



To: MAYOR AND COUNCIL

Agenda Item #: VI.D.

From: Cary Teague, Community Development Director

Action

Discussion

Date: December 2, 2014

Information

Subject: PUBLIC HEARING – Final Development Plan And Final Rezoning To PUD-3 Zoning District, 6500 France Avenue, Aurora Investments, LLC, Resolution No. 2014-152 and Ordinance No. 2014-24

Action Requested:

Final Rezoning to amend the PUD-3, Planned Unit Development District & Final Development Plan
Adopt Resolution No. 2014-152, approving the Final Rezoning to PUD, Planned Unit Development, and Final Development Plan.

Waive second reading and approve Ordinance No. 2014-24 amending the PUD-3 Zoning District.

Planning Commission Recommendation: On November 12, 2014 the Planning Commission recommended approval of the Final Rezoning and Final Development Plan: Vote: 7 Ayes, 1 Nays. (See attached Planning Commission minutes.)

Staff Recommendation: Staff recommends approval of the Final Rezoning and Final Development Plan per the findings and conditions outlined in the attached Resolution.

**Information/Background:
(No Deadline)**

Aurora Investments, LLC are requesting final review for redevelopment of 6500 France Avenue. Specifically, the request is to change the use from medical office, which was previously approved for the site, to 100 units of senior assisted and independent living; 54 units of traditional care/skilled nursing; 34 units of memory care, and 7 care suites. The “care” suites would include short term stays by patients that have had surgery at Fairview Hospital or Twin City Orthopedic (TCO). A pedestrian skyway would connect the building to the hospital parking ramp to the north. The parking would be provided underground. There would be a 15,000 square foot reduction in the structure footprint from the previously approved medical office plan that was proposed for the site. (See applicant narrative and plans on pages A6–A49 of the Planning Commission Staff Report.)

The applicant has already received the following approvals of the City Council:

- A Comprehensive Plan Amendment to allow senior housing as a permitted use in the Regional Medical District, at a maximum density of 80 units per acre.

- Preliminary Rezoning to amend the PUD, Planned Unit Development-3 Zoning District; and
- Preliminary Development Plan.

The density of the development excluding the transitional care suites for short term stays of patients of the hospital and TCO is 80 units per acre.

The first floor of the new building would contain uses accessory to the senior housing, including a pub, barber shop/beauty salon, coffee/bistro, and fitness center.

The request before the City Council is as follows:

1. Final Development Plan and Final Rezoning to amend the PUD-3 District.
2. Zoning Ordinance Amendment establishing the PUD.

The proposed plans are consistent with the approved preliminary development plans. As noted on pages A14-A15, of the applicant narrative, the following slight modifications have been made:

- A slight reduction in building square footage (2,000 s.f.)
- A slight decrease to west setback (3.5 feet), but green space was added with the elimination of the concrete sidewalk.
- Slight variance in housing unit counts
- Slight parking modifications, but still code compliant.
- Refined the floor and roof plans.
- Due to anticipated damage to the boulevard trees on France, they have been programmed to be removed and replaced.
- Refined the exterior of the skyway to be consistent with the new building and parking ramp.
- Worked with the property owner to the West (Cornelia Place Apartments) regarding entrance and exits and providing additional landscape plantings on the Cornelia Place Apartment property to provide additional screening.
- Lowered the loading dock area and provided an overhead structure for screening.

ATTACHMENTS:

- Resolution No. 2014-152
- Ordinance No. 2014 -24
- Planning Commission minutes, November 12, 2014
- City Council minutes, August 5, 2013 (Comp. Plan Amendment & Prelim. Rezoning)
- Planning Commission staff report dated November 12, 2014



RESOLUTION NO. 2014-152
APPROVING FINAL REZONING TO AMEND THE PUD-3, PLANNED UNIT
DEVELOPMENT - 3 ZONING DISTRICT AND FINAL DEVELOPMENT PLAN
FOR AURORA INVESTMENTS AT 6500 FRANCE AVENUE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 Aurora Investments, LLC is requesting a rezoning from to amend the PUD-3, Planned Unit Development District to allow a five-story, 62-foot tall senior housing development at 6500 France Avenue and 4005 West 65th Street.

1.02 The property is legally described as follows:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2 Southdale Office Park Second Addition, Hennepin County, Minnesota.

And

Lot 3, Block 2, except the Easterly 58.44 feet thereof, Southdale Office Park Second Addition, Hennepin County Minnesota.

1.03 On November 12, 2014, the Planning Commission considered the proposal, and recommended approval of the request, with added conditions failed. Vote: 7 Ayes and 1 Nay.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street, provides underground parking, and provides an indoor pedestrian connection to the hospital.

3. The design of the building is of a high quality brick, architectural precast concrete, and glass, and is compatible with previously approved medical building.
4. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
5. Based on the traffic study done by WSB, the existing roadways can support the proposed development. Traffic generated by the proposed project would be less than the approved medical building for the site.
6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of linear buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. Movement Patterns.
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
 - c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
7. The project would be connected to the Fairview Hospital by the second level skyway, tying the project to the Hospital.
8. Convenient transit service is available for workers and residents; the building would include sustainable design principles; public art is proposed; affordable housing is offered; and primary parking would be below grade.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Final Rezoning to amend the PUD-3, Planned Unit Development District and Final Development Plan subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped October 15, 2014.
 - Grading plan date stamped October 27, 2014.
 - Utility plan date stamped October 27, 2014.
 - Landscaping plan date stamped October 27, 2014.
 - Building elevations date stamped October 15, 2014
 - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior to issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. The Final Landscape Plan must meet all minimum landscaping requirements per Section 36-1436 through 36-1462 of the City Code. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. The Final Lighting Plan must meet all minimum requirements per Section 36-1260 of the City Code.
5. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
6. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report. Attempts must be made meet an energy savings goal of 15% over the current state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.
7. Compliance with all of the conditions outlined in the director of engineering's memo dated November 5, 2014.
8. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.

- 9. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
- 10. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
- 11. Deliveries on the west side of the building shall be limited to 9:00 am to 4:00 pm.
- 12. Affordable housing units shall be 10% (10 units) of the assisted and independent units.
- 13. Adoption and compliance with a PUD Ordinance for the site.

Adopted by the city council of the City of Edina, Minnesota, on December 2, 2014.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of December 2, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2014.

City Clerk

ORDINANCE NO. 2014-24
AN ORDINANCE AMENDMENT REVISING PUD-3, EDINA MEDICAL BUILDING
INTO PUD-3, AURORA ON FRANCE A SENIOR HOUSING
AND CARE SUITE FACILITY AT 6500 FRANCE AVENUE

THE CITY COUNCIL OF EDINA ORDAINS:

Section 1. Subsection 36-490 of the Edina City Code. Planned Unit Development District – 3, (PUD-3), Edina Medical Building is amended as follows:

Sec. 36-490. Planned Unit Development District-3 (PUD-3), ~~Edina Medical Building~~ Aurora on France.

(a) *Legal description.*

- (1) All of Lot 4 and the easterly 56.44 feet of Lot 3, Block 2, Southdale Office Park Second Addition, Hennepin County, Minnesota; and
- (2) Lot 3, Block 2, except the easterly 56.44 feet thereof, Southdale Office Park Second Addition, Hennepin County, Minnesota.

(b) *Approved plans.* Incorporated herein by reference are the 6500 France ~~Edina Medical Building~~ Aurora on France plans received by the city on ~~November 6, 2012,~~ **October 15 & 27, 2014** except as amended by city council Resolution No. ~~2012-176~~ **2014-152**, on file in the office of the planning department under file number ~~2012-003.12a.~~ **2012.003.14a.**

(c) *Principal uses.*

(1) All principal uses allowed in the Regional Medical District (RMD) Zoning District, except drive-through uses.

(2) Senior Independent, Assisted Living/Nursing Home, Transitional Care Suites and Memory Care Suites as proposed in the Approved Plans above.

(d) *Accessory uses.* The following are the accessory uses allowed in the Regional Medical District (RMD):

- (1) Off-street parking facilities.
- (2) Produce stands, pursuant to permit issued by the city manager.
- (3) Signs allowed per the Regional Medical District.

(e) *Conditional uses.* There are no conditional uses for Planned Unit Development District-3 (PUD-3).

(f) *Development standards.* Development standards per the RMD zoning district, except the following:

- (1) Building setbacks.
 - a. Front.
 1. France Avenue: 25 feet.
 2. 65th Street: 25 feet.
 - b. Side—West: ~~100~~ 43 feet.
 - c. Rear—South: 20 & 30 feet.

- (2) ~~Parking ramp setbacks.~~
 - a. ~~Front.~~
 1. ~~France Avenue: 80 feet.~~
 2. ~~65th Street: 25 feet.~~
 - b. ~~Side—West: 15 feet.~~
 - c. ~~Rear—South: 20 feet.~~

- (3) Building height: five stories or 62 feet.

- (4) Maximum floor area ratio: ~~100~~ 220 percent.

- (5) Chiller/mechanical equipment setbacks. If the footprint is larger than 36 square feet in area or six feet in height, utility and/or mechanical equipment shall be required to meet the front setback requirements in subsection (f)(1) of this section. The side and rear setback requirements shall be six feet. Mechanical equipment must also meet the following conditions:
 - a. All mechanical equipment accessory to any building shall be screened from all lot lines and streets in accordance with section 36-1459.
 - b. Noise from mechanical equipment shall be subject to the city's noise regulations in accordance with article II, division 5 of chapter 16.

- (6) Signage per article XIII, division 5 section 36-1715 (Regional Medical District).

Section 2. This ordinance is effective immediately upon its passage.

First Reading:
Second Reading:
Published:

Attest

Debra A. Mangan, City Clerk

James B. Hovland, Mayor

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IV.G. Request For Purchase – HD Playback Equipment for Edina and Eden Prairie Government Access Channels, awarding the bid to the recommended low bidder, Alpha Video and Comcast at \$113,363

IV.H. Reject Bids – Sanitary Sewer Lift Station No. III, ENG 13-16

IV.I. Approve Change Order – Lake Edina Neighborhood Roadway Reconstruction – Landscaping

IV.J. Approve Encroachment Agreement for 6443 McCauley Terrace

Rollcall:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

ITEMS REMOVED FROM THE CONSENT AGENDA

IV.A APPROVAL OF MINUTES – REGULAR MEETING OF JULY 16, 2013, APPROVED AS CORRECTED AND WORK SESSION OF JULY 16, 2013, APPROVED AS PRESENTED

Member Sprague requested the following correction to the Regular Meeting Minutes of July 16, 2013: Item VI.A, page 4, bullet point six of the motion to state: “Front Facing Garage: eliminate”. **Member Sprague made a motion, seconded by Member Bennett, approving the Regular Meeting Minutes of July 16, 2013 as amended above, and approving the Work Session Meeting Minutes of July 16, 2013 as presented.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

V. SPECIAL RECOGNITIONS AND PRESENTATIONS

V.A. QUALITY OF LIFE SURVEY RESULTS PRESENTATION – DR. BILL MORRIS, DECISION RESOURCES – PRESENTED

Dr. Bill Morris of Decision Resources Limited, provided a presentation and answered questions of the City Council on the major findings of the 2013 Quality of Life Survey.

VI. PUBLIC HEARINGS HELD – Affidavits of Notice presented and ordered placed on file.

VI.A. COMPREHENSIVE GUIDE PLAN AMENDMENT, AMENDMENT TO PUD REZONING, PRELIMINARY DEVELOPMENT PLAN, AURORA PROJECTS LLC, 6500 FRANCE AVENUE & 4005 65TH STREET WEST, RESOLUTION NO. 2013-61 AND RESOLUTION NO. 2013-62 (COMPREHENSIVE GUIDE PLAN AMENDMENT – AFFIRMATIVE ROLL CALL VOTE OF FOUR COUNCIL MEMBERS TO PASS; REZONING AMENDMENT – FIRST READING REQUIRES OFFERING OF ORDINANCE ONLY. SECOND READING: FAVORABLE ROLLCALL VOTE OF THREE COUNCIL MEMBERS TO PASS. WAIVER OF SECOND READING: AFFIRMATIVE ROLLCALL VOTE OF FOUR COUNCIL MEMBERS TO PASS) – ADOPTED

Community Development Director Presentation

Community Development Director Teague presented the preliminary development plan of Aurora Projects LLC, 6500 France Avenue & 4005 65th Street West with the proposed Comprehensive Guide Plan Amendment and amendment to PUD rezoning. Mr. Teague explained that the City Council had been requested to consider a change to the proposal to redevelop the property at 6500 France Avenue. The previously approved plan for the site was a five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. Mount Development and Aurora Investments, LLC were requesting consideration of a change in use to 111 units of senior assisted and independent living; 66 units of transitional care/skilled nursing and memory care beds; and, 18 care suites. The “care” suites would include short term stays by patients who have had surgery at Fairview Hospital or Twin City Orthopedic (TCO). The building would be similar in style to the previously approved building and still be five stories in height. A pedestrian skyway would connect the building to the hospital parking ramp to the north. The previously approved parking ramp would be removed and replaced with housing. The parking would be provided underground. There would be a 15,000 square-foot reduction in the structure footprint from the previous plan.

Mr. Teague explained to accommodate the request, an amendment to the Comprehensive Plan and an amendment to the PUD Zoning District would be required. The density of the development including all of

the different types of units, at a total of 195, would be 83 units per acre, which would be a density higher than any development currently existing in Edina. The site is guided in the Comprehensive Plan for "Regional Medical-RM." Senior Housing is not an allowed use within the RM designation. Therefore, the proposed use would require a Comprehensive Guide Plan amendment. The proponent had requested a Guide Plan amendment that would allow Senior Assisted Living Housing as a permitted use within the Regional Medical District. The transitional care units were already allowed in the RM District.

Mr. Teague stated a Planning Commission motion to recommend approval of the Comprehensive Plan Amendment and Preliminary Rezoning and Site Plan failed on a vote of 4-5. The motion for approval included several conditions. Based on the comments and recommendations from the Planning Commission, the proponent had revised the proposed plans to address those concerns. Mr. Teague presented details of the revised plans presented by the proponent:

- Chillers have been moved from the west side of the property near the loading area to the far northeast corner of the roof, and would be completely screened.
- The upper floor balconies have been adjusted to conform to the originally stated setbacks.
- Created a podium setback on the west side of the building and shifted the building six feet away from the west lot line. The third, fourth, and fifth floors would have a 58-foot setback, and the first and second floors would have a 48-foot setback. The previous plan had a 42-foot setback for all floors.
- Attempted to create a more pedestrian friendly environment on France Avenue by relocating a coffee shop/bistro and moving the public art to the corner.
- Added twelve large coniferous trees on the Cornelia Apartment site for additional landscaping.
- Moved the resident garage access to the north wing on the west side (was previously on the south wing).
- Created a dock high access door and extended the memory garden slab over the truck dock. This would provide screening of the trucks during unloading.
- Agreed to limit the hours of major deliveries to 9 a.m. through 4 p.m.
- Created several service vehicle short-term parking spaces on 65th Street West at the front door for smaller truck deliveries. This would reduce the number of deliveries on the west side of the building.
- Added a third lane to the proposed west entrance on 65th Street West.
- Agreed to quantifiable benchmarks for sustainability. A pledge to attempt to achieve an 18% savings over baseline systems (In comparison, Byerly's pledged to achieve a 10% savings.).
- Reduced the number of units from 197 to 195.
- Increased affordable housing from four units to 10% of the assisted and independent units (11 units).

Mr. Teague reviewed suburban examples of high density regulation and development in the cities of St. Louis Park, Minnetonka, and Bloomington. He presented suggested Comprehensive Plan Amendment language as recommended by staff, and advised that staff was further suggesting flexibility in regard to density for senior housing in the HDR District, as well as the RM District. Mr. Teague stated using the recommended amended text as a basis for review of the subject project, a case could be made to support the proposed high density through the PUD Zoning process. The proposed project would be connected to Fairview Hospital by the second level skyway so residents would not have to go outside to go to appointments at the hospital. Based on the traffic study by WSB, the use would generate less traffic than would a 102,000 square-foot medical office building with retail uses on the first level. There would be adequate sewer capacity to serve the project, and water would be available to the site. Convenient transit service was available for workers and residents as the MTC #6 bus was available at the building. Additional routes in the Southdale area were the 515, 538, 539, 578, 579, and 684. The building would include sustainable design principles, public art, and affordable housing with primary parking below grade.

Mr. Teague reported on staff's recommendation that the City Council approve the request for a Comprehensive Plan Amendment to allow senior housing in the RM District; to potentially allow greater density for senior housing development under certain circumstances on a case-by-case basis; that the City

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Council approve the Preliminary Rezoning to amend the PUD-3 District; and, approve the Preliminary Development Plan subject to the conditions outlined in the staff report.

Mr. Teague answered questions of the City Council relating to senior housing building density examples; public access to retail amenities; affordable housing calculation; the proposed green roof parking structure and terrace area; and, sustainability. Mr. Teague stated he would be involved with the sustainability element of the development. He answered additional questions of the City Council relating to the relocation of the chiller; parking requirements; definition of senior housing to include transitional care/skilled nursing; trash pickup; and, density level / floor area ratio in relation to the previously approved plan and the plan as currently proposed.

Proponent Presentation

Members of the Development Team, Luigi Bernardi of Aurora Development, LLC, Stephen Michals of Mount Development, Susan Farr of Ebenezer, and Edward Farr of Edward Farr Architects, provided information on the Preliminary Development Plan for 6500 France Avenue and 4005 65th Street West, including modifications made to the proposed plan following the July 10, 2013, Planning Commission meeting. The Development Team answered questions of the City Council relating to the skyway, public access to retail amenities, parking, and setbacks.

Mayor Hovland opened the public hearing.

Public Testimony

Maria Field, Chief Executive of Heritage of Edina, 3420 Heritage Drive, addressed the Council.

Kate Hamilton-Sones, Director of Nursing at Heritage of Edina, 3420 Heritage Drive, addressed the Council.

Ron Kalick, Resident of Point of France, 6566 France Avenue South, Unit 901, addressed the Council.

Marilyn Kemme, Resident of Point of France, 6566 France Avenue South, Unit 1206, addressed the Council.

Mark Waterston, Resident of Point of France, 6566 France Avenue South, Unit 1203, addressed the Council.

Dalia Katz, Resident of Point of France, 6566 France Avenue South, Unit 503, addressed the Council.

Ralph Laiderman, Resident of Point of France, 6566 France Avenue South, Unit 402, addressed the Council.

Craig Alshouse, Developer, Co-Owner, and Manager of Cornelia Place, 4025 West 65th Street, addressed the Council.

Maria Kalick, Resident of Point of France, 6566 France Avenue South, Unit 901, addressed the Council.

Susan Laiderman, Resident of Point of France, 6566 France Avenue South, Unit 402, addressed the Council.

Tanya Belanger, 6326 France Avenue South, addressed the Council.

Member Swenson made a motion, seconded by Member Sprague, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

City Attorney Mattick addressed issues raised during public testimony, indicating that action on the proposed Guide Plan Amendment would not set a precedent for other developments in relation to density.

Chuck Rickart, WSB, addressed issues raised during public testimony, providing information on the traffic study associated with the proposed development.

Mr. Farr and Mr. Michals addressed issues raised during public testimony, providing information on trees included in the landscaping plan, distance between buildings, proximity of the building to the sidewalk, trash pickup, and density.

Mr. Teague answered questions of the Council relating to staff's recommendation for approval with the proposed density. He stated the traffic study showed that the revised plan would generate less traffic than the original proposal, adequate parking would be provided, there would be the connection to the hospital, the skyway, public access to the retail amenities, an affordable housing component, sustainability, the building would not be taller than the originally proposed building with the cubic footage actually reduced, and the parking would not be a surface parking lot. He stated the proposed development had reached a level that would be a benefit to the City.

There was discussion on density, the affordable housing component, and regulation of trash pickup hours and/or coordination of trash pickup with the neighboring development.

Member Swenson introduced and moved adoption of Resolution No. 2013-61, Approving a Guide Plan Amendment to Allow Senior Housing in the RM District and Determine Maximum Densities for Senior Housing on a case-by-case basis, based on the following findings:

- 1. Senior Housing is a compatible use with the Regional Medical District. It would provide seniors a benefit of having medical facilities within close proximity.**
- 2. Densities for Senior Housing within the RM & HDR Districts would be determined on a case by case basis, allowing the City some discretion as to when high density for senior housing may be appropriate. Densities for senior housing would be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.**
- 3. In general, senior housing generates less traffic than all-age housing or medical office facilities.**

Member Bennett seconded the motion.

Roll call vote

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Member Swenson introduced and moved adoption of Resolution No. 2013-62, Approving Preliminary Rezoning to Amend the PUD, Planned Unit Development – 3 Zoning District and Preliminary Development Plan for Aurora Investments at 6500 France and 4005 West 65th Street, based on the following findings:

- 1. The proposed land uses are consistent with the Comprehensive Plan.**
- 2. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street, provides underground parking, and provides an indoor pedestrian connection to the hospital.**
- 3. The design of the building is of a high quality brick, architectural precast concrete, and glass, and is compatible with previously approved medical building.**
- 4. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.**
- 5. Based on the traffic study done by WSB, the existing roadways can support the proposed development. Traffic generated by the proposed project would be less than the approved medical building for the site.**
- 6. The proposed project would meet the following goals and policies of the Comprehensive Plan:**

- a. **Building Placement and Design.** Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front facade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. **Movement Patterns.**
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
 - c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
7. Higher densities are justified for the following reasons: The project would be connected to the Fairview Hospital by the second level skyway, tying the project to the Hospital; Senior Housing would generate less traffic than the approved medical building with retail on the site; existing roadways would support the project; adequate utilities are available to the site; convenient transit service is available for workers and residents; the building would include sustainable design principles; public art is proposed; affordable housing is offered; and primary parking would be below grade.

And subject to the following conditions:

1. The Final Development Plan must be generally consistent with approved Preliminary Development Plans dated July 26, 2013; including construction of the skyway connection to the Fairview Hospital parking ramp.
2. A noise study must be done to demonstrate that the proposed mechanical equipment meets all noise regulations.
3. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's revised narrative.
4. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
5. Compliance with all of the conditions outlined in the director of engineering's memo dated July 2, 2013.
6. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
7. Adoption and compliance with a PUD Ordinance for the site.
8. Affordable housing units shall be 10% of all units with the exception of the transitional care units. the assisted and independent units (11 units.)
9. Deliveries on the west side of the building shall be limited to 9:00 am to 4:00 pm.

Member Sprague seconded the motion.

A friendly amendment was offered by Member Bennett, accepted by Member Swenson and Member Sprague, to amend Condition No. 9 as follows: Deliveries on the west side of the building shall be limited to 9:00 am to 4:00 pm., as shall trash pick-up unless otherwise coordinated with neighboring buildings.

The developer agreed to list Cary Teague as Design Team Member for purposes of the Xcel EDA program, and that Mr. Teague would be copied on all communications with Xcel concerning sustainability measures related to the EDA program.

Roll call vote:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

VI.B. CONSIDER ISSUANCE OF GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS & MODIFICATIONS OF THE CAPITAL IMPROVEMENT PLAN, RESOLUTION NO. 2013-63 – ADOPTED

City Manager Presentation

Manager Neal presented information on the City's issuance of Build America Bonds in 2009 to help finance construction of the new Public Works building. The agreement stated that if the federal government were to short the City on its planned subsidy of those bonds, it would give the City the ability to refinance those bonds. The City had not received the August 1, 2013 scheduled subsidy payment on the bonds from the federal government. Pursuant to Minnesota Statute, the City might issue bonds to finance capital expenditures under its Capital Improvement Plan without election provided that, among other things, prior to issuing the bonds the City adopted the Plan after a public hearing thereon and published a notice of its intention to issue the bonds and the date and time of a hearing to obtain public comment on the matter. It was anticipated that the City would save approximately \$200,000 over the life of the bonds. The public hearing scheduled tonight was to receive public testimony on the proposed refinance of the Build America Bonds.

Finance Director Wallin informed the Council that Resolution No. 2013-63 would adopt a modification to the Five-Year Capital Improvement Plan and approve the issuance of the General Obligation Bonds for the refinancing.

Mayor Hovland opened the public hearing.

Public Testimony

No one appeared to comment.

Member Swenson made a motion, seconded by Member Sprague, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

Member Brindle introduced and moved adoption of Resolution No. 2013-63, adopting a modification to the Five-Year Capital Improvement Plan and approving the issuance of General Obligation Bonds.

Member Swenson seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

VII. COMMUNITY COMMENT

No one appeared to comment.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. PRIORITY USE POLICY BRAEMER ARENA

Parks and Recreation Director Presentation

Parks and Recreation Director Kattreh presented background discussions on a priority use policy for Braemar Arena due to the demand for prime season ice at the Arena. While Braemar Arena was currently able to meet nearly 100% of ice needs for Braemar City of Lakes Figure Skating Club (BCLFSC), it was only able to meet less than 50% of the ice needs for the Edina Hockey Association (EHA). Ms. Kattreh stated staff had hosted three meetings, each with three representatives from the EHA and the BCLFSC, to work towards a solution for the priority access agreement and ice allocation at the Arena. At the end of the third meeting, they were unable to reach an agreement that was acceptable to both the EHA and BCLFSC. Consistent with the message to the EHA and BCLFSC at the start of the process, if the group could not reach consensus on a draft priority use policy for the arena, staff would draft one unilaterally and submit it

P.C. 11/12/2014

**VII. Final Development Plan and Final Rezoning to amend the PUD-3 District.
6500 France Avenue, Edina, MN for Aurora Investments LLC**

Planner Presentation

Planner Teague informed the Commission that Mount Development and Aurora Investments, LLC are requesting final review for redevelopment of 6500 France Avenue. Specifically, the request is to change the use from medical office, which was previously approved for the site, to 100 units of senior assisted and independent living; 54 units of traditional care/skilled nursing; 34 units of memory care, and 7 care suites. The "care" suites would include short term stays by patients that have had surgery at Fairview Hospital or Twin City Orthopedic (TCO). A pedestrian skyway would connect the building to the hospital parking ramp to the north. The parking would be provided underground. There would be a 15,000 square foot reduction in the structure footprint from the previously approved medical office plan that was proposed for the site. The applicant has already received the following approvals of the City Council:

- A Comprehensive Plan Amendment to allow senior housing as a permitted use in the Regional Medical District, at a maximum density of 80-units per acre, Preliminary Rezoning to amend the PUD, Planned Unit Development-3 Zoning District; and Preliminary Development Plan.

Teague explained that the density of the development excluding the transitional care suites for short term stays of patients of the hospital and TCO is 80 units per acre. The first floor of the new building would contain uses accessory to the senior housing, including a pub, barber shop/beauty salon, coffee/bistro, and fitness center. The request before the Planning Commission is as follows:

1. Final Development Plan and Final Rezoning to amend the PUD-3 District.
2. Zoning Ordinance Amendment establishing the PUD.

Teague reported that the proposed plans are consistent with the approved preliminary development plans. As noted on pages A14-A15, of the applicant narrative, the following slight modifications have been made:

- A slight reduction in building square footage (2,000 s.f.)
- A slight decrease to west setback (3.5 feet), but green space was added with the elimination of the concrete sidewalk.
- Slight variance in housing unit counts
- Slight parking modifications, but still code compliant.
- Refined the floor and roof plans.
- Due to anticipated damage to the boulevard trees on France, they have been programmed to be removed and replaced.
- Refined the exterior of the skyway to be consistent with the new building and parking ramp.

- Worked with the property owner to the West (Cornelia Place Apartments) regarding entrance and exits and providing additional landscape plantings on the Cornelia Place Apartment property to provide additional screening.
- Lowered the loading dock area and provided an overhead structure for screening.

Planner Teague concluded that staff recommends that the City Council approve the Final Rezoning to amend the PUD-3 District, and approve the Final Development Plan based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street, provides underground parking, and provides an indoor pedestrian connection to the hospital.
3. The design of the building is of a high quality brick, architectural precast concrete, and glass, and is compatible with previously approved medical building.
4. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
5. Based on the traffic study done by WSB, the existing roadways can support the proposed development. Traffic generated by the proposed project would be less than the approved medical building for the site.
6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of linear buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. Movement Patterns.
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)

- c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
7. The project would be connected to the Fairview Hospital by the second level skyway, tying the project to the Hospital.
8. Convenient transit service is available for workers and residents; the building would include sustainable design principles; public art is proposed; affordable housing is offered; and primary parking would be below grade.

Final approval is also subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped October 15, 2014.
 - Grading plan date stamped October 27, 2014.
 - Utility plan date stamped October 27, 2014.
 - Landscaping plan date stamped October 27, 2014.
 - Building elevations date stamped October 15, 2014
 - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior to issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. The Final Landscape Plan must meet all minimum landscaping requirements per Section 36-1436 through 36-1462 of the City Code. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. The Final Lighting Plan must meet all minimum requirements per Section 36-1260 of the City Code.
5. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
6. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report. Attempts must be made meet an energy savings goal of 15% over the current state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.
7. Compliance with all of the conditions outlined in the director of engineering's memo dated November 5, 2014.
8. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.
9. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
10. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.

11. Deliveries on the west side of the building shall be limited to 9:00 am to 4:00 pm.
12. Affordable housing units shall be 10% of the assisted and independent units. (10 units.)
13. Adoption and compliance with a PUD Ordinance for the site.

And finally recommend the City Council adopt the Ordinance Amendment revising the PUD-3 Zoning District.

Appearing for the Applicant

Stephen Michals, Mount Development and Ed Farr, Edward Farr Architects, Luigi Bernardi, Aurora Investments.

Applicant Presentation

Mr. Michals addressed the Commission indicating he was happy to be presenting the project for final approval. Michals said he was pleased with the project and the size and variety of senior services it will offer. He added that a number of the services that will be provided are not offered in the community at this time. Continuing, Michals stated they propose to be good neighbors and will offer to share specific services with Cornelia Place and Point of France. The intent is to create a community within the building. In conclusion, Michals said with this project traffic impact is reduced and further noted parking will be contained underground.

Ed Farr delivered a power point presentation. Farr reported that similar building materials will be used on the proposed ramp so it appears to be "sister" skyway to the existing skyway that connects the hospital and ramp. Farr presented a materials board highlighting the exterior building materials that would be used on the building.

Discussion

Chair Staunton asked Mr. Farr if skyway access is available. Farr responded in the affirmative.

Commissioner Platteter asked if the housing units are owner occupied or rental. Farr responded all units are rental units. Platteter asked if the proposed "bistro" would be signed. Farr responded that hasn't been decided; however if signage was added it would comply with City sign requirements. Continuing, Platteter asked how the "Halo" would be lighted. Farr responded that the halo is backlit. Platteter asked Farr if they have settled on a size for the boulevard trees. Farr responded the boulevard trees and plants will be top end; however, there is a water main they need to work with; adding trees lost, replaced and added would be as large as possible.

Commissioner Carr complimented the applicants on their proposal and responding to earlier concerns expressed by the Commission and Council.

Commissioner Schroeder said he has some questions and concerns with the project. Schroeder questioned if any of the amenities (bistro, fitness areas, and hair salon) are public spaces or are they only for residents of the building. Schroeder noted hospital employees and

neighboring facilities may want to use those services. Michals agreed; however, he stated he believes the hair salon would only be used by residents of the building, adding the coffee shop would be accessible by the public

Schroeder commented when the City decided to grant relief to developers to encourage buildings to be moved closer to the street there was a reason; engaging the public and creating interaction to the street, adding he doesn't believe that goal was accomplished with this project. Continuing, Schroeder also added in his opinion the project as presented needs more landscape relief and the 8-surface parking spaces allocated for the project aren't enough. Schroeder said he was also disappointed with the interior site movements. Mr. Farr responded that residents would need to be educated on the interior and exterior site movements and landscaping can be revisited. Farr acknowledged there is difficulty in providing resident security and full public access.

Commissioner Halva commended the development team on their design; however, was concerned with the site's 8 surface parking spaces. She asked if overflow parking could be accommodated in the hospital ramp. Mr. Michals responded that the parking ramp is the hospital's ramp; however, parking would be available in the ramp, but it wouldn't be advertised. Michals pointed out the building meets the City's parking requirements, adding he doesn't believe parking would be an issue, noting the average age of residents is 84.

Commissioner Forrest said one of her concerns is with security. She said she wants assurances that security will be tight. Mr. Michals agreed, adding Ebenezer also expressed concerns and continue to work on the security plan. Forrest said another issue for her is the internal traffic circulation and stacking. She said in her opinion there isn't much space, pointing out Metro Mobility regularly services senior care facilities. Mr. Farr responded that a turn off lane (slip aisle) would be provided for services like Metro Mobility, etc.

Chair Staunton opened the public hearing.

Public Hearing

Gene Persha,, 6917 Cornelia Drive, addressed the Commission and expressed concerns about the continuing pressure on density in the greater Southdale area.

Kathy Fondell, 6566 France Avenue, complemented the applicants on the project; however, expressed concern with traffic and that the sidewalks are too close to the street.

Laurie Grotz, 5513 Park Place, addressed the Commission and expressed concern with the lack of on-site surface parking; 8 spaces aren't enough.

Chair Staunton asked if anyone else would like to speak to the issue; being none, Commissioner Carr moved to close the public hearing. Commissioner Platteter seconded the motion. All voted aye; motion to close public hearing carried.

Discussion

Chair Staunton asked Planner Teague to clarify for the Commission what's required to proceed. Planner Teague said the Commission is to review the proposal for its consistency with preliminary approval.

Commissioner Olsen stated she wasn't on the Commission at the time of preliminary approval, and asked if staff was comfortable with the proposed public parking spaces. Teague indicated staff was comfortable with the parking elements of the project.

Motion

Commissioner Carr moved to recommend final rezoning and final development plan approval based on staff findings and subject to staff conditions. Commissioner Platteter seconded the motion.

Commissioner Forrest asked for a brief clarification on traffic patterns and parking. Planner Teague responded that the traffic analysis indicated that the proposed use of 100-units of senior assisted and independent living; 54-units of traditional care/skilled nursing; 34-units of memory care and 7-care suites would generate less traffic than the previously approved medical office building.

Commissioner Schroeder said in his opinion the project as proposed does not enhance the pedestrian experience. The "new" use does not encourage any interaction with the street, public, etc. which was an important component in the vision of encouraging public and private space interaction.

**Ayes; Hobbs, Lee, Olsen, Platteter, Carr, Forrest, Staunton. Nay, Schroeder.
Motion carried 7-1**

Commissioner Carr moved to recommend a zoning ordinance amendment establishing the PUD. Commissioner Platteter seconded the motion.

Commissioner Schroeder said he cannot support the motion because it fails to meet City standards. Schroeder said the building as proposed does not meet the goals of the Comprehensive Plan with regard to building height, density and the pedestrian experience, noting the building also does not provide the podium or "stepped back" element suggested to soften its impact from the street.

**Ayes; Hobbs, Lee, Olsen, Carr, Platteter, Forrest, Staunton. Nays; Schroeder.
Motion carried 7-1.**



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date November 12, 2014	Agenda # VII.C.
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INFORMATION/BACKGROUND

Project Description

Mount Development and Aurora Investments, LLC are requesting final review for redevelopment of 6500 France Avenue. Specifically, the request is to change the use from medical office, which was previously approved for the site, to 100 units of senior assisted and independent living; 54 units of traditional care/skilled nursing; 34 units of memory care, and 7 care suites. (See location on pages A1-A5.) The "care" suites would include short term stays by patients that have had surgery at Fairview Hospital or Twin City Orthopedic (TCO). A pedestrian skyway would connect the building to the hospital parking ramp to the north. The parking would be provided underground. There would be a 15,000 square foot reduction in the structure footprint from the previously approved medical office plan that was proposed for the site. (See applicant narrative and plans on pages A6-A49.)

The applicant has already received the following approvals of the City Council:

- A Comprehensive Plan Amendment to allow senior housing as a permitted use in the Regional Medical District, at a maximum density of 80 units per acre.
- Preliminary Rezoning to amend the PUD, Planned Unit Development-3 Zoning District; and
- Preliminary Development Plan.

The density of the development excluding the transitional care suites for short term stays of patients of the hospital and TCO is 80 units per acre.

The first floor of the new building would contain uses accessory to the senior housing, including a pub, barber shop/beauty salon, coffee/bistro, and fitness center.

The request before the Planning Commission is as follows:

1. Final Development Plan and Final Rezoning to amend the PUD-3 District.
2. Zoning Ordinance Amendment establishing the PUD.

The proposed plans are consistent with the approved preliminary development plans. As noted on pages A14-A15, of the applicant narrative, the following slight modifications have been made:

- A slight reduction in building square footage (2,000 s.f.)
- A slight decrease to west setback (3.5 feet), but green space was added with the elimination of the concrete sidewalk.
- Slight variance in housing unit counts
- Slight parking modifications, but still code compliant.
- Refined the floor and roof plans.
- Due to anticipated damage to the boulevard trees on France, they have been programmed to be removed and replaced.
- Refined the exterior of the skyway to be consistent with the new building and parking ramp.
- Worked with the property owner to the West (Cornelia Place Apartments) regarding entrance and exits and providing additional landscape plantings on the Cornelia Place Apartment property to provide additional screening.
- Lowered the loading dock area and provided an overhead structure for screening.

Surrounding Land Uses

- Northerly: Fairview Hospital parking ramp; zoned APD, Automobile Parking District
- Easterly: Fairview Hospital; zoned and guided Regional Medical District.
- Southerly: Point of France condos; Zoned PRD-4, Planned Residential District & High Density Residential
- Westerly: Cornelia Place Apartments; zoned PRD-4, High Density Residential; and guided HDR, High Density Residential

Existing Site Features

The subject property is 2.34 acres in size, is relatively flat. (See pages A1–A3.)

Planning

- Guide Plan designation: RM, Regional Medical. (See pages A5–A6.)
- Zoning: PUD-3, Planned Unit Development District.

Comprehensive Guide Plan/Density

As mentioned, the Comprehensive Plan guides this site for RM, Regional Medical Use. Senior Housing is now allowed in the RM District, and the density range is a maximum of 80 units per acre. The Met Council has approved the City's Comprehensive Plan amendments regarding the density and senior housing as an allowed use in the RMD District.

Amending the PUD-3 District

The applicant is requesting a rezoning of this site to amend the PUD-3 District to allow Senior Independent and Assisted Living/Nursing Home along with Transitional Care associated with the adjacent hospital and other facilities performing surgery. (See attached draft PUD Ordinance.)

Within a PUD District, the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent of the PUD.

The table on the following page demonstrates a comparison of the base zoning (PUD-3) compared to the proposed.

Compliance Table

	City Standard (PUD-3)	Proposed (PUD-3)
Building Setbacks Front – France Avenue Front – 65 th Street Side – West Rear – South	25 feet 25 feet 15 feet (parking structure) 20 feet	25 & 35 feet 25 feet 43 feet 20 feet
Building Height	Five-Stories and 62 feet	Five-Stories & 62 feet
Maximum Floor Area Ratio (FAR)	1.0%	2.2%*
Parking Stalls	133 – Based on: .5 exposed stalls per unit (50) .25 enclosed stall per unit (25) 1 per employee (33) 1 per 4 residents – nursing/memory/care (25)	134 Provided (126 underground + 10 surface)
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

**Would require a variation from Previous approved PUD*

As demonstrated above, the proposed building complies with all setback requirements of the previously approved PUD. The only change proposed is in regard to the FAR.

Per Section 850.04. Subd. 4 D provides the following regulations for a PUD:

- 1. Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. 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 general land uses would be consistent with land uses allowed in the area. The adjacent sites to the south and west are guided High Density Residential. With Senior Housing being a permitted use in the Regional Medical District, the land uses area consistent. Staff believes the proposed land uses, Senior Housing and Transitional Care associated with the hospital would be better use of land than the previously approved Medical Office.

As with the previously approved medical project for the site, this proposal would create a more efficient and creative use of the property. The building would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. This project goes a step further and provides a skyway pedestrian link to the Fairview Southdale Hospital. (See pages A16-A18.)

Parking would be located under the proposed housing; and would not be visible. The previous approved plans included a large parking ramp setback just 15 feet to the west lot line. The new building would expand that setback to 43 feet. (See page A28a.) Landscaping and balconies are proposed in front along France Avenue. The corner of the building still opens up to France and 65th. The individual store fronts have been eliminated; however, the large store-front type windows remain. Uses on this side of the building would be a coffee shop/bistro and fitness room; so activity within these spaces will be evident from the street.

The applicant is again proposing to utilize sustainable design principals. Green building practices are suggested, and green roofs are proposed. (See pages A10–A12, of the applicant’s narrative that explains how this project meets the above purpose and intent of the PUD Ordinance.) The applicant has also agreed to attempt to meet an energy savings goal of 15% over the current state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.

The applicant is also proposing to provide affordable per the Planning Commission and City Council recommendation of 10% of all the senior housing units, which would be a total of eighteen (18) units.

2. Applicability/Criteria

- a. Uses. All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title shall be treated as potentially allowable uses within a PUD district, provided they would be allowable on the site under the Comprehensive Plan.**

With the amendment of the Comprehensive Plan to allow senior housing, this site would contain uses that are allowed in the Regional Medical District. The Zoning Ordinance amendment, which follows this staff report, lists the uses that would be allowed on this site. WSB and Associates did a parking analysis that determined that the proposed parking would support the uses proposed, and the traffic generated would actually be less than the previously approved medical office. (See pages A61-A88.)

- b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:**
- i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;**

The proposal would include a mixture of land uses. It would include senior housing, nursing home/assisted living type housing, memory care, and care suites associated with the adjacent hospital. Retail would also be provided as an accessory use to the residents of the building, including a coffee shop on the corner. A skyway connection is proposed to connect the uses to Fairview Southdale Hospital.

- ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;**

As mentioned above, the proposed uses would be senior housing, care suites and limited retail, consistent with Comprehensive Plan as senior housing is acceptable in the Regional Medical District.

- iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and**

The proposed residential density of 80 units per acre is consistent with the Comprehensive Plan, which limits senior housing in the RMD District to 80 units per acre. Senior housing typically does not generate as much traffic as an all age apartment or medical office. Density is typically tied to proximity to low density residential areas, availability to provide utilities to the site (sewer and water), proximity to transit service and impact on roadways.

This site is adequately served by public utilities, there is adequate sewer capacity, the use would generate less traffic than the previously approved office building, and transit service is available on France and 65th. Staff believes the density is appropriate for this site given the adjacent high density land uses, proximity to the hospital, the provision of the skyway connection tying the land uses together and the lesser impact on the roads than the approved medical office. Additional items that might warrant higher density would be the underground parking, affordable housing element, and public art proposed.

iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in #1 above.

The proposed project does closely relate to the already approved PUD setbacks for the site as demonstrated above. For the reasons stated above, staff believes the purpose and intent of the PUD Ordinance is met.

Site Access

The primary access to the site would remain off of 65th Street West. There would be no right-out only onto France, as was allowed in the previous PUD.

Parking

Per Section 850.08 Subd. 1, the following are the parking requirements: Senior Housing – .5 exposed stalls per unit; .25 enclosed stalls per unit and one exposed stall per employee & company vehicle. Nursing, Convalescent & Rest Home – 1 enclosed stall per 4 residents. Based on this requirement the project is to provide 50 enclosed spaces and 83 exposed for a total of 133 spaces. The applicant is proposing to provide 126 enclosed and 10 exposed spaces. Residents, employees and visitors can all access the underground parking by an audio/video intercom system. (See pages A8–A13 of the applicant narrative.)

A parking study was done by WSB which concludes that the proposed parking would support the uses. The total demand for parking is anticipated to be 125 spaces.

Traffic

A traffic study was also done by WSB, which concludes that the existing roadways support the proposed uses. (See traffic study on pages A61–A88.) The proposed use would generate less traffic than the approved medical office. The medical office was anticipated to generate 279 trips in the AM peak hour and 216 trips in the PM peak hour. The proposed use would generate 27 trips in the AM peak hour and 40 trips in the PM peak hour.

However, as was conditioned in the approvals for Twin City Orthopedic and Fairview Southdale Hospital, should signal improvements be deemed necessary at 65th Street and France Avenue, the property owner would be required to participate in appropriate cost sharing for signal improvements. This would be a requirement in the Developer's Agreement.

Landscaping

Based on the perimeter of the site, 34 overstory trees and a full complement of understory trees and shrubs are required. The applicant is proposing to plant 43 overstory trees around the perimeter of the site & 200+ understory trees and shrubs. Additionally, the applicant is proposing to plant 22 evergreen trees on the Cornelia Place Apartment site to provide additional screening. (See landscape plan on pages A18 and A37.)

Grading & Utilities

The city engineer has reviewed the plans and found them acceptable and offered comments. (See page A59-A60.)

Noise Study

Based on the issues during preliminary review of this project the chillers have been located on the roof of the building away from the adjacent residential properties to the south and west. They would be screened with a pre-finished metal screen. A noise study has been completed and found that the units would conform to the noise ordinance. (See pages A45-A49.)

Signage

Signage would be allowed per the requirements of the Regional Medical District within the Zoning Ordinance Amendment for the PUD. (See attached draft Ordinance.) This would be consistent with the previous PUD approval.

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issue

- **Is the proposed rezoning to PUD appropriate for the site?**

Yes. Staff believes the proposal to rezone the site to PUD is reasonable for the site for the following reasons:

1. The proposal would create a more efficient and creative use of the property. The building would be pulled up close to the street with a podium height of two-stories, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. The skyway connection adds an element of connectivity not found in the previous project, providing a convenient pedestrian connection for residents of the proposed building and patients of the hospital.
2. Parking would be located under the proposed housing; and would not be visible. The previous approved plans included a large parking ramp setback just 15 feet to the west lot line. This building expands that setback to 43 feet. (See pages A60a-A60d and A43.) Landscaping and balconies are proposed in front along France Avenue. The corner of the building still opens up to France and 65th. The individual store fronts have been eliminated; however, the large store-front type windows remain. Uses on this side of the building would be a coffee shop and fitness room; so activity within these spaces will be evident from the street.
3. The applicant is proposing to utilize sustainable design principals. Green building practices are suggested, and green roofs are proposed. (See pages A10–A12, of the applicant's narrative that explains how this project meets the above purpose and intent of the PUD Ordinance.) The applicant has also agreed to attempt to meet an energy savings goal of 15% over the current state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.
4. The building includes a podium height of two-stories along the street, which would give pedestrians on the sidewalks in front a feeling that the building is not as tall. Comprehensive Plan contemplates allowing a maximum podium height of two-stories at the street. This two-story podium was also a part of the previously approved medical office plans.
5. The proposed uses would be an even better fit in to the neighborhood. The residential component is consistent with the high density residential apartments to the south and west. The transitional care is consistent with the medical uses to the north and east.

6. The existing roadways would support the project. WSB conducted a traffic impact study based on the proposed development, and concluded that the traffic generated from the project would not impact the adjacent driveways or intersections. In fact the proposed uses would actually generate less traffic than the previously approved medical building. No additional improvements other than those shown on the site plan would be required to accommodate the site redevelopment. (See traffic study on pages A61–A88.)
7. The PUD ensures that the building proposed would be the only building built on the site, unless an amendment to the PUD is approved by City Council.
8. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
 - Locate prominent buildings to visually define corners and screen parking lots.
 - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
 - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
 - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
 - b. Movement Patterns.
 - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
 - Limit driveway access from primary streets while encouraging access from secondary streets.
 - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
 - c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

9. Higher densities are justified for the following reasons: The project would be connected to the Fairview Hospital by the second level skyway, tying the project to the Hospital; Senior Housing would generate less traffic than the approved medical building with retail on the site; existing roadways would support the project; adequate utilities are available to the site; convenient transit service is available for workers and residents; the building would include sustainable design principles; public art is proposed; affordable housing is offered; and primary parking would be below grade.

Staff Recommendation

Final Rezoning to Amend the Planned Unit Development-3 District & Preliminary Development Plan

Recommend that the City Council approve the Final Rezoning to amend the PUD-3 District, and approve the Final Development Plan.

Approval is based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street, provides underground parking, and provides an indoor pedestrian connection to the hospital.
3. The design of the building is of a high quality brick, architectural precast concrete, and glass, and is compatible with previously approved medical building.
4. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
5. Based on the traffic study done by WSB, the existing roadways can support the proposed development. Traffic generated by the proposed project would be less than the approved medical building for the site.
6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented

development sites, encourage placement of linear buildings close to the street to encourage pedestrian movement.

- Locate prominent buildings to visually define corners and screen parking lots.
- Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
- Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
- Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.

b. Movement Patterns.

- Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
- Limit driveway access from primary streets while encouraging access from secondary streets.
- Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)

c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

7. The project would be connected to the Fairview Hospital by the second level skyway, tying the project to the Hospital.
8. Convenient transit service is available for workers and residents; the building would include sustainable design principles; public art is proposed; affordable housing is offered; and primary parking would be below grade.

Final approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped October 15, 2014.
 - Grading plan date stamped October 27, 2014.
 - Utility plan date stamped October 27, 2014.
 - Landscaping plan date stamped October 27, 2014.
 - Building elevations date stamped October 15, 2014

- Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior to issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. The Final Landscape Plan must meet all minimum landscaping requirements per Section 36-1436 through 36-1462 of the City Code. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
 3. The property owner is responsible for replacing any required landscaping that dies.
 4. The Final Lighting Plan must meet all minimum requirements per Section 36-1260 of the City Code.
 5. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
 6. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report. Attempts must be made meet an energy savings goal of 15% over the current state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.
 7. Compliance with all of the conditions outlined in the director of engineering's memo dated November 5, 2014.
 8. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.
 9. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
 10. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65th Street and France Avenue.
 11. Deliveries on the west side of the building shall be limited to 9:00 am to 4:00 pm.
 12. Affordable housing units shall be 10% (10 units) of the assisted and independent units.

13. Adoption and compliance with a PUD Ordinance for the site.

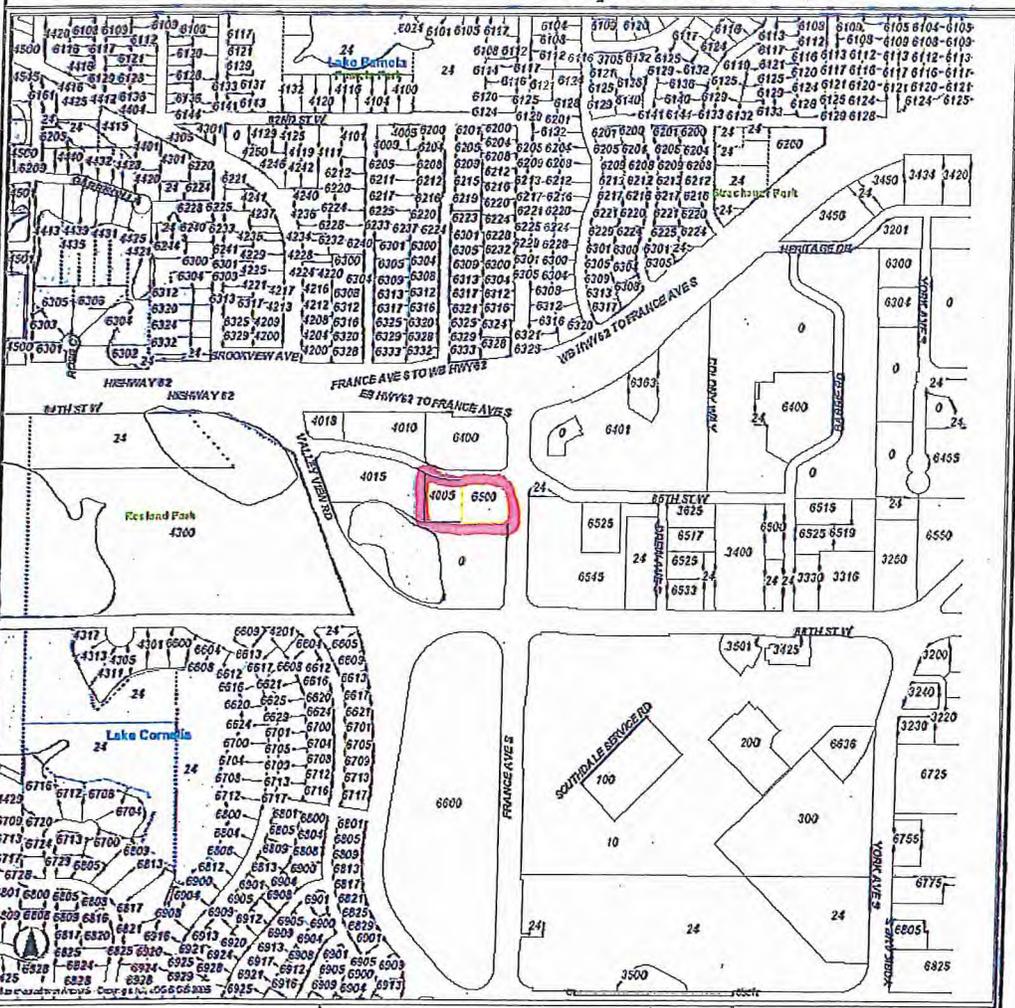
PUD Ordinance

Recommend the City Council adopt the Ordinance Amendment revising the PUD-3 Zoning District.

Deadline for a city decision: No deadline

City of Edina

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

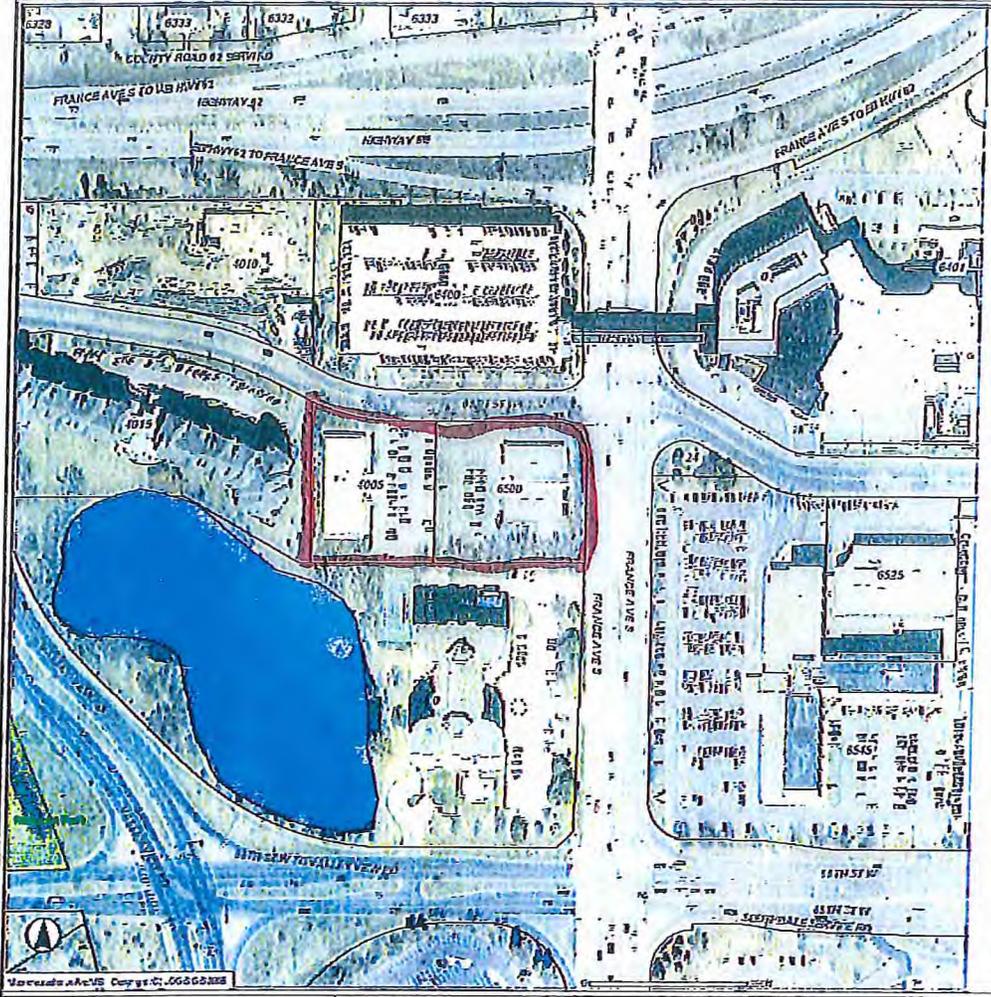


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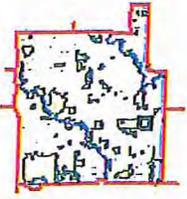
6500 France Ave S
Edina, MN 55435



City of Edina



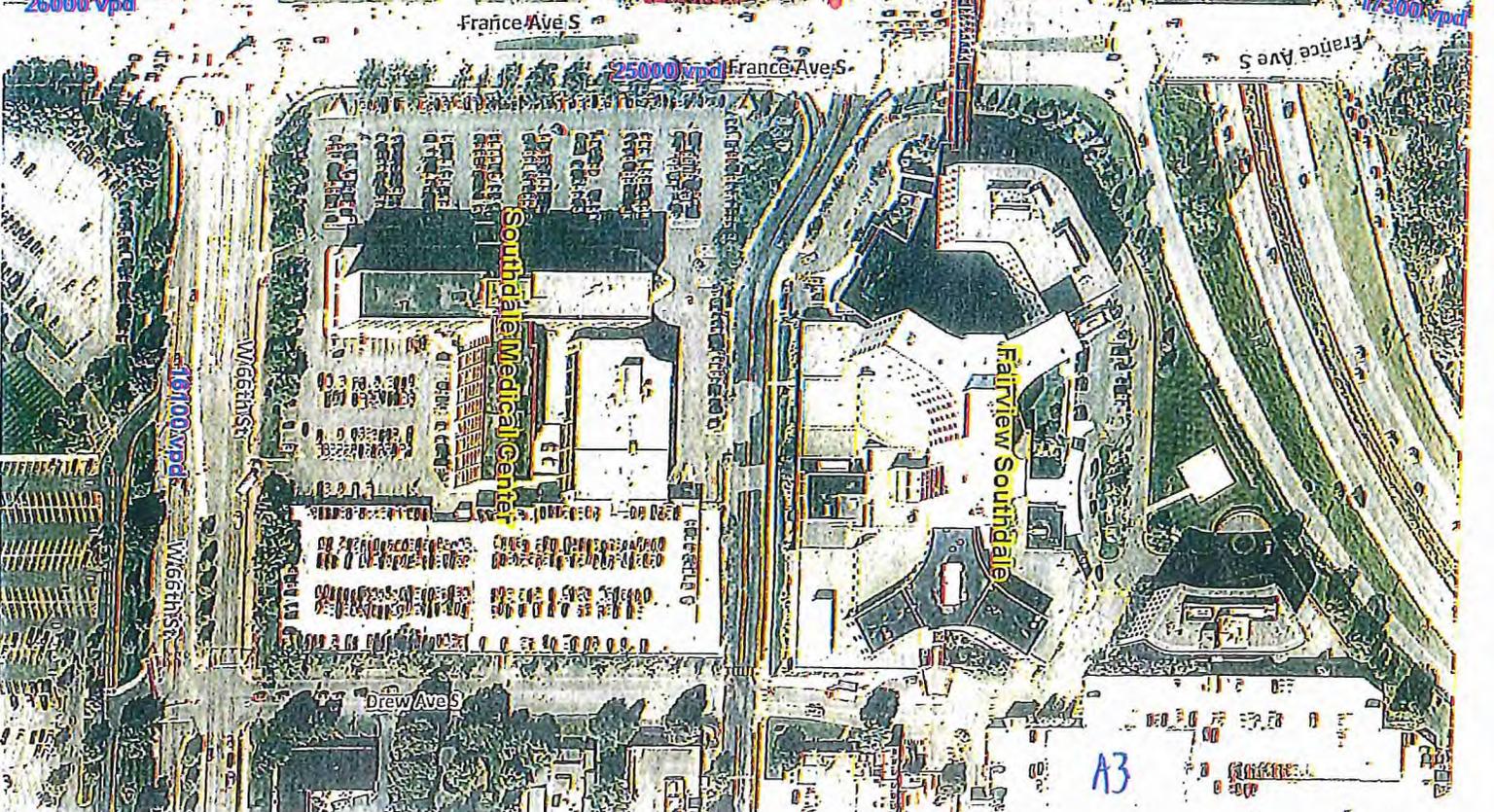
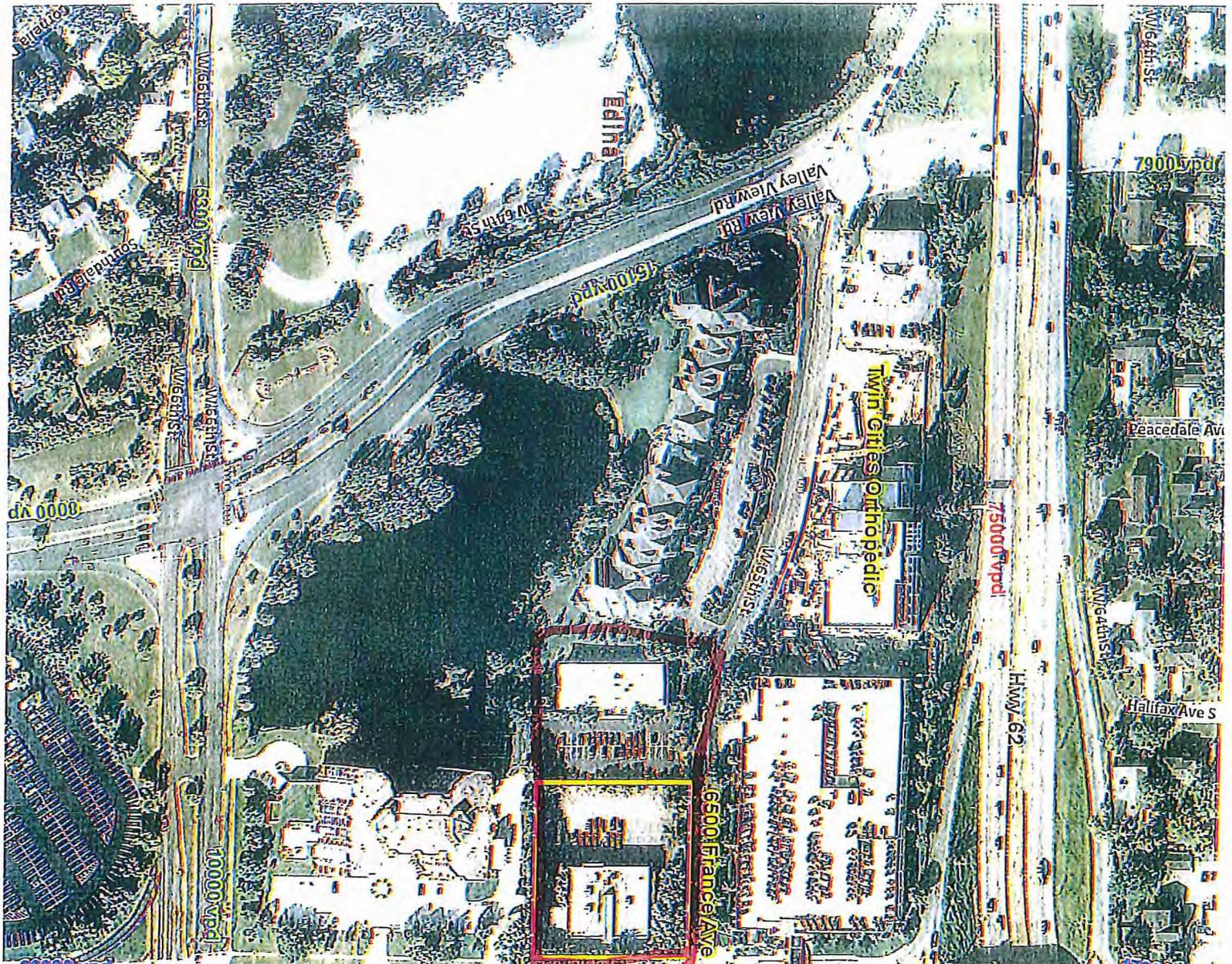
- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Cracks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2000 Aerial Photo



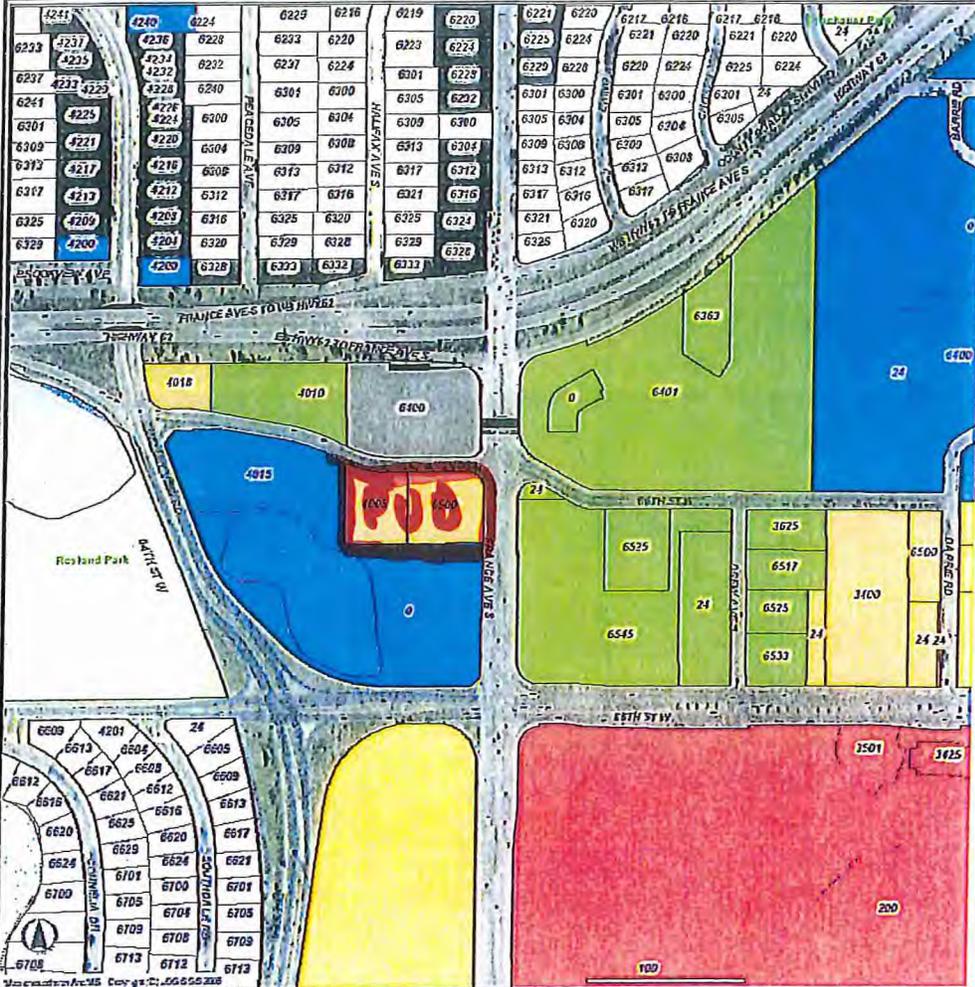
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6500 France Ave S
Edina, MN 55435

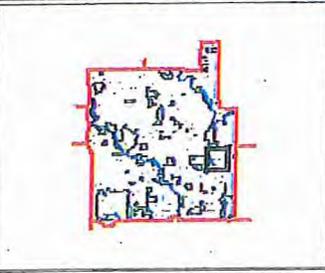




City of Edina



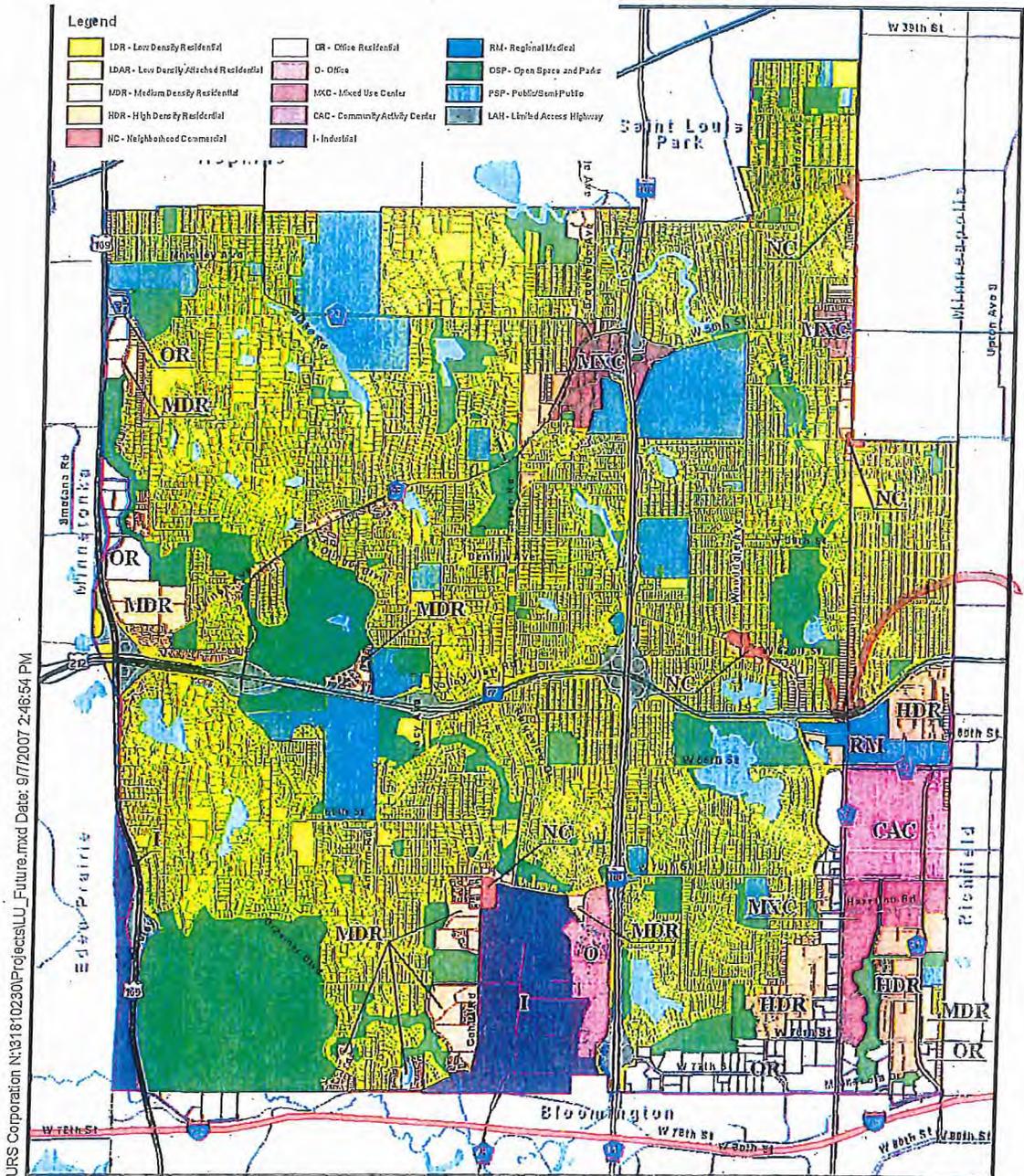
- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Zoning
- APP (Automobile Parking District)
 - MDD-4 (Mid-4 Development District)
 - MDD-5 (Mid-5 Development District)
 - MDD-9 (Mid-9 Development District)
 - PDD-1 (Planned Commercial District)
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 - PDD-100 (Planned Commercial District)



PID: 3002824140008

6500 France Ave S
Edina, MN 55435





Site

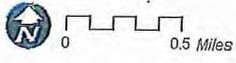
URS Corporation N:\31810230\Projects\LU_Future.mxd Date: 9/7/2007 2:46:54 PM



City of Edina
2008 Comprehensive Plan Update

Data Source: URS

Figure 4.3
Future Land Use Plan



AS

Aurora on France
6500 France Avenue South

Project Summary

May 23, 2014

Our development team is looking forward to working with the City of Edina to obtain the final approvals for the **Aurora on France** project. Everyone will strive to make this building an outstanding addition to this regional medical area.

Development Team

Architect: Edward Farr Architects, Ed Farr
Civil Engineering: Alliant Engineering, Mark Rausch
Developer: Mount Development Co., Stephen Michals
Owner: Aurora Investments, LLC, Luigi Bernardi
Tenant/Operator: Ebenezer Society, Susan Farr

Please contact Stephen Michals with any questions on this new building - 952-941-1383.

Site Area = 102,965 sq ft / 2.34 acres

Property Guided: RM Regional Medical, amended to include Senior Housing (2013 action)

Property Zoned: Planned Unit Development – 3 (2013 action)

Proposed Redevelopment: New Senior Care Building, 227,577 sq ft, 5 stories; plus one level of under-building parking.

Proposed Occupancy:

- Senior Citizen Dwelling Units:
 - Independent & Assisted Living Units – 100 units
- Nursing, Convalescent, Rest Homes:
 - Transitional Care Suites – 54 units
 - Memory Care Suites – 34 units
 - Care Suites – 7 units

Proposed Parking:

8 Surface Stalls + 126 Under-Building Stalls = 134 Stalls total.

Required parking: 133

Proposed Building Setbacks:

North	25' min / 50' max.
South	30' on east end / 20' on west end
East	25' at street level / 35' at podium level
West	44' at grade level / 54' at podium level

History: We received approval of a 5 story medical office building and parking ramp in December, 2012 for this property. Aurora Investments has purchased both land parcels. Demolition is complete on the 6500 France Av structure and the 4005 W. 65th St structure.

Overview: Ebenezer Society will manage this property for a Specialty Senior Care Housing Facility. We feel that this new use is an improvement to our previously approved use in the following ways:

1. The entire block bordered by Valley View Rd on the west, France Av on the east, W. 65th St on the north and W 66th St on the south will become all Housing, for consistency of uses on this block.
2. There will be substantially less traffic generated by this housing development versus the previously approved medical office use – 400 less cars parked on site!
3. There will be approx. 15,000 sq ft less 'roof area' on our building versus the previously approved medical office building and parking ramps roofs.
4. The cubic volume of building enclosure is approx. 25% less than our previously approved medical office building and parking ramp enclosed volume, reducing the visual mass of the structure.

Planning Concept: As per our earlier application, the lot combination of the two parcels (6500 France & 4005 W 65th St) is complete; and it offers many advantages to the site layout. We are still adopting an urban, pedestrian-friendly, streetscape along France Ave by bringing the building forward to the street; as well as incorporating a 'podium' design effect by setting the building back above 2nd floor to maintain a comfortably-scaled pedestrian experience. The streetscape includes over-story trees along the right-of-way, a 10 ft wide sidewalk and decorative planters that contain colorful plantings (annuals, perennials and low evergreen shrubs). Vehicular access is available at two driveways along 65th St W – one at the main entry / visitor drop off area; and a second for parking and delivery vehicles on the west side of

our site.

The City is currently in process to update several intersections along France Avenue at 66th St, 69th St and 70th St. The City's consultant, WSB Associates, has provided the preliminary designs at those intersections for reference. Our proposed project has been refined to incorporate a consistent design in the southwest quadrant of the 65th St and France Avenue intersection including the addition of raised planters between two new relocated pedestrian ramps. There are final traffic signal design details to be done by others that will need to be coordinated with the City Engineer and County regarding the existing traffic signal base, pedestrian crossing buttons and hand-hole relocations, as needed.

Building Design: The building design will be an attractive façade using multiple colors of face brick and warm-toned architectural precast concrete wall panels with a variety of surface finishes. All of the windows will be tinted bronze-tone Low-E glass. Most of the windows will be tan colored prefinished fiberglass windows; and a few of the feature curtainwall windows will be constructed with prefinished champagne color aluminum frames. A small amount of EIFS decorative cornice trim caps the parapet. Multiple façade planes, parapet projections and exterior balconies offer dimensional relief to the façade. The main entrance located off of W 65th St serves as a visitor drop-off area for residents, and features a partially covered drop-off canopy for weather protection. The NE building corner at France Ave and W 65th St has its distinctive glazed crown, backlit at night, to provide a regional point of identity for the building. The corner plaza area will offer outdoor seating, plus a public art piece, and also coordinates with the City's initiative to upgrade the pedestrian experience at these corners. The plaza will have decorative concrete surfacing treatment, planting areas and bollards behind the curb.

Visual Screening for the Adjacent Properties: We will supplement the already mature landscape buffer between Point of France and our site with new trees and bushes along our south yard. The ash trees along this borderline with Point of France are approx. 35' – 50' tall, providing excellent screening for most months of the year. On the west, facing Cornelia Place Apartments, we are employing significant screening strategies to our garage entrance and service area as follows:

1. We covered the loading dock area with a decorative roof structure to mitigate views into the loading area.
2. We moved the HVAC chiller equipment away from the loading area to minimize any noise for the apartments.
3. We recessed the EXIT garage door in the NW corner so it will be visually screened.
4. We provided a visual screen wall and roof cover at our ENTRY garage door in the SW corner.
5. We are planting 22 evergreen trees on Cornelia Place Apartments property to allow that owner to strategically place those trees where they feel they are best used. In addition, we will be landscaping the property line with a dense row of evergreen trees to provide a visual buffer.
6. We will limit the hours of the loading dock deliveries to the hours of 9am to 4pm (unless otherwise coordinated with neighboring buildings).

Parking: There are 8 exterior surface stalls at the main entrance drop-off, used primarily for short-term visitor parking. The remainder of the parking, 126 stalls, is under the building in an enclosed level that has security access control. Residents, employees and visitors can all access this under-building parking level; via an audio/video intercom system. Refer to the Parking Calculation page of our submittal for parking calculations.

Service Court: Deliveries are quite infrequent for this building, estimated as follows:

- Garbage & Recycling pick up - 3 times a week, max. Short trucks only.
- Food Service deliveries - US Foods (2 times a week) and Bix 6 times a week. Periodically, they may add one delivery per week for special needs.
- Medical and Linen Supply trucks – up to 3 times a week. Step van vehicles, typically.
- Pharmaceutical deliveries - typically weekly, but we require daily when needed. Small vehicles only (car or van).
- Resident Move-in / Move-outs – varies, but a 1 to 3 per week is average.

Sanitary Sewer and Watermain: The property is currently encumbered by two public utilities - an existing 12" ductile iron water main and 12" ductile iron sanitary sewer in the south quarter of the property. The existing water main and sanitary sewer referenced serve other properties and thus the continuity of those mains is required. There will be no disruption to the adjacent roadways.

An existing 8" sanitary service line that previously served the 4005 and 6500 buildings will be removed, capped and abandoned at the west property line. A connection will be made to the existing 12" sanitary sewer main along the southern property line of the 6500 France Ave property to service the developments proposed building.

The existing 12" water main loop cutting through the site will be relocated and re-routed to the south side of the property parallel to the sanitary sewer main. An 8" water service for the development is proposed from a tee off the re-routed 12". A new hydrant is proposed to service the south side of the building. The proposed service will be routed along the east side of the proposed building and connect to the NE corner of the building.

The existing Point of France building south of the development site currently receives water service from the existing 12" trunk watermain within the proposed development site. It is planned that the new watermain will be installed, tested and operational before the existing Point of France service is disconnected and connected to the relocated trunk watermain. This should reduce the length of time required to have water service disrupted to the Point of France.

Stormwater Management: The proposed storm water management storage facilities meet the requirements of Nine Mile Creek Watershed and the City of Edina. The three primary requirements that have been met are:

1. Volume retention onsite equivalent to 1" of runoff over the entire proposed site impervious surface. (Accomplished via a series of rain gardens and an underground infiltration chamber system).
2. Water quality volume from entire site equivalent to runoff from the 2" type II storm event with 25 years of planned sediment storage. (Retention volume counts towards WQ volume and remainder accomplished via the rain gardens and additional underground infiltration chamber).
3. Discharge rate control shall be provided so the proposed conditions do not exceed existing conditions for the 2, 10, and 100 yr storm events. The proposed site plan reduces the amount of impervious surface by 10.5%, reducing proposed discharge rates. The rain gardens and infiltration chamber also contain the entire 2-yr event for their contributing watersheds.

The proposed plan is to maintain the same point of storm water discharge from the properties as is currently present. A private storm sewer collection system will be routed from north to south through the western portion of the site collecting the majority of site runoff. The storm sewer will drain to an offline pretreatment chamber to the proposed underground storage system at the western end of the site which will ultimately outlet to the City pond south of the property. An agreement to construct the storm sewer discharge point to the City pond will be coordinated with the Point of France property owners. Storm water runoff from the south side of the building will sheet drain to a series of two proposed rain gardens. The rain gardens will overflow for larger events to an existing 15" CMP culvert that currently serves the property.

Landscape Design Strategies: The landscape design provides a mix of over-story, coniferous and ornamental trees, shrubs and perennials to create a vibrant display of color and foliage. The four existing Honeylocust trees along France Avenue and seven of the boulevard Ash trees along West 65th Street will be replaced. Raised curbed planters are to be provided along France Avenue that will be planted with colorful, annual and perennial flowers. Coordination will occur with City staff to provide landscaping along France Avenue that will be consistent with the work proposed by the City at other intersections. The perimeter of the building will be planted with a mixture of plant types to soften and compliment the building architecture. The building's service area and parking entrance will also be screened by existing and proposed conifers on the west and southwest side. The diversity of plantings will provide color variety and year round interest. In addition, the project is proposing to provide a green roof system on top, covering approximately 7,823 sf. This sustainable initiative will help reduce the heat island effect, reduce stormwater runoff quantity, as well as providing a nicer view down on our roof from the residents of Point of France building.

Noise Ordinance Compliance: We are proposing two outside air-cooled chillers for heat rejection, located under the crown feature on the NE corner of our roof. They will be visually screened with an overhead metal trellis structure, and not seen from the public way at all. An acoustical analysis has been performed and attached to demonstrate compliance with zoning noise ordinance limits.

Site Lighting: Decorative wall mounted lighting along France Av and W 65th St frontages, and around the main entry area. Decorative city sidewalk light poles, as prescribed by City Engineering Dept, along the W 65th St and France Av sidewalks. Resident unit balcony wall lights will be low-wattage down lights to provide minimum level of illumination. The glazed crown feature at rooftop level at the corner of France Av and W 65th St will be backlit at night for a nice glow.

Site Signage: Building name / address at corner of France & W 65th St., and address above front entry. Directional signs at both entries along W 65th St.

Hours of Use: 24/7 resident use.

Green Building Practices: Throughout all phases of the project - *Design, Construction and Operation*, we will use best practices of environmental awareness. Ebenezer is fully educated on *Reduce-Recycle-Reuse* operations. We have a Green Building Practices Narrative with our submission. We have retained our green roof area, which can be enjoyed by residents on the north side of Point of France.

Community Benefits from the New Project

1. The previous buildings, parking lots and landscaping had substantial deferred maintenance problems. The property is ready for a fresh, new development.
2. This building provides senior and rehab service to support the regional medical presence of the SW suburbs. This is consistent with the City Guide Plan.
3. The building is sized to have a critical mass of services to allow cross referrals among other senior facilities in Edina. This is a key factor for the success of each specialized service area. The building will offer cost effective services to seniors as a strategic support to the hospital.
4. Edward Farr Architects is known for creating special building design features. The focal point will be the glass and brick detail of the main entry corner creating a Gateway Building to the Southdale area. Numerous surface changes occur on each side of the building to create interest and shadow elements.
5. We are supporting the pedestrian environment along France Avenue with flower gardens and sitting areas. Accent lighting table seating will make this area a pleasant visual experience.
6. The skyway will link the building to the hospital for visitor and patient services.
7. Green Building Practices will be implemented for the three phases: *building design, construction phase and long term operation* of the clinics. The General Contractor has compiled a summary of the *Green Practices* we will pursue for each phase of the project. Periodic reports during construction will demonstrate our progress.
9. A portion of the building roof will have a vegetated green roof, with native wild flowers and sedum, to enhance the view down onto the roof from the neighboring Point of France building, as well as reducing our heat island effect and improving our stormwater runoff quantity. Annual reports will show the reduction in the heat island effect along with estimates of water volume enhanced.
10. There will be ongoing efforts to evaluate methods and new technology for our employees to: – Reduce consumption, Re-use materials, and Recycle waste. The benefit to the building will be reduced operating expenses and good stewardship of our business resources. Reports will be provided on the quantities of recycling.
11. Alternative transportation is a key element of any project. A tangible goal will be to reduce the number of cars coming to the building which will reduce the parking stalls required to service the building. We have provided several successful alternate transportation systems:

Scooter, motorcycle, bike parking will be an enclosed space that is secure, well lit, and air tempered. We want employees and residents to know they are recognized for their efforts.

Employees may participate in the ZAP chip monitor system which will provide a monthly printout of number of rider days. There will be a calculation of carbon footprint poundage saved to each participant.

The MTC #6 bus line services multiple stops for the building. Additional routes around Southdale are 515, 538, 539, 578, 579, 684.

12. There will be over 52 staff positions in the building. In addition, there will be 40-60 construction jobs over 12 months.
13. Storm water management will be improved through *rate control* and *water quality*, including our green roof. The current site has direct, unrestricted runoff. There is almost 13% less hard surface area in the new plan than the current buildings, which means more green space for the community.
14. The new development is using existing utilities and roads in the community. Urban planning considers this good stewardship to reuse existing sites with current infrastructure.
15. The corner plaza will have an area for a significant piece of art. We are planning a special commissioning for this feature.

AURORA ON FRANCE

May 23, 2014

	# of Units	# of Beds	Parking Calculation	Enclosed Parking Required	Exposed Parking Required	Enclosed Parking Provided	Exposed Parking Provided
Nursing Home uses per zone PRD-5							
Traditional Care/Skilled Nursing Licensed Beds	54	63	1 enclosed stall per 4 residents	16			
Memory Care	34	40	1 enclosed stall per 4 residents	10			
Care Suites	7	7	1 enclosed stall per 4 residents	2			
Subtotal	95	110		28	0		
Senior Citizen Dwelling uses per zone PSR-4							
Independent and Assisted Living	100		.5 exposed stalls per unit		50		
			.25 enclosed stalls per unit	25			
Employees			1 exposed per employee = 29 1 enclosed per management = 1	1	29		
Subtotal	100			26	79		
Totals	195			54	79	126	8
				Total Required 133		Total Provided 134	

A13

EDWARD FARR
ARCHITECTS INC

7710 Golden
Triangle Drive
Eden Prairie
Minnesota 55344
Tel: 952-943-9660
Fax: 952-943-9665
www.edfarrarch.com

May 30, 2014

Cary Teague, Community Development Director
City of Edina
4801 W. 50th Street
Edina, MN 55424

Re: **Aurora on France**
6500 France Av S. Redevelopment
Final Development Plan – Supplemental Information

Cary,

This letter itemizes the design changes from the Preliminary Development Plan approved in July 2013 to the current Final Development Plan Application submitted May 23, 2014.

- Slight reduction in building square footage (approx. 2,000 sf less).
- Slight decrease to west side yard setback (3½ ft+/-), but increase in green space by elimination of concrete sidewalk in that west yard.
- Minor change to senior housing unit counts.
- Modified required parking and provided updated parking counts (still compliant).
- Refinements to front plaza (corner of France & 65th) to coordinate grades, skyway columns and planters.
- Interior floor plan refinements, all floors.
- Refined roof plan showing all incidental plumbing vents, roof drains and exhaust vents.
- Refined exterior elevations with updated window pattern and HVAC grille locations.
- The existing boulevard trees along France Ave. are now scheduled for removal and replacement; we would have been excavating too close to their root structures, causing significant root damage.
- We completed the exterior design for the skyway crossing W. 65th St.
- On the west side, the vehicle entrance/exits to the lower level have been redesigned to split the ingress and egress locations for better traffic circulation. We've discussed this design change with our Cornelia Place neighbor; and receive his approval. In return, we have offered additional evergreen trees to be planted off-site on their property, now 22 in total, to further screen their views. The final location of the trees will be field identified in coordination with Cornelia Place representation. Further, architectural wing walls with an overhang have been added to the new southwest vehicle entrance to screen that overhead door.
- The west delivery area has been redesigned with a 4' foot "dropped" truck delivery pavement, so that we could build the overhead dock structure that screens this area, while achieving truck clearances. The grading plan has been revised to lower the delivery area and lower the west driveway entrance to accommodate the elevation change. A small retaining wall has been added along the west side of the driveway for the same reason.
- Relocated the water service connection to northeast building corner.
- Relocated / revised the sanitary sewer connection to the 12" trunk sewer along the south side of the

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- site. The existing 9" sewer to the west will now be no longer used and abandoned.
- Added a second rain garden system on the south side of the building to provide additional above ground infiltration volume.
 - The proposed underground storm water management system was reconfigured to use a 'proprietary' style design. A lower profile storage system was required as a result of the lowered truck dock.

If you have any questions about these design changes, please feel free to contact me at 952.943.9660.
Thank you,

Sincerely,
Edward Farr Architects, Inc.



Edward A. Farr, AIA
President

C: Steve Michals, Mount Development Co
Luigi Bernardi, Aurora Investments, LLC

6500 France Building
Town Center Offerings & Activities

Ebenezer would like to make several common areas of the building accessible to the residents of *Point of France*.

The rooms and activities are designed for all residents in the new building and we welcome your participation in many of the services outlined below.

****Please provide the front desk a 24 hour reservation notice
for the selected activity****

- ❖ **Theater** – 40 reclining seats with a custom screen create a special theater atmosphere with evening star lights in the ceiling that reminds of the outside “drive-in” movies. Presentations will include movies and cable offerings. Popcorn machine and concessions are available!
- ❖ **Convenience Gift Shop** – The main floor will have a retail convenience store with cards, gifts and partial service pharmacy.
- ❖ **Dining Room** – There will be a 160-seat dining room overlooking the south terrace, which will have an upscale traditional theme and servers taking tableside orders. Lunch or dinner may be purchased off the menu. A full-time chef will create daily specials and each month will feature special ethnic dinner parties.
- ❖ **Bistro** – Our northeast corner will have an internet café open to the plaza with seating around the special flower gardens and pedestrian way. Offerings will be premium coffee, ice cream, light meals and other refreshments.
- ❖ **Community Room** – This room is used for music events or special lectures of interest. There will be frequent OSHER Life Long Learning lectures from the University of Minnesota.
- ❖ **Beauty Shop** – Hair Stylist will have a daily schedule and will offer an array of salon services by appointment only.

**All Offerings and Prices will be subject to change without notice. 5/18/13*

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Part of Fairview Health Services

Ebenezer
2722 Park Avenue
Minneapolis, MN 55407-1009
Tel: 612-874-3460
Fax: 612-874-3465

Mr. Cary Teague
Community Development Director
City of Edina
4801 W 50th Street
Edina, MN 55424

May 31st, 2013

Dear Mr. Teague,

The 6500 France Avenue location is a gateway into Edina, providing Ebenezer an opportunity to build a senior living community offering Independent Living, Assisted Living, Care suites, Transitional Care Suites, and Observation Rooms for Ebenezer's nearby affiliate Fairview Southdale Hospital and the Twin City Orthopedics center. The new facility would feature Healthsense, state-of-the-art technology, and offer the following: a heated, underground parking garage, full-service salon, exercise room, massage therapist, bistro, club lounge, full-service dining room, gift shops, library/computer lounge with Wi-Fi, theatre and a concierge service, bus lines and bike paths for employees, pharmacies, and shopping. It also faces nature and the lake, providing residents with activity views and beautiful scenery. Ebenezer is looking forward to developing in and partnering with Edina.

Thank you,

Susan Farr

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Minnesota Department of **Human Services**

Elderly Waiver Program

What is the Elderly Waiver Program?

The Elderly Waiver (EW) program funds home and community-based services for people age 65 and older who are eligible for Medical Assistance (MA) and require the level of care provided in a nursing home, but choose to reside in the community. The Minnesota Department of Human Services operates the EW program under a federal waiver to Minnesota's Medicaid State Plan. Counties, tribal entities and health plan partners administer the program.

What types of services are available?

Covered services include:

- Adult day service
- Case management
- Chore services
- Companion services
- Consumer-directed community supports
- Home health aides
- Home-delivered meals
- Homemaker services
- Licensed community residential services (customized living services or 24-hour customized living services, family and corporate foster care, residential care)
- Environmental accessibility adaptations
- Personal care
- Respite care
- Skilled nursing
- Specialized equipment and supplies
- Personal Emergency Response Systems
- Training and support for family caregivers
- Transitional supports
- Nonmedical transportation

Who is eligible?

- Those eligible for the EW are 65 or older, eligible for MA and need nursing home level of care as determined by the Long-Term Care Consultation process.
- The EW service cost for an individual cannot be greater than the estimated nursing home cost for that same individual.
- The person chooses to receive home and community-based services instead of nursing facility services.

How many people? How many dollars?

In fiscal year 2012, EW served 31,320 people at a total cost of approximately \$311,817,288. Ninety-two percent of EW participants receive their services through a managed care organization. The managed care program options include the Minnesota Senior Health Options (MSHO) program, an integrated Medicaid/Medicare health and long-term care program; and Minnesota Senior Care Plus (MSC+), a Medicaid health and long-term care option.

The average monthly EW participant population for fiscal year 2012 was 22,357 with an average monthly cost of \$1,504 under fee-for-service purchase and \$1,124 per participant per month under managed care.

What alternatives exist for people who are eligible for EW?

Probable alternatives to EW include Medicaid-certified skilled nursing facilities and certified board-and-care homes. The average cost of these alternative settings is \$5,054 per person, per month, less a resident contribution toward cost of care.

Where can I learn more about the EW program?

The EW program is described in [Minnesota Statutes 256B.0915](#).

Where can I learn more about managed care for seniors?

[More information about managed care for seniors](#) is on the DHS website.

How can I enroll?

Contact your [county's social services or public health department](#). If you are already on Medical Assistance and enrolled in a health plan, you should contact your health plan.

How do I obtain more information as a provider of home and community-based services?

See [the Elderly Waiver and Alternative Care chapter of the Minnesota Health Care Provider Manual](#).

Call the Senior LinkAge Line® at 800-333-2433 for more information about the program.

Log on to www.MinnesotaHelp.info for more information. MinnesotaHelp.info is an online directory of services designed to help people in Minnesota identify resources such as human services, information and referral, financial assistance, and other forms of aid and assistance within Minnesota.

This information is available in accessible formats for individuals with disabilities by calling 651-431-2400, toll-free 800-747-5484, or by using your preferred relay service. For other information on disability rights and protections, contact the agency's ADA coordinator.