Subject: 7200 France projet

Mr. Teague,

I am writing to let you my concerns and opposition to the proposed project at 7200 France. The project is too big for the space, is inappropriate for a residential neighborhood with the nearby Cornelia Elem school, and will add more traffic to the already crowded France Ave.

Please listen to the residents and stop this project.

Sincerely,
Patty Stang

From: Kathy Hurd [mailto:kathy.hurd@widowshope.org]

Sent: Monday, July 14, 2014 8:44 AM

To: Cary Teague

Subject: Building on 72nd and France

Dear Mr. Teague,

I cannot tell you saddened I am that the city of Edina feels the need to have yet another rental/retail project within it's city limits with affordable housing in it.

At the present time we have construction join on at 3 major crossroads in this area alone. I have just recently moved to Edina three years ago. France Avenue has had construction EVERY SINGLE YEAR since I have been here. Now the city feels it needs to do this again.

I chose to move to Edina because of the wonderful neighborhoods. They have people that have what I call "Pride of ownership." They maintain the property, they care about where they live and they area around it. The small neighborhoods within a neighborhood, the quaintness of them. The big trees and families living in the area for years. This will be taken away with yet another rental unit.

My current home backs up against Cedars of Edina. No matter what you say there will be noise, mess and chaos from this structure. Every Monday, Wednesday and Friday mourning before 7 a.m. a tractor brings a train of waste bins over to the conner where my home sits. Then a couple of large dumpsters empty the train of bins that have been hauled over from another part of the property. After they have been emptied someone then comes and pulls them away and puts them all back. Please note I said before 7:00 a.m. Last summer I had a man that would sit in the corner by my home and drink all night and talk to himself, this year it's the teenagers. That is just the noise, there is constantly garbage in my yard, and there is a fence and pine trees behind me. I was told when I moved in that the owner of the Cedars complex would work with us adding more trees to help with noise and mess. I'm still waiting for his return call.....oh yea I called him last year.

As I am sitting here writing this letter it seems ironic to me that while I am opposing a developer that would allow him to build a complex that is two stories higher then code, have 50 units per acre, 20 more then code, and the floor area 1.41, up from 0.6, here I am in my wanting to make a deck SMALLER and have been told that I need to get a survey because they are not sure I am within my property lines. The surgery map I have that was signed by an employee for the city of Edina clearly shows I am within the guidelines.

I have not touched on many of the other reason I feel that this project is not appropriate. The first being that there is already the Metro Blvd. Project that is touching this same neighborhood on the other side. With at least 10 different buildings that have affordable housing, and now the new project will add more luxury. This area is already full of retail stores that are not being used, take a look at Southdale. Lastly there is also many apartment units in the area that have been sitting empty for a while. The Westin Project alone still has many condo's that are empty, and who wants to live in a new building in a unit and look at Southdale Mall across the parking lot?

I still have not touched on the most important part of this project and that is the children that live in this area. We have families that care about each other and the children do play outside and go to the school yard and play baseball and hockey. If this project happens the integrity of our small town neighborhood feel goes with it. That is what made Edina Edina and why people come to this city and want to raise their families here and why they bring their grandchildren to the 4th of July parade. It is not about more apartments and retail. How many more coffee shops and Chinese restaurants do we need. Trust me I LOVE Red Pepper. The builders can promise they will do everything.....trust me as someone who has been told this by another owner it does not happen.

Unfortunately I cannot attend your meeting tomorrow night as Tuesday is my night at work in the Galleria. For this reason I ask that you read this email to the leaders of your group.

Thank you for your time.

Kathy Hurd

From: melinda emerson [<mailto:melindajemerson@gmail.com>]
Sent: Monday, July 14, 2014 8:45 AM
To: Cary Teague
Subject: Development at 7200 France

Dear Cary,

I am contacting you to oppose the proposed development at 7200 France Ave. My family resides at 7124 Heatherton Trl and we are very concerned about the increased traffic that will result from a development this size. When we made the decision to purchase our house we did so because we noted the minimal traffic that is on 72nd street. We have two young boys (9 months and 3 years) and we value the quiet neighborhood.

I'm also concerned about the increased traffic on France Avenue that this construction may cause. We like to walk to Centennial Lakes, but the sidewalk configuration and traffic is already becoming a deterrent. The West side sidewalk of the block between 72nd Street and Gallagher is right next to the street. It is scary to walk with my children and dogs right next to cars zooming past at 40+ mph. This new development will only increase my concern with this part of the street. This development seems to counter the rest of the work being done to improve the street for pedestrians.

Please forward my concerns to the Planning Commission and share it at the council meeting on Tuesday.

Thank you,

Melinda Emerson

From: John Wright [<mailto:jsw0710@gmail.com>]
Sent: Monday, July 14, 2014 8:46 AM
To: Cary Teague; Kayla Wright
Subject: Development at 72nd and France

This email is written in opposition to the apartment/condo development planned for the office building space at 72nd and France. This would greatly affect traffic flow in the neighborhood. Any resident at the apartment complex, potentially ~200 with the proposed increase in size from the original development pitched to the City Council, wanting to travel north on France would have to first drive east on 72nd, as there is no left turn option at 72nd and France. Those wanting to get to Hwy 100 would then likely go to Cornelia Drive and then to 70th. This is right by Cornelia Elementary. I can't see how increasing traffic around an elementary school is good.

Regards,

John S Wright

From: Emily Christie [<mailto:emilym.christie@gmail.com>]
Sent: Monday, July 14, 2014 8:43 AM
To: Cary Teague
Subject: Proposed development at 72nd and France

Dear Cary,

I am a resident of the South Cornelia neighborhood, and we are directly impacted by the proposed development at 72nd and France that will be considered at the next meeting.

My family moved here with some small objections because of the office building in that location, but the idea that the proposed building would be so high in density, on a VERY challenging street for traffic already, exceed existing zoning for height, and right on a main access road for Cornelia school, all makes me concerned that the development of this space as proposed is not in the best interest of my children's safety.

I am concerned that our neighborhood, which most people who are not from here know nothing about, will get increased scrutiny from people who are passing through. Having lived near the lakes in South Minneapolis, we were victim to repeated occurrences of petty crime, and that has thankfully been non-existent here. The developments of this kind on York Avenue have significantly higher crime rates than Cornelia, I'm not impressed that the developer has thought this through very carefully.

Many thanks for your consideration,
Emily Christie
7316 Cornelia Dr.

-----Original Message-----

From: Ruth and Lewis Marshall [<mailto:mars7101@comcast.net>]

Sent: Monday, July 14, 2014 8:56 AM

To: Cary Teague

Subject: 72nd and France.

Hi Mr Teague, I live at 7101 Cornelia Drive, across from Cornelia school. Yesterday I learned of a proposed building at 72nd and France

Ave. From what I see it is inappropriate for the neighborhood to bring that much more traffic here. France Ave is already congested. I would guess quite a bit of traffic from that building would go West on 72nd to Cornelia Drive, and North to 70th St. From there the traffic would head west to Highway 100. This is a residential neighborhood with an elementary school on Cornelia Drive. The neighborhood, the parents of the children at Cornelia school, and I would be very displeased if this building and the increased traffic it would bring, were approved.

Lewis and Ruth Marshall

From: David J Melroe [<mailto:dmelroe@comcast.net>]
Sent: Monday, July 14, 2014 8:59 AM
To: Cary Teague
Subject: France Ave Apartment project

Mr. Teague My wife Jane and myself David Melroe, 7120 West Shore Drive, are opposed to the proposed apartment project on 7200 France avenue. It will be another congested eyesore on a street that is already too congested. It will also subtract the peaceful quality from the established neighborhood that we live in.

Sincerely
David Melroe

From: Sara Peyton [<mailto:sara.c.peyton@gmail.com>]
Sent: Monday, July 14, 2014 9:15 AM
To: Cary Teague
Subject: Six-story France Avenue rental/retail project

Hello Cary,

I am writing this email to let you know that I am opposed to this project. It is too big for the space, is inappropriate for a residential neighborhood, and will add too much traffic to an already overburdened France Avenue and our neighborhood with its nearby elementary school. Our neighborhood will also be used as a cut through to access Hwy 100 by anyone living in this new development (should it go through), as it is now only possible to exit our neighborhood onto France going South. In addition, I do not believe the city of Edina is taking into account the many other high density housing building going up, and all will impact the streets and stores.

- Apts across from Westin (behind Southdale)
- Apts going in where the old Byerly's is located
- Condos going in behind Cub foods
- Now this newest proposal

I believe the pedestrian friendly France Ave road changes being made currently were based on a 2009 road study. It is now 2014, and all empty retail spaces are full, a new Whole Foods, Home Goods, Starbucks, Trader Joe's along France Avenue all came into existence after this study.

Lets not turn Cornelia neighborhood into one that is "undesirable" due to the overcrowding from additional high density living/apts. on the roads and in the shops.

Please present my email to the Council on Tuesday and forward a copy to the Planning Commission.

Regards,
Sara Peyton
7208 Gloucester Drive
Edina, MN 55435
(952) 913-2479

From: A All Animal Control of Minneapolis/St. Paul [<mailto:mSP@aallanimalcontrol.com>]
Sent: Monday, July 14, 2014 9:28 AM
To: Cary Teague
Subject: Proposed NHH Properties Development.

Dear Community Development Director Teague,

I was recently made aware of a proposed development for the corners of France Ave. & W 72nd St. in Edina.

I am strongly opposed to this development as it's currently configured. The current configuration is far to dense and massive to be set immediately against and in a residential neighborhood. I am not against appropriate or practical development in Edina, but this is neither appropriate, nor practical for the area and neighborhoods adjacent to it.

Please send this plan back to DJR Architecture, Boisclair Corp, and NHH Properties and request a significantly scaled down and appropriately altered version for any development on this block(s).

Thank you for your consideration.

Sincerely,

Scott

Scott Buzby
7409 West Shore Dr.
Edina, MN 55435

Scott Buzby
President
AAAC Certified Wildlife Management Professional
Professional Bat Excluders



Certified Bird Control Specialists
A All Animal Control of Minneapolis/St. Paul
612.766.9215
MSP@aallanimalcontrol.com
www.aallanimalcontrol.com

Heather Branigin

From: dmlafontaine@comcast.net
Sent: Monday, July 14, 2014 9:25 AM
To: Edina Mail
Subject: 66 West project

Honorable Mayor and City Council

I believe it's very important to help youth get a good start in life. For this to happen they need stable housing and an education. We have many programs for "at-risk" toddlers, help for elementary students who are struggling or part of homeless families. There is little available for homeless youth once they're on their own. This housing project with the support dimension will go a long way to helping homeless youth become secure, productive adults. All the resources and job opportunities in the area make the proposed location perfect. Please support this project.

Diane LaFontaine
7250 York Ave S #207
Edina, MN 55435

St. Luke's Lutheran Church, Bloomington

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 9:57 AM
To: Lynette Biunno
Subject: FW: 7200 France Project



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning
...For Living, Learning, Raising Families & Doing Business

From: George Rea Sr [<mailto:georgereasr@gmail.com>]
Sent: Monday, July 14, 2014 9:52 AM
To: Cary Teague
Cc: Terri Rea; Julie Rea home
Subject: 7200 France Project

TO: EDINA CITY COUNCIL

Enough Density. Enough Traffic. This totally exceeds Edina's "comprehensive plan". Is our city council really entertaining this?

Add this to the Southdale project and where do we stop?

Please convey my concerns to them.

People move here to join our schools!

Between the 195 rentals with one or two cars each and 45,000 sf of retail, how many additional cars does that translate to?

Drive down 70th street at rush hour - Bikers will pass you - France Ave is overburdened - How much is too much! See you at tomorrow's meeting.

Thanks

George Rea
4400 Dunham Drive
Edina

From: Christy Lukasewycz [<mailto:christyluka@yahoo.com>]
Sent: Monday, July 14, 2014 9:45 AM
To: Cary Teague
Subject: France Ave rental/retail project

Dear Mr Teague,

My name is Christy Lukasewycz, I am an Edina resident in the Cornelia neighborhood. My husband and I have three children (two going to Cornelia elementary this year) and overall we have been quite happy with decision to move this area of Edina.

One of my neighbors brought to my attention a massive apartment building project recently presented to the Edina Planning Commission. I have two concerns regarding this project:

1) The numbers are staggering; 195 rental units; 45,000 square feet, 25 row homes. 2 restaurants.

This project is too big for the lot, and too big for the neighborhood. The France Ave corridor is already congested and much of the apartment building construction in the area is not even completed. 72nd and the adjoining side streets were never intended for such high housing density. Similarly, Cornelia elementary, is not prepared for such a massive expansion of the student base.

2) Lack of communication regarding City planning.

I learned of this project only through discussions with my neighbors, who themselves learned of the project serendipitously. Like all my neighbors, I am heavily invested in Cornelia and I would expect that my city government would inform my neighbors and me in the planning stages of such a large and potentially neighborhood-changing project.

Please present this letter to the City Council at the Tuesday, July 15th meeting and forward a copy to the Planning Commission.

Sincerely,

Christy Lukasewycz
4428 Gilford Drive
Edina, MN 55435
763-229-7192

From: Carly.Broderick [<mailto:Carly.Broderick@target.com>]
Sent: Monday, July 14, 2014 10:25 AM
To: Cary Teague
Cc: Carly.Broderick
Subject: I'm concerned about the France Ave/72nd St proposal

Dear Cary – I recently read about the proposal for replacing a France Ave/72nd St office building with a large apartment and retail complex. **The proposal is wrong for Edina** – it's FAR too big for the space, inappropriate to place so close to a residential neighborhood (especially with the work happening over at Fred Richards golf course and Pentagon Park, on the other side of the neighborhood), will add far too much traffic to an already overburdened France Ave – and our neighborhood, including Cornelia Elementary School.

Please plan to present my email – and concerns – to the City Council tomorrow, Tuesday, July 15th. I'd also appreciate you forwarding my email on to the Planning Commission. This project absolutely cannot proceed in the manner being proposed. It is the wrong thing to do for the surrounding residential neighborhoods.

I trust you and others on the Council will take my concerns seriously as a resident.

Sincerely,

Carly Broderick
4405 Ellsworth Drive, Edina

Carly Broderick

Director | Toys and Sporting Goods |  Target | 1000 Nicollet Mall TPS 2452 | Minneapolis, MN 55403 | 612.696.8453 (ph)

-----Original Message-----

From: Rickluther [<mailto:rickluther@aol.com>]

Sent: Monday, July 14, 2014 10:17 AM

To: Cary Teague

Subject: 7200 France

Mr. Teague:

I believe that the development being proposed for 7200 France Ave. is much too large for the area and will present a serious traffic and density problem. Please ask the planning commission to deny this project. Thank you.

R.K. Luther

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 9:58 AM
To: Lynette Biunno
Subject: FW: France Avenue Project

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | [www.EdinaMN.gov/Planning ...For Living, Learning, Raising Families & Doing Business](http://www.EdinaMN.gov/Planning...ForLiving,Learning,RaisingFamilies&DoingBusiness)

-----Original Message-----

From: James Hield [<mailto:jdhield@gmail.com>]
Sent: Monday, July 14, 2014 9:44 AM
To: Cary Teague
Subject: France Avenue Project

Cary, I am contacting you to express concern for the proposed commercial development at the corner of France Ave and 72nd St. I would like to add my voice to those who see this new development as too large for the area, which is already a very high traffic and congested zone. I support continued smart commercial development in Edina and think that the city has done a pretty good job over the years balancing the needs of businesses and neighborhoods.

However, the area around Southdale and south on France to Hwy 494 is fast becoming over-built in my opinion. I live near 70th and Hwy 100 and just running simple errands to this area has become more of a chore, even without the current construction. I also think projects of this scale and height change the character of the community; you just need to look at downtown Wayzata and see what a major change the new Presbyterian Homes complex has done to the east end of that community. This is a good example of overbuilding, and I hope the City Council will require the developers to go back and re-think this project so the scale is appropriate given the level of activity that already exists around France and 72nd.

Thank you for conveying my thoughts at the July 15 City Council meeting.

Jim Hield

Heather Branigin

From: Wayne Vander Vort <wvandervort@isurtec.com>
Sent: Monday, July 14, 2014 10:03 AM
To: Ann Kattreh
Cc: James Hovland
Subject: Fred Richards Golf Course

Ann:

You have undoubtedly read or heard (see below) that two Minneapolis Golf Courses, i.e. Hiawatha and Meadowbrook have been closed for the balance of 2014 and perhaps a good portion of 2015 if re-seeding is required.

The unfortunate damage and flooding to Hiawatha and Meadowbrook presents a great marketing opportunity of attracting many of these golfers to use Fred Richards and Braemar for the balance of FY 2014 and FY 2015. With minimum effort, a reasonable percentage of these new users to FR and Braemar could be retained as future regular golfers at FR and Braemar, i.e. leagues, youth programs, seniors, regular players, and thereby be a financial benefit.

These events present an opportunity for reconsideration by the Park and Rec Department and City Council keeping FR open for FY 2015 season.

I respectfully request your consideration as well as the City Council.

Wayne

Wayne Vander Vort
4525 Gilford Drive
Edina, MN 55435

Email: wvandervort@comcast.net

Email: wvandervort@isurtec.com

MINNEAPOLIS (WCCO) – Minnesota continues to wrestle with the damage being caused by flood waters. And that includes some popular Minneapolis Park Board golf courses.

Two of those courses remain closed and unplayable. The Hiawatha Golf Course and Meadowbrook Golf Course have been inundated by the overflowing Minnehaha Creek.

“It was raining so hard that you just couldn’t imagine, and we knew that dike was not going to be able to hold it out there,” said Paul Schmidt, of Meadowbrook.

On a Thursday that should be brimming with golfers, Schmidt drives the only cart on the course. He's been taking calls since last week, when Meadowbrook was overrun by flood waters. People are looking for tee times, and he's telling them to wait until August.

There's so much water on the course, it's tough to get from hole to hole. Crews are using a rowboat in some places.

Course superintendent Scott Nelson says it won't get better until the swollen Minnehaha Creek recedes.

"The timetable is up in the air," Nelson said, "but the old saying is we're going day by day, and that's exactly what we're doing."

Over at the flooded Hiawatha course, some practice areas remain open. But tournaments and leagues are being moved to other courses, if they can find room.

"They're disappointed, but they're very understanding," said Dan Stoneburg, the course manager, "and we're hopeful we can get back to where we were, before it flooded out."

Yet even when the water goes, damage will remain. And if the water warms too much, it would cook and kill the grass.

"It's a beautiful course, beautifully laid out," Stoneburg said, "but to see it go to hell like this, pardon my French, but it's gone."

The closure is costing both courses thousands of dollars in revenue each day. The courses are also still paying crews to maintain the greens and fairways that are still dry.

Three other park board courses are completely re-opened: Wirth, Gross and Columbia.

MINNEAPOLIS – Two Minneapolis golf courses will likely not open for the remainder of the season.

"It's pretty sad," admits Sara Ackmann, Director of Golf for Minneapolis Park and Recreation. "You want to hear golfers, but it's just quiet right now."

Both Meadowbrook Golf Course and Hiawatha Golf Course continue dealing with flood damage and standing water after historic June rains. The two courses neighbor the swollen Minnehaha Creek.

"If the whole season is a wash between the two courses, we're looking at \$900 to \$1 million losses in revenue alone," says Ackmann.

It means the term 'in the hole' has a darker definition.

"We will have to shift funds around," she says. "We are also putting together estimates for FEMA."

How much damage there is remains a mystery at Meadowbrook as floodwaters refuse to recede. City officials say it could be two to three more weeks.

The city's three other courses, Wirth, Gross, and Columbia, remain open.

"We hope people utilize them," says Ackmann. "We hope to reseed as soon as possible and start preparing for next year."

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:33 AM
To: Lynette Biunno
Subject: FW: 72nd and France Ave. proposed development

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For
Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: David/Karen Carlson [<mailto:kcarl@iphouse.com>]
Sent: Monday, July 14, 2014 10:07 AM
To: Cary Teague
Cc: Josh Sprague; jonibenett12@comcast.net
Subject: 72nd and France Ave. proposed development

Dear Mr. Teague:

We are 40 plus year residents of the Cornelia neighborhood in Edina. While we have viewed the increasing high density housing in the Southdale and France Avenue areas with some anxiety, the developments to date have shown an appropriate level of scale for their site. In marked contrast, the proposed development at France and 72nd street truly overwhelms a relatively small space, creating an absolute monstrosity. Additionally, the sketch we've seen shows the development encroaching on single family residences. Further, from the illustration, it appears that traffic congestion in this vicinity would be increased further, with particular concern for W. 72nd street (which is a neighborhood street). Accessing south-bound France Avenue from 72nd Street at present can be something of a challenge at times.

This development in its present form is totally inappropriate and unacceptable for this neighborhood. It needs to be scaled back, way - way- way back before it should be even considered. A great deal of discussion, time and effort was expended a few years ago in creating the Edina comprehensive plan. To have to amend this plan every time a new developer comes along just seems like hypocrisy. We expect more from our city leaders and planners. Listen up!

Please forward a copy of this e-mail to the council members not included in this e-mail, and to members of the Planning Commission.

Thank you.

David and Karen Carlson
4713 Aspasia Circle
Edina, MN 55435

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:33 AM
To: Lynette Biunno
Subject: FW: France Ave rental/retail project

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For
Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: Valerie Eckstein [mailto:valerie_eckstein@yahoo.com]
Sent: Monday, July 14, 2014 10:16 AM
To: Cary Teague
Subject: France Ave rental/retail project

Mr. Teague,

This project is too big for the space, is inappropriate for a residential neighborhood and will add too much traffic to an already overburdened France Avenue. Cornelia Elementary is our neighborhood school and we firmly object to the project's close proximity to the school.

Please DO NOT allow a project of this size and scale.

Thank you,
Valerie Eckstein
7213 Monardo Lane

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:34 AM
To: Lynette Biunno
Subject: FW: 7200 France Avenue

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For
Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: Laura Berzinski [<mailto:berzinski@comcast.net>]
Sent: Monday, July 14, 2014 10:33 AM
To: Cary Teague
Subject: 7200 France Avenue

Dear Mr. Teague:

As a resident of the Cornelia area, I am concerned over the proposed development at 7200 France Ave. This proposed six story development is not in keeping with the City's comprehensive plan and is massive for the existing space. It would add too much traffic to the already congested France Avenue. Traffic would also be added to 70th Street which backs up several times a day and to Cornelia Drive past the elementary school.

I am also concerned about neighboring residents. This development would infringe upon their privacy and views, would leave them feeling boxed in by buildings, and would add noise and restaurant smells. This development is just too big for the space and is not appropriate for an existing residential neighborhood.

Please do make allowances to existing city codes for this development.

Thank you for your time,
Laura Berzinski
7416 Kellogg Ave.

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:34 AM
To: Lynette Biunno
Subject: FW: Building project



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Sophie Stoneking [<mailto:sophiestoneking@gmail.com>]
Sent: Monday, July 14, 2014 10:33 AM
To: Cary Teague
Subject: Re: Building project

Hi my name is Sophie Stoneking, I moved here from NY about 2 years ago and my husband grew up in Edina Cornelia neighborhood. We have three children. Two attending Cornelia elementary. I recently heard about the massive building projects being presented to the Edina Planning Commission and I am concerned if it is passed:

1. Though the city feel and the convenience is what I love about Cornelia neighborhood it is also the balance of houses and suburban feel. To build such a massive building visible to homes in that neighborhood destroys this balance.
2. There are way too many apartment building construction projects already in the area. Many not even completed. Vacant apartments may not be good for the neighborhood but filled apartments just means overcrowding. Our elementary school is not prepared for this.

Is the future of Cornelia Edina to become a haven for apartment buildings whilst other Edina neighborhoods get built up with beautiful homes and quiet streets?

I love Cornelia. I love the fact that it's a convenient and growing neighborhood but not an overcrowded neighborhood consumed by massive apartment buildings.

Please keep a **balance** and present this letter to the City Council at the Tuesday, July 15th meeting and forward a copy to the Planning Commission.

Yours Truly,
Pat and Sophie Stoneking, Esq.
6628 West Shore Drive
Edina, MN 55435
612-226-6955

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:34 AM
To: Lynette Biunno
Subject: FW: 72nd and France Proposal



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236

4801 W. 50th St. | Edina, MN 55424

cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Mary Ellen Chamberlain [<mailto:maryellenchamberlain@gmail.com>]
Sent: Monday, July 14, 2014 10:31 AM
To: Cary Teague
Subject: 72nd and France Proposal

Dear Mr. Teague,

As a 26 year resident of the Cornelia neighborhood, I am stunned that the city would even consider such a proposal for this property. We need to be PROTECTING this neighborhood, not bring in cut-through traffic. Anyone who lives here knows that cars would avoid France Avenue, and going west would cut through the neighborhood streets. We have an elementary SCHOOL with lots of children WALKING. I work as a Substitute teacher for Edina, and know this reality.

Please work FOR US, and not some developer.

This project is not acceptable.

I look forward to seeing how the city works to protect its residents best interests.

Sincerely,

Mary Ellen Chamberlain

7004 Bristol Blvd.

Edina 55435

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:35 AM
To: Lynette Biunno
Subject: FW: Regarding Six-Story France Avenue rental/retail project surfaces in Edina



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236

4801 W. 50th St. | Edina, MN 55424

cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Segundina Canilla [<mailto:segundinac@yahoo.com>]
Sent: Monday, July 14, 2014 10:27 AM
To: Cary Teague
Subject: Regarding Six-Story France Avenue rental/retail project surfaces in Edina

Good morning.

We got a copy about the above project.

We are one of the Edina residents that agree that this project is too big for the space, is inappropriate for a residential neighborhood and will add too much traffic to the already overburdened France Avenue and our neighborhood with its nearby elementary school. In our opinion, the France Avenue road repairs have only been doing patches for years now and the traffic will make the road worse. Also, in our opinion, it will change the safe feeling in the neighborhood. It opens up and will over burden the population in the neighborhood as well as that of the neighborhood elementary school.

Thank you.

From concerned Edina Residents.

From: Harvey Turner [mailto:hlt2nd@gmail.com]

Sent: Monday, July 14, 2014 10:35 AM

To: Cary Teague

Subject: OPPOSITION TO: Sketch Plan for contemplated project at 7200 France Ave.

Dear Mr. Teague:

It is my professional recommendation that there is absolutely no reason for the City of Edina to amend its Comprehensive Plan or significantly alter the existing floor area ratio (FAR) regulating use of the property at 7200 France Ave. For this particular parcel, the Plan as it is currently written is spot on. I offer my recommendation based on the following conclusions:

1. IT IS IMPERATIVE TO PROTECT THE NEIGHBORHOODS: The HIGH QUALITY RESIDENTIAL NEIGHBORHOODS of different price ranges and the people who choose to live in

Edina beget our outstanding schools. In turn, these two facilitate demand for the remaining development (office, retail, service uses such as health care, etc.) and ensure that these uses will also be of high quality. By protecting the residential neighborhoods, the City can be assured that single and low density multifamily housing will remain viable and that the strong tax base they provide will self regenerate over time.

2. NO JUSTIFIABLE REASON TO EVER GROSSLY OVERBUILD A SITE: There are and will always continue to be a plethora of redevelopment opportunities in the City of Edina that will, if executed properly, refresh the city and enhance its tax base. The quality and the character of Edina need not be prostituted by approving a contemplated project that is too tall or too dense for the site. The amount of development the City can absorb is not unlimited from either a market and/or a functional perspective. The Comprehensive (Master) Plan and supporting studies (economic and traffic for example) are suppose to recognize this fact and "regulate" accordingly.

3. INDIVIDUAL INTEREST vs. THAT OF THE COMMUNITY: The City has a statutory responsibility to be objective when weighing the interest of individuals one against another or a particular individual's interest against that of the greater good of the community. Regarding the property at 7200 France, I can think of several larger parcels in close proximity that are or shortly will be candidates for redevelopment (the Macy's site, Brandon Square, Yorktown Mall); and each of these can better and more appropriately accommodate higher density.

The City should never be complicit and make a development mistake when either an owner over prices a piece property and/or a developer attempts to maximize profits by overbuilding.

I want to thank you again for the opportunity to sit and talk with you from an urban design perspective about the existing situation and the redevelopment potential along the west side of France from 69th to 76th Street. Since our talk last week I have taken the time to drive and on two separate occasions park and observe the area. I am resolute with my opinion: that the eastern gateway to the Cornelia Neighborhood (72nd Street) must be protected; and that south of Gallagher Dr. the height of future buildings (all currently 4 stories or less) and therefore the density of development can be increased slightly. I would still not recommend introducing retail on the west side of the street. The entrance/exit requirements for the number of trips retail uses

need to generate to be successful will undoubtedly lower the level of service at existing intersections; plus, each additional curb cut is in affect a partial intersection and will further impede traffic flow. There will be other opportunities for enhanced retail between France and York/Xerxes that will have less of a direct impact on traffic.

Per your directions, I am submitting this e-mail so that you can print copies and put it before the Mayor and members of the City Council at their upcoming meeting this Tuesday. Please remember that I will always be willing to assist, as I have in the past, in whatever investigative and/or advisory capacity the City might deem appropriate. Edina is a wonderful place to reside and, like you, I want it to continue to be the best it can be.

Respectfully yours,

Harvey L. Turner

Director of Planning and Campus Development, Retired
University of Minnesota

Resident: 7315 Gloucester Drive
Edina MN. 55435
(952) 835-9755

From: Kristi Nasby [mailto:knasby@comcast.net]

Sent: Monday, July 14, 2014 10:37 AM

To: Cary Teague

Subject: Six-story project

Cary,

It was recently seen in Minneapolis/St.Paul Business Journal a rental/retail project that is be proposed on France and 72nd street. I'm am VERY opposed to this project and believe it is ridiculous that it is even being considered in Edina.

This City council needs to start looking at the best interest of its residents and neighbors who have been in this area for many many years and not these continuous developers who want to make money.

This proposed project is ridiculous and should have no consideration. This is way too large of a project for this area in addition to inappropriate for this neighborhood.

France Avenue is already overburdened with its traffic and the Byerly's living sight and the one on the Southeast corner of Southdale are not even involved yet!

I don't believe an accurate traffic study has been done when these projects have been considered or approved. Our traffic in this area is getting out of hand.

Please turn down this proposal and side with us neighbors for once!

Thank you,

Kristi Nasby

7408 West Shore Drive

Sent from my iPhone

From: Jean Mills [<mailto:rtjeanmn@gmail.com>]
Sent: Monday, July 14, 2014 10:37 AM
To: Cary Teague
Subject: proposed project on 72nd and France

Dear Mr. Teague,

We live close to the proposed new retail/rental project on 72nd and France. Does Edina REALLY need a project this size in this space? This abuts residential areas that obviously would be affected adversely by this development. It's already difficult to walk and bike in the area, and this certainly wouldn't make it any more friendly. And as for more "luxury" apartments in the area, hasn't the city encroached on enough space from the "regular" people to provide luxury living? Where in Edina can middle class people live? I would be interested in knowing what "affordable housing" means. Where in the city can the people who work in all the retail and service jobs live?

Please do not push through another ugly, huge, building in a city that values home ownership and green space. Thank you.

Jean Mills
612-986-8217

-----Original Message-----

From: Connelly [<mailto:connellyj@earthlink.net>]

Sent: Monday, July 14, 2014 10:51 AM

To: Cary Teague

Subject: Planned development for France Avenue and 72nd

Hello Cary,

This is John Connelly, 7309 West Shore Drive, Edina, MN.

I was informed about a development being proposed by Boisclair Corp. for the site above.

Although I am not aware of all the details related to this project, I am concerned about the density and redevelopment plan for the land. It appears that there is a high concentration of rental involved which would impact the area in many ways. It also appears that would involve amending a comp plan for the it and surrounding area.

I would like to hear about the compelling reasons for this project being approved that would involve the areas of: traffic, property taxes, zoning, school, and residual value to the surrounding businesses.

Thanks.

John

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 10:53 AM
To: Lynette Biunno
Subject: FW: Proposed 7200 France Avenue Project
Attachments: edina 071414.pdf



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
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...For Living, Learning, Raising Families & Doing Business

From: Robert Kellermeier [<mailto:rkellermeier@hotmail.com>]
Sent: Monday, July 14, 2014 10:53 AM
To: Cary Teague
Subject: Proposed 7200 France Avenue Project

Mr. Teague: Please see attached letter

Robert A. Kellermeier
Attorney at Law
Kellermeier Law, P.A.
3800 American Blvd. W.
Northland Plaza
Suite 1500
Bloomington, MN 55431
Phone: 952-820-1155
Fax: 952-921-5801

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Robert & Janice Kellermeier
7201 Gloucester Drive
Edina, MN 55435
rkellermeier@hotmail.com

July 14, 2014

City of Edina
Attn: Cary K. Teague
Community Development Director
cteague@edinamn.gov

RE: Proposed 7200 France Avenue Project

Dear Mr. Teague:

We have been residents of Edina for the past 18 years residing at 7201 Gloucester Drive which is about 4 blocks from the proposed 7200 France Avenue Project. From the limited information that we have about the proposed project we adamantly oppose the project.

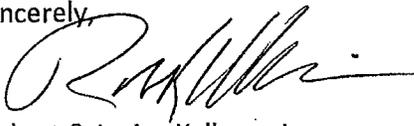
It is our understanding that the proposed project requires at least three amendments to the Edina Comprehensive Plan. The homes in this area and the owner of 7200 France are governed by and rely on the City Comprehensive Plan and all other zoning and city restrictions. This project should not be allowed to circumvent these restrictions to the detriment of the residential neighborhood.

This project is too large for our neighborhood which is already stressed with traffic especially on 72nd Street. Many cars traveling to the retail and office areas on France Avenue cut through our neighborhood as there are very few access roads. Adding a huge project like this would dramatically and negatively impact our neighborhood.

Please reject this project.

Thank you.

Sincerely,



Robert & Janice Kellermeier

From: Steve Eastman [<mailto:eric-eastman@bethel.edu>]
Sent: Monday, July 14, 2014 10:49 AM
To: Cary Teague
Subject: 7200 France Avenue Project

Hi Mr. Teague,

We were just informed that there is a proposal to put up a six story rental right off of France Avenue near the Cornelia neighborhood. I'm sending this email in hopes that our voices can be heard. There are already multiple apartment complexes going up in the area and France Avenue is already way too overcrowded. We pay a premium to live in Edina and putting up large apartment complexes with affordable housing will only increase congestion and decrease the living standards for our area.

We have a young family, live directly across from Cornelia elementary school and enjoy our neighborhood but projects like these will increase the likelihood that we will move out of the Cornelia area in the near future.

Thank you for your consideration in this matter and please forward a copy of this email to the Planning Commission.

Sincerely,

Steve Eastman
7117 Cornelia Drive

Heather Branigin

From: Robert Leslie <quokka.leslie@gmail.com>
Sent: Monday, July 14, 2014 10:57 AM
To: Edina Mail
Subject: Planned construction at 7200 France, Edina.

On July 9th there was a Planning Commission meeting, open to the public, to discuss a proposed multi-use building at 7200 France Ave. Unfortunately, I have been out of the state and was unable to attend the meeting. I would however appreciate the opportunity to express my opinion about the proposed building.

I have no objection to the building being built to the current Edina comprehensive plan. I strongly object though to the proposed amendments. Other developers have managed to profit while staying within the current plan and I am certain these developers also have a fall back plan if they are denied the requested changes to the city's current plan.

France is rapidly becoming an over developed thoroughfare with considerable traffic congestion. This can only become worse if developers find that they can increase the density on their building plans.

My comment is let the developers build, but only if they build within the city's current comprehensive plan.

--
Robert H. Leslie
7309 Gloucester Drive,
Edina, Minnesota 55435
Ph. 952 893 1868.
E. Quokka.Leslie@gmail.com

-----Original Message-----

From: Bernadette Daly [mailto:bndaly60@yahoo.com]

Sent: Monday, July 14, 2014 10:58 AM

To: Cary Teague

Subject: France Avenue project

Dear Mr. Teague,

The six-story France Avenue rental/retail project proposed for the corner of France and 72nd street is too massive for the space and unsuitable for the neighborhood. It will add too much traffic to an already busy France Avenue and will cause a huge problem in the traffic flow of 72nd street. A friend who resides in Bristol Circle, who does not have access to a computer, is very concerned about the immensity of the proposed project and how it will impact her property which is directly behind this site. I am writing this partly on her behalf and also because I live in the neighborhood. I use 72nd street virtually every day for access to France Avenue.

May I ask you to present my email to the council on Tuesday and forward a copy to the Planning Commission.

Sincerely,

Bernadette Daly.
4521 Sedum Lane.
Edina. MN 55435.

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 11:12 AM
To: Lynette Biunno
Subject: FW: 7200 France Ave. So. Property
Attachments: 7200France.pdf



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning
...For Living, Learning, Raising Families & Doing Business

From: RogerToyGuy@aol.com [<mailto:RogerToyGuy@aol.com>]
Sent: Monday, July 14, 2014 11:04 AM
To: Cary Teague
Cc: joshsprague@edinarealty.com
Subject: 7200 France Ave. So. Property

Cary Teague

Attached is the flier what was left on our front door last night. This is the first time we have heard of this proposal.

We have lived at 7129 Cornelia Drive for 48 years. When we moved in the Site of the proposed development at 72nd & France was a sandpit. Then the present Office Bldg. was built. This proposed development is too massive for the neighborhood and will affect our property values, increase the already busy traffic flow down Cornelia Drive past Cornelia School, etc.

WE ARE AGAINST IT !!!!!

Pat & Roger Harmon
7129 Cornelia Drive
Edina, MN 55435
Tel: 952-926-9500

Urgent Notice!!

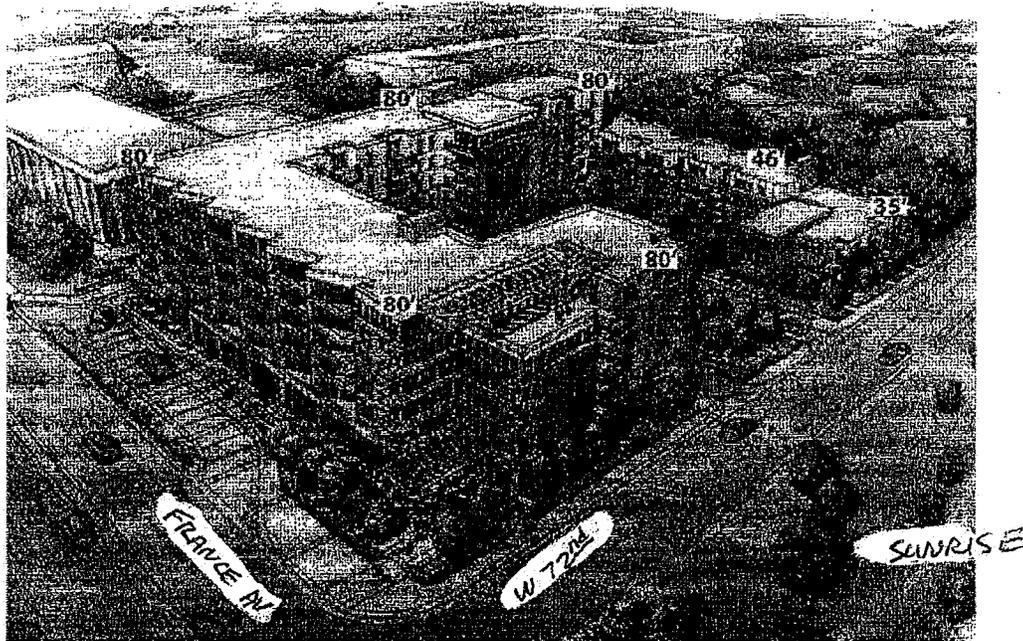
The plan below has already been presented to the Edina Planning Commission at their June 25, 2014 meeting, and received an encouraging response. Now the developer is planning to present this sketch plan to the City Council next Tuesday, July 15. **Note the massive density of this project** and how far it exceeds the City's Comprehensive Plan!

- **It is critical that we contact the City by Monday July 14.** Emails can be sent to Cary K. Teague, AICP, Community Development Director, at cteague@edinamn.gov. Let him know that this project is too big for the space, is inappropriate for a residential neighborhood, and will add too much traffic to an already overburdened France Avenue and our neighborhood with its nearby elementary school. **Ask Mr. Teague to present your email to the Council on Tuesday and forward a copy to the Planning Commission.** He needs to hear from 100 of us by Monday afternoon.
- **Plan to attend the Council Meeting on Tuesday, July 15 at 7:00 p.m. at City Hall.** We may not have the opportunity to speak at this meeting, however, our presence will be critical to let the Council know that we do not want this type of massive complex in our residential neighborhood. **We need at least 100 people to attend this meeting!**

Our City Council should be looking out for the best interests of its residents and neighborhoods, not an overzealous developer!

Six-story France Avenue rental/retail project surfaces in Edina

Minneapolis / St. Paul Business Journal - Jun 25, 2014, 2:46pm CDT



A partnership of DJR Architecture, Boisclair Corp. and NHH Properties has proposed replacing a France Avenue office building with an apartment and retail project.

The mixed-use development would have 195 rental units and 45,000 square feet of retail on the 3.9 acre site at 7200 France Ave. The Edina Planning Commission will discuss the proposal Wednesday night. [Click here to see the agenda and download the plan.](#)

The six-story complex would have 170 luxury apartments, 25 row homes, two levels of underground parking, two restaurants and a courtyard, according to the city's summary. Affordable housing would make up 20 percent of the units,

The Planning Commission will hold a "sketch plan review" of the project and give feedback on the plan in the first step in the city's development-process.

The city would need to amend its comprehensive plan to allow the six-story building (up from the current four-stories allowed), the housing density of 50 units per acre (up from 30) and the floor area ratio to 1.41 (up from 0.5 allowed on the site today).

The ownership group identified in the city's summary of the project are Lori Boisclair of Minneapolis-based Boisclair Corp., Adam Seraphine of Minneapolis-based NHH Properties and Dean Dovolis of Minneapolis-based DJR Architecture.

Sam Black, senior reporter, covers real estate, manufacturing and economic development.

-----Original Message-----

From: Melody Sledz [<mailto:melodysledz@gmail.com>]

Sent: Monday, July 14, 2014 11:05 AM

To: Cary Teague

Subject: 6-Story rental/retail project in residential Edina - 72nd and France Ave

We residents of the Cornelia area of Edina are shocked and appalled at the massive rental project under consideration at 72nd and France Ave in our very residential neighborhood! These plans are much too big for the space and zoning laws, extremely inappropriate for our elementary-school neighborhood, and much too taxing for an already overburdened France Avenue.

It's enough that we're already losing our wonderful neighborhood golf course to development and seeing huge rental overbuilding of the Southdale/ Galleria/ Byerly's areas near us. This is getting crazy! And slightly ironic, in light of the Edina Council's concern with current tear down/ build up housing mentalities. If more rentals are really, truly needed, what about expanding or building on existing Parklawn Avenue, in what is already a rental area?

Please look out for your own Edina neighborhoods' interests instead of the pressure of an overzealous developer. Thank you!

Melody Sledz, 7321 Cornelia Drive

From: Sheri Kalb [<mailto:sherikalb@gmail.com>]
Sent: Monday, July 14, 2014 11:15 AM
To: Cary Teague
Subject: Proposed development of France Ave/72nd

We are opposed to the proposed six-story rental/retail project for the corner of France Ave and 72nd. This project is too physically overwhelming for the space, it is inappropriate for our residential neighborhood, it will overburden an already overburdened France Avenue, it is too dense and will bring too much traffic to the Cornelia Elementary School neighborhood, and it is just not the right fit for that location. Moreover, it far exceeds the City's Comprehensive Plan.

We are dismayed at and frustrated by the chaos and congestion brought on already by the recent projects in the France Avenue/Southdale area. This new project as proposed is not beneficial to this area. It would need to be scaled back at least 50% to be considered at any point logical for the space.

We are urging you to bring our concerns to the City Council on Tuesday, July 15 as well as forwarding this email on to the Planning Commission before Wednesday's meeting.

Thank you for considering our concerns and representing us as our Community Development Director.

Sheri and Bill Kalb
4425 Gilford Drive
952-929-5182

From: Jeff Jonswold [<mailto:jjonswold@btodev.com>]

Sent: Monday, July 14, 2014 11:15 AM

To: Cary Teague

Subject: 7200 France Avenue

Mr. Teague,

I am a home owner at 7320 Cornelia Drive and I am contacting you regarding the proposed development at 7200 France Avenue. If the concept drawing I saw is what the City is considering I am in strong opposition to this development. A six story mixed use project is way beyond the scope of an acceptable development for this site. I recognize that the existing improvements on the site are an under-development but a development of 195 rental units and 45,000 square feet of retail is not, in my opinion, an acceptable option for this site. The traffic that a re-development of this site is going to generate is going to have the potential to dramatically impact the traffic flow and intensity around Cornelia School. Many vehicles coming down 70th Street already bypass the France/70th Street intersection by diverting past the school to 72nd Street and a residential/retail project of the scale proposed will only increase this pattern. The City cannot ignore the children for the benefit of the developer. If I am not mistaken, the recent enhancements/changes on 70th Street were intended to improve the safety considerations of the children in the neighborhood and those using the school grounds and park. This proposed development seems to fly in the face of the reason for making these improvements/changes to 70th Street.

I am quite surprised that the City would allow a project of this size to even get to this point of being under consideration. In my opinion, if the City officials are doing their jobs and balancing the needs of new development with neighborhoods interests, they should have clearly informed the developer at the very beginning that a project of this size was not appropriate for this site. If I understand other recent housing projects approved by the City they did not come close to requiring the amendments/variances that this proposal will need. I don't believe there was any requirement for retail at the Sherman project at the Southdale Mall where retail would seem to make much more sense. The Byerly's site only has 32,000 square feet of retail with 234 rental units (138 SF/unit), yet the City will still consider allowing 45,000 square feet of new retail to a site proposed for 195 new units (230 SF/unit) that backs up to a residential neighborhood. I understand the City allowing taller buildings at Southdale Mall and on the Byerly's site (the east side of France) but it seems to me that as you transition across France Avenue towards the residential neighborhoods that maintaining the City's four story limit should be maintained.

Thank you for accepting my comments and concerns and please count me, and my wife, as being strongly opposed to the new development as proposed for the site at 7200 France Avenue.

Heather Branigin

From: Robert Leslie <quokka.leslie@gmail.com>
Sent: Monday, July 14, 2014 11:22 AM
To: Edina Mail
Subject: Proposed 6 story rental/retail project at 7200 France Ave.

I was unable to attend the public planning meeting, on July 9th, to discuss the proposed multi-use building at 7200 France, because I was out of the state.

I am not opposed to construction on that site, but I believe it should be kept within the current City Comprehensive Plan. Other developers on France have managed to stay within the 4 floor limit and housing density of 50 units per acre. I see no reason for this to be varied. Increasing the allowed density on France, for one developer, would open the flood gates to further dense development, and France which is becoming a traffic nightmare could only become much worse.

Thank you.

Yvonne Leslie

7309 Gloucester Drive,
Edina, Minnesota 55435
Ph. 952 893 1868.
E. Quokka.Leslie@gmail.com

From: Pat Swanson [<mailto:pswanson1@comcast.net>]
Sent: Monday, July 14, 2014 11:21 AM
To: Cary Teague
Subject: Retail/Rental development at 72nd and France

Dear Mr Teague,

I am very concerned about the proposed rental/retail building in the area at France Avenue and 72nd St. It seems way to large for the space. That area is already congested with traffic and the proposed development would increase that. I live on Heatherton Trail and people already cut through the neighborhoods and near the school to avoid the intersection at France and 70th. We just can't have this keep spilling into the neighborhoods.

We are supposedly working on France Ave this summer to make it more convenient and more safe for walkers in the area. A busy retail/rental development is not going to help the safety factor.

Please present this to the Council and also forward a copy to the Planning Commission. I plan to attend the meeting on Tuesday to show my support **against** this development.

Thank you,

Pat Swanson

From: TC-Teasdale, Nancy [<mailto:Nancy.TC-Teasdale@otsuka-us.com>]
Sent: Monday, July 14, 2014 11:21 AM
To: Cary Teague
Subject: Six story France Ave Rental/retail project

Dear Cary:

I see there is a proposal to put up a six story retail/rental project at the corner of 72nd and France Ave, adding 195 more rental units, 45,000 square feet of retail and density to an already overbuilt corner with the Byerly's and other redevelopment projects ongoing.

First, why would Edina be interested in starting to look like the awful Eden Prairie area where they have built these monstrosities of buildings directly on top of the road so you feel like you are in a tunnel and secondly, why do we want to add all of that density along with the already known additional density that will be created when all of the project below are completed:

- New apartments/retail at the Byerly's location
- New apartment/retails at the Southdale shopping center
- New apartments/retail at the old Wickes location
- New Fred Richards development hotel/retail/apartments
- And who knows where else there are "plans" we aren't aware of???

In addition, there already is a supposed need to have a more pedestrian friendly France Ave, now the plans to squeeze in a huge new complex with 100's of more cars, that doesn't meet the current building requirements of the city, it just doesn't make sense to me. With the narrowing of the France Ave road in this area, adding more traffic to France and 72nd, it seems like a disaster waiting to happen. Where is the consideration for safety of the residents?

What is nice about Edina, it has had height restrictions for buildings for a reason and now it seems like that is being tossed out the window. Please don't allow the new city planner and staff to approve this kind of overdevelopment. There are already too many unknown (safety, traffic) issues with all of the above redevelopment efforts underway, in a very small area of the city that will have an enormous impact on our city, we don't need another monstrosity at the corner of 72nd and France.

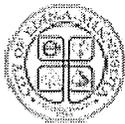
Best regards,

Nancy

Nancy J. Teasdale
Regulatory Affairs
Otsuka America Pharmaceutical, Inc.
Edina, MN 55435
612-237-1026

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 11:28 AM
To: Lynette Biunno
Subject: FW: (no subject)



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236

4801 W. 50th St. | Edina, MN 55424

cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Jwrmbuck@aol.com [<mailto:Jwrmbuck@aol.com>]

Sent: Monday, July 14, 2014 11:23 AM

To: Cary Teague

Subject: (no subject)

I think the six-story France Avenue project is not in keeping with this section of Edina and will add to traffic problems on France Avenue. Please decline the proposal Thanks. .Bill Buckley

From: K. Norton [<mailto:kajnorton@gmail.com>]

Sent: Monday, July 14, 2014 12:23 PM

To: Cary Teague

Subject: Re: 6 story France Avenue project

I would like you to forward this email to the Planning Commission and present my email to the City Council on Tuesday. I am not attending the Council meeting as it is the All-Star game night, sigh.

Kristine Norton

On Mon, Jul 14, 2014 at 11:42 AM, K. Norton <kajnorton@gmail.com> wrote:

My husband and I are NOT supportive of this proposed rental/retail project that will be discussed at the City Council meeting. The project is too big, tall, and intense for our part of the City. Please do NOT support this project!

I understand that it does NOT fit the comprehensive plan for this part of the City of Edina. To change this plan would NOT be good for the City of Edina.

Sincerely,

Kristine and Keith Norton

7007 Cornelia Drive

Edina, MN 55435

952-200-1451 or 952-920-6548

-----Original Message-----

From: Dan Petrosky [mailto:d_petros@ix.netcom.com]

Sent: Monday, July 14, 2014 11:30 AM

To: Cary Teague

Subject: PROPOSED RENTAL/RETAIL PROJECT AT FRANCE AND 72ND.

Mr. Teague

Here are my comments reference the proposed rental/retail facility at France and 72nd. I have also included these comments in a Word document and a pdf file.

I hope my concerns can be shared with the planning commission.

Dan Petrosky

July 14, 2014

Daniel S. Petrosky

7204 Oaklawn Ave

Edina MN 55435

cell 612 839 6890

Dear Mr. Teague

Within the past few days someone left a message at our front door describing the proposed Rental/Retail Project proposed for the Southwest corner of France Avenue and 72nd Street. It is quite obvious that this notice did not come from the City of Edina or the Planning Commission. My first reaction is to question why we not notified by the city first.

My family has lived near the intersection of Oaklawn Ave and 72nd Street – Claremore Drive since 1985. Ever since we moved to this location the intersections of 72nd and Oaklawn Avenue and 72nd and Cornelia have experienced a significant amount of traffic that completely ignores the Stop signs. An Edina Police Officer told me that in his judgement these we the two worst intersections in the city.

Since moving here traffic has dramatically increased. This seems to be the result of two developments. The retail business along France Avenue has increased over the years. Also, the resurfacing and reduction of the speed limit on 70th Street to 25 MPH. It is not unusual to see bumper to bumper traffic on both of these streets during the day, particularly during evening rush hour. A number of drivers heading East on 70th and South on France, or North on France and West on 70th have learned there is a simple way to avoid three traffic signal. The signals are at Cornelia and 70th, France and 70th and Hazelton and France. By cutting over 72nd Street and Claremore Drive an increasing number of drivers have learned to avoid these signals. By building the proposed high volume rental unit will increase the problem.

We bought our home from the original owners. Recently our son bought a home from the original owner on Claremore Drive. This trend has resulted in a number of younger families in the area. As a direct result there are far more bicycles, runners, walkers, including many that are pushing baby strollers on our streets. It should also be kept in mind that Claremore, 72nd Street and Cornelia border the city park adjacent to Cornelia School. It should also be kept in mind the Cornelia School is undergoing an expansion project. All of these factors will be placed under increase danger by increasing the traffic in this area.

I am definitely opposed to the construction of this facility due to the increase danger to our neighborhood and a likely decrease in our property value. I have also learned the occupants of rental property do not participate in the local community.

Mr . Teague I hope my comments can be shared with the planning committee.

Dan Petrosky

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 12:24 PM
To: Lynette Biunno
Subject: FW: PROPOSED RENTAL/RETAIL PROJECT AT FRANCE AND 72ND.
Attachments: BUILDING.doc; BUILDING.pdf

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For
Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: Dan Petrosky [mailto:d_petros@ix.netcom.com]
Sent: Monday, July 14, 2014 11:30 AM
To: Cary Teague
Subject: PROPOSED RENTAL/RETAIL PROJECT AT FRANCE AND 72ND.

Mr. Teague

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7204 Oaklawn Ave
Edina MN 55435
cell 612 839 6890

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70th, France and 70th and Hazelton and France. By cutting over 72nd Street and Claremore Drive an increasing number of drivers have learned to avoid these signals. By building the proposed high volume rental unit will increase the problem.

We bought our home from the original owners. Recently our son bought a home from the original owner on Claremore Drive. This trend has resulted in a number of younger families in the area. As a direct result there are far more bicycles, runners, walkers, including many that are pushing baby strollers on our streets. It should also be kept in mind that Claremore, 72nd Street and Cornelia border the city park adjacent to Cornelia School. It should also be kept in mind the Cornelia School is undergoing an expansion project. All of these factors will be placed under increase danger by increasing the traffic in this area.

I am definitely opposed to the construction of this facility due to the increase danger to our neighborhood and a likely decrease in our property value. I have also learned the occupants of rental property do not participate in the local community.

Mr . Teague I hope my comments can be shared with the planning committee.

Dan Petrosky

July 14, 2014
Daniel S. Petrosky
7204 Oaklawn Ave
Edina MN 55435
cell 612 839 6890

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Mr . Teague I hope my comments can be shared with the planning committee.

Dan Petrosky

d_petros@ix.netcom.com

From: Bill Helgeson [<mailto:bill@steelfabusa.com>]

Sent: Monday, July 14, 2014 11:30 AM

To: Cary Teague

Cc: Lhelgeso@gmail.com; 'Andrew Helgeson'

Subject: 7200 France proposal

We live at 7128 Lynmar Lane which appears to be the closest residence to the proposed development at 7200 France Avenue. We object to this development in many ways. Already the Sunrise building across the street is 3 stories high and significantly blocks the horizon to the east. The new apartments near the new Byerlys will be so tall as to seriously exacerbate that issue and this proposal at 7200 France will choke off the sun until midday. The immense increase in traffic, decrease in air quality, diminished neighborhood peace and quiet and negative influence on our property value (not what you tell us for your taxation) are all objections that we strongly voice. There should be no more waivers as they have become too common. This area has had enough construction and development close by and this new proposal is a most direct hit to the residential constituents of the Cornelia area. Please share this e-mail with the city council at their meeting on Tuesday, July 15. Sincerely, William and Lydia Helgeson

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 12:25 PM
To: Lynette Biunno
Subject: FW: STOP 6-story Monstrosity on France and 72nd!
Attachments: photo 1.JPG; ATT00001.txt; photo 2.JPG; ATT00002.txt

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: Johnson, Neil J [<mailto:Neil.J.Johnson@HealthPartners.Com>]
Sent: Monday, July 14, 2014 11:36 AM
To: Cary Teague
Subject: STOP 6-story Monstrosity on France and 72nd!

I am sending this email to inform the City Council that our neighborhood is unanimously against this project, yet there may not be a huge showing on Tuesday. After receiving a flyer on Sunday I was appalled that this is even being considered! I, like many, cannot attend the Tuesday night meeting due to work but are very opposed to this project! I figured many were in my situation and felt the same way. In one hour this is how many signatures I got to stop the construction! Please listen to the people of Edina and do not build this monstrosity in our neighborhood. There are many reasons everyone opposes this project including 1) increased traffic around children and a school, 2) increased crime around children and school, 3) outside the bounds of the Comprehensive Plan, 4) saturation of multiple apartment building in this area already (by Byerlys, at Southdale, at Borofkas furniture, and by YMCA), 5) saturation leading to low quality units, 6) worry that apartment growth is occurring during boom cycle and bust cycle will lead to increased crime and depreciation of home values, 7) many children use sidewalk near intersection to go to school and play at playground, 8) depreciation of single home values, 9) lead to overcrowding of schools and many more reasons that the community has described.

The 24 below would like to stop this project. I would recommend we have a community discussion at a City Council meeting in the future when many of us can plan and schedule to attend the meeting so we may have our voice be heard. Many of us cannot attend with such little notice.

Neil and Marie Johnson
612-709-9090 cell

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If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system. If you have any questions concerning this message, please contact the sender. Disclaimer R001.0

From: K. Norton [<mailto:kajnorton@gmail.com>]

Sent: Monday, July 14, 2014 11:43 AM

To: Cary Teague

Subject: 6 story France Avenue project

My husband and I are NOT supportive of this proposed rental/retail project that will be discussed at the City Council meeting. The project is too big, tall, and intense for our part of the City. Please do NOT support this project!

I understand that it does NOT fit the comprehensive plan for this part of the City of Edina. To change this plan would NOT be good for the City of Edina.

Sincerely,

Kristine and Keith Norton
7007 Cornelia Drive
Edina, MN 55435

952-200-1451 or 952-920-6548

From: Mark Manfred [<mailto:markjulie44@gmail.com>]
Sent: Monday, July 14, 2014 12:18 PM
To: Cary Teague
Subject: France Avenue Development

Dear Ms. Teague

I'm an Edina resident who is concerned about the size and nature of the proposed redevelopment building at 72nd and France. The proposed 195 rental units is too much for an area that already has so rental units. I'm also concerned that low income rentals seem to be disproportionately located in th4 SE quadrant of Edina.

Mark Manfred

-----Original Message-----

From: Cindy Castle [mailto:cindy@photocastle.com]

Sent: Monday, July 14, 2014 12:12 PM

To: Cary Teague

Subject: Six-story France Avenue rental/retail project - Oppose

Please present my objection to the Council that I oppose the proposed project. I believe it is an inappropriate project for the neighborhood, and will add to traffic issues in the neighborhood. Traffic is already a burden in our neighborhood and this project will only add to the traffic.

Sincerely,
Cindy Castle
7300 Wooddale Ave
Edina, MN 55435

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 12:27 PM
To: Lynette Biunno
Subject: FW: The proposed, mixed use development for 7200 France Avenue
Attachments: Development on 7200 France Avenue.pdf



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236

4801 W. 50th St. | Edina, MN 55424

cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: RICHARD E STEIN [<mailto:rstein8@msn.com>]
Sent: Monday, July 14, 2014 12:05 PM
To: Cary Teague
Subject: Re: The proposed, mixed use development for 7200 France Avenue

Dear Cary K Teague,

Attached is our letter of objections for the proposed development for 7200 France.

Sincerely,
Richard Stein and Marianne Rother
rstein8@msn.com
952-567-1284

Dear Cary K Teague

Re: The proposed, mixed use development for 7200 France Avenue

We object to the plans for the following reasons:

- The 6 story height of the structures as the west of France exceeds current use and does not fit in the comprehensive plan. A likely result is that the height will shadow the homes in the vicinity.
- The housing density exceeds current use and does not fit the comprehensive plan. Many probable results will occur such as increased noise, increased traffic and demand on local resources that currently don't exist.
- The plan was intended to develop property with this density and height within France and York and Avenue. West of York Avenue is intended to be lower height, lower density housing, smaller mixed use and single family dwellings.
- The impact of increased traffic on the local neighborhoods will be objectionable, particularly 72nd Street, which has family homes, sidewalks for walking and a local primary school.
- The level of noise will increase which is not conducive to living in a residential neighborhood in the immediate vicinity. In our opinion, the implementation of Edina's Comprehensive Plan has not addressed the increased sound, thus far and this 6 story project does not either. I believe the city has received complaints regarding noise from residents.
- The inclusion of a restaurant will increase the noise, traffic and parking in the neighborhood.

We understand that population growth is a natural consequence that Edina must plan for, but the impacts of the development on the current population must be considered. We have experienced development in the area, since we moved to Edina 20 years ago, and we continue to endure the impacts that have occurred. Edina must do more to implement plans to protect the current families that live in the neighborhoods that are impacted by development.

Please consider these objections in the decision of the development.

Sincerely,

Marianne Rother and Richard Stein

7016 Bristol Blvd.

952-567-1284

-----Original Message-----

From: Ladislaus Sledz [<mailto:ladsledz@gmail.com>]

Sent: Monday, July 14, 2014 11:52 AM

To: Cary Teague

Subject: France Ave rental/ retail development plan

I am writing to you because I am disturbed and upset to hear about the massive rental and retail project under consideration at 72nd and France Ave., in the midst of our very residential neighborhood! These plans strike me (and I hope you all as well) to be much too big for the space and zoning laws, inappropriate for our elementary-school neighborhood, and much too taxing for an already overburdened France Avenue. Traffic would become overwhelming along 72nd Street, which already gets clogged with school buses and cars during pickup and drop off times.

It's depressing enough that we're already losing our beloved Fred Richards golf course to development, and seeing huge rental overbuilding of the Southdale/ Galleria/ Byerly's areas near us. This all seems to be getting out of control, and not in keeping with the Edina Council's concern with current tear down/build up mentalities when it comes to residential homes. If you believe that more rentals are really needed, what about expanding on, or building in an already rental area, like along Parklawn Avenue?

Please look out for your own Edina neighborhoods' interests, and resist the pressure of an overzealous developer.

Thanks.

Lad Sledz, 7321 Cornelia Drive.

From: Dale Johnson [<mailto:djdolphins@gmail.com>]
Sent: Monday, July 14, 2014 12:32 PM
To: Cary Teague
Subject: Strongly opposed to proposed development at 72nd and France

Dear Mr. Teague,

I am very concerned about the proposed development at 72nd and France. I live on Mavelle Drive near Cornelia school, and having such a large development there would significantly increase the traffic through the residential neighborhood and school zone as many people would cut through to try to avoid the traffic on France Avenue, which is already congested. A couple streets near Cornelia have sidewalks, but most do not, so the safety of kids walking to school would also be compromised, especially in winter.

Before Sunrise was built across the street, a larger development was proposed that also would have jeopardized safety in the area, but that was not approved. Sunrise does not generate a significant amount of traffic. The location of this new, much larger proposed development simply does not make sense, and I am strongly opposed to it.

Please present this to the Council tomorrow and forward a copy to the Planning Commission.

Thank you.

Dale Johnson

From: A. Lynn Misselt [<mailto:lynnmisselt@gmail.com>]
Sent: Monday, July 14, 2014 12:39 PM
To: Cary Teague
Subject: Proposed development at 7200 France Ave

Dear Mr. Teague,

We only recently learned about the proposed development at 7200 France Ave, which is to be introduced before the Edina Planning Commission and City Council.

As long-time residents in the affected neighborhood we know the importance of balancing desire for growth and re-development with needs for efficient traffic management and safety. We join with other neighbors in asking that you and the Council assure that any approved development be fully consistent with the existing comprehensive plan.

Development and related congestion seem to be advancing very rapidly. Approved redevelopment of Byerly's and the related housing projects, the Southdale housing project, and the expected high rise project on Xerxes will all heavily impact traffic and access to/from the surrounding neighborhoods. Congestion and delays in the Southdale area are already significant even before taking the full hit of these projects. It's very hard to imagine how a project of the size and density proposed at 7200 France can also be absorbed—especially for those of us who depend on access to the intersection at 72nd and France.

We are also concerned about the traffic and parking effects for proposed changes to the Fred Richards golf area. We have already had a LOT of redevelopment affecting our neighborhood.

We will be monitoring this proposal and the Council's handling of it closely.

Regards,

Alvin and Christine Misselt
4425 Dunham Drive
Edina, MN 55435

From: Dale Johnson [<mailto:djdolphins@gmail.com>]
Sent: Monday, July 14, 2014 12:32 PM
To: Cary Teague
Subject: Strongly opposed to proposed development at 72nd and France

Dear Mr. Teague,

I am very concerned about the proposed development at 72nd and France. I live on Mavelle Drive near Cornelia school, and having such a large development there would significantly increase the traffic through the residential neighborhood and school zone as many people would cut through to try to avoid the traffic on France Avenue, which is already congested. A couple streets near Cornelia have sidewalks, but most do not, so the safety of kids walking to school would also be compromised, especially in winter.

Before Sunrise was built across the street, a larger development was proposed that also would have jeopardized safety in the area, but that was not approved. Sunrise does not generate a significant amount of traffic. The location of this new, much larger proposed development simply does not make sense, and I am strongly opposed to it.

Please present this to the Council tomorrow and forward a copy to the Planning Commission.

Thank you.

Dale Johnson

From: Maureen Wong [<mailto:mwong@displaysales.com>]
Sent: Monday, July 14, 2014 12:44 PM
To: Cary Teague
Subject: 72nd and France

Greetings Cary,

I am offering our feedback as a residents on 72nd St. to the France Ave. project. 72nd street is a residential street. This road will not support the traffic this massive complex will bring. It appears that a major entrance is on 72nd St. Already cars and trucks travel too fast along 72nd St., day and night – we know because we sleep approximately 9-10 yards from the curb of 72nd St. Traffic would increase exponentially on this street, with an Elementary School just a few blocks away. It won't be safe for children walking to school. The project boasts a density of population in a very small parcel of land which is extremely disturbing and alarming to me to say nothing of the traffic retail businesses will bring. We respectfully request this project be re-considered. It is out of place at this location. There are several brand new residential buildings in the area and we have not yet realized the extra traffic they will bring. I suggest we wait about 10 years to see how they work out before considering this project. And then it should be scaled way back, keeping it at a limit of 4 stories and other current requirements regarding density of population. Please consider Edina residents and the daily stress a project like this will bring.

Sincerely,

Maureen & Kathleen Wong
7128 Bristol Blvd.
Edina, MN. 55435
952 927 0089

-----Original Message-----

From: David Scott [<mailto:dozuni@cox.net>]

Sent: Monday, July 14, 2014 12:44 PM

To: Cary Teague

Subject: Six story Project on 72nd st & France Av

Dear Sir:

I have lived in my home at 7124 Bristol Bvd in Edina since August of 1965. I am less than three blocks from the proposed project on France Av & 72nd st.

The density of the proposed project is way beyond what the area can support. The traffic in the area is already at a very high level & people are already constantly cutting through my neighborhood to avoid the congestion on France av. I can't imagine what it will be like if you allow this proposed project to go forward.

Please do not allow for the variance that is required to build this six story building & put a break on destroying our lovely neighborhood.

Thank you for your attention to this matter.

Regards,
Cletus F Dozark

Heather Branigin

From: Tom Terwilliger <TTerwilliger@buffalowildwings.com>
Sent: Monday, July 14, 2014 1:34 PM
To: Cary Teague
Cc: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com; Scott H. Neal;
KStanton@EdinaMN.gov
Subject: 7200 France Ave.

Dear Cary:

This email is to express my wife and my disagreement with the proposed six story development at 7200 France Ave.

I grew up in the Cornelia neighborhood and returned as an adult with my wife where we have lived for the past 20 years raising our six children. I mention this because we are familiar with the site and the traffic patterns in the Cornelia neighborhood. We believe that the current building is outdated and does not fully utilize the site and that therefore the redevelopment of the site would be positive. However, we completely oppose the size and density of what is being proposed. Without question the vast majority of ingress and egress traffic for Hwy 100 would cut through the Cornelia neighborhood regardless of the time of day or what efforts were made to encourage traffic immediately onto France Ave. Most likely the traffic would involve 72nd & Cornelia Dr. to and from 70th St. I understand that this is no different today with the current office building. However, under the proposed plan the amount of traffic would increase greatly from the current use or from what the 2008 Comp plan allows for on the site.

We also have concerns on how this development could potentially effect the size of Cornelia Elementary School, particularly as other housing developments are already planned or under construction in the area.

With the above said I admit that neither my wife or I have taken the time yet to fully educate ourselves on this issue and development but at this time we strongly oppose the proposed development as it is presently being proposed.

Respectfully,

Tom & Michelle Terwilliger
7421 Kellogg Ave.
Edina, MN
942-842-8109

-----Original Message-----

From: Geeta Dash [<mailto:larsondash@comcast.net>]

Sent: Monday, July 14, 2014 2:08 PM

To: Cary Teague

Subject: 7200 France Ave rental/retail project proposal

PLEASE FORWARD TO THE CITY COUNCIL AND PLANNING COMMISSION

Dear Mr. Teague,

We strongly oppose consideration of the proposal for a six-story rental/retail project at 7200 France Ave.

The huge development would disrupt the quality of the nearby quiet neighborhood, school and park, which are attractions for moving to this part of Edina.

Traffic would increase on an already overburdened France Avenue. I feel I take my life in my hands each time I try to ride my bicycle across France at Hazelton Road during work hours. For children, this issue is even more critical.

The proposal exceeds city requirements for limited building height, housing density and floor area ratio, which were put in place for important reasons.

Consideration of this proposal undermines the confidence Edina residents have in our City Council.

Sincerely,

Geeta Dash and Eric Larson
West Shore Drive

From: Johnson, Janet R [<mailto:janet.rovick.johnson@delta.com>]
Sent: Monday, July 14, 2014 1:43 PM
To: Cary Teague
Subject: Retail/Rental Development at 72nd and France

Dear Mr. Teague,

I am extremely concerned about the Retail/Rental project planned for 72nd and France. This project is way too large for the space and inappropriate for our residential neighborhood. We fought a similar type of project before Sunrise was built when a developer wanted 2 large office buildings to occupy that space (which pale in comparison to the size of the new proposed development). Many neighbors, including myself, voiced our concerns about increased traffic congestion cutting through our neighborhood and the impact that would have on Cornelia Elementary school.

I do not feel that we need more apartments, luxury or not, in this area of Edina when there are numerous apartments along Parklawn and York Avenues, recently built ones over by CVS, Cornelia Place on W. 65th, and they are now building ones on the Southdale property. I don't want this area of Edina to become a transient neighborhood that is becoming over-run with apartments. I AM DEFINITELY OPPOSED TO THIS PROJECT!!!

Please present this to the Council tomorrow and forward a copy to the Planning Commission.

Thank you.

Janet Rovick Johnson

From: TDOMEYER@comcast.net [mailto:TDOMEYER@comcast.net]
Sent: Monday, July 14, 2014 1:41 PM
To: Cary Teague
Cc: Tracey Mankowski; Mankowski, Jeff
Subject: six story France Ave rental/retail project

Cary,
I would like to let you know that as a resident of Edina, living on Cornelia Drive, I **OPPOSE the building of a 6 story rental/retail project on 72nd & France Ave.**

This is a massive project that exceeds many building codes in place for Edina. It is too big for the space and too close and inappropriate for a residential neighborhood. Proposed 6 stories when only 4 are currently allowed!
Density of 50 units/acre when only 30 units/acre are currently allowed!
Floor area ratio of 1:41 when .5 is currently allowed!

This project is TOO BIG and TOO CLOSE to residential Edina and to the Cornelia Elementary School.

I live on Cornelia Drive, across from the elementary school. The traffic on our street has increased considerably since I move here in 2000. This increase in traffic is due to the massive amount of new retail and housing complex's that have been built in Edina on or near France Ave. This area is becoming more and more congested with traffic and the cut thru for those who want to avoid some of this traffic is Cornelia Drive!! If this oversized project is allowed, it will congest things even more and the traffic will increase.
This is not safe for our neighborhood or Cornelia Elementary School children!

Edina residents did not move to Edina to be swallowed up by high rises, traffic, office buildings and being in a big city. If we wanted that, we would have moved downtown. We moved here for the small town feel but within short drive of downtown.

My expectation from you is that you present my email the council on Tuesday, July 15th and that you forward a copy of my email to the Planning Commission.

Thank you for your assistance and regards,

Tracey Mankowski
7105 Cornelia Drive
Edina, MN

From: Tom Terwilliger [<mailto:TTerwilliger@buffalowildwings.com>]
Sent: Monday, July 14, 2014 1:34 PM
To: Cary Teague
Cc: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com; Scott H. Neal; KStaunton@EdinaMN.gov
Subject: 7200 France Ave.

Dear Cary:

This email is to express my wife and my disagreement with the proposed six story development at 7200 France Ave.

I grew up in the Cornelia neighborhood and returned as an adult with my wife where we have lived for the past 20 years raising our six children. I mention this because we are familiar with the site and the traffic patterns in the Cornelia neighborhood. We believe that the current building is outdated and does not fully utilize the site and that therefore the redevelopment of the site would be positive. However, we completely oppose the size and density of what is being proposed. Without question the vast majority of ingress and egress traffic for Hwy 100 would cut through the Cornelia neighborhood regardless of the time of day or what efforts were made to encourage traffic immediately onto France Ave. Most likely the traffic would involve 72nd & Cornelia Dr. to and from 70th St. I understand that this is no different today with the current office building. However, under the proposed plan the amount of traffic would increase greatly from the current use or from what the 2008 Comp plan allows for on the site.

We also have concerns on how this development could potentially effect the size of Cornelia Elementary School, particularly as other housing developments are already planned or under construction in the area.

With the above said I admit that neither my wife or I have taken the time yet to fully educate ourselves on this issue and development but at this time we strongly oppose the proposed development as it is presently being proposed.

Respectfully,

Tom & Michelle Terwilliger
7421 Kellogg Ave.
Edina, MN
942-842-8109

From: Johnson, Seth H [<mailto:sjohnson@cbburnet.com>]

Sent: Monday, July 14, 2014 1:27 PM

To: Cary Teague

Subject: Proposed Six Story Building at 72nd & France

Cary K. Teague,

My wife and I are not in favor this proposed development. The City Council seems to be exceeding building codes and zoning laws to favor larger and larger projects to the detriment of the residential neighborhoods.

This project will create massive traffic increases throughout the Cornelia neighborhood as there are only a few ways of ingress and egress. Also, building height and density needs to conform with current laws to help mitigate a negative impact to the neighborhood.

There are already several other new projects close to 72nd & France (Byerly's & 60th & York) that will substantially increase traffic.

We are against this project as proposed.

Please share my email at the city council meeting Tuesday 7/15 & forward a copy to the planning commission.

Respectfully,

Seth H. & Cecily T. Johnson
7121 Heatherton Trail
Edina, MN 55435

From: Melanie Berg [mailto:jebergfamily@q.com]
Sent: Monday, July 14, 2014 1:07 PM
To: Cary Teague
Subject: NO to New Development on 72nd and France

Dear Mr Teague:

Please, please, please , share our opinion with the City Council: Vote NO to a new building at 72nd and France. We still haven't recovered from the monstrosity Westin hi-rise ... what is happening to our beautiful suburb? Is there no end to this madness?

France Ave. is already a disaster traffic wise, this will add substantially to that burden. A tall building there will negatively impact the view, Cornelia Elementary School, the neighboring streets and frankly the entire city.

The city of Edina does not need more multiple dwelling housing in this area. The Byerly's retail and housing project across the street is enough already.

Resulting Congestion is just too much like a big city, not our quaint suburb we know and love. PLEASE!
No more!

Sincerely,
Melanie Berg
7417 W Shore Dr
Edina 565435

-----Original Message-----

From: Sandy [<mailto:sandrew12@aol.com>]

Sent: Monday, July 14, 2014 12:58 PM

To: Cary Teague

Subject: Project at 72nd and France

We have been reviewing information about the proposed project at 72nd and France. We live at 4433 Ellsworth Drive in Edina. We are very concerned about the size, density and location of the proposed project. It is incompatible with the existing neighborhood. The size will further stress the already inadequate infrastructure in the area. Traffic along France Avenue is already too great. A high density project like this will also make it more difficult for pedestrians to safely cross France. The height of the proposed project is too great considering that it borders a residential area.

Our bottom line is that we do not want to see this proposed project approved in its current form.

Please read this email to the City Council at the upcoming meeting on this project.

Thank you! John and Sandy Carlson (952) 926-0545 Sent from my iPhone

From: glen whitesell [<mailto:dgwhitesell@comcast.net>]

Sent: Monday, July 14, 2014 2:16 PM

To: Cary Teague

Cc: joshsprague@edinarealty.com

Subject: 7200 France project

Mr. Cary Teague, AICP

As 39 year residents of the South Cornelia neighborhood, we may be typical Edina constituents who take pride in developing a thriving, quality community. I am a retired corporate real estate professional with degrees in architecture and business. As such, I can see both sides of this proposal. I don't like it.

Please do not encourage this development proposal any further. I believe there has been inadequate consideration of the impact on the community by the developers. I have yet to find a similar high density development anywhere near a residential area like ours.

Please provide this to the full council as well as the Planning Commission.

Thank you,

Glen Whitesell
7116 Heatherton Trail

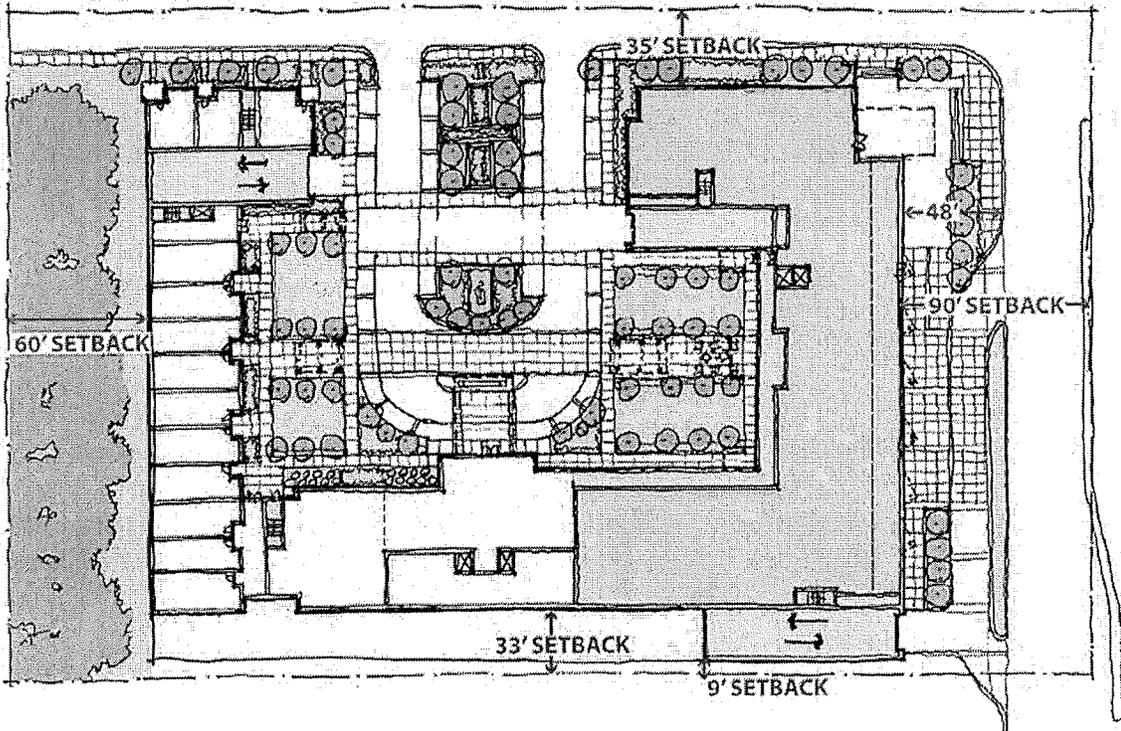
See Attached:

RE: 7200 France proposal

■ Site size and lot lines?

The north lot line of this site is is in the center of 72nd. Code states that setbacks are from either the lot line or public right of way. So...the developer has used the center of the street (the lot line) to define the north setback. For a 35 foot setback, that leaves **only 5 feet** curb to building (80' facade).

They also show the eastern setback as 90' from some point on France Avenue. According to HC survey, the east property line is at the curb. They have noted 48' from the curb.



■ Height, density and use.

I agree with the basic concept of apartments or apartments and office. Retail and restaurants are questionable on this side of France Avenue due to access. I often enter our area by coming from the north, turning right on 72nd. Even with my turn signal on for a block, the **40 mph traffic** is pressing.

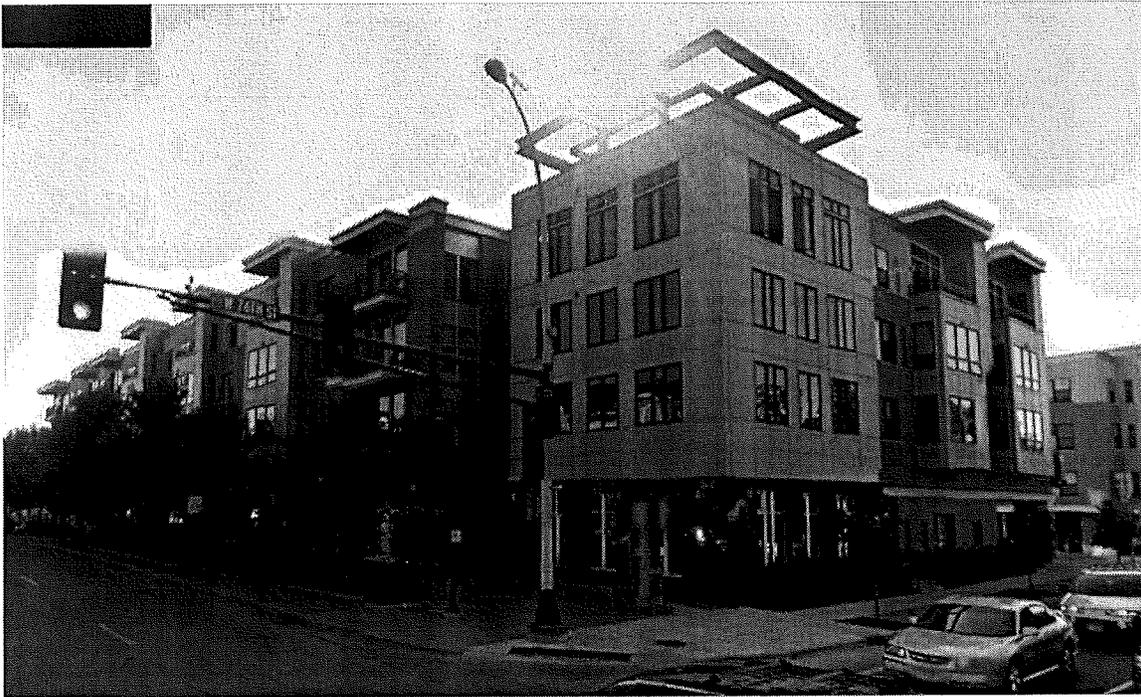
Our current neighborhood (South Cornelia) has 482 residential parcels. Adding 195 units is a 40% increase within a relatively small area.

The height is the greatest issue. This is an “edge area” on the comprehensive plan which is to buffer the higher density to the east from the residential to the west. This project appears more as a “wall” than a buffer. It feels more urban than what should about single-family areas. The green-space enclosed within the “U” only benefits the development. With six stories on the South and East, it would lack the required sunlight to grow reasonable greenery.

Here are similar buildings but are **only four** stories and are in more concentrated urban areas. Due to narrow urban setbacks, these are also massive in their settings.



Excelsior & Grand Project (4 stories)
Imagine it 2 stories taller!



Lyndale & 76th (only four stories)

I could not find any six-story developments in or near a single-family neighborhood.

Please do not allow this project to proceed as designed. Edina has a history of choosing quality over quantity. Architects need to be challenged to match and improve the environment of the area, not diminish it.

You have heard it before...*paper does not refuse ink*. Please choose wisely on our behalf.

Thank you

Glen and Sharon Whitesell
7116 Heatherton Trail
South Cornelia Neighborhood

From: Jack Rice [mailto:ricecompany@aol.com]

Sent: Friday, July 11, 2014 11:32 AM

To: James Hovland; jonibennett12@comcast.net; Mary Brindle; joshsprague@edinarealty.com; Swenson Ann

Cc: Scott H. Neal; Cary Teague

Subject: 3922 West 49th Street

Dear Mayor and Council members:

We will be unable to attend the July 15, 2014 council meeting and include our written comments in support of the proposed Mortenson development at 3922 W. 49th Street.

We live at 4001 W. 49th Street, four houses to the west of the subject property. We have no objection to rezoning the property from R-1 to R-2. Our home is R-2 as is almost the whole south side of West 49th Street from France Avenue to Maple Road and about one half of the north side of West 49th Street from France to Townes Road.

Our home is on a lot that was redeveloped from an existing R-2 double bungalow in 2006. This year, 3929 West 49th Street was completed as a redeveloped R-2 double unit and 3932 West 49th Street (an existing double) has been approved for demolition and plans submitted for redevelopment.

The property is bordered on the east by a four story apartment building, on the south by commercial property fronting on W 49 ½ Street and on the west by R-2. It seems that the request to rezone R-2 is reasonable under the circumstances.

We understand the proposed plan would require a 2.5% variance for lot coverage if the council agrees with the rezoning to R-2. That also seems reasonable.

In summary we support Mr. Mortenson's proposed development. We know of no neighborhood objection. Our opinion is the R-2 zoning is appropriate for the site and that redevelopment of this property would be beneficial to the neighborhood.

Thank you,

Jack & Ede Rice

952-927-8372

Heather Branigin

From: Melody Sledz <melodysledz@gmail.com>
Sent: Monday, July 14, 2014 3:09 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); swensonann1@gmail.com
Subject: 6-Story rental/retail project in residential Edina - 72nd and France Ave - please oppose!!

Begin forwarded message:

From: Melody Sledz <melodysledz@gmail.com>
Subject: 6-Story rental/retail project in residential Edina - 72nd and France Ave
Date: July 14, 2014 at 11:04:40 AM CDT
To: cteague@edinamn.gov

We residents of the Cornelia area of Edina are shocked and appalled at the massive rental project under consideration at 72nd and France Ave in our very residential neighborhood! These plans are much too big for the space and zoning laws, extremely inappropriate for our elementary-school neighborhood, and much too taxing for an already overburdened France Avenue.

It's enough that we're already losing our wonderful neighborhood golf course to development and seeing huge rental overbuilding of the Southdale/ Galleria/ Byerly's areas near us. This is getting crazy! And slightly ironic, in light of the Edina Council's concern with current tear down/ build up housing mentalities. If more rentals are really, truly needed, what about expanding or building on existing Parklawn Avenue, in what is already a rental area?

Please look out for your own Edina neighborhoods' interests instead of the pressure of an overzealous developer. Thank you!
Melody Sledz, 7321 Cornelia Drive

Heather Branigin

From: Dan Kelley <kellot@aol.com>
Sent: Monday, July 14, 2014 3:54 PM
To: Edina Mail
Subject: 66 West

Dear Mayor Hovland:

My wife Lilyan and I have lived in Edina for 37 years, first on Lakeview Drive and for the past 20+ years on Woodland Circle, and we have always supported the government and planning of the city.

I am writing to ask your support of the 66 West Affordable Housing Development. Please consider approving a change in the zoning laws to support this project. 66 West is a perfect location -- it is close to jobs at Southdale and Metro Transit Bus Service, both important factors for the residents, and it is removed from residential neighborhoods, which I'm sure will be a consideration.. My church, Christ the King, has been active in working to alleviate homelessness -- and we'll work with special passion for fruition of the 66 West project to help homeless children in the suburbs.

When our children were growing up in Edina they were fortunate to have a happy and supportive home. We -- and all Edina families -- should do everything we can to help children who are less fortunate and provide a safe home for them.

We hope you'll agree as you consider this important project. Thank you for all you do for our community.

Heather Branigin

From: John Dolejsi <JDolejsi@CareMinders.com>
Sent: Monday, July 14, 2014 4:11 PM
To: Cary Teague; Edina Mail
Cc: marydolejs@aol.com
Subject: Re: 7200 France Ave redevelopment project

My wife and I are 28 year residents of the Edina Cornelia community. We have raised 4 children in this area at 7216 Cornelia Drive.

We have started several businesses in Edina including one that was located at 7200 France Ave building for years. We are VERY opposed to the massive scale of this project and the impact on the safety and character of our community. The density, size and types of use will generate a massive increase in traffic and put all of our children at risk. How many casualties and fatalities would this increased traffic cause in the closely situated elementary school, church, residential area and at France Ave which is already overwhelmed in this area.

The city went thru this same problem with a far more modest proposal directly across 72nd Street which was 1/2 the size of this proposal and it was scaled back in size and traffic impact to the Sunrise Building.

The Byerly's project will be increasing local traffic shortly.

Perhaps this massive proposal is intended to push so far that a significant scale back is what the developers already expect.

We strongly request keeping the current Cities Comprehensive Plan unaltered. Including the 4 story maximum height, housing density maximum of 30/ acre and floor area ratio of 0.5.

Please keep us safe and let us maintain a quality of life Edina has stood for.

Please read this email at tomorrows City Council meeting on this matter.

John and Mary Dolejsi
7216 Cornelia Drive
Edina
Cell 612.845.5845

From: Stan Zahorsky [<mailto:szahorsky@zahorskylaw.com>]
Sent: Monday, July 14, 2014 4:27 PM
To: Cary Teague
Cc: twincities@bizjournals.com; lisa.kaczke@ecm-inc.com
Subject: Opposition to Six-Story France Avenue Rental/Retail Project

Mr. Cary Teague
Community Development Director
City of Edina

Mr. Teague:

I specifically request that before the Tuesday, July 15, 2014 Council Meeting you present this email to the members of the Edina City Council and forward a copy to the Planning Commission.

My wife, Jan, and I have been residents of Edina since 1986 and currently reside at 7129 Bristol Blvd. I have been the owner of a business located in Edina since 1984.

We would be directly and adversely affected by the proposed six-story rental/retail project that is proposed for 72nd St. and France Avenue. The City has already approved development projects and undertaken street revisions that contribute to congestion in the corridor between Hwy 62 and I-494 and Hwy 100 and York Avenue South. You have already approved apartment/condo projects in the Southdale parking lot, the Galleria Residences and Hotel, and the Byerly's apartment and condo development at 72nd St. and France Avenue. These developments have and will continue to increase traffic congestion for all residents living, working and/or shopping in this area of Edina. This congestion is further exacerbated by the apartment/condo developments planned or already existing on the east side of York Avenue. Additionally, the City of Edina has exacerbated the traffic congestion with its changes to the streets of 70th Street, France Avenue, and Hazelton Road. This increased vehicle traffic must be routed some place, and by decreasing lanes that move the vehicles through the area and installing other impediments to ingress and egress, you are making this area of Edina less safe and more hostile to residents and visitors in this area. It is my understanding that there have already been three accidents at the roundabout on 70th St. west of France Avenue. I have found that it is much more difficult to enter onto 70th St. in the afternoon from the area west of France Avenue to Cornelia Drive and have almost been hit several times by cars approaching from the east at Bristol Blvd.

The City expects its citizens to live by the rules that it establishes. That goes all of the way from obeying traffic laws to zone regulations. Now, the City of Edina is seeking to exempt the project owners from the zoning regulations at 72nd and France. A project with 170 luxury apartments and 25 row houses, along with retail and parking, is a huge complex for this area. The City acknowledges that it is a big project by proposing to amend the comprehensive plan to allow for a six-story building which is two stories more than currently allowed, increasing the housing density from 30 units to 50 units per acre, and changing the floor area ratio from 0.5 up to 1.41. This project will increase traffic through the neighborhood via 72nd St. past Cornelia Elementary School (thereby increasing the danger to elementary school children) or other side streets where children play. It will also substantially add to the congestion of France Avenue which is already being made worse by reducing the number of lanes on a very main artery into and out of the area. Further, this project is incompatible with the comprehensive plan. Throughout Edina the City has expended large sums of money to create bicycle lanes and to make the streets more "pedestrian friendly," but this project increases traffic in the neighborhood which is the antithesis of the use of the neighborhood streets by pedestrians, bicyclists, and children.

This development will adversely affect my property values and my enjoyment of life without compensation. As a lawyer, homeowner, Edina businessman, and member of an Edina family, I believe the approval of any project in which the comprehensive plan must be changed before the project can proceed would be a taking of my property without just compensation and a violation of one of the most

sacred constitutional rights which is afforded my family and me as a resident and citizen of Edina and the United States. Since my backyard faces this complex, it appears from the proposed picture of the project that the tenants/owners of the upper stories of the complex will have a line of sight into my back yard and windows. I find this to be an invasion of privacy that adversely affects the use of my back yard and decreases the value of my home when I sell it.

Hence, I strongly oppose both this project and any revision to the comprehensive plan that would allow the project to proceed. Although I do not have personal knowledge, except through antidotes told by neighbors that I trust, I was informed that when City Hall was called to ascertain information from City employees to learn about the project, the responses were evasive and less than forthright. Since employees and elected officials are public servants, serving for the benefit of their citizens, I find that such behavior to be unworthy of a reputable community and believe that such actions by employees and elected officials should cease.

Stan and Jan Zahorsky
7129 Bristol Blvd
Edina, MN 55435

Heather Branigin

From: Cary Teague
Sent: Monday, July 14, 2014 4:30 PM
To: Lynette Biunno
Subject: FW: Please stop the 6 story rental development

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | [www.EdinaMN.gov/Planning ...For Living, Learning, Raising Families & Doing Business](http://www.EdinaMN.gov/Planning...ForLiving,Learning,RaisingFamilies&DoingBusiness)

-----Original Message-----

From: Marie Johnson [<mailto:saumson@gmail.com>]
Sent: Monday, July 14, 2014 4:22 PM
To: Cary Teague
Subject: Please stop the 6 story rental development

Hi Cary,

I live less than a half mile from the proposed development at 72nd and France. We already have a busy corner at Cornelia and 72nd and putting in 195 units in our neighborhood will only increase this traffic.

We already have developments being built by Byerly's, in southdale parking lot, and two others along York. I would like to see something much smaller that fits in with the rest of France avenue.

We live in a safe and quiet neighborhood and it's the main reason we moved here 2 years ago. Please don't over crowd our neighborhood or build something that doesn't fit with the style of our neighborhood.

Thank you,
Marie Johnson

From: Mark Chamberlain [<mailto:beetlebug00@gmail.com>]
Sent: Monday, July 14, 2014 4:19 PM
To: Cary Teague
Subject: 7200 France Av.

Dear Mr. Teague,

I am writing to you about the proposed rental/retail project at 7200 France Avenue, and ask that you forward these comment to the Edina Planning Commission and the Edina City Council.

In my opinion, the current six story proposal by DJR Architecture, Boisclair Corp. and NHH Properties is way too massive for the site, and this type of commercial development does not belong at the entrance to a residential neighborhood.

It wasn't that many years ago that a Comprehensive Plan was created for our City, a plan that looked at the big picture to guide future redevelopment so that we ended up with a well orchestrated result. Unfortunately, it seems that recently the City has been all too quick to abandon the Comprehensive Plan in favor of doing piece meal projects, as demonstrated by their recent approval of a six story building on York Avenue where the Comprehensive Plan limited the height to four stories.

On the heels of that abandonment of the Comprehensive Plan, we now have another developer asking for the same variance to the four story height limit, only this time the proposed project is adjacent to an Edina neighborhood and just blocks from an elementary school.

It is also no secret that the traffic on France Avenue has been at over-capacity levels for years, and the current reconstruction to narrow the driving lanes in favor of adding bike lanes will not help that situation. As we were told by the City when W. 70th Street was recently reconstructed, narrowing the lanes will have a calming effect on traffic which will help to slow it down. Well, we don't need to slow the traffic down on France Av. any more than it already is, we need to move the traffic out of there. Putting a project of this magnitude along this stretch of France Av. will only exacerbate the current situation.

I would also like to remind you, the Planning Commission, and the City Council of the history of the 7100 block of France Av., just to the north of this proposed project, as I don't believe any of you held your current positions at that time. Back in the late 1990's, The Lutheran Church of the Master owned this property when they closed their doors. A developer wanted to replace the church with a four story office building, but this plan was rejected, in large part due to neighborhood concerns of the increased traffic that would be added to our residential streets. The City seemed to be much more sensitive to the character of our neighborhoods back then, and the City Planner at the time told me that even though current zoning allowed for four stories on the site, they weren't interested in maximizing the site, and only wanted it to be three stories. The result was the developer withdrew his offer on the property, which was then purchased by Sunrise, and a very attractive residential facility that is a nice fit with our neighborhood was built.

I ask that the City respond in a similar fashion now in 2014. Before giving serious consideration to the proposal before you, give serious consideration to how you would like to see the site redeveloped, and how that fits in with the overall Comprehensive Plan and the neighborhood. Given the fact that there is

already a two story office building on the site, what can be put there that will add minimal, if any, traffic to France Av. and the neighborhood streets?

The City says they want more affordable housing even as they allow affordable houses to be torn down and replaced with more expensive homes, and there must be well over 2000 rental units either already available today or under construction within a 1-1/2 mile radius of this property. Why not consider a Town Home development where young families could actually purchase as a starter home in Edina rather than rent? Make it a nice development where they could have their own lawn and garden space. Don't go for maximum density, go for maximum quality of life.

A good redevelopment option for this site will surface at some time, but this current proposal, even if it get's scaled down to four stories, is not it.

Mark Chamberlain
Edina, MN

Heather Branigin

From: Barb Halloran <barbhalloran@yahoo.com>
Sent: Monday, July 14, 2014 4:18 PM
To: Cary Teague
Subject: France Avenue rental/retail project

Dear Mr. Teague,

I am writing to express my complete disapproval of the proposed plan to build a six-story rental/retail project in our Cornelia area. I have lived in my house on Belvidere Lane for 40 years, raising my family in this fine neighborhood. The project to build a massive apartment complex with retail businesses is inappropriate for a residential neighborhood on our side of France Avenue. Our area is being inundated with car and bus traffic due to the numerous apartment and retail developments that have been or are being built in and around Southdale. This proposed project is the most invasive to us since it will directly impact our ability to move onto France Avenue or, conversely, have access to our neighborhood.

Please present my email to the Edina Council on Tuesday, July 15. In the past 40 years, my perception of our city councils has been positive...one that looks out for the best interests of its residents, keeping our neighborhoods vibrant and livable. I'm hopeful that the planning commission and city council will continue protect the interests of its residents.

Barbara Halloran

Heather Branigin

From: Kari Halling <hallingfamily@gmail.com>
Sent: Monday, July 14, 2014 4:16 PM
To: Cary Teague
Subject: Potential apartment project?

Dear Mr Teague,

My name is Kari Halling, I am an Edina resident in the Cornelia neighborhood. My husband Bart and I have 4 children that have gone through Cornelia Elementary and 3 of our children are still in the school system in Edina.

One of my neighbors brought to my attention a massive apartment building project recently presented to the Edina Planning Commission. I have two concerns regarding this project:

1) The numbers are staggering; 195 rental units; 45,000 square feet, 25 row homes. 2 restaurants.

This project is too big for the lot, and too big for the neighborhood. The France Ave corridor is already congested and much of the apartment building construction in the area is not even completed. 72nd and the adjoining side streets were never intended for such high housing density. Similarly, Cornelia elementary, is not prepared for such a massive expansion of the student base.

2) Lack of communication regarding City planning.

I learned of this project only through discussions with my neighbors, who themselves learned of the project serendipitously. Like all my neighbors, I am heavily invested in Cornelia and I would expect that my city government would inform my neighbors and me in the planning stages of such a large and potentially neighborhood-changing project.

Please present this letter to the City Council at the Tuesday, July 15th meeting and forward a copy to the Planning Commission.

Sincerely,

Kari Halling
4424 Gilford Drive
Edina, MN 55435
952.210.5920

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"Mercy, peace and love be yours in abundance!" Jude 2

God bless,

Kari:)

Heather Branigin

From: gchrich@comcast.net
Sent: Monday, July 14, 2014 4:16 PM
To: Cary Teague
Subject: SIX story enlargement of commercial project 7200 France

Please consider the homeowners who love our neighbor and love living in Edina.

Whereas the Sunrise development was willing to keep the image of the neighborhood and listened to the residents as their neighbors, we feel it is very inconsiderate for Edina Planning Commission to amend so dramatically the standing rules on this mixed used project. The commission knows how the residents felt at that time and yet after that community input to even consider the very significant amendments this builder wants for profit from this area is purely selfish

- 1. Edina has a reputation for not being highly commercial with lots of tall buildings that add huge percentages of traffic and pollution. We must stop changing the image of our community.**
- 2. Why would Edina decide to allow this builder to go beyond the 4 story city plan, especially directly in a residential area? Would you allow this a couple blocks from your home? Would you be concerned about not only the view but the value of your home for resale? We are near a school and now the people who want a home near the school will reconsider the traffic and the lack of residential feel to the neighborhood.**
- 3. Why would the city also allow a proposal for so many residents which is almost double the allowed previously from 30 units to 50 units per acre.Floor area ratio allowed from .5 to this at 1.41.**
- 4. France avenue is already a challenge for the number of cars, and of course more pollution. The roads now does not handle it well as you try to turn onto France from 7200. Lots of walkers of all ages walk to Byerlys and just love walking our neighborhood. More cars ...more traffic...more problems.**
- 5. These situations arise with so little notice the average working family gets a flier with first knowledge of this and then it is already tight notice to appear somewhere or to find a quick moment to email in time.**

This feels very inappropriate to treat the loyal taxpayers this way. Please stop further consideration of this project until the plan is revised to be fair to the residents..... and please expect those who wish to profit from the Edina address to stay within NOT exceed the City Comprehensive Plan.

Like many people it is too short of notice to show up at your Council Meeting tomorrow. Please consider this email as my presence to express by sincere disappointment of the lack of loyalty from the city to the residents who pay the price to live here in a safe and happy neighborhood in a suburban not urban environment.

This is being sent at 4:07 pm I am in hopes it will be read and put in whatever tally you may be keeping against the project in its present proposal. Richardson family

Heather Branigin

From: JoyBen Walters <joybenwalters@hotmail.com>
Sent: Monday, July 14, 2014 4:13 PM
To: Cary Teague
Subject: Proposed Development at 72 & France

We have just become aware of a proposed development at the SW corner of 72nd & France. Is increased density the only game in town and why should there be a project like this with 6 stories shadowing homes behind it and retail shops creating more traffic just two blocks from an elementary school? We all know there are luxury apartments being built directly across France Ave. and also on 69th St. Family homes are still in demand in residential areas in Edina such as ours and we do not want their value diminished. Thank you for your consideration.

..Ben and Joyce Walters.....7317 Wooddale Ave., Edina, MN

Heather Branigin

From: nsourova@aol.com
Sent: Monday, July 14, 2014 4:11 PM
To: Cary Teague
Subject: Fwd: Rental/Retail Project at France and W 72nd Street

Dear Mr. Teague,

From recent publication in Minneapolis/St. Paul Business Journal we've learned that Edina City is reviewing a project to build new six-story rental/retail building in the intersection of France Ave and W. 72 Street - in lieu of the office building that currently occupies this lot.

While we support development of Edina and understand that SW corner of the city is an easiest and therefore most attractive location for new constructions, we have serious reservations regarding the scale of the proposed project.

From the article and additional research we understand that the proposed new construction will require to make more change to the City of Edina Comprehensive Plan (e.g., increase max height of the building; increase housing density). The location chosen by developers (France and 72nd) seems very tight for such big construction. Added to the new apartment building, which is already under construction next to Byerly's grocery store (straight across France Ave. from 72nd Street), this 6-story apartment will create a tremendous burden on both infrastructure of the area and life condition of the existing residential neighborhood.

We understand City Council's responsibility to maintain and improve the City where we live and which we love. For that you need money. However we voice our concerns about decisions that, though bring additional income to the city will considerable deteriorate living conditions of existing residential neighborhood.

Suggestions for your consideration:

1. Spread out from new residential buildings, including the one that is already under construction next to Byerly's
2. Consider using a lot occupied by office buildings further to the South on France and not so close to the existing residential area and route to the Cornelia School
3. Limit height of all new buildings (including the one in question) located close to residential neighborhoods, to max 4 stories
4. Limit housing density with the one, already approved and included into the City Comprehensive Plan (50 units per acre)
5. Please be careful with accommodation of developers' requests and needs at the expense of current residents.

While considering any decision that the elected position authorizes you to make, please subscribe to the idea of treating the existing residents with respect to their needs and looking for their best interests. Please try to limit your decisions with those that do not cause harm to us, Edina residents.

Please include this email into materials that will be presented to The City Council tomorrow, July 15, 2014.

Sincerely,
Dan Wise
Natasha Sourova
4436 Dunham Drive
Edina, MN 55435
Tel: 952-832-0696

Heather Branigin

From: F Hanson <felhanson@gmail.com>
Sent: Monday, July 14, 2014 4:11 PM
To: Cary Teague
Subject: Proposed multi-story structure at 72nd & France

I am emailing to voice my concern regarding this new redevelopment project on the corner of 72nd and France. As a neighbor living on the southern part of West Shore Drive, I frequently use 72nd to exit the neighborhood.

This size of this development seems completely unrealistic for the neighborhood. The amount of traffic in general, and cut-thro traffic in particular, is a great concern for the area.

I trust a project of this size on this corner will never receive city council approval.

Felicity Hanson
7457 West Shore Drive

Heather Branigin

From: John Dolejsi <JDolejsi@CareMinders.com>
Sent: Monday, July 14, 2014 4:11 PM
To: Cary Teague; Edina Mail
Cc: marydolejs@aol.com
Subject: Re: 7200 France Ave redevelopment project

My wife and I are 28 year residents of the Edina Cornelia community. We have raised 4 children in this area at 7216 Cornelia Drive.

We have started several businesses in Edina including one that was located at 7200 France Ave building for years. We are VERY opposed to the massive scale of this project and the impact on the safety and character of our community. The density, size and types of use will generate a massive increase in traffic and put all of our children at risk. How many casualties and fatalities would this increased traffic cause in the closely situated elementary school, church, residential area and at France Ave which is already overwhelmed in this area.

The city went thru this same problem with a far more modest proposal directly across 72nd Street which was 1/2 the size of this proposal and it was scaled back in size and traffic impact to the Sunrise Building.

The Byerly's project will be increasing local traffic shortly.

Perhaps this massive proposal is intended to push so far that a significant scale back is what the developers already expect.

We strongly request keeping the current Cities Comprehensive Plan unaltered. Including the 4 story maximum height, housing density maximum of 30/ acre and floor area ratio of 0.5.

Please keep us safe and let us maintain a quality of life Edina has stood for.

Please read this email at tomorrow's City Council meeting on this matter.

John and Mary Dolejsi
7216 Cornelia Drive
Edina
Cell 612.845.5845

Heather Branigin

From: Joe Dalsin <jdalsin@gmail.com>
Sent: Monday, July 14, 2014 4:06 PM
To: Cary Teague
Subject: Proposed project at 7200 France Ave.

Dear Cary Teague,

I am very concerned with the proposed project at 7200 France Ave for a 6 stories apartment complex. I'm a home owner in the Cornelia neighborhood. This project appears to be much too large and will have an adverse impact on our neighborhood. The traffic on 70th and other streets around Cornelia elementary school is already too high. Adding 195 rental units to this area is not appropriate or safe for the school children that walk to school nearby.

I'm also very displeased to see that the city council is entertaining this proposal. It violates a number of provisions in the Edina comprehensive plan. Not only is the density of the project inappropriate for the area but height of 6 stories does not fit with the existing structures in the area.

Another concern is the entrance on to France Ave from 72nd. The recent reconfiguration of that intersection allows one to turn south onto France from 72. Northbound traffic to France from 72nd will have to route through the residential neighborhood.

Overall this project is much too large and is not remotely scaled like anything else in the immediate area. As a resident of Edina and the Cornelia neighborhood I oppose this project as planned and request greater transparency and full public comment before the city approves this project any further.

Sincerely,
Joe Dalsin
7312 Wooddale Ave S
Edina, MN 55435

612-964-2285

Heather Branigin

From: Mathews <srmathews415@gmail.com>
Sent: Monday, July 14, 2014 4:05 PM
To: Cary Teague
Subject: 6 story rental/retail proposal

Cary,

Please present my email to the council and forward a copy to the planning commission.

Your plan for a 6 story rental/retail project on 72nd and France is terrible. The project is too dense and would create way too much traffic for our residential area . I can't believe you would even consider this plan . We have enough retail and rental. In our area already

Sue Mathews
7404 West Shore Drive
Edina

Sent from my iPhone

From: Kayla Wright [<mailto:kaylamlw@aol.com>]
Sent: Monday, July 14, 2014 3:58 PM
To: Cary Teague
Subject: Development at 72nd and France

This email is written in opposition to the apartment/condo development planned for the office building space at 72nd and France.

As it is, the increase in Apartment/Condo dwellings in the immediate Southdale area is going to put too much of a burden on the France/Xerxes/66th/Hazelton area. Additionally, the proposed building that is going into effect in the Pentagon business park is immense. The additional OVERAGE of expected apartment/condos proposed for the 72nd and France space is, in my opinion, not necessary and will directly effect the safety of our Cornelia neighborhood.

Just having this complex built changes the make-up of our quiet and well-connected community. Our neighbors chose the Cornelia area for:

Quiet and family friendly atmosphere and amenities
Child safe streets with limited traffic and easy access to the Cornelia Parks and streets
Family atmosphere that directly impacts participation in our children's school, which in turn, enhances our student experience.

At the very least:

This would greatly affect traffic flow in the neighborhood. Any resident at the apartment complex, potentially ~200 with the proposed increase in size from the original development pitched to the City Council, wanting to travel north on France would have to first drive east on 72nd, as there is no left turn option at 72nd and France. Those wanting to get to Hwy 100 would then likely go to Cornelia Drive and then to 70th. This is right by Cornelia Elementary.

This proposed building AND increase is in NO WAY beneficial for the residence of our Cornelia neighborhood.

Regards,

Kayla M. Wright
7309 Cornelia Drive
Edina, MN 55435
952-426-1377

Kayla Wright
612-396-1848

Heather Branigin

From: Sue Soule <su1b3so@comcast.net>
Sent: Monday, July 14, 2014 3:57 PM
To: Cary Teague
Subject: FW: Proposed six-story complex at 72nd and France

Dear Mr. Teague,

I am resubmitting the letter below as several people who have seen it have asked if their names could be added in support.

Thank you,

Sue Soule

From: Sue Soule [<mailto:su1b3so@comcast.net>]
Sent: Sunday, July 13, 2014 9:26 PM
To: 'cteague@edinamn.gov'
Subject: Proposed six-story complex at 72nd and France

PLEASE FORWARD TO THE CITY COUNCIL AND THE PLANNING COMMISSION

Dear Mr. Teague:

I would like to say that this latest proposal is unbelievable but, unfortunately, it is part of an ugly pattern of total disregard for the residents of this area and its history.

Has anyone on the City Council or Planning Commission read the Comprehensive Plan lately? Or the traffic study on which they based the changes to France Avenue which stated that traffic was already at level E, which does not stand for excellent but quite the opposite?

The proposed project at 72nd and France would be laughable in its effrontery were it not for the fact that our city leaders are taking it seriously. It exceeds current density, height and floor area ratio restrictions. In the words of former Edina Planning Commissioner Julie Risser in regard to a previous development proposal:

“I think it will leave many residents of Edina wondering what their city code means. Is it something that will be there next week or next month? This is something we should honor.”

Lest you think we're being petty, during the time my husband and I have been tax-paying residents of Edina, there have been:

- Expansions of Southdale
- Expansions of Galleria
- Expansions of Fairview Southdale and nearby medical buildings and new medical buildings
- Centennial Lakes retail, housing and five office buildings

The Westin Hotel and condo high-rise
The apartment building at 69th and York
The One Southdale complex
The three buildings on the Byerly's property
The in-process Wickes/Borofka site

The City Council has adopted "density" as a community value, but I would like to see what would happen if that were put to a city referendum. The Edina residents I know did not move here because they wanted to be downtown, Uptown or Eden Prairie East. They wanted quiet residential neighborhoods with good schools and parks.

I think this area of Edina has borne more than its share of growth. If the city commissioners and council members want to ride roughshod over character, codes and comprehensive plan, then let's spread the wealth around. Let's put an 18-story high-rise on the old public works site and put a housing development around Bredesen Park.

I thought our City Council was supposed to represent our residents, not every developer that comes courting.

Sincerely,

Susan Soule and Gary Soule
West Shore Drive

Susan Jean Smith
7308 West Shore Drive

Beverly Moore
7304 West Shore Drive

Al Corcoran
7316 West Shore Drive

Richard and Betty Johnson
7328 West Shore Drive

Sally Scheefe and
John Walters
7200 York Avenue South

Lisa Schunn
7320 West Shore Drive

Alice Scheefe
1002 Coventry Place

Susan Scheefe
709 Coventry Lane

Heather Branigin

From: srbinus@comcast.net
Sent: Monday, July 14, 2014 3:46 PM
To: Cary Teague
Subject: Project at France Avenue and 72nd Street

We want to express our concern to the City Council and Edina Planning Commission over the proposed development at France Avenue and 72nd Street. It will add a good deal of traffic to both France Avenue and 72nd Street. This would not only be a disruption for the residents closest to the project but, more importantly, a safety concern for the children at the Cornelia school close by.

The rental/retail development may be acceptable but the massive size of it is not.

The most disturbing aspect of this proposal is that the Edina Planning Commission has given a positive response to it. We understand it is considerably larger than is allowed in the comprehensive plan that the City has in place. We have been impressed by how dedicated Edina seems to be in preserving the quality of life here yet it appears that the developer is pulling strings to make a big profit and the City now doesn't care quite so much about its plan or the quality of life of its residents.

If this project goes forward, please limit its size to an attractive and reasonable size for the neighborhood.

David and Shirley Binus
4432 Ellsworth Drive
Edina

Heather Branigin

From: Chris Victorsen <cherishedstitches@earthlink.net>
Sent: Monday, July 14, 2014 3:46 PM
To: Cary Teague
Subject: 7200 France

Dear Mr. Teague,

I ~~am~~^{am} writing to you today to express our opposition to the proposed project at 7200 France Ave. The proposed project is too big for the space, is inappropriate for a residential area and will add too much traffic to an overburdened France Ave and to residential streets which also connect to an elementary school. This project also far exceeds what is allowed according to Edina's Comprehensive Plan. Please let the City Council know of ~~my~~^{my} opposition to this massive project by presenting this email to the Council on 7/15 and forwarding a copy to the Planning Commission.

Thank you,

Christine ~~Victorsen~~ Victorsen
7213 Cornelia Drive

Heather Branigin

From: Linda Conley <lindalconley@comcast.net>
Sent: Monday, July 14, 2014 3:36 PM
To: Cary Teague
Subject: 72nd and France project

I am writing to voice my opinion that this project will ruin our neighborhood and cause even more congestion than we already deal with on France. Now you propose on the corner of France and 72nd? Those of us who live near this intersection should consider moving away if this goes through. How much more do businesses and rental properties have to encroach on homes in a so far quiet neighborhood? This is not progress.

Thank you for listening and taking action,

Linda Conley
7311 Gloucester Dr.

Heather Branigin

From: Bette Anderson <betteanderson@yahoo.com>
Sent: Monday, July 14, 2014 3:08 PM
To: Cary Teague
Subject: France Avenue Rental/Retail Project - 72nd & France

Mr. Teague,

I am a resident of Edina and reside in a neighborhood west of France Avenue and just south of West 70th Street on Poppy Lane. This email will serve as my firm objection to the proposed 72nd & France rental/retail project.

I first learned of the 72nd & France rental/retail project just yesterday from a neighbor. Needless to say, I was appalled by the immensity, intrusiveness and inappropriateness relative to the surrounding neighborhoods.

It will create undue traffic problems on an already overburdened France Avenue as well as creating additional travel difficulty for the neighborhood residents, not to mention potential attendant problems such as noise, private property violations, criminal activity, etc. This project is also in very close proximity to an elementary school which has been couched within a peaceful, stable neighborhood environment which would undoubtedly be fundamentally altered by the proposed project. The safety and protection of the children should be of primary importance and should be the number one consideration in the decision-making process regarding this mammoth, overly ambitious project.

I would ask that my email be presented to the City Council on Tuesday with a copy forwarded to the Planning Commission.

Thank you for your attention and consideration.

Bette Anderson
4936 Poppy Lane
Edina, MN 55435
952-486-8834

Heather Branigin

From: Gary Hudson <ghudson4034@gmail.com>
Sent: Monday, July 14, 2014 3:06 PM
To: Cary Teague
Subject: Please present my e-mail to City Council regarding my opposition to 72nd & France project

Dear Mr. Teague,

My name is Gary A. Hudson, 4512 Belvidere Lane, Edina, MN 55435-4034. My phone is 952-929-0634 ghudson4034@gmail.com

I use 72nd daily as I turn off France at 72nd and head west to reach Belvidere Lane. Traffic is already very heavy on France. Daily I turn off France from the north bound lane, using the left turn lane, and turning across southbound traffic on France when oncoming vehicles are not present. Without the proposed project, traffic is already heavy and waiting is involved to cross over France onto 72nd.

I viewed the presentation of this project before the Planning Committee. I am opposed to this oversized six story project of 195 apartments and two restaurants. I am opposed to amendments to the comprehensive plan, including the increased housing density. I am absolutely opposed to the massive six story structure that is proposed. It will add greatly to the already increasing traffic on France (and 72nd) because of so many proposed additional residents and two commercial enterprises, the restaurants.

There are already so many condo and apartment buildings being constructed in the vicinity of France and York. Some have not yet started construction. Residents for these structures are going to add greatly to the traffic in the area. Already far too much density has been approved. The impact on traffic of all these new residents is unknown at this time. Certainly we do not need 195 more units, plus the added traffic from two new restaurants on the west side of France Avenue. We do not need all this, plus a massive building intruding into the west on residential 72nd Street.

I ask the City Council to refuse amending the Comprehensive Plan for this huge structure. . It is time that the City Council realize that already too much density has been approved. The Council should decide in favor of what is in the best interests of residents and neighborhoods instead of deciding in favor of an overzealous developer.

I thank you and the City Council for considering and recognizing my opposition to this project that is inappropriate for the neighborhood west of France Avenue.

Gary A. Hudson

Heather Branigin

From: Sally Stoutenburgh <sallystout@centurylink.net>
Sent: Monday, July 14, 2014 3:04 PM
To: Cary Teague
Subject: Proposal for 7200 France Avenue

Dear Director,

I find it appalling that the Planning Commission would give an encouraging response to the proposed monstrosity being considered at the corner of 72nd and France Avenue. Has the City's tax revenue become more important than the citizen's quality of life? They should build this in a community that has more open spaces and fewer congested roads. The last time a proposal this far outside the regulations was approved, it ended in a lawsuit and the City of Edina lost. Nobody wants to go down that road again.

Thank you,
Sally Stoutenburgh
7449 W Shore Dr
Edina, MN 55435



This email is free from viruses and malware because avast! Antivirus protection is active.

Heather Branigin

From: Ryan Siemers Photo+Design <rps@ryansiemers.com>
Sent: Monday, July 14, 2014 3:00 PM
To: Cary Teague
Subject: W72nd and France

Community development Dir. Cary Teague,

I'm a local resident, architectural designer, filmmaker, and photographer. Apparently I need to be paying more attention to what's happening with local development. I received an urgent notice today from a concerned citizen about the proposed development and France Avenue at 72nd. I have to agree that I'm a little concerned about the scale of this development. That isn't to say that it couldn't be successful for both the city of you Edina and the residents.

There really three concerns that I have. The scale, the traffic pattern, and the use.

I do like the reduction in scale as the building moves west into the residential neighborhood. However I feel as though the development is trying to push the boundaries a little bit too far for the west side of the street. On the plus side, I like that the design is presumably making the best use of the dramatic grade change that already existing (for underground parking that would meet the capacity needed for any retail and residential needs).

I do believe that IF this project wants to have six stories, it should be limited to France Avenue and drop down as soon as it turns to the west. Perhaps the exception of that would be the corner of France and 72nd until it meets the curb cut.

I am concerned that they may not be going far enough to limit traffic going to the west on 72nd. It is a busy(ish) collector road at the moment and I can easily imagine residents taking 72nd to Cornelia over to 70th to get to hwy 100. That traffic needs to be directed to flow on France.

I would suggest One way in and out of the parking lot, with a right turn only median to dissuade use of 72nd as a route for commuters.

I'm concerned about more temporary (apartment) housing in this district of Edina. I'd be more in support of this project if it were more condominiums then apartments. With the developments going up on the Byerly's site I feel as though we need to balance permanent versus apartment housing. Additionally, condominium residents bring more of a sense of personal and community investment that I think would be needed by the time this goes in. Certainly more than 13% of this current development.

Lastly I am thrilled that they are dedicating 20% of their units to affordable housing! I'd hope to see a good mix of unit sizes. Perhaps something like 1/4 studios, 1/4 one BR, 1/4 two BR and 1/4 three BR. We definitely don't have enough 2 and 3 BR units in this area to support working class families.

I'd like to attend tomorrow evening's city hall meeting, however I'll be currently on a photo shoot. I will however look forward to seeing what the results were from the evening's meeting.

Sincerely,

Ryan Siemers

ASMP | Associate AIA | LEED AP
Filmmaker | Photographer | Designer

O. 612-246-4627.

M. 612-386-7457

E. rps@ryansiemers.com

W. ryansiemers.com

12 Long Lake Rd. Suite. 17B
St. Paul, MN 55115

Sent from my iPhone

Heather Branigin

From: Kathy Diaby <KDiaby@tdhcd.com>
Sent: Monday, July 14, 2014 2:59 PM
To: Cary Teague
Subject: Proposed 6-story development at France and 72nd

Dear Mr. Teague,

As a resident of the Cornelia neighborhood, I am very concerned about the proposed six-story rental/retail project at France and 72nd. This project is too big for the space, is inappropriate for a residential neighborhood and will add too much traffic to an already congested France Avenue. The density and height of this project far exceed the City's comprehensive plan. Our City Council should be looking out for the interests of its residents and not some overzealous developer. Haven't they learned their lesson with the repurposing of the Fred Richards Golf Course? They need to start acting on our behalf or there will be no re-elections.



Kathy Diaby | Managing Partner

600 Highway 169, Suite 1960 | Minneapolis | MN | 55426

Direct: (763) 398-4503 | Fax: (763) 354-7045 | Main: (763) 545-2353

www.tdhcd.com

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-----Original Message-----

From: Peterson, Jason [<mailto:jason.peterson@metc.state.mn.us>]

Sent: Monday, July 14, 2014 2:51 PM

To: Cary Teague

Subject: 7200 France

Hello Cary,

I hope you are having a good day. I've been following the Fred Richards redevelopment but somehow missed 7200 France rezoning until this week. I see it has a pledge of 39 affordable units out of the 212 total for the city and was wondering how many units were included in the developments in the NW corner of York and 69th (Southdale Parking Lot) and the SE corner of Hazelton and France (Byerly's Redevelopment)?

Second, as an SE Edina Resident I also wanted to go on record as voting for shorter buildings and better traffic patterns through the city. Whatever the driving force has been behind the numerous zoning variances on height restrictions over the past few years, especially the upcoming 7200 France I am opposed. Aside from the skyline changes, France (South of 69th) has always served as a nice separator between high paced commercial and taller buildings and the quaint residential neighborhood of Cornelia. I would vote for keeping the development to a 4 story maximum please. And trying to get in and out of Byerly's from the west (aside from the construction) has become incredibly difficult. Cornelia seems to be the elementary school that is the home for the rental market portion of Edina. Kind of some ramblings but I wanted to be added to the list of those who oppose this rampant overdevelopment of SE Edina.

Thanks,

Hope to see you tomorrow at the Council Meeting, Jason

From: William Togstad [<mailto:wtogstad@comcast.net>]
Sent: Monday, July 14, 2014 2:38 PM
To: Cary Teague
Subject: Six-story France Avenus rental/retail project in Edina

Dear Cary

As a 30 year residents of Edina, my wife Ruth and I strongly object to a project of this magnitude being placed at France Avenue and West 72nd Street. If a project of this scale is allowed to go forward in will end up hurting Edina for years to come. The problems may not occur right away, but anyone who has traveled extensively in the US knows full well what the 2007-2012 real estate crash did to local communities across the Southwest US, parts of California and much of Florida.

Any developer can always be counted on to respond to artificially low interest rates as a means of leveraging their capital for even greater inflation adjusted real returns on building projects; the economic viability or lack of it simply is of no concern to them. Moreover, the ZIRP (zero interest rate policy) currently being pursued by the Federal Reserve is little more than a desperate attempt to rescue a weak economy. The banks in China have been doing the same thing and the result has been historic overbuilding in China and high vacancy rates as shown on a recent 60 minutes television program. Anyone with any financial sense at all can see what will happen when this latest artificial real estate boom busts. The community will have record high vacancies and what amounts of a real estate white elephant on their hands will little to no property tax returns for local schools.

We beg you to not drag our community into this property boom that is being fueled by little more than ill-advised speculation. We are retired now and still support the school system. However, we are mobile at this point and we may consider relocating entirely given the overbuilding that we see taking place.

Bill and Ruth Togstad
4908 Aspasia Lane
Edina, MN

From: blair christie [<mailto:blairsc@googlemail.com>]
Sent: Monday, July 14, 2014 4:34 PM
To: Cary Teague
Subject: 72nd and France Development

I am a resident of 7316 Cornelia drive in Edina.

A flyer was dropped off at our doorstep detailing the development of 72nd and France area. I found this concerning. Mostly I'm concerned with the added burden to the infrastructure. I understand the elementary school nearby is beyond overflowing, and traffic on France and the area is concerning on a good day.

I would like to voice my opinion that if facts are as stated in this flyer, I am opposed to this new development being 6 stories, the occupancy and number of units and various other details.

Thanks,

Blair Christie
7316 Cornelia Drive
Edina, MN 55435

Heather Branigin

From: Ruth McIntyre <irmcintyre@comcast.net>
Sent: Monday, July 14, 2014 7:28 PM
To: josh@joshsprague.com; Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); swensonann1@gmail.com
Subject: Proposed 7200 France Ave Development

Dear Mayor and Council Members:

We are deeply concerned about the development proposal for the 7200 France Avenue site. We do not support the proposed development because of the impact that it will have on the Cornelia neighborhood to the west, and the impact it will have on the traffic on France Ave.

Concerns that we have about this proposal:

1. **Height:** The increased height will not fit with the neighborhood to the west. The current property keeps the height next to France Ave. and it isn't as high as this development proposes. With Byerly's new development encroaching close to France Avenue, and this proposed development being so high close to France Avenue, it will not be long before we are driving through a canyon of high rises along France Avenue.
2. **Landscaping:** We fear that the mature trees on the west of the property and the lilac bushes to the north will be lost in the development further exposing the rest of the neighborhood to the density. Also, we note that virtually none of the developments in the Southdale/Hazelton area in the last few years have come close to planting the number of trees around the developments that were shown in the plan/pictures. We feel that we have been misled in many instances. We as a city must insist that any new development be provided with an adequate number of trees, not just saplings, to fit in with our community: one of the things that most impressed me as a newcomer to Edina was the number of mature trees along 70th Street. We should vigorously promote the use of trees and plants in landscaping around new developments, and not let developers off the landscaping hook lightly.
3. **Density and traffic:** The increased density will cause worsening traffic issues and noise for the neighborhood and France Avenue. The main entry into the proposed development is off 72nd Street, which means that the traffic will inevitably spill into the South Cornelia neighborhood and will potentially cause safety issues for children and those of us who walk the neighborhood. We often see cars speeding on 72nd Street, and this problem will only get worse with increased traffic on it. The proposed development will also increase the traffic on France Avenue, which is already overburdened. In addition, the space for car parking at the restaurants on France Avenue seems inadequate. The entry to the parking is too close to the intersection of France and 72nd, and runs the risk of backing up into the intersection.
4. **Stormwater:** The property is low and during times of heavy rain you can see water flooding the southwest corner of the parking lot. It may be difficult to drain or control the water runoff. Right now it is a parking lot. As it stands, there is minimal damage when it floods because there are no structures there. The placement of structures to the low lying areas will not only expose the structures to the risk of flood but will also exacerbate the problem of flooding.
5. **Sewer:** More density puts more waste into the sewer system. We are concerned that the sewer system is not made to support this increased residential density.
6. **Restaurants:** Restaurants at this site are not in character with this part of the neighborhood. We have wonderful restaurant choices on the east side of France Ave. and there is no need to have them encroaching into the Cornelia neighborhood. Restaurants will bring traffic and noise, including noise from background music outdoors and trash pickup services, and will increase the amount of light impinging on the neighborhood at night. What is worse, the restaurant noise and traffic will occur in the evening hours, when families are more likely to be walking the neighborhood and at times when people are trying to sleep.

7. Property values of neighboring houses: It is impossible to conceive that the values of the houses in the immediate vicinity of the proposed site will not fall if the proposed development goes ahead. Nobody wants to lose the privacy of their backyard to a multi-story development across the backyard fence. While the current site will not win any prizes for its aesthetics, the density of the proposed project will overpower the east end of 72nd Street and will make the properties close to it less desirable.

8. The proposal requires too many zoning changes: The proposed project does not meet setback requirements, height requirements, housing density requirements or floor area requirements. That the developer has proposed a project that requires so many zoning changes suggests to us that they have no interest in maintaining the neighborhood, and have no regard for those in the neighborhood whom it will affect. The city should deny permission for this project based on the proposed increased density alone.

9. School overcrowding: Cornelia Elementary is already overcrowded as it is, compared to other elementary schools in Edina, and will have to absorb children not only from this proposed development but also from the apartments in the new Byerly's development. We are concerned that this increase in student population will adversely affect the school.

For these reasons, the City should reject the proposed development for this site. Please listen to your constituents in this matter, for it is they who will sustain Edina as a great city to live and it is they who should be guiding the development of the city.

Cordially,

Ruth McIntyre

Iain McIntyre

Heather Branigin

From: Hein de Hoog <hein@manufacturingsales.com>
Sent: Monday, July 14, 2014 7:32 PM
To: Cary Teague; Edina Mail; jonibennet12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com
Subject: 72nd and France development

Ladies and Gentleman,

I want to weigh in on the development that is being discussed at 72nd and France.

I have no interest in nor believe citizens have the right to stop a development just because they don't like it in their neighborhood. That being said, I don't like the proposed development at 72nd and France.

I also believe variances should be issued under certain circumstances. Extreme hardship or should a zoning law be changed AFTER someone owning property and bought it for a certain intention that they will no longer be able to do. Also perhaps for small issues such as a higher fence, should someone have a neighbor they can't get along with. Or perhaps the size of a home, should many of the other homes in the neighborhood or block be oversized. Etc. So my point is this; I don't believe we can stop someone from buying the property at 72nd and France and developing it to whatever the CURRENT law allows them to do. And, if they want to move a building 3 feet closer to a lot line in order to obtain a certain configuration, or some other insignificant variance, then issue it. However, DO NOT allow major changes to the sight unless the neighborhood stands behind it.

If I read the propaganda correctly, then the developer is looking to add two stories to the building, a fifty percent increase from current zoning and more units per acre etc. etc. Please hold the developer to what the current zoning standards are. This is owed to the neighborhood. I can go on for a long time about traffic to the area, through the neighborhood, home values etc etc again. Please, do the right and fair thing.

Hein de Hoog
Property owner in the 72nd and France area

Heather Branigin

From: Katie Hardy <kdhardy40@gmail.com>
Sent: Monday, July 14, 2014 8:23 PM
To: Edina Mail
Subject: support for 66 West project

I urge you to approve the zoning changes necessary to make it possible for Beacon Interfaith Housing Collaborative to build and provide housing for young adults experiencing homelessness in Edina and other Southwest communities. 3330 W. 66th St. is an ideal location for this facility as it is close to public transportation and many job opportunities close by. 66 West is a brilliant concept of concern and care for young adults who have lost their way.

I am a resident of Edina, and a member of St. Stephen's Episcopal Church, one of the co-sponsors of this project. It would create an opportunity for the City of Edina to show forward thinking and leadership;.

Sincerely,
Katharine D. Hardy

Heather Branigin

From: Laurits Nielsen <lnielsen0427@yahoo.com>
Sent: Monday, July 14, 2014 7:28 PM
To: Edina Mail
Cc: dbonlender@beaconinterfaith.org
Subject: 66 West Housing

Dear Mayor Hovland and City Council Members,

My wife, Rev, Mary Ellen Nielsen and I, Rev. Laurits Nielsen, write to you in support of Beacon Interfaith Housing's 66 West project.

We are retired United Methodist Clergy who are member of Good Samaritan United Methodist Church of Edina and live in Golden Valley at 24 Maddaus Lane, Golden Valley, MN.

I have been a part of supportive housing for those in need since 1993. I was a part of Simpson Housing Services as a board member and participant in volunteering for 20 years. I know the part that such housing can play in the rebuilding of a life.

I also know of the heartbreak of young persons forced on the streets during their teen years. These people become vulnerable to violence and trafficking. Often homelessness for the young comes from conflict around many things in the home that suddenly turns inhospitable--coming out in orientation, excessive drinking or drugs by family members and other pressures.

The most important thing a community can do is to provide a place for education and maturation to continue until the person is able to support themselves. At this time in the western and southwestern suburbs of Minneapolis there is a lack of such supportive community.

Therefore, we urge that you support Beacon Interfaith Housing in their endeavor to provide a place for homeless teens that is near jobs, school, transportation, and away from a residential area that may object to their presence.

Respectfully,

Rev Laurits Nielsen

Heather Branigin

From: Mike Welbaum <mwelbaum@comcast.net>
Sent: Monday, July 14, 2014 8:59 PM
To: Cary Teague
Cc: Edina Mail
Subject: Inappropriate Development - France at 72nd

Cary K. Teague,
Community Development Manager

Cc: Mayor Jim Hovland

Dear Cary Teague,

I am not able to attend the council meeting of July 15, 2014, but want to express both alarm and opposition to the inappropriate rental/retail project, 72nd and France.

- Alarm due to lack of community involvement and notification
- Opposition due to extreme departure from comprehensive plan

Neighborhood tinkering to accommodate planned and agreed-to development can be affirming and constructive. Restructuring neighborhoods to satisfy selfish perspectives of future density needs violates the very foundation of a currently-healthy neighborhood; it will not contribute to Edina's unique role in the metropolitan area.

Do not permit the plans to proceed.

Mike Welbaum
7232 Monardo Lane
Edina, Minnesota, 55435

Heather Branigin

From: Gwen Budd <gwbudd@yahoo.com>
Sent: Monday, July 14, 2014 10:48 PM
To: Edina Mail
Cc: Cary Teague
Subject: Proposed development of 7200 France

Dear members of the City Council,

I am a resident of the Cornelia neighborhood and just became aware of the proposed re-development of 7200 France from a letter to the editor in the July 10th edition of the Sun Current. I then watched the Planning Commission video of the Sketch Plan review for this project to learn more. Here are my concerns:

Increased Traffic: I agree with Planning Commissioner Michael Schroeder that traffic congestion, unsafe maneuvers (cutting across 3 lanes of traffic and/or U turns), and increased traffic through the neighborhood and by Cornelia school will be a problem. I am already concerned about increased traffic from the addition of 246 apartments at the Byerly's site across the street from 7200 France, without adding traffic from another 170 apartments and 25 town homes. There will also be increased traffic in the Southdale area from the addition of 232 units at One Southdale Place and the 242 units approved for the former Wickes Furniture site. A traffic study at this point will be very misleading because it will not reflect the increased traffic that will result from the 720 apartment units that have already been approved for construction in the Southdale area.

Density: I understand that the 2008 Comprehensive Plan encourages mixed office and residential uses for this area, but this project goes beyond the height and density standards currently in place and would require three amendments to the Comprehensive Plan in terms of increased building height, increased density and increased floor area ratio. This project would also require rezoning. Commissioner Kevin Stanton pointed out that a building height of 6 stories is more than the Comprehensive Plan envisioned for the "shoulder" of the Southdale area. What value does the Comprehensive Plan have if we are not going to follow it?

Sewer Capacity: Edina's 2008 Comprehensive Plan indicates that a higher density of residential and commercial development in the Southdale area will result in increased sanitary sewer flows, which may then require significant trunk line upgrades. Does Edina have sufficient sewer capacity?

Schools: What is the projected increase for Edina Schools from all these additional residential units?

While the project does have some nice features such as 39 units of affordable housing and underground parking, in my opinion it is too dense for the site.

Thank you,

Gwen Budd

Heather Branigin

From: Bill Bale <w.bale@yahoo.com>
Sent: Tuesday, July 15, 2014 7:16 AM
To: Edina Mail
Subject: 66 West Apartments/Beacon Interfaith

To the Mayor of Edina and all Edina City Council Members From William Bale,5516 Vernon Avenue S, Edina, a resident of Edina since 1960.

Dear Mayor Hovland and Council Members Joni Bennett, Mary Brindle, Josh Sprague and Ann Swenson

I support 66 West Apartments and Beacon Interfaith in their effort to secure approval for the construction and operation of a 39 unit apartment building for homeless youth.

Over a period of 5 years operation, this facility will serve 130 youth. That is because Beacon has a program involving rules, work requirements and counseling that, on average, prepares a resident youth for unassisted living outside this facility 18 months after entering this facility. These are the results being obtained at Beacon's homeless youth apartments at 37th and Nicollet, which I learned when I personally toured that facility. That is a dynamic youth program.

So you are not being asked to approve a building for static resident housing for homeless youth. Nor is this a "flop house" for aimless, wandering youth. Beacon is an interfaith apartment developer. It has a proven track record of counseling and graduating young people to live a respectful, productive life at the rate of 39 souls every 18 months. And that is an amazing 130 souls every 5 years. Please approve this project. Thank you.

-----Original Message-----

From: Paul Felipe [<mailto:pffelipe@mac.com>]

Sent: Monday, July 14, 2014 10:49 PM

To: Cary Teague

Subject: Not in favor of proposed France Ave./W.72nd rental/retail project

Good Evening Cary,

I wanted to write to voice our families many concerns with this impending project. As current residents of the Lake Edina area we feel that we would be impacted greatly with this possible addition. We can currently see all of the delays with construction and roadwork on this area of France, and with the new additions near Byerly's and the Southdale area we can't even imagine how horrible more retail and housing will add to everything! This project is far to big for the space, and will only create future problems for we, the existing residents. We hope that you reconsider this project and help our area of Edina maintain it's current level of somewhat manageable congestion.....the area just can't support anymore!

Please forward a copy of this email to the planning commission, as well as present it to the Council the evening of 7/15/2014@7pm.

Respectfully

Paul F. Felipe

Blaine C. Caton

4813 Hibiscus Avenue

Edina, MN 55435

Sent from my iPad

Paul F. Felipe

From: Gwen Budd [<mailto:gwbudd@yahoo.com>]
Sent: Monday, July 14, 2014 10:48 PM
To: Edina Mail
Cc: Cary Teague
Subject: Proposed development of 7200 France

Dear members of the City Council,

I am a resident of the Cornelia neighborhood and just became aware of the proposed re-development of 7200 France from a letter to the editor in the July 10th edition of the Sun Current. I then watched the Planning Commission video of the Sketch Plan review for this project to learn more. Here are my concerns:

Increased Traffic: I agree with Planning Commissioner Michael Schroeder that traffic congestion, unsafe maneuvers (cutting across 3 lanes of traffic and/or U turns), and increased traffic through the neighborhood and by Cornelia school will be a problem. I am already concerned about increased traffic from the addition of 246 apartments at the Byerly's site across the street from 7200 France, without adding traffic from another 170 apartments and 25 town homes. There will also be increased traffic in the Southdale area from the addition of 232 units at One Southdale Place and the 242 units approved for the former Wickes Furniture site. A traffic study at this point will be very misleading because it will not reflect the increased traffic that will result from the 720 apartment units that have already been approved for construction in the Southdale area.

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Sewer Capacity: Edina's 2008 Comprehensive Plan indicates that a higher density of residential and commercial development in the Southdale area will result in increased sanitary sewer flows, which may then require significant trunk line upgrades. Does Edina have sufficient sewer capacity?

Schools: What is the projected increase for Edina Schools from all these additional residential units?

While the project does have some nice features such as 39 units of affordable housing and underground parking, in my opinion it is too dense for the site.

Thank you,

Gwen Budd

From: Paige Norwood [mailto:paige_d_norwood@hotmail.com]
Sent: Monday, July 14, 2014 10:28 PM
To: Cary Teague
Subject: 7200 France Avenue apartment project

Dear Cary,

We are writing to you regarding 7200 France Avenue apartment/retail project proposed by DJR Architecture/Boisclair Corp/NHH Properties. As a member of the community with a young family (3 kids and growing), we feel it is inappropriate for our quiet and personal residential neighborhood. Currently, there are already three large apartment complexes under planning or development in the neighborhood. The France avenue commercial infrastructure and the surrounding neighborhood roadways are maxed out. The thought of adding still another residential development project of any scale is simply untenable. We do not support the construction of additional multi-unit residence at the at the 7200 France Ave site.

Please present our concerns to the Council on Tuesday and also forward a copy of this email to the Planning Commission.

Regards,

Andrew & Paige Misselt
7104 Heatherton Trail
Edina MN 55435

Heather Branigin

From: Cary Teague
Sent: Tuesday, July 15, 2014 7:23 AM
To: Lynette Biunno
Subject: FW: proposed redevelopment for France & 72nd

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For
Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: Jean Holm [<mailto:jholm921@gmail.com>]
Sent: Monday, July 14, 2014 9:55 PM
To: Cary Teague
Subject: Re: proposed redevelopment for France & 72nd

Dear Cary,

I am writing in opposition of the proposed development on France & 72nd St.
I live just west of France Ave and have for the past 20 years. This area is already so congested and my little Belvidere Lane is already a pass through for people wanting to get to France Ave from Hwy 100 without driving on 70th. I can't even comprehend the traffic issues this will cause and with all the apartments already in the area and more to come on the Southdale property I just don't understand the need for such major developments.
Please, I ask for your reconsideration.

I thank you for your time.

Jean Holm

Sent from my iPad

From: maureen glover [<mailto:maureenlglover@gmail.com>]
Sent: Monday, July 14, 2014 9:06 PM
To: Cary Teague
Subject: Rental Project at 7200 France Ave.

Mr. Teague,

My husband and I live at 4440 Claremore Drive. We are extremely concerned about the size of the rental project planned for 7200 France Ave which is at the end of our street. We have lived here since 1995. We moved here from a neighborhood we loved in South Minneapolis because we were directly located in extremely noisy flight paths of MSP airport that became intolerable. We chose this neighborhood because it was a beautiful and quiet residential neighborhood to raise our children in and we are now looking forward to enjoying many years here in our retirement. We continually work on our house, our yard and our gardens because we love to spend time here.

We enjoy the close proximity to businesses, parks and restaurants in the Southdale area. We were relieved when the plans to make 70th Street a major thoroughfare in the middle of our residential neighborhood were changed to accomodate the wishes and needs of the homeowners and the elementary school which is also on our street. The Cornelia neighborhood is already bordered just a block south of 72nd Ave with numerous large apartment complexes and businesses. We feel the size of this high density living project will negatively impact the quality of life and values of homes in our immediate neighborhood. The traffic alone on our residential street will be devastating to our community. To me, a project of this size on such a small parcel of land only reflects greed and prosperity for land owners and developers at the expense of the quality of life of the residents of this established residential area. There is an apartment building on the other side of Sunrise Estates that fits in aesthetically with the homes in the area. It is an appropriate size building for the space it occupies so it blends in with the neighborhood. I do not support this ostentatious crowding of "luxury" apartments and businesses in our community. We are extremely concerned and disappointed to hear that this is even being considered.

Your consideration is appreciated. Maureen Glover

-----Original Message-----

From: MWB Gmail [<mailto:brummmw@gmail.com>]

Sent: Monday, July 14, 2014 8:19 PM

To: Cary Teague

Subject: Project to big

The proposed project at France and 72nd is too big for the space, is inappropriate for a residential neighborhood , and will add too much traffic to the already overburdened France avenue and our neighborhood with its nearby elementary school.

Please present my email to the Council on Tuesday and forward a copy to the planning Commission

Thank you

Matt Brumm

-----Original Message-----

From: Lori Gmail [<mailto:bprebil@gmail.com>]

Sent: Monday, July 14, 2014 8:00 PM

To: Cary Teague

Subject: 7200 France ave project

My husband and I feel very strongly that if this project has to proceed then it definitely should be limited to four stories.

Please present this email to the council tomorrow night and forward it to the planning commission.

Sincerely,

Lori and Bill Prebil

4504 Claremore court

Sent from my iPhone

Heather Branigin

From: Connie Dosen <dosen0812@aol.com>
Sent: Monday, July 14, 2014 7:56 PM
To: Cary Teague
Subject: Six Story France Ave. Rental

Attn. Mr. Teague--This project (Six Story France Ave. Rental) is too big for the space, is inappropriate for a residential neighborhood, and will add to an already overburdened France Ave. and our neighborhood with Cornelia Elementary School so close by. Please present this e-mail to the Council on Tuesday and forward a copy to the Planning Commission.

Thank you, Mrs. Don Dosen--7036 Kellogg Ave. So.--Edina, MN 55435-4141

Heather Branigin

From: P R EVANS <zevans4@msn.com>
Sent: Monday, July 14, 2014 7:37 PM
To: Cary Teague
Subject: 7200 France project

Dear Mr Teague,

We have lived at 7111 Heatherton Trail for almost 24 years. We have recently heard (from neighbors, not the city which is disconcerting) that a proposal has been made regarding the building of a massive apartment/retail project at 7200 France Avenue. We are strongly opposed to this. The scale of this is way too large for our residential neighborhood . We are aware that the city would have to amend its comprehensive plan in terms of building height, housing density and floor area ratio. This is not acceptable for the neighborhood. The Cornelia neighborhood is a strong community centered around Cornelia Elementary School which is only a few blocks from the proposed development. The safety concerns are obvious. Seventeen children live on our block alone. There has never been an motor vehicle accident involving a child on our street (nor any other type of accident) in the 23+ years we have lived here. The cut-through traffic this project would create would jeopardize the safety of our children, the students at Cornelia Elementary, as well as all residents. The Cornelia neighborhood, which is a very connected, close neighborhood would clearly be negatively impacted in a number of ways, likely in ways the City planners are unable to anticipate at this time. Proceeding with this project is foresighted and not in the best interests of the neighborhood community. Please strongly consider these issues and input from your residents and constituents as you make your decisions.

Please present this e-mail to the Council at the Tuesday meeting (July 15th) and forward a copy to the Planning Commission.

Sincerely,
Patricia Evans and
Paul Zelubowski
7111 Heatherton Trail
Edina

Sent from my iPad

Heather Branigin

From: Hein de Hoog <hein@manufacturingsales.com>
Sent: Monday, July 14, 2014 7:32 PM
To: Cary Teague; Edina Mail; jonibennet12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com
Subject: 72nd and France developement

Ladies and Gentleman,

I want to weigh in on the development that is being discussed at 72nd and France.

I have no interest in nor believe citizens have the right to stop a development just because they don't like it in their neighborhood. That being said, I don't like the proposed development at 72nd and France.

I also believe variances should be issued under certain circumstances. Extreme hardship or should a zoning law be changed AFTER someone owning property and bought it for a certain intention that they will no longer be able to do. Also perhaps for small issues such as a higher fence, should someone have a neighbor they can't get along with. Or perhaps the size of a home, should many of the other homes in the neighborhood or block be oversized. Etc.

So my point is this; I don't believe we can stop someone from buying the property at 72nd and France and developing it to whatever the CURRENT law allows them to do. And, if they want to move a building 3 feet closer to a lot line in order to obtain a certain configuration, or some other insignificant variance, then issue it. However, DO NOT allow major changes to the sight unless the neighborhood stands behind it.

If I read the propaganda correctly, then the developer is looking to add two stories to the building, a fifty percent increase from current zoning and more units per acre etc. etc. Please hold the developer to what the current zoning standards are. This is owed to the neighborhood. I can go on for a long time about traffic to the area, through the neighborhood, home values etc etc again. Please, do the right and fair thing.

Hein de Hoog
Property owner in the 72nd and France area

Heather Branigin

From: Ruth McIntyre <irmcintyre@comcast.net>
Sent: Monday, July 14, 2014 7:21 PM
To: Cary Teague
Subject: Proposed 7200 France Ave Development

Dear Mr. Teague:

We are deeply concerned about the development proposal for the 7200 France Avenue site. We do not support the proposed development because of the impact that it will have on the Cornelia neighborhood to the west, and the impact it will have on the traffic on France Ave.

Concerns that we have about this proposal:

1. **Height:** The increased height will not fit with the neighborhood to the west. The current property keeps the height next to France Ave. and it isn't as high as this development proposes. With Byerly's new development encroaching close to France Avenue, and this proposed development being so high close to France Avenue, it will not be long before we are driving through a canyon of high rises along France Avenue.
2. **Landscaping:** We fear that the mature trees on the west of the property and the lilac bushes to the north will be lost in the development further exposing the rest of the neighborhood to the density. Also, we note that virtually none of the developments in the Southdale/Hazelton area in the last few years have come close to planting the number of trees around the developments that were shown in the plan/pictures. We feel that we have been misled in many instances. We as a city must insist that any new development be provided with an adequate number of trees, not just saplings, to fit in with our community: one of the things that most impressed me as a newcomer to Edina was the number of mature trees along 70th Street. We should vigorously promote the use of trees and plants in landscaping around new developments, and not let developers off the landscaping hook lightly.
3. **Density and traffic:** The increased density will cause worsening traffic issues and noise for the neighborhood and France Avenue. The main entry into the proposed development is off 72nd Street, which means that the traffic will inevitably spill into the South Cornelia neighborhood and will potentially cause safety issues for children and those of us who walk the neighborhood. We often see cars speeding on 72nd Street, and this problem will only get worse with increased traffic on it. The proposed development will also increase the traffic on France Avenue, which is already overburdened. In addition, the space for car parking at the restaurants on France Avenue seems inadequate. The entry to the parking is too close to the intersection of France and 72nd, and runs the risk of backing up into the intersection.
4. **Stormwater:** The property is low and during times of heavy rain you can see water flooding the southwest corner of the parking lot. It may be difficult to drain or control the water runoff. Right now it is a parking lot. As it stands, there is minimal damage when it floods because there are no structures there. The placement of structures to the low lying areas will not only expose the structures to the risk of flood but will also exacerbate the problem of flooding.
5. **Sewer:** More density puts more waste into the sewer system. We are concerned that the sewer system is not made to support this increased residential density.
6. **Restaurants:** Restaurants at this site are not in character with this part of the neighborhood. We have wonderful restaurant choices on the east side of France Ave. and there is no need to have them encroaching into the Cornelia neighborhood. Restaurants will bring traffic and noise, including noise from background music outdoors and trash pickup services, and will increase the amount of light impinging on the neighborhood at night. What is worse, the restaurant noise and traffic will occur in the evening hours, when families are more likely to be walking the neighborhood and at times when people are trying to sleep.
7. **Property values of neighboring houses:** It is impossible to conceive that the values of the houses in the immediate vicinity of the proposed site will not fall if the proposed development goes ahead. Nobody wants to lose the privacy of

their backyard to a multi-story development across the backyard fence. While the current site will not win any prizes for its aesthetics, the density of the proposed project will overpower the east end of 72nd Street and will make the properties close to it less desirable.

8. The proposal requires too many zoning changes: The proposed project does not meet setback requirements, height requirements, housing density requirements or floor area requirements. That the developer has proposed a project that requires so many zoning changes suggests to us that they have no interest in maintaining the neighborhood, and have no regard for those in the neighborhood whom it will affect. The city should deny permission for this project based on the proposed increased density alone.

9. School overcrowding: Cornelia Elementary is already overcrowded as it is, compared to other elementary schools in Edina, and will have to absorb children not only from this proposed development but also from the apartments in the new Byerly's development. We are concerned that this increase in student population will adversely affect the school.

For these reasons, the City should reject the proposed development for this site. Please listen to your constituents in this matter, for it is they who will sustain Edina as a great city to live and it is they who should be guiding the development of the city.

Cordially,

Ruth McIntyre

Iain McIntyre

Heather Branigin

From: Grady St. Dennis <stdennis@gustavus.edu>
Sent: Monday, July 14, 2014 7:18 PM
To: Cary Teague
Subject: Sketch plan for 7200 France Ave property

Dear Mr. Teague,

The purpose of this note is to voice our serious concern regarding what is being considered for the 7200 France Avenue property. We respect you and appreciate your service to our city. We ask that you please present this email to the Edina City Council tomorrow night and forward to the Planning Commission.

The 7200 France Avenue parcel of land is not a proper location for such a massive complex and would require amending the existing comprehensive plan in ways that would not be beneficial for our Cornelia neighborhood. As a home owner in a neighborhood that would be directly impacted by such development, we are disappointed to not have been notified in any way by our city that such planning was under consideration, regardless of where in that process the consideration might be. Transparency is an important part of this civic relationship.

There are already too many new high density construction projects underway in our neighborhood of which the actual impact upon area traffic and water/sewer demands are unknown. Even without taking the existing concerns into account, the proposed project is just too much and plainly demands more than the parcel of land and surrounding neighborhood can handle.

Thank you for listening to our concerns.

Sincerely,

Grady & Angie St. Dennis
7005 Bristol Boulevard
Edina, MN

Heather Branigin

From: Elizabeth Sarles <Elizabeth.Sarles@genmills.com>
Sent: Monday, July 14, 2014 7:04 PM
To: Cary Teague
Cc: lien.sarles@usbank.com; Elizabeth Sarles
Subject: 7200 France Avenue Project

Hello Mr. Teague –

We are writing to express our strong opposition to the proposed mixed-use development project that will be built in our neighborhood. Two years ago, my husband and I chose Edina, and specifically the Cornelia neighborhood, as the place where we were going to buy our first home and raise our newly expanding family. The location was ideal for us as we are looking forward to sending our children to Cornelia elementary and the general peacefulness of the neighborhood. We also chose this location for the added bonus of the close proximity of the shops along France Avenue. While we are only a mile away from the Galleria, Southdale and myriad of restaurants, our neighborhood still maintains its peacefulness. That will no longer be the case if the proposal to build this development moves forward as it is located directly in our neighborhood. With a new apartment complex also being constructed across the street at Byerly's, I simply do not understand how those potentially approving this complex would not think about the additional massive amount of traffic and congestion that will be added to our neighborhood and France Avenue. It is simply unacceptable. This is an inappropriate plan for a residential neighborhood.

Please take our neighborhood into consideration when discussing these plans and consider looking out for the best interest of your current residents. We would appreciate you presenting our email and wishes to the council on Tuesday evening and please forward a copy of this email to the Planning Commission.

Thank you in advance for your attention to this matter.

Sincerely,
Lien & Elizabeth Sarles

Heather Branigin

From: Colleen Wolfe <colleenwolfe5@comcast.net>
Sent: Monday, July 14, 2014 5:54 PM
To: Cary Teague
Cc: Wolfe, Willie
Subject: 72nd Multi Use Development plan

Dear Cary Teague -

I am a resident of the Cornelia neighborhood in Edina and have heard of the proposed purchase and intent to re-develop the property on France Avenue at 72nd Street.

The comprehensive plan would need to be amended to allow more than four stories, housing density from 30 units an acre to 50 and the floor-area ratio of 1.41 increased from today's 0.5.

I live near the property location as well as the recent Byerlys' redevelopment, and I object to the density in each case. The congestion already experienced in foot and car traffic is already over its limits with out this unnecessary complex. We purchased in Cornelia for a quiet neighborhood where families can walk, bike, run, go to school with little traffic as experienced in the northern parts of Edina between France and HWY 100. This is not what I would like for my neighborhood. Adding another large brick and motor project is too invasive for a residential neighborhood in Edina that is tolerating the large projects as Southdale and Byerlys.

I am not sure how this fits into the e original Comprehensive Plan. This plan does not fit into the plan as I understand the original to be written. The types of residences that they both suggest are desirable and needed, but to densely populate an undersized property (72nd and France) for such a complex mix of housing and the accompanying traffic represents a poor choice for this location.

I will be attending Wednesday night meeting and look forward to support in denying this type of plan in my neighborhood.

Colleen T. Wolfe,
4408 Gilford Drive
952-250-6669

Heather Branigin

From: Benjamin Hackel <benhackel@gmail.com>
Sent: Monday, July 14, 2014 5:31 PM
To: Cary Teague
Subject: 7200 France Avenue Development Proposal
Attachments: 7200 France Avenue.pdf

Dear Director Cary Teague,

I am a resident of the Cornelia neighborhood of Edina. I recently became aware of a proposed development at 7200 France Avenue. Several elements of the proposed plan cause me significant concern. The development would be visually imposing, invasive to the strong residential neighborhood, and generate problematic vehicular traffic scenarios. I can appreciate the benefits of redevelopment, but these are outweighed by significant disadvantages resulting from the scale and location of this particular project. I believe that substantial modifications – or rejection – of the proposal are in the best interests of the city of Edina.

My wife and I opted to move our family to our current home because of the friendly, welcoming neighborhood feel and the quality and proximity of Cornelia Elementary. We appreciate the relative proximity of the entertainment and commercial options east of France Avenue, but we greatly value its delineated separation from our neighborhood. The proposed project negatively impacts our neighborhood.

The restrictions of 30 units per acre and 0.5 FAR were set for good reason. The proposed plan does not merely break these restrictions; it grossly exceeds them (50 and 1.4 or 1.3 depending on parking considerations). This dense population has an obvious motive that is not consistent with the broad, patient intentions of the Comprehensive Plan. While restrictions should always be considered in a context-dependent manner that allows exceptions as appropriate, variance does not seem consistent with the city's stated goals in this case. This project is directly contrary to the first objective of the Comprehensive Plan: "Maintain strong residential neighborhoods" and Land Use Goal 1 "Protect and preserve the essential character of existing residential neighborhoods." The impact of such a tall (80', six-story) structure hinders the neighborhood feel, especially at a common entrance to the neighborhood from points south and east. It also misses the mark on Land Use Goal 4: "Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character." The proposed project eliminates the transition zone between the single-family home Cornelia neighborhood and the commercial and commercial/residential development east of France Avenue. It extends the vertical, large-scale redevelopment east of France Avenue to literal adjacency with single-family homes in the Cornelia neighborhood.

The 'development guidelines' for future high-density residential (Comp. Plan 4-27) are: "Provide incentives for updating older multifamily buildings" and "Work to create an attractive, pedestrian-friendly street edge and

provide convenient access to transit, schools, parks, and other community destinations.” Clearly this demolition and build project does not meet the first guideline. The second guideline seems to fail in pedestrian-friendly design, as highlighted by guidelines in Community Activity Centers, “Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings “step down” at boundaries with lower-density districts and upper stories “step back” from street.” The six-story, 80’ front does not feel pedestrian scale. The 10’ upper story step back is a minor aid, not a remedy to the imposing scale for pedestrians. A ‘step down’ is present at the western boundary but remains at an imposing 35’-46’ (with 80’ very near the southwest corner). Moreover, the Plan guides “More stringent design standards for buildings >5 stories”, which do not seem have been imposed.

The traffic situation in this area on France Avenue is already congested. The addition of these housing units and retail – with seemingly insufficient entry and exit points based on the current plans – will exacerbate the problem. In particular, vehicles desiring to head northward from the site could (1) initially head southbound on France and determine a safe and efficient approach to reverse course or, alternatively, could head west on 72nd to (2) Lynmar Lane then Hazelton Drive followed by a left onto France; or (3) Cornelia Drive to 70th Street to, for example Hwy. 100. Option 1 suggests a dangerous amount of U-turn or turnaround traffic. The latter two greatly increase traffic in the residential neighborhoods west of the development; in particular, the increased vehicular traffic on Cornelia Drive past the elementary school would be a dangerous change in traffic patterns especially during the coincident morning commute and arrival of schoolchildren.

I appreciate that such a development also has benefits for the city in regards to tax revenue and addition of affordable housing. There are numerous ways to successfully achieve such goals while adhering to an evolving Comprehensive Plan that the city, rightfully, prides itself on and has benefitted greatly from. The proposed project does not represent a successful merger of the collective objectives.

Sincerely,

Benjamin Hackel

Heather Branigin

From: Eva Lockhart <Eva.Lockhart@mpls.k12.mn.us>
Sent: Monday, July 14, 2014 5:20 PM
To: Cary Teague
Cc: Cary Teague
Subject: mixed use development proposal on France Ave.

Importance: High

Dear Planning Commission for the City of Edina and Mr. Teague:

On behalf of all four adults living on Fondell Drive in Edina, I would like to voice our collective dismay concerning the mixed-use project proposed for 72nd street and France Avenue here in Edina. I have been a tax payer and home owner in this section of Edina for the past twenty years and specifically purchased my home because of the excellent elementary school (Cornelia) nearby, within walking distance of my home, as well as the quiet stability of the neighborhood, its safety and the many wonderful parks and trails within walking distance of my home. If you lived on my street you would see countless people walking with strollers, with their dogs, riding bikes with their children and you could easily stroll to Fred Richards to play golf, to Arneson Acres to see the lovely gardens, to Lake Cornelia for a picnic and to the large park and pool area nearby as well. Yes, retail space also surrounds us, all along France Avenue, all along 70th street between France and York Avenues, at the Galleria, the Rue de France shops, at Target, the mall across from Target and at the large Southdale complex and at Byerlys, which is also expanding to include apartments. Additional apartment buildings are also going up adjacent to Southdale and will be going up across the street on York Avenue as well. Yet suddenly a developer has decided that our neighborhood too--a purely residential neighborhood with an elementary school and a care facility for the elderly, now needs a giant retail and apartment complex as well! This is ridiculous and represents over-kill and an extreme over-saturation of this portion of Edina. The traffic along France Avenue is already incredibly busy; we know that many people will attempt to cut through our neighborhood in order to gain faster access to 70th street and thereby to highways 62 or 100 in order to avoid the increased congestion on France Avenue. If this project is allowed hundreds of additional vehicles will be on France every day and many of those will drive through our neighborhood, endangering children and adults in what has been a quiet, peaceful and stable neighborhood. Property values will also be affected by the noise of construction, the looming six story buildings that are proposed and by the increased traffic, dangers and congestion that will result. We, in our neighborhood, are already concerned about the increased traffic resulting from the apartments already being built next to Byerlys and next to Southdale. Just where will all the traffic from people living in these buildings go? Down streets where children play, where they walk to and from school and along "cut-through" streets in an all-residential neighborhood that DOES NOT need further retail nor giant, light-blocking apartment buildings! There is absolutely no need for such a giant project, for amendments to our four story law, for additional amendments increasing density and the like. Our Council MUST represent the needs and beliefs and the quality of life for its citizens and home-owners and not the desires of over-zealous developers!

We expect that this email, with our and our neighbors' objections, will be given to the planning commission and to the Council at Tuesday's meeting on July 15th. Please feel free to contact us as well at 952-212-4169.

Thank you!
Eva Lockhart, Sarah Lockhart and Jennifer Lockhart
and Nancy Jacobson
Residents of Fondell Drive, Edina

Heather Branigin

From: Sue Nelson <suenelson9@aol.com>
Sent: Monday, July 14, 2014 5:01 PM
To: Cary Teague
Subject: France avenue retail project

Dear Mr. Teague:

My husband and I have owned a home at 7200 Cornelia Dr for over 28 years.

It has recently been brought to our attention that City of Edina is considering allowing a 6 story rental retail project be built on 72nd and France . We are absolutely OPPOSED to the project.

In the past few years several projects have been allowed to be built that have done nothing for the neighborhood streets to be clogged with traffic!!

With 70th street being so congested that you have to wait several lights to proceed through the intersection at 70th and Cornelia....then you have the ridiculous roundabouts !!!

Let me list a few things that have added to traffic congestion in the area Whole foods addition Shopping area that houses five guys, potbelly, the container store. Never enough parking, people parking in the macys parking lot and walking across, adding to safety concerns, and long lines trying to exit the area. This has been made worse because of the median built so that you can not exit byerlys to the south except through this intersection. With the addition of the housing complex and the new building to the east of byerlys you have already increased traffic far beyond an acceptable level The funeral home at the intersection of hazelton and France blocks access to all roads every time there is a large funeral.

This is just a short list of projects. To pile another large scale project on top of those already under construction, would congest our streets , and devalue our homes.

Please do NOT allow this project to go any further!!

I would ask that you present this email to the city council, and forward citizens concerns on this development to the city Planning Commission.

Sincerely
Sue and Mike Nelson
7200 Cornelia Dr.

From: Pat Shideman [<mailto:pshideman@gmail.com>]
Sent: Monday, July 14, 2014 4:41 PM
To: Cary Teague
Subject: Fwd: Six story France Avenue rental/retail

Sent from my iPhone

Begin forwarded message:

From: Pat Shideman <pshideman@gmail.com>
Date: July 14, 2014 at 2:41:23 PM CDT
To: "cteague@edinamm.gov" <cteague@edinamm.gov>
Subject: **Six story France Avenue rental/retail**

This massive project is too big for the space and is inappropriate for a residential neighborhood. France Avenue is overburdened now and the increase in traffic will adversely impact our neighborhood and elementary school. We feel our City Council should look out for the best interests of its residents and neighborhoods, not the developer.
Pat and Jeff Shideman
Gloucester Drive

Sent from my iPhone

Heather Branigin

From: Cary Teague
Sent: Tuesday, July 15, 2014 7:29 AM
To: Lynette Biunno
Subject: FW: 72nd and France Development



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning
...For Living, Learning, Raising Families & Doing Business

From: blair christie [<mailto:blairsc@googlemail.com>]
Sent: Monday, July 14, 2014 4:34 PM
To: Cary Teague
Subject: 72nd and France Development

I am a resident of 7316 Cornelia drive in Edina.

A flyer was dropped off at our doorstep detailing the development of 72nd and France area. I found this concerning. Mostly I'm concerned with the added burden to the infrastructure. I understand the elementary school nearby is beyond overflowing, and traffic on France and the area is concerning on a good day.

I would like to voice my opinion that if facts are as stated in this flyer, I am opposed to this new development being 6 stories, the occupancy and number of units and various other details.

Thanks,

Blair Christie
7316 Cornelia Drive
Edina, MN 55435

From: Robert [mailto:robertstout@centurylink.net]
Sent: Monday, July 14, 2014 2:42 PM
To: Cary Teague
Subject: Proposed NHH Properties development

Dear Director Teague,

This message is to inform you that I am strongly opposed to the current proposed development of 7200 France Avenue. I do not oppose redevelopment within the City of Edina's Comprehensive Plan. This proposal *far* exceeds the plan on many levels. I am *very* disappointed that the planning commission failed to reference the Comprehensive Plan in allowing the "sketch plan" to move on to the City Council. The planning commission has thereby failed to protect the residents. The current configuration is perfectly designed as an anchor for a large undeveloped location *not* a fully built suburban residential area.

I frequently use 72nd to exit my neighborhood so I'm well aware of the intersection. I cannot stress strongly enough the traffic congestion this proposal would create for the residents south of 70th street between France Ave. and Hwy 100 (especially adjacent and nearby home owners). I won't list off the "what ifs" at this time, but simple logic says they are many and they are major.

The developer should be told to reconfigure the proposal to be in compliance with the City's Comprehensive Plan. We spent quite a large amount of tax dollars putting together this plan and as a taxpayer, I expect everyone involved to abide by it!

Thank you,

Robert Stoutenburgh
7449 W Shore Dr
Edina, MN 55435

July, 8, 2014

Dear Officials and Members:

Recently I was invited to listen to Lauren Morse-Wendt, Diaconal Minister, speak to our condominium owners here in Edina regarding youth homelessness and Edina jobs. The homeless youth issue was sad to hear. Their plight and need for a place to call home is important. The 66 West Project sounds like the answer. I was inspired for what the future might hold for some of these youths. The project being considered is worthy and fulfilling on many levels. The 66 West project should not be passed over. It is vital because our youths are our future.

66 West could be a great place to live and an asset to the community. The location is perfect because it would fit into the surroundings very well.



Edina would be a great location for housing for homeless youth to happen and the specific location at 3330 W. 66th near Southdale Mall and the Westin hotel nearby is ideal. There are many job opportunities and great transportation access.

Speaking personally I would like to see 66 West become a reality for homeless youth and for the benefit of local businesses. Totally a win win combination.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Sullivan".

Sharon Sullivan

Director of Human Resources



From: john thomas [<mailto:jctlex@gmail.com>] **On Behalf Of** John C. Thomas
Sent: Tuesday, July 15, 2014 8:31 AM
To: Cary Teague
Subject: Boisclair corp/proposed building

I have just received information regarding the proposed new building for 72nd and France Ave. The proposed rendering that appeared in the Mpls/St Paul Business journal shows a development that is out of sync with other buildings on France Avenue. It is much too large for the property. I assume the Developers proposed a plan knowing that the development is much larger than is needed or the surrounding area can absorb with the idea that the Commission would approve something a bit smaller but still larger than what makes the most architectural sense. Edina is a separate and distinct community but the proposal looks like it is more appropriate for St Louis Park or the northern suburbs. I am aware that the Commission will approve something but would request that the Commission not approve the current proposal and request a scaled down version, if at all needed. Something smaller with more green space and less traffic would be better than the current proposal. Perhaps the Developers could relocate this project to a Los Angeles suburb where it would fit in better.

Please forward this to the Commission as my opposition to the proposal.

Thanks

John C. Thomas
7206 Bristol Circle
Edina, 55435
612/812/2366

From: jacklyn eastman [<mailto:jacklynseastman@gmail.com>]

Sent: Tuesday, July 15, 2014 8:10 AM

To: Cary Teague

Subject: 7200 France Building

Dear Cary,

I was just alerted by my son who lives on Cornelia Drive about the proposed apartment building for 7200 France Ave So. I hope you will pass my thoughts along to the City Council for me.

I was raised in Edina, I raised my kids in Edina, and my oldest son currently lives in Edina. WE LOVE EDINA. We love Edina because it is not like any other community. It has been a well-planned community like no other and it is just that - a community. People tend to stay in Edina and THERE IS REASON FOR THAT.

I cannot believe the traffic nightmare on France Ave created for bikers WHO DO NOT LIVE IN EDINA. To add another apartment building with 195 rental units is ridiculous. There are already huge complexes going up right by Southdale. I LOVE EDINA - and I actually avoid that area altogether now because of the traffic.

This project is going to spoil our community. The city council is taking away what makes Edina GREAT - away from us. Why do you think Edina has consistently maintained our home values when other communities have NOT? *Because we do things different.*

I wonder which people who are part of this decision making process have something to gain by this?? Do these people have kids in Edina? Affordable housing will bring more students into the schools that are already packed full. For the first time in Edina history open enrollment is closed to other communities.

Why is it that the people in the Linden Hills area of Minneapolis can stop building projects from being over 3 stories? I guess their city council members listen to them. This is OUR COMMUNITY. It is not a city.

Please do not let this happen. What has worked in the past - works.

Jackie Eastman
6216 Parkwood Rd.
Edina, MN

Heather Branigin

From: Lisa Taylor <l123065@aol.com>
Sent: Tuesday, July 15, 2014 10:34 AM
To: Edina Mail
Subject: Housing for Homeless Youth

To Mayor Hovland and Edina City Council members:

My name is Lisa Taylor. I am a member of St. Stephen's Episcopal Church and formerly a 33 year resident of Edina.

I am writing to urge you to support the proposed 66 West housing project. St. Stephen's has always had a strong commitment to youth and when I became aware of the scope of youth in the community who are aging out of foster care or who are couch-hopping to avoid issues at home over which they have no control, I realized that this is an issue that we, as a community, need to address. Simultaneously, my 15 year old grandson told me "this is the most critical hidden issue that we have in our community"

The Southdale area is an ideal location with the employment opportunities and the availability of public transportation.

I think that it is important to understand that these are youth who WANT to complete their educations and be employed as contributing citizens. We owe it to them to help them realize these very attainable goals.

Thank you for your attention to this issue. Please support the zoning changes necessary to make 66 West a reality.

Sincerely, Lisa Taylor

From: Jon Hall [<mailto:jhall.fce@gmail.com>]

Sent: Tuesday, July 15, 2014 11:43 AM

To: Cary Teague

Subject: Six story France Ave Project

Dear Mr. Teague,

The proposed project on France Ave and 72 street certainly does not in the interest of Edina residents in that area not to mention the increased traffic to a nearby neighbor hood school.

Jon Hall

7200 Bristo Circle

952-200-9545

From: Vladimir Sverak [<mailto:sverak@math.umn.edu>]

Sent: Tuesday, July 15, 2014 11:34 AM

To: Cary Teague

Subject: France @ 72nd project

Dear Mr. Teague,

I and my wife recently leaned about the proposed development at France & 72nd Street. In our opinion, a six-story building with so many apartments would be too much. The area cannot accommodate so much density without significant adverse effects (traffic congestion etc). The development in the area should be kept at a reasonable level, such as, for example, at 50th @ France, where a six-story building would surely be out of the question. The area at 72nd and France should be treated similarly.

Sincerely,

V. Sverak

4416 Fondell Drive

-----Original Message-----

From: Cathleen Campbell [mailto:cathylc@mac.com]

Sent: Tuesday, July 15, 2014 11:58 AM

To: Cary Teague; jhovland@krausehovland.com

Subject: Re: France at 72nd St Deelopement

On Jul 15, 2014, at 11:35 AM, Cathleen Campbell wrote:

>

> On Jul 15, 2014, at 11:33 AM, Cathleen Campbell wrote:

>

>> Hello Cary Teague Scott Neal, and members of the planing commission,

>>

>> I am a Cornelia resident of 38 years. Cornelia is a neighborhood of
>> many, many longtime residents-as well a neighborhood and school
>> district representing many ethnicities. We are not "just" a
>> neighborhood of starter homes where people get their foot in the door to EDINA Schools and then
soon move up and out. We stay and love the proximity of everything this part of Edina has to offer
including the close proximity to major highways. We also love being close to Byerly's our grocer of 40
years which so many of us now feel will be difficult to navigate in and around because of the planned
density and will also add so many traffic juxtapositions for France Avenue, which is everyones
thoroughfare.

>>

>> Likewise on the matter of redevelopment of the corner of France at
>> 72nd Street please plan wisely; this is a gateway into and out of our
>> neighborhood, it is a very fragile traffic site as we now have many cars cutting through the area from
70th St. at higher speeds along Cornelia Drive where the school bus driveways, pedestrian, and drop off
traffic must navigate this excess. We therefore fear the fate of the intersection at 72nd and France with
any increased development of that corner. Even if the ingress and egress is shifted to France it will
endanger moving traffic that will necessarily slow to enter or seek to exit.

>>

>> To my surprise I have focused only on traffic and navigating a
>> difficult situation when I object to so many other factors: Let's not
>> alter our COMPREHENSIVE PLAN because the builder feels the numbers
>> can be made to work for them. This should be maintained as low level transitional to residential
commercial. Keep greater density on the other side of France, or better yet where there is already a
development with the correct zoning and let's not be dense about first level retail- the area is already
retail heaven, all of this new square footage threatens to become on going "for rent or lease" parcels,
adding to the statistic for failed businesses .

>>

Please give neighbor like scrutiny to this project,

>>

Cathleen Campbell ,

7201 Bristol Circle

>

From: lmshaw@comcast.net [mailto:lmshaw@comcast.net]

Sent: Tuesday, July 15, 2014 12:41 PM

To: Cary Teague

Subject: Opposition to 72 and France proposal

Ms. Teague,

We are definitely opposed to this massive mixed housing/retail development. We need to concentrate on keeping the neighborhoods true neighborhoods and preserve the Edina family and neighborhood environment that we have.

Don't we have enough of these complexes already with the Southdale, Byerlys and Wicks furniture developments? Are all area apartment complexes at full occupancy?

Please represent our community in opposing this newest development.

Leroy and Mary Shaw

From: jmpetersen4@aol.com [<mailto:jmpetersen4@aol.com>]

Sent: Tuesday, July 15, 2014 1:06 PM

To: Cary Teague

Subject: France and 72nd project

Cary,

I am not in favor of the size and density of this project and opposed to the traffic pattern this would propose. I plan on attending the meeting tonight. Please forward to the Planning Commission. Can't wait to see the amends needed for the Fred / Office border project.

Thank you,

Jim Petersen
7401 Kellogg Avenue
612-597-0039

Lake Edina Park Path - No
Fred closing - No

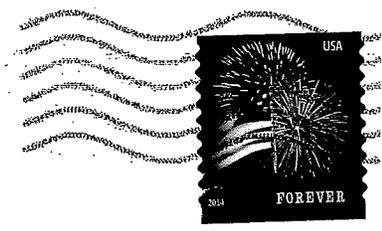
Name: *Ann M. Sorenson*

MINNEAPOLIS MN 554

Address: *6670 Vernon #212*

14 JUL 2014 PM 2:1

Congregation: *St Stephens Episcopal*



Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Ann M. Sorenson

55424139499

