



**MINUTE SUMMARY**  
**Regular Meeting of the Edina Planning Commission**  
**Wednesday, November 28, 2007, 7:00 PM**  
**Edina City Hall Council Chambers**  
**4801 West 50<sup>th</sup> Street**

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**MEMBERS PRESENT:**

**Chair John Lonsbury, Julie Risser, Nancy Scherer, Kevin Staunton, Michael Schroeder, Mike Fischer, Steve Brown, Floyd Grabiell, Arlene Forrest and Katie Sierks**

**STAFF PRESENT:**

**Cary Teague, Wayne Houle and Jackie Hoogenakker**

**I. APPROVAL OF MINUTE SUMMARY:**

The minutes of the October 31, 2007, meeting were filed as submitted.

**II. NEW BUSINESS:**

Chair Lonsbury told the Commission he would like to amend the Agenda and have the Bike Edina Task Force go first. Commissioners agreed.

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**Presentation of the City of Edina Comprehensive Bicycle  
Transportation Plan**

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**PRESENTATION BY CONSULTANT AND BIKE EDINA TASK FORCE**

Mr. Antonio Rosell, Community Design Group, Alice Hulbert and Kirk Johnson of the Bike Edina Task Force (BETF) were present.

Mrs. Hulbert told the Commission the BETF is very pleased with the Plan and introduced Mr. Antonio Rosell to the Commission who will showcase the Plan

Mr. Rosell addressed the Commission and explained he will be presenting a power point presentation on the Plan. Mr. Rosell highlighted the guiding principles of the plan as follows:

- Connecting to local and regional destinations
- Safe routes for all
- Bicycling as a base for community health
- Bicycling as a useful transportation option in Edina
- Improving safety.

Mr. Rosell said success for the plan will be measured by increases in the number of people who cycle in Edina. Continuing, Mr. Rosell presented the Edina Comprehensive Bicycle Transportation Plan to the Commission.

**COMMISSION COMMENTS:**

Commissioners expressed their agreement that Edina needs a Bicycle Transportation Plan element in the Comprehensive Plan and told the Task Force they are very enthusiastic about the Plan. A majority of the Commissioners indicated they like to bike throughout the City and commented there are some heavily trafficked areas in the City (W 70<sup>th</sup> Street) where biking is difficult and unsafe, adding creating bike lanes would be of great benefit not only to bikers but to the community at large. Commissioners also expressed the importance of trying to tie the City to the already established bike trails throughout the greater Metropolitan area.

Chair Lonsbury thanked the BETF for their presentation and their positive contribution to the City.

**COMMISSION ACTION:**

No action required.

**Z-07-5                      Preliminary Development Plan Review  
Wayzata Properties  
Pentagon Park area along 77<sup>th</sup> Street West**

**STAFF PRESENTATION:**

Mr. Teague told the Commission the applicants are again in attendance this evening to introduce their redevelopment proposal at the regularly scheduled public hearing before the Commission. Mr. Teague informed the Commission the applicant is proposing to tear down the buildings on the Pentagon Tower and Pentagon Quads site and build 634 senior housing units, an 80,000 square foot hotel, three office towers that would total 737,000 square feet, and two above ground parking structures. The Pentagon Tower and Quad sites contain 660,500

square feet of office space today. Included in the project area are Burgundy Place, Walsh Title and 7600 Parklawn office building, which will remain. The total site area is 43.18 acres.

Mr. Teague explained the proposal before the Planning Commission is a Preliminary Development Plan review and ultimately, the request would require the following:

1. A Comprehensive Guide Plan Amendment from Office to Mixed Use. The mixed use designation would allow office, retail and residential uses.
2. A Rezoning from Planned Office Development (POD) to Mixed Development District 6. (MDD-6.)
3. An Overall Development Plan for the entire project.
4. A Zoning Ordinance Amendment in the MDD-6 District to reduce the minimum acreage amount from 50 acres to 20 acres.
5. Final Development Plans for each site.

Continuing, Mr. Teague explained to the Commission in order to obtain the above mentioned approvals, the applicant must go through a three step process. That process is as follows:

1. Preliminary Development Plan. A preliminary development plan is a review by the Planning Commission and City Council, in which approval simply allows the applicant to prepare an Overall Development Plan. Approval of the preliminary development plan requires a three-fifths vote of the City Council, but does not guarantee approval of the guide plan change, rezoning or overall development plan.
2. Overall Development Plan. The overall development plan would be the official approval/denial stage of the project. It would include official action on the comprehensive guide plan amendment, and rezoning. Approval of the overall development plan requires a four-fifths vote of the City Council.
3. Final Development Plan. Each phase of this multiple phase development is subject to final site plan review and action by the planning commission and city council. The process is the same as the overall development plan, except that a three-fifths favorable vote of the City Council is required. The first phase of this project would be the hotel. The senior housing would likely be next, followed by the offices.

Mr. Teague told the Commission the proponents are proposing that the first phase is the hotel tower, followed by housing and lastly office.

Mr. Teague concluded staff recommends that the City Council approve the Preliminary Development Plan for the proposed Gateway Development. Approval would authorize the applicant to apply for an Overall Development Plan. An Overall Development Plan application would include a Comprehensive Guide Plan Amendment, Rezoning and Zoning Ordinance Amendment.

Mr. Teague stated Preliminary Overall Development Plan approval is subject to the following Conditions:

1. The Overall Development Plan must be generally consistent with approved Preliminary Development Plan dated September 28, 2007, and revised October 24, 2007.
2. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative.
3. Trail and sidewalk connections must be included as demonstrated on the preliminary plans. Public easements must be established over all public sidewalks.
4. Dedication of a right-of-way easement to straighten out the curve at 77<sup>th</sup> Street & Parklawn. The area of the easement is subject to approval of the City Engineer.
5. The easternmost entrance off of 77<sup>th</sup> Street into the senior housing development must be designed as a shared entrance with the golf course.
6. The four-story senior independent buildings that face 77<sup>th</sup> Street must be designed so as not to appear as the back side of buildings.
7. All traffic mitigation measures as required by the transportation commission and traffic study must be followed.
8. The directional flows of the sanitary must be resolved prior to any construction of the project.
9. The developer/applicant would be responsible to pay their fair share of any mitigation measures that would be required as part of an approval of an overall development plan for the site.
10. All buildings must be built with sprinkler systems, subject to review and approval of the Fire Marshal.
11. Buildings on the north side of 77<sup>th</sup> Street shall be limited to 4 stories or 50 feet, whichever is less, and must maintain a 50 foot setback from the rear lot line.
12. Convenience gasoline stations and drive-through windows shall be prohibited on the north side of 77<sup>th</sup> Street.
13. Compliance with all of the conditions outlined in the City Engineer's memo dated November 20, 2007.

#### **APPLICANT PRESENTATION:**

Mr. Jim Nelson presented the development team; Craig Lau, Paul May and Daniel Green of Miller Dunwiddie, Daniel Coyle, Todd Halunen and JoNette Kuhnau of Kimley Horn.

Mr. Nelson briefly addressed the Commission informing them the development team is very enthusiastic about the project, and in their opinion the proposed redevelopment revitalizes an aging commercial area. Mr. Nelson said they also agree to the conditions of approval set forth in the staff report.

Mr. Dan Coyle presented to the Commission a power point presentation outlining the projects process and highlights: Steps in the process are as follows:

- AUAR Environmental Review
- Preliminary Development Plan (all phases) which includes: Zoning Ordinance amendment for MDD-6, Comprehensive Plan Amendment, Rezoning from PCD-2, POD 1& 2 to MDD-6, Preliminary Development Plan.
- Overall Development Plan (all phases)
- Final Development Plan (for each phase)

Mr. Coyle asked the Commission to note the projects design does not require variances, and follows the evolving Comprehensive Plan, with construction phasing in 7 to 10 years.

Mr. Coyle explained the project also achieves the following:

- Provides choices
- Encourages mixed-use development
- Preserves Urban Centers
- Varies transportation options
- Creates neighborhood identity
- Builds vibrant public spaces
- Protect Resources
- Conserves landscapes. Mr. Coyle further explained the plans have been revised to include 27% plantings at grade, 9% pervious pavement, and 7% green roof for a total of 43% pervious surface.

Mr. Coyle and Mr. May explained the proposed redevelopment of the 43+ acre site as follows:

- Burgundy Place – mixed use site which includes 36 residential units and 15,560 FSF of retail. 75 parking stall are provided.
- Proposed NW Office Building – 230 GSF Office space (4-10 stories) 100 parking stalls
- West parking ramp – proposed at 7 levels, 1350 stalls
- East office building- 260 GSF office space (4-10 stories) 100 parking stalls
- East parking ramp – proposed at 5 levels, 1050 stalls
- Hotel, 80,000 GSF, 150 proposed hotel rooms
- 62 townhouse units with 124 enclosed parking stalls
- 366 independent living units with 309 enclosed stalls

- 206 assisted living units with 105 stalls at grade and 300 enclosed stalls.

Mr. Coyle said the entire project includes a number of proposed pedestrian and vehicle connections and reiterated development is in phases.

Concluding Mr. Coyle presented photos of the project site as it exists today and future depictions of the project from different points in the adjoining residential neighborhoods.

### **COMMENTS FROM THE COMMISSION:**

Commissioners were generally favorable with the project; however, they raised the following issues:

- Can more housing be constructed or does the site need to strictly adhere to the mixed use ratio
- questions on organizing the parameters of the mixed use zoning district
- Is MDD-6 the right zoning? Does it limit choices? Could the Pentagon area be better served with different zoning?
- questions raised on prorating – when does development trigger certain ratios (residential, office, retail)
- residential area appears insolated – how can it be integrated more into the rest of the site
- The real need to somehow connect the site so residents can easily access the shops, offices, etc.
- Be careful on over-parking the site. Commissioners said they understand parking for the project meets Code, but less parking is better, especially in light of the fact that the project has demonstrated it can provide parking per Code requirements.

### **COMMENTS FROM THE PUBLIC:**

Mrs. Alice Hulbert, 7221 Tara Road, suggested to the Commission that as they consider this project they should keep in mind the promenade area of Edina and how a bicycle link to that area and to other parts of the City can be achieved.

Mr. Joseph Hulbert, 7507 West Shore Drive, told the Commission his interest is directly to his north, which is the location of the proposed Burgundy Place. Mr. Hulbert said he wants Burgundy Place to be constructed. Mr. Hulbert added if the frontage road/Hwy 100 intersection is reconfigured a sound or noise wall should be considered. Mr. Hulbert said he would appreciate it if staff would mention the desire residents have for a sound wall on this stretch of road when they speak with MNDOT.

Mr. Crain, 4952 Poppy Lane, with the aid of photo's showed the Commission the view of the project area from his rear yard. Mr. Crain acknowledged there are buildings of height across the highway but those

buildings (Sheraton or Hotel Sofitel) are over 4000 feet away, pointing out the subject site is a little over 800 feet from their rear property line. Concluding, Mr. Crain said he would like careful consideration given to building height, adding a noise or sound wall would help reduce any visual impact of the project.

Ms. Jo Ellen Dever, 7405 Oaklawn Avenue, questioned if the hotel would need a beacon light, adding she also has a concern with reflective light.

**Commissioner Grabiell moved to close the public hearing. Commissioner Fischer seconded the motion. All voted aye; motion carried.**

**COMMENTS/ACTION BY THE COMMISSION:**

Chair Lonsbury reminded the Commission and the public that the project before them this evening will be developed in phases and the action the Commission needs to take this evening is to approve or deny the Preliminary Overall Development Plan for the project known as Edina Gateway. Continuing, Chair Lonsbury reiterated this is a multi phased project and each phase is subject to final site plan review and action by both the Commission and Council. Chair Lonsbury stated if he understands correctly the first phase of the project is the development of the hotel site, followed by housing and lastly the office towers. Concluding, Chair Lonsbury stated because of the new term limits imposed some of us will not be able to see this project through to its end, adding those Commissioners who are still present during these development phases should remember these conversations and the "order" the Commission believed redevelopment would occur.

**Commissioner Schroeder moved to recommend Preliminary Overall Development Plan Approval subject to:**

- **The Overall Development Plan must be generally consistent with approved Preliminary Development Plan dated September 28, 2007, and revised October 4, 2007.**
- **Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative.**
- **Trail and sidewalk connections must be included as demonstrated and public easements must be established over all public sidewalks.**
- **Dedication of a right-of-way to straighten out the curve at 77<sup>th</sup> Street and Parklawn (this area of easement is subject to approval of the City Engineer).**
- **The easternmost entrance off of 77<sup>th</sup> Street into the senior housing development must be designed as a shared entrance (with the golf course)**
- **The four-story senior independent buildings that face 77<sup>th</sup> street must be designed so as not to appear as the back side of buildings.**

- **All traffic mitigation measures as required by the Transportation Commission and traffic study must be followed.**
- **The directional flows of the sanitary must be resolved prior to any construction of the project.**
- **The developer/applicant would be responsible to pay their fair share of any mitigation measures that would be required as part of an approval of the overall development plan for the site.**
- **All buildings must be built with sprinkler systems, subject to review and approval of the Fire Marshall.**
- **Buildings at 4970 West 77<sup>th</sup> Street shall be limited to 4 stories or 50 feet which ever is less, and must maintain a 50 foot setback from the rear lot line.**
- **Convenience gasoline stations and drive-through windows shall be prohibited on the north side of 77<sup>th</sup> Street and**
- **Compliance with all of the conditions outlined in the City Engineer's memo dated November 20, 2007.**

**Commissioner Grabiell seconded the motion.**

Commissioners again expressed their general support for the project as presented; however, they acknowledged the difficulty in phasing especially as it relates to the market. Commissioners reiterated their concerns with flexibility especially in the office park area, the importance of preserving Burgundy Place, connectivity, and again phasing and how the ratios would work if certain markets soften.

**Chair Lonsbury called the vote: Ayes; Scherer, Staunton, Schroeder, Fischer, Brown, Grabiell, Forrest, and Lonsbury. Nay; Risser. Motion carried.**

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### **Presentation of the Edina Comprehensive Plan 2008 Update**

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Chair Lonsbury addressed the Commission and explained this evening City Staff will present to each Commissioner the written draft of the Comprehensive Plan 2008 Update, adding he along with Commissioner Staunton will present to the Commission a brief top-line overview of the Plan. Continuing, Chair Lonsbury said the goal this evening is only to briefly overview the plan.

Chair Lonsbury informed the Commission a special Planning Commission meeting will be held on December 19, 2007 to conduct the public hearing, with the final public hearing before the Commission on January 31, 2008. Chair Lonsbury said this evening there will be no public testimony taken; however, on December 19<sup>th</sup> and again on January 31<sup>st</sup> public testimony will be taken. At the meeting of the 31<sup>st</sup> the Commission will forward the 2008 Update to the Council for their review, comment and approval.

Chair Lonsbury and Commissioner Staunton presented a brief overview of the Edina Comprehensive Plan 2008 update.

**III. ADJOURNMENT:**

The meeting adjourned at 10:10 PM

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Submitted by