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Date: March 23, 2016

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – Lincoln Drive Residences – 5901 Lincoln Drive

The Planning Commission is asked to consider a sketch plan proposal to develop the former United Health Group site at 5901 Lincoln Drive. Children's are moving into the existing office building on the north and east side of the site. A portion of the existing office building would be removed and a 4-story 240-260 unit apartment building built in its place. The applicant has indicated a provision of 10% of the units to be affordable, per the city's affordable housing policy.

A new access off Lincoln Drive would be created for Children's, and another new access created for the apartments. The existing access drive would be removed. (See property location on pages A1-A3, and the plans and narrative on pages A4-A12.)

To accommodate the request, a rezoning of the property is required. The applicant is suggesting an MDD-5, Mixed Development District rezoning.

The site is guided in the Comprehensive Plan for "Office Residential – OR," which allows for both the uses existing and proposed on the site. The Plan calls for a maximum density of 30 units per acre. The proposed plan would be 13 units an acre.

While this site is not located within the Greater Southdale Area, the France Avenue Southdale Area Development Principles have been shared with the applicant. They have been asked to address each of the principles with any formal application.

The following page shows a compliance table demonstrating how the proposed new building would comply with the MDD-5 Zoning Ordinance Standards.



	City Standard MDD-5	Proposed
Building Setbacks Front Street– Lincoln Drive Side - south Side - east	45 feet (based on a 55 foot tall building) 45 feet (based on a 55 foot tall building) 45 feet (based on a 55 foot tall building)	60+ 60+ 100+
Parking Lot Setback	20 feet	20 feet
Building Height	4 stories & 48 feet	4 stories
Maximum Floor Area Ratio (FAR)	1.0%	.50%
Building coverage	30%	15%
Usable Area	200 s.f. per unit = 50,000 s.f. (250 units)	50,000+ (including the amenity area and sidewalks/trail connections)
Density	30 units per acre (660 per Comp. Plan) & 1 unit per 3,300 s.f. of lot area (280 - MDD-5 Zoning)	240-260 240-260
Parking Stalls - Residential	1.00 stalls enclosed per unit = 240-260 total +.75 exposed stalls per unit = 180-195	250 enclosed* 120 surface*
Parking Stalls - Office	697 (based on a 203,134 s.f. building)	630 ramp 226 surface 856 total
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

* Variance required

TRAFFIC/PARKING/SITE ACCESS

A traffic and parking study would be required to determine the impacts on adjacent roadways. The parking study would examine the residential parking, as noted above does not meet the city's minimum requirement.

SUBDIVISION

The applicant proposes to subdivide the existing 21.6 acre parcel into two lots. A park dedication fee of \$5,000 per residential housing unit would be required.



SIDEWALKS/CONNECTION TO THE REGIONAL TRAIL

The Nine Mile Creek Regional Trail will be located adjacent to the subject property. This project should provide a connection to the trail. A boulevard style sidewalk should also be provided along Lincoln Drive on both the office and residential parcels.

PUD

The applicant mentions the potential for a PUD rezoning; however, in review of the PUD criteria below, the only item that is met is affordable housing. The purpose and intent of a PUD is to include most or all of the following:

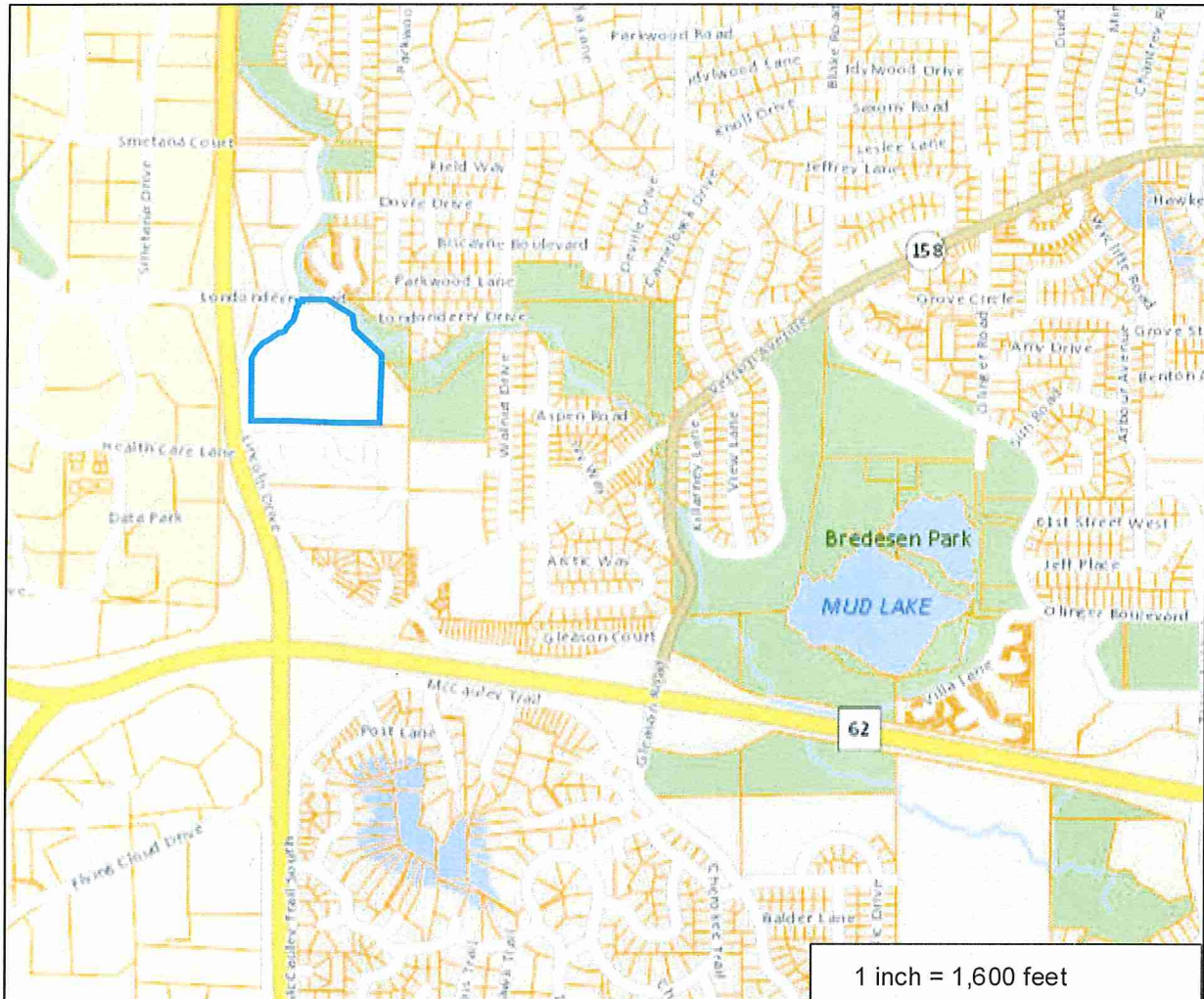
- a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;
- b. promote a more creative and efficient approach to land use within the City, 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.

Staff would not recommend PUD zoning in this instance. It appears most of the Code requirements for the MDD-5 District could be met. Only the number of parking stalls would require a variance.



Hennepin County Property Map

Date: 3/17/2016



PARCEL ID: 3111721320002

OWNER NAME: Riversource Reo 1 Llc

PARCEL ADDRESS: 5901 State Hwy No 169, Edina MN 55436

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

PARCEL AREA: 21.58 acres, 939,910 sq ft

Comments:

SITE LOCATION

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Lincoln Drive Residences – Edina, MN
Opus Development Company, L.L.C.
March, 2016

Lincoln Drive Residences is a premier new construction first class multi-family development located off HWY 169 and Lincoln Drive. The property offers dramatic views of the adjacent Opus 2 business park to the west and the Walnut Ridge Park and wetland network to the east. This Class A multi-family offering is adjacent to the newly renovated Children's Hospital Clinic location at 5901 Lincoln Drive. The four story building, with a single story of partially below grade parking, will replace a vacant office building and surface parking lot with between 240 – 260 premier units and full complement of amenities which will redefine the live, work, play experience. The development benefits with outstanding freeway access, immediate adjacency to the regional trail network and proximity to retail, restaurant and hotel accommodations in one of the most desirable municipalities in the Twin Cities.

The building is organized around a south-facing central courtyard that includes an entry court and a large outdoor amenities area. This courtyard is the focal point of the development, creating an attractive "front door" as well as enhancing the residents' and visitors' views and experience. The front elevations are articulated by a distinct pattern of angled walls and recessed balconies, creating a strong architectural rhythm facing Highway 169. Further articulation is achieved by a composition of brick, glass and fiber cement panels, used in a way that helps to break down the scale of the building and give each elevation a unique character.

The site addresses the separate uses of the Children's Hospital Clinic and the Lincoln Drive Residences with individual access points onto Lincoln Drive, providing a private entrance for each use.

The intent is to rezone the entire property to a Mixed Development District (MDD) as this aligns with the City's future guide plan and is supportive of the existing office use while also supporting a multi-family use with the targeted density of the development. Specifically the MDD4 will allow for one unit per 3,100 SF; which with a lot size of 946,253 SF equates to a maximum of 305 units. Building heights, building setbacks and coverage to include minimum tract area are in conformance with proposed development. Furthermore, a Planned Unit Development will be created to enable the development to align with the existing conditions through refinements to parking setbacks and provided parking.

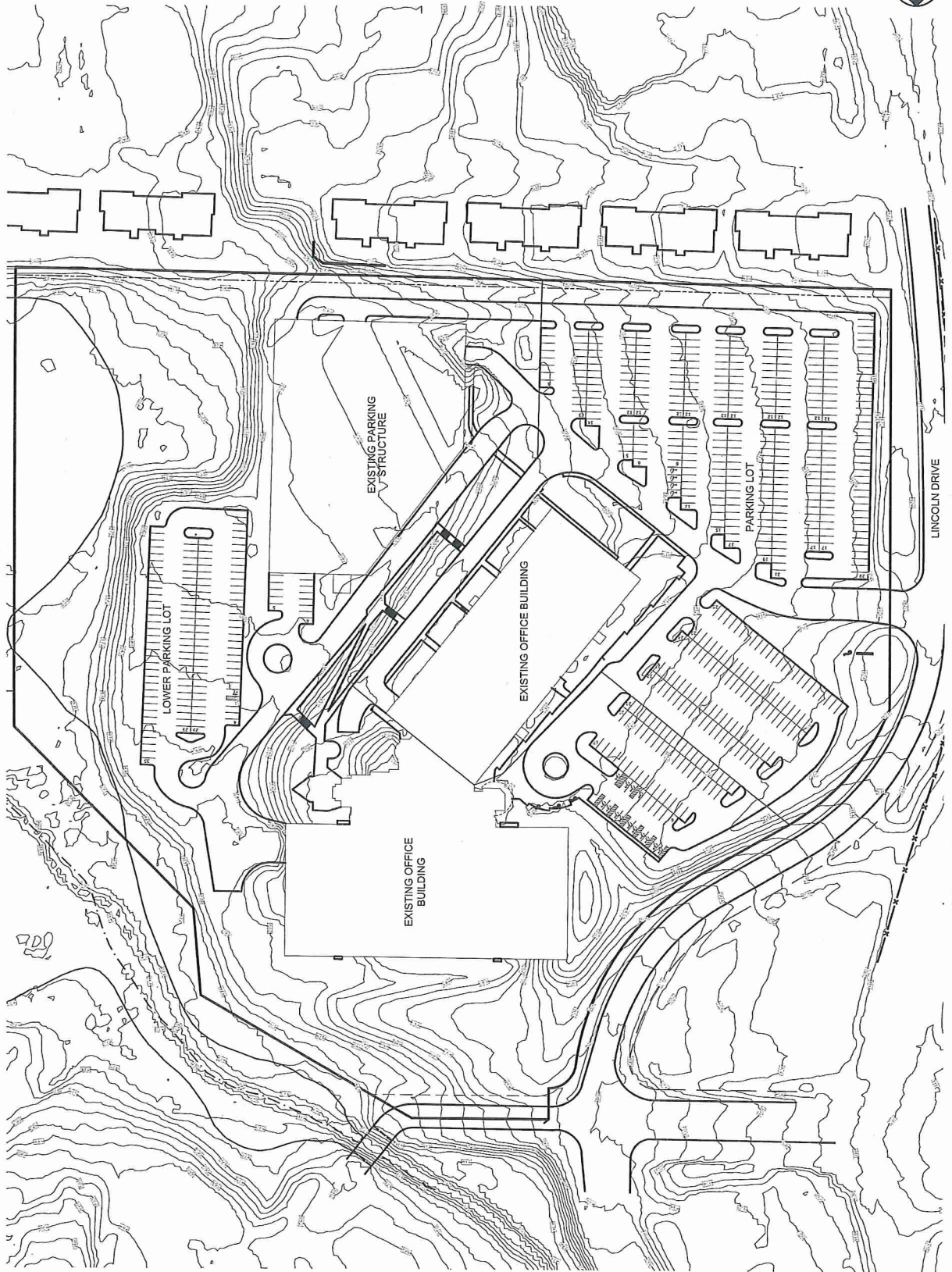
Lincoln Drive Residences is complementary to the surrounding area and will provide a new premier housing opportunity for the surrounding professional population and the greater Edina community.

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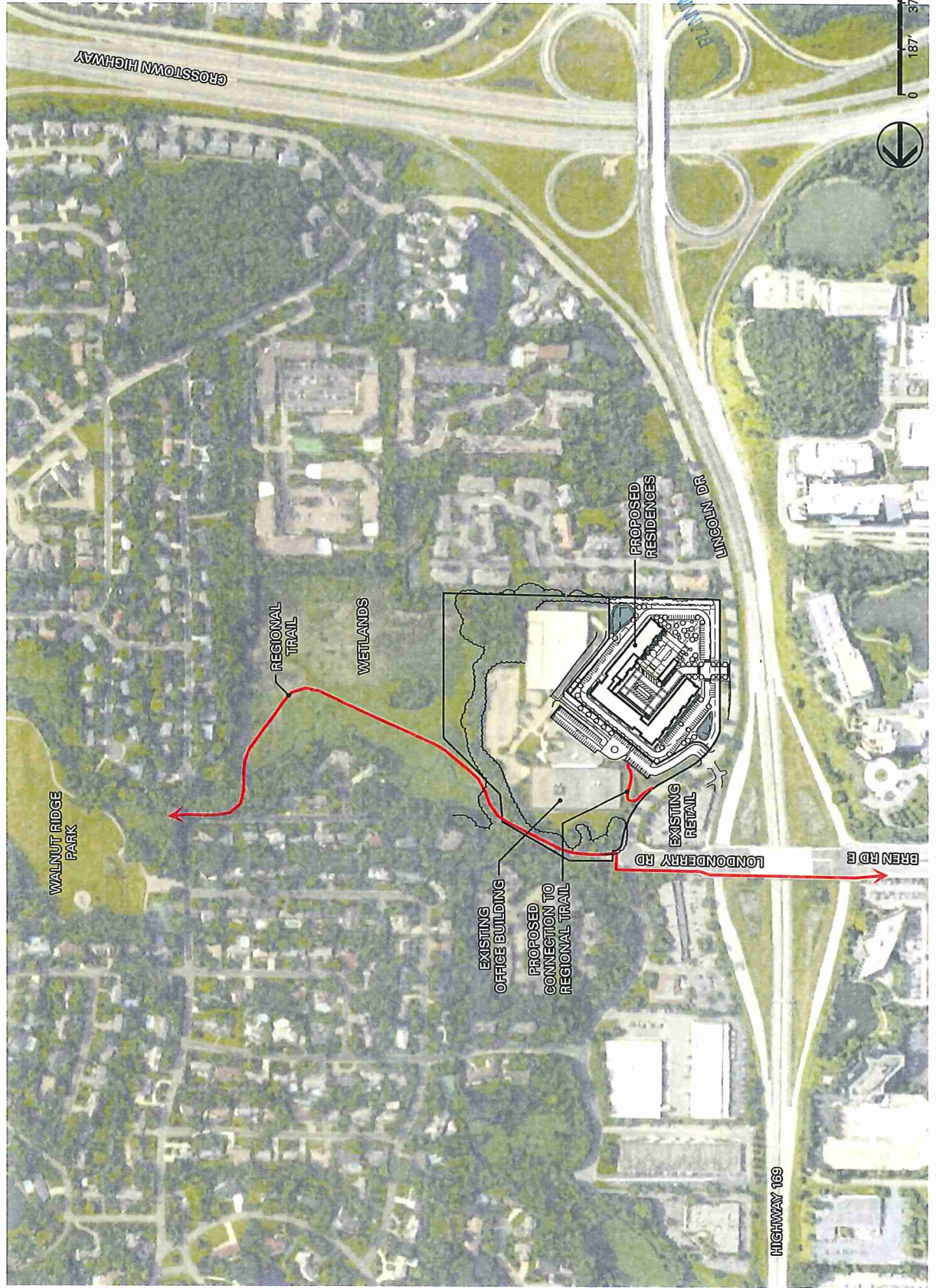
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CITY OF EDINA

Lincoln Drive Residences
Edina, Minnesota

Existing Conditions Site Plan
03.09.2016

A-7





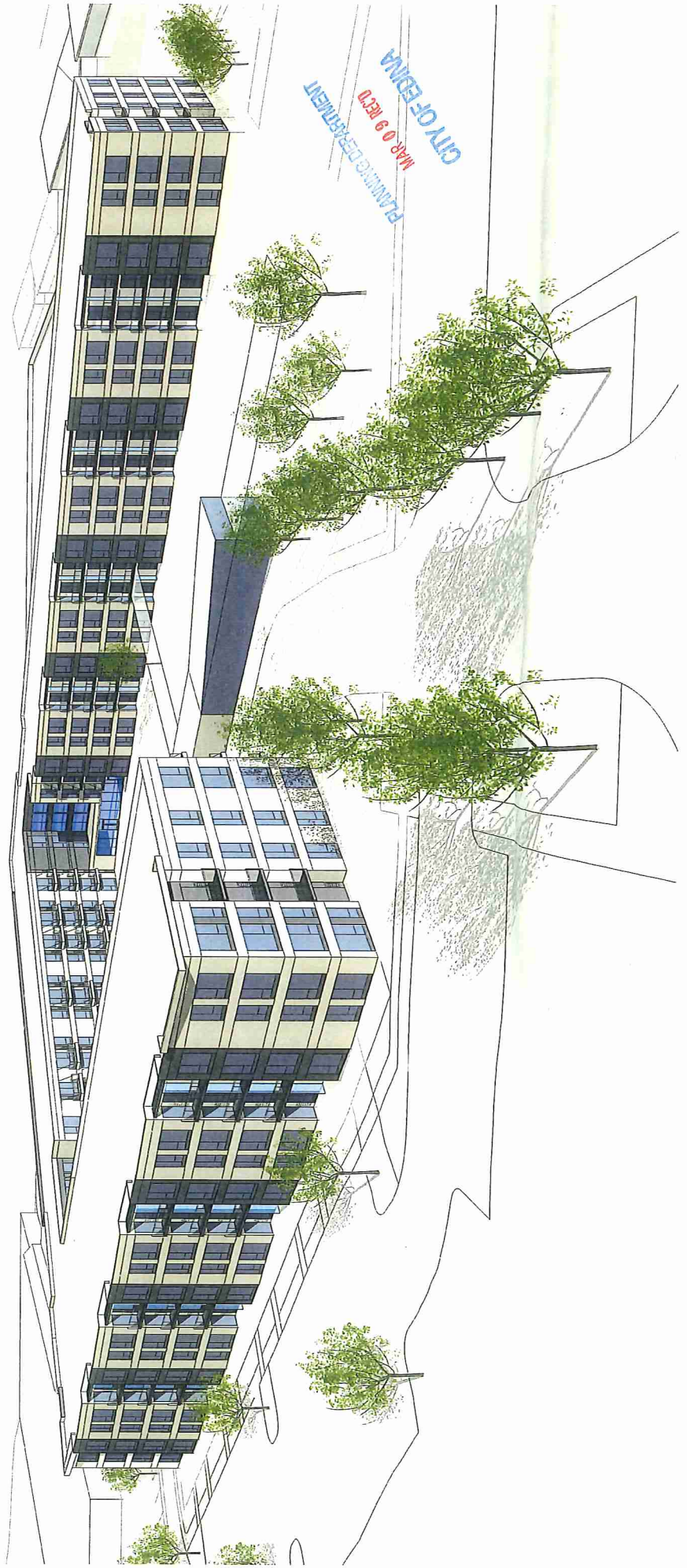
PROJECT INFORMATION

Site Area	6.83 Acres
Building Area	
Residential	
Level 1	63,989 GSF
Level 2	58,400 GSF
Level 3	58,400 GSF
Level 4	58,400 GSF
TOTAL (Residential)	239,189 GSF
Parking	
P1	104,047 GSF
Parking Provided	
Surface	120 Stalls
Structured	250 Stalls
TOTAL	370 Stalls

Lincoln Drive Residences
Edina, Minnesota

Concept Site Plan
03.15.2016

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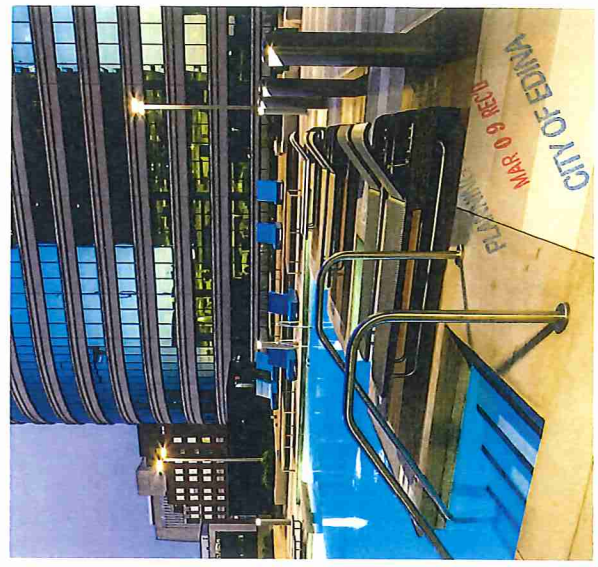
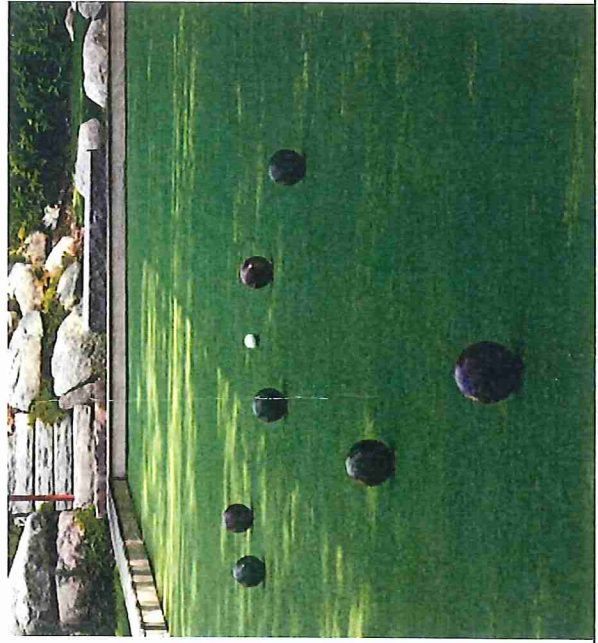
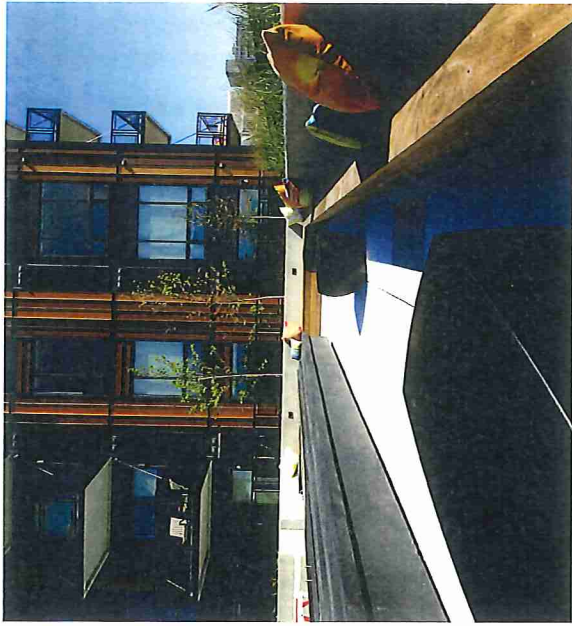
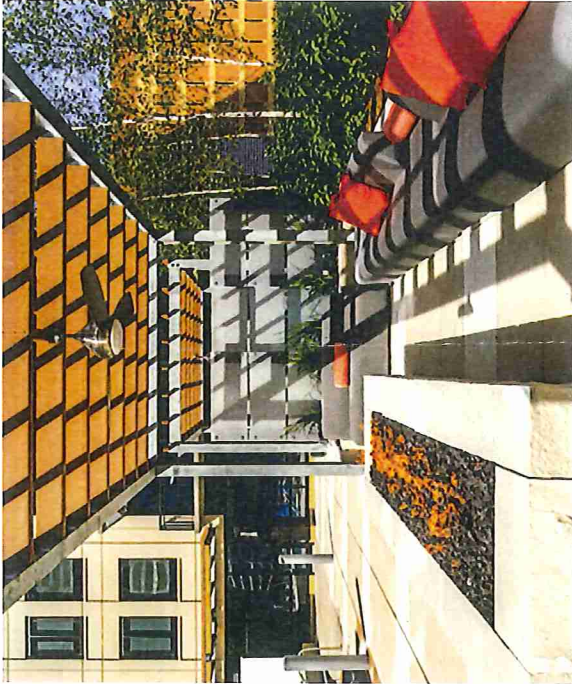




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