



To: MAYOR AND COUNCIL

Agenda Item #: VII.D.

From: Cary Teague, Community Development Director

Action

Discussion

Date: September 16, 2015

Information

Subject: Sketch Plan Review – NW Corner of 66th Street and Xerxes

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

The City Council is asked to consider a sketch plan proposal to redevelop the 5.6 acre parcel at 6550 Xerxes and 3250 66th Street West. The applicant is proposing to tear down the existing buildings and redevelop the site with the following two phase development:

Phase 1 (3250 66th Street West):

- A 6-7 story, 230-unit apartment building. Six floors of housing above the parking and amenities area.

Phase 2 (6650 Xerxes Avenue):

- A 5-6 story, 145-unit apartment building. Five and four floors of housing above the parking and amenities area.

The primary entrance to the site would be off Xerxes Avenue. There is a secondary access available off of York. Both of these access points exist today. There is a shared access arrangement with the adjacent property owner at 3316 66th Street west. That shared access would also remain. To accommodate the request, the following amendment to the Comprehensive Plan would be required:

- Re-guiding of the site from RM, Regional Medical to CAC, Community Activity Center.

The proposed height (7 stories) and density (66 units per acre) would meet the standards of the CAC. A rezoning of all the property to PUD, Planned Unit Development is requested.

Planning Commission Consideration: On August 26, 2015, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

ATTACHMENTS:

- Minutes from the August 26, 2015 Edina Planning Commission meeting
- Planning Commission Memo, August 26, 2015

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Date: August 26, 2015

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – NW Corner of 66th Street and Xerxes

The Planning Commission is asked to consider a sketch plan proposal to redevelop the 5.6 acre parcel at 6550 Xerxes and 3250 66th Street West. (See property location on pages A1–A3.) The applicant is proposing to tear down the existing buildings and redevelop the site with the following two phase development:

Phase 1 (3250 66th Street West):

- A 6-7 story, 230-unit apartment building. Six floors of housing above the parking and amenities area.

Phase 2 (6650 Xerxes Avenue):

- A 5-6 story, 145-unit apartment building. Five and four floors of housing above the parking and amenities area.

See plans and narrative on pages A6-A24.

The primary entrance to the site would be off Xerxes Avenue. There is a secondary access available off of York. Both of these access points exist today. There is a shared access arrangement with the adjacent property owner at 3316 66th Street west. That shared access would also remain.

To accommodate the request, the following amendment to the Comprehensive Plan would be required:

- Re-guiding of the site from RM, Regional Medical to CAC, Community Activity Center.

The proposed height (7 stories) and density (66 units per acre) would meet the standards of the CAC. A rezoning of all the property to PUD, Planned Unit Development is requested.



This property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. (See page A15.) The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a

Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary. A study is currently underway in this area as part of the Planning Commission’s work plan.

The France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application. (See principles on pages A25-A27.)

This corner is seen as a Gateway into the Southdale Area from the north and east. (See the Southdale and the corresponding CAC area on page A5.) Therefore, re-guiding the corner to the same land use designation as all the uses south of 66th Street would seem appropriate. Staff would also recommend re-guiding the three small adjacent sites at 6444, 6500 and 6525 Xerxes to CAC as part of this request. (See page A3.) The compliance table below demonstrates how the proposed new building would comply with the current zoning of POD-3, Planned Office District:

	City Standard POD	Proposed
Building Setbacks		
Front – 66 th	75+ feet	20-30 feet*
Street/Xerxes	75+ feet	30+/- feet*
Side – West	65+ feet	5+/-feet*
Side - East		
Rear – North	65-75+ feet	80 – 15+/-feet*
Building Height	12 stories	6-7 stories
Maximum Floor Area Ratio (FAR)	1.5%	1.6%**
Density	80 units per acre for senior housing (Regional Medical designation)	66
Parking Stalls	375 enclosed (residential)	575 enclosed stalls proposed 38 surface (1 stall per bedroom)
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

* Variance or would require change to PUD

** Council may approve subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density or density on the high end of the residential housing range above, would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height – 2008 Comprehensive Plan



The proposed uses would be a significant upgrade to the current buildings on the sites.

TRAFFIC/SITE ACCESS

A traffic study would be required to determine the impacts on adjacent roadways.

AFFORDABLE HOUSING

The applicant is not proposing any affordable housing as part of this project. Given housing policy under consideration by the City Council; this project should be required to provide affordable housing consistent with the policy or 20% of the units designated for affordable housing.

SUSTAINABLE DESIGN

As part of any formal application sustainable design should be included.

PUD

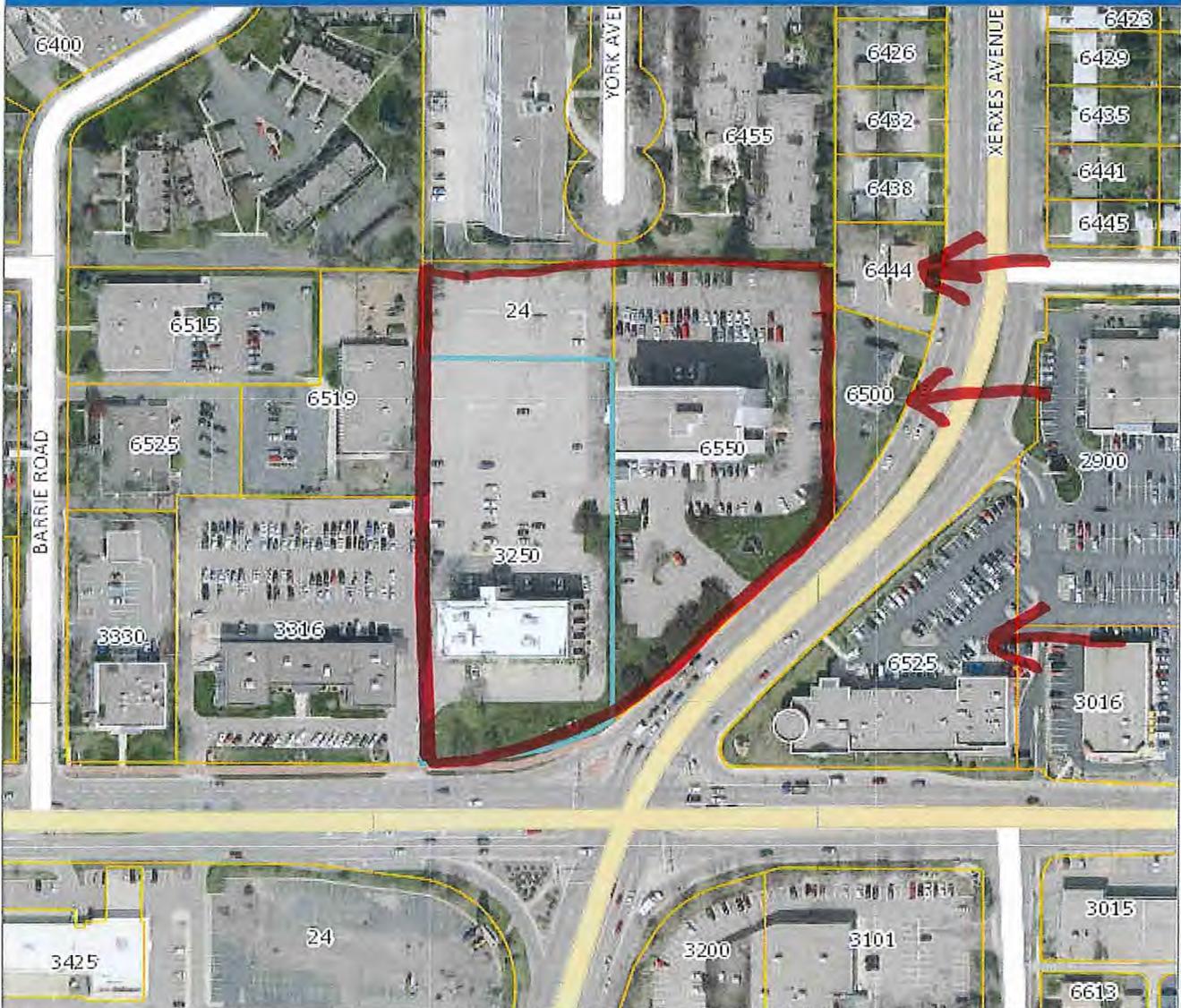
The purpose and intent of a PUD is to include **most or all** of the following:

- a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;
- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;
- c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;
- d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;



- e. maintain or improve the efficiency of public streets and utilities;
- f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;
- g. allow for mixing of land uses within a development;
- h. encourage a variety of housing types including affordable housing; and
- i. ensure the establishment of appropriate transitions between differing land uses.

The proposed project would incorporate some of the items noted above. Affordable housing and sustainable design should be addressed. Elements that are included would be high quality building design; pedestrian oriented design; underground parking, close proximity of housing to transit, retail area and jobs, which could result in less dependence of the automobile for residents; housing within a mixed use area; mixture of podium height at the street; activity along the street.



Parcel ID: 29-028-24-24-0005

Owner Name: 3250 West 66Th Street Llc

Parcel Address: 3250 66Th St W Edina, MN 55435

Property Type: Commercial-Non Preferred

Home-stead: Non-Homestead

Parcel Area: 2.46 acres 107,352 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 200 ft.

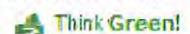
Print Date: 8/19/2015



Sites to be considered in Comp Plan Amend

This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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A3



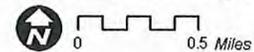
Figure 4.4



City of Edina
2008 Comprehensive Plan Update

Date of Aerial Photography: August 2006

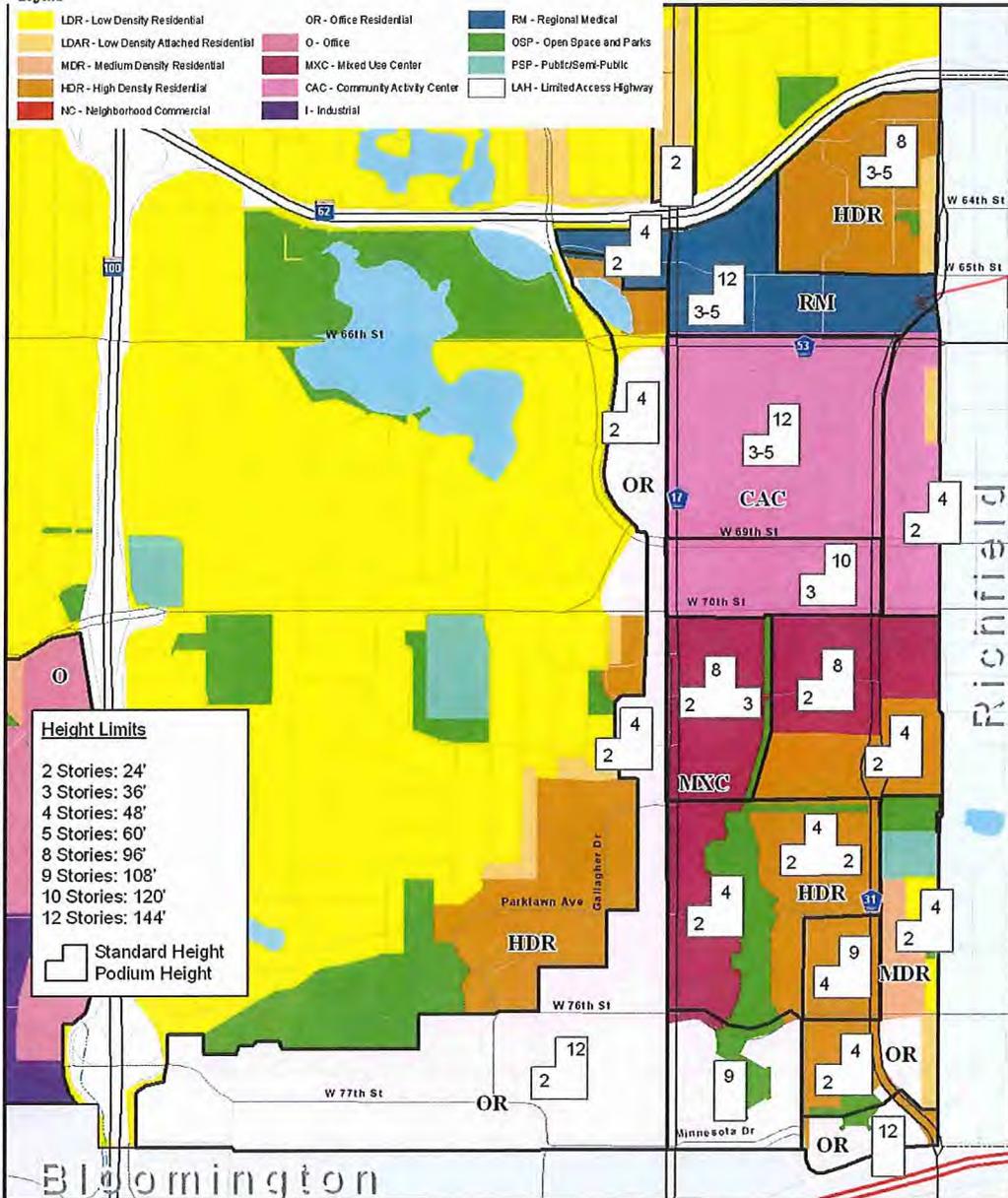
**Conceptual Land Use Framework:
Potential Areas of Change**



A4

Legend

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



Height Limits

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

Standard Height
 Podium Height

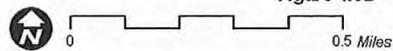
URS Corporation N:\318102301\Projects\LU_SE_heights.mxd Date: 10/25/2007 2:13:59 PM



City of Edina
2008 Comprehensive Plan Update

Data Source: URS

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



AS

Applicant
Narrative

Residential Redevelopment at
66th & YORK
Edina, MN

Sketch Plan Review
August 12, 2015



Project Narrative

Developer:

DLC Residential, LLC
21500 Biscayne Blvd.
Aventura, FL 33180

Local Minnesota Office:
5245 Wayzata Blvd.
St. Louis Park, MN 55416
Rich Kauffman, 612.325.9767

Prepared by:

Elness Swenson Graham Architects (ESG)
Dennis Sutliff, AIA, AICP, 612.373.4624

Kimley-Horn
Luke Payne, 507.216.6210

AG

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A. DEVELOPER

Since 2004, DLC Residential has been developing and constructing income properties in the strongest emerging markets across the United States with over 4,000 completed units. By focusing on integrity, cost controls and careful market research, DLC Residential has created tangible assets and real cash flow resulting in viable investments and industry-leading returns.

B. REQUESTED ACTIONS

While this is a Sketch Plan review and no formal action is being requested at this time, as this project moves through the Entitlement Process, we anticipate the following actions will be required:

- Comprehensive Plan Amendment
- Rezoning to Planned Unit Development (PUD)
- Site Plan Approval
- Others TBD

The development applications for 66th & York Residential Redevelopment Plan will follow the following proposed approval schedule:

Introductory Meeting with City Staff	August 4, 2015	Completed
Sketch Plan Review – Planning Commission	August 26, 2015	
Concept Plan Review – City Council	September 1, 2015	
Neighborhood Meeting	TBD	
Kick-Off Meeting with City Staff	TBD	
Additional Staff meetings	TBD	
Formal Application	TBD	

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Included in this submittal are the following:

- Twenty copies of this Project Narrative.
- Twenty copies of Preliminary Plans and 3-D images.

C. PROJECT LOCATION

The project site lies in the north-west quadrant of the intersection of York Avenue and West 66th Street. As such, it is a "Gateway Site" to the France Avenue, Southdale Area and responds to many of the Working Principles that have been put forward as goals for future development for that area.

D. PROPERTY

The project site is currently platted as three lots totaling 264,250 square feet or 5.65 acres in total

E. SUMMARY OF THE PROPOSED PROJECT

The proposed Residential Redevelopment at 66th & York will be accomplished in two Phases. Phase I will occur on Parcel 2 and 3 and will consist of a 230 unit rental apartment building and two levels of underground parking. The existing Titus Building will remain in place on Parcel 1 until Phase II is commenced. Phase II will include the demolition of the Titus Building and the construction of a second rental apartment building containing 145 units and two levels of underground parking.

Phase II will complete the composition of two buildings on the combined sites. In doing so, it will transform the current auto-centric office development characterized by surface parking lots one, fully integrating site with well-defined open spaces, pedestrian features and on site amenities.

The majority of the apartment units will be one, one-plus and two bedrooms. There will be a small number of Studio/Alcove apartments and a small number of three bedroom apartments.

Two levels of underground parking will be reserved for the residents. Surface parking will serve their guests. The preliminary metrics for this development, broken out by phase are contained in the table at the end of this narrative. As this Sketch Plan submittal is preliminary in nature, the floor areas, unit mix and the parking counts may change as the result of future design refinements.

F. VISION AND PUBLIC PURPOSE

DLC Residential is proposing to produce exactly the kind of vital, transformative and precedent-setting, redevelopment at the corner of 66th and York that is envisioned by City's Working Principles for the France Avenue, Southdale Area District. The vision for 66th & York is to begin the transformation of this site by bringing 24/7 life and vitality to what is currently a traditional, auto-oriented, single use, office environment. 66th & York will strive to upgrade the pedestrian environment of its site surrounding public realm in a manner which can be emulated throughout the remainder of the district in the future. It will provide new options for the emerging residential markets and 21st century lifestyles that are needed by Edina to remain an attractive home for the community's next generation of citizens. It will create a one-of-a-kind, luxury residential community that is short supply today. This is a unique opportunity that many municipalities actively seek when soliciting redevelopment proposals.

This redevelopment will address the objectives of the France Avenue, Southdale Area District and benefit the residents and visitors of Edina, adjacent property owners and tenants in the following ways:

- **Land Use.** City staff delivered a strong message. They believe this redevelopment project should be a "precedent setter" in the Southdale area. It should point the way to how this entire district can be redeveloped as a new, walkable neighborhood of higher density uses, high quality architecture and attractive pedestrian features.
- **Artful Building Design.** 66th and York is a "foreground" site within the District. As such, the design of the improvements on this site demands a presence and creativity that is commensurate with its prominent position in the District. While the buildings must function efficiently, they will fulfill their role as Foreground buildings with creatively sculpted profiles and massing and with high quality materials. The primary street frontages are animated with dramatic by step-backs, terraces and greened roof edges. Indoor and outdoor spaces containing "human Activity" are located on exterior and interior street fronts. Linear elements of the building facades are punctuated with projecting masses that alternate back and forth across the landscaped interior streetscape.
- **Inviting Public Realm.** A creative approach to the shaping the spaces between buildings is a key element of successful residential communities. This is especially true at 66th & York which cannot be characterized today as being "pedestrian-friendly." When complete, 66th & York will a great variety of outdoor rooms and spaces. The very busy and energetic York Avenue street front capped by activity spaces at each end will be defined by 3-dimensional pedestrian improvements along its length. This will create a pedestrian friendliness that does not exist today and will define the site's outer edge. It will also help to calm the interior of the site. Once inside, residents and guests will experience no fewer than five distinct outdoor spaces – including the paver-rich, parking court. These spaces are shaped by the building masses, each with its own unique scale and character. The interior street with its parallel parking, benches and pedestrian-scaled light fixtures will create calm and inviting central spine with a true residential character.
- **Land Use: Live-able Precincts.** Positioned within France Avenue, Southdale Area District, 66th & York will provide a dramatic example of how the Area can be redeveloped into a more walkable, pedestrian friendly and interconnected neighborhood with greater levels of the live-work amenities our emerging, 21st century lifestyles demand. It will be transformative to this section of the District. The current auto-oriented land use dominated

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by surface parking will become a greened oasis with the automobiles relegated to underground status. Only the bare minimum of guest parking and street-side parking will remain on the surface.

G. MARKET POSITION

DLC Residential is proposing 375 apartment units in two buildings. This new community will be positioned at the upper end of the rental market, complete with high-end interior finishes, 10 foot ceilings and extensive indoor and outdoor amenities. The majority of the apartments will be one and two bedroom homes but approximately 15 to 20% will have additional alcove, den or other "bonus" rooms. And there will be handful of smaller, studio style apartments. In addition, the top floors of both buildings may house a few larger penthouse style units for folks who wish to live in more spacious and luxurious quarters.

As a new and "modern" rental community, residents of 66th & York will enjoy amenities, conveniences and vistas currently not widely available in this community. Unobstructed views, elevated amenity terraces, rooftop gardens are all features that currently rare in existing rental communities.

As is true in other communities developed by DLC Residential, residents will have large windows and generous balconies. Those in some upper level units will enjoy larger, walk-out terraces, some wrapping the corners of their apartments. Residential amenities will include heated and secure parking, elevated outdoor pools and spas, terraces furnished with grills, lounge areas, and a fire pit. Indoor club rooms and a fitness centers, all of which open onto the terraces will be available for socializing with other residents, for parties with family and friends or for quiet individual use. On-site professional management will be provided to all residents and their guests.

H. LANDSCAPING/STREETSCAPING

Albeit they are not designed yet, the landscape and streetscape improvements for this site will enhance the dynamic architectural character of this residential redevelopment. Further, they will respond to the Working Principles of the France Avenue, Southdale Area objectives. They will provide and promote an attractive, safe and welcoming environment through the use of traditional planting materials, green wall and roof features, paving materials and site amenities appropriate to the new residential use. The landscape and streetscape design will reflect the following goals:

- Include Sustainable Design features.
- Create a pedestrian friendly, public streetfront and interior environment that does not exist today.
- Convey a Sense of Security and Welcome.

I. PARKING

This redevelopment proposes to provide 575 reserved, enclosed and secure parking stalls in its two underground garages. This equates to one parking space for bedroom within the development plus 50 extra stalls which may be reserved for residents who may wish to have addition parking available. Thirty eight surface parking spaces in the landscaped auto court and parallel spaces on the internal street will serve the residents' guests and visitors to the leasing office.

J. SITE CIRCULATION and TRAFFIC

Access to the site occurs at three locations, a right in-right out movement at mid-block at the York/66th confluence, at the existing York Avenue driveway on the north, and by way of a cross-

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easement agreement through the parking lot on the property to the west. That same cross-easement agreement results in a driveway over Parcels 2 and 3 allowing access to/from the adjacent site to the west.

City staff has raised the possibility of closing the free-right turn lane from York to 66th Street. If this were to occur, the pedestrian environment along York could be enhanced further.

K. STORM WATER

This development is located within the jurisdiction of the Minnehaha Creek Watershed District. As such, it will ultimately comply with their requirements for rate, volume and water quality. Presumably, this site will incorporate an underground storm water vault or cellular system. It is our intention to provide a visual clue to this sustainable and common sense storm water solution at the landscaped "cistern-garden" in the auto court.

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Revised August 12, 2015

MEMORANDUM

RE: 66th & YORK
Residential Redevelopment

	PHASE I	PHASE II	TOTAL
Site Area	Parcels 2 and 3 3.07 ac. 133,676 sf	Parcel 1 2.58 ac. 112,574 sf	5.65 ac. 246,250 sf
New Residential Development			
Building Area	243,800 gsf	153,700	397,500 sf
Residential FAR	1.82	1.37	1.61
Number of Units	230	145	375
Number of Bedrooms	320	205	525
Residential Density (Units/acre)	74.9	56.2	66.4
Building Height	6 floors over parking Steps at 4 and 2 floors 68 feet	5/4 floors over parking Steps at 4 and 2 floors 56 feet	
Surface Parking, Residential	29 cars	9 cars	38 cars
Secure Parking	350 cars	225 cars	575 cars
Total Residential Parking	379 cars	234 cars	613 cars
Parking Ratio	1/bedroom + 59	1/bedroom + 29	1/bedroom + 88 cars
Existing Office Building			
Building Area	62,079 sf	na.	na.
Surface Parking-Parcel 1	150 cars	na.	na.
Surface Parking-Parcel 3	72 cars		
Secure Parking	28 cars (est.)		
Total parking	250 cars		
Parking Ratio	4.03 cars/1,000 sf	na.	na.

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Residential Redevelopment at
66th & York
Edina MN

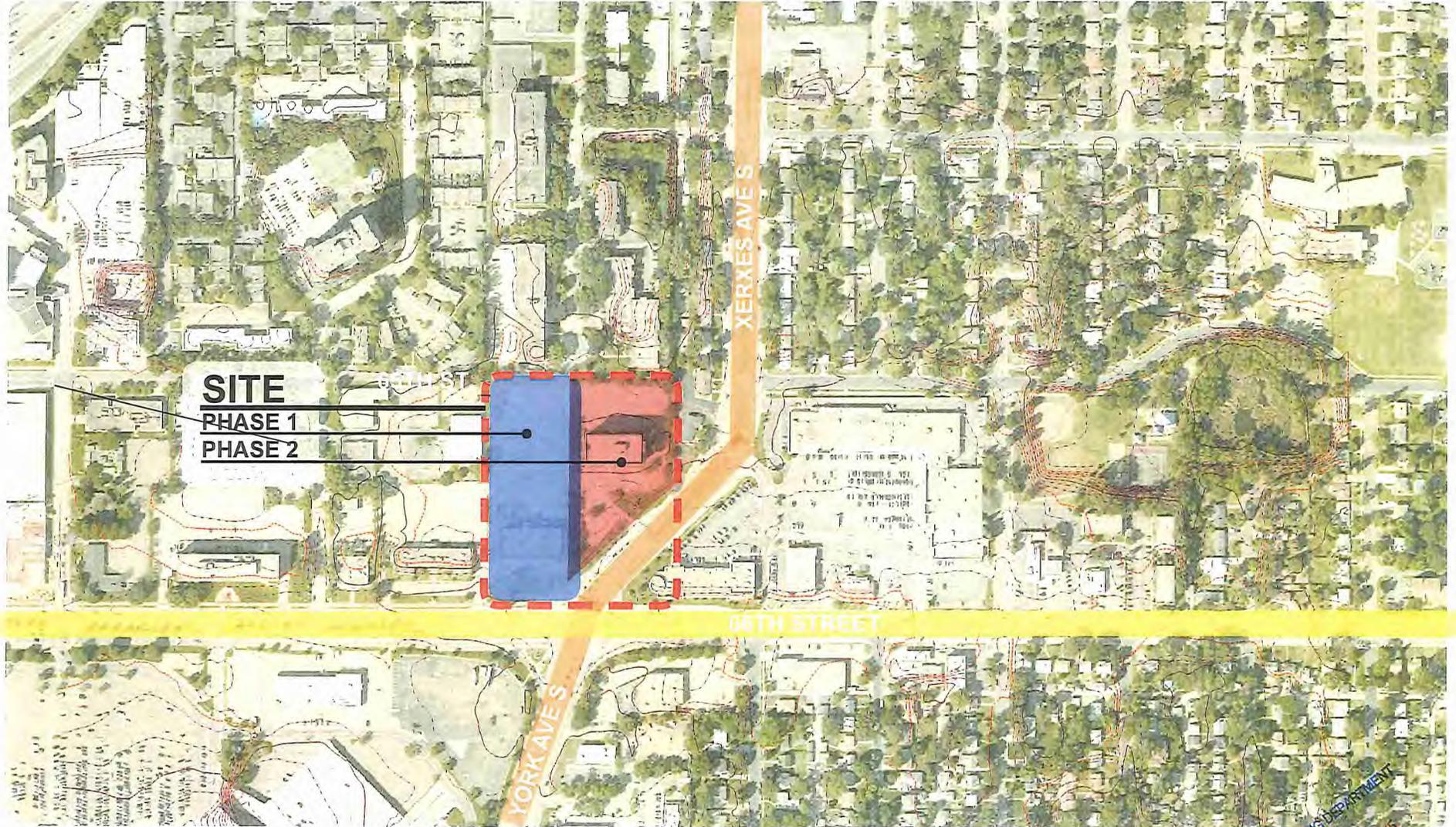
Sketch Plan Review
August 12, 2015



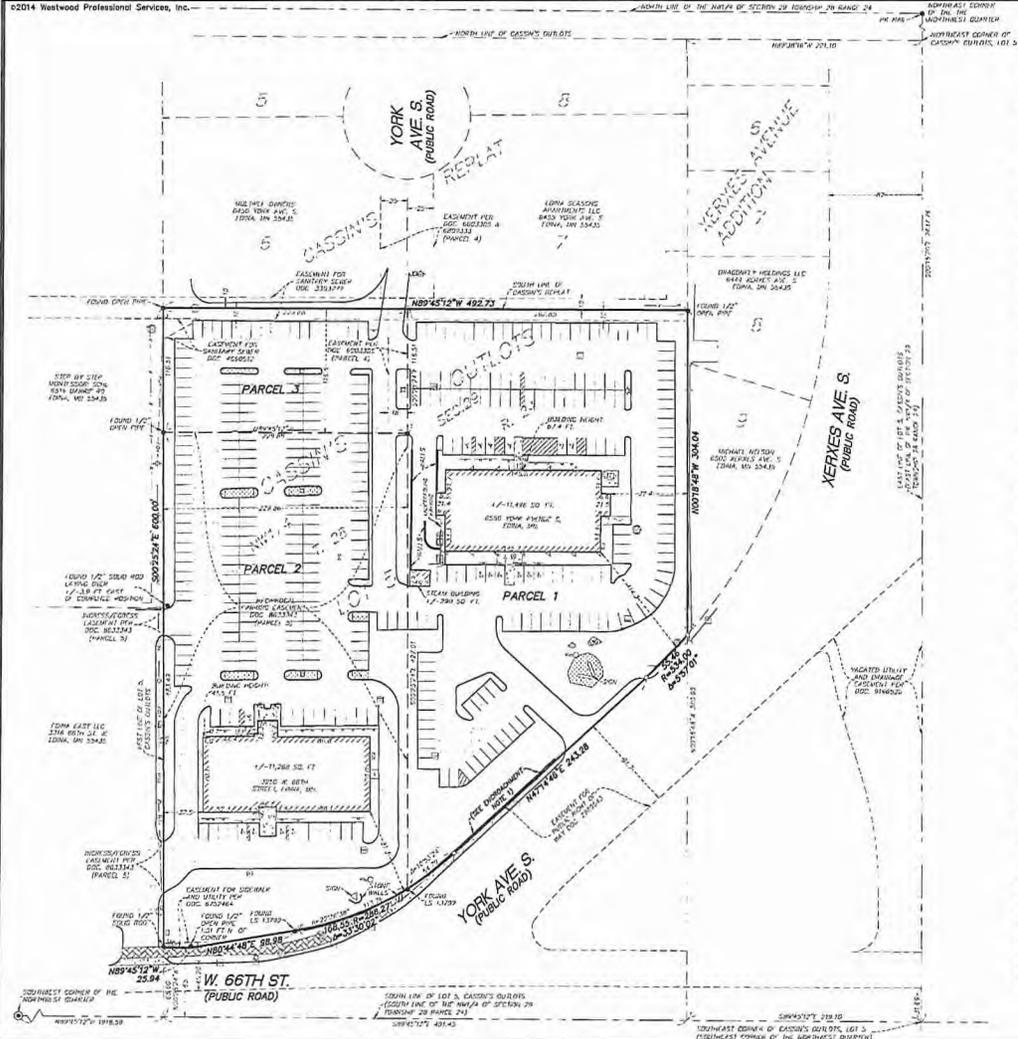
Sketch Plan Review
2015 August 12th

DLC RESIDENTIAL

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EXCEPTIONS PER COMMITMENT NO. OR7E741366:

- This survey was performed with the benefit of Old Republic National Title Insurance Title Commitment No. OR7E741366, having an effective date of July 29, 2014, at 7:00 A.M.
- According to the Federal Emergency Management Agency (FEMA), the subject property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA community panel No. 57023C03647, dated September 4, 2004.
- Subject property contains: 5.85 acres (246,250 square feet)
Parcel 1 contains: 2.30 acres (102,374 square feet)
Parcel 2 contains: 2.45 acres (106,625 square feet)
Parcel 3 contains: 0.62 acres (26,781 square feet)
- Zoning letter not provided by the issuer.
- The subject property contains 430 parking stalls, 17 of which are handicapped stalls, and 21 are underground parking stalls.
- Site Address: 3250 W. 66th Street and 6550 York Avenue S, Edina, MN.

EXCEPTIONS PER COMMITMENT NO. OR7E741366:

- The following are numbered as they appear in Schedule A, Section 8 for Title Commitment No. OR7E741366:
- Easement for public utility right of way together with incidental rights therein in favor of the Village of Edina as evidenced by Instrument Dated January 16, 1956 as Document No. 299243. (SHOWN ON SURVEY)
 - Easement for sanitary sewer together with incidental rights therein in favor of the Village of Edina as evidenced by Easement for Sanitary Sewer Dated August 11, 1961 as Document No. 3303777. (SHOWN ON SURVEY)
 - Easement for sanitary sewer purposes together with incidental rights therein in favor of the City of Edina as evidenced by Easement for Sanitary Sewer Dated June 16, 1974 as Document No. 405552. (SHOWN ON SURVEY)
 - Easement for sidewalk and utility purposes in favor of the County of Hennepin as evidenced by Gut Drain Dated July 1, 1997 as Document No. 8522464. (SHOWN ON SURVEY)
 - Terms and conditions of that certain Recreational Parking Easement Dated August 12, 2005 as Document No. 8813344. (SHOWN ON SURVEY)
 - Matters discussed by Notice of Completion of Proceedings on Vacation of Public Utility & Driveway Easements Proposed in the City of Edina, Hennepin County, Minnesota Dated October 22, 2006 as Document No. 9195220. (DOES NOT TOUCH SUBJECT PROPERTY)

POSSIBLE ENCROACHMENTS:

- Stone wall and sidewalk appear to go over property line in Parcel 2, +/- 1.8 feet.

LEGAL DESCRIPTION PER COMMITMENT NO. OR7E741366:

- Parcel 1:**
That part of Lot 3, Cassin's Outlets, Hennepin County, Minnesota, lying West of a line beginning at a point on the South line of said Lot 3, distant 221.1 feet West from the Southeast corner thereof and running Northwesterly to a point on the North line of said Lot 3, distant 221.1 feet West from the Northeast corner thereof and there terminating; and lying South of the South line of Cassin's Outlets, and some Northwesterly and Northwesterly of the Northwesterly line of York Avenue South and the Northwesterly line of West 66th Street, EXCEPT the West 225.00 feet thereof.
Abstract Property.
- Parcel 2:**
The West 225.00 feet of that part of Lot 3, Cassin's Outlets, Hennepin County, Minnesota, lying West of a line beginning at a point on the South line of said Lot 3, distant 221.1 feet West from the Southeast corner thereof and running Northwesterly to a point on the North line of said Lot 3, distant 221.1 feet West from the Northeast corner thereof and there terminating; and lying South of the South line of Cassin's Outlets, EXCEPT the North 116.5 feet thereof.
Abstract Property.
- Parcel 3:**
The North 116.5 feet of the West 225.00 feet of that part of Lot 3, Cassin's Outlets lying West of a line beginning at a point on the South line of said Lot 3, distant 221.1 feet West from the Southeast corner thereof and running Northwesterly to a point on the North line of said Lot 3, distant 221.1 feet West from the Northeast corner thereof and there terminating; and lying South of the South line of Cassin's Outlets, Hennepin County, Minnesota.
Abstract Property.
- Parcel 4:**
Non-residue easements as contained in the Limited Warranty Deed recorded December 4, 1992, as Document No. 6003200 and as evidenced in the Limited Warranty Deed dated October 31, 1992, re-recorded November 12, 1992, as County Document No. 6209933.
- Parcel 5:**
Non-residue easements for parking and ingress and egress purposes as contained in the Recreational Parking Easement Dated July 26, 2005, re-recorded August 15, 2005, as Register of Titles Document No. 4145674 and re-recorded August 25, 2005, as Register of Titles Document No. 4145375 and re-recorded August 12, 2005, as County Recorder Document No. 8813344.

SURVEYOR'S CERTIFICATE:

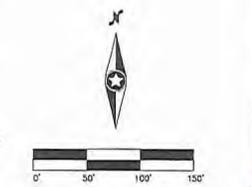
For Ryan Companies U.S., Inc., a Minnesota Corporation; Old Republic National Title Insurance Company
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, and 14 of Table A thereof. The field work was completed on October 14-17, 2014.
Date of Plot or Map: October 20, 2014.

Matthew K. Curran
Title Curran@westwoodllc.com
Minnesota Registration No. 42893



LEGEND

▬	CATCH BASIN	⊙	WATER METER
▬	ELECTRIC MANHOLE	⊙	STEEL/WOOD POST
▬	ELECTRIC BOX	⊙	POWER POLE
▬	YEAR POLE	⊙	SIGN-TRAFFIC/OTHER
▬	LITE	⊙	SANITARY MANHOLE
⊙	CAST IRON MONUMENT	⊙	STORM MANHOLE
⊙	FOUND MONUMENT	⊙	TELEPHONE MANHOLE
⊙	UTILITY MIRE	⊙	TELEPHONE BOX
⊙	GATE VALVE	⊙	WELL
⊙	HYDRANT	⊙	WAKE BOX
⊙	STREET LITE	⊙	HANDICAPPED PARKING CURB & GUTTER
▬	FIRE HOSE CONNECTION	▬	CONCRETE SURFACE
▬	CLUB & GUTTER	▬	BRICK/PAVEMENT SURFACE
▬	PAVING STONES	▬	BRICK/PAVEMENT SURFACE
▬	GRASS/LANDSCAPING		



Westwood Professional Services, Inc.
3300 West Broadway, Suite 200
St. Cloud, MN 56301
PHONE: 320-251-9400
FAX: 320-251-9401
WWW.WESTWOODPROF.COM

Reviewed	DATE	BY

Prepared for:
Ryan Companies U.S., Inc.
Edina, MN

Cassin's Outlets
Edina, MN

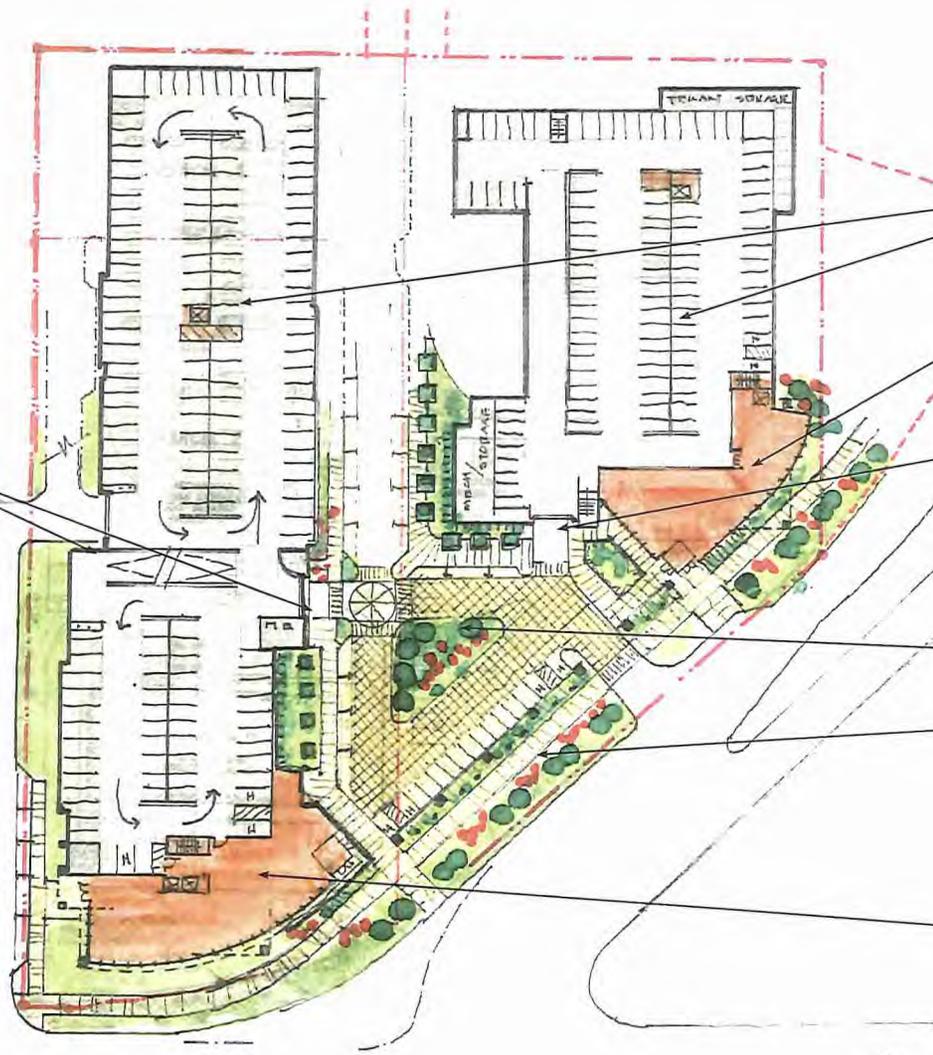
ALTA/ACSM
Land Title Survey

Date: 10/24/2014
Sheet: 1 OF 1

CITY OF EDINA
AUG 12 2015

A15

PHASE 1
PARKING GARAGE
ACCESS



PHASE 1 PARKING GARAGE
PHASE 2 PARKING GARAGE

PHASE 2
LOBBY / ENTRANCE
LEASING OFFICE
FITNESS

PHASE 2
PARKING GARAGE
ACCESS

RAIN GARDEN / STORM
WATER CISTERN

PEDESTRIAN ARCADE

PHASE 1
LOBBY / ENTRANCE
LEASING OFFICE
FITNESS

Phase
Park

PLANNING DEPARTMENT
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COMMUNITY OPEN SPACE

PHASE 2 POOL & TERRACE GREEN ROOF

PHASE 2 BUILDING AMENITIES
GREEN ROOF TERRACES

PHASE 1 POOL & TERRACE DECK

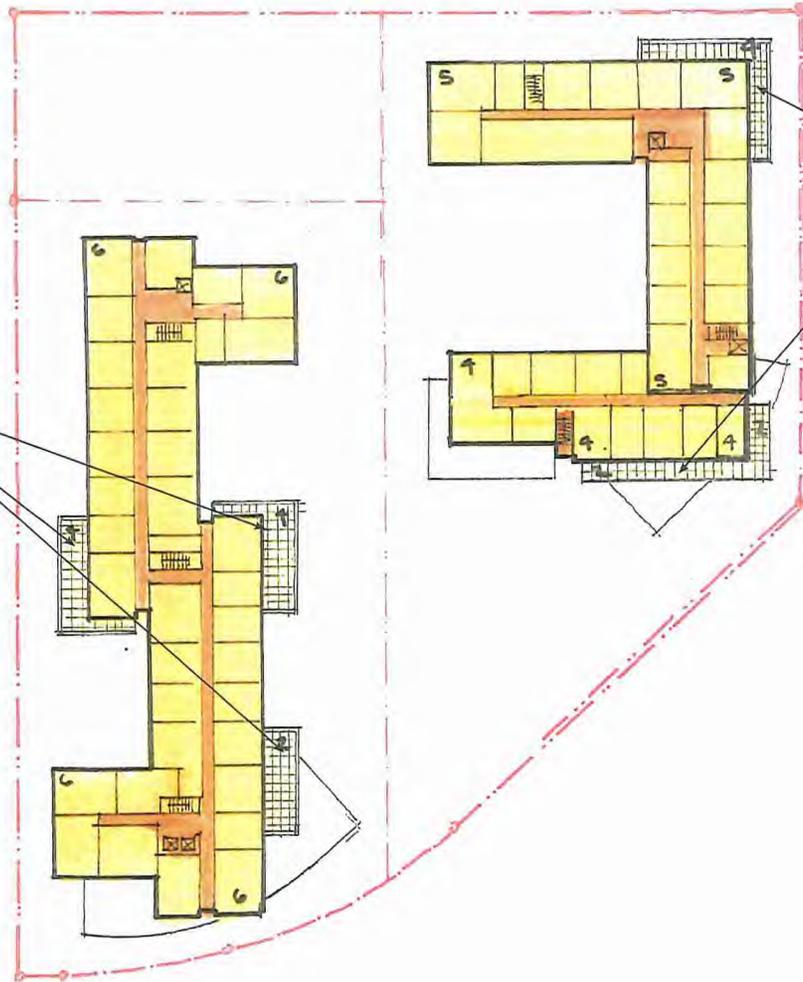
PHASE 1 BUILDING AMENITIES
GREEN ROOF TERRACES

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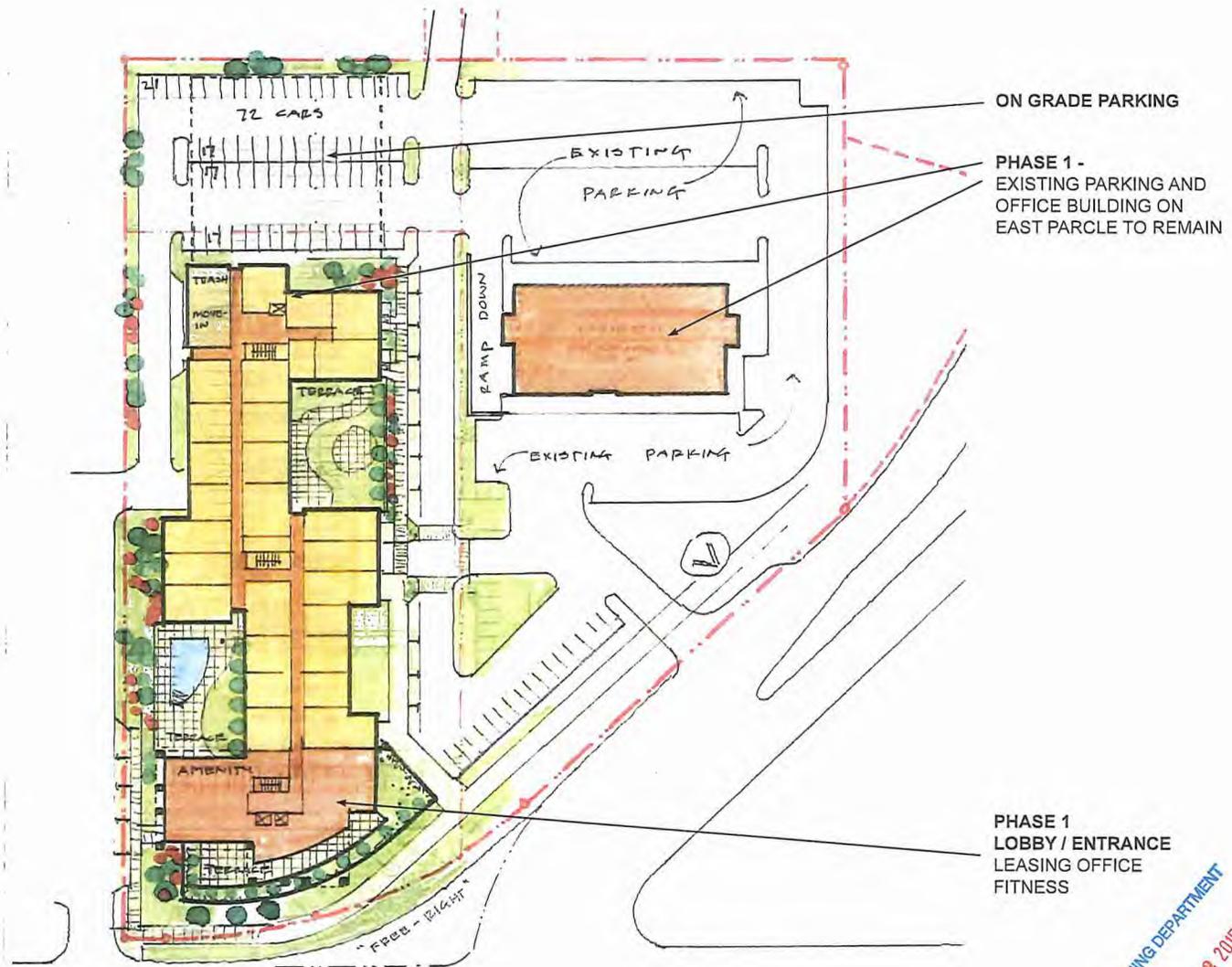
ROOF TERRACE / SET-
BACKS AT LEVELS 1, 2 & 4



ROOF TERRACE / SET-
BACKS AT LEVELS 1, 2 & 4

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 AUG 12 2015





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Sketch Plan Review
2015 August 12th

DLC RESIDENTIAL

RESIDENTIAL REDEVELOPMENT AT
66TH & YORK Edina, MN

PLANNING DEPARTMENT
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PLANNING
AUG 14
CITY OF EDINA



CITY OF EDINA
 AUG 12 2015
 PLANNING DEPARTMENT

RESIDENTIAL REDEVELOPMENT AT
 66TH & YORK
 Edina, MN

DLC RESIDENTIAL

Sketch Plan Review
 2015 August 12th



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PLANNING DEPT
AUG 12 2015
CITY OF EDINA

RE: 66th & YORK
Residential Redevelopment

	PHASE I	PHASE II	TOTAL
Site Area	Parcels 2 and 3	Parcel 1	
	3.07 ac.	2.58 ac.	5.65 ac.
	133,676 sf	112,574 sf	246,250 sf
New Residential Development			
Building Area	243,800 gsf	153,700	397,500 sf
Residential FAR	1.82	1.37	1.61
Number of Units	230	145	375
Number of Bedrooms	320	205	525
Residential Density (Units/acre)	74.9	56.2	66.4
Building Height	6 floors over parking Steps at 4 and 2 floors 68 feet	5/4 floors over parking Steps at 4 and 2 floors 56 feet	
Surface Parking, Residential	29 cars	9 cars	38 cars
Secure Parking	350 cars	225 cars	575 cars
Total Residential Parking	379 cars	234 cars	613 cars
Parking Ratio	1/bedroom + 59	1/bedroom + 29	1/bedroom + 88 cars
Existing Office Building			
Building Area	62,079 sf	na.	na.
Surface Parking-Parcel 1	150 cars	na.	na.
Surface Parking-Parcel 3	72 cars		
Secure Parking	28 cars (est.)		
Total parking	250 cars		
Parking Ratio	4.03 cars/1,000 sf	na.	na.

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PLANNING DEPARTMENT
AUG 19 2015
CITY OF EDINA

France Avenue Southdale Area Working Principles and Supporting Questions

(June 16, 2015)

Element	Working Principle and Supporting Questions
Give-to-Get; Plan & Process	<p>Allow latitude to gain tangible and intangible outcomes aligned with the district principles.</p> <ol style="list-style-type: none"> 1 How does the proposal contribute to the realization of the principles for the district? 2 How can the proposal move beyond the principles for the district? 3 What tangible and intangible outcomes might be offered by the proposal but cannot be achieved by the project on its own? 4 What does the proposal offer as a way of balancing those outcomes provided by others? 5 What alternatives were explored to arrive at a proposal that is best aligned with the principles and the opportunities of the district?
Edina Cultural Preferences; Identity	<p>Advance quality through thoughtful and artful design of buildings and publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy.</p> <ol style="list-style-type: none"> 1 Discuss the materials and construction techniques intended for the building and the site with attention directed to ensuring an enduring quality is achieved, especially considering whether the proposal is a background or foreground element of the district. 2 What qualities of the proposal will be most valued by the community in 50 years? 3 Describe the ways in which the proposal highlights human activity in the building and on the site, especially when viewed from adjacent or nearby public ways? 4 In what ways does the proposal enhance the economic vibrancy of the district? 5 How does the proposal adapt itself to changing economic opportunities of the community and the district?
District Function	<p>Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward-looking infrastructure sustaining the district.</p> <ol style="list-style-type: none"> 1 Describe the ways in which the proposal is self-supporting related to on- and off-site infrastructure and resources. 2 What impacts does the proposal pose on existing on- and off-site infrastructure? 3 What elements of the proposal support infrastructure needs of adjacent or nearby sites?

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- 4 Describe the infrastructure features of the proposal that are truly extraordinary by relating the performance of those features to current standards, requirements, or best practices.
- 5 How the proposal relies on infrastructure of the district for baseline performance?

Comprehensive
Connections; Movement

Foster a logical, safe, inviting and expansive public realm facilitating movement of people within and to the district.

- 1 What features and amenities does the proposal lend to the public realm of the district?
- 2 What features and amenities does the proposal introduce to extend the sense of an expansive and engaging public realm to its site?
- 3 Demonstrate the ways in which the proposal supports pedestrians and bicyclists movement and identify those nearby district features that are important destinations.
- 4 What features does the proposal employ to ensure a safe and inviting pedestrian experience on the site?
- 5 ...

Site Design; Transitions

Encourage parcel-appropriate intensities promoting harmonious and interactive relationships without "leftover" spaces on sites.

- 1 How does the proposal relate in terms of scale to its neighbors?
- 2 How does the proposal make full use of the available site, especially those portions of the site not occupied by parking and buildings?
- 3 How does the proposal interact with its neighbors?
- 4 Describe the zones of activity created by the proposal and compare those areas to zones of activity on adjacent and nearby sites.
- 5 ...

Health

Advance human and environmental health as the public and private realms evolves.

- 1 How does this proposal enhance key elements of environmental health (air, water, noise, habitat)?
- 2 How does proposal mitigate any negative impacts on environmental health on its own site?
- 3 How does proposal provide for a healthful environment beyond the current condition?
- 4 Describe ways in which human health needs are advanced by the proposal.
- 5 ...

Innovation

Embrace purposeful innovation aimed at identified and anticipated problems.

- 1 Identify the problems posed by the proposal or the district requiring innovative solutions and describe the ways in which the proposal responds?
- 2 Describe the metrics to be used to compare the innovations posed by the proposal.

- 3 For those solutions posed by the proposal as innovative, describe how they might become “best practices” for the district.
- 4 Describe innovations in systems and aesthetics and the ways in which systems and aesthetics for integrated solutions.
- 5 Describe other projects where innovations similar to those included in the proposal have been employed.

Land Use; Live-able
Precincts

Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm.

- 1 How does the proposal complement the mix of uses in the district?
- 2 Describe the proposal in terms of “come to” and/or “stay at” places.
- 3 What adjacent or nearby “come to” or “stay at” places does the proposal rely on for vitality?
- 4 Demonstrate the flows of activity generated by the site during a typical weekday and weekend day.
- 5 In what ways does the proposal interact with surrounding sites to encourage an engaging public realm?

Economic Vitality

Ensure every component contributes to the sustained economic vitality of the district and the community.

- 1 Describe the proposal in terms of its economic contributions to the district.
- 2 How does the proposal enhance development on adjacent or nearby sites?
- 3 What features of the site or district limit the potential of the proposal from being fully realized?
- 4 Why is the proposal best situated on its proposed site from the perspective of economic vitality?
- 5 How does the proposal make the district and the community a better place?

property line preventing the garage from being expanded directly that way. Commissioners Thorsen and Strauss accepted that amendment.

Commissioner Nemerov noted that he supports the variance as presented; however, has concerns with the level of design detail.

Chair Platteter called for the vote; all voted aye; motion carried.

P.C.
8/26/15

VII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review. Titus/Eberhardt. 66th St at York Avenue, Edina, MN

Planner Presentation

Planner Teague reported that the Planning Commission is asked to consider a sketch plan proposal to redevelop the 5.6 acre parcel at 6550 Xerxes and 3250 66th Street West. The applicant is proposing to tear down the existing buildings and redevelop the site with the following two phase development: Phase 1 (3250 66th Street West): A 6-7 story, 230-unit apartment building. Six floors of housing above the parking and amenities area, and Phase 2 (6650 Xerxes Avenue): A 5-6 story, 145-unit apartment building. Five and four floors of housing above the parking and amenities area.

Teague explained that the primary entrance to the site would be off Xerxes Avenue. There is a secondary access available off of York. Both of these access points exist today. There is a shared access arrangement with the adjacent property owner at 3316 66th Street west. That shared access would also remain.

Teague To accommodate the request, the following amendment to the Comprehensive Plan would be required: Re-guiding of the site from RM, Regional Medical to CAC, Community Activity Center. The proposed height (7 stories) and density (66 units per acre) would meet the standards of the CAC. A rezoning of all the property to PUD, Planned Unit Development is requested.

Teague reported that this property is located within an area of the City that is designated as a "Potential Area of Change" within the 2008 Comprehensive Plan. he Comprehensive Plan states that within the Potential Areas of Change, "A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council." The City Council is therefore requested to determine if a Small Area Plan is necessary. A study is currently underway in this area as part of the Planning Commission's work plan, adding the France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application.

Teague further asked the Commission to note that the applicant is not proposing any affordable housing as part of this project. Given housing policy under consideration by the City Council; this project should be required to provide affordable housing consistent with the policy or 20% of the units designated for affordable housing.

Teague concluded that the development team is present to explain their proposal.

Appearing for the Applicant

Rich Kauffman, DLC Residential and Dennis Sutliff, Elness, Swensen Graham Architects

Discussion

Commissioner Olsen asked if the majority of the parking would be underground. Teague responded in the affirmative.

Commissioner Lee asked if the RMD District shrinks would the district continue to be viable. Planner Teague responded that is a good question. Teague explained that the Regional Medical District evolved because of the hospital and the need for medical uses to be in close proximity. Teague reported that even if the area changes to CAC; medical is still a permitted use in that district.

Commissioner Nemerov asked for clarification on the building setback variances. Planner Teague responded that it has been the policy of the Commission and Council to bring (whenever possible) buildings up to the street to enhance the pedestrian experience. Teague did acknowledge because this project will be done in two phases that details can change. Nemerov questioned what would happen if the details changed from approval to build out. Teague said the applicants have indicated they would be redeveloping through the PUD process, adding if there are changes the PUD would need to be amended. Nemerov mentioned he is a little concerned that this proposal is in phases.

Applicant Presentation

Mr. Kaufman addressed the Commission and gave a brief description of DLC, Inc. and explained the proposed residential redevelopment would occur in two phases. He said if the project proceeds they would be requesting a comprehensive plan amendment, rezoning to PUD, and site plan approval. Kaufman said the majority of the apartment units would be one, one-plus and two bedroom units. Kaufman concluded there will be a small number of studio and three bedroom apartments.

Mr. Sutliff told the Commission ESG has a long history within this neighborhood. He asked the Commission to note they embraced the France Avenue Southdale Area Working Principles and Supporting Questions. Sutliff said this site is also a gateway site and the intent is to create something dynamic. Phase I would occur on parcels 2 and 3 and will consist of a 230 unit rental apartment with two levels of underground parking.

He reported that the existing Titus building will remain on parcel 1. When phase 2 commences the Titus building would be removed. With graphics Sutliff shared schematics of the project.

Discussion

Commissioner Olsen asked about the affordable housing element. Mr. Sutliff said there is a strong desire to implement affordable housing; however, they need to look for a way to implement it. Sutliff said there will be tradeoffs; reiterating they are willing to discuss it.

Commissioner Carr said she likes the design elements of the proposed building and was impressed with the landscaping and the attention paid to pedestrian movements. Commissioner Strauss said he agrees, he likes the building, adding the approach is inviting.

Commissioner Forrest commented with regard to sustainability at this time the City is looking for more than industry standards. Forrest said the City wants developers to go above and beyond that and to also indicate measurable standards.

Commissioner Platteter said he has some concerns with the two phase concept and timing. He added he would hate to see the properties on the east become orphan properties. Continuing, Platteter said he can support the CAC designation for this area, adding it makes sense to have all four corners CAC. Platteter stated in his opinion affordable housing is needed period. With regard to the exterior of the building he wasn't "blown away"; suggesting that the curve in the road is followed more closely. In conclusion Platteter said the goal should be to view this parcel as part of a whole; not an individual island. He asked them to ensure that special attention is made to connectivity, transit options, and signals to traffic improvements to achieve the next level for pedestrian movement.

Commissioner Nemerov said these four corners are important and suggested that the City and developers work together to develop a connected area. He suggested the possibility of walking bridges spanning the road.

Mr. Sutliff said that their intent is to be a good neighbor adding they have every intention to grow the walkability. Sutliff said they are willing to work with city staff on this issue.

Chair Platteter stated in this area public and private partnerships will be key to piecing these areas together.

Commissioner Forrest commented that the buildings appear welcome and attractive from all sides; however, suggested that the applicant makes sure when the building is constructed that that element remains and isn't just drawings. Mr. Sutliff responded that the step back approach from the street offers the appearance of smaller building mass ,

adding they have every intention of creating a building attractive from all sides. Commissioner Forrest said she also was a bit concerned with the two phase element of the proposal and asked the applicant if there is a time frame. Mr. Kaufman responded that Phase I is ready to start in 2016 with Phase II within five to six years.

Commissioner Lee asked what makes this site say "Edina". Mr. Sutliff said this land use element helps create a more mixed use area vs. just retail. The introduction of housing with excellent access to transit and other amenities help the buildings residents to move away from the automobile. Lee said in her opinion more work needs to be done in engaging the street, she pointed out the limited street frontage make it difficult to introduce retail. She suggest that the applicant's revisit their vision. She further added the City also needs to decide what the City wants to see on these four corners. Does the City want smaller shop fronts along the street with stepped back housing; or something different. She asked the applicant to show how people are encouraged to walk, not ride and how is the "true" gateway of this area established. Concluding, Lee also stated she is looking for affordable housing in this development.

Commissioner Olsen agreed that much is proposed to be redeveloped at this intersection/corner, adding she too would like to see how they will connect together. She suggested that when they return with a formal applicant they show the connectivity between these corners. Olsen suggested that the applicant look at the bigger picture and how this fits into the greater Southdale area. Concluding, Olsen asked if there was any opportunity for other uses on the site. Mr. Sutliff responded that adding retail would complicate parking. He noted there is only a small amount of surface parking available. He said they want to create special outdoor spaces; however, there are restraints.

Commissioner Forrest asked the applicant to ensure that people feel invited to walk through the area; she said she understands the difficulty in adding retail, suggesting that amenities like dry cleaners, bike repair, uses that would be used by occupants of the building may work.

Commissioner Nemerov asked the applicant who their residents are. Mr. Kaufman responded he believes they will be the 30-stomethings that rent by choice. Nemerov asked the applicant if they were confident they can fill these units. Mr. Kaufman responded in the affirmative.

Commissioner Carr asked the applicant to take the time to work on the streetscape and to work with the City on street calming measures on this corner and intersection.

Chair Platteter thanked the applicant for their presentation noting the importance of connectivity and enhancing neighborhood walkability.

B. 2016 Work Plan