



**DATE:** May 2, 2018

**TO:** Sienna on the Park Owner and Development Team

**CC:** Cary Teague – Community Development Director

**FROM:** Tara Brown – Sustainability Division

**RE: Sienna on the Park – Site Plan Review**

This development is taking steps to be sustainable that most developments take. If funds are being allocated to a development and to be re-zoned to PUD, the development should meet higher sustainability standards that support healthy living for the residents and environment. Current community goal is to reduce greenhouse gas emissions 30% by 2025 and 80% by 2050. “Buildings in the US are responsible for 39% of CO2 emissions, 40% of energy consumption, 13% of water consumption and 15% of GDP per year.” It is critical that city funding be invested in developments that will assist the community in reaching its sustainability goal. We are in initial research phase of a Green Building Policy for developments that utilize City funding. Below are gaps identified in current development and higher sustainability standards that would meet the community’s sustainability goal.

- **Sustainable building operations** – While a building can be built to LEED standards, there is no guarantee it will operate at a more efficient manner unless managed and monitored. To ensure the building can operate to the sustainability design standards, the building should be built to and operated through meeting the B3 2030 Energy Standard. There will need to be three years of building energy data inputted into Energy Star Performance Portfolio to receive the SB2030 Building Label.
- **Renewable energy** – These buildings carry a significant footprint as well as the green space expansion which makes it ripe for some form of renewable energy. Whether it’s making the EPDM roof solar ready, utilizing the green space for geo-thermal, or thermal storage within the stormwater retention, there should be some kind of renewable energy use on site to lower the carbon footprint and reduce operating energy costs.
- **Electric Vehicle (EV) Charging Infrastructure** - Only 2 EV chargers are identified for 858 stalls which is 0.2% of the parking spaces. Current EV penetration in the Edina market is 3% with anticipated penetration to grow to 10% in the coming decade. Installing a minimum of 10 EV chargers will get the location to a third of current adoption rates. One of the top barriers to EV adoption is having the capacity to charge the car at a renter’s home. EV charging capacity not only meets the sustainability needs, but is becoming a differentiator and selling point for rental properties. These 10 spaces with chargers should have at least two on surface parking and the other eight spread among

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the residential parking garages. Another 5% of parking should be EV capable as future tenants request access.

- **Energy Star appliances in Businesses** – Energy Star appliances are not only needed for apartments, but for businesses on site. For example, a commercial kitchen uses three times the amount of energy per square foot than most other types of commercial buildings. Through the Xcel and Centerpoint Energy Design Assistance process and through negotiations with business tenants, it will be critical to identify the appliances that should be Energy Star rated and save the business 10% - 30% in energy expenses overtime.
- **Green roofs** – Green roofs can present stormwater retention opportunities. It is unclear whether the green roofs listed would be an additional courtyard service or whether they are truly built to retain stormwater. More information is needed to identify the sustainability impact of this enhancement.
- **Support for nature-connected living** - The name of the development and the developers branding statement speak to the importance of the Fred Richards Park. Fred Richards Park user fees will need to be negotiated to support native restoration and the ongoing maintenance to make the golf course into the 'nature-connected living' the developer's clients want.



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