



REPORT/RECOMMENDATION

To: MAYOR AND COUNCIL	Agenda Item <u>Item No. VII.E.</u>
From: Cary Teague, Community Development Director	<input type="checkbox"/> Action
Date: June 5, 2012	<input checked="" type="checkbox"/> Discussion
	<input type="checkbox"/> Information
Subject: Sketch Plan Review, Southdale Apartments Southeast Corner of Southdale, Stuart Company	
Deadline No Deadline for a City Decision:	

ACTION REQUESTED:

Determine if a Small Area Plan is required prior to any Rezoning of this property; and provide comment regarding the proposed Sketch Plan.

Any opinions or comments provided to the applicant by the City Council in regard to the Sketch Plan shall be considered advisory only, and shall not constitute a binding decision on the request.

INFORMATION/BACKGROUND:

The applicant is proposing to develop the Southeast corner of the Southdale site with an upscale, market rate 10 & 6 story apartment building; and a 3-story townhouse building. A 5.1 acre site would be created on from the Southdale site. The proposal would include 232 units, with parking underneath the structure. Primary access would be off of 69th Street and from the Southdale frontage road. Proposed density would be 45 units per acre.

The applicant is considering either a rezoning to Planned Unit Development or a conditional use permit with variances under the existing zoning. The table on the following page is a compliance table demonstrating how the proposed new building would comply with the PCD-3 Zoning Ordinance Standards, which the property is zoned today. The variances that would be required under the existing zoning standards include a parking stall variance for the Southdale Shopping

Center site, and a building setback variance for the 10-story building from York Avenue.

This property is located within an area of the City that is designated as a "Potential Area of Change" within the 2008 Comprehensive Plan. The Comprehensive Plan states that within the Potential Areas of Change, "A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council."

Therefore, if a rezoning to PUD is requested, the decision to require a Small Area Plan shall be made by the City Council.

Planning Commission Review: On May 23, 2012, the Planning Commission reviewed the proposed Sketch Plan. (See the attached minutes for specific comments.) Of most importance to the Commission is the desire to enhance pedestrian connections in the area, in particular, to and from Southdale and the Galleria, and the 69th and York intersection. Other issues raised were parking and traffic, landscaping, amenities for residents within the development, the pick-up and drop-off area in front of the building, use of the PUD Ordinance, hard cover, location of bike racks, bus access routes, and a desire to see the "big picture plan" from the property owner of Southdale.

ATTACHMENTS:

- Draft minutes from the May 23, 2012 Edina Planning Commission meeting
- Planning Commission Memo, May 23, 2012

purpose of the request is to shifting the side lot line 15 feet to the north to provide adequate area o build a third stall to the existing garage at 6244 Brookview Avenue.

Planner Teague concluded that staff recommends that the City Council approve the Lot Division of 6244 and 6240 Brookview Avenue subject to the following findings:

1. The existing and proposed lots meet all minimum lot size requirements.

Approval is also subject to following Condition:

1. All building activity on either lot must comply with all minimum zoning ordinance standards.

Appearing for the Applicant

Caron Trierweiler

Discussion

Commissioner Carpenter said he finds the request reasonable, adding in a sense everything remains as is; they are just "flipping" the Co..

Motion

Commissioner Carpenter moved to recommend lot division approval based on staff findings and subject to staff conditions. Commissioner Potts seconded the motion. All voted aye; motion carried.

Caron Trieweiler thanked the Commission for their support.

B. Sketch Plan Review for Southdale Apartments

Planner Presentation

Planner Teague informed the Commission they are being asked to consider a sketch plan proposal to develop the southeast corner of the Southdale site. Teague noted that the site is currently an overflow parking lot for Southdale and is used by park-n-riders for Metro Transit. Teague told the Commission the applicant can consider two means of redevelopment; rezoning to PUD or a Preliminary and Final Site plan and Final Development Plan approval with variances.

Planner Teague delivered a power point presentation highlighting the following:

- The applicant is proposing a 3 building 232-unit apartment complex.
- One of the buildings is proposed at ten stories and would require a variance.
- The apartment complex would provide 287 enclosed parking spaces and 55 surface parking spaces.

Teague said it should be noted that a parking variance would be required because the proposal is considered part of the Southdale campus. Teague said as a stand-alone development parking requirements would be met.

Continuing, Teague said a traffic and parking study would need to be completed to determine impacts on adjacent roadways, and if Southdale would remain with adequate parking. Teague added that staff is concerned about the proposed entrance court from the intersection of York and 69th Street and the parking lot proposed between 69th Street and the proposed southerly building.

Concluding Teague reported that the city engineer has expressed concern in regard to sewer capacity in the area. Teague stated that this issue would have to be examined closely as part of a formal submittal. An infiltration study may be required; as well as upgrades to the system, and cost sharing for those upgrades may also be required.

Appearing for the Applicant

Ryan Duddley, Stuart Co., representing the Simon Group and David Motzenbecker, BKV Group

Questions/Discussions

Commissioner Carpenter referred to the conflict between parking and the entrance and asked Planner Teague to clarify if vehicles enter into this parking area. Planner Teague responded in the affirmative. Teague clarified that staff has concerns especially with the pickup and drop-off circular drive and the entrance that would mix pedestrians and vehicles. Teague said in his opinion some improvement needs to be made in this area. Concluding, Teague said he understands that the sketch is preliminary; however, he reiterated staff does have concerns with this area and interaction between vehicles and pedestrians.

Commissioner Staunton asked Planner Teague if Simon plans to subdivide this area. Planner Teague responded that at this time he was unsure of Simon's intent with regard to subdivision. Teague pointed out it could be subdivided or the owner could request a lot division or remain as exists.

Applicant Presentation

Mr. Duddley addressed the Commission and told them Stuart Co. are developers, owners and operators of multi-housing properties. At this time Stuart owns and operates 5,000 units, adding Stuart also owns York Plaza. Duddley said Stuart Co. partnered with the Simon Group on

this project and are "in it" for the long term. Concluding, Duddley stated Stuart Co. are very familiar with the Southdale area and look forward to working with the City.

David Motzenbecker, addressed the Commission and delivered a presentation

In response to concerns expressed about the entrance (SE corner) and "circular" drive Motzenbecker stated that everything possible will be done to ensure pedestrian safety in this area. Motzenbecker said they envision adding bollards and different paving treatments to separate and delineate space for pedestrian and vehicle. Motzenbecker provided photos for the Commission to view of these types of treatments used to calm traffic and ensure pedestrian safety.

Continuing, Motzenbecker highlighted the plantings used to screen the site. He also asked the Commission to note that the existing berm would remain and be added to creating an additional buffer from street view. Motzenbecker said in the center of the site a landscaped central court area is proposed.

Mike Keish addressed the Commission and explained they are still in the process of designing the proposed buildings, adding that the renderings represent only the "mass" and number of buildings in the project. Keish said that in their opinion the differing building heights and open space create an attractive project that encourages connectivity. The proximity to Southdale and the greater Southdale area is viewed as an asset for the project. Continuing, Keish said that the development team referred to the Greater Southdale Area Plan keeping in mind the goals outlined in the Plan. Interjecting, Mr. Motzenbecker reported that the development team has decided it would proceed through the process requesting a site and final development plan approval with variances. Mr. Motzenbecker said the thought at this time is also to create a separate lot.

Questions/Discussion

Chair Grabiell clarified for the audience that the Sketch Plan Review process provides a developer with an opportunity to share their development ideas on land use in an informal setting with the Planning Commission and City Council.

Chair Grabiell observed there are a number of rental units in the area and asked the development team their judgment on adding additional rental housing units.

Mr. Nolan reported that the rental market is very strong in Edina; especially in this area. Duddley pointed out that within the greater Southdale area there is also a large number of co-ops and condos that are owner occupied; not rental. Nolan said they are convinced that there is a market for this type of housing. New luxury rental units in the area convinced that there is a market and need for high quality rental.

Chair Grabiell commented that he was surprised by the developers' decision to not use the PUD process; especially because of the variances. Variances can be difficult to justify.

Commissioner Scherer referred to the variances that would be required for the project pointing out the setback variance from York Avenue applies to the applicant but questioned how the parking count variance is applied. Continuing, Scherer said it appears the applicant has the correct number of parking stalls; however, Southdale is short parked. Planner Teague responded it was and reported that there is the opportunity for Southdale and/or the developer of this project to enter into a Proof of Parking Agreement. Teague pointed out there is adequate space to accommodate a new ramp or ramp levels; whatever was decided on. Motzenbecker added that conversations with Simon about parking would continue.

Commissioner Potts asked if the proposed buildings would be completely residential. Mr. Motzenberg responded in the affirmative. He added that the "podium" level was amenity space housing party room, etc. Continuing, Potts asked the developer to relook at the pedestrian access points at the corner of York and 69th. Potts said in his opinion this area needs a hard look. Concluding, Potts asked the developer to use design elements that encourage easy pedestrian access to not only Southdale Center but other amenities in the area.

Mr. Motzenberg said they would continue to work with Simon on this area. Motzenberg said they are considering an additional turn in on York at the north east end of the Southdale campus. He added they are also discussing and getting feedback on a pedestrian crosswalk to the Galleria.

Commissioner Platteter said he agrees with previous comments from Commissioners especially concerning pedestrian connections to Southdale Mall, Galleria, and CVS/Walgreens etc. Platteter said in his opinion connectivity is extremely important, adding one of the goals of this project should be that residents don't have to use their vehicles to access other amenities because the pedestrian connectivity is there. Continuing, Platteter suggested looking at adding more landscaping in the common entrance area, common court area and other areas to soften the site. Concluding, Platteter told the development team they are off to a good start but need to expand on it.

Commissioner Forrest agreed with previous Commissioners comments, adding more clarity is needed to define pedestrian and vehicle movement. Forrest said she also wants to see bike racks added on site; not only for the residents of the buildings but for their visitors as well. Continuing, Forrest questioned who the target market is for this project, adding she didn't observe any recreational areas for children. Forrest said it would be nice to have a special space for children. Mr. Duddley responded that they found in the high end market that professional 20-30 year olds want to be in the heart of vibrant area, but don't want to be downtown. Empty nesters also play a large role in the rental market because they don't want to own anymore and want to be near their home plus amenities. Continuing, Duddley said he imagines there will be a wide range of renters for this project adding it's not targeted to one demographic group. Concluding, Duddley said it may appear the apartment units are smaller;

however, the amenities are greater. Commissioner Forrest said in her opinion communities are richer with a variety of people. Concluding, Forrest suggested adding additional greenspace.

Mr. Nolan added there will be a variety of ages within the buildings. He noted the rental and housing markets have evolved over that last few years, adding more families are now renting. Continuing, Nolan pointed out Federal law prohibits discrimination and families are welcome.

Commissioner Carpenter said he has concerns over traffic volumes and traffic noise. Mr. Motzenbecker responded it is their hope that the additional berming and vegetation softens the noise. Motzenbecker said studies have found that drivers slow down with greenery. He also pointed out because of the proximity to public transit it is possible many residents would take advantage of it.

Commissioner Fischer said he appreciates the inclusion of design imagery. Fischer recalled when the Westin and Target were being developed there was hope that the Promenade would be used to connect the area by mixing pedestrian zones with vehicle zones, adding it was as interesting of a concept back then, as it is now. Fischer acknowledged that certain aspects of the Promenade didn't develop as envisioned; however, he continues to be intrigued by the idea of creating an area where pedestrians can safely mix with vehicles. Fischer said he hopes this project can place the pedestrian first and the vehicle second. Continuing, Fischer also noted that in his opinion this is a great corner for this type of development because this part of the Southdale campus turns outward; not inward. Fischer acknowledged that missed opportunities can't be fixed; however this is an interesting place for this project. Concluding, Fischer stated he likes this idea and is in favor of housing at this corner. Fischer stated he would love to see the bigger picture and how long term connections are planned and how this development enhances the Southdale campus. Fischer said he doesn't want to make this area an island, he wants the connections enhanced.

Chair Grabiell said in his opinion this is the most important piece of reality in Edina. Grabiell noted that at this time Southdale is deteriorating and he wants the Southdale campus to remain vital. Grabiell said he likes this idea, it's a good one; however, he wants quality residences built, and it's important and vital these residences remain quality residences. Continuing, Chair Grabiell added that when this comes back it would be important that someone from Simon is present. Grabiell said he would like to hear from Simon on their future plans, adding Southdale Mall can't exist by itself, and he doesn't want to see the campus developed piecemeal.

Mr. Motzenbecker responded that Simon is very involved and will continue to be as we move forward.

Chair Grabiell thanked the development team for their presentation.



Date: May 23, 2012
To: Planning Commission
From: Cary Teague, Community Development Director
Re: Sketch Plan Review – Southdale Apartments

The Planning Commission is asked to consider a sketch plan proposal to develop the southeast corner of the Southdale site. (See property location on pages A1–A4.) The site is currently an overflow parking lot for Southdale and is used by park-n-riders for Metro Transit. The applicant is proposing to develop the site with an upscale market rate 10 & 6 story apartment building; and a 3-story townhouse building. (See the attached packet of plans & the site plan on page A5–A6.) A 5.1 acre site would be created on from the Southdale site. The proposal would include 232 units, with parking underneath the structure. Primary access would be off of 69th Street and from the Southdale frontage road. Proposed density would be 45 units per acre.

The applicant is requesting a rezoning to Planned Unit Development. The table on the following page is a compliance table demonstrating how the proposed new building would comply with the PCD-3 Zoning Ordinance Standards, which the property is zoned today. Please note that two variances would be required under the existing zoning standards, including a parking stall variance for the Southdale Shopping Center site, and a building setback variance for the 10-story building from York Avenue.

Should the City decide to rezone these sites to PUD, the proposed setbacks, height of the building and number of parking stalls would become the standards for the site.

A lot division or a re-plat of the property would also be required to reconfigure the lot lines on the site.



Compliance Table

	City Standard (PCD-3)	Proposed
<u>Building Setbacks 10-story building</u>		
Front – York	115 feet	200+ feet
Front – West 69 th Street	115 feet	68 feet*
Side – East	115 feet	150+ feet
Rear – South		200+ feet
<u>Building Setbacks 6-story building</u>		
Front – York	65 feet	
Front – West 69 th Street	65 feet	
Side – East	65 feet	
Rear – South	65 feet	
Building Height	Twelve Stories or 144 feet whichever is less	Ten Stories & 115 feet
Building Coverage	30%	26%
Maximum Floor Area Ratio (FAR)	1.0 of the tract Tract size = 80.4 acres or 3,499,610 s.f.	.43 of the tract Gross s.f. = 1,522,275 s.f.
Density	12+ units per acre	45 units per acre
Parking Stalls (Site)	232 enclosed – Based on 232 units	287 enclosed & 55 surface
Parking Stalls (Southdale)	6,774 spaces (based on 1,265,135 square feet of retail & 4,482 restaurant and theater seats.	6,239 spaces*
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

** Would require variance if no PUD*

PUD Zoning

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.
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. Property currently zoned R-1, R-2 and PRD-1 shall not be eligible for a PUD.
 - 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;
- 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;
- iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and
- 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.

While the proposal would be an improvement over the existing building and use on the site, staff is not sure that the proposal would rise to the level of meeting the purpose and intent of the PUD above. The proposal is very close to meeting all code requirements of the existing zoning. The only variances required would be the parking stall variance for the remainder of Southdale, and the setback requirement from York Avenue. The parking stall variance issue could be solved by a parking study and potential proof-of-parking agreement to provide additional required parking if necessary.

The applicant has revised their original plans to include a green space separation of the pedestrian sidewalk and York Avenue, and is suggesting a podium height for the 10-story building on York. (See pages A5–A6 compared to pages A9–A10.) Please note that the building renderings do not show the podium height.)

Staff is concerned about the proposed entrance court from the intersection of York and 69th, which would be a shared entrance with vehicles. In addition, a parking lot is proposed between 69th and the proposed southerly building.

In moving forward with a formal application, the public benefit should be enhanced, and the purpose and intent of the PUD be specifically addressed.

Traffic/Parking

A traffic and parking study would need to be completed to determine impacts on

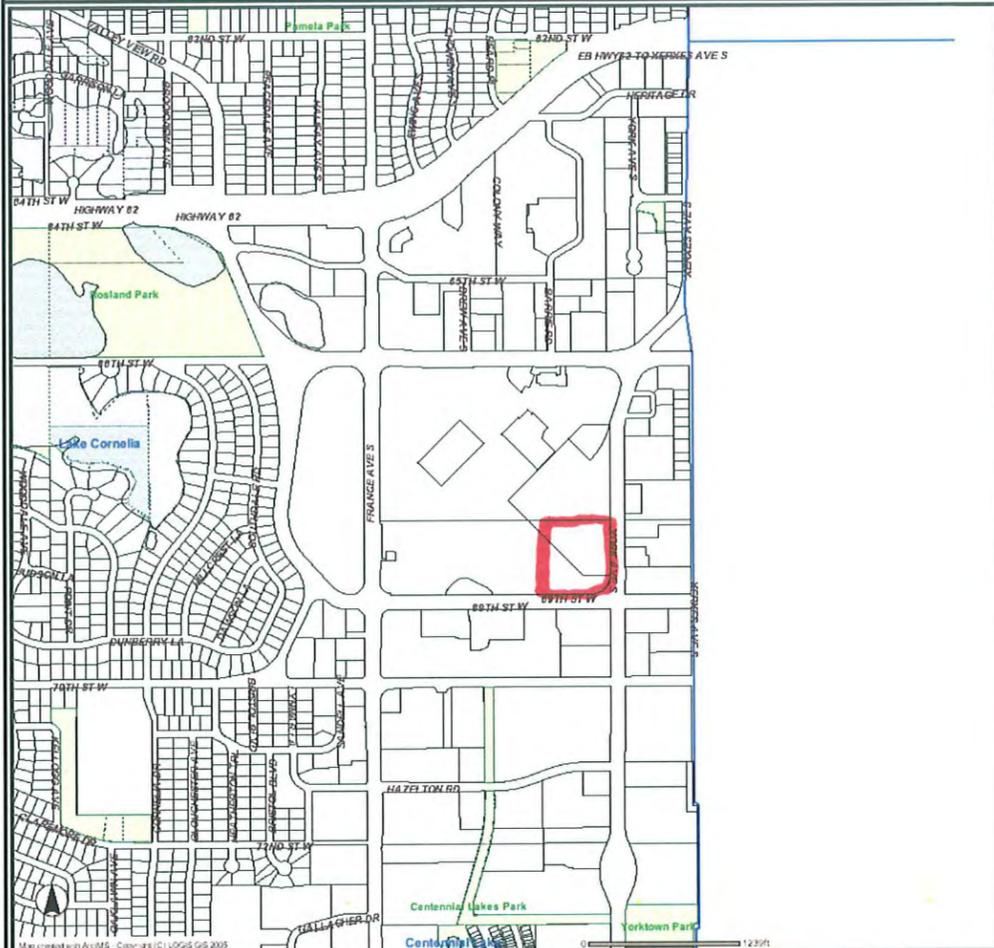


adjacent roadways, and if Southdale would remain with adequate parking.

Sewer Capacity

The city engineer has expressed concern in regard to sewer capacity in the area. This issue would have to be examined closely as part of a formal submittal. An infiltration study may be required; as well as upgrades to the system, and cost sharing for those upgrades may also be required.

City of Edina



- Legend**
- Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels



PID: 2902824330014

Edina, MN 55435



City of Edina



- Legend**
- Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Zoning
- APD (Automobile Parking District)
 - MDD 4 (Mixed Development District)
 - MDD 5 (Mixed Development District)
 - MDD 6 (Mixed Development District)
 - PCD 1 (Planned Commercial District)
 - PCD 2 (Planned Commercial District)
 - PCD 3 (Planned Commercial District)
 - PCD 4 (Planned Commercial District)
 - PID (Planned Industrial District)
 - POD 1 (Planned Office District)
 - POD 2 (Planned Office District)
 - PRD 1 (Planned Residential District)
 - PRD 2 (Planned Residential District)
 - PRD 3 (Planned Residential District)
 - PRD 4 (Planned Residential District)
 - PRD 5 (Planned Residential District)
 - PSR 4 (Planned Senior District)
 - R-1 (Single Dwelling Unit)
 - R-2 (Double Dwelling Unit)
 - RMD (Regional Medical District)
 - Parcels



PID: 2902824330014

Edina, MN 55435



City of Edina



- Legend
- Surrounding House Number Labels
- House Number Labels
- Street Name Labels
- City Limits
- Creeks
- Lake Names
- Lakes
- Parks
- Parcels
- 2009 Aerial Photo



PID: 2902824330014

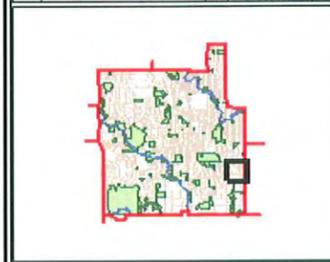
Edina, MN 55435



City of Edina

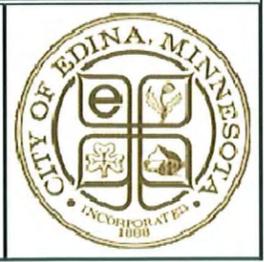


- Legend**
- Surrounding House Number Labels
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 - 2009 Aerial Photo



PID: 2902824330014

Edina, MN 55435



A4

APPLICANT
NARRATIVE

MEMORANDUM

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
www.bkvgroup.com
EOE

PROJECT: Southdale Residential Development

TO: Cary Teague, City of Edina

FROM: David Motzenbecker, BKV Group

CLIENT / FIRM NAME: Stuart Co. **COMM. NO.:** 1884.01

DATE: 05.18.12

RE: Project Narrative for Sketch Plan Review – 5/23/12

The Southdale Residential Development is anticipated to be a 232-unit Luxury Rental Apartments and Townhome development on the parcel of land located at the northwest corner of the intersection of W. 69th Street and York Avenue South. The parcels total 223,838 square feet (5.1 acres) in size and are zoned PCD-3. The current zoning allows 12 stories/144'. We are proposing three buildings – one 3 story for townhomes and flats, one at 6 stories/65' and one at 10 stories/115'. We envision 332 parking spaces for the 232 units. The development proposes 45 units per acre – a number highlighted by both the Planning Commission and the Southdale Land Use Plan as acceptable – and a Floor Area Ratio (FAR) of 1.14. We are considering a PUD for the site and are exploring amenities internally and with City staff.

The development is envisioned to meet the demands of young professionals and empty-nesters alike. It offers an option for those who want to stay in Edina, downsize their homes, and be closer to shops, restaurants and activity. Planned high quality unit finishes including large open floor plans, oversized windows, granite countertops and 9' ceilings. Project amenities include outdoor pool, community room, cyber café and numerous outdoor seating areas. We believe this development is a good fit with the 2005 Greater Southdale Area Land Use and Transportation Study (GSALUTS) and many of its guidelines.

Adding a development of this density at this location is appropriate and will bring public value to the City. The creation of housing desirable to many market segments, improving the under-utilized impervious surface of parking lots with a high-level of green spaces and amenities is an excellent public value. With its location near Hwy. 62 and Interstate 494, the development allows easy vehicular access for those who have cars. However, the site also sits amongst excellent transit options – with a bus stop on the corner of the property. Walkability is also key to enlivening this location – which is situated near the center of multiple ¼ mile pedestrian catchment areas – as outlined on page 20 in the GSALUTS.

AA

One of the key elements of our site plan is how we are connecting the development to the greater Southdale area. We are planning to add public sidewalks to the York and 69th right-of-ways adjacent to the site. This will help connect our development to existing crosswalks and sidewalks, and to the shops, restaurants and amenities of the area.

One of our sustainability goals is to retain as much of the mature vegetation and trees as is possible, ensuring the development has a good vegetative buffer from the surrounding traffic. This also benefits the developments heating and cooling costs, as the trees will help keep the building cooler during the summer months, and when the leaves drop, allow the sun to warm the building during winter.

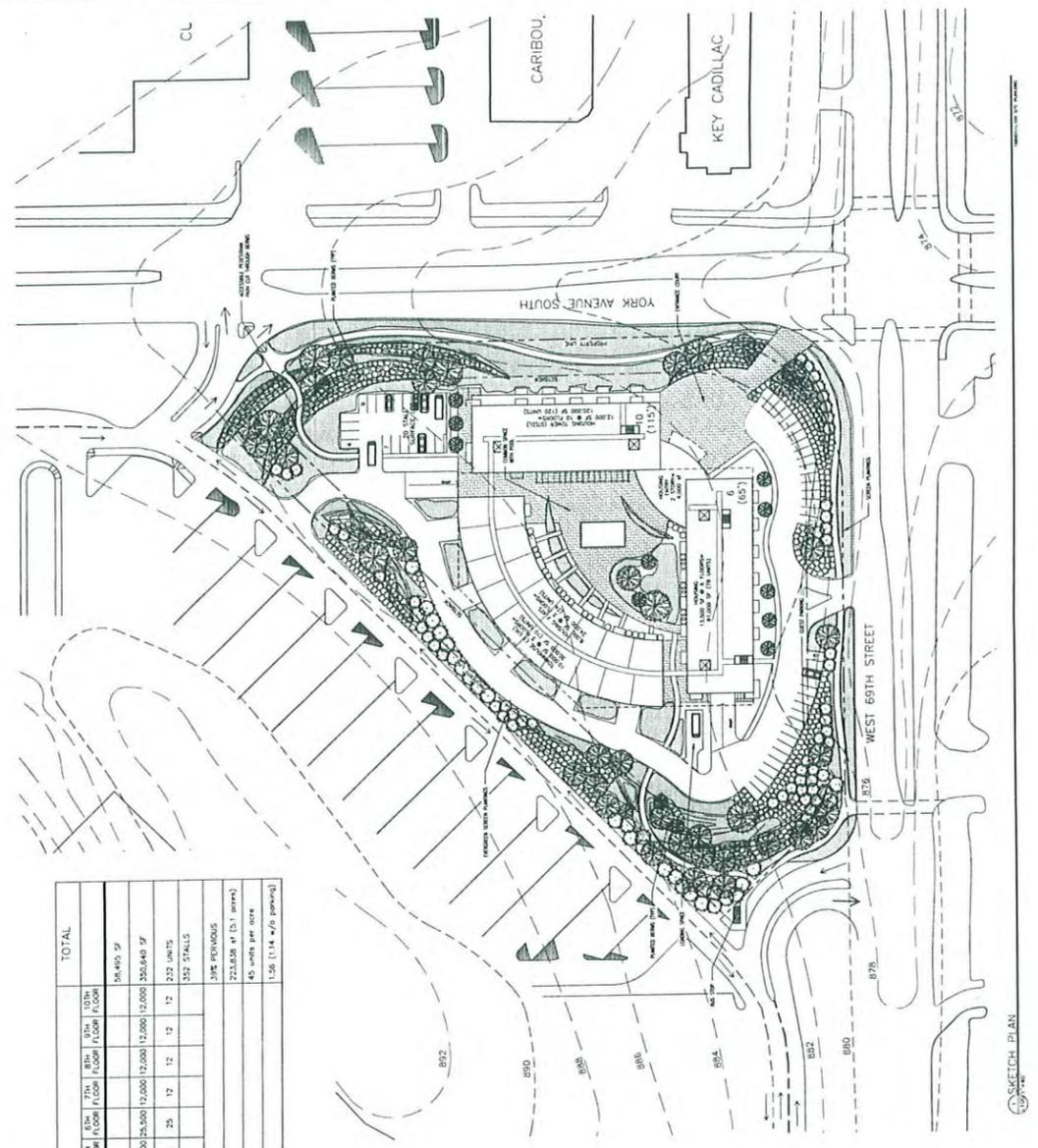
CERTIFICATION
I, the undersigned, being a duly Licensed Professional Architect, do hereby certify that I am the author of the design and content of the foregoing drawings and that I am a duly Licensed Professional Architect in the State of Minnesota.

DATE	PROJECT	SCALE

REVISIONS

NO.	DATE	DESCRIPTION

DATE _____ **PROJECT** _____ **SCALE** _____
DRAWN BY _____ **CHKD.** _____
CORRECTED BY _____ **DATE** _____

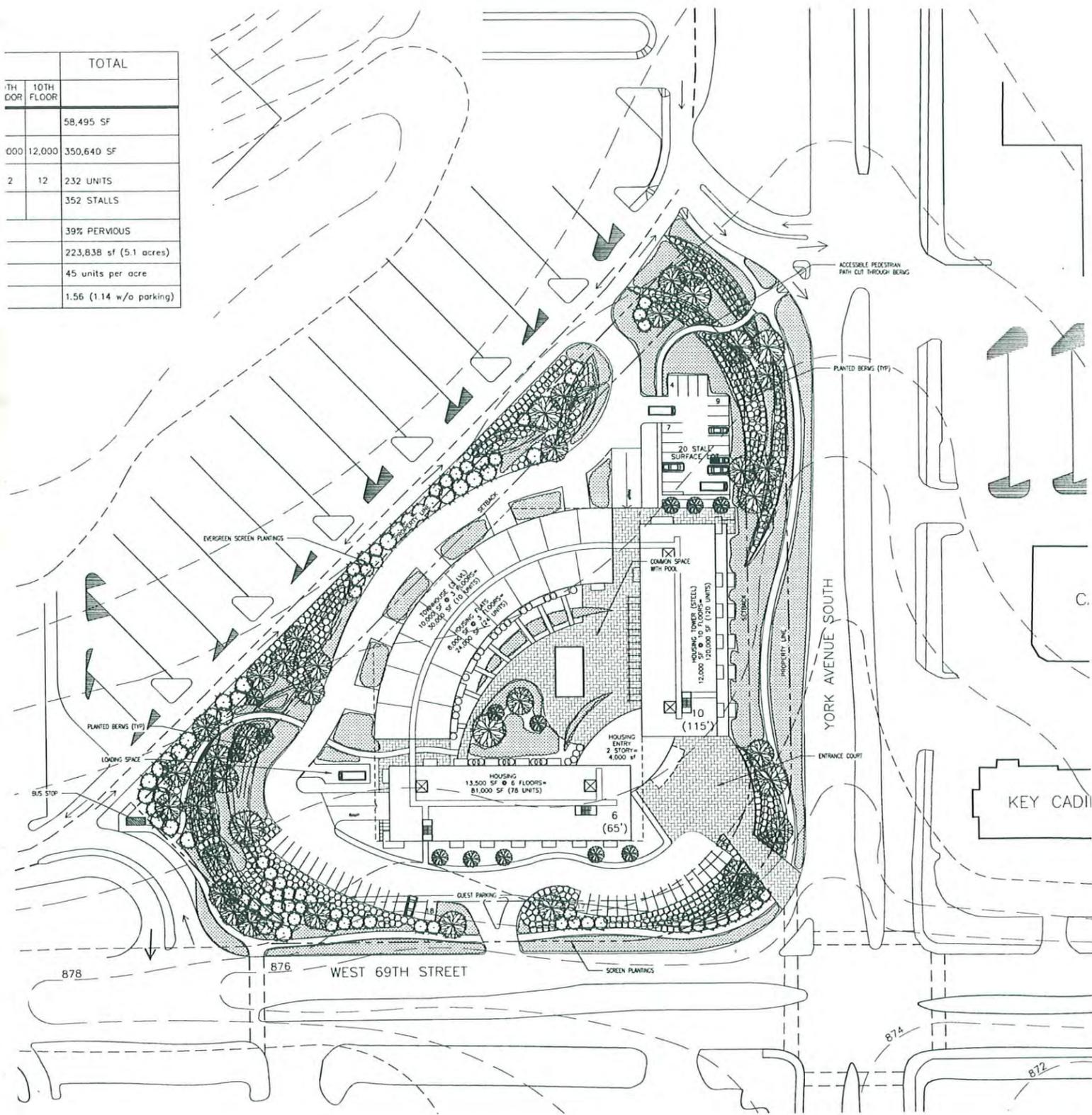


PROJECT SUMMARY	FLOOR							TOTAL
	LC-1 PAC	LC-2 PAC	LC-3 PAC	700 PAC	701 PAC	702 PAC	703 PAC	
BUILDING FOOTPRINT	34,415							34,415 SF
FLOOR AREA	46,750	46,750	45,500	43,500	25,500	25,500	12,000	200,000 SF
DWELLING UNITS	43	33	33	25	25	12	12	232 UNITS
PARKING PERVIOUS	44	55	10	10	10	10	10	352 STALLS
LOT SIZE	80,916 SF							80,916 SF
UNIT DENSITY	232 units / 5.1 acres							232 units / 5.1 acres
FLOOR AREA RATIO	257,440 SF / 222,000 SF							1.16 (1.14 - 1.18 parking)

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A5

TOTAL		
1TH COR	10TH FLOOR	
		58,495 SF
000	12,000	350,640 SF
2	12	232 UNITS
		352 STALLS
		39% PERVIOUS
		223,838 sf (5.1 acres)
		45 units per acre
		1.56 (1.14 w/o parking)



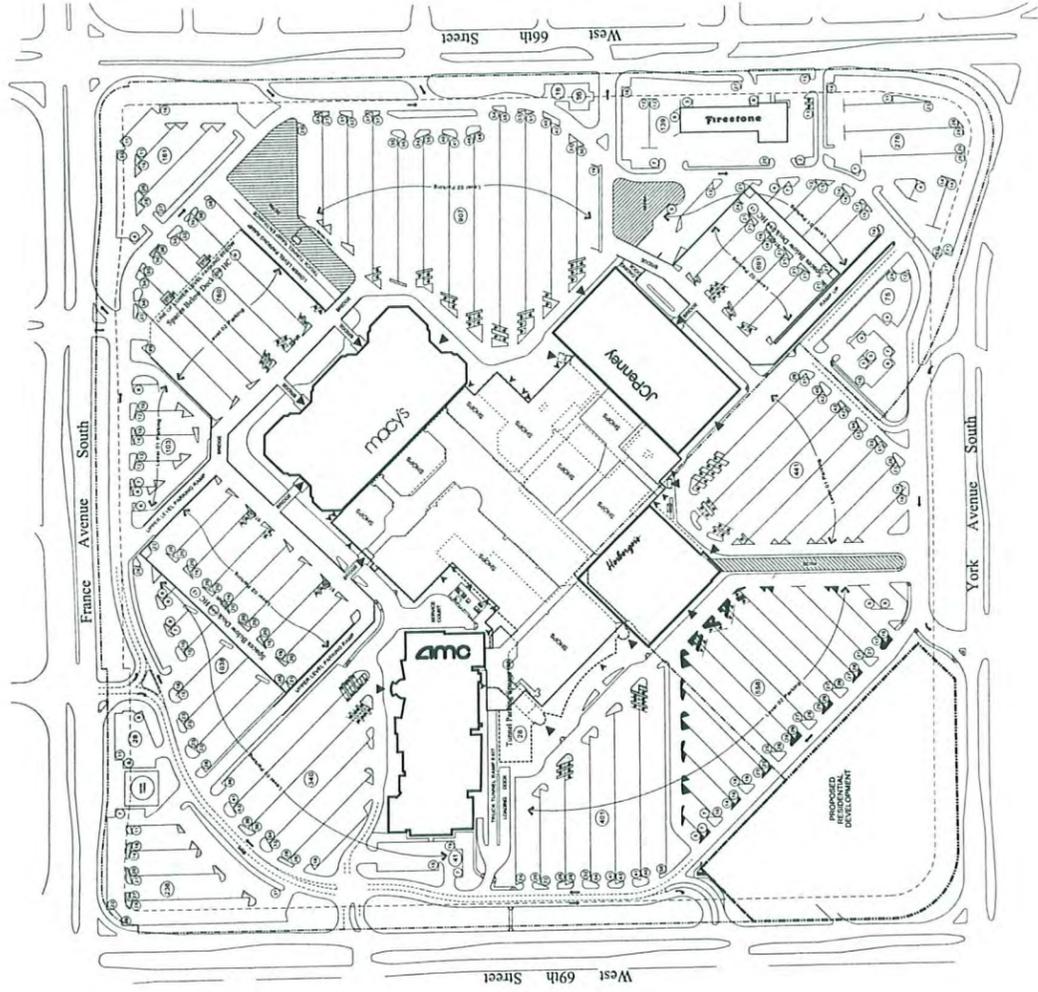
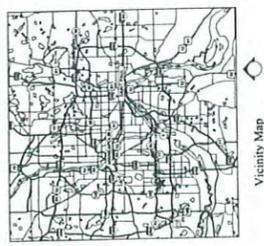
18401-1100 SITE PLAN.DWG

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A6

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or areas will be as illustrated on this exhibit, or that any tenants which may be referred to on this exhibit are in fact tenants of the Center. Landlord reserves the right to modify the configuration and occupants of the Center at any time.

A7



Project Data

MARSHALLS	43,533
MACYS	247,782
JCPENNEY	80,827
AMC	31,096
MEASUREMENTS	863,855
Total Department Store GLA	603,238

Level 00	20,295
Level 01	170,024
Level 02	37,720
Total Small Shops GLA	371,039
Total GLA	1,265,135

TOTAL PARKING SPACES: 6238
SPACE/1000 SF OF GLA: 4.93

Modified: May 11, 2012

- Indicates Level Level Mall Common Area
- Indicates Main Level Mall Common Area
- Indicates Upper Level Mall Common Area
- ▲ Primary Entrance ▲ Secondary Entrance

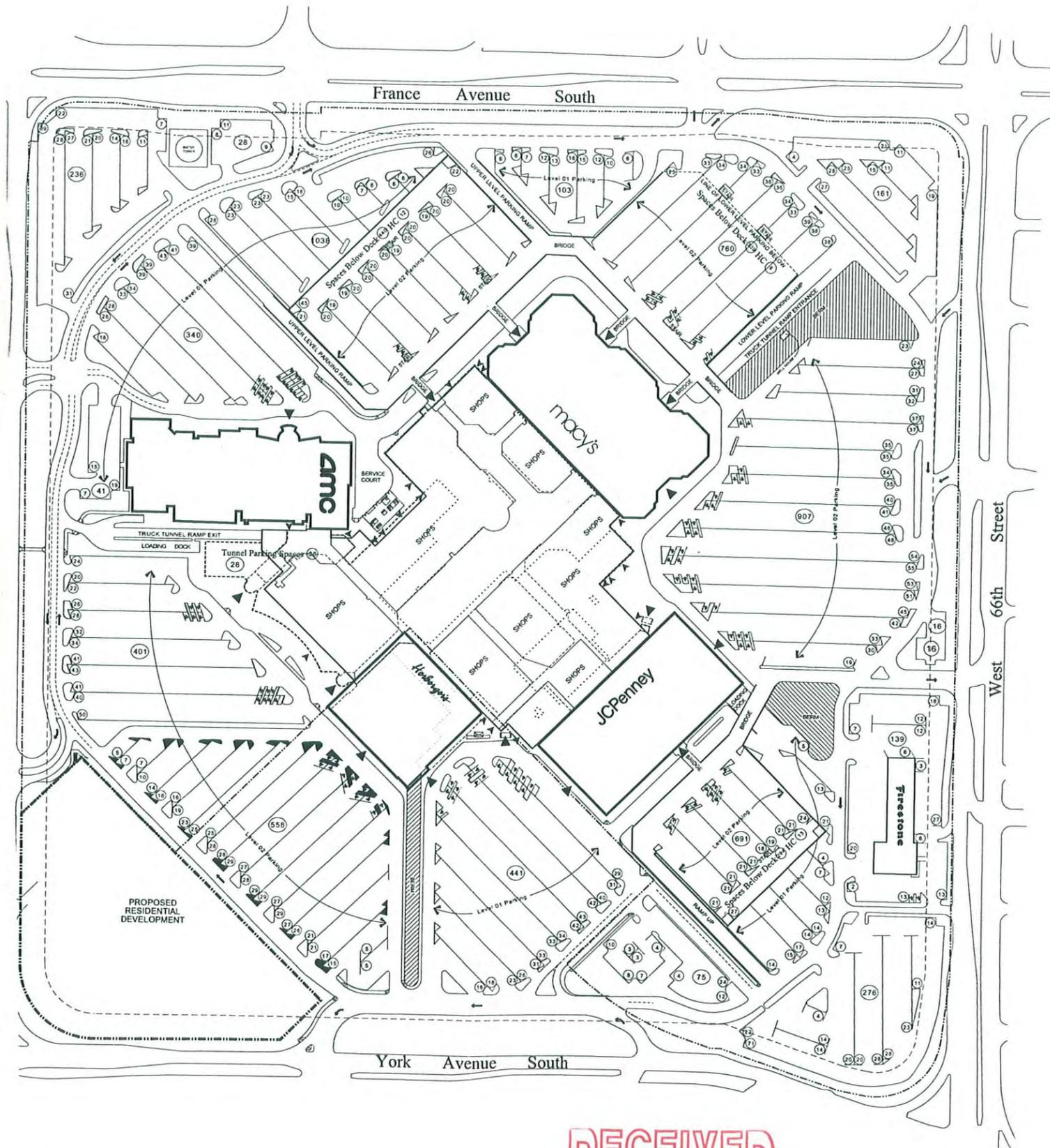
Site Plan



Southdale Shopping Center
 10 Southdale Center
 Edina, MN 55435
 CORP # 5259

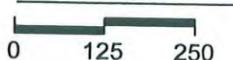


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r Level Mall Common Area
 Level Mall Common Area
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 dary Access

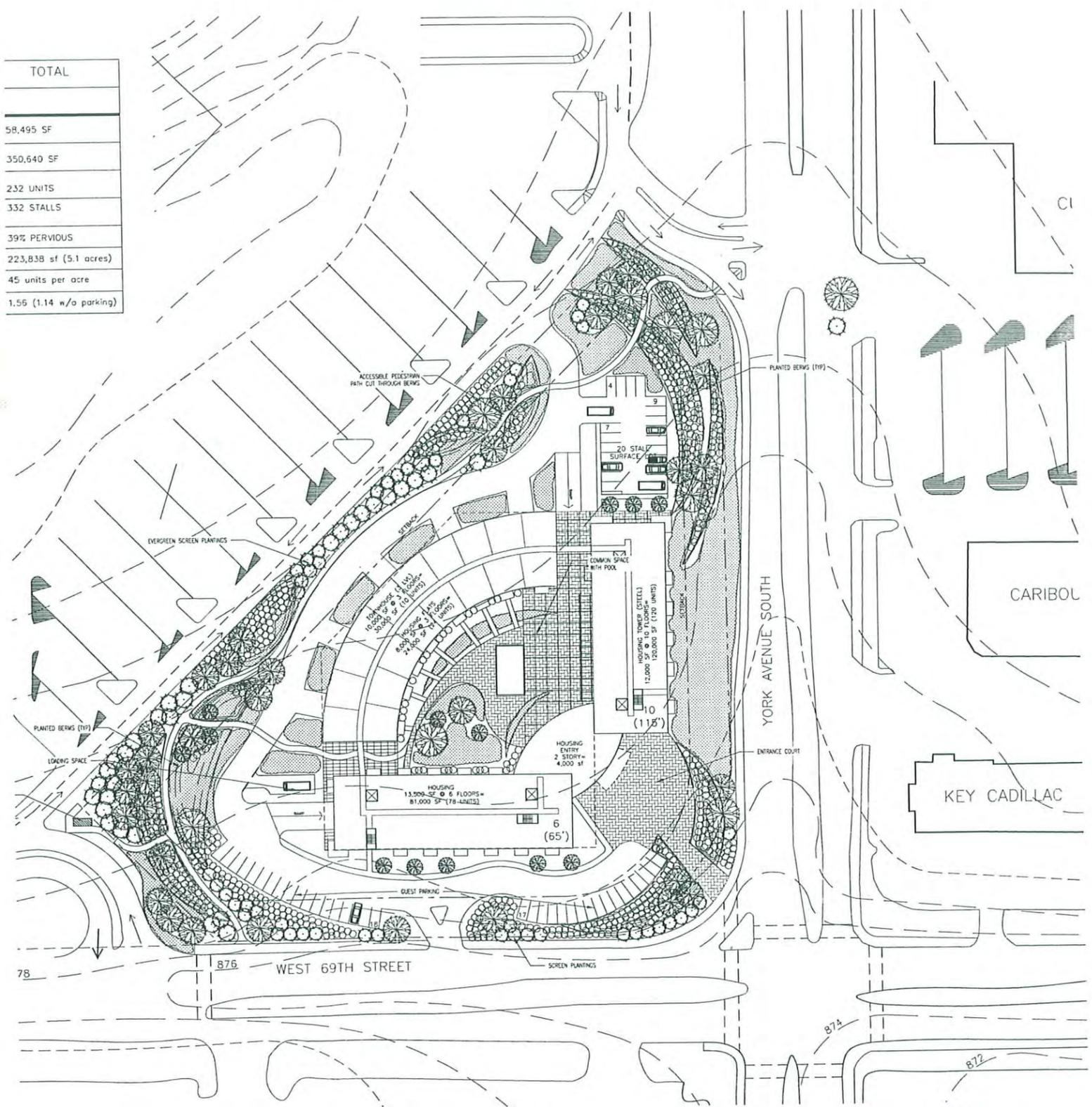
Site Plan



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 5-15-12
 AS

Southdale Shop
10

TOTAL
58,495 SF
350,640 SF
232 UNITS
332 STALLS
39% PERVIOUS
223,838 sf (5.1 acres)
45 units per acre
1.56 (1.14 w/o parking)



A9

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free



All

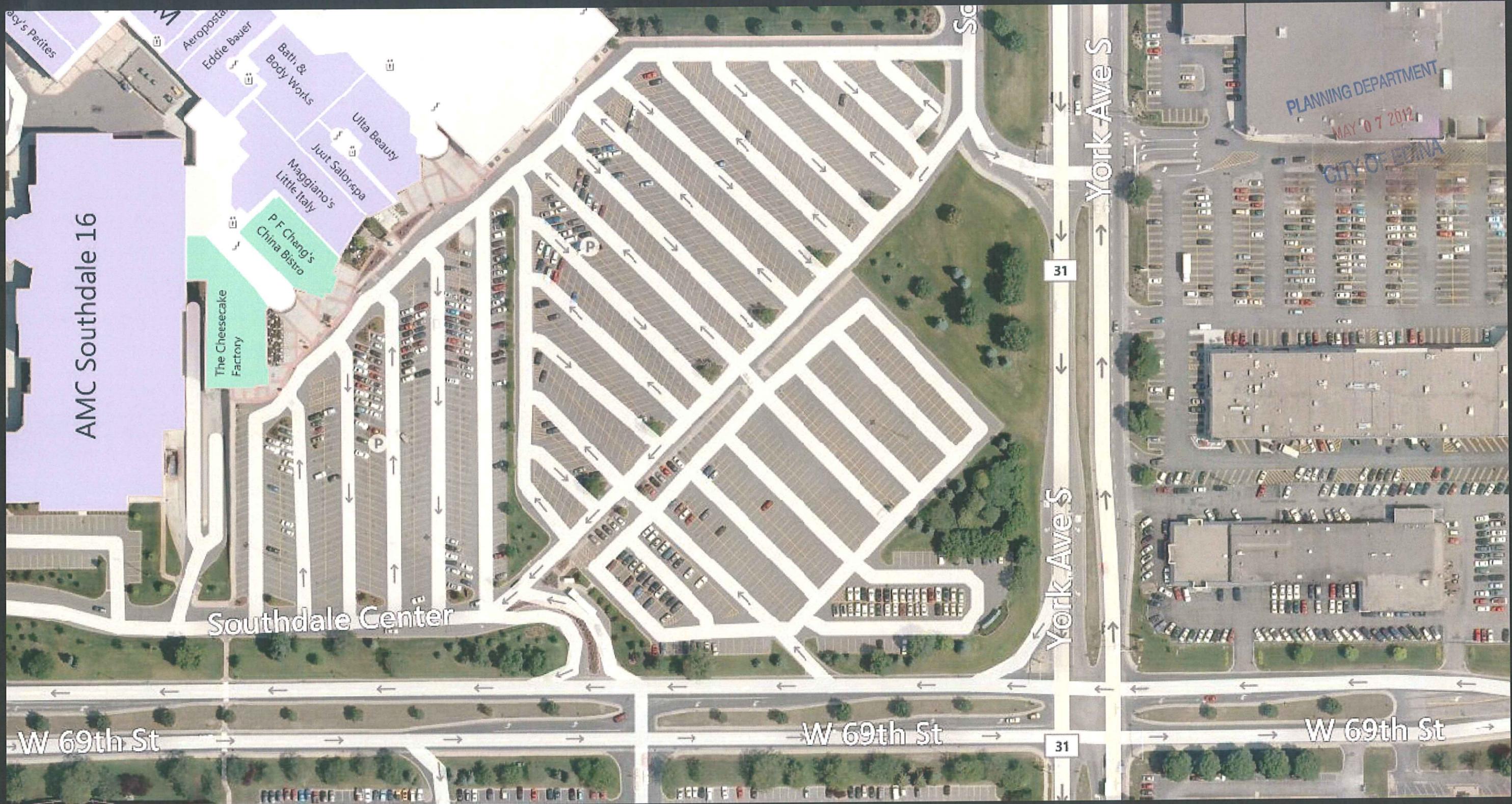


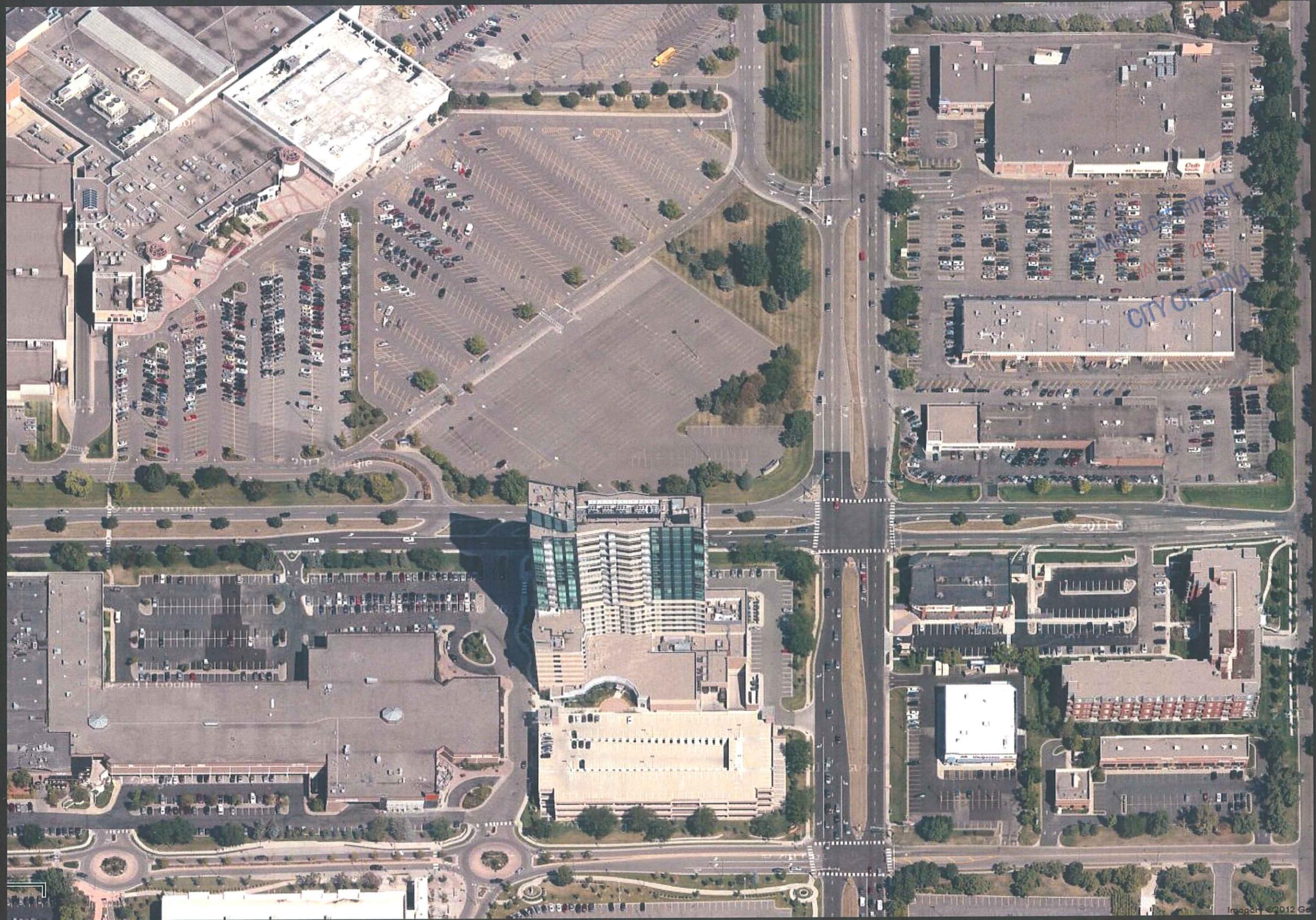
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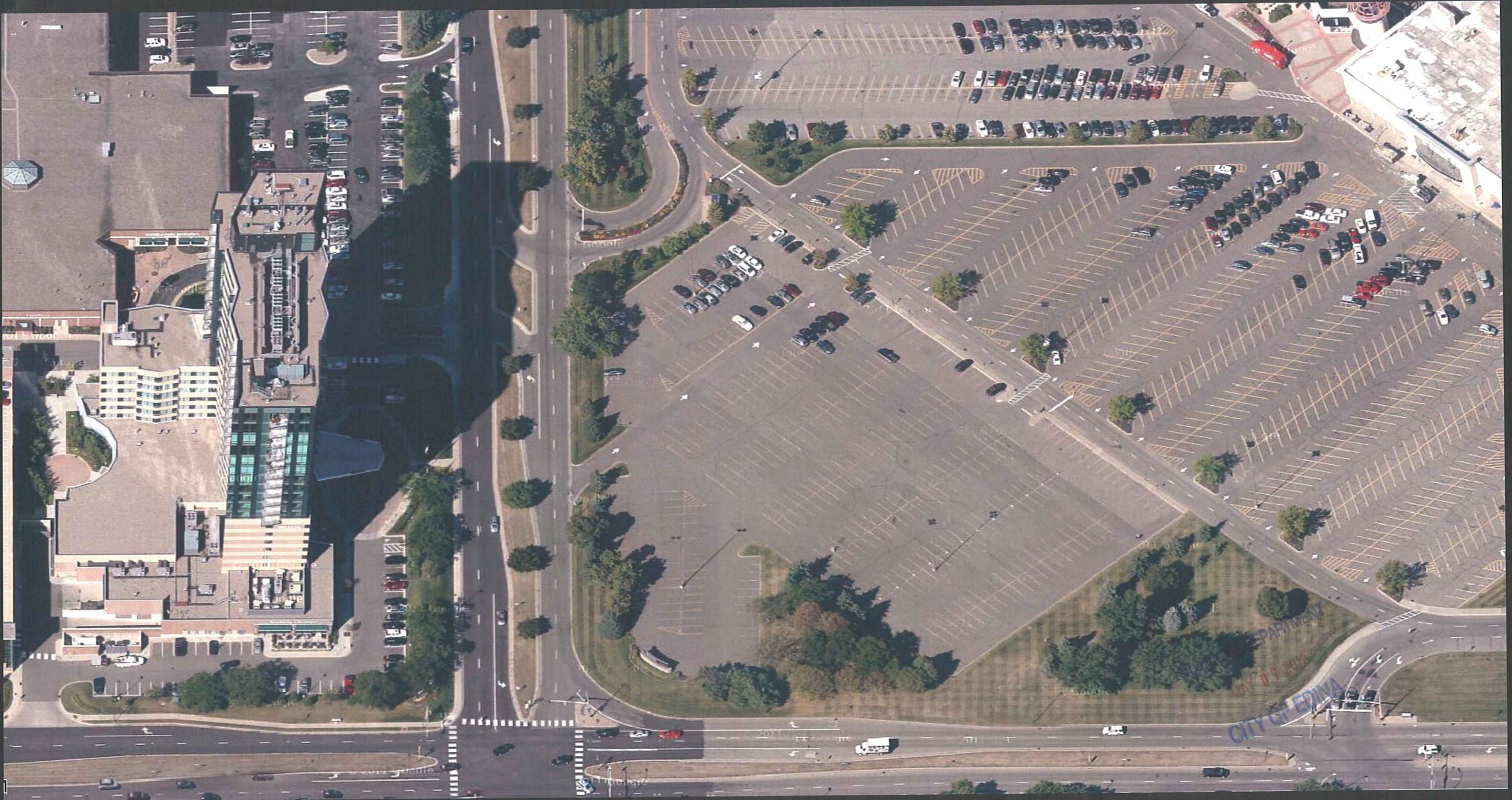
Southdale Residential Development



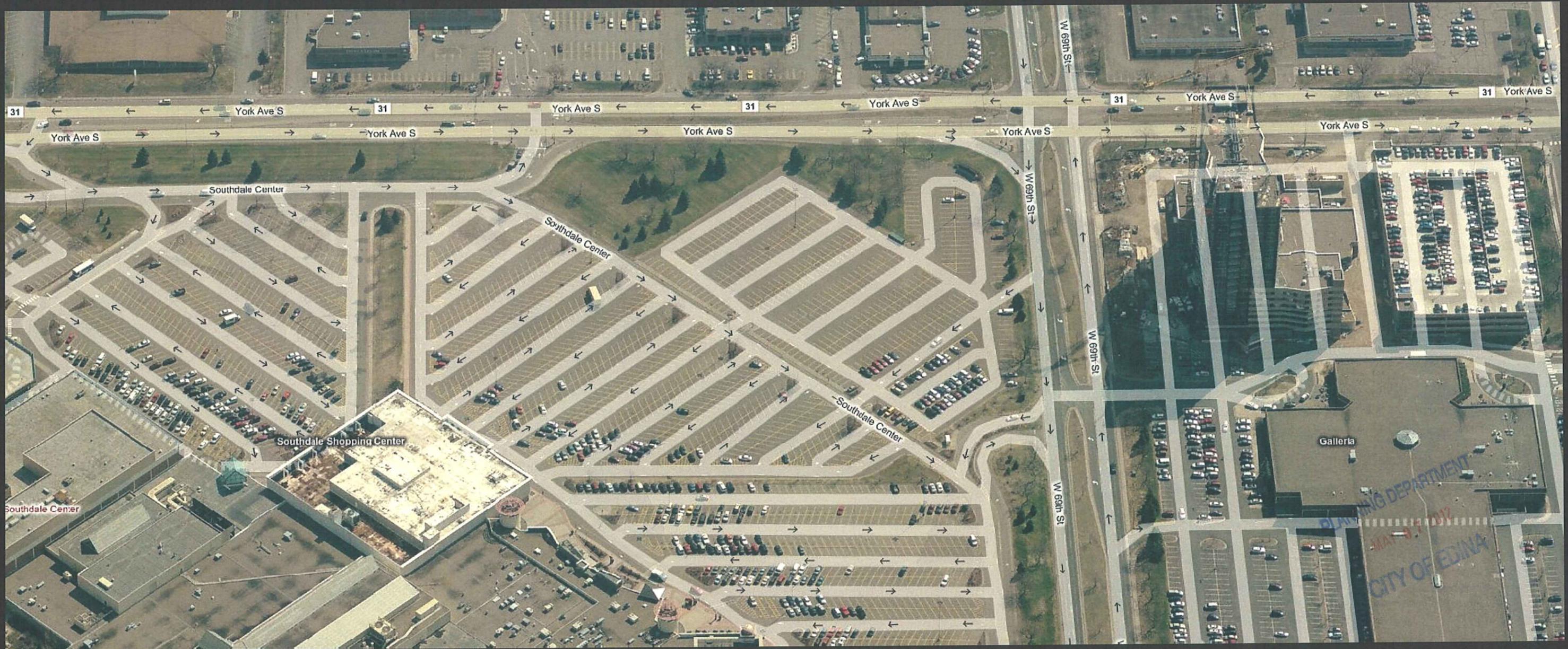
Site Vision Package - 05.07.12

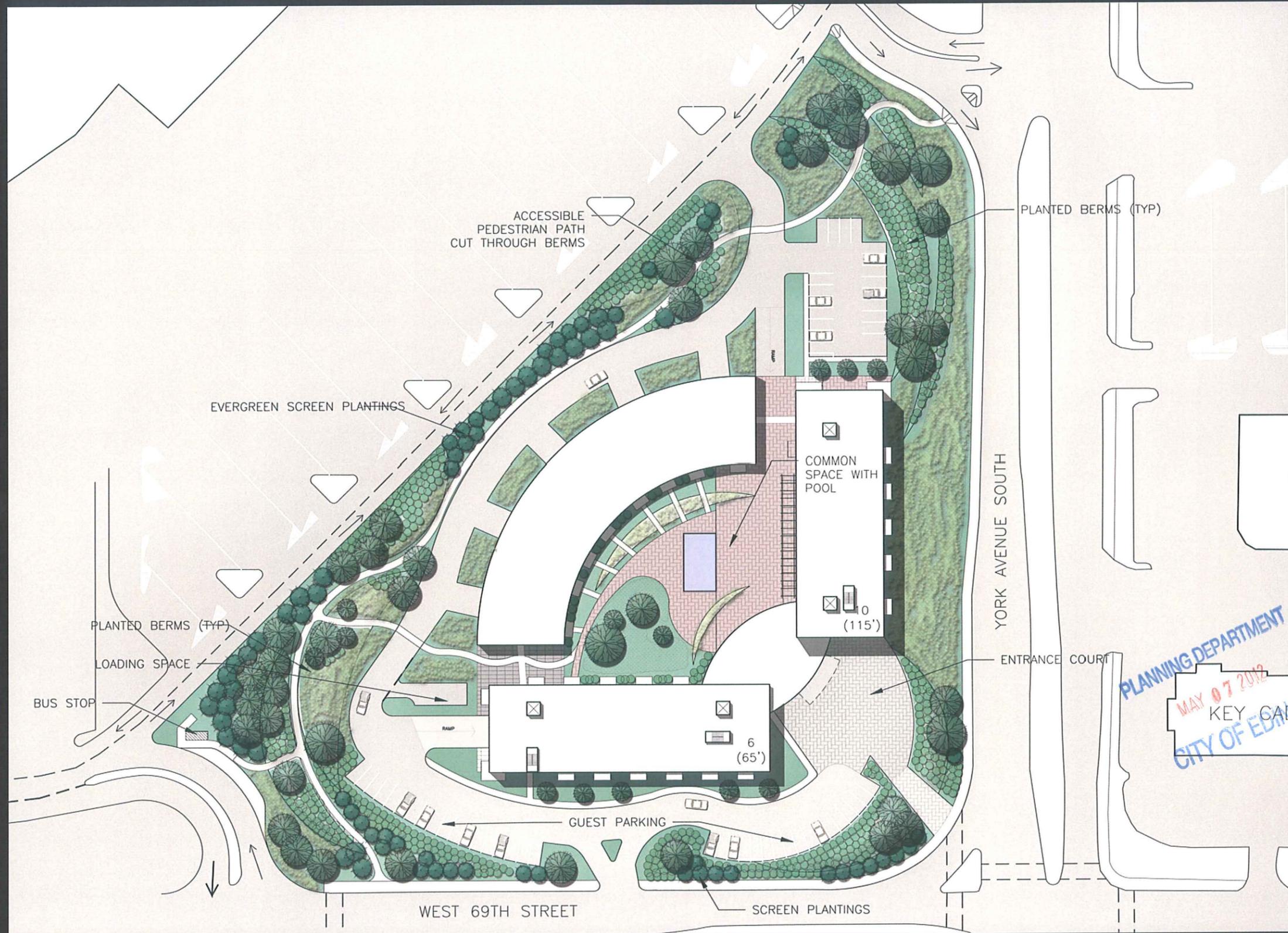




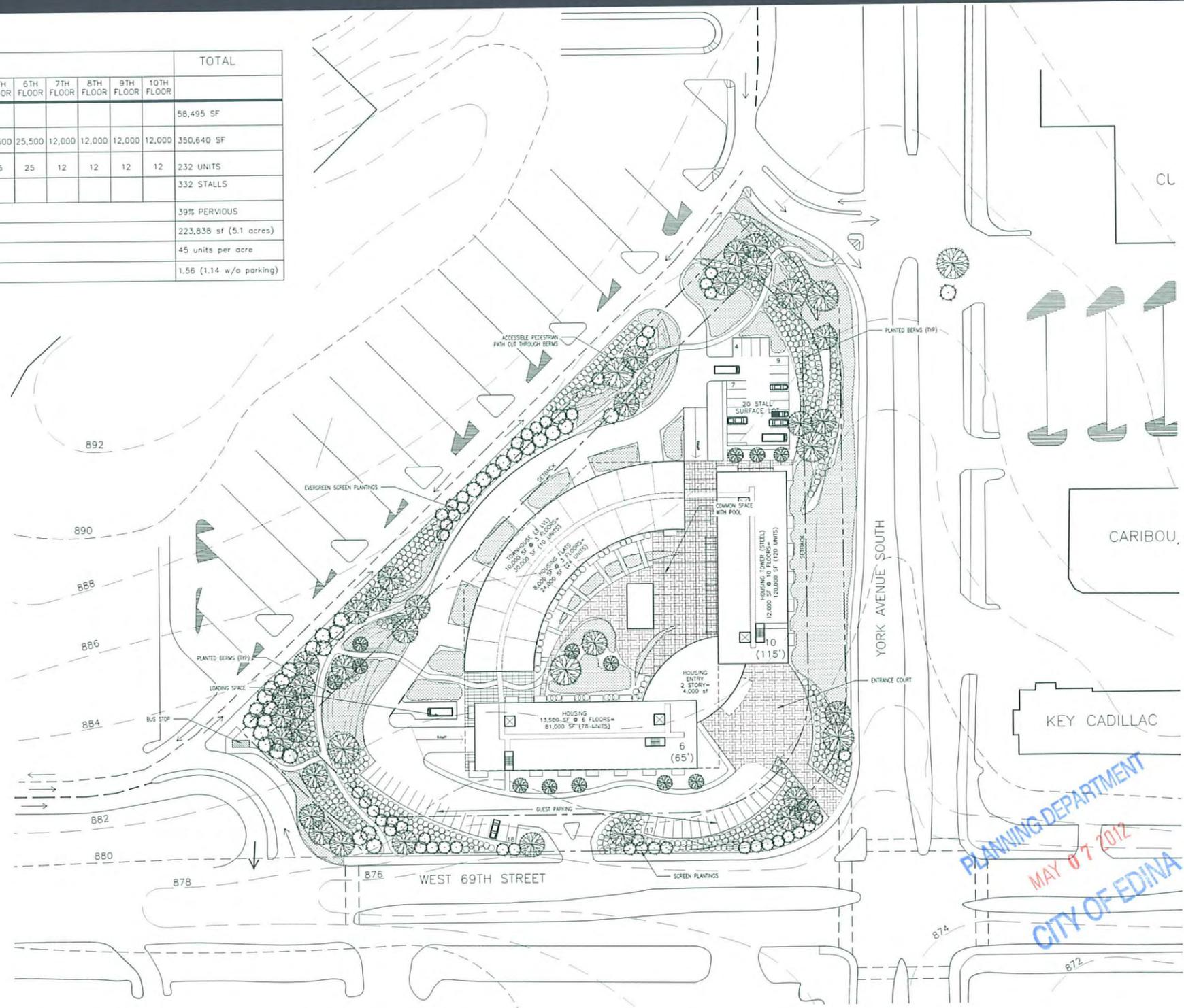








PROJECT SUMMARY	FLOOR										TOTAL	
	LL-1 PKG	LL-2 PKG	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR		9TH FLOOR
BUILDING FOOTPRINT	58,495											58,495 SF
FLOOR AREA	46,750	46,750	45,500	45,500	43,500	25,500	25,500	25,500	12,000	12,000	12,000	350,640 SF
DWELLING UNITS			43	33	33	25	25	25	12	12	12	232 UNITS
PARKING	146	141	55 (surface)									332 STALLS
PERVIOUS	80,916 SF										39% PERVIOUS	
LOT SIZE	223,838 SF										223,838 sf (5.1 acres)	
UNIT DENSITY	232 units/ 5.1 acres										45 units per acre	
FLOOR AREA RATIO	257,140 sf / 223,838 sf										1.56 (1.14 w/o parking)	



1 SKETCH PLAN
1/100 (1"=40')

188421-1100 SITE PLAN.DWG

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PROJECT TOTALS

Housing Totals:

Flats - 3 Story, 6 Story &
10 Story Tower (115')
229,600 SF
222 Units (1034 SF Avg.)

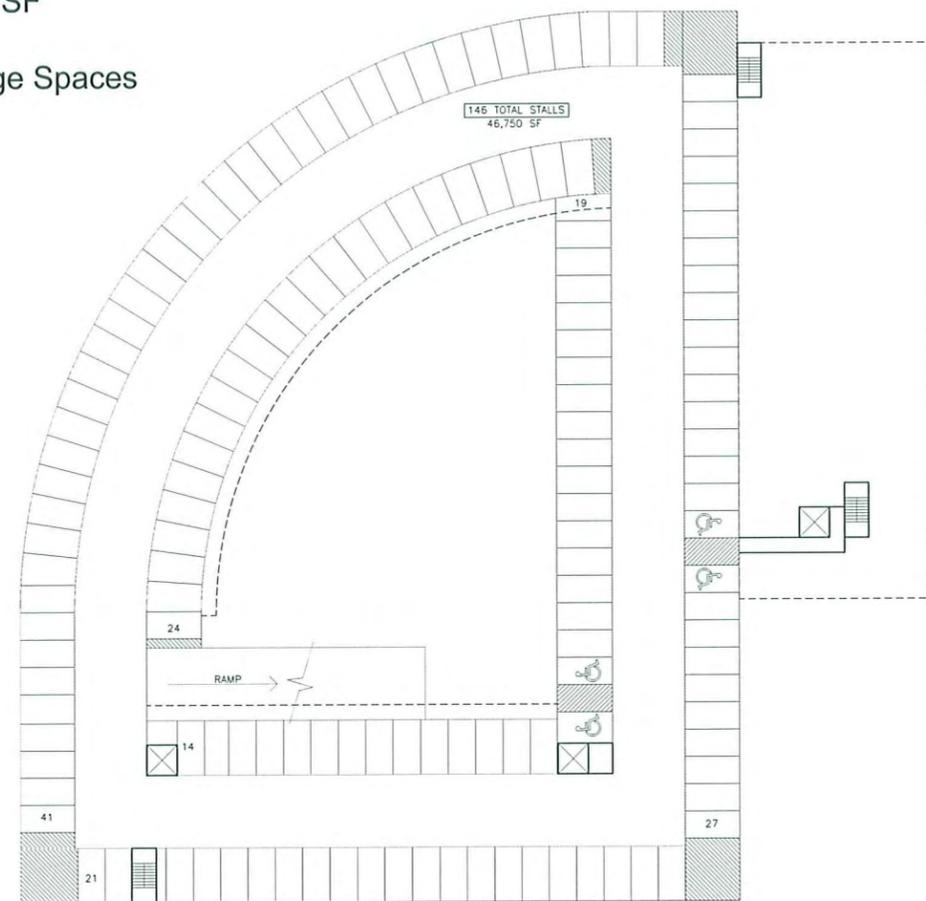
Townhouses

10 Units @ 2,600 SF
26,400 SF
Includes 10 Garage Spaces

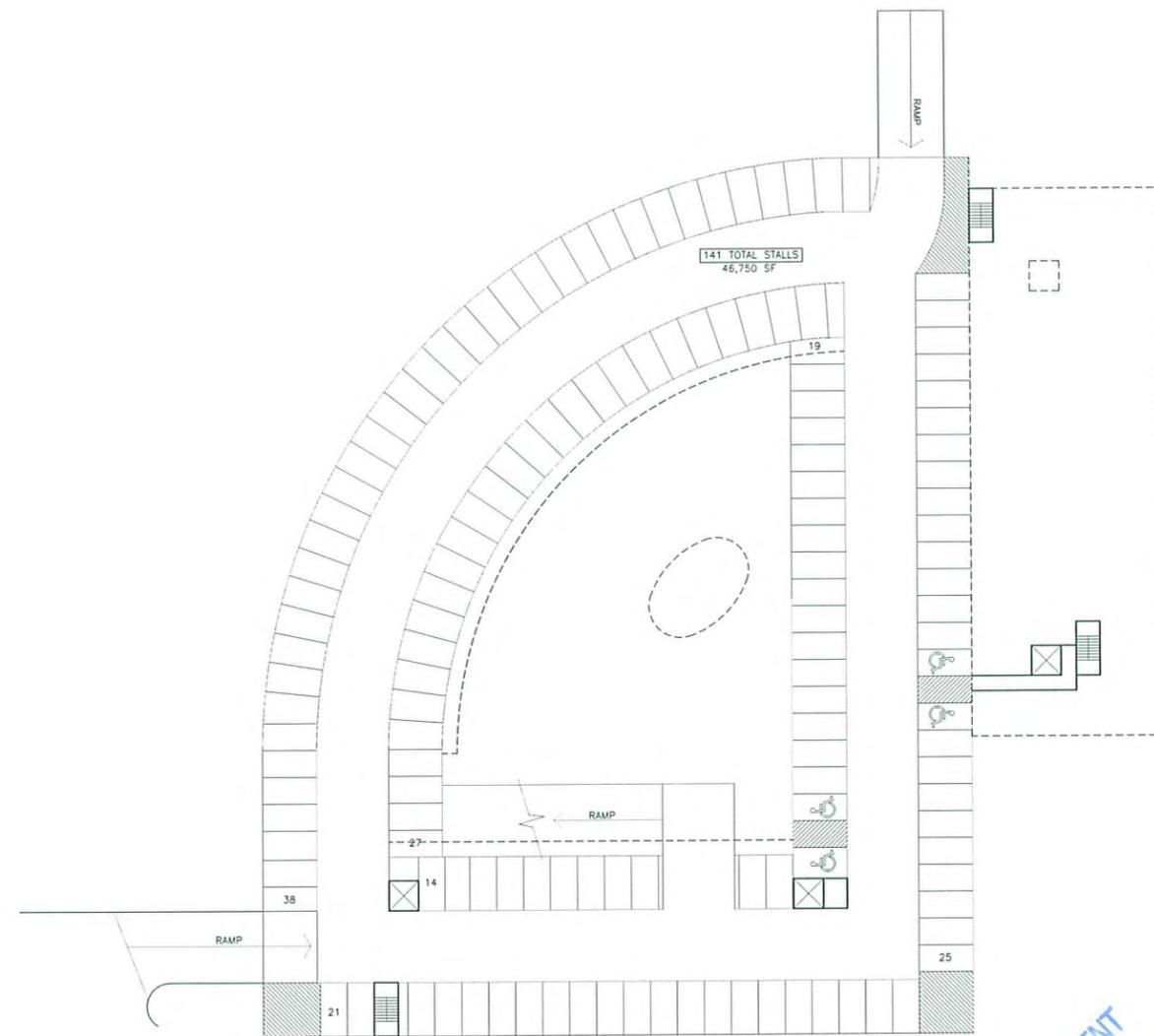
Parking Totals:

2 Levels Below Grade
93,560 SF
287 Stalls + 10 T.H. Garage (1.28 Ratio)

55 Surface Parking Stalls
(Total Parking Ratio 1.51)



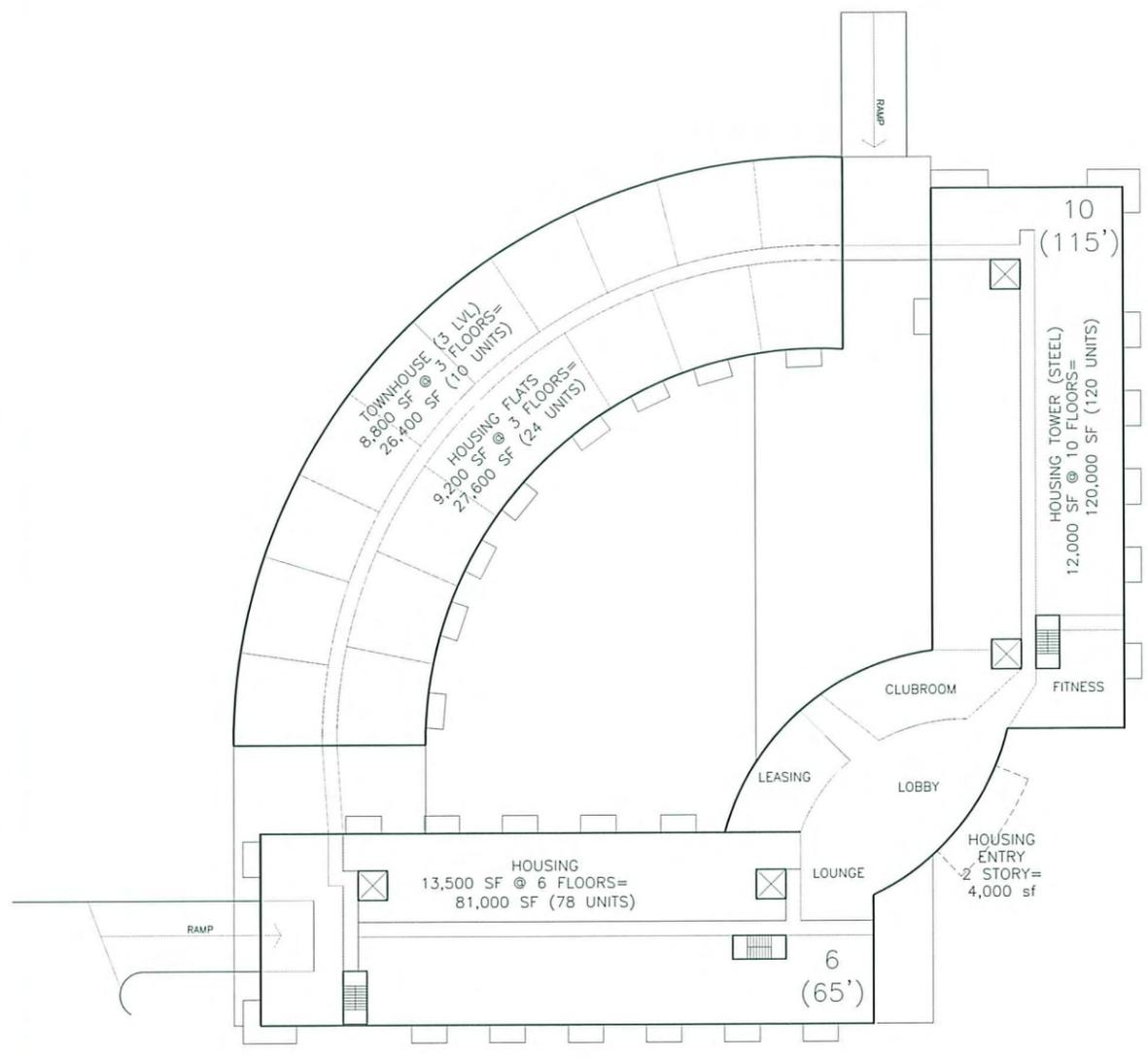
1 LOWER PARKING PLAN
1:50



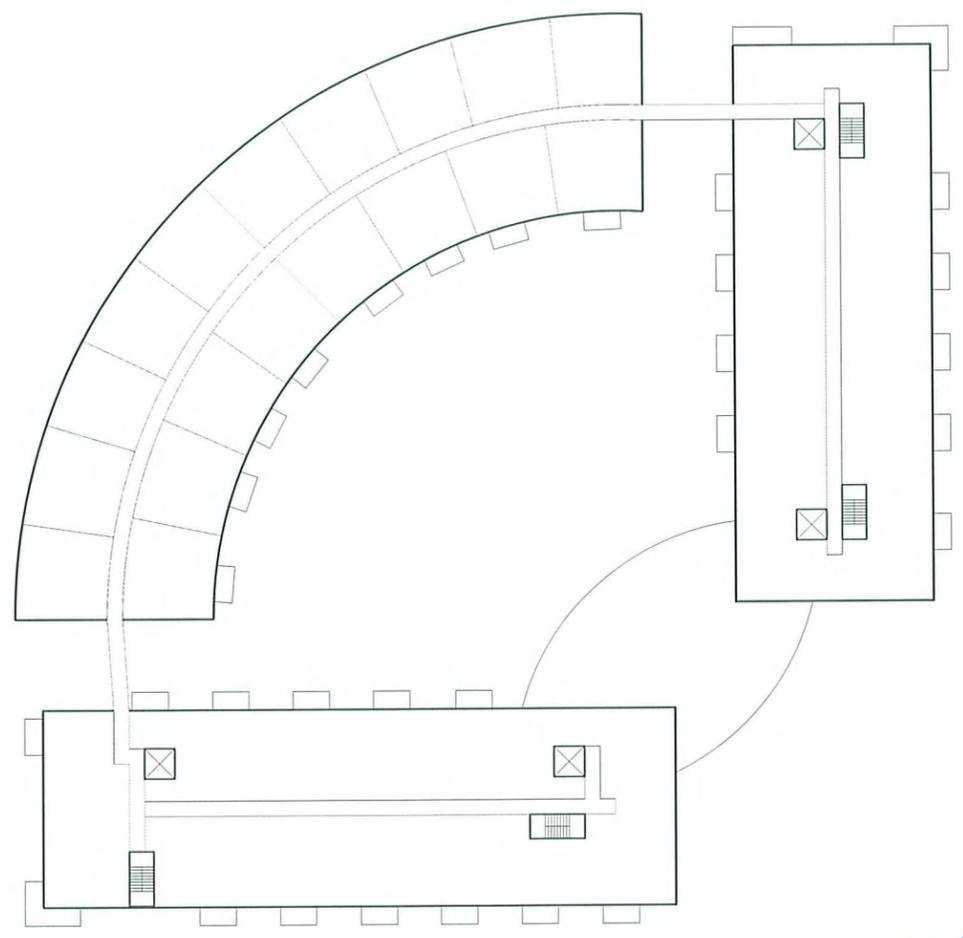
2 UPPER PARKING PLAN
1:50

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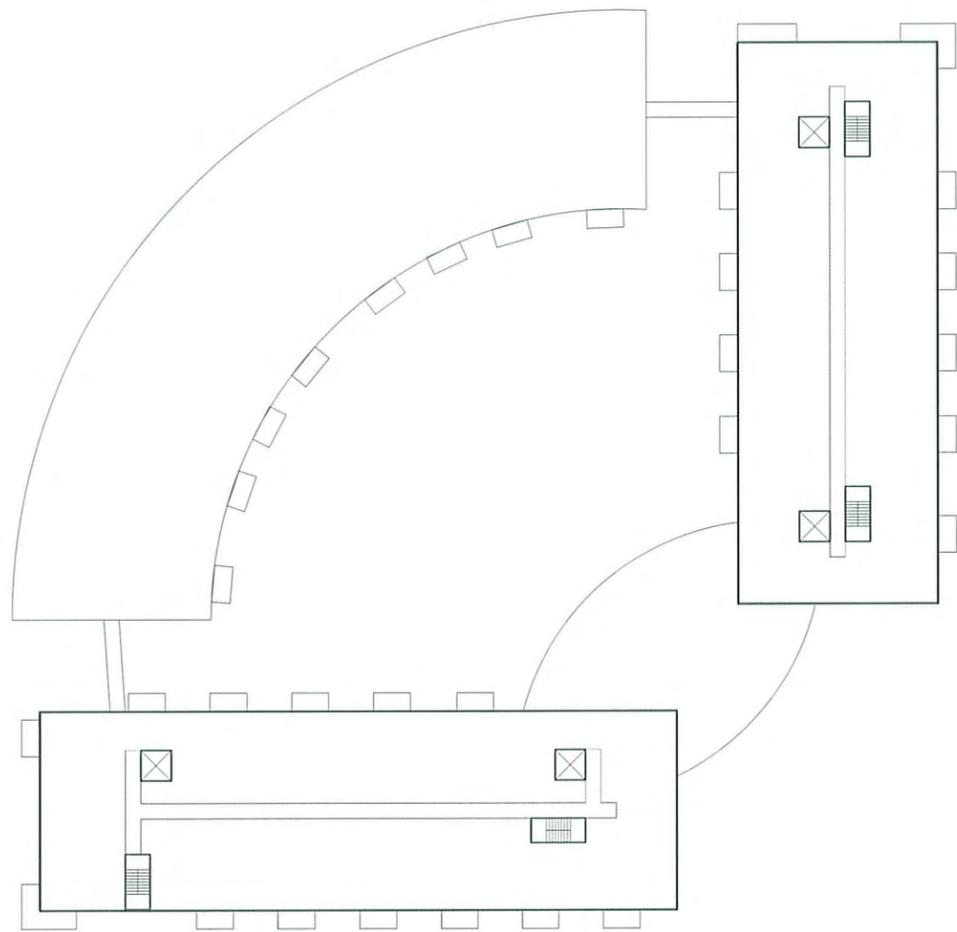


1 FIRST FLOOR PLAN
1:50

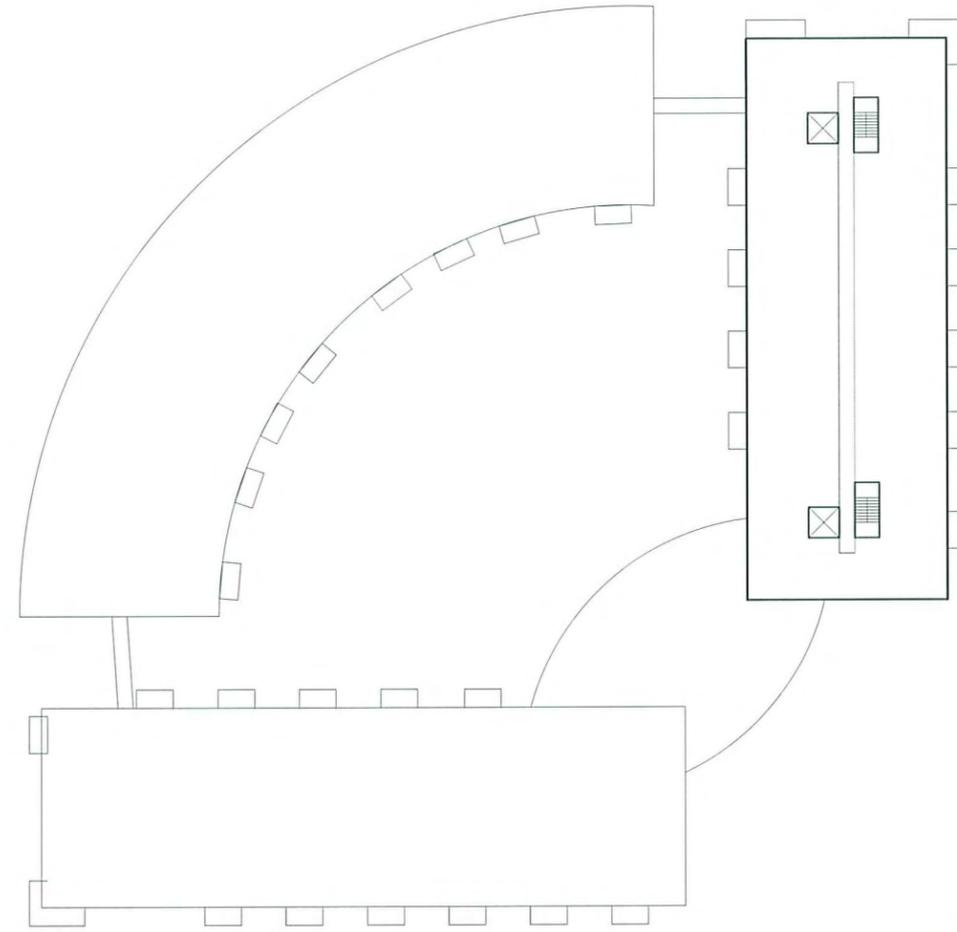


2 SECOND & THIRD FLOOR PLAN
1:50

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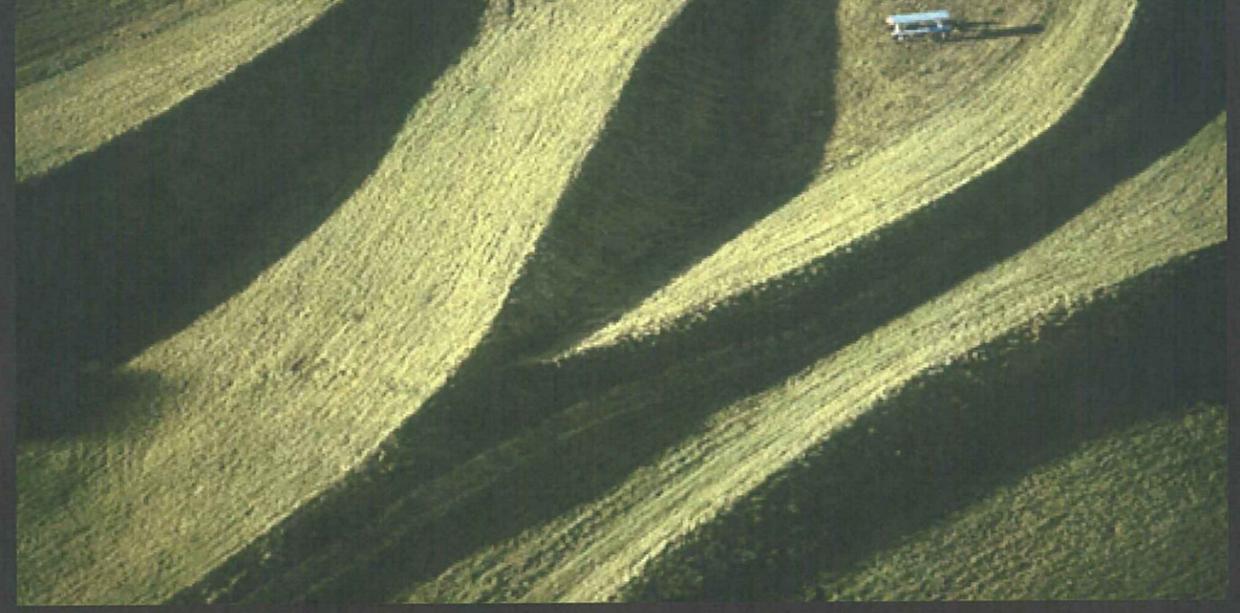
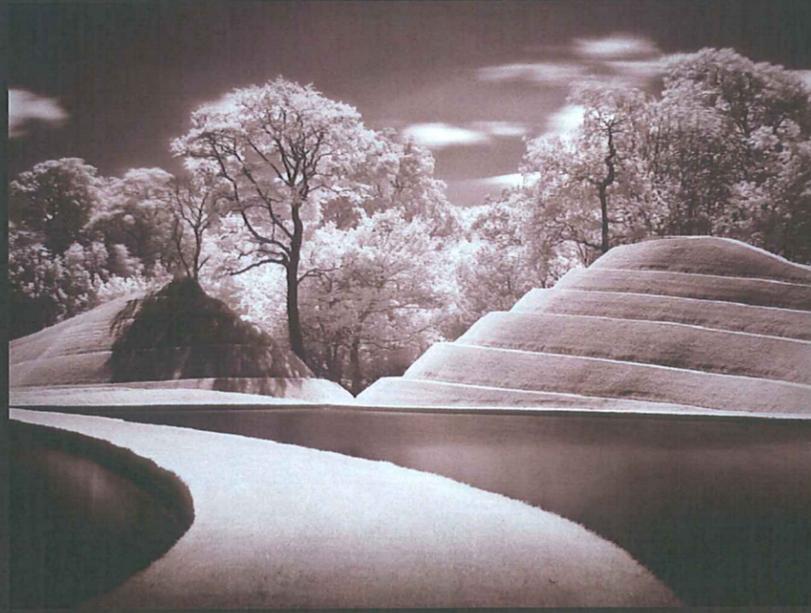


1 FOURTH - SIXTH FLOOR PLAN
1:50



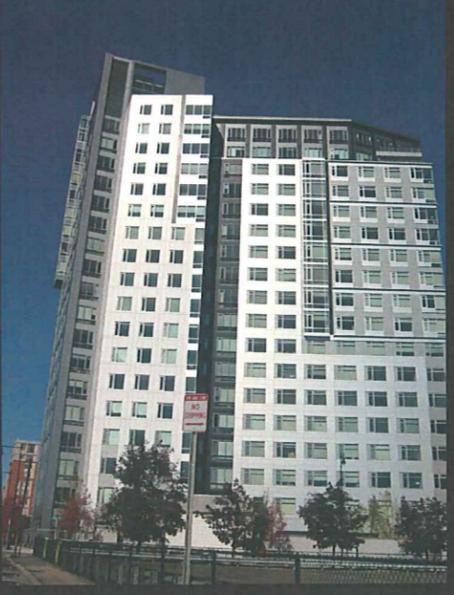
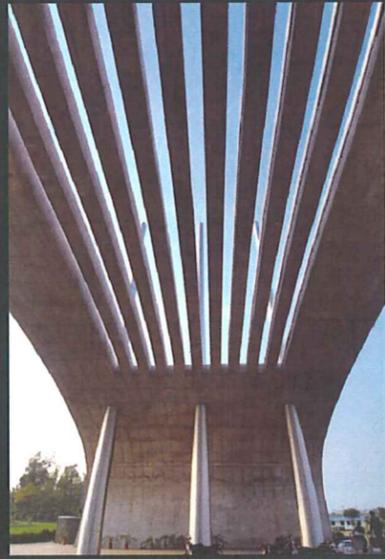
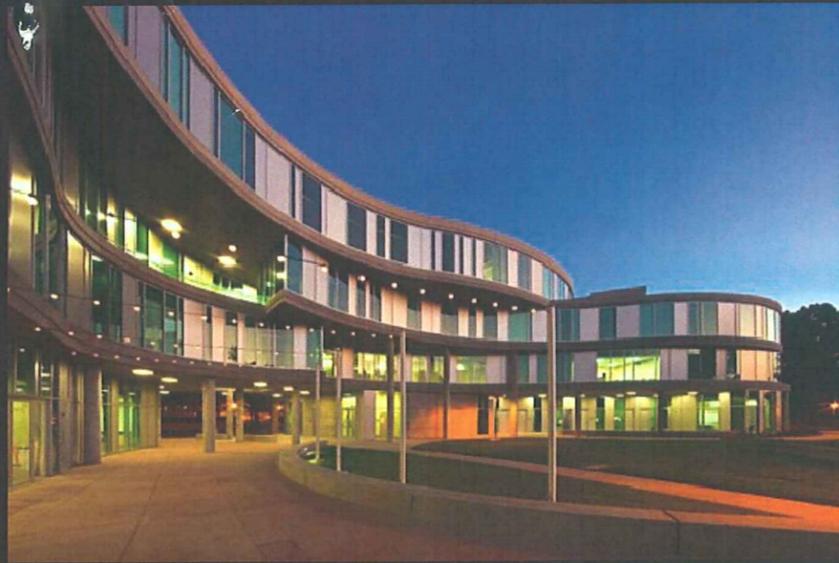
2 SEVENTH - NINTH FLOOR PLAN
1:50

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Southdale Residential Development

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