

REPORT / RECOMMENDATION



To: MAYOR & COUNCIL

Agenda Item #: IX. A.

From: Debra Mangen
City Clerk

Date: August 4, 2014

Subject: Correspondence

Action
Discussion
Information

Action Requested:

No action is necessary.

Attachment:

Attached is correspondence received since the last Council meeting.



REDEEMER

TEL. (612) 926-5414

FAX (612) 926-2245

5440 PENN AVENUE SOUTH MINNEAPOLIS, MN 55419-1539

e-mail: pastor@lccronpenn.org secretary@lccronpenn.org

LUTHERAN CHURCH OF CHRIST THE REDEEMER

July 15, 2014

Mayor Jim Hovland
Members of Edina City Council
4801 W. 50th Street
Edina, MN 55424

Dear Mayor Hovland and Members of City Council,

On behalf of Lutheran Church of Christ the Redeemer, we would ask you to support the 66 West Apartment proposal of Beacon Interfaith Housing Collaborative. Although located in southwest Minneapolis, we have active members in Edina, Richfield and the other southwest suburbs this project would serve.

LCCR has a history of advocating for affordable housing and ending homelessness in our communities. We believe that we should be about making sure that everyone has the safety and security of a place to call home.

Many youth become homeless through no fault of their own. Struggling to complete their education and figure out how to become independent adults on their own is a lot to ask of any good kid. A short-term investment in these young people at a critical time pays huge dividends. Many of us were involved in the establishment of Nicollet Square, the project in Minneapolis that 66 West is modeled on, and have visited it since it's been in operation. It's proven to be much more than we'd hoped for and is giving its residents what they need to move ahead with their lives more quickly than we'd expected.

We're really excited about the idea about a location near Southdale with good transportation and job opportunities that would be in the comfort zone of the suburban kids who need help. It's hard to imagine a better setting. We've committed a significant gift from our last Capital Campaign to the project.

We hope that you too will embrace the vision behind this project.

Sincerely,

The LCCR Congregation Council

The Rev. Mary Albing, pastor

Heather Branigin

From: Kara Rios <riosmk131@gmail.com>
Sent: Tuesday, July 15, 2014 2:57 PM
To: Cary Teague; Edina Mail
Subject: Edina Development Plan Concerns

Dear Mr. Teague,

We write to you as concerned residents who have lived in Edina for over 10 years. As business owners, we understand the need for our suburb to be progressive in our development plans. What is concerning to us is the sheer number of high-density apartments/condos/mixed use living/retail spaces going up in our suburb over the last 2-3 years. While those that are underway obviously will move forward, we would ask the Council to take the concerns of the tax paying residents of Edina seriously and to simply SLOW the pace of development so that we can all see and feel the impacts it has on the already intense traffic levels we are experiencing in the Southdale area. We realize some of this is due to road construction (much of which is to accommodate the new structures already approved). Edina does not want to make a positive reputation for land developers at the expense of the reputation it has with residents. We believe we are pushing that envelope as it is. Specifically, we'd ask the Council NOT to approve the following proposed projects:

-7200 France redevelopment. This structure, in addition to the apartments going next to Byerly's will put too much strain on France Avenue traffic and will likely push traffic through the residential neighborhood nearby, which also houses Cornelia Elementary. Our children deserve to have their safety taken into consideration.

-66 West Apartments. This plan is on the agenda for the Planning Council for July 23rd. While we are supportive of the type of housing and services this would offer, we remain concerned that the overall growth in this area is too much too fast. We would like to see this proposal resubmitted AFTER the completion of the currently approved projects.

Please incorporate this email into the appropriate records.

Respectfully,
Kara & Mike Rios
5116 Duggan Plaza
Edina, MN 55439

Heather Branigin

From: David Hlavac <davidhlavac@hotmail.com>
Sent: Tuesday, July 15, 2014 3:22 PM
To: jonibennett12@comcast.net; Edina Mail; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com; mmariew@hotmail.com
Subject: 7200 France

Dear Edina City Council -

As you prepare tonight to discuss even more high-density residential development in the France/York Avenue corridors, I wanted to make you aware of my position as a neighborhood resident. PLEASE consider carefully the impact that these residential developments will have on traffic, parking, public school enrollment, use of municipal services, etc. before you approve this project, which I believe does not fit the scale and character of the neighborhood.

I am not a NIMBY type of person - one of the reasons why I love living in the Cornelia neighborhood is because of its urban feel and proximity to retail/restaurants. But with nearly 1,000 new dwelling units planned for a 1-2 square-mile area, with seemingly very little consideration given to traffic, parking and transit, I cannot help but feel that Edina is destined to become a "little Bloomington," complete with the problems that such density brings to a community.

As it stands, there are few public transit options in Edina (I work in the Edinborough Corporate Center), and while there have been improvements in biking and walking accessibility, much more needs to be done from a mass transit standpoint to serve such exponential growth in housing density.

I would urge the council to consult with the Board of Education as well, to determine the impact housing growth will have on enrollment and class size. The district is already strapped for cash and space and is on the cusp of being over-crowded at the elementary level. Consider the impact this development will have on the district and on Cornelia Elementary School in particular.

I realize that healthy cities must grow and change to stay desirable for new residents and businesses. I am not opposed to growth itself, as long as it is done with a keen eye to the quality-of-life impact it will have on existing residents. Please consider whether we need another high-density development on what is now a mostly low-density residential and light commercial side of France Avenue, particularly with so many units now under construction that (as far as I am aware) are not even fully leased. Taking more time to study this proposal can only yield good things for Edina - there is no need to rush.

Thank you for your consideration

David Hlavac

From: Dgwags@aol.com [<mailto:Dgwags@aol.com>]
Sent: Tuesday, July 15, 2014 4:08 PM
To: Cary Teague
Subject: NO MORE DEVELOPMENT ON FRANCE AVENUE

Dear Mr. Teague,

I recently heard about the City Council considering additional development at 7200 France Avenue. I am shocked that this would even be considered. Do you ever drive down France in morning rush hour or at 4:30 in the afternoon? It is grid locked. The area needs no more development or density. New apartments are going up across the street at Byerly's and a few short blocks away at Southdale.

As a Cornelia neighborhood resident, my ability to get out onto France and get to work has already been negatively impacted by the dividing of France Avenue for the new Byerly's. We already have the potential for hundreds more cars a day with the current projects. Enough is enough.

When the City has to make multiple amendments to it's comprehensive plan to accommodate development you shouldn't be developing the site in this manner. The plan was made so we don't get over crowded. Who wants to become another Eden Prairie with empty strip development after empty strip development?

The City of Edina ruined it's gem at 50th & France with over development. It is so crowded most people I know don't bother to go down there. Parking is a hassle.

Don't ruin the Cornelia neighborhood too.

Sincerely,

Deborah Wagner

Heather Branigin

From: NINA HOLIDAY-LYNCH <lucymilt@msn.com>
Sent: Tuesday, July 15, 2014 7:35 PM
To: Edina Mail
Subject: 66West Affordable Housing

Please Edina City Council do support the passage of the Affordable 66 West Housing with supportive services for young adults in the Southdale neighborhood of Edina. It very important to support our youth of this community. Nina Holiday-Lynch Edina resident.

Heather Branigin

From: Katie Mader Halcrow <katiemader@gmail.com>
Sent: Tuesday, July 15, 2014 10:10 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); Josh Sprague; swensonann1@gmail.com; Cary Teague
Cc: Casey Halcrow; Katie Mader
Subject: Re: Concerns about 72nd & France Development

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

I just wanted to send you a quick note to thank you for your work at the meeting tonight. While my neighbors and I are still concerned that this was, indeed, "asking for the moon" so that another slightly scaled-back proposal looks, comparatively, very reasonable, I appreciate your comments tonight and your attention to this matter.

I had never been to a city council meeting to date, so I also appreciated the mayor's explanation of the process and insight gained from watching the public hearing on the property 4923 49th Street. It is my hope that this project will undergo the same rigorous critique as that property, especially as it regards city infrastructure, water drainage, and Cornelia Elementary School.

Thank you again for your time and your service to our city.

Sincerely,

Katie Halcrow
7313 Cornelia Drive

On Sun, Jul 13, 2014 at 8:18 PM, Katie Mader Halcrow <katiemader@gmail.com> wrote:
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 significantly 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](tel:952-994-0631)

Heather Branigin

From: Matthew Wiandt <matthew_wiandt@yahoo.com>
Sent: Tuesday, July 15, 2014 10:42 PM
To: cteague@edina.mn.gov; Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com
Cc: Ging Wiandt
Subject: Support for Pursuit of 7200 France Ave Development

Mayor Hovland, Mr. Teague and City Council Members,

My wife and I live in the South Cornelia neighborhood and we enthusiastically support the potential 7200 France Avenue project. We base this support on the beliefs that a densely populated community creates vitality for a neighborhood and can be thoughtfully integrated into a retail, commercial and residential district.

When we contemplated buying our home in 2011, we paused to consider whether Southdale Mall and the surrounding area might someday decline. Too many suburban malls and shopping centers lose their appeal and contribute to a decline in surrounding property values. Southdale certainly benefits from attracting consumers from neighboring communities. However, the competition for shoppers' dollars is fierce. The retail square footage per capita has increased dramatically in recent years and is further threatened by online commerce. Investments in high quality residential projects can strengthen the Southdale community - resulting in continued access to a variety of vibrant shops and restaurants as well as access to high value infrastructure such as public transportation and hopefully, in the future, such services as Uber or Lyft.

Many will argue whether an influx of renters will lack a stake in the community. I would argue a dearth of rental options could cause Edina to miss out on a generation that is re-evaluating whether their preferred lifestyle is best supported through home ownership. Frankly, we were also turned off by the auto-centric, circa 1950s design of the area and have been delighted to see the investment in pedestrian and bike-friendly amenities. The purchasing value of 195 new households far exceeds the added burden of maybe 300 automobiles, especially when nearby shops are within walking distance.

Many of the low rise commercial buildings on the west side of France seem to contribute little to the community. Several appear to have significant vacancy rates and certainly do not enhance the corridor. These commercial buildings lack the layouts and amenities sought by many small businesses. We believe the integration of residences and retail would be a better transition from a commercial district to a single family neighborhood. Mixed use areas are highly desirable as seen in the more new housing starts in Minneapolis than any other city in the Twin Cities.

Development comes in cycles. I urge you and your staff to take advantage of the investor support for residential projects in Southdale to further strengthen the Southdale area and the South Cornelia neighborhood. Certainly, any design would need to minimize environmental and transportation impacts. Recent developments in Edina give me confidence the City of Edina can do this.

Thank you for your consideration.

Matthew & Virginia Wiandt
4404 Gilford Dr.

Heather Branigin

From: Kay Bochert <kbochert@comcast.net>
Sent: Wednesday, July 16, 2014 7:40 AM
To: Edina Mail
Subject: 66 West

I am so pleased that this important housing is to be in Edina. There are hundreds of homeless youth in the western suburbs who deserve a chance to start their independence with more tools. This is the best antidote to the cycle of crime and lack of skills.

Kay Bochert
kbochert@comcast.net
213 Coventry Court
Edina. 55435

"Be the change you want to see in the world." Gandhi

Heather Branigin

From: Jeanne Exline <exlin001@umn.edu>
Sent: Wednesday, July 16, 2014 9:10 AM
To: Edina Mail
Subject: Mayor Hovland re: Beacon

Good Morning,

We are residents of Richfield and wholly support the Beacon 66 West project for young adults in the western suburbs. It is a perfect site; jobs, transportation, affordable and safe. Please give this important issue your support too.

Jeanne and Jack Exline
6711 Lake Shore Dr. #702
Richfield, MN 55423

Heather Branigin

From: Della Kolpin <dkolpin@mesabacapital.com>
Sent: Wednesday, July 16, 2014 12:47 PM
To: Edina Mail
Cc: Bo Nickoloff
Subject: Continental Gardens @ 7151 York Avenue | Mesaba Capital

Dear Mr. Hovland,

My name is Della Kolpin, senior partner at Mesaba Capital Development, located in Edina, MN. Mesaba Capital is the developer for Continental Gardens, the Senior Housing project located at 7151 York Avenue. Our team presented at sketch plan review during the City Council meeting on May 20. We appreciate your time and comments to date regarding our development.

We have submitted our formal development application and will be in attendance at the August 4th City Council meeting. Bo Nickoloff and I would appreciate an opportunity to meet with you to discuss our submittal and modifications following the sketch plan review and prior to the council meeting. We have set aside a few days in the coming weeks and hope that we can find a time that is convenient for you.

- Monday, July 21 (except 1:30 PM to 3:00 PM)
- Tuesday, July 22 (except 10:30 AM to 1:00 PM)
- Wednesday, July 23

Please feel free to contact me at your convenience. Thank you very much and we look forward to meeting with you.

Della Kolpin, AIA | Senior Partner
Mesaba Capital Partners
2501 Eden Avenue
Edina, Minnesota

612.840.9801

mesabacapital.com

Heather Branigin

From: Mathias Mortenson <mathiasmortenson@gmail.com>
Sent: Wednesday, July 16, 2014 1:30 PM
To: James Hovland
Subject: 3923 49th Street

Mayor Hovland,

I just wanted to express appreciation for the consideration you showed both me and my project at last night's Council meeting. It turns out I chose to focus on the wrong aspects of the proposal, a result of some faulty advice as well as a misread on my part of what councilpeople's concerns would be. You did give me every opportunity, however, to explain/describe/argue for the other positive qualities of the project, and for that I am thankful. And of course, although I sensed you personally liked the project, I do definitely understand your vote. I suspected drainage and runoff would be a core issue; I just wasn't able to do enough to assuage the Council's concerns. So....back to the drawing board! Literally.

Thanks again for your attention and consideration.

Regards,
Mathias

Heather Branigin

From: Olson <joloz3@comcast.net>
Sent: Wednesday, July 16, 2014 2:17 PM
To: Edina Mail
Subject: 66 West Apartment Project

Dear Mayor Hovland and Edina City Council Members:

I am writing to ask you to support the zoning changes necessary to make the **66 West Apartments** a reality!

Why?

....Although I am a resident of St. Louis Park, I believe strongly that the site on 66th street being considered for this affordable housing project is as close to ideal as one could hope for. As you are aware, this Beacon Interface Housing Collaborative project will provide affordable, supportive housing for young adults who are experiencing homelessness....many of whom are from our southwest metro suburbs. The highly familiar Southdale area would provide opportunities for safe transportation, jobs, education and services that many other west metro locations could not. In addition to meeting your own affordable housing goals, saying yes to this project would make Edina a recognized leader in the fight against youth homelessness that would benefit the entire southwest metro area.

Why do I care?

.....Sometimes homeless young adults are not who we think they are. There are many reasons why one becomes homeless. I learned this when I worked for many years in a counseling office at a local private college. Almost all college students have big dreams for their future but today more and more students are faced with large tuition bills, low paying part time jobs, no family financial support, and personal and family issues that prohibit them from living at home. I discovered, along with struggling to get a good education and working to pay the bills, some were also homeless! Also, to my surprise, they often came from our west metro suburban communities where for many going to college was expected, getting a good job was expected, being successful was expected... The high cost of college residential halls was not an option, nor was paying extremely high apartment rents; so, they "hid" by living in their cars or did dorm room hopping...until they got caught. Many bright students with limited options and resources but lots of potential were forced to quit college and future dreams were never realized. 66 West Apartments will not solve the problem of growing numbers of suburban homeless young adults, but those who are behind this project know that affordable and supportive housing can make a huge difference in providing stability and security! Our young adult suburban citizens need to know their communities are caring and understanding. We have an opportunity right now to respond and make sure this project is successful. It is the right thing to do!

Thank you for your thoughtful consideration on this important vote,

Lois Olson, retired
3917 Lynn Av So, SLP
Member of Edina Community Lutheran Church

Heather Branigin

From: Andy <fotness@aol.com>
Sent: Wednesday, July 16, 2014 2:53 PM
To: Edina Mail
Subject: 66 west project for homeless youth

Dear City Council members, Mayor Hovland, and City staff:

For two decades I have volunteered for outreach projects through my community of faith, St. Stephens Episcopal Church, and through the League of Women Voters Edina. I hope you will support this project which addresses the youth homelessness in our area of the metro.

Please consider thoughtfully the necessary zoning changes which will be necessary .I support the changes Beacon is requesting.

sincerely,
Andy Otness
5433 Kellogg Ave.
612-978-1681

Heather Branigin

From: Elizabeth n Michael Laliberte <thelalas2004@comcast.net>
Sent: Wednesday, July 16, 2014 9:45 PM
To: Edina Mail
Subject: 66 west - Edina project

To whom it may concern,

I am a firm believer in supporting this teen housing program and believe in Beacon Interfaith Housing Collaborative for their vision, work and interaction within this community. I have had pleasure of working as a consultant with this organization for the past 9 months and to see these people on action and hear the stories of the people that come into their office to thank them has touched my heart deeply in ways words cannot fully express. I know this organization is for the people and the funds actually get to the programs. We are not fully aware as a community how much our youth is traumatized by not having a secure place to rest their heads at night. So when you turn out your light for the evening and have a good night's rest....know that there are teens out wandering the streets looking for a place to call home for a couple of hours. Please give this project a chance and you will have a profound effect on changing lives.

God bless,

Elizabeth Laliberte

Heather Branigin

From: Betsy Cussler <betsycussler@comcast.net>
Sent: Thursday, July 17, 2014 5:47 AM
To: Edina Mail
Subject: 66 West

Dear Jim and members of the Edina City Council,

I am writing in support of Beacon Interfaith Housing Collaborative's project for homeless and precariously housed youth that is being planned for 3360 66th Street West in Edina.

Why do I support this project? First of all, because there is a need. These youth are not always visible, but studies estimate that we have between 200 and 300 homeless or precariously housed youth in the southwest suburbs right now. Without stable housing, pursuing further education and getting regular employment become much more difficult and unlikely.

Why Beacon? I have been a supporter of Beacon from its beginning over 10 years ago as Plymouth Church Neighborhood Foundation. More recently I was heavily involved in a more recent project, Nicollet Square (on Nicollet at 37th Street), which serves specifically youth. The building is new construction, completed in December 2010, with efficiency apartments for 42 youth, as well as a large social common room, a computer room, a work-out room, and laundry facilities. More important, Beacon provides on-site support staff who help the tenants with job and life skills. Since opening, Nicollet Square has served 90 youth; as their lives stabilize and they get jobs and become more financially independent--not to mention more self-confident and self-respecting, the tenants move on, making room for someone else. At Nicollet Square, nearly all of the tenants have jobs and 40% of those with high school diplomas or a GED (some of which were acquired while they were living there) are now pursuing higher education. Simply, having a home has changed their lives--for the better! Now several congregations in Edina and neighboring communities want to bring this miracle to the southwest suburbs and specifically to Edina.

Thirty-four years ago my husband and I moved here from Pittsburgh with our four children. Like many people, we chose Edina because of its reputation as a

community that cares for youth; proof of this commitment to youth are the excellent schools (in which I was a teacher for 21 years) and the fine community sports programs. 66West will be an extension of our commitment to young people, slightly older youth—18-22, but still youth who need a home at a critical point in their lives. Usually through no fault of their own, these youth do not have the family support, and the home, that most young people take for granted. 66West will meet that need. I urge you and the City Council to support this project. Let's make Edina proud of putting youth first and proud of leading the way once again.

Thank you,

Betsy Cussler

5825 Vernon Lane, Edina 55436

952-922-2299

Heather Branigin

From: Bernie Beaver <bbeaver44@gmail.com>
Sent: Thursday, July 17, 2014 6:57 AM
To: Edina Mail
Cc: Allison Johnson; Dylan Bonlender
Subject: 66 West Apartments

Mayor Hovland and City Council Members,

I am a member of the task force from Edina Community Lutheran Church that is partnering with Beacon Interfaith Housing Collaborative to develop apartments for young people in the southwest metro area who may otherwise be homeless.

I am writing to encourage you to support the necessary variances and approve the plan to develop a facility at 3360 West 66th Street, to be known as 66 West Apartments.

The number of homeless people in the Metro area is substantial and growing and includes our fellow citizens from the suburbs, including Edina. Our task force and Beacon have decided to focus on providing an appropriate facility for young people (generally ages 18-24) who are in need of a boost to have a permanent address from which to build their lives. The new 66 West Apartments will enable these young residents to find employment and further their education while receiving counseling services to assure success and the ability to move forward to become productive members of our community.

We are now faced with an opportunity to provide that facility in an ideal location with access to transportation and jobs. 66 West Apartments will be developed by an experienced professional organization with a proven track record of success in development and property management.

The proposal for 66 West Apartments will include 39 studio apartments along with common areas, which would be normal for an apartment building of comparable size. In addition, there will be office space for property management and counselors. Beacon, or an agency which they may retain, will screen applicants to find those most likely to be successful in building improved lives with the housing and counseling options offered at this property. While there will only be 39 residents at the facility at any given time the property may benefit more than 250 people over a ten year period with an average turnover rate of 18 months.

Beacon has conducted an extensive search to find a suitable location for this facility and has concluded that this is the best available option at this time. To reject this opportunity to build and to deny the future residents to live in these apartments at this time and in this place will set the search back several years.

Please approve this application so that 66 West Apartments can become a reality.

Bernie H. Beaver

6225 Fox Meadow Lane

Edina, MN 55436

Heather Branigin

From: dmiller <deanne.miller@gmail.com>
Sent: Thursday, July 17, 2014 10:49 AM
To: Cary Teague; Edina Mail
Subject: France Ave & 72nd

I'm sorry I was unable to attend the meeting regarding the density apt/retail project slated for 72nd and France.

As a resident of the neighborhood I believe the proposed design would have a very negative impact.

There are several reasons but the most notable is the increase in automobile traffic. I am not anti-apartment complex. Indeed, it makes a great deal of sense to concentrate populations near support services and resources. In a perfect world the entire structure would be "affordable housing". How that became a dirty word is beyond me.

It's not the people that make the proposed monstrosity so repugnant. It's the cars. Under NO circumstances should there be any auto entrance/exit on 72nd. 72nd is a primary foot traffic and bike route for many people. There is a park and school just down the street. All motorized traffic needs to be directed on and off from France Ave. There needs, really **needs**, to be a pedestrian/bike bridge across France at this location. There needs to be a 20' landscaped promenade between 72nd and the structure;

Exs:

<http://www.nytimes.com/2014/01/15/realestate/commercial/just-over-the-bridge-from-manhattan-queens-plaza-undergoes-a-major-renewal.html>

<http://www.track29uptown.com/urban-design>

<http://www.ura.gov.sg/railcorridor/ideas/ideas.htm>

You might say there isn't anything beautiful to look at on 72nd (or France Ave for that matter) but there will be if you build it. And developers will build it if we, the city - the people of the city, insist they do. The area is desirable enough not to give it away to the lowest bidder - but to the smartest.

Edina is so special - please don't trash it with walmart development.

Deanne Miller

Heather Branigin

From: dmiller <deanne.miller@gmail.com>
Sent: Thursday, July 17, 2014 10:55 AM
To: Cary Teague; Edina Mail
Subject: Re: France Ave & 72nd

If you are able - walk through Track29 in uptown - it's possible to build population-dense housing in old neighborhoods that don't treat established residents like doormats.

On Thu, Jul 17, 2014 at 10:49 AM, dmiller <deanne.miller@gmail.com> wrote:
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Edina is so special - please don't trash it with walmart development.

Deanne Miller

Heather Branigin

From: Laurie Olson <lawolson@icloud.com>
Sent: Thursday, July 17, 2014 12:57 PM
To: Edina Mail
Subject: regarding Edina Resident support for 66 West Project.
Attachments: Resident Letter Supporting 66 West.pdf; ATT00001.htm

Dear Mayor Hovland, Council Members Bennett, Brindl, Sprague and Swenson.

Attached for your consideration, please find a copy of my letter requesting support for Beacon Interfaith's 66 West project.

Thanks.

Laurie Olson

Laurie A. Olson, Esq., LLC
lawolson@icloud.com
(952.693.1629)

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Laurie A. Olson

4700 Sunnyside Road • Edina, MN 55424
Phone: 952.927.7498 • E-Mail: lawolson@icloud.com

July 17, 2014

Mayor Jim Hovland
City Council Members

Joni Bennett,
Mary Brindl
Josh Sprague
Ann Swenson

Dear Mayor Hovland, Ms. Bennett, Ms. Brindl, Mr. Sprague & Ms. Swenson:

I am writing to request your support for Beacon Interfaith's 66 West Project. My husband and I have been Edina residents for over thirteen years, and we have three kids enrolled in the Edina Public Schools. While I feel very blessed to be able to live in and raise kids in this terrific community, I recognize that many others come from far more challenging backgrounds without social, emotional or physical support needed to thrive.

Beacon Interfaith and its faith community partners have demonstrated a history of commitment and success in meeting important needs of the many people who are part of our communities but are not necessarily visible.

In my opinion, Edina's location and its community of caring people uniquely position the City to allow for the successful construction and operation of a housing solution geared to meeting the needs of homeless, at-risk youth. By having safe, stable shelter those served by 66 West would be better positioned to reframe their futures.

I would like to see Edina be part of that reshaping. As an Edina resident, I am supportive of Project 66 West, and I would like to see my city leaders support it as well.

Thank you for considering my request.

Sincerely,

Laurie A. Olson

Laurie A. Olson

Heather Branigin

From: Nancy Peterson <njopete@msn.com>
Sent: Thursday, July 17, 2014 1:20 PM
To: Edina Mail
Subject: Homeless youth housing

Dear Edina City Council,

In your deliberations please consider some of the reasons young people are homeless. They might not feel safe at home because of violence and sexual abuse. Their family might be homeless and they are now too old to be admitted into family shelters at night. They might be living with a grandparent who is in subsidized housing and the time they can stay in that location has ended. Their family might have entirely disintegrated as a unit and they have no idea how to go it alone without any form of support. The reasons are many and usually through no fault of their own.

Thank you for listening to my concern. Together we can all help turn young lives around.

Nancy Peterson, Edina

Heather Branigin

From: Sharon Aadalen <saadalen@gmail.com>
Sent: Friday, July 18, 2014 10:37 AM
To: Edina Mail
Subject: 66 West, affordable housing for young adults in Edina

We are residents of Edina (1973-2011 at 4924 Dale Drive, Edina 55424; 2011-present at 7100 Metro Blvd, Edina 55439) and members of Edina Community Lutheran Church, west 54th St., Edina (1973-present).

Having a home is an inestimable foundation for a positive sense of self and becoming a contributing citizen. Having been fortunate to have a home, we have joined with others in our faith community to address the need for housing for people in our midst who are homeless.

Being good stewards of resources for the growth and strengthening of everyone in our local and greater communities is a part of who are as people of faith.

Sharon has been a mentor to and in relationship with a person who has experienced homelessness since the age of 14. Now 27, this person continues to struggle to build the foundation home provides.

What a difference the opportunity for stable, affordable, secure housing such as that proposed for 66 West in Edina by the Beacon Interfaith Housing Collaborative would have meant to this person and so many other homeless youth in our community.

The need for housing for youth in Edina and south western suburbs has been well documented. The location at 66 West is ideal due to the proximity provided to job opportunities, transportation and services.

The city of Edina is attempting to meet goals related to affordable housing, and the 39 units of affordable apartments planned at 66 West will contribute to meeting that goal.

We encourage Mayor Hovland and the City Council leadership to support the zoning changes necessary to make 66 west a reality.

Thank you for your thoughtful and diligent study of this very important proposal. We look forward to your support.

Respectfully,
Sharon P. Aadalen, PhD, RN and Richard J. Aadalen, MD

--
Sharon Aadalen

7100 Metro Blvd #106
Edina, MN 55439-2105

Tel: (Land Line) 952-925-1478
(Mobile) 612-965-0259
E-mail: saadalen@gmail.com

Heather Branigin

From: Debby McNeil <mcneiledina@gmail.com>
Sent: Friday, July 18, 2014 2:51 PM
To: Edina Mail
Subject: Beacon Interfaith and partners project at 3330 West 66th Street

Dear Mr. Mayor and City Council members,

I support Beacon Interfaith Housing Collaborative, Edina Community Lutheran Church, and their religious partners, in creating 66 West Apartments at 3330 West 66th Street.

As you know, Beacon and partners are planning 39 studio apartments, with supportive services, for young adults ages 18-24 who do not have a permanent home.

So many things recommend this project. For example:

--Beacon is a high-quality and experienced developer of affordable housing, with 19 buildings completed or in process according to their website, beaconinterfaith.org.

--Beacon will be maintaining support services right in the building.

--The young people will be tenants and pay rent for their individual apartments.

--The building is conveniently located near many entry-level jobs for youth at Fairview Southdale hospital/medical building and Southdale mall.

--The public transportation is terrific, so young people would not need a car to get to work or school. Metro Transit buses stop right in front of the building and there is a central bus hub across the street in the mall parking lot.

--Edina Community Lutheran and other churches are supporting this effort.

Why should this project be built in Edina?

Some of the young people who will benefit from 66 West apartments are already spending time here in our community. They may be “couch surfing” with friends in Edina or living by day in places like the library or the mall. They may be riding city buses in Edina. How many of our kids could function all alone and move forward in life under these circumstances?

Edina is not a gated community. Many people, including young adults without permanent homes, spend time here. Beacon is offering a powerful way to help these young people go to school, get a job, and make their lives a success. Improving their lives will make Edina as a whole a better place to live.

Edina is a community that cares about, and takes care of, the young people in our town. By approving 66 West apartments, we will be offering a healthy environment and opportunity to all the young people in our community, including those who may need it, and benefit from it, the most.

When the 66 West Apartments project comes before you, I hope you will approve it.

Thank you for your consideration,

Debby McNeil

5501 Benton Avenue, Edina 55436

952-925-9095

Edina resident since 1987

Lake Harriet Area Regional Sewer Rehabilitation Project – Construction Update July 18, 2014

Metropolitan Council Environmental Services (MCES), operator of the metro-area wastewater collection and treatment system, is continuing rehabilitation work on aging and deteriorating regional sanitary sewers in the area of 50th St. and Knox Ave. in the Lynnhurst Neighborhood of Minneapolis.

Current and Upcoming Work

Temporary pumps and pipes are conveying wastewater around the existing regional sanitary sewer that will be rehabilitated. To operate the pipes and pumps, we have had to close the southbound lane of traffic in the 4900 block of Knox Ave., and restrict traffic on 51st St. between James Ave. and Knox Ave. Crews have been cleaning the sewer that is to be rehabilitated, and should complete that work early the week of July 21. During that week and possibly part of the week of July 28, we will install a liner in four segments of the sewer to create a new pipe within the existing pipe. Much of this work will be done overnight to reduce the impact on traffic on 50th St. (which will remain open with two traffic lanes on the south side of the street during the work) and reduce impact on other construction that is taking place at Mount Olivet Church. There will be noise from the operation of pumps, generators and a boiler truck, but not the louder noise that comes from sawing through pavement and excavation. After the liners are installed, the temporary pumps and pipes will be removed and paved areas will be restored. Some of this work also will need to occur during overnight hours.

Project Background

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: John Kleiber <jakleiber13@gmail.com>
Sent: Saturday, July 19, 2014 11:21 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com
Subject: Ideas for The Fred

Hi Edina powers-that-be,

I hope you've heard this idea for The Fred already, but here's one for multiple uses that might work. I love golf, but I admit I have not played The Fred a lot. I'm nearing retirement, and I have lived in Edina for 30 years. I think this is worth a look as I would like to golf The Fred more, and still accommodate "younger" ideas. I think this can be done without trashing The Fred.

Please note that these are all potential revenue ideas.

1- GOLF (a little re-layout to par 27, i.e. all par 3's)

2 - Frisbee Golf (re-layout the Fred course to put Frisbee "holes" along the existing golf holes. Okay, I don't know if we charge a fee to play Frisbee golf at Rosland Park.

3 - "Soccer" golf - see Star Tribune article about it for Bloomington's Hyland Park. A smart park designer could fit that into The Fred too. Fees are mentioned in the article.

<http://www.startribune.com/local/west/247103631.html>

4 - Lawn Bowling - see Star Tribune again. I am in an "after-work" golf league at Golden Valley's Brookview golf course. They have build a lawn bowling area that's almost ready to open. It's not all that large and by cutting some of The Fred holes a little shorter a smart park architect could fit one into The Fred. Having looked at the into posted at Brookview, this is definitely a revenue sport.

<http://www.startribune.com/local/west/256216111.html>

Please give it some consideration, I hope my idea isn't too late! I've also submitted most of this (they have a word count limit) to The Sun Current.

Yours truly,
John Kleiber
6709 Limerick Lane
Edina, MN 55439
952-944-3704

Heather Branigin

From: gcampbell@gwendy.me
Sent: Sunday, July 20, 2014 11:46 AM
To: Edina Mail
Subject: 66 West Apartments development

Mayor Hovland and City Council Members,

I am an Edina resident living approximately 1.2 miles from the proposed Beacon Interfaith Housing Collaborative's proposed development, 66 West Apartments, to provide stable, supportive housing for young adults in our community. I whole-heartedly support this project and encourage you to do so, also. Aside from the basic humanitarian rights to have stable housing and the tools to become self-sufficient, this project makes long-term economic sense to our community.

Every public dollar spent for supportive housing returns \$1.44 to taxpayers and a higher level of education and lifetime earnings to formerly homeless youth. (Wilder Foundation, 2012)

30% of homeless adults experienced homelessness as a child. I see these children daily in my work at People Serving People, the largest emergency shelter for homeless children and families in Minnesota, which houses an average of 353 people/day. With the 66 West Apartments, we have an opportunity close to home to break the cycle of homelessness and poverty for young adults in our own community.

These young adults do not choose to be homeless.

- Those who were homeless as children may lack the supportive family environment that most of us take for granted.
- These young adults may not have seen self-sufficient behaviors, such as employment & stable housing, modelled by the adults in their lives.
- Their basic K-12 education may have been disrupted frequently due to unstable housing, leaving them less equipped to support themselves. Over 24% of Hennepin County's homeless population lacks even a high school diploma.
- These young adults may have undiagnosed or untreated mental health issues, aggravated by unstable housing.
- Finally, these young adults are sometimes fleeing from a home environment so abusive, it makes living on the streets or couch-hopping more attractive than one's own bed.

Young people are most at risk of homelessness. Youth ages 21 and younger comprise 46% of our state's homeless population.

We can help break that cycle of homelessness for young adults here in our community. 66 West Apartments gives young adults in our community an opportunity to build a stable, self-sufficient future for themselves and their children, an invaluable opportunity that we enjoyed as children.

I ask you to join me in supporting this valuable development in our community.

Thank you,

Gwen Campbell

6600 Southcrest Dr, Edina

Heather Branigin

From: Michele Cox <jim_michelecox@yahoo.com>
Sent: Monday, July 21, 2014 10:52 AM
To: Edina Mail
Cc: ajohnson@beaconinterfaith.org
Subject: Proposed 66 West Apartments

My name is Michele Cox and my husband, Jim Cox, and I would like to show our support for the 66 West project. We live at 5729 Abbott and know what an ideal location this area on 66th St. would be for young adults trying to get back on their feet and avoid homelessness. The proximity to bus routes, medical facilities, pharmacies and other necessities would alleviate stresses already in their lives. As members of Christ the King Catholic Church, a participant in Families Moving Forward which provides temporary housing to the homeless, we know the need and reality of help for those, who for many reasons, find themselves homeless. How much better to find ways to help young adults before they find themselves in that situation!

Jim and I feel very fortunate to have a house we can go home to and feel an obligation to do what we can to assist others in achieving that same security.

Sincerely,

Jim and Michele Cox
Sent from my iPad

Heather Branigin

From: LAURA HOPE MELTON <hopemelton@hotmail.com>
Sent: Monday, July 21, 2014 1:20 PM
To: Edina Mail
Cc: ajohnson@beaconinterfaith.com; skrents@aol.com
Subject: Letter Supporting 66 West
Attachments: Letter 66 West.pdf

Please find attached a letter supporting 66 West, affordable and supportive housing for homeless youth.

Hope Melton
4825 Valley View Road
Edina, MN, 55424

L. HOPE MELTON
4825 VALLEY VIEW ROAD
EDINA, MN 55424
hopemelton@hotmail.com

July 21, 2014

Dear Mayor and Members of the Edina City Council;

This letter is written to request your support for 66 West, affordable housing with supportive services for young adults.

The main reason to support 66 West is that it is the right, and the financially responsible, thing to do. Supporting efforts that promote healthy youth development is what caring communities do, and Edina is a caring community. When these efforts increase the chances that disadvantaged youth will lead healthy, productive lives, the return to taxpayers is many times the investment.

In addition, as someone who spent over 35 years creating and managing nationally recognized, innovative programs on behalf of disadvantaged children and families, I recognize that 66 West has all the attributes of successful programs. It has excellent leadership and a professionally supported staff, it takes a comprehensive, longer term, coordinated approach to the complex problems of homeless youth, it pays careful and consistent attention to evaluating its results, it reaches out to surrounding communities for support, and it follows the young people it serves for a significant period after they are "launched" into independence.

I am proud of this community because it strives for, and achieves, excellence in providing healthy development opportunities for *all* its children. In that sense, supporting 66 West is fully consistent with Edina's character and history.

Respectfully,

L. Hope Melton

Heather Branigin

From: Elgin Manhard <emanhard@comcast.net>
Sent: Tuesday, July 22, 2014 12:49 PM
To: Edina Mail
Cc: DBonlender@beaconinterfaith.org
Subject: 66 West

To Mayor Hovland and the Edina City Council

Our names are Elgin and Sally Manhard. We live at 5529 Village Drive, Edina, 55439.

We are long time members of Colonial Church.

We have long had an interest in finding ways to help the homeless and teens in our Minnesota Communities.

We were – in our younger years – actively involved in youth ministry at Colonial and through Young Life.

We have worked with Families Moving Forward – housing homeless families for a week at a time at our church. We have helped feed the homeless in various places.

We believe many are homeless because of addiction or other issues but we also believe there but the grace of God go I. Many find themselves homeless – not where they ever expected to be. Life throws curve balls sometimes and we need to be a compassionate community.

We are very excited to advocate for the establishment of housing and services for homeless teens. We are excited to think Edina – our Edina – would do this!!

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

Thank you

Sincerely,

Elgin and Sally Manhard 952-944-5541

emanhard@comcast.net

Heather Branigin

From: Betsy Cruz <speedyb50@hotmail.com>
Sent: Tuesday, July 22, 2014 2:30 PM
To: Edina Mail; ajohnson@beaconinterfaith.org
Subject: Please support 66 West Apartments

Hello,

My name is Betsy Cruz, and I am writing as a member of St. Stephen's Episcopal Church in Edina to ask for your support for the 66 West Apartments. I am also writing as an educator; I teach at Kennedy High School in Bloomington.

Not only will 66 West Apartments be a safe place for homeless young adults to live, but they will also be a place where homeless youth can develop a support system by learning from caring adults. This relationship and education piece is so critical. We don't expect people to learn to read, write or do math without instruction. We can't expect people to learn how to budget, apply for college, or successfully interview for a job without instruction. Normally, families provide instruction and modeling in these areas, but not every person is fortunate enough to have a family that is willing and able to educate their children on these life skills. Rather than shrug our shoulders and condemn them to a cycle of struggle, we have the opportunity, now, to help these homeless young adults become independent, successful members of our society. I have taught students who were homeless, students who were orphans, students whose families could not support them. As an educator, I do everything I can to fill in the gaps for these students, but it's not enough. It was heartbreaking to watch my homeless student return to the home he had fled and have to transfer schools, simply because he had no place here to stay any longer. It is heartbreaking when students tell me they didn't have a dinner last night, that they sleep on the living room floor in a sleeping bag, and that their electricity was cut, that there is no caring adult at home to sign their grade report, and on and on. I have seen firsthand how our youth struggle to move forward with their lives when they are worried about their basic survival. If this is what happens to them in high school, what will happen to them after high school? It is easy to think that youth homelessness is not a big issue here in the suburbs, but I've seen it, and it is. We have a chance now to alleviate that problem. What kind of a community would refuse to help the most vulnerable, the least fortunate, and those with so much potential? What our homeless youth need right now can be provided with 66 West Apartments, and I urge you to support them.

Sincerely,

Betsy Cruz
8109 Dupont Ave S
Bloomington, MN
55420

Heather Branigin

From: chaugen1@comcast.net
Sent: Wednesday, July 23, 2014 8:59 AM
To: Edina Mail
Subject: I support Homeless Youth Supportive Housing at 66 WEST!!

Dear Mayor Hovland and Members of the Edina City Council -

I am writing to give my full support for the proposed supportive housing facility for homeless youth to be located at 3330 66th Street West . It has become clear that there are homeless youth in the western suburbs and there are currently no housing facilities in this area to address their needs. This facility will fill the needs of some 39 young adults and provide much needed supportive services to get these young people out into the world in a more positive way. This is the perfect location for this type of housing complex. There is abundant access to jobs and it is in close proximity to the Metro's transit system. These two things will give the highest assurance for the success of 66 West's residents. In addition, this will help fill some of the affordable housing objectives of the City of Edina!

Please, I urge you to support 66 West and approve this project as it is currently proposed. I ask you to not forgo building something that will positively shape the lives of young adults today in lieu of future development that may or may not come to that site anytime in the near future.

Thank you for your consideration.
Christine Haugen
ECLC Task Force Member
5408 Girard Ave S



THE UNITED STATES CONFERENCE OF MAYORS

1620 EYE STREET, NORTHWEST
WASHINGTON, D.C. 20006
TELEPHONE (202) 293-7330
FAX (202) 293-2352
URL: www.usmayors.org

July 17, 2014

The Honorable James B. Hovland
Mayor of Edina
4801 W. 50th St.
Edina, MN 55424-1330

Dear Mayor Hovland:

Last month at The U.S. Conference of Mayors 82nd Annual Meeting in Dallas, TX, we unveiled a revised Mayors' Climate Protection Agreement. Today, we write specifically to ask you to join with your colleagues in this national mayoral effort to sustain and expand local climate protection efforts by joining as a signatory. As you will see in the enclosed Agreement, it envisions a shared agenda of local actions that seek to reduce greenhouse gas emissions and adapt our cities to changing climatic conditions.

For nearly a decade now, it has been mayoral leadership that has defined the nation's work on this issue, whether it is reducing city energy use through energy efficiency and renewable energy, growing new jobs and businesses who are delivering new energy technologies, or helping change behavior so together we recycle more, travel more efficiently and conserve our resources. All of these mayoral-led efforts are making our cities more efficient, less polluting and more resilient. We revised our original Mayors' Climate Protection Agreement with this record in mind, crafting a new mayoral commitment to guide our efforts for the next decade and beyond.

By becoming a signatory, you and other mayors will continue to lead the nation in reducing carbon emissions and adapting our cities to a changing climate. For your convenience, you can sign up electronically at: usmayors.org/climateagreement. If you need more information, please contact us at 202-293-7330.

We look forward to you joining your mayoral colleagues in this important endeavor.

Sincerely,

Kevin Johnson
Mayor of Sacramento
President

Tom Cochran
CEO and Executive Director

President:
KEVIN JOHNSON
Mayor of Sacramento

Vice President:
STEPHANIE RAWLINGS-BLAKE
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ALVIN BROWN
Mayor of Jacksonville, FL
MICHAEL B. COLEMAN
Mayor of Columbus, OH
JOY COOPER
Mayor of Hallandale Beach
T.M. FRANKLIN COWNIE
Mayor of Des Moines, IA
GREG FISCHER
Mayor of Louisville
MITCHELL J. LANDRIEU
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BRENDA L. LAWRENCE
Mayor of Southfield
JOHN R. MARKS III
Mayor of Tallahassee
PEDRO E. SEGARRA
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ASHLEY SWEARENGIN
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SHANE T. BEMIS
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Mayor of Kansas City, MO
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Mayor of Monrovia
KIM McMILLAN
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KENNETH D. MIYAGISHIMA
Mayor of Las Cruces
LORI C. MOSELEY
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FRANK C. ORTIS
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ED PAWLOWSKI
Mayor of Allentown
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MIKE RAWLINGS
Mayor of Dallas
RAUL G. SALINAS
Mayor of Laredo
JAMES J. SCHMITT
Mayor of Green Bay
FRANCIS G. SLAY
Mayor of St. Louis
PAUL SOGLIN
Mayor of Madison, WI
MARK STODOLA
Mayor of Little Rock
MARILYN STRICKLAND
Mayor of Tacoma
BETH VAN DUYN
Mayor of Irving
BRIAN C. WAHLER
Mayor of Piscataway
SETTI WARREN
Mayor of Newton



The U.S. Mayors Climate Protection Agreement

As presented to the 82nd Annual U.S. Conference of Mayors Meeting, Dallas, 2014

I. NATIONAL ACTION

As leaders of the nation's cities, we continue to urge the federal and state governments to enact bipartisan legislation, policies and programs to assist mayors in their efforts to lead the nation toward energy independence, create American jobs that can't be shipped overseas, and protect our environment, eliminate waste, and fight climate change. Such efforts will help achieve the national target of reducing greenhouse gas emissions in the range of 17 percent by 2020 and urge the United States to adopt an ambitious post 2020 target. We urge congress to enact policies and programs that:

- a. Promote greater energy independence and reduce the United States' dependence on fossil fuels;
- b. Accelerate energy efficiency and the development of clean, economical and renewable energy technologies such as cogeneration, LED/other energy-efficient lighting, methane recovery for energy generation, waste to energy, wind and solar energy, fuel cells, efficient motor vehicles, and biofuels; and
- c. Adapt city buildings, homes, facilities and infrastructures to address changing climatic conditions.

We urge the federal government to reduce carbon pollution through existing authorities such as the Clean Air Act, Appliance Efficiency Standards, Federal Transportation Investments, and Renewable Energy and Energy Efficiency loan and grant programs, including refunding of energy block grant program, and by proposing new legislative initiatives.

II. LOCAL ACTION

- a. Mitigation: We will strive to establish and meet or exceed locally-established targets for reducing energy use, especially fossil fuels, by taking actions in our own operations and throughout our communities, placing particular emphasis on engaging the community – citizens, businesses, schools and organizations – in a concerted campaign to set and achieve such targets through actions such as:
 - i. Develop an energy plan that addresses and includes water, wastewater and stormwater runoff, heat island effects, preservation of open space and an inventory of emissions from fossil fuels for city operations and for the community using established metrics, set reduction targets and adopt elements that address how to harden and adapt city systems and infrastructures to climatic events;
 - ii. Adopt and enforce land-use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities;



- iii. Promote transportation options such as bicycle trails, commute trip reduction programs, incentives for car pooling and public transit;
 - iv. Increase the use of clean, alternative energy by supporting the development of renewable energy resources, building the renewable energy technology manufacturing capacity of cities, recovering landfill methane for energy production, and supporting the use of waste to energy technology;
 - v. Make energy efficiency and resilience a priority through building code improvements, retrofitting city facilities with energy efficient lighting, urging employees to conserve energy and save money and other actions to maximize the performance of the city buildings;
 - vi. Increase the average fuel efficiency of municipal fleet vehicles, reduce the number of vehicles, launch an employee education program including anti-idling messages, and convert diesel vehicles to bio-diesel;
 - vii. Evaluate opportunities to increase energy efficiency in water and wastewater systems, recover wastewater treatment methane for energy production, and harden these systems to respond to sea level rise and other climatic events threatening the delivery of these services;
 - viii. Increase recycling rates in city operations and in the community;
 - ix. Maintain healthy urban forests; promote tree planting to increase shading and to absorb CO₂; and
 - x. Help educate the public, schools, other jurisdictions, professional associations, business and industry about the importance of energy efficiency and renewable energy development in reducing carbon and actions necessary to adapt buildings, systems, and infrastructures to respond to changing climate conditions.
- b. Resilience: We support investment in climate preparedness strategies that implement the use of green infrastructure to increase resilience of city water systems, encourage preparedness policies that take into account a city's most vulnerable populations and disproportionately affected citizens, and work with state and federal officials to have disaster response systems in place to deal with acute stresses to a city or region. We pledge further to increase community preparedness by assessing and addressing projected impacts such as sea level rise, increased storm surge, extreme heat, drought, floods, and wildfires.

III. ADVOCACY

We pledge to support a grassroots movement, engaging young people especially, in support of conservation initiatives, such as Arbor Day, Earth Day, community events, locally-established conservation corps and other activities, and to recognize "conservationists" in our city as part of a systematic campaign over time to renew and reaffirm public commitments to long-established conservation values in our city, state and nation. We further pledge to work as global ambassadors to share best practices with mayors everywhere.

To join as a signatory, go to: usmayors.org/climateagreement



THE UNITED STATES CONFERENCE OF MAYORS

Tom Cochran

Tom Cochran, CEO and Executive Director
 1620 Eye Street, NW, Washington, DC 20006
 Tel: 202.293.7330 Fax: 202.293.2352
usmayors.org

Heather Branigin

From: Jennifer Hoff <jdixsonhoff@gmail.com>
Sent: Wednesday, July 23, 2014 6:35 PM
To: Edina Mail; jonibennett12@comcast.net; joshsprague@edinarealty.com; Mary Brindle (Comcast); swensonann1@gmail.com; superintendent@edinaschools.org
Subject: 169 north detour through Edina onto major school bus route

Dear Mr. Mayor, City Council Members, Police Chief Nelson, and Superintendent Dressen -

Good Evening. My name is Jennifer Hoff and I live at the intersection of Samuel Road and McCauley Trail in Edina. Tonight, when driving home from work, I realized that MNDOT has placed signs along McCauley trail indicating it is the detour for when 169 North is closed. I am asking for your help in finding an immediate solution for an alternate option, as I believe this change to be happening soon.

McCauley trail runs along a residential neighborhood in Indian Hills. This summer, even without McCauley being marked as a detour for the 169 south work, speeds on this road, in my estimate, run closer to highway speeds than the 30 mph posted rate. **What is concerning is that Edina Public Schools uses this route as a major stopping point for school buses picking up children, all the way from Valley View to Gleason Road. The road somewhat winds and at times there are not clear visuals if a car/bus would be stopped ahead.** This is therefore extremely unsafe given 1) the amount of traffic on the road with the detour 2) kids standing on the road waiting to be picked up (at several times of the day) 3) numerous buses frequently stopping to pick up/drop off children and 4) the excessive speeds at which cars are now currently traveling and I predict would be traveling if it is the official posted detour.

I realize the MN DOT project and the school calendar may overlap for only a short period of time, but also please consider that this is a residential road with foot traffic and lots of bike traffic. I am wondering why HWY 100 isn't being utilized as a detour for the northbound closure, given that while the southbound lanes have been closed that is the posted detour.

I find this to be a very troubling choice and wonder if you can assist in alternate solutions being explored? I believe you too would agree, re-routing highway traffic to a residential neighborhood is not an ideal situation, especially when it involves significant school bus implications as well.

I am asking for an immediate response if possible. I am sorry I was not alerted to this issue until I saw the signs tonight, and therefore did not have prior notice of this situation.

Very Best Regards,

Jennifer Hoff
6725 Samuel Road
Edina, MN 55439 952-943-8811 cell 612-747-5284

Heather Branigin

From: Bev Luttio <luttior@aol.com>
Sent: Tuesday, July 29, 2014 11:56 AM
To: Edina Mail
Subject: I fully support a youth going bldg in Edina. The community needs to step up to the plate on this dreadful problem!

Sent from my iPhone

Heather Branigin

From: Tricia Budke <tricia.budke@gmail.com>
Sent: Tuesday, July 29, 2014 12:49 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast);
joshsprague@edinarealty.com; swensonann1@gmail.com
Subject: Edina Concerns

I've lived in Edina for over 20 years and recent issues have caused me great concern as a resident. First, the hasty decision to close the Fred Richards golf course without any consideration as to how to make it a more financially viable course or have a plan in place for something that brings in more revenue than the current golf course. Second, I heard the city is considering allowing another apartment complex to be built on or near France Avenue. Apparently, none of you drive on France Avenue or York Avenue to know that the level of traffic is already high. With the addition of the apartment complexes near Byerlys and Southdale it is bound to get much worse. I am completely against another housing complex being built anywhere on France or York Avenue between Hwy 62 and 494.

I appreciate your service to the Edina community and realize you have very tough decisions to make. Thank you for listening to my concerns.

Tricia Budke
404 Coventry Lane
Edina

*Richard C. Johnson
5700 Tucker Lane
Edina, MN 55436*

July 29, 2014

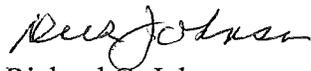
James B. Hovland, Mayor
City of Edina
4801 West 50th Street
Edina, MN 55424

Dear James,

Now that we are a bicycle city with lots of bikes using our streets it seems to me to be timely for the City to provide our residents with information with respect to the rights and obligations of car drivers and bikers, as well as how to drive on streets with lanes that are designated for bicycles. As to the latter, are those lanes exclusively for the use of bikes, or can a car driver encroach upon such a lane if there are no visible bicycles using the lane?

Those questions and more should be addressed in the information provided, perhaps in an article in the About Town.

Sincerely,



Richard C. Johnson

To: EDINA CITY COUNCIL MEMBERS
Re: TEXT FOR CITY COUNCIL MEETING

August 4, 2014

YORKTOWN CONTINENTAL RESIDENT ASSOCIATION
OF YORKTOWN CONTINENTAL APARTMENTS

7151 York Avenue South

Edina, Minnesota 55435

July 30, 2014

RESPONSE TO PLANNING COMMISSION STAFF REPORT

Dated - 7/9/14

Information/Background

Project Description

- Continental Gardens – Does not deliver affordable housing. 10%, or 10 units for residents at 50 % below median income: Median income of Minnesota household per year, 2008 to 2012 = \$59,162. (Census Bureau) Federal Poverty Guideline, \$11,670 per year. (Minnesota Department of Health)
- Truck deliveries, early morning and day-long for high maintenance residents of Continental Gardens will all be delivered underneath windows of Yorktown Continental Residents on North side of existing building, disturbing sleep, rest, peaceful and pleasant living conditions that they enjoy now.
 - With prevailing Northwest winds, fumes and odors will blow into windows of Yorktown Continental residents over parking ramp for Continental Gardens.
- Garbage and recyclable trucks will not go down ramp unless heated; cannot enter building unless there is a 13'6" height door.
- Parking lot for existing building is not 123 surface stalls but 157- resulting in a decrease of 17 stalls, from 140 in current plan. Count of cars on existing lot averages **148**.

REGARDING PLANNING COMMISSION AND CITY COUNCIL REVIEWS FROM 2013 - 2014

VII. REPORTS AND RECOMMENDATIONS – A34-A41, April 24, 2013

- A. Sketch Plan Review-Continental Gardens Assisted living, 7151 York Ave. S.

Planner Presentation

- Addition was 76 moderately priced units on larger open space on East side with sky way attaching buildings. Current addition on West side is larger building in much smaller space.
- Continental Gardens units are at market price and density now is increased to **64 units per acre** on entire property.

Applicant Presentation

- As of the date of this text, it is unknown whether Yorktown Properties has secured final HUD financing or approval for its rehab. Documentation supplied to support long delays and conflicting communication about financing this much needed rehabilitation.
- There are no interior connections between buildings to facilitate shared activities as of the July 9 meeting. Direct path between buildings is screened off by shrubs and trees.
- Placing the new building on the west side will have negative impact on existing building.

Discussion

- Most if not all current Yorktown Continental residents will not be able to afford to move to market rate building.
- Current building will need heated canopies and walks between buildings to prevent ice build-up and dangerous walking conditions for elderly residents. Parking ramp will have to be heated. This will **Not** lead to energy savings.
- Current plan does nothing to improve walkability but actually **inhibits** residents from both buildings gaining direct access to the street. Without door on York Ave. and parking ramp on the North, residents would have to walk further around building to get to street, store or bus.
 - Placing the new building on the York side would place 30 memory care residents close to a busy street. With door on York Ave., extra staff would have to watch residents constantly
- Current plan seems to have done very little study on existing Yorktown Continental building.
- Berm in front of existing building with established trees serves as buffer and lessens the scale of building now.
- CVS as a store close to the street does not have resident balconies overlooking a dusty noisy street.
 - The streetscape along the current York Ave. corridor is pleasant now with tree lined sidewalks and setbacks allowing separation from a busy suburban street and people's homes.

Response to Minutes/Edina City Council/May 7, 2013

- Independent elderly and assisted living requires large demand for services, home health care workers, taxis, food service, etc.
 - EMT has visited Yorktown Continental 200 times in the past year from July, 2013 – 2014; there are always 1 or 2 police cars in attendance with each incident.

Proponent Presentation

- Do they have County Elderly Waiver Units for tenants of Continental Gardens?

There is no current connection between buildings.

- Yorktown Continental is not connected to street and requires residents to walk farther to get to street.

Response to Minutes/Edina City Council/May, 2014

- Density
 - Current development is already over code and in a high density area.

Development	Address	Units	Unit's - Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
69th & York Apartments	3121 69th Street	114	30
6500 France, Senior Housing	6500 France	188	80
Lennar/Wickes Site	6725 York	240	52

- Porte-cochere at end of building requires fragile elderly and disabled residents to walk farther to carry groceries, leaving and entering on winding paths in winter and heat of summer. Pedestrian connections around the perimeter of the site also require residents from both buildings to walk farther to get to the street. Elderly Yorktown residents already have trouble going the distance to Target and back.
 - Porte-cochere is not covered in plans.
- Current plan is eliminating most of green space now available and enjoyed by residents.
- There is no direct connection between the two buildings, and after the landscaping our current front door would be screened off by shrubs and trees, creating an enclosed environment without a view.
 - Sidewalk connection between buildings exits existing building through nonexistent door in office. Again, Mesaba Capital seems to have done very little study on existing Yorktown Continental building.
- If parking variance is allowed it would leave Yorktown Continental with 137 surface stalls and 4 less handicap spaces which are all in use. Parking in current plan of 157 spaces is already inadequate for current residents.
 - Existing parking for Yorktown Continental is close to building on all sides. New plan would have residents (70 with walkers) traveling farther to get to cars. With the snow removal we saw last year and the number of resident falls, this does not portend well.
- The existing building now has 8 enclosed parking spaces which are sorely envied. Covered parking would be practical for senior residents.
 - Would underground parking at Continental Gardens be available to residents of Yorktown Continental? How much would the spaces cost?
- The site plan 33 proposed as the sketch plan is not viable as proof of parking. Need to show parking plan in scale on site plan A100 with 223 surface stalls.
- Loading and trash zones are not shown on plans or room given for it. Is it screened from residents in existing Yorktown Continental building?
- Will Mechanical equipment on new building be screened from residents in existing building for noise control?

- How long will residents of Yorktown Continental be without power in heat of summer? Will they have to be without gas or water while the utility Easement is moved?

Response to Variances addressed at July 9th Edina Planning Commission

Building Setback

1) Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.

New building would create practical difficulties in existing building. Creating access to only one door would cause congestion; no loading, unloading zone, Garbage trucks, EMT, etc. Yorktown Continental houses nearly 300 elderly and disabled residents who need a lot of assistance.

New building would remove berm with close to 30 mature trees that bloom in spring screening residents from dust and noise from busy street.

2) There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self - created.

The location of the existing building is not unique, the buildings to the North and South are also located in the middle of the property.

3) Will the variance alter the essential character of the neighborhood?

The new building would be the only one along this corridor of York Ave. that would be brought up to the street. The existing buildings are set back with mature trees lining the street, creating a safe and enjoyable pedestrian experience.

MAJOR CONCERNS OF YORKTOWN CONTINENTAL RESIDENTS

- Congestion with only one door: Garbage, EMT, Delivery trucks all sharing one door could have serious consequences.
- If Yorktown Continental is not funded for remodeling our new front door will be over whelmed with every service required to maintain a 300 resident independent senior living facility.
- Mature trees, flower beds and gardens will be sacrificed to parking lot.
- A single larger parking lot located further from the current building would be hazardous and present mobility issues.
 - Fewer parking stalls and 4 less handicapped spaces as well as elimination of garages would necessitate our finding parking elsewhere. Home health care workers have to park in office lot next door now.

Will our building be remodeled?

- We have been told this ever since Premier took over management of Yorktown Continental in 2012. (See Attachments)

Status of Current Vehicle Congestion 7151 York Ave S. at vehicle entrances front and back

Daily or M-F

Cabs 4 per day M- Sun. av. 5 minutes

Metro Mobility 6 per day M-F av. 10 minutes

VEAP 2 per day M- F av. 5 min

Fed Ex 1 per day M-F 15 minutes

Walgreens M-F av. 15 minutes

CVS M-F av. 15 minutes

Resident Visitors / pickups for appts. av. 3 day M-S(including Holidays) (front and back) av. 10 minutes

Home Health Aides/cleaning aides av. 3 day (M-Sun) av. 60 min

Social workers av. 2 per day M-F av. 60 min

Physical Therapy - av. 2 per day M-F av. 60 min

Postman (M-Sat) av. 30 min. to one hour

VOA lunches, (delivery truck, plus 1-2 volunteers per day) av. 30 min. for truck, 2 hours for volunteers

Waste Management – 6 dumpsters/ pick up once a week 10 to 15 minutes.

Garbage pickup – three times a week, 10 minutes

Mom's meals (M-F) av. 30 min.

Meals on Wheels-(M-F) av. 30 min

Lancers Foods M-F, av. 15 min.

January 20, 2012

Dear Yorktown Resident:

At yesterday's Board Meeting, Residents and Board Members were presented with a plan to refurbish the Yorktown building. The building is coming up on its 40th birthday and will require extensive refurbishment to maintain its excellent reputation as we move into the future. While no decisions have yet been reached by the Board, we are requesting that each resident assist in this process by noting their comments, concerns and ideas for Yorktown's refurbishment on the enclosed questionnaire. We are working with Ms. Terri Cermak of Cermak and Rhoades Architects, to design and plan the necessary improvements to the building. Ms. Cermak has extensive experience in the rehabilitation and refurbishment of affordable senior housing and comes highly recommended.

Many of the planned renovations will serve all residents here at Yorktown. Items such as the replacement of all windows with new energy efficient windows, new roof, energy improvements to the heating and ventilating systems are already in the improvement plan. Refurbishment to the individual apartments would include such items as replacement of appliances, kitchen and bath cabinets and fixtures, countertops, closet doors and floor finishes.

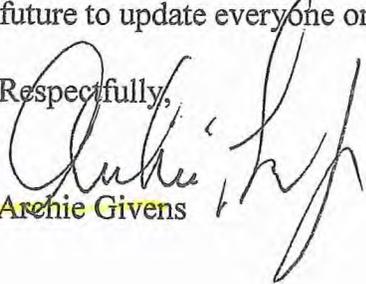
We would appreciate your assistance in this process. We have included a resident questionnaire for your suggestions and comments and ask that you take the time to let us know what improvements you think should be included in the refurbishment, especially improvements to your individual apartment. The attached questionnaire is by no means all inclusive; please feel free to add to the questionnaire anything you feel needs to be addressed. Please return the questionnaire to the management office by February 3rd.

Some residents at yesterday's meeting were concerned about the impact this plan would have on their individual situation and rent. We do know, after discussions with HUD, that:

- 1) Section 8 Rents will not increase,
- 2) Section 236 and Market residents who qualify will have access to Section 8 vouchers, and
- 3) No resident will be required to move due to the refurbishment.

Thank you for your assistance; we will be having additional resident meetings in the future to update everyone on our progress and to answer resident questions and concerns.

Respectfully,


Archie Givens

Patrick Lamb

October 16, 2013

Dear Resident:

The Department of Housing and Urban Development subsidizes the rent of your apartment through the project-based Section 8 program. Federal law requires that owners provide tenants with a one-year notification before the expiration of a Section 8 contract. The Section 8 contract that pays the government's share of your apartment rent at Edina Yorktown Towers expires on September 30th, 2014.

While there will be no immediate change in your rental assistance, we are required to inform you of our intended actions when the contract expires one year from now.

This letter is to notify you that we intend to renew the current Section 8 contract when it expires September 30, 2014.

If Congress makes funds available, which it has in the past and is expected to in the future, we will renew the Section 8 contract. However, in the unlikely circumstances that we cannot renew our contract, it is our understanding that, subject to the availability of funds, HUD will provide all eligible tenants currently residing in a Section 8 project-based assisted unit with a tenant based assistance.

If you have any questions or would like information on the Section 8 Program, the following sources may be of assistance:

Contract Administrator

Minnesota Housing Finance Agency
400 Sibley Street, Suite 300
St. Paul, MN 55101
(651) 284-3179

HUD Field Office

Department of Housing and Urban Development
920 Second Avenue South, Suite 1300
Minneapolis, MN 55402
(612) 370-3051

HUD Web

<http://hud.gov>- Click on "rental help"





October 31, 2013

RE: 150-Day Notification Letter to Tenants When Owner Prepays Mortgage
on a Preservation Eligible Project - APR 1-14

Dear Resident:

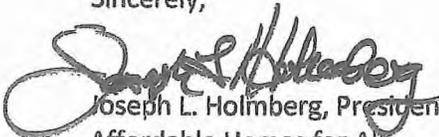
As you are aware, we are in the process of refinancing Yorktown Continental so we can do a substantial rehabilitation. We are arranging for a new FHA-insured loan through HUD to pay off (prepay) the old FHA-insured loan. The attached scope of work lists the improvements we will be able to provide. Yorktown is 40 years old and has never had a substantial rehabilitation. This refinance will allow us to do improvement work that is necessary to make sure Yorktown Continental will continue to provide excellent affordable housing for another 40 years.

Yorktown Housing Group, Inc., the owner of Yorktown Continental, has decided to pay off (prepay) the mortgage for this property which provided assistance from the Federal Government. Section 219 (a) (1) (b) (3) of the HUD Fiscal Year 1999 Appropriations Act requires that owners provide at least a 150-day, but no more than 270-day, notice to the Department of Housing and Urban Development (HUD), the local government having jurisdiction over the property, and to each tenant of the owner's intent to pay off (prepay) the mortgage. This letter meets that requirement by notifying you that we intend to pay off (prepay) the mortgage insured by HUD.

For tenants who do not receive Section 8 rental assistance, paying off the mortgage (prepayment) could result in an increase in the rent for your unit. It does not necessarily mean that your portion of the rent will increase. If you are living in your unit on the date we prepay and you are income eligible, you may be eligible to receive an enhanced rental voucher. An enhanced rental voucher would enable you to continue living here paying the amount currently charged for your unit or, in most cases, 30% of your monthly adjusted income for rent. The enhanced voucher will pay the difference between your contribution to rent and the total rent we charge for your unit. In addition, you may use the housing voucher to move to another eligible unit of your choice. If you decide to move to another property, the voucher becomes a regular housing choice voucher without the enhanced assistance, and you may end up paying more rent. In order to stay in your current unit with enhanced voucher assistance, the Metro HRA must determine that 1) the rent for the unit is reasonable in relation to rents charged for comparable unassisted units in the area; 2) you meet all eligibility requirements for receiving Section 8 assistance; and 3) the unit is safe and sanitary, meeting the housing quality standards established for the housing voucher program. Enhanced rental vouchers will allow us to do more rehabilitation of Yorktown Continental.

We have notified HUD of our intent to pay off (prepay) the mortgage. If you have questions, you may contact Tiffany Mielke at the Minneapolis HUD office, 612-370-3051 (ext. 2244).

Sincerely,


Joseph L. Holmberg, President
Affordable Homes for All

Sole Voting Member of Yorktown Housing Group, Inc.



NOTICE TO TENANTS OF INTENTION TO SUBMIT A REQUEST TO MHFA FOR
APPROVAL OF AN INCREASE IN MAXIMUM PERMISSIBLE RENTS

Date of Notice: 5/14/14

Take notice that on 6/2/14 we plan to submit a request for approval of an increase in the maximum permissible rents for Yorktown Continental to the Minnesota Housing Finance Agency (MHFA). The proposed increase is needed for the following reasons:

1. Finance comprehensive rehab of the property

The rent increases for which we have requested approval are:

	Present Rent		Proposed Increase		Proposed Rent	
	<i>Basic</i>	<i>Market</i>	<i>Basic</i>	<i>Market</i>	<i>Basic</i>	<i>Market</i>
<i>Bedroom's</i>						
1 BR Small	493	560	382	355	875	915
1 BR Large	515	585	382	355	897	940
2 BR 236	582	661	494	609	1,076	1,270
1 BR Sm 236	493	560	307	355	800	915
1 BR Lg 236	515	582	285	358	800	940

A copy of the materials that we are submitting to MHFA in support of our request will be available during normal business hours at 7151 York Ave South, Edina, MN 55435

For a period of 30 days from the date of service of this notice for inspection and copying by the Tenants of Yorktown Continental and, if the tenants wish, by legal or other representatives acting for them individually or as a group.

During a period of 30 days from the date of service of this notice, tenants of Yorktown Continental may submit written comments on the proposed rent increase to us at 7151 York Ave S, Edina, MN 55435. Tenant representatives may assist tenants in preparing those comments. (If, at MHFA's request or otherwise, we make any material change during the comment period in the materials available for inspection and copying, we will notify the tenants of the change or changes, and the tenants will have a period of 15 days from the date of service of this additional notice (or the remainder of any applicable comment period, if longer) in which to inspect and copy the materials as changed and to submit comments on the proposed rent increase). These comments will be submitted to MHFA, along with our evaluation of them and our request for the increase. You may also send a copy of your comments directly to MHFA at the following address: Minnesota Housing Finance Agency, Attention: Krista Turner, 400 Sibley Street, Suite 300, St. Paul, MN 55101, and Re: 09244135; Yorktown Continental.

MHFA will approve, adjust upward or downward, or disapprove the proposed rent increase upon reviewing the request and comments. When MHFA advises us in writing of its decision on our request, you will be notified. If the request is approved, any allowable increase will be put into effect only after a period of at least 30 days from the date you are served with that notice and in accordance with the terms of existing leases.

Note:

There is no change to the resident payment portion for all Section 8 residents and there will be vouchers provided for all 236 units. Residents will still pay 30% of income.

HUD RIGHTS & RESPONSIBILITIES

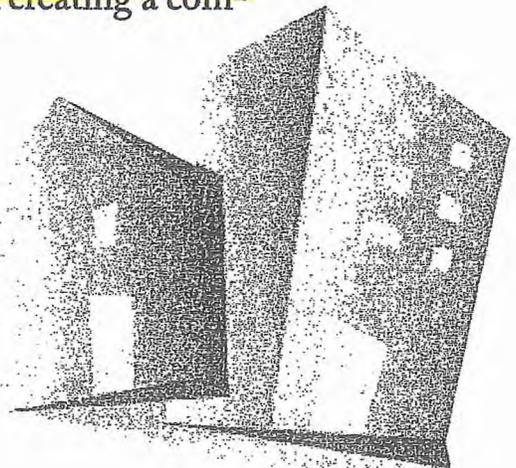
You, as a resident (tenant), have rights and responsibilities that help make your HUD-assisted housing a better home for you and your family.

This brochure is being distributed to you because the United States Department of Housing and Urban Development, which has ultimate jurisdiction over the project in which you live, has provided some form of assistance or subsidy for this apartment building. As part of its dedication to maintaining the best possible living environment for all residents, your HUD field office encourages and supports the following:

- Management agents and property owners communicate with residents on any and all issues.
- Owners and managers give prompt consideration to all valid resident complaints and resolve them as quickly as possible.
- Residents' right to organize and participate in the decisions regarding the well-being of the project and their home.

Along with your owner/management agent, you play an important role in making your place of residence—the unit (apartment), the grounds, and other common areas—a better place to live and in creating a community you can be proud of.

This brochure briefly lists some of your most important rights and responsibilities to help you get the most out of your home.

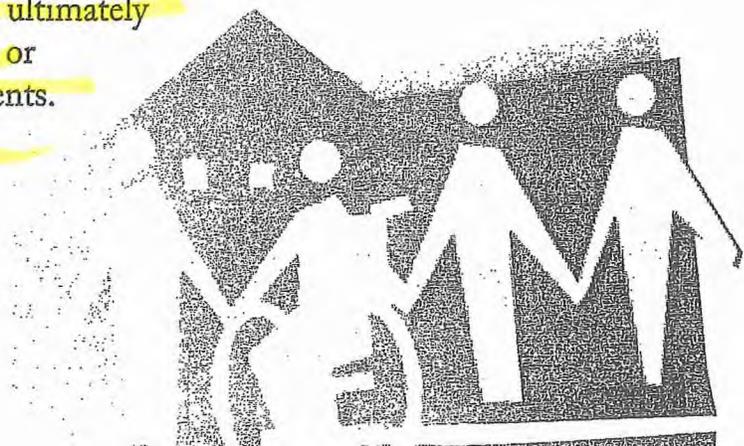


Your Participation *is important*

Residents in HUD-assisted multifamily housing can play an important role in decisions that affect their project. Different HUD programs provide for specific resident rights. You have the right to know under which HUD program your building is assisted. To find out if your apartment building is covered under any of the following categories, contact your management agent.

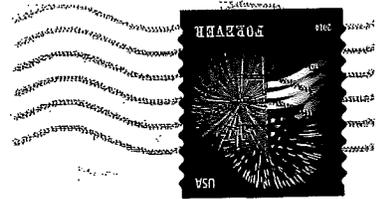
If your building was funded under Section 236, 221 (d)(3)/BMIR, Rent Supplement Program, Section 202 Direct Loan Program, Section 202/811 Capital Advance Programs, or is assisted under any applicable project-based Section 8 programs, and prior HUD approval is required before the owner can prepay, you have the right to participate in or be notified of, and comment on, the following:

- An increase in the maximum permissible rent.
- Conversion of a project from project-paid utilities to tenant-paid utilities or a reduction in tenant utility allowance.
- Conversion of residential units in a multifamily housing project to a nonresidential use or to condominiums, or the transfer of the project to a cooperative housing mortgagor corporation or association.
- Partial release of mortgage security.
- Capital improvements that represent a substantial addition to the project.
- Nonrenewal of a project-based Section 8 contract.
- Any other action which could ultimately lead to involuntary temporary or permanent relocation of residents.
- Prepayment of mortgage.



MINNEAPOLIS MN 553

21 JUL 2014 PM 7 L



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.

Sincerely,

Steve & Sarah Komala

Name

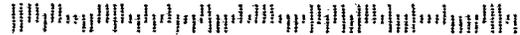
STEVE & SARAH KOMALA

Address

*6307 TIMBER TRAIL
EDINA*

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

55424133001



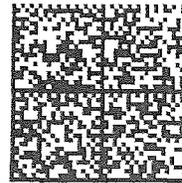
Name: *Dale E. Howard*

Address: *6100 Normandale Road*

Congregation: *Normandale Ev.
Lutheran Church*

MINNEAPOLIS
MN 554

21 JUL 2014
PM 4 L



US POSTAGE

\$ 00.48

First-Class

Mailed From 55436

07/18/2014

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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.

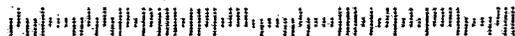
Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

*Pastor Dale, Associate
and Director, Normandale
Housing Corporation*

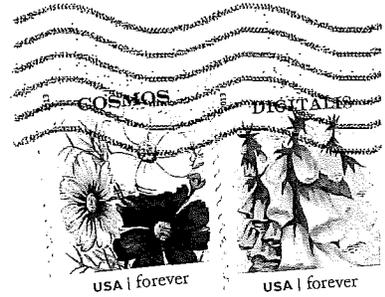
55424133499

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



MINNEAPOLIS MN 553

21 JUL 2014 PM 6 L



Name: Tom Costello
Address: 5908 Newton
Congregation: St. Stephen

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness. *It's really your allies to give the gift of HOPE to our young.*

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 *Attn: Josh Sprague*
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Tom Costello*

55424139499



Name: Eleanor Wagner
Address: 5529 Vernon Ave S.
Edina, MN 55436
Congregation:

MINNEAPOLIS MN 554

21 JUL 2014 PM 1 T



Lyndale United Church of Christ

Dear Edina City Councilmember,

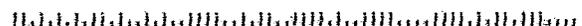
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Edina City Council
4801 West 50th Street
Edina, MN 55424

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Eleanor Wagner*



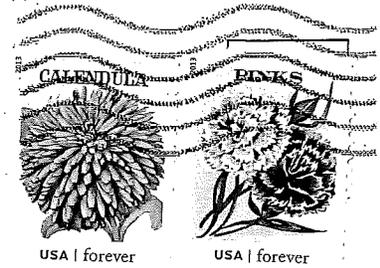
Name: Tom Costello

Address: 5408 View Lane

Congregation: St. Stephens

MINNEAPOLIS MN 553

21 JUL 2014 PM 3 L



Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness. *Pls rally your allies to give the BEST of HOPE to our young.*

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 *Hon. Jon Bergstedt*
4801 West 50th Street
Edina, MN 55424

Sincerely,

55424100400



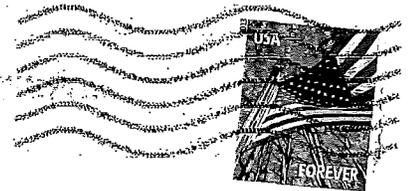
Name: Stephanie Tesch & Ron Maloney

Address: 5605 Johnson Dr., Edina

Congregation: Chapel Hills UCC

MINNEAPOLIS MN 554

18 JUL 2014 PM 9 L



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.

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

Sincerely,

55424100400



MINNEAPOLIS MN 553

19 JUL 2014 PM 5 L



Dear Edina City Councilmember,

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

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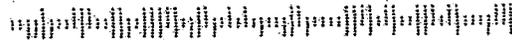
Sincerely,

Name *Sylvia Johnson*

Address
*6000 Fairport Ave.
Edina, MN 55424*

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

55424139499



Name: *Tom Bye*
Address: *4409 Fondell Drive*
Congregation: *St Stephens*

MINNEAPOLIS MN 553

19 JUL 2014 PM 2 L



Dear Edina City Councilmember,

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

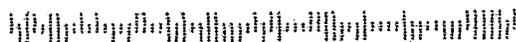
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Sincerely,

Tom Bye
55424139499

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



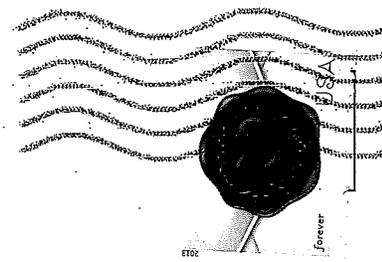
Name:



Ms. M. L. Brehm
1 Orchard Ln.
Edina, MN 55436-1343

MINNEAPOLIS MN 553

17 JUL 2014 PM 2 L



Address:

Congregation:

*St. Stephen's
in Colina*



Ms. M. L. Brehm
1 Orchard Ln.
Edina, MN 55436-1343

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.

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

Sincerely,

Mabel S. Brehm

55424135435





SHENEHON COMPANY
BUSINESS & REAL ESTATE VALUATIONS

Jim Hovland, Mayor
City of Edina
4801 W 50th St
Edina, MN 55424

July 30, 2014

RE: Beacon Interfaith Housing Collaborative

Dear Jim,

I am writing as a citizen of Edina and as an owner of the remodeled Southdale Medical Arts Building at 3625 W. 65th Street, Edina, MN.

I fully support the proposed Beacon Housing project. I am acutely aware of the affordable housing needs for young adults since I have in the past and presently serve on similar non-profit boards. However, the proposed request to change the 2008 Edina Comprehensive Plan is not prudent.

The "Comp Plan" for the area near the hospital is sensible and reflects smart planning. Furthermore, the land available around the Southdale Hospital should support high density uses that enhance the hospital activities and improvements. In contrast, a two story housing development fronting on 66th Street is a significant under utilization of the land and not the intention of the "Comp Plan" designation.

I suggest that the Beacon project be moved to property that is appropriately zoned in the lower density neighborhood north of the TCF site. The City may consider the idea of the Edina HRA buying an older property and leasing it for 99 years to Beacon. I know how to accomplish something along this line and will gladly volunteer my time to the City to scout out such an idea.

In summary, this is a great project for Edina to welcome and would be best situated on land that has been appropriately zoned for a low density housing project. Thank you for your great leadership at the City of Edina. Let me know if you would like my help with finding an alternate site.

Best Regards,

Robert J Strachota

RJS:ch