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Date: September 14, 2016

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 5109-5125 West 49th Street

The Planning Commission is asked to consider a sketch plan request to redevelop three lots at 5109-5125 West 49th Street. (See property location on pages A1.) Opinions or comments provided to the applicant shall be considered advisory only, and shall not constitute a binding decision on the request.

The applicant is proposing to tear down the existing two apartments and single family home on the site and build two new 3-4 story condominiums with a total of 27 units. The applicant is proposing six units or 22% of the units for affordable housing. (See applicant narrative and plans on pages A2–A22.) The property is 1.43 acres in size. The density proposed in the project would be 19 units per acre.

This site was rezoned to PUD in 2013; however, the approved project for the site was never built. The site was approved for a 16 unit townhome development that had a density of 11 units per acre. To accommodate that request a Comprehensive Plan Amendment was granted to re-guide the site from LDAR, Low Density Attached Residential (1-4 units per acre), to MDR, Medium Density Residential, which allows up to 12 units per acre. (See approved plans on pages A23-A25.)

This new request would require another Comprehensive Plan Amendment to re-guide the site to HD, High Density Residential. A High Density Residential designation would allow the site to be developed with over 12 units per acre. A Zoning Ordinance Amendment to the existing PUD would also be required.

The table on the following page is a compliance table demonstrating how the proposed new building would comply with the existing PUD Standards on the lot. Please note that several variances would be required under the existing zoning standards.



Compliance Table

	City Standard (PUD-5)	Proposed
Front – 49 th Street	35 feet – structure	22 feet*
Front – Vernon	18 feet – stair/deck/patio	
Side - East	7 feet	15 feet
Side - West	15 & 42 feet	19 feet & 19 feet*
	15 feet	25 feet
Building Height	2-1/2 stories or 35.5 feet	3-4 stories & 52 feet*
Building Coverage	26%	31%*
Density	11 units per acre (16 units)	19 units per acre** (27 units)
Setback from R-1 District	120 feet	19 feet (east)* 132 feet (north)

**Variances required under the current zoning*

*** Comprehensive Plan Amendment Required*

Highlights:

- The project offers more green space than the previously approved plan, despite the increase in building square footage.
- The proposal for 6 affordable units. The previous plan contained no affordable housing.
- Underground parking.
- Pedestrian Connections and the "Green Promenade."



Staff Concerns:

- The site is adjacent to single-family residential homes to the north and east, that are guided LD, Low Density Residential. The proposed HD, High Density Residential designation is not consistent. We usually see a Medium Density designation adjacent to single-family homes.
- Building Height. The building is 16.5 feet taller than the approved project for the site.
- Traffic. A traffic study would need to be completed to determine impacts on adjacent roadways. Concern has been expressed with the previous request from residents in regard to congestion that would be created at the intersection of Brookside and Interlachen Boulevard.

City of Edina



PID: 2811721310040

5115 49th St W
Edina, MN 55436





August 31, 2016

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

[sent via email to cteague@edinamn.gov](mailto:cteague@edinamn.gov)

Re: Sketch Plan Review of proposal to amend the current PUD zoning for three contiguous properties owned by Gerald O'Brien (5109 and 5117 49th Street West) and Robert Kimmel (5125 49th Street West) together with a small tract (25' wide) currently owned by the City of Edina adjacent to 5125 49th St. West. Total land area is approximately 62,387 SF or 1.43 acres.

Cary,

We request the Planning Commission's consideration of the Brookside Condominium Sketch Plan submittal describing proposed redevelopment of three properties currently zoned as a Planned Unit Development (PUD) for 16 three-story town homes. The current zoning was established about three years ago, but the town home project envisioned has proven not to be viable. The existing ten residential units on the site are comprised of a derelict home (ca. 1922) and nine apartment units built in 1958 which are still in use.

Our proposed design for the redevelopment recognizes key features of the site and addresses the Edina market demand for new high-quality housing at this location:

The site--

- Has a long unbroken frontage on Vernon Avenue while street access is from 49th St. West.
- Highway 100 is about 350' east of this site, with the Vernon Avenue exit ramp adjacent to the site on its south boundary.
- The Soo Line Railroad owns right-of-way and maintains an active track adjacent along the west side of this site.
- This area faces the Grandview district to the south and is the zone of transition from high traffic and commercial land use to the south single family land use to the north.

- The site has a significant slope down from Vernon Avenue to 49th St. West.
- Approximately fifty single family homes comprise the neighborhood located north of the site which lies between 49th St. West and Minnehaha Creek. The oldest homes in this area date from the 1930's but most of the homes were built around 1951, and a few are newer.
- The site includes a 25' strip of land vacated by the city which lies between 5125 49th Street West and the Soo Line right-of-way.

The market for new homes at this location—

- Is primarily driven by empty nesters selling larger homes in the Edina area, who want to remain in the community.
 - They prefer to down-size and enjoy community maintenance done by professional management.
 - They prefer floor plans with all basic functions on one level.
 - They expect a heated, secure garage facility.
 - They are active seniors who prefer not to be in a designated 'over 55' community.
- There is a secondary market of younger couples and individuals who like the same fundamental amenities as empty nesters.

The proposed redevelopment as 27-unit condominium homes has a similar FAR to the current townhouse plan, but in its form and residential demographics would be very different from the existing PUD:

- The current PUD has 43,567 SF of heated living space. The new plan will have about 44,000 SF of heated living space. The current PUD has an average size home of 2,723 SF and the new plan will average about 1,630 SF per home.
- The current PUD has a high degree of site coverage and almost no useable open green space. Two exhibits to this memorandum illustrate the contrast in useable open space between the current PUD and the new plan. In the new plan site coverage is only 31.6% of the land area (about 19,686 SF), with landscape representing the balance of the site, which is almost one acre. The new site development concept is an elegant pair of buildings approximately 96' apart with a large landscaped courtyard between the two buildings.

- The new plan includes a path from 49th Street to Vernon Avenue which will provide a pleasant walk through the center of the site for access to the Grandview commercial district south of this location and integrate the condominium community with the neighborhood. The current PUD has a walking path by the railroad that seems to end at a traffic barrier on Vernon Avenue.
- The traffic generated by 27 condominium homes will be no greater than the traffic from 16 townhomes occupied by active families.
- The current PUD has no affordable housing. With reference to the City's November 2015 guidelines for inclusionary housing, the new plan will provide six units (22.2%) in the 'affordable' class listed as two-bedroom homes with a 2015 price of about \$300,000.

Other key features of the proposed new development include:

- Two buildings which are very similar, one with 13 units and one with 14 units. Both buildings have the same garage footprint of about 8,600 SF as shown on the Site Plan.
- The parking garage will provide two parking spaces for each conventional unit and one parking space for each of the affordable homes, together with storage space for the homeowners.
- The architectural style of the buildings is intended to reflect classic Nordic features such as sloped roofs, covered decks and a heated garage.
- The basic form of the buildings is three housing levels above the parking garage with a partial fourth level providing a loft area for homes on level three.
- Along 49th Street West the site plan provides for 11 guest parking spaces, which includes two full size truck parking areas for service.
- With limited site coverage, it will be possible to preserve in the new development many large trees currently on site. The railroad tracks to the west of this site would continue to be buffered by a heavily wooded area.

In order to accomplish the goal of having at least 20% of the new homes moderately priced (less than half the price of conventional homes), the project will require modest financial assistance from the city, which has been discussed with Mr. Teague and Mr. Neuendorf. We have consulted with local realtors who advise us that the affordable units should not materially detract from marketing

the conventional units. We currently estimate the net project cost of including six affordable homes (22% of the total) to be about \$550,000. We also request that the developer and city engage in a discussion regarding the potential of making the walkway through the site a public amenity and finding a mutually beneficial arrangement to support that function.

The proposed revision to the existing PUD, we believe, incorporates the site better into the neighborhood and ties the neighborhood better into the fabric of the community. The condominium homes will bring more seniors into the neighborhood. The affordable homes within the new project will maintain demographic diversity within the condominium community. The project's 'promenade' from 49th Street up to Vernon Avenue will connect the project to the neighbors and connect this neighborhood with the Grandview commercial district.

We look forward to discussion of our redevelopment plan with the Planning Commission. If the commissioners are favorably disposed to the new project, this site will need to be reclassified in the city's Comprehensive Plan from mid-density housing to high-density housing in order to facilitate the 27-units of new housing. Best regards,



N. Edward Briesemeister, CRE

neb@greatoaks.us.com

404 789 4447



Great Oaks

CC: Brad Schafer
Robert Kimmel
Gerald O'Brien
Maureen Michalski
Amanda Janzen
Tom Threlkeld
Tom Dillon

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

Re: Sketch Plan Review of proposal to amend the current PUD zoning for properties owned by Gerald O'Brien (5109 and 5117 49th Street West) and Robert Kimmel (5125 49th Street West) together with a small tract currently owned by the City of Edina adjacent to 5125 49th St. West. Total land area is approximately 62,387 SF.

Cary,

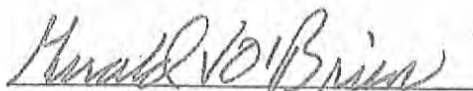
I acknowledge and consent to this Sketch Plan application.



Robert Kimmel
rkimmel@k2ins.com
415 225 7475

August 29 - 2016

Date



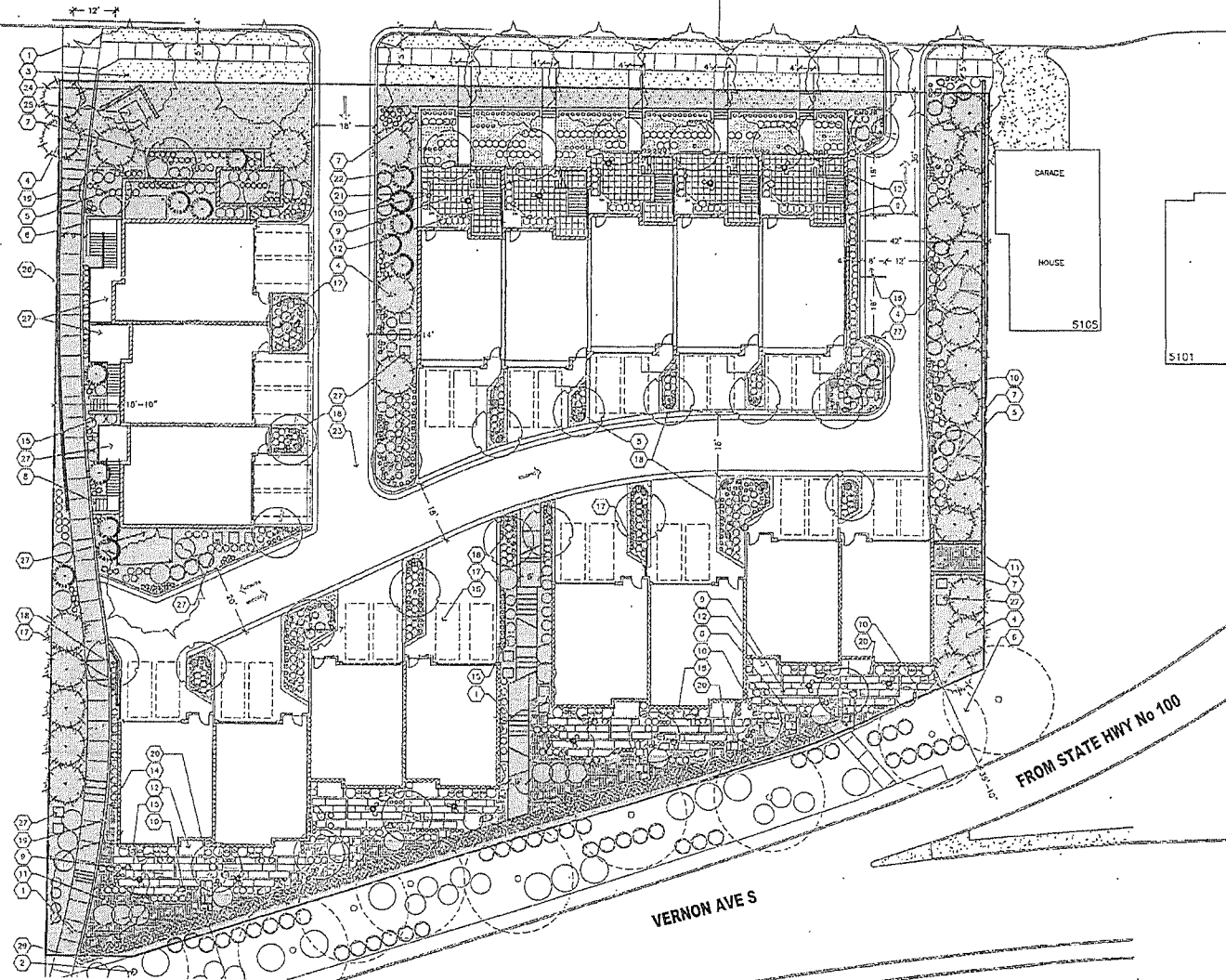
Gerald O'Brien
2625 Valley Road
Maple Plain, MN 55359
612 889 1153

Aug 31 / 2016

Date

MINNEAPOLIS NORTHFIELD AND SOUTHERN RAILROAD

49TH STREET W



FROM STATE HWY No 100

VERNON AVE S

16-unit townhome site plan PUD approved 2013

03

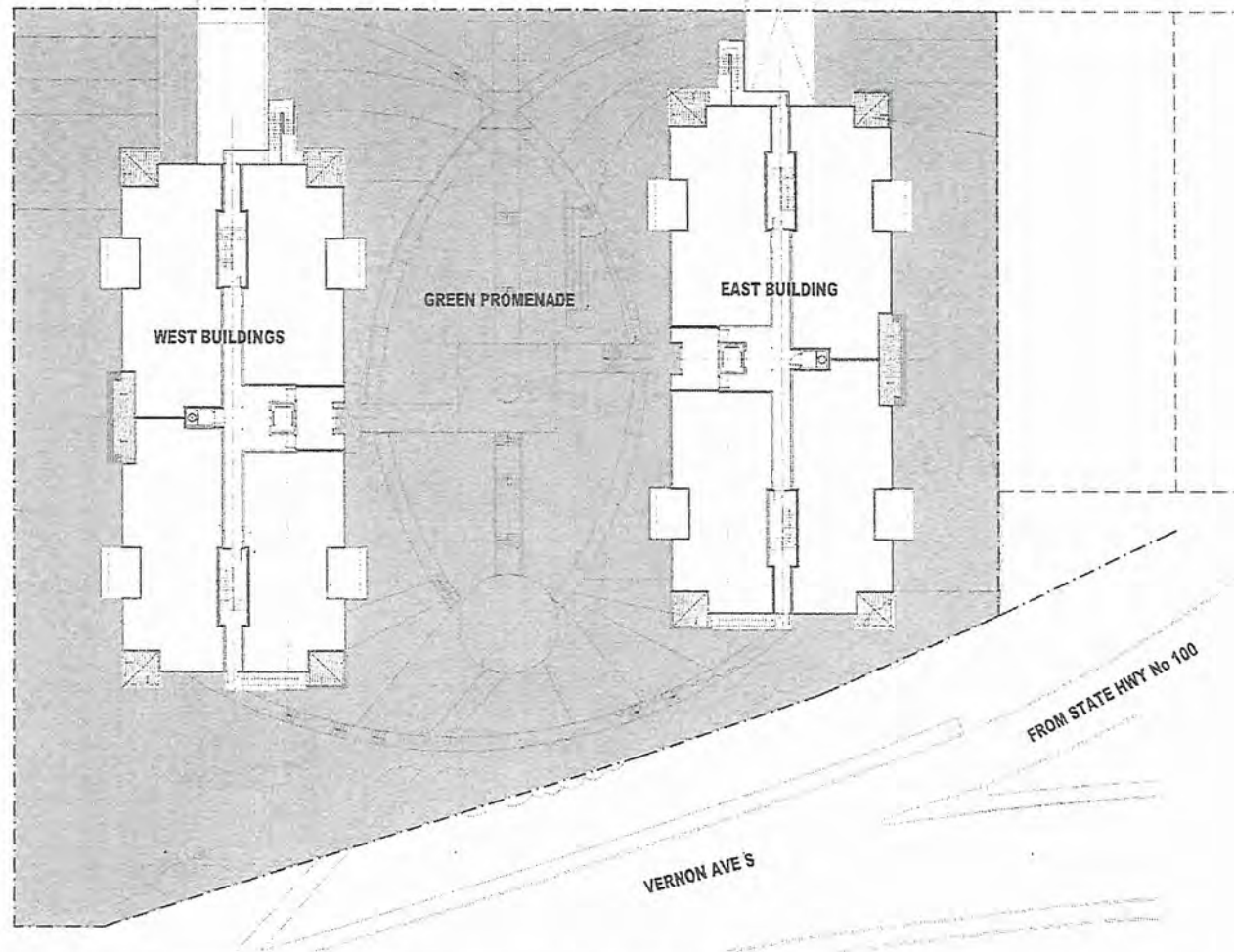
A7

MINNEAPOLIS NORTHFIELD AND SOUTHERN RAILROAD

49TH STREET W



1' = 1/32"



AS

BROOKSIDE CONDOMINIUM

EDINA, MINNESOTA

DIAP

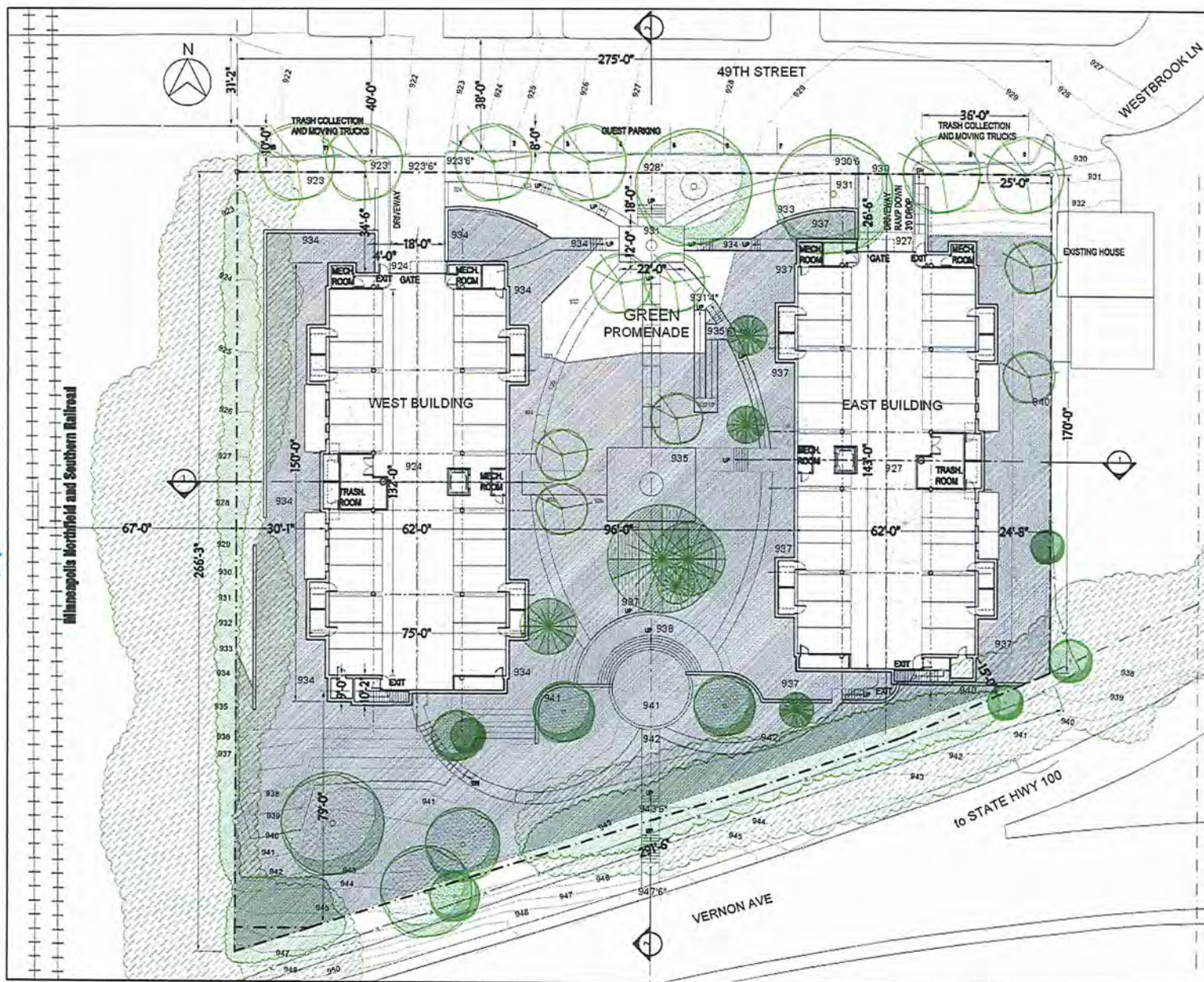
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A-9

A-10



BROOKSIDE CONDOMINIUM, Edina, MN



TREES LEYEND

EXISTING
WOODED AREAEXISTING
DECIDUOUS TREEEXISTING
CONIFEROUS TREE

TREES TO BE REMOVED



PROPOSED TREES

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BROOKSIDE CONDOMINIUM

LOCATION

5100/5117/5125 49th Street West
Edina, MN

PROJECT PHASE

JOB NO.

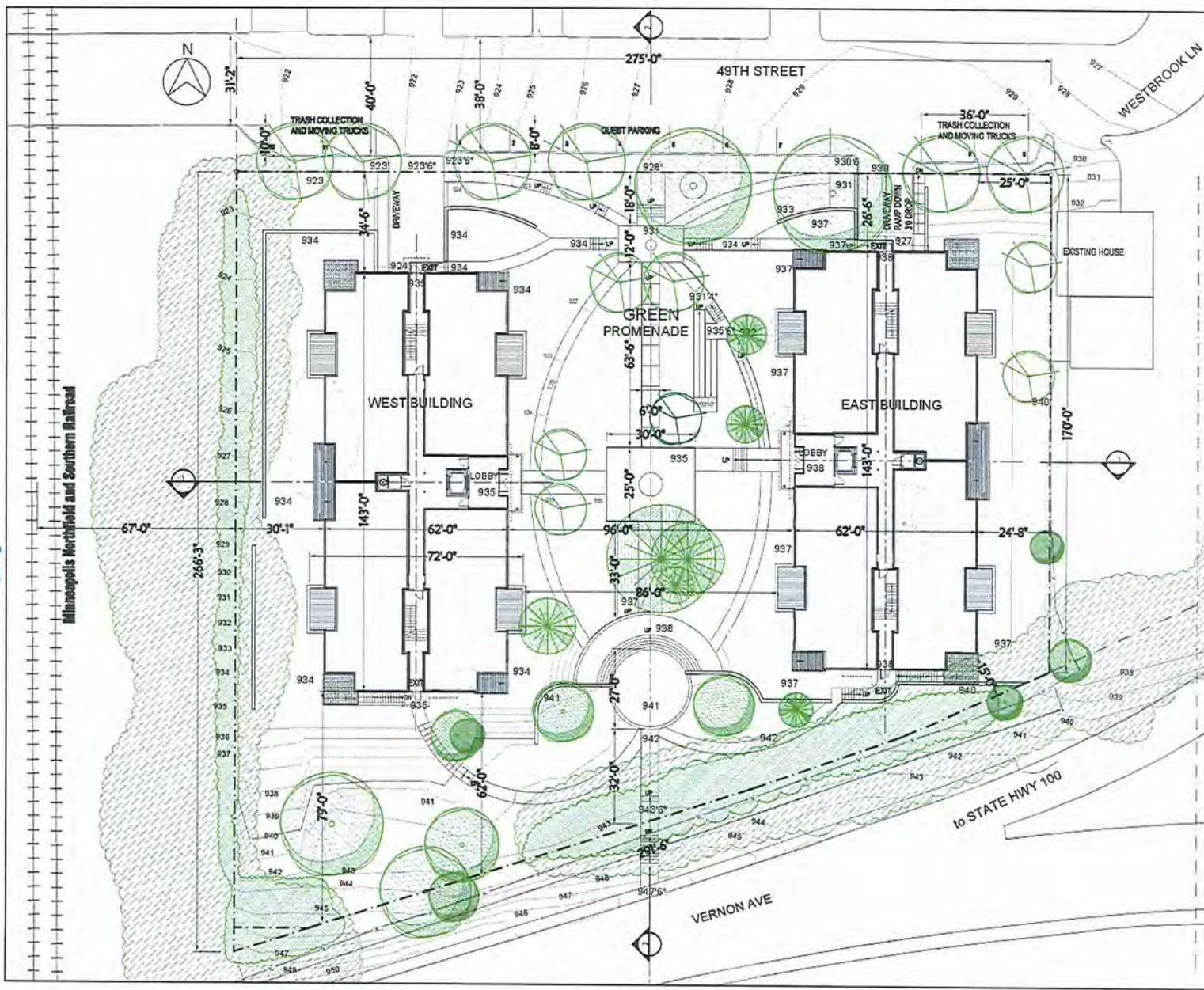
SITE PLAN GARAGE LEVEL

SCALE 1/32"=1'-0" DATE AUGUST 24, 2016

REVISIONS

A.1.1

A.1.2



- TREES LEGEND**
- EXISTING WOODED AREA
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - TREES TO BE REMOVED
 - PROPOSED TREES

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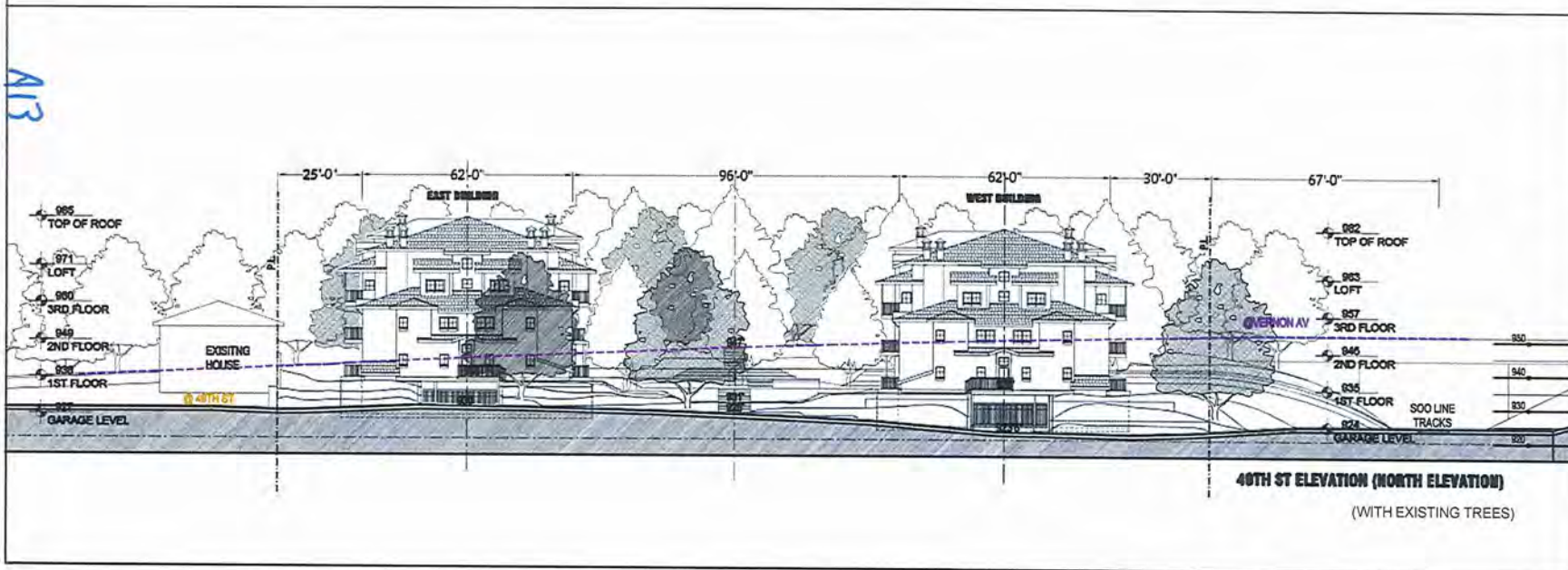
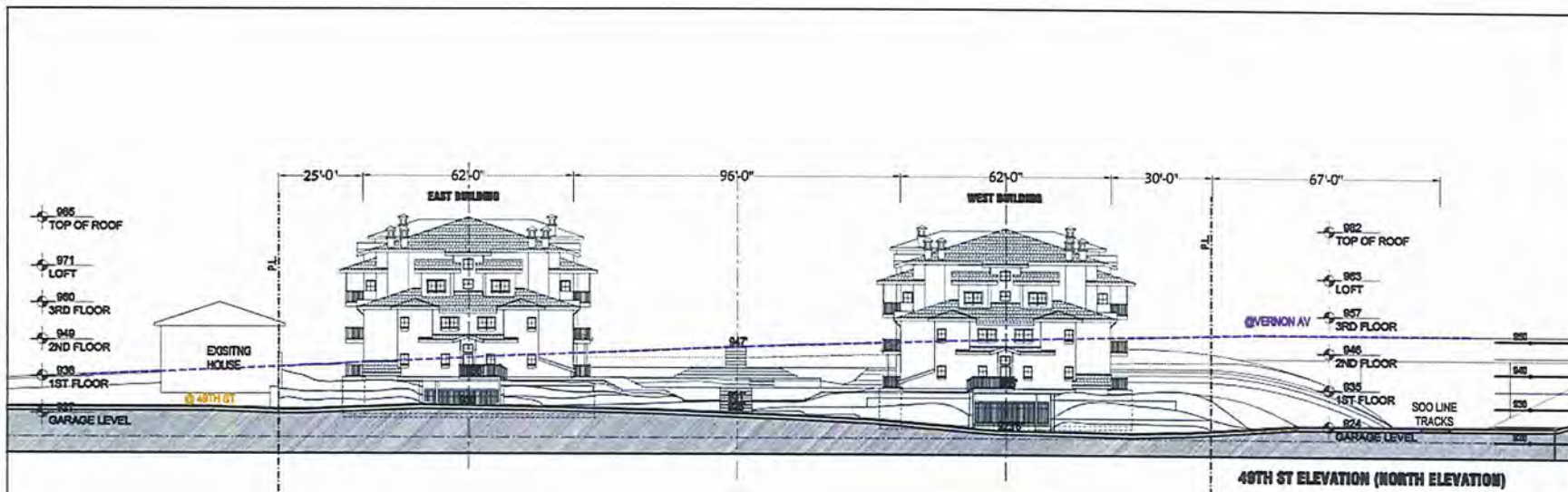
PROJECT PHASE JOB NO.

SITE PLAN 1ST FLOOR LEVEL

SCALE DATE
 1/32"=1'-0" AUGUST 24, 2016

REVISIONS

A.1.2



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BROOKSIDE CONDOMINIUM

LOCATION
5109/5117/5125 49th Street West
Edina, MN
PROJECT PHASE JOB NO.

SECTIONS & ELEVATIONS 49TH STREET ELEVATION

SCALE 1/32"=1'-0" DATE AUGUST 24, 2016

REVISIONS

A.2.1

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BROOKSIDE CONDOMINIUM

LOCATION

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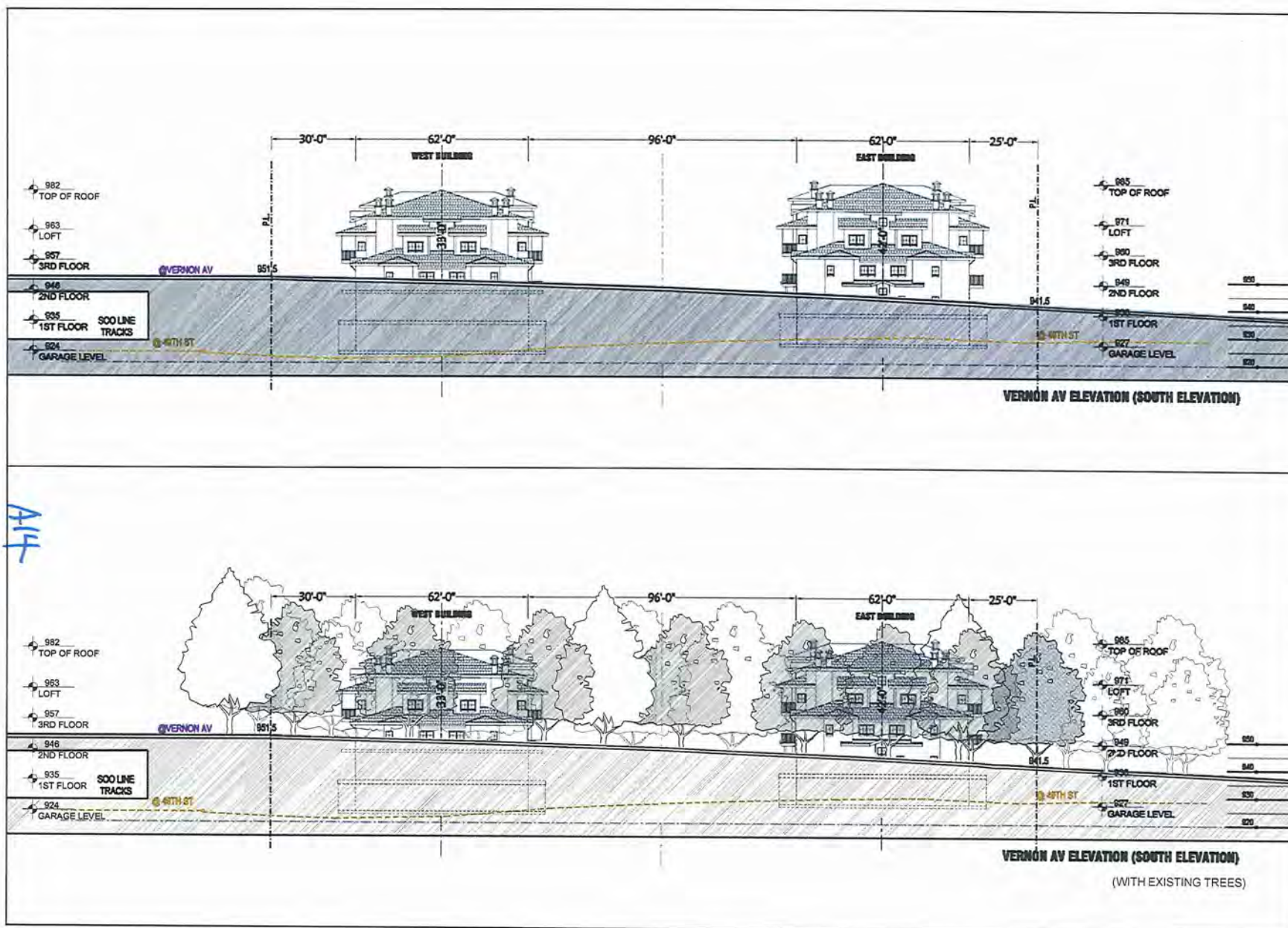
PROJECT PHASE _____ JOB NO. _____

SECTIONS & ELEVATIONS VERNON AVE ELEVATION

SCALE 1/32"=1'-0" DATE AUGUST 24, 2016

REVISIONS

A.2.2



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LOCATION
5109/5117/5125 49th Street West
Edina, MN

PROJECT PHASE JOB NO.

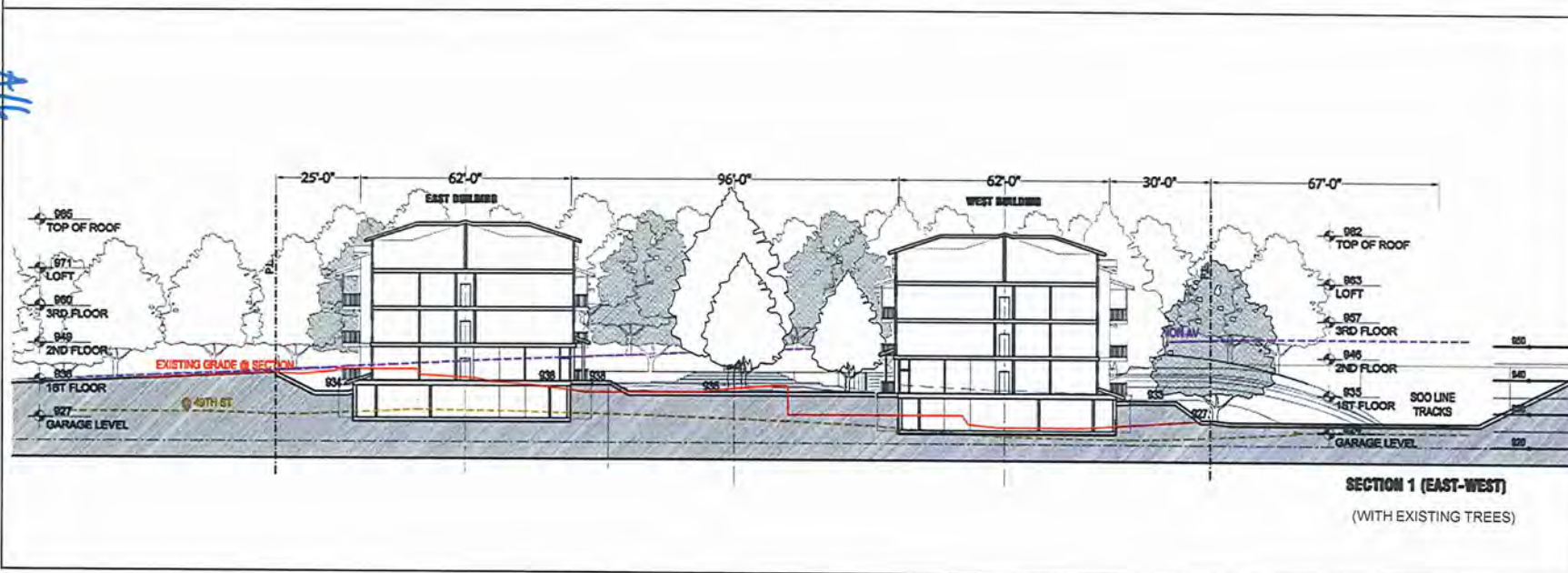
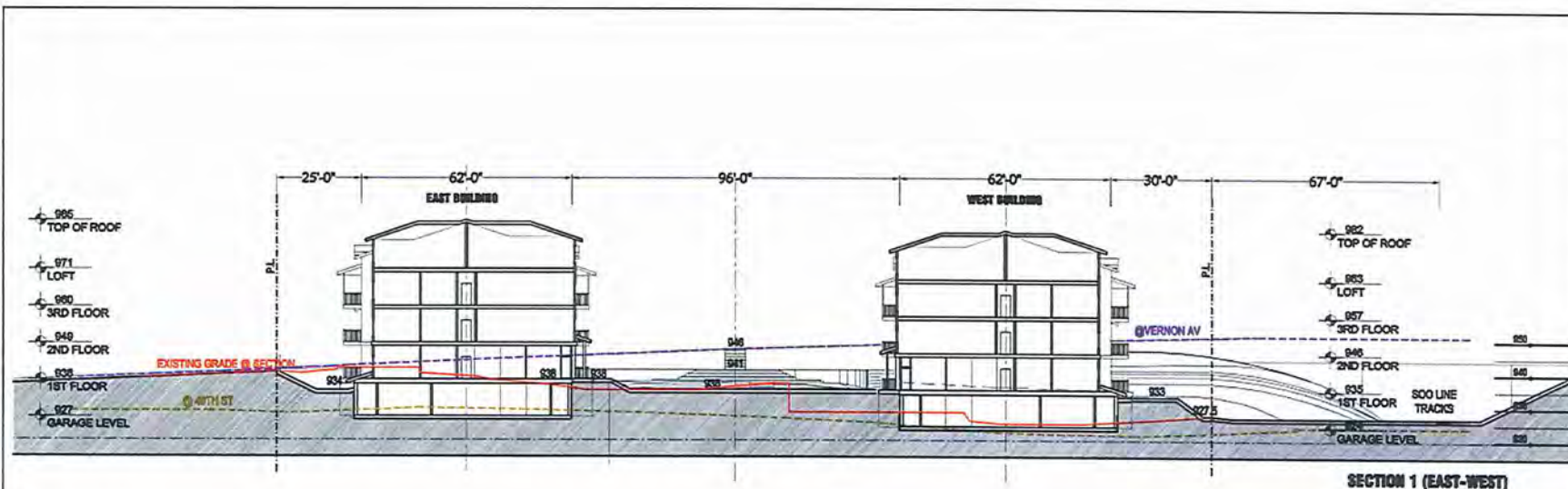
SECTIONS & ELEVATIONS SECTION 2 (GREEN PROMENADE)

SCALE 1/32"=1'-0" DATE AUGUST 24, 2016

REVISIONS

A.2.4





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LOCATION:
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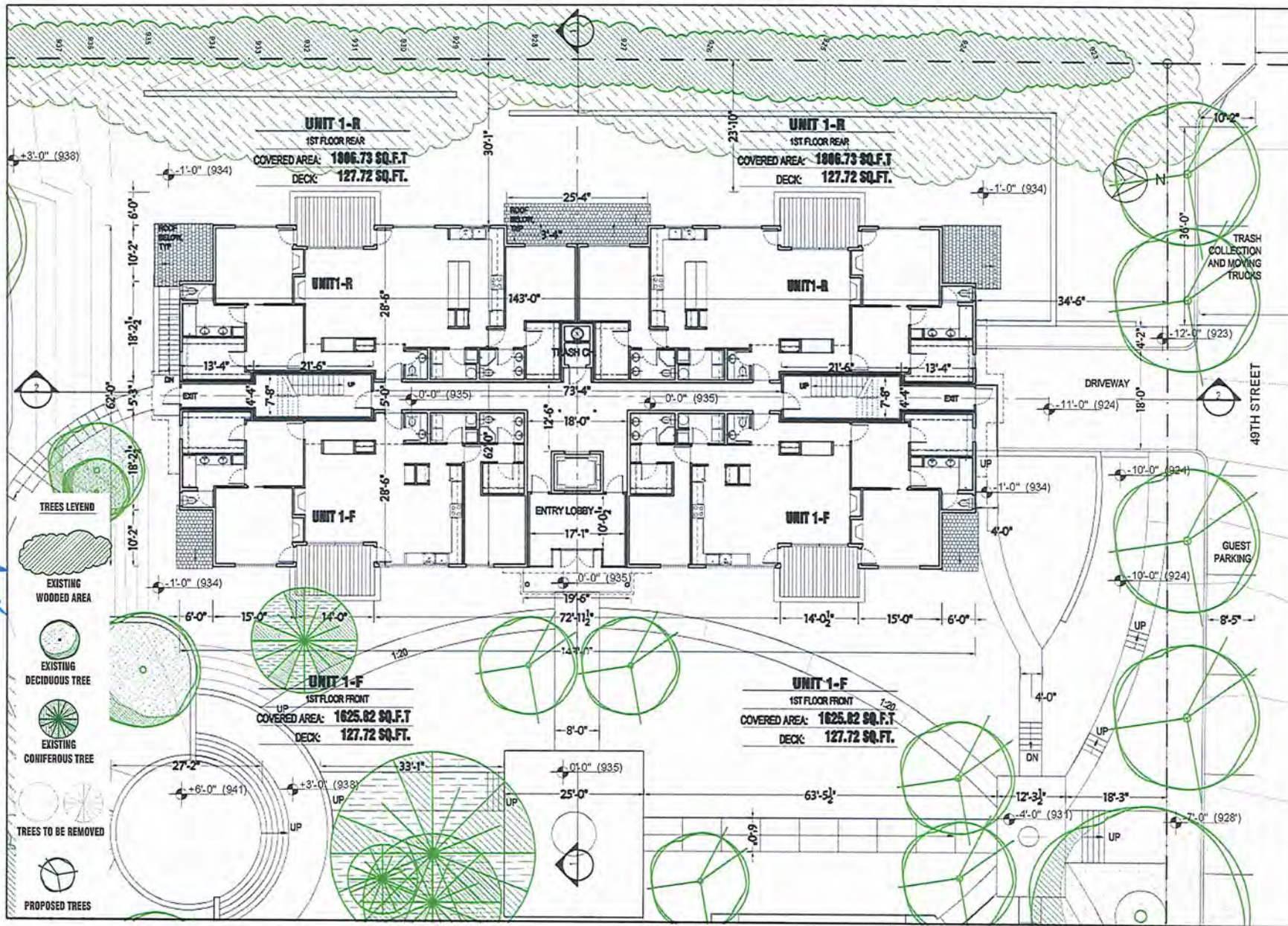
PROJECT PHASE: JOB NO.:

SECTIONS & ELEVATIONS SECTION 1 (E-W)

SCALE: 1/32"=1'-0" DATE: AUGUST 24, 2016

REVISIONS:

A.2.6



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LOCATION
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Edina, MN

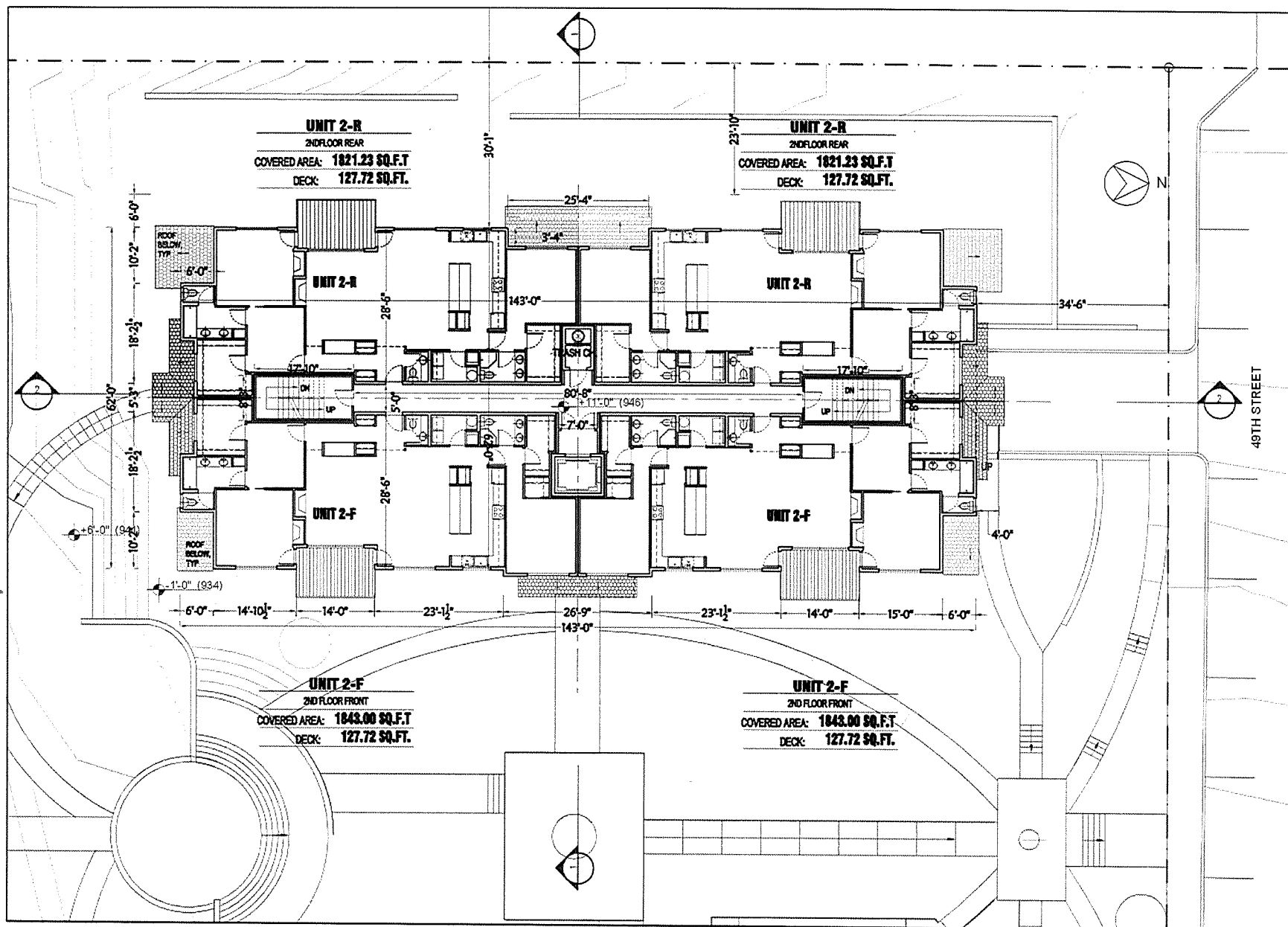
PROJECT PHASE JOB NO.

BUILDING PLAN 1ST LEVEL WEST BUILDING

SCALE DATE
1/16"=1'-0" AUGUST 24, 2016

REVISIONS

A.3.2.1



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LOCATION
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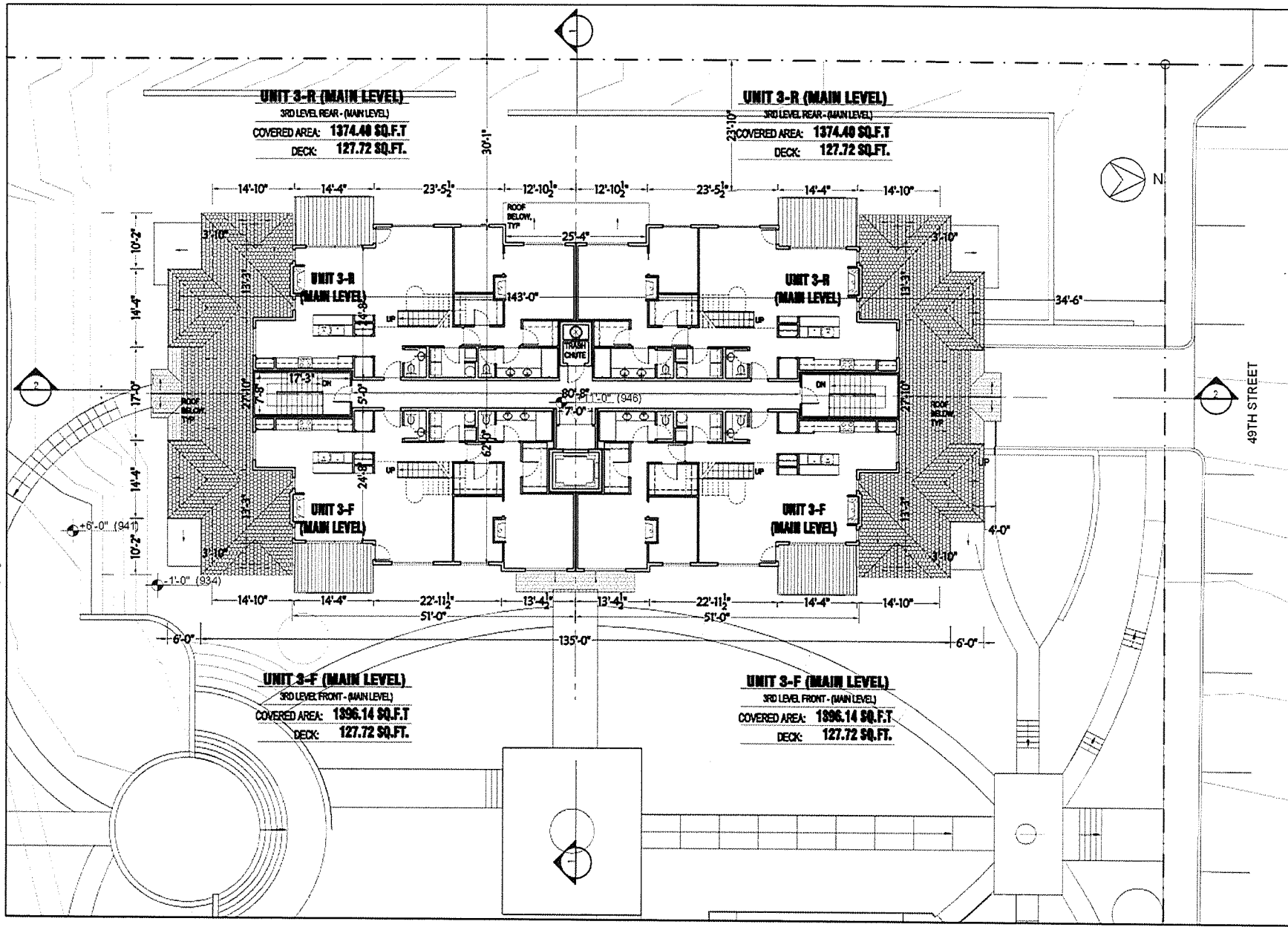
PROJECT PHASE _____ JOB NO _____

**BUILDING PLAN
2ND LEVEL
WEST BUILDING**

SCALE 1/16"=1'-0" DATE AUGUST 24, 2016

REVISIONS

A.3.3



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LOCATION
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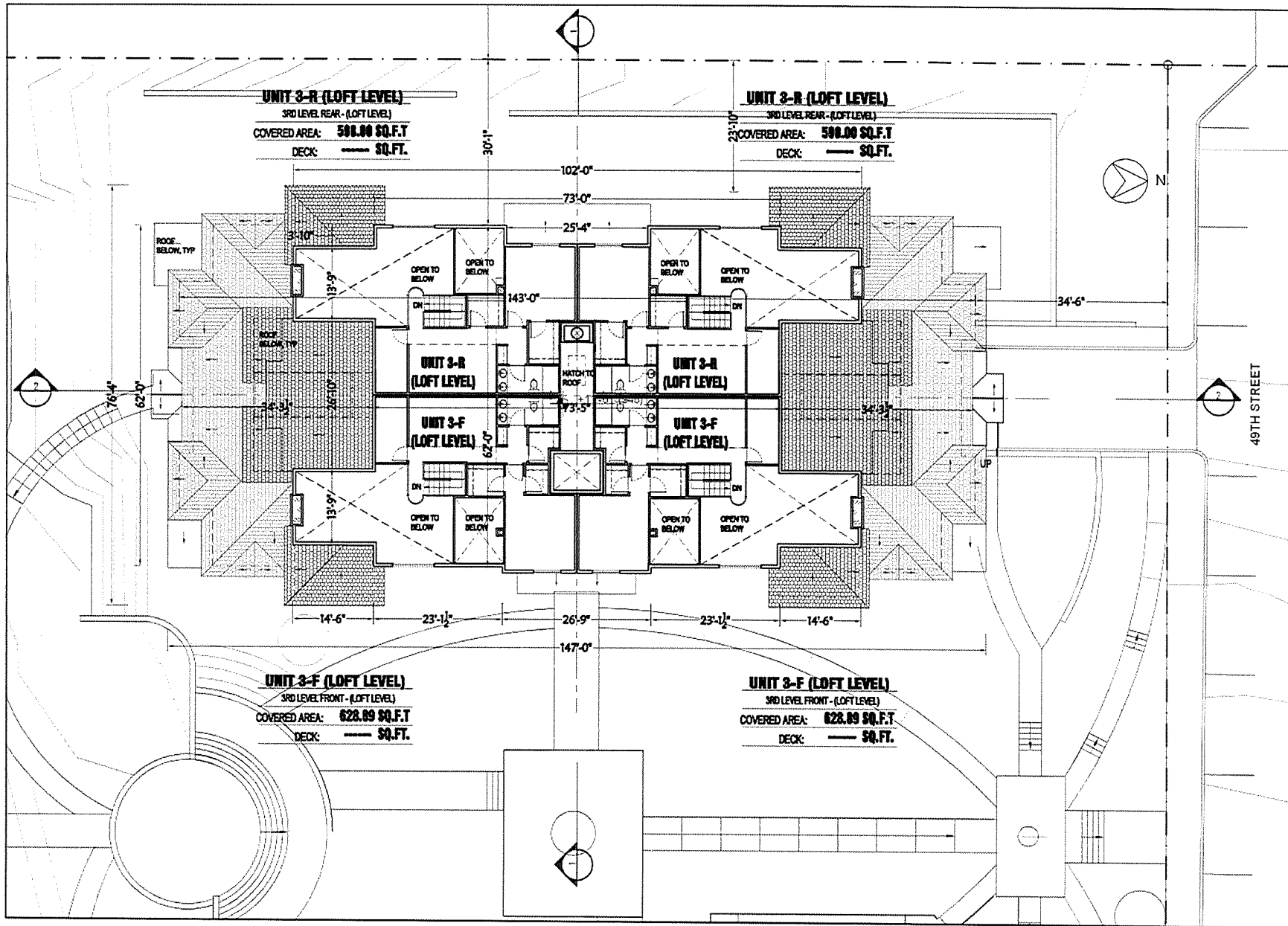
PROJECT PHASE JOB NO.

BUILDING PLAN 3RD LEVEL WEST BUILDING

SCALE DATE
1/16"=1'-0" AUGUST 24, 2016

REVISIONS

A.3.4



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**BROOKSIDE
 CONDOMINIUM**

LOCATION
 5109/5117/5125 49th Street West
 Edina, MN

PROJECT PHASE JOB NO.

**BUILDING PLAN
 LOFT LEVEL
 WEST BUILDING**

SCALE 1/16"=1'-0" DATE AUGUST 24, 2016

REVISIONS

A.3.5

VERNON AVE - LOOKING EAST



PLANNING DEPARTMENT

JUN 24 2013

CITY OF EDINA

#23

PLANNING DEPARTMENT
JUN 24 2013
CITY OF EDINA

وَقَالَ رَبِّ ارْزُقْنِي كَيْفَ أَخَذْتُ الرِّزْقَ فَأُولَئِكَ لِيُفَكِّرُوا

A24

ACKNOWLEDGMENTS

[illegible]

- [illegible]

BKV
GROUP

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Interior Design
Landscape Architecture
Engineering

Bozeman
Kraus
Vogel
Group
Inc.

312 North Second Street
Minneapolis, MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

NOT FOR
CONSTRUCTION

Preliminary
Development Plan
Submittal

Vernon Avenue
Townhomes

[illegible]

SITE PLAN

L100

Q 2211 10/6/2016

RECEIVED
APR 15 1965

Cary Teague

From: Paul <paulesmith1@comcast.net>
Sent: Wednesday, September 14, 2016 8:12 PM
To: Cary Teague
Subject: West 49th st project

I reside at 5105 west 49th st. I'm in favor of Great Oaks plan.

Cary Teague

From: Jill Scullard <jill.rasmussen@yahoo.com>
Sent: Monday, September 12, 2016 2:50 PM
To: Cary Teague
Cc: neb@greatoaks.us.com
Subject: 49th Street West condo development

Hello,

As a resident of the neighborhood, I am writing to support the current proposed condo development on 49th Street West. At a meeting with many of the residents last week, the architects answered concerns I had regarding parking and the number of units proposed. My remaining concern based on the plan they proposed is that the area desperately needs a traffic light at the corner of Brookside and Interlachen - but, we need that regardless of these condos being built.

In regards to the City's apparent concerns over the density of the proposed buildings, these liked to be far less dense than the development that was approved previously. And, the buildings and landscaping discussed at the meeting would be a visual improvement over what's there now.

Thank you for your consideration.

Best Regards,

Jill Scullard
4891 Westbrook Lane

Cary Teague

From: Amber Mrnak <ambermrnak@me.com>
Sent: Friday, September 09, 2016 6:53 PM
To: Cary Teague
Subject: 49th St West project

Hi Cathy,

I'm writing you as an Edina resident and neighbor of the proposed 49th St condo project. We are in full support of improving our neighborhood, and I hope this project is permitted to move forward. I would insist with the additional \$200,000 of increased tax revenue that Edina will install traffic lights or a roundabout at Interlachen and Brookside. The intersection is dangerous and nearly impossible to maneuver during morning and afternoon rush hours.

Amber and Michael Mrnak

Sent from my iPhone

Cary Teague

From: Tony Wagner <anthony.c.wagner@gmail.com>
Sent: Thursday, September 08, 2016 8:11 PM
To: neb@greatoaks.us.com
Cc: Sherry Wagner; Cary Teague
Subject: Brookside Condo Project 49th Street West

N. Edward,

I was happy to see the project you proposed on 49th street. I think that density built on the scale you are talking about with the stepped back design would be a great addition to the neighborhood. I live directly across the street from the project at 5120. My only concern about the project is if it really needs affordable housing. While I think that is a great and lofty goal Edina has I don't believe it will ever gain much traction outside of the southdale mall area. Other than that small issue I wish you the best of luck and hope the planning commission approves your project to start construction as soon as possible.

Thank you
Tony

CC: Cary Teague

--

Anthony Wagner
5120 49th Street West
612-208-8446
Anthony.C.Wagner@gmail.com