

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

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

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

**Action**

**Discussion**

**Information**

**Date:** September 17, 2013

**Subject:** Sketch Plan - 6725 York Avenue (Wicke's site) and five single family homes on Exerxes Avenue to the ear of 6725 York.

## Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

## Information / Background:

The Planning Commission is asked to consider a sketch plan proposal to redevelop the property at 6725 York Avenue. The proposed project also includes five single-family homes on Xerxes Avenue. The applicant is in negotiation with these property owners to purchase the homes, and incorporate them into the development. The property at 6725 York (the former Wicke's building site) is currently zoned PCD-3, Planned Commercial District-3, and guided CAC, Community Activity Center. The five-single family homes are zoned and guided for low density residential use. The applicant is requesting consideration of a proposal to tear down the existing commercial building, and the five single-family homes and build a six-story, 273 unit upscale apartment building with 22,289 square feet of retail (potential super market/deli) on the first level. A parking lot is proposed in front of the retail store on York Avenue, with underground parking for residents provided under the apartments. Surface spaces would be available along the north and south lot lines for resident guests. The loading area for the market would be at the rear of the retail building and south side of the apartment building. (See plans and narrative on pages A3–A17 of the Planning Commission Memo.)

To accommodate the request, four amendments to the Comprehensive Plan would be required:

- Building Height – from 4 stories and 48 feet to 6 stories and 66 feet.
- Housing Density – from 30 units per acre to 59.
- Floor Area Ratio – from 1.0 to 1.55.
- Re-guiding the land use for the six single-family homes from Low Density Residential to Community Activity Center.

A rezoning of all the properties would then be required to PUD, Planned Unit Development.

Planning Commission Consideration: On July 24, 2013, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

## ATTACHMENTS:

- Minutes from the August 28, 2013 Edina Planning Commission meeting
- Planning Commission Memo, August 28, 2013

Commissioner Potts recused himself from the discussion.

### **Planner Comments**

Planner Teague told the Commission staff received a Sketch Plan Review for 6725 York Avenue (the former Wick's). Teague explained the applicant is in negotiation with the owners of Wick's and the five (5) residential homes fronting Xerxes Avenue. Teague stated the subject site is currently zoned PCD-3. Continuing, Teague said the applicant is proposing to tear down the existing commercial and the five single family homes and build a six-story, 273 unit upscale apartment building with 22,289 square feet of retail space on the first level. A parking lot is proposed in front of the retail component on York with underground parking for residents provided under the apartments.

Teague reported to accommodate the request four (4) amendments to the Comprehensive Plan would be required as follows:

- Building Height – from 4 stories and 48 feet to 6 stories and 66 feet
- Housing Density – from 30 units per acre to 82
- Floor Area Ratio – from 1.0 to 3.1
- Re-guiding the land use for the six single-family homes from Low Density Residential to Community Activity Center.

Teague concluded the applicant is considering a rezoning of the properties to PUD, Planned Unit Development.

### **Appearing for the Applicant**

Peter Chmielewski, Lennar Multifamily Investors, LLC

### **Applicant Presentation**

Mr. Chmielewski gave a brief history on Lennar and explained that originally they only considered the Wick's site; however felt only utilizing that site pushed the envelope so they decided to approach residential property owners on Xerxes to obtain those houses and add them to the site. Continuing, Chmielewski said they propose to build a high-end luxury multifamily rental community with complimentary retail. Chmielewski introduced Aaron Russet to further speak to the proposal.

Mr. Russet told the Commission they are very happy to be in Edina. Russet referred to the density and explained that the calculations presented in the redevelopment materials did not include the five single family homes they are hoping to acquire. Continuing, Russet explained they are proposing to build a 273-unit upscale multifamily complex that is six (6) stories with retail below. Russet said the attraction to this site is the walkability factor, adding from this

location the residents of the building have access to all venues, shopping, City Park, library, Government Center, etc.

Russet further explained that their intent is to create an urban mixed-use, pedestrian friendly sustainable community. As previously mentioned by Mr. Chmielewski the area offers abundance to amenities and this creates an environment without dependence on daily automobile trips. Continuing, Russet said they are committed to sustainable design principles reflected in the City's Comprehensive Plan. He added their intent will feature green elements including green construction, practices, material specification, thermal high-efficiency windows and numerous planted green spaces both on the site as well as on the roof. Russet said they are also working with the White Group on sustainability.

With graphics Mr. Russet concluded highlighting the following aspects of the project:

- Open terraces on both ends of the project (pocket parks)
- Walking paths of high quality pavement
- Decorative lighting
- Front doors
- All parking is proposed to be contained within
- Building is designed open to the south
- Exterior building materials include transparent glass storefront, masonry and "Edina" limestone at street level. Above includes composition of masonry, architectural metal and large amounts of glass
- Unit breakdown 7% studio. 40% one bedroom, 11% one bedroom plus den and 32% two bedrooms.

Chair Staunton thanked the development team for their presentation and explained the Sketch Plan Review process is informal and nonbinding.

Commissioner Grabel stated he was encouraged that someone was considering purchasing the site and redeveloping the property. Grabel acknowledged he was somewhat concerned when he first reviewed the materials; however, if the five residential homes are acquired that's a different story. Grabel asked if three bedrooms or two bedrooms plus den were ever considered. Mr. Russet responded that this development would be a "rent by choice" and they have found that many people that rent by choice are either downsizing or desire smaller living space. Russet explained that at this time they are waiting for an update of the market study; however, it appears the market may be for smaller spaces. Continuing, Grabel acknowledged this is an area of heightened activity, questioning if the market is sound for this type of project in such a dense area. Russet responded that population metrics indicated a drop in home ownership and for every percent home ownership drops a million families need a home. Walkability is also a very important factor in home choice and this area is highly walkable.

Commissioner Carpenter asked if the owners of the homes have been contacted. Mr. Chmielewski said that process is continuing through a real estate broker adding two of the homes are in foreclosure and it takes a little more time when working with banks.

Commissioner Carr stated she really loves the look of the building but does have a concern with the proposed density; which is clearly on the high side. Carr said she agreed with the comments from Grabieli especially on unit size, adding the two bedroom with den in her opinion would be an attractive choice. Carr said in her opinion the project is intriguing and if special care is taken in buffering the residential properties in Richfield this may be a good project. Concluding Carr noted that with regard to the retail space depicted on the plans the applicant should be aware for future retail tenants that the abutting property is a large grocery store.

Mr. Chmielewski said with regard to unit numbers, spacing and size it's important to find the right density to ensure that the project will be successful. Chmielewski said the property owners reside in New York City and their price for the subject property reflects the New York City market. Chmielewski said the development team would take under advisement all comments from the Commission and would make every effort to buffer Xerxes Avenue. He added at this time their intent through design is to make the units feel and look like townhomes/brownstones vs. the traditional apartment building look.

Commissioner Schroeder said he finds the project and site plan interesting, adding he likes the connectivity and other elements of the project; however has a few concerns about the Xerxes Avenue side. Schroeder said the Xerxes Avenue component of the project is the most difficult to address. He pointed out as presented the proposed façade facing Xerxes Avenue is imposing. He suggested that they reconsider the large façade and relocate a portion of the building by placing it on top of the building nearest France Avenue. This change; in his opinion, would better suit the site, adding height in this area is generally found along York Avenue; not Xerxes (Westin, new Southdale apartments etc.). Continuing Schroeder pointed out when considering the projects impact on Xerxes Avenue, vehicle traffic, especially truck traffic, needs to be further reviewed. Schroeder stated if left as is all truck traffic would only occur on Xerxes Avenue. Concluding Schroeder asked the applicants to consider "marrying" the subject sites loading dock area with the Cub Foods loading dock. This action would reduce and mitigate all delivery traffic.

Commissioner Scherer complemented the look of the building but shared concerns over the amount of concrete on the site and its impact on Richfield.

Commissioner Platteter stated that overall he's not opposed to the density of the project or building height; however, has a concern with the ramp accessing the underground parking. Platteter suggested that this access point be relocated more to the middle to avoid confusion. With regard to connectivity Platteter said he likes the incorporation this project includes to enhance pedestrian spaces. Concluding, Platteter said he also supports the requirement for affordable housing.

Commissioner Grabiell asked Planner Teague if he knows the zoning classification the City of Richfield has on their side of Xerxes (east). Teague responded he's not sure of that zoning. He added he knows that Richfield either has or is going through a rezoning process for this area to allow for more density. Grabiell said during the review process the City needs to keep in mind what's best for Edina while being respectful to the City of Richfield.

The development team acknowledged that much of their focus is in "the devils in the details", adding they really appreciate the comments from the Commission. Mr. Russett acknowledged this site is a challenge; however believes it's worth it.

Commissioner Forrest said that while the project has good points she is concerned with how portions of the project violate the Comprehensive plan. Forrest added as previously mentioned the homes across the street from this project will be impacted. She concluded she likes the look but has concerns.

The discussion ensued with Commissioners in agreement that the project has merit; however, wants the development team to take a further look at reducing the buildings impact on Xerxes Avenue, increase greenspace where possible, consider the City Comprehensive Plan during the design process, reconsider the façade of the building as it relates to Xerxes Avenue, carefully consider the retail tenant mix, better design the building's access point and continue to work on the loading dock area and the underground parking access, etc. Also it is very important to work with the residents of Richfield to reduce and or minimize the buildings impact on them.

Chair Staunton thanked the applicant for sharing their sketch plan with them. Staunton stated he hopes their venture is successful adding that so far no one has found something that could work for this site. Staunton reiterated his thanks and stressed to the applicant the importance of communicating with the City of Richfield.

The applicants ensured Chair Staunton they would engage the City of Richfield and Xerxes Avenue residents.

#### **B. 2014 Work Plan**

Chair Staunton told the Commission every fall the Planning Commission Work Plan is discussed and prioritized. Staunton said that at this time he would like Commissioners to start thinking about the 2014 Work Plan. Staunton said any topic suggestions should be forwarded to Teague or him prior to the Commission meeting. Staunton concluded that his goal for finalizing the Work Plan is for some time in September or October.

Commissioner Scherer noted it may be a good idea to discuss the Work Plan prior to a Commission meeting. Commissioners agreed.

#### **VIII. CORRESPONDENCE AND PETITIONS**

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**Date:** August 28, 2013

**To:** Planning Commission

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

**Re:** Sketch Plan Review – 6725 York Avenue (Wick’s Site) – Agenda Item VII.A.

The Planning Commission is asked to consider a sketch plan proposal to redevelop the property at 6725 York Avenue. (See property location on pages A1–A2.) The proposed project also includes five single-family homes on Xerxes Avenue. The applicant is in negotiation with these property owners to purchase the homes, and incorporate them into the development. The property at 6725 York (the former Wick’s building site) is currently zoned PCD-3, Planned Commercial District-3, and guided CAC, Community Activity Center. The five-single family homes are zoned and guided for low density residential use.

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The compliance table below demonstrates how the proposed new building would comply with the current zoning of PCD-3:

	City Standard (PCD-3)	Proposed
<b>Building Setbacks</b> Front – York Avenue Front – Xerxes Avenue Side – North Rear – South	66 feet 66 feet 66 feet 66 feet	100+ feet <b>25 feet*</b> <b>51 feet*</b> <b>55 feet*</b>
Building Height	Four stories and 48 feet	<b>Six Stories &amp; 66 feet*</b>
Maximum Floor Area Ratio (FAR)	1.0%	<b>1.55%*</b>
Parking Stalls	127 – retail  273 enclosed (residential)	131 spaces exterior (retail & guest parking) 373 stalls enclosed
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**

The proposed uses would be a significant upgrade to the current use of the site. However, the proposed density is significant, and more than doubles the density allowed in the Comprehensive Plan; and the FAR proposed is triple what is allowed. Edina does not have an all-age high density residential project with over 50 units per acre. The recently approved senior housing project at 6500 France Avenue is the only project over 50 units per acre. That project was approved in part because of the connection to the hospital, and it is restricted to senior housing. See the table on the following page.



### High Density Development in Edina

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
The Waters	Colonial Drive	139	22
6500 France – Senior Housing	6500 France	179	76

#### TRAFFIC/SITE ACCESS

A traffic study would be required to determine the impacts on adjacent roadways. The applicant is proposing that same right-in and right-out access arrangement as existing. An additional access is proposed off Xerxes Avenue facing Richfield.

#### AFFORDABLE HOUSING

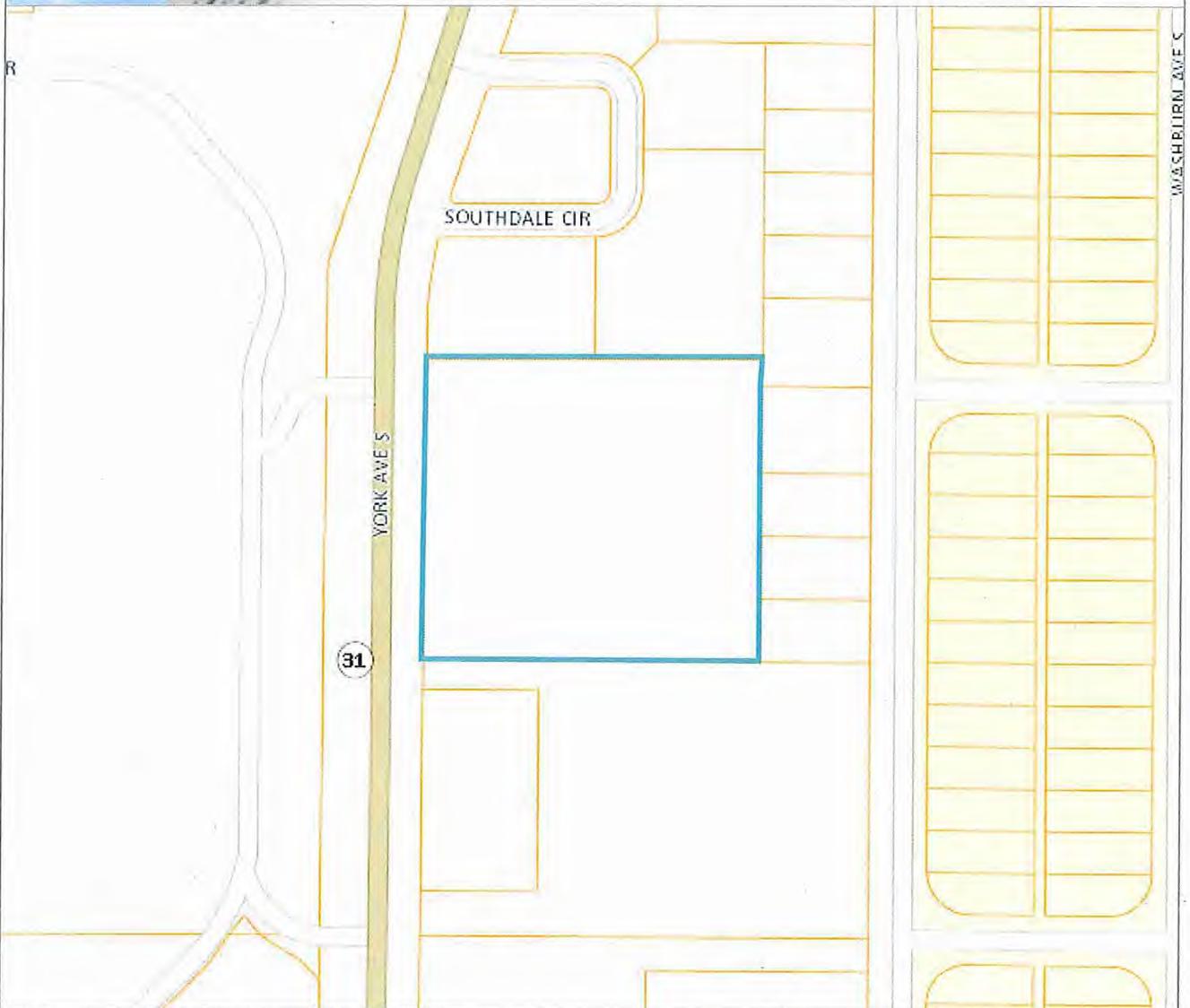
The applicant is not proposing any affordable housing as part of this project. However, given the proposed density, rezoning and the Comprehensive Plan Amendments required to accommodate the proposal, this project provides an opportunity to require an affordable housing. If 10% of the units were required to be affordable, per Met Council standards, the City could gain 27 units towards its goal established of 212 new affordable housing units by the year 2020 with the Met Council. (See pages A2a–A2b.)



## **SUSTAINABLE DESIGN**

As indicated in the project narrative, the applicant is pledging this project to include sustainable design principles. (See page A5.)

Through the use of the PUD zoning, the city could provide protections to ensure that the building proposed is actually constructed, sustainable design is utilized, and if desired affordable housing is provided.



**Parcel ID:** 29-028-24-31-0003

**Owner Name:** Nha Birmingham Llc Et Al

**Parcel Address:** 6725 York Ave S  
Edina, MN 55435

**Property Type:** Commercial-Preferred

**Homestead:** Non-Homestead

**Parcel Area:** 3.33 acres  
145,096 sq ft

Map Scale: 1" ≈ 200 ft.  
Print Date: 8/21/2013



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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# 6725 York Avenue, Edina

Find a PID or an address on the map

Welcome

## Results

**PID: 2902824310003**

6725 York Ave S  
Edina, MN 55435

### Owner/Taxpayer

**Owner:** Nha Birmingham Llc  
Et Al

**Taxpayer:**

**School Dist:** 280

**Sewer Dist:**

**Watershed Dist:** 1

### Parcel

**Parcel Area:** 3.33 acres  
145,096 sq ft



Legend

Measure





### City Affordability Goals

Since 1996, Edina has participated in the Metropolitan Livable Communities Act program. The Livable Communities Act (LCA) is a Metropolitan Council grant-based program to encourage communities to achieve goals in affordable and life-cycle housing production and quality of life improvements. At the program's inception, the Metropolitan Council estimated the amount of the City's existing housing stock that was affordable and the City and the Metropolitan Council jointly established goals for the criteria of affordability, life-cycle housing (housing types that are not single-family detached units) and housing density.



See Table 5.2 on next page.

**Table 5.2. Livable Communities Act Benchmarks and Goals for Edina**

		City Index	Benchmark	Goal
<b>Affordability</b>	Ownership	31%	64-77%	31%
	Rental	14%	32-45%	43%
<b>Life-cycle housing</b>	Type (non-SF detached)	43%	38-41%	43%
	Owner/renter mix	71/29%	(64-71)/ (30-36)%	71/29%
<b>Density</b>	Single-family detached	2.3/acre	2.3-2.9/acre	2.3/acre
	Multi-family	16/acre	11-15/acre	16/acre

Table 5.2 shows the Metropolitan Council's 1995 estimates and City of Edina goals:

A26



- The *City Index* column refers to a snapshot of the Edina's affordable housing, life-cycle housing, and housing density taken from the data available in 1995.
- The *Benchmark* column is a range that represents the City Index average for communities within similar Metropolitan Council planning sectors.
- The *Goal* column indicates the affordable and life-cycle housing share, and the densities negotiated between Edina and the Metropolitan Council.
- *Affordability* refers to the estimate of the share of Edina's affordable housing stock that was considered affordable at the start of the LCA program.
- *Life-cycle Housing* includes housing types that are not single-family detached units; the figures are percentages based on Edina's total housing stock.
- *Density* means the number of housing units per acre for both single-family detached units, and multi-family units.



The Metropolitan Council has identified new affordable housing needs for all cities and townships within the Twin Cities Metropolitan Area for the period from 2011-2020. The housing plan element of local comprehensive plans is required to reflect the allocated portion of the forecasted demand for affordable housing. The City's share of this allocation is 212 affordable housing units by 2020.

### Current City Housing Programs

#### ***Edina Housing and Redevelopment Authority***

The Edina Housing and Redevelopment Authority (HRA) was established in 1974 for the purpose of undertaking urban redevelopment projects and assisting with the development of affordable housing. The HRA has facilitated the development of a number of low- and moderate-income housing developments, including Yorkdale Townhomes, Oak Glen, Summit Point and South Haven.



ATTN: Cary Teague, Community Development Director  
The City of Edina  
4801 W. 50th St.  
Edina, MN 55424

August 15th, 2013

Dear Mr. Cary Teague,

Please find the attached plans for the proposed development at the Wickes Furniture site at 6725 York Avenue South in Edina, Minnesota. We appreciate the time you and your staff have given us over the past few months. We are excited for the opportunity to continue our work and move this project forward.

In an effort to ensure that we create a development that enhances the neighborhood and surrounding community while also embracing the long-term strategies for the city of Edina, we have met with the following people over the past few months:

- James Hovland - Mayor
- Scott Neal - City Manager
- Cary Teague - Community Development Director
- Bill Neuendorf - Economic Development Manager
- Joni Bennett - City Council Member
- Ann Swenson - City Council Member
- Mary Brindle - City Council Member
- Josh Sprague - City Council Member

Their insight and ideas have been invaluable to our progress and have already directly impacted the designs for this development.

We look forward to the sketch plan review and will continue to use this input to create the best project possible. Please let me know if you have any questions or immediate comments to our plans.

Kind Regards,

**Peter Chmielewski**  
Assoc. AIA, LEED AP, MBA  
Development Manager  
Lennar Multifamily Investors, LLC



MULTI-FAMILY DEVELOPMENT  
**6725 York Avenue South** Edina, MN  
08.28.13

**LENNAR**

esg  
architects



## Team

### DEVELOPER: LENNAR MULTIFAMILY INVESTORS, LLC (LMI)

Lennar Corporation (NYSE: LEN) is a Miami-based homebuilder founded in 1954, with a market capitalization of over \$6.8 billion. It has offices in 33 markets and 16 states, and employs approximately 4,000 associates nationwide. In mid-2011, Lennar created Lennar Multifamily Investors, LLC (LMI), a company that specializes in the development, management, construction, and ownership of Class A multifamily communities across the nation. LMI's core vision is to work in top tier cities with top tier architects to create luxury condominium quality rental communities. Since its founding, LMI has attracted an outstanding team of seasoned professionals, has purchased 12 sites and contracted for 16 more. Five projects are under construction and the company has plans to start 11 more projects in 2013. LMI's pipeline includes over 10,000 units and \$2.6 billion in total development cost. Beyond the numbers, LMI is led by professionals that are passionate about creating vibrant communities that positively impact not only the residents, but also the surrounding communities that we become an integral part of.

### ARCHITECT: ELNESS SWENSON GRAHAM ARCHITECTS (ESG)

Since our founding in 1970, Elness Swenson Graham (ESG) Architects has helped our clients create environments for business, community and leisure. In doing so, we have gained the experience and ability to deliver high quality designs for many building types. But this alone is not enough to achieve our mission. The essence of ESG is more than just architecture and buildings. Throughout our entire time, our commitment to enriching our built environment has remained steadfast. It's a commitment that drives us to go beyond the expected to deliver the superior, the timeless, the memorable and the unique; to create environments that capture the human spirit and uplift our lives. This is what we do best. We strive to combine our clients' needs and stewardship for the environment with our knowledge of buildings, markets and culture to deliver uplifting and forward-looking design solutions.

The experience derived from our work allows us to offer each client a great breadth of informed and integrated services. We bring holistic solutions to complex problems. We create truly unique environments that enhance our communities and help our clients successfully pursue their goals in the development and construction industries.



## Project Purpose and Vision

The purpose and vision for this multifamily development in Edina is to create a high-end luxury rental community with complimentary retail. This complimentary high-end retail tenant (such as a high end fresh grocer / deli or other community based retail tenant) will flourish with the other shopping opportunities along York Avenue while also adding an incredible lifestyle value to the residents of the building. This development will give Edina residents a wonderful living option as they downsize, retire, move, etc. while still staying in the community they love. The project will also establish a better utilization for the wickes furniture site and eliminate the existing dated structure. We strongly believe that this project will become a catalyst for future redevelopment opportunities for other properties going North along York Avenue. The strong pedestrian connection and community terraces will dramatically enhance the walkability of this area with connection into and throughout the site. Special attention has been paid toward the building materials and massing to properly fit within this community, creating a place that is "Pure Edina" by incorporating elements from the surrounding areas such as the limestone that is on City Hall and other Edina structure.

AS



## Architectural Description

The architectural design and massing of this project is based on guidance from urban design and architectural design principles developed in the City of Edina's land use plans and timeless city building strategies. The design and massing creates a new fabric and a better street definition along York and Xerxes Avenues. The design implements active street-level dwelling units on the North, South, and East facades of the building. A large opening in the building massing on the south facade of the second level will allow great sun penetration into the amenity courtyard.

The architectural expression and materials of this project will incorporate contemporary materials and façade composition. The building materials will feature a transparent glass storefront, masonry, and "Edina" limestone at the street level. Above which will float a traditionally inspired composition of masonry, architectural metal, and large amounts of glass.

Special attention has been paid toward proper setbacks, material usage, landscaping, and privacy along Xerxes Avenue where our development is adjacent to the single family residential community.

AVE.

## Streetscape and Public Realm

The design of this development features streetscape improvements including new pavement, street trees, and lighting. The groundscape will feature green landscape elements, high quality pavement, pedestrian gathering and sitting areas, and decorative lighting. The sidewalks will wrap the entire site allowing neighboring properties a through-way access from York Avenue to Xerxes. This pedestrian connection will also create a one-third of a mile walking path around the site as a safe walking path for residences and the community. Distinct nodes will be linked to these sidewalks as community terraces. These nodes will both highlight the residential entrance and commercial tenant on each side of the facade facing York Avenue.

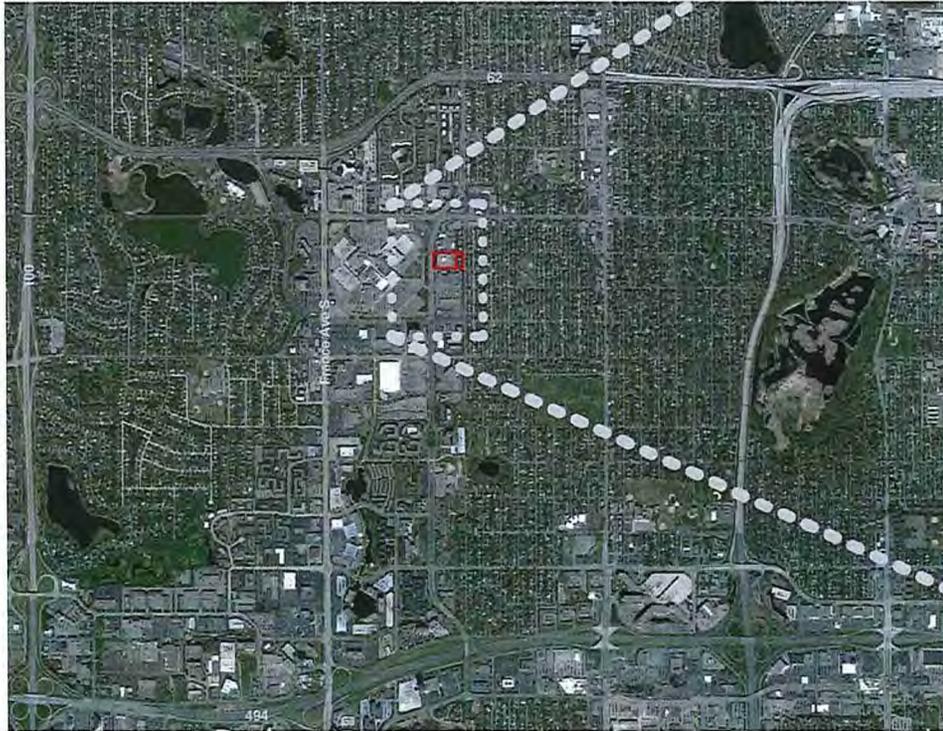
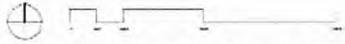


## Green and Sustainable Features

The key sustainability strategy for this project is to create an urban mixed-use, pedestrian friendly community that allows residents to live, work, and play without dependence on daily automobile usage. The mixed use development will include a complimentary retail tenant to the residential tenants. The development team is committed to the sustainable design principles reflected in the City's comprehensive plan. Our sustainable design mission is to promote livable communities through the use of energy efficient systems, green building practices, reduced dependency on automobiles, creative density, high quality pedestrian and bicycle public realm, and the preservation of natural resources. The project will feature a series of green elements including green construction practices, materials specification, thermal high-efficiency windows and exterior envelope, and numerous permeable planted green spaces both on the site as well as on the amenity level roof.

94

VICINITY



SITE



EXISTING CONDITION - VIEW FROM YORK AVE S

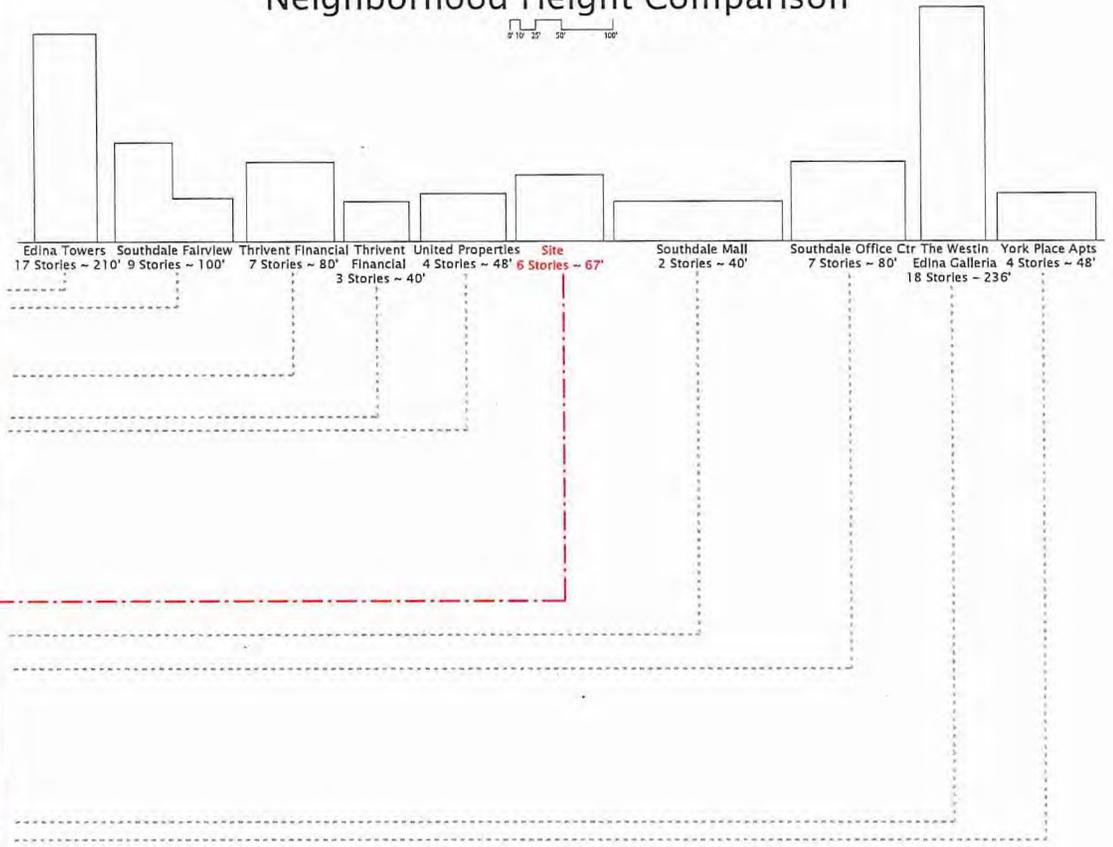
Site

47



Neighborhood Plan

### Neighborhood Height Comparison



Building Height Comparison



AS

Rendering Looking SE



Rendering Looking NE

esg  
architects

**LENNAR**  
LENNAR MULTIFAMILY INVESTORS

MULTI-FAMILY DEVELOPMENT 6725 York Avenue South Edina, MN 08.28.13



Av0

Rendering Looking SW



411

XERXES AVE

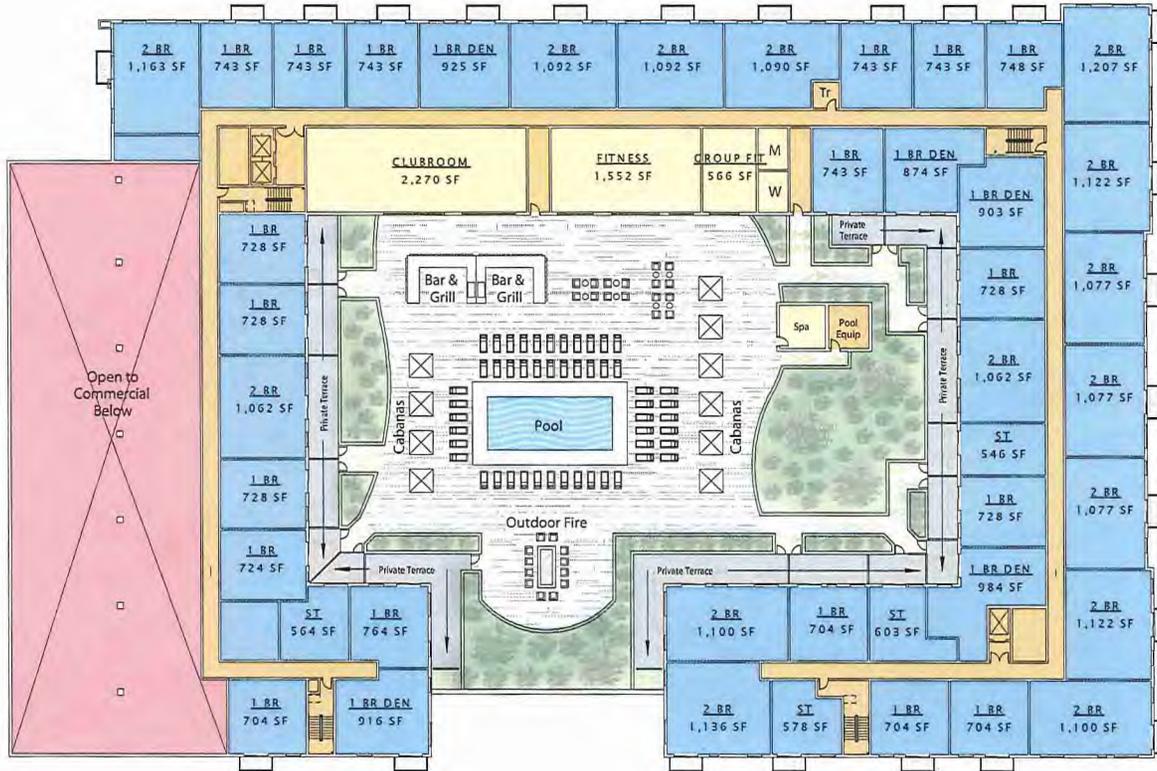
Rendering Looking NE

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**LENNAR**  
LENNAR MULTIFAMILY INVESTORS

MULTI-FAMILY DEVELOPMENT 6725 York Avenue South Edina, MN 08.28.13





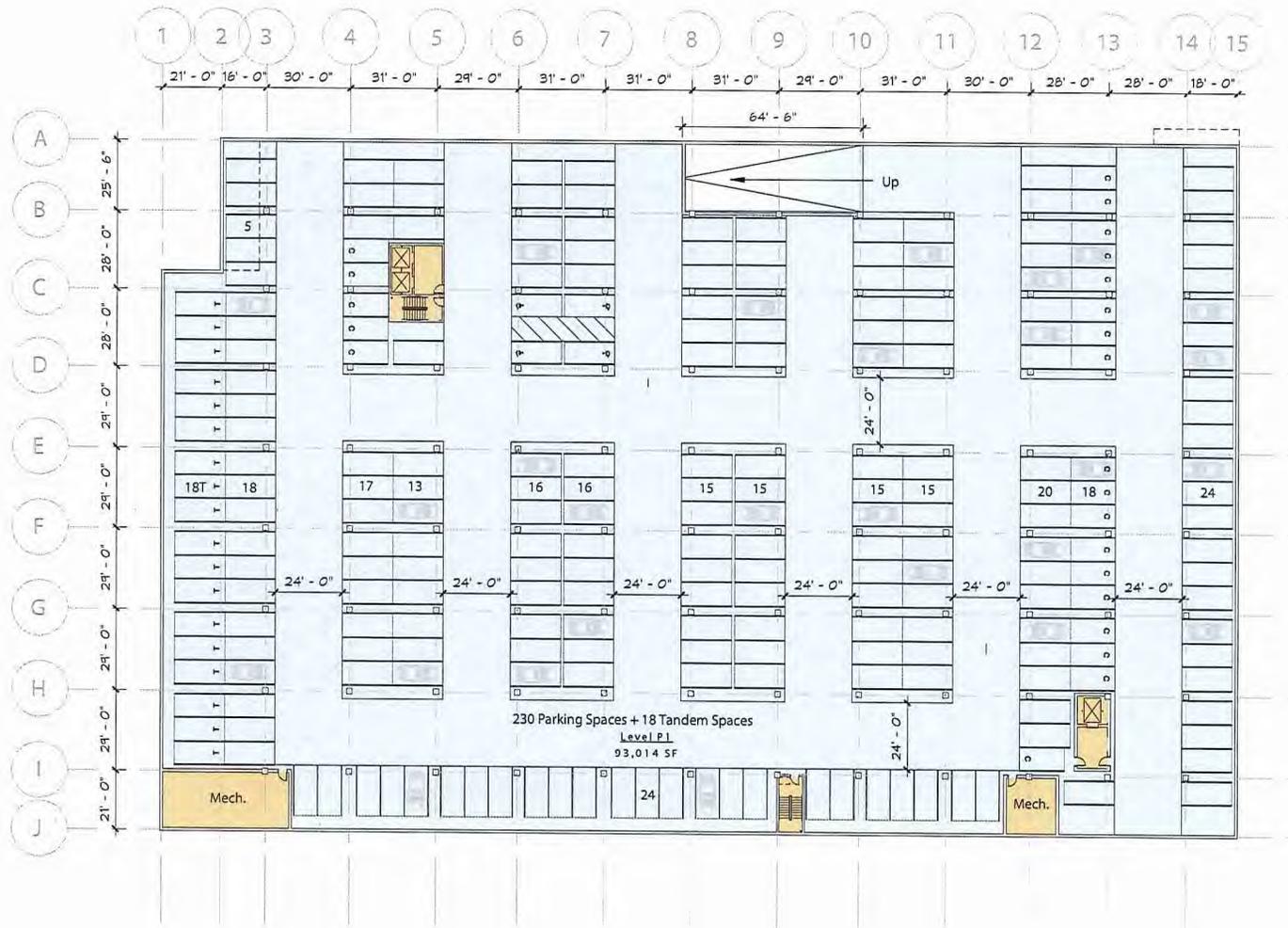
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Level 2 Plan



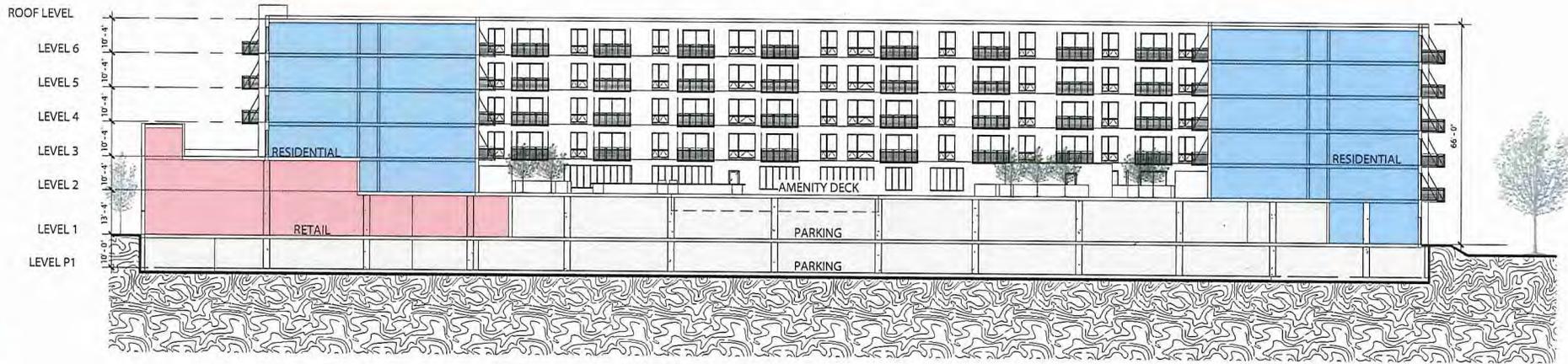
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Levels 3-6 Plan



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Level P1 Plan



NY

Section

6725 York Ave S, Edina MN  
Lennar Homes Mixed-Use Development

Level	Use	Total GSF	Parking GSF	Retail	Amenity	Apt GSF	Apt RSF	Units	Residential Parking*	Retail Parking**
Minus One	Parking	93,014	93,014						230	
Level 1	Res / Parking/Retail	92,315	50,756	22,289		19,270	10,720	11	143	121
Level 2	Res/Amenity	49,102			5,157	43,945	36,590	42		
Level 3	Residential	55,104				55,104	48,206	55		
Level 4	Residential	55,104				55,104	48,206	55		
Level 5	Residential	55,104				55,104	48,206	55		
Level 6	Residential	55,104				55,104	48,206	55		
Total		454,847	143,770	22,289		283,631	240,134	273	373	121
								Tandem	18	
								<b>Total</b>	<b>390</b>	

\*12 of the Level 1 spaces are outside

\*\*Retail spaces are all outside

Unit Distribution Summary

Level	Studio	1 BR	1 BR+Den	2 BR	Units	Beds
Level 1	0	4	0	7	11	18
Level 2	4	18	5	15	42	57
Level 3	4	25	6	20	55	75
Level 4	4	25	6	20	55	75
Level 5	4	25	6	20	55	75
Level 6	4	25	6	20	55	75
Total	20	122	29	102	273	375
%	7%	45%	11%	37%		
Avg Size	566	735	920	1,102		

ESG Architects Inc. July 8, 2013

Metrics

York Condo Association  
7200 York Avenue South  
Edina, MN 55435

August 28, 2013

Members of the Edina Planning Commission:

We were shocked to learn of plans to build an apartment building on the Borofka Furniture site at 6725 York Avenue. We wish to voice our strong opposition to adding additional multi-family housing on this section of York Avenue.

Traffic on York Avenue as well as 66<sup>th</sup> and 76<sup>th</sup> Streets running east and west has increased substantially over the last five years. Those of us living in this corridor are already concerned about how we will absorb the additional traffic generated by the apartments being built at Byerly's and Southdale.

Many senior citizens live in the area because of proximity to grocery stores and the library. Because of heavy traffic, it has become increasingly difficult for them to pull their cars onto York Avenue or to cross the street safely. It seems unthinkable to consider adding yet another apartment building within a four block area.

We are also concerned about the increase in the transient population, which is unlikely to have much interest in investing in the neighborhood. Transients also change the character of the area.

Finally, we believe additional apartments and their impact on our neighborhood may result in lower property values on our properties. It is possible that the increased revenue to the City from another development will reduce the amount of revenue currently generated by our building and others in the area.

Please consider the very negative impact additional housing will have on those already living in this area and oppose this project.

Yours truly,  
York Condo Association Board of Directors  
Don McRae, President