

From: [Lisa Schaefer](#)
To: [Deb Mangan](#)
Subject: More correspondence
Date: Tuesday, October 17, 2017 12:23:24 PM
Attachments: [Speak UP Edina.msg](#)
[Feedback on Estelle Tower.msg](#)
[The Estelle Project.msg](#)

From: Schreibers [patriciasteven@comcast.net]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Speak UP Edina
Sent: Tuesday, October 17, 2017 11:12:39

I hope you have had a chance to view the comments on this on-line city generated opportunity on building heights in the Southdale Area. So many valid points! Please take a moment to read them if you have not been following.

Thank you,
Tricia Schreiber
6713 Cornelia Dr.

From: Scott Hanrahan [SHanrahan@acosta.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Feedback on Estelle Tower
Sent: Tuesday, October 17, 2017 09:49:04
Attachment 1: image001.png

I am strongly opposed to the height of the proposed Estelle Tower on France Ave. Being a resident of the neighborhood I feel the project is much too tall for the surrounding neighborhood. I, along with many of my neighbors will be watching the results of the vote and it will greatly influence my thoughts on future city council elections.

Scott Hanrahan

4900 Aspasia Lane.

Scott Hanrahan

(763) 383-2386 |Cell (612) 600-6363

12700 Industrial Park Blvd #60, Plymouth, MN 55441

<mailto:SHanrahan@acosta.com> SHanrahan@acosta.com

Please consider the environment before printing this email.

ACOSTA

SALES & MARKETING

FOODSERVICE

From: Heidi Munson [hmuns17@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]; Mary Brindle [mbrindle@EdinaMN.gov]; Mike Fischer [MFischer@EdinaMN.gov]; Kevin Staunton [KStaunton@EdinaMN.gov]; Robert Stewart [RStewart@EdinaMN.gov]
CC: mmuns18 [mmuns18@gmail.com]
Subject: The Estelle Project
Sent: Tuesday, October 17, 2017 09:08:08

Dear Council Members,

My husband Mike and I live with our son in the Cornelia neighborhood. I am writing to share our views on The Estelle project and the proposal to amend the Comp Plan to allow buildings of this height. We do not believe the comp plan should be amended so drastically and certainly not ahead of the impending 2018 comp plan. Reviewing and adjusting the comp plan on a one off basis negates the intent of a comprehensive plan!

While beautiful, the scale of the Estelle is wrong for the selected location. It would absolutely dwarf any other structure along the France Ave corridor. It is simply TOO tall, intrusive, out of proportion to the surrounding area, and disrespectful to the guidelines established in the current comp plan.

Buildings of such extensive height do not belong on the west side of France Ave, adjacent to a residential neighborhood. In my opinion, taller structures are appropriate for the corridor between France Ave and York, but even then 26 stores at 15' per floor is too much.

Please vote no to amending the comprehensive plan at this time. Ensure that we uphold existing plans and that careful thought goes into the next generation comprehensive plan.

Thank you,
Heidi & Mike Munson
6917 Hillcrest Lane
Lake Cornelia Neighborhood

From: [Cary Teague](#)
To: [Deb Manger](#)
Subject: FW: Estelle Edina
Date: Tuesday, October 17, 2017 11:45:48 AM
Attachments: [image001.png](#)



Cary Teague, AICP, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-292-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | EdinaMN.gov/Planning

From: David Camarotto [<mailto:dcamarotto@gmail.com>]
Sent: Tuesday, October 17, 2017 11:38 AM
To: Cary Teague
Subject: Estelle Edina

Mr. Teague -

Our family resides in the Lake Edina neighborhood and we are writing in support of the proposed Estelle Edina residential development. Edina has strong roots, and is in a unique historical position with an opportunity to redevelop and revitalize areas in its core that will provide benefits to its residents and to its businesses. From a tax revenue standpoint, the benefits of the project are obvious. The architecture and walkability/accessibility of the plan make it attractive to potential residents of all ages, and affordable housing options provide opportunity for those looking to establish roots in the community.

Transition areas and buffers to existing neighborhoods are important, and open and honest communications regarding traffic, parking and potential disruption are key variables. The project developers appear to have done their homework and provided considerations for sustainability, property values, traffic, and even views and shadows. The reality is that these are projects that the City needs at a time when its population is aging and housing options are extremely limited. There is no question that developers and contractors in Minnesota have been reluctant to build owner-occupied condominium/multi-family residential projects in recent years, as is evident by the number of apartment and rental projects that have come on the market instead – including in Edina. But recent changes in the laws governing condominiums projects have made opportunities like Estelle Edina more likely state-wide, and Edina has a chance to be at the forefront of the next boom in this market. Condominiums will be built. Existing and potential Edina residents need more housing options, and a connection to the best that the City has to offer. Opportunities for grand projects like the one proposed here are not common.

Change doesn't come easy, but this is an excellent opportunity to be proactive and support a bold statement project worthy of Edina and its residents. Please support the Estelle Edina.

David and Marcy Camarotto
7412 Kellogg Ave

dcamarotto@gmail.com



From: [Karen Huffman](#)
To: [Edina Mail](#)
Subject: France Ave. High-Rise
Date: Tuesday, October 17, 2017 10:03:11 AM

Dear City Council Members and Mr. Mayor,

I am concerned about the effect on traffic from the proposed increased development density, including the Estelle skyscrapers, along France Ave.

I am excited by the redevelopment of the Southdale area (I live close by) but I think we must be very careful of unintended consequences of unplanned higher densities on France that leave people wondering "what were they thinking?" in a few years. Please do not allow a variance from current regulations.

Thank you for your attention,
Karen Huffman
4724 Dunberry Lane
Edina, MN 55435

Sent from my iPad

From: [Lisa Schaefer](#)
To: [Deb Manger](#)
Subject: More estelle correspondence
Date: Tuesday, October 17, 2017 8:49:25 AM
Attachments: [Removal of buffer zoning to accommodate Estelle is wrong.msg](#)
[7 Reasons Why High-Rises Kill Livability Smart Cities Dive.msg](#)
[Cornelia skyscraper and 50th France variances .msg](#)
[Estelle project.msg](#)
[Feedback on Estelle Tower.msg](#)
[Comprehensive Plan - Estelle project.msg](#)
[The Estelle Project.msg](#)
[EstelleComp Plan Amendment.msg](#)
[Height variance Vote 101717.msg](#)
[Fwd.msg](#)
[Comp plan for Estelle towers at 69th France.msg](#)
[Dear elected council-lake cornelia.msg](#)
[Opposed to Estelle project.msg](#)
[Estelle Project.msg](#)
[Traffic Concerns With France Ave. High Rises.msg](#)
[Regarding vote to variance for southdale neighborhood .msg](#)
[Estelle.msg](#)
[OPPOSED.msg](#)
[The Estelle.msg](#)

2) It's wrong to force views of high rises onto suburban homeowners!

3) This is wrong on so many levels!

4) Estelle, as a tall project, would be out of place by itself.

5) These buildings are 20 stories- way too tall to line either the west or east side of France!

6) As a city government that is not respecting our current, well thought out comprehensive plan zoning, you are making homeowners feel like this:

Now for some examples of development that would provide the proportionately correct type of buffer needed along France Avenue:

West side:

I sure hope you respect the current zoning and the reasons for which it was put into place! PLEASE preserve a proper scale for buildings and tell developers they need to place their buildings in appropriate places!

PLEASE stop putting current home owners through the constant headache of having to fight to preserve our neighborhoods! Tell developers we're sticking to our zoning and be done with it!

Also, in the most recent issue of "About Town", Edina's city manager said in his letter that a study of where Edinians get their information is a reminder to him of how Edinians communicate with each other. I propose that we should have a City manager who is from Edina, who knows and understands us, and needs no REMINDER of who we are!!!!

We ARE a suburb that has a smaller town feel and we want to preserve that! We do not want to BECOME anything else!!!

Our city government should work for and reflect who we are- if you want us to be something else, you should find and work for a different community that is what you prefer.

-Marie Sullivan























From: Marie Sullivan [mariesullivan87@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Removal of buffer zoning to accommodate Estelle is wrong
Sent: Tuesday, October 17, 2017 03:43:19
Attachment 1: image1.jpeg
Attachment 2: ATT00001.txt
Attachment 3: image3.jpeg
Attachment 4: ATT00002.txt
Attachment 5: image4.jpeg
Attachment 6: ATT00003.txt
Attachment 7: image5.jpeg
Attachment 8: ATT00004.txt
Attachment 9: image6.jpeg
Attachment 10: ATT00005.txt
Attachment 11: image7.jpeg
Attachment 12: ATT00006.txt
Attachment 13: image13.jpeg
Attachment 14: ATT00007.txt
Attachment 15: image9.jpeg
Attachment 16: ATT00008.txt
Attachment 17: image10.jpeg
Attachment 18: ATT00009.txt
Attachment 19: image11.jpeg
Attachment 20: ATT00010.txt
Attachment 21: image12.jpeg
Attachment 22: ATT00011.txt

Dear City Officials,

We need to preserve and protect a buffer zone between single family homes and any high density/high rise buildings in the Southdale area.

Correct proportions between neighborhoods and proximate buildings must be maintained.

Rezoning to allow for the Estelle project is wrong.

Below are examples of what would be wrong for the land adjacent to France Ave., especially the west side:

1) Wrong proportion, lack of appropriate buffer.

From: Marie Sullivan [mariesullivan87@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: 7 Reasons Why High-Rises Kill Livability | Smart Cities Dive
Sent: Tuesday, October 17, 2017 02:01:07

Dear City Officials,
I encourage you to read the article below.

<http://www.smartcitiesdive.com/ex/sustainablecitiescollective/7-reasons-why-high-rises-kill-livability/561536/>

Sent from my iPhone

From: Tony Meixelsperger [tonym2003@hotmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC: Amanda Meixelsperger [ajmeixel@gmail.com]
Subject: Cornelia skyscraper and 50th & France variances
Sent: Monday, October 16, 2017 21:43:55

I second all of thoughts below in strong opposition to the planned projects. If variances are allowed to the building height restrictions, the city counsel will be permanently be undercutting its zoning regulations and opening the floodgates for more out of line projects.

Tony Meixelsperger

- > On Oct 16, 2017, at 7:38 PM, Reed Anderson <reedanderson@hotmail.com> wrote:
- >
- > The city council is completely out of line with such egregious variances and special exceptions. A variance for 360' vs the existing 48' near Cornelia? That's insanity.
- >
- > People make decisions based on rules that the city has in place. When you so carelessly and significantly change them, you lose all credibility. And hurt existing Edina residents.
- >
- > Separately, count me as another resident that thinks the city council's push for more and more apartments is wrong for Edina.
- >
- > Please be stewards for the city's residents and stop trying to facilitate monuments to yourselves.

From: ARNE HALSTENSEN [AHALSTENSEN1@msn.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Estelle project
Sent: Monday, October 16, 2017 20:44:01

I am very much against allowing the project to move forward. Why can't they live with the existing height variances?

What are you trying to do to the neighborhoods? What if one of these was built next door to your house?

If the council is determined (which seems to be the case) to build skyscrapers, I think it only fair to the citizens the council is supposed to serve, that the council have the fortitude to come up with a comprehensive city plan and broadcast those intentions to it's residents. Then, regardless of some Johnny-come-lately developer with a shiny new building, the council should stick to the plan.

Arne Halstensen
4504 Dunham Drive

From: erinreicks@yahoo.com [erinreicks@yahoo.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Feedback on Estelle Tower
Sent: Monday, October 16, 2017 19:54:25

I am strongly opposed to the height of the proposed Estelle tower on France Ave. This seems much too tall for the surrounding area.

Erin Hanrahan
4900 Aspasia Lane, Edina

Sent from my iPhone

From: huntley711@aol.com [huntley711@aol.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Comprehensive Plan - Estelle project
Sent: Monday, October 16, 2017 19:25:33

Dear Council Members,

As an architect and a 23-year resident of the Cornelia neighborhood, I am not in favor of a change to the Comprehensive Plan to allow buildings up to 360 feet high on the proposed Estelle site, or further south along France Avenue. I am in favor of maintaining an appropriate transition zone between the Southdale commercial zone and the adjacent residential properties to the west.

That said, however, I am willing to have the City look at a compromise in building height, because the neighboring office buildings already exceed 4 stories in height. I would think that a building height of up to 12 stories, or the height of Point of France, might be more agreeable to the neighbors in the Cornelia/Southdale area, if a change needs to be made at all. A building of 22-28 stories is just too out of scale. It would likely be the tallest building between Edina and Des Moines!

The carrot of adding "affordable" housing to the Estelle project is a rather transparent attempt to get the project approved.

Please do not approve this drastic change to the Comprehensive Plan. A development more sensitive to the surrounding neighborhood is needed.

Respectfully,

Robert G. Huntley AIA
4505 Andover Rd.
Edina MN 55435

From: Roseanne Strand [rksstrand@hotmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: The Estelle Project
Sent: Monday, October 16, 2017 19:04:57

To Whom It May Concern,

While I am not in the immediate area of the project, I am a citizen of Edina and I do live close enough. About 6 years ago, I had taken my then 8th grader to Valley View Middle School, started driving East on Highway 62 thinking what a beautiful sunrise I was looking at-----with exception of that awful eyesore of a building, The Weston. I hoped then that this time would not come.

I DO NOT want to live in downtown Minneapolis with the gloomy, dreary, depressing concrete surroundings. I want to live where I can see a sunrise and eagles fly. I love that fact that we have Edina deer, turkeys, fox, geese, ducks any other wild life.

I am not a young person. I am one of the people that the Estelle project is supposedly targeting to stay in Edina to be near my grandchildren.

And, I am wondering what this will cost the taxpayers? Will these new developments get tax breaks (we know this will open the door for many new high rise buildings).

Please take into consideration what the people want.

Roseanne Strand
952-922-4293

From: Jennifer Hennemuth [jennifer@minnesotarealty.net]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Estelle/Comp Plan Amendment
Sent: Monday, October 16, 2017 17:57:16

Council Members and Mayor,

I am writing with significant concern as to the Estelle proposal and process to date. At the meeting on Tuesday night, you will be considering an amendment to the comp plan. Such amendment is inconsistent with the guiding principles and governing process. As such, it poses liability and sets a dangerous precedent if approved.

Edina has a history of comprehensive planning, and the vision and guiding principles of our city planning has been consistent with that comprehensive approach. To randomly stray from that legacy and course of action at this time has serious implications and sets a precedent for continued conflict across the city.

The purpose of a comprehensive plan is to eliminate conflict in planning, not only across the city and neighborhoods of Edina, but as it relates to infrastructure and neighboring cities as well. The comp plan expressly states the following:

Comprehensive Plan – Purpose & How to Use

Section 1.1 Plan Purpose: Making The Right Choices

*

“The Comprehensive Plan is a general plan that brings together its various chapters into a unified “big picture.” It is a broad statement of the community’s goals and policies that direct the orderly and coordinated physical development of Edina into the future.”

Section 1.5 How To Use This Comprehensive Plan

*

“The Planning Commission should use the Comprehensive Plan as the basis for its deliberations and decisions regarding review of development applications, and for its recommendations to City Council. Most importantly, this Comprehensive Plan should provide guidance to those preparing zoning and other ordinance changes,…”

The plan identifies specific guidelines relating to density and building heights:

Chapter 4: Land Use and Community Design

Guidelines: Medium and High Density Design

9. Building Height Transitions.

*

"Taller buildings (generally four stories or higher) should step down to provide a height transition to surrounding residential buildings, including buildings across a street or pathway, and to avoid excessive shadowing of sidewalks, parks, and public spaces."

10. Building Height.

*

"The question of building height is particularly significant in a largely developed community, where any new building has the potential to block views or cast shadows on established neighborhoods and land uses...."

These transition/buffer zones have the express purpose of protecting interests of all residents and neighborhoods. This is a critical component of adequate planning to avoid conflict now and into the future.

The strategic vision and framework for Edina planning going forward maintain the very importance of these guiding principles into the future of Edina:

Vision Edina 2015:

- * "Residential neighborhoods continue to serve as the defining characteristic of the city, and there is a high desire to protect and enhance such neighborhoods."
- * "Local developments reflect the aspirations of both neighborhood residents and the community as a whole."
- * "More consideration of scale...especially to take into account the COMPOUNDING impact of numerous developments in close proximity and the concerns about this overall impact on streetscape, environmental aspects, transportation..."
- * "Our community has worked hard to create an innovative and long-term comprehensive development policy that strikes the right balance between renewal and progress, and protection and preservation."

MN Statute specifies the following:

MN Statutes 2017

462.355 ADOPT, AMEND COMPREHENSIVE PLAN; INTERIM ORDINANCE

Subd. 2. Procedure to adopt, amend. The planning agency may, unless otherwise provided by charter or ordinance consistent with the municipal charter, recommend to the governing body the adoption and amendment from time to time of a comprehensive municipal plan. The plan may be prepared and adopted in sections, each of which relates to a major subject of the plan or to a major geographical section of the municipality.

The proposed amendment does not take into consideration a major geographical sector nor the relationship to the whole.

There have also been traffic studies done as of 2015 that show failures existing then at major intersections in the proposal area WITHOUT the addition of any new proposed projects such as Estelle. Since the time of the

study from 2015, several other high density projects have been completed in the area and others approved, currently in process of construction or to be constructed soon. The same study projected that by 2040 there will be nine intersections of unacceptable service and three with COMPLETE FAILURE. There is limited ability for the infrastructure to be expanded to handle the increase in density if the comp plan is amended for proposed increased density over and above the existing parameters. It is NOT COMPREHENSIVE planning to disregard these factors and make one-off amendments to a plan. When a precedent is set by virtue of such an amendment, we will encounter multiple conflicts in infrastructure alone when there will be a COMPOUND effect of future development that will occur as a result of such a precedent.

The decision facing you on Tuesday is about comprehensive planning. It is about securing the interests of the whole in the future by protecting the interests of the whole that has been our legacy and stability throughout the past.

The decision is NOT about an awesome development nor is it about affordable housing. ("Affordable housing" itself is arguable as this project does not even remotely contribute to the affordable housing needs that are projected. If an argument is presented that affordable housing is a significant factor in this decision, it is invalid. That is an entire three page letter on its own as to its invalidity.)

The decision is also NOT about tax dollars or progress, because progress is to advance and make headway. Approving this amendment will result in moving backwards and detracts from thoughtful planning. Lack of comprehensive planning will result in failure, not success.

The recommendation by the planning commission is inconsistent with the guiding principles of our city and vision. It is inconsistent with the governing process and statute. In fact, the recommendation does NOT even take into consideration any of the above guiding or governing principles nor were any of these factors addressed or contemplated in the recommendation process by those who voted for it. Their deliberation and recommendation is unacceptable and reflects incompetency and negligence in the governing process.

If council approves this amendment, it will be unreasonable, arbitrary and capricious. And there will be accountability for such.

I sincerely hope we can rely upon our duly elected council members and mayor to make the appropriate decision in this matter and vote NO on this amendment. As residents, we place our trust in you to secure

the individual interests and the interests of the whole, and protect our investment now and into the future. In order to do so, we must make fair, equitable, REASONABLE, thoughtful, planned decisions.

Thank you,

Jennifer Hennemuth

Edina Resident since 2005

From: Judy Nor [judynor@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Height variance Vote 10/17/17
Sent: Monday, October 16, 2017 16:56:07

Dear City Council Members and Mayor Hovland,

The proposal for twin tower skyscrapers pushes the boundaries. The Lake Cornelia neighbors have no desire to see any more increased traffic at the local intersections. It now takes twice as long just to get to Southdale and to the crosstown via France with both 70th street and 66th street maxed out at rush hour. I can't imagine the traffic that will ensue if these two monsters are added at 69th. The Traffic Study fails on so many levels that I wo

I am unaware of anything near the height of these two properties in Edina and question the wisdom of creating them at this location. There is vacant land to the west of Cahill facing 494 where this design would not block out everything else and where the traffic would not contribute the already overburdened France Avenue, 66th, 69th and 70th streets.

As a taxpayer, I have no interest in paying for the increased equipment and services that such a property would demand. If you allow this developer to build by changing the height limits, you won't be able to refuse a variance for future building projects. Don't destroy the plan. Edina isn't hurting for new housing and there are other sites where the Estelle project could have a better design and outcome. They are smart and they will be able to develop an alternative to this monstrous concept.

I respectfully request that you adhere to the current plan. There is no benefit to Edina with the increased density, traffic and noise and demand for services this project will generate. Please vote against this request to change the current community plan height restrictions.

Judy Norback

From: Diana Barr [dbarr1231@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Fwd:
Sent: Monday, October 16, 2017 16:51:12
Attachment 1: IMG_7460.jpg
Attachment 2: IMG_7461.jpg
Attachment 3: EstelleDawsonLane.jpg

Dear Edina City Council Members,

I'm writing to express my deep concern and strong opposition to the Estelle project proposed for 69th and Valley View Road.

Please find attached pictures of my back yard and a map showing just how close this project is to my home. If allowed to be built, these towers would soar above my residence and block the blue sky my two kids, my dog, and my husband I enjoy today. It would drastically alter the wonderful aesthetic we fell in love with when we moved to the Lake Cornelia neighborhood almost three years ago. We specifically chose this neighborhood because of it's secluded feel yet so close to so many amenities.

I know there's the pejorative NIMBY (Not In My Backyard), but let me be clear that I am NOT opposed to development in our community. I AM STRONGLY OPPOSED to the height of these towers. I'm asking you to hold true to the Edina Comprehensive Plan and restrict development to the maximum as outlined in the plan. I have also written you to oppose the Crossroads project because of it's height.

I reviewed previous letters supporting the Estelle project in previous City Council meetings/packets. A major theme that runs throughout them is the majority stand to PROFIT from this project: the real estate agents, the property managers, even Warner's Stellian with their hope to outfit the condos with appliances. I was also appalled that the majority of the proponents blindly copied and pasted a form letter that they were provided.

I implore you to deny the developers request to amend the comprehensive plan. Again, we welcome development in our neighborhood, just not at such an extreme height.

Thank you,
Diana Barr
6917 Dawson Lane
Edina, MN 55435





From: James Barr [jbarr0385@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Comp plan for Estelle towers at 69th & France
Sent: Monday, October 16, 2017 16:06:32

Hello Edina City council members,

I live at 6917 Dawson Lane in the Lake Cornelia neighborhood. I would like you to vote against any modification to the current Comp Plan for the 69th & France Ave Estelle project. These two towers are far too high for the area. There is not enough transition space between these towering structures and the neighborhood.

Please vote to keep the 4 story/48 foot building height for this space. Edina does not need buildings 360 feet tall.

Thank you,
James Barr

From: rhonda mcgivney [rhonda.mcgivney@yahoo.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Dear elected council-lake cornelia
Sent: Monday, October 16, 2017 15:46:59

I expect that you have received hundreds of emails and phone calls so you may not see or respond to mine. I only have a straightforward request, please listen to the neighborhood and set a vision. That is leadership. Shoving in change without a plan and upsetting the residents is not the kind of leaders you were elected to represent. I know you can direct a more satisfying solution using your leadership. I'm counting on you.

I am for a better solution than 30 story building without a community plan.

Rhonda McGivney
6901 Hillcrest Lane

Sent from Yahoo Mail on Android <<https://overview.mail.yahoo.com/mobile/?src=Android>>

From: Elizabeth Schneider [emsschneider@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Opposed to Estelle project
Sent: Monday, October 16, 2017 15:13:34

Hi there,

I live at [REDACTED] and will be greatly impacted by the towers. I strongly oppose the height brought to this neighborhood.

Aside from ruining the neighborhood feel AND being simply ugly, have you even thought through how this ties in with the rest of the city infrastructure? How about the fire department -- will they be able to respond to an emergency at that height? I spent 6 years living in Manhattan and saw far too many horrific things happen because of bad planning.

If you vote yes on this, just know I will not rest until all of you sellouts have been removed from office.

Sincerely,
Betsy Schneider

Single homeowner - 29 years old
[REDACTED], grew up in Edina as well
Ivy League graduate, U of M MBA student, and very politically motivated.

From: Susan Petersen [spetersen55436@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Estelle Project
Sent: Monday, October 16, 2017 14:49:25

I oppose this project. What is the sense of having a comprehensive plan? The Westin is high enough. We are not downtown mpls. I am totally against the height of this project. Edina City Council does not look at the high traffic problem around the Southdale area. We voted the city council members in but you don't listen to the people who live in Edina. For once say no to a project. Susan

Sent from my iPhone

2040 High Density Scenario shows 9 intersections of unacceptable service



WSB Traffic Report

2040 High Density Scenario

**“High Density”
Traffic Plan Does not
Consider Effects of
the Even Higher
Densities
Contemplated**

**Units per Acre
High Density
Scenario:
13.3 – 14.3**

**VS.
“Contemplated”
50-75**



**WSB Traffic
Report
2040 High
Density
Scenario**

**Units per Acre
High Density
Scenario:
48-100
VS.
“Contemplated”
100-125**

From: Bruce McCarthy [bdmccarthy@msn.com]
To: City Council [citycouncil@EdinaMN.gov]; Bruce McCarthy [bdmccarthy@gmail.com]
CC:
Subject: Traffic Concerns With France Ave. High Rises
Sent: Monday, October 16, 2017 14:46:43
Attachment 1: pastedImage.png
Attachment 2: pastedImage.png
Attachment 3: pastedImage.png

Dear City Council Members and Mr. Mayor

I am concerned about the effect on traffic from the proposed increased development density, including the Estelle skyscrapers, along France Ave.

The Spack Traffic Impact study states that, with the proposed skyscrapers, the nearby traffic Level of Service will fall below acceptable levels over the next few years, but that Estelle will make this only "minimally worse". Having a background in statistical analysis, I find this conclusion debatable. However, what is especially problematic is that:

* The report appears to be using older traffic modeling methods that do not account for the surge in deliveries to residential dwellings.

* Their analysis did not include the 7,000 new trips per day from the recently approved Avenue on France development across 69th street from the skyscrapers.

The WSB Transportation Study takes a longer and more comprehensive view. This study found that today there are currently 3 intersections that fall below acceptable Levels of Service (LOS). In its "high density" scenario, over the next 20 years the LOS will get much worse, with 9 intersections falling below acceptable. (The number of intersections with individual turn lanes with unacceptable LOS will be far higher than 9 - see report for details). Of special concern is that the densities considered now in Mr Teague's staff report and the recent approval of Avenue on France and the potential of opening up to new skyscrapers on France Ave is far higher than the "high density" scenario that the WSB Transportation Study considered.

Personally, I am excited by the redevelopment of the Southdale area (I live close by) but I think we must be very careful of unintended consequences of unplanned higher densities on France that leave people wondering "what were they thinking?" in a few years.

Included below are snapshots from the WSB study with my comments.

Thank you for your attention,
Bruce McCarthy, M.D.
6708 Point Dr.
Chair, Lake Cornelia Neighborhood Association

From: Anne Griffiths [anne_gregerson@yahoo.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Regarding vote to variance for southdale neighborhood
Sent: Monday, October 16, 2017 14:46:22

Dear City Council members,
I am writing in opposition of a variance to the building height in southdale neighborhood per the current comprehensive plan. Towering high condo buildings (such as the proposed Estelle project) will overshadow nearby homes (literally), detract from local views of trees/sky that appeal to homebuyers and encourage clientele who likely will not be motivated to support future school levies. Our schools are a huge driver of local attraction to this community, and I believe that the majority of condo owners are likely to not be invested in our schools. Voting no to the variance protects our neighborhoods while still allowing for new development (similar to Wayzata rather than North Loop).

Thank you for your support,
Anne Griffiths
4713 Hibiscus Ave

From: Tom Sullivan [thomassullivan87@gmail.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Estelle
Sent: Monday, October 16, 2017 14:09:06

Ridiculous to even consider this proposal. 24 and 22 story towers? Really? I can just see developers doing cartwheels of joy! How will you say "no" to the next twenty projects that want 24 story buildings. Or will you just tell them you are picking winners and losers and have them sue the city? Grow a spine and ask yourself if this was being built near you, would you want it? Why is the zoning so much lower at 44th and France? Could it be that they are louder in their dissent? As a council, you are to be fair and consistent throughout the city. I say No No No to the Estelle project.

Sincerely,
Tom Sullivan
4512 Hibiscus Ave

Sent from my iPhone

From: echo234567@aol.com [echo234567@aol.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: OPPOSED
Sent: Monday, October 16, 2017 14:03:13

I opposed the height and density of the Estelle Project. I just bought a home in Edina. This monstrosity is not what I feel the city is all about.

Veronica Erspamer

From: Breanna.Dedrickson [Breanna.Dedrickson@target.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: The Estelle
Sent: Monday, October 16, 2017 13:52:47

Hi City Council,

I oppose the development of The Estelle as it is currently being proposed. The location is too close to quiet neighborhoods with single-family homes and the density and height are not appropriate for that location. This type of development would be better suited on the east side of France/York. I believe there will be far more traffic impacts than Ryan Companies suggests. W. 70th is already a busy road, especially at rush hour time. There is also an elementary school nearby and increased traffic may impact the safety of the children traveling to school.

The types of apartments and condos that were built for the Excelsior & Grand development would be a good design for this area.

Please do not grant a variance to the building higher requirement for this area.

Breanna Dedrickson

7229 Monardo Ln

Edina, MN 55435

Lake Edina neighborhood

Breanna Dedrickson | Lead Benefits Analyst | Pay & Benefits | Target ▪ Human Resources | CC-1712 | 612-696-5852 |
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