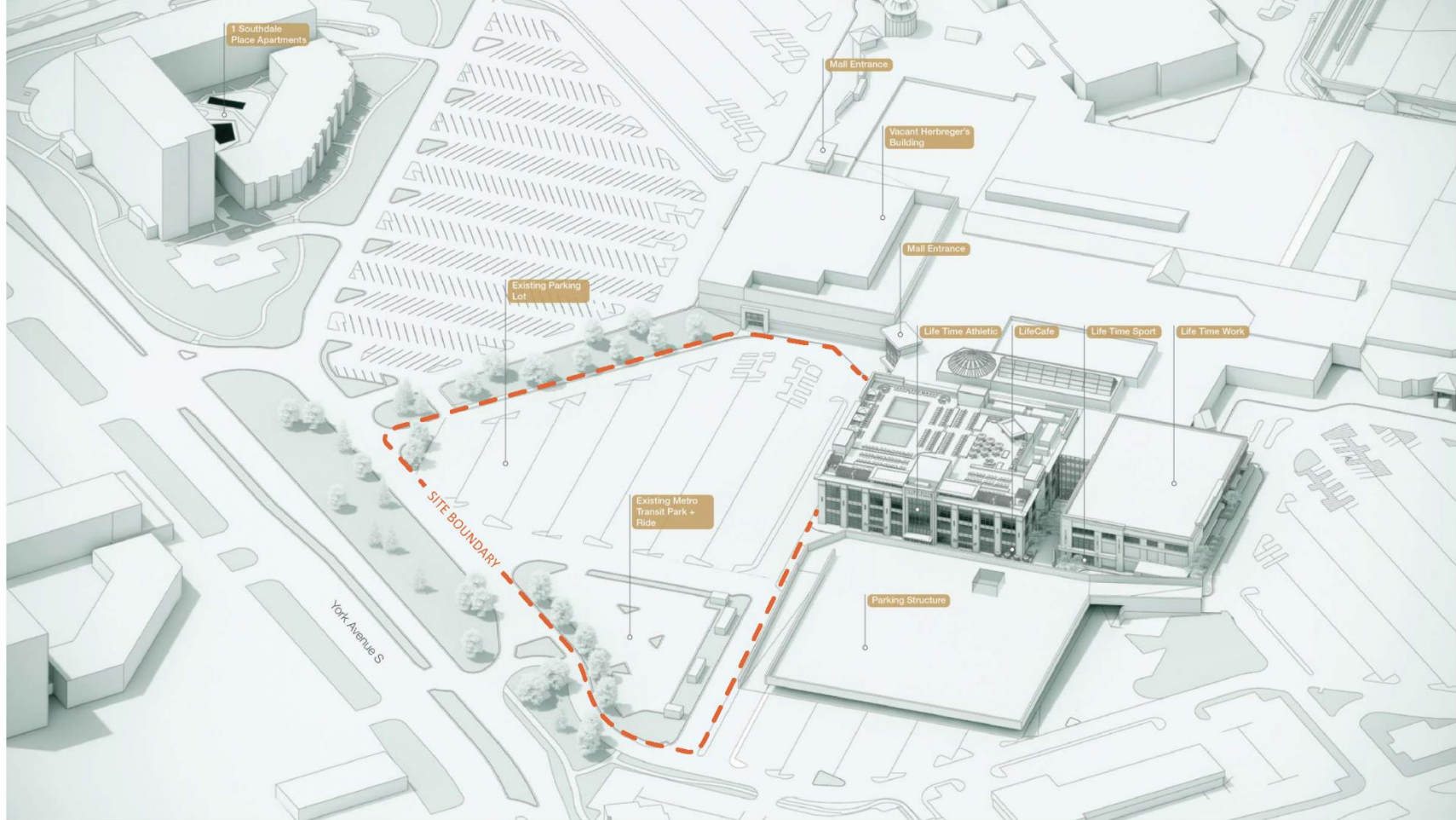




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# Sketch Plan Review – Lifetime Living at Southdale



## Existing Site Conditions

Site Diagram

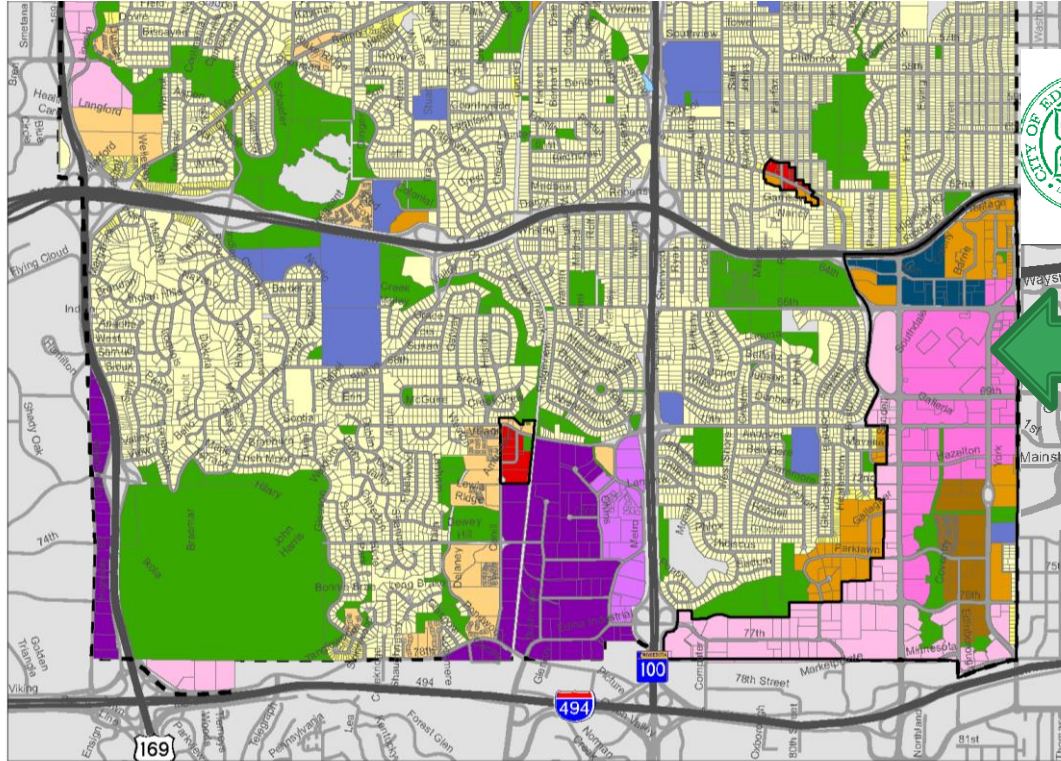


# The CITY of EDINA



## Edina 2040 Comprehensive Plan

Edina, Minnesota



### Legend

### Site

Low Density Residential	Neighborhood Node
Low Density Attached Residential	Mixed Use Center
Medium Density Residential	Community Activity Center
High Density Residential	Industrial
Greater Southdale District Residential	Open Space and Parks
Office Residential	Public/Semi Public
Office	Regional Medical
	City Limits

0 3,700 Feet

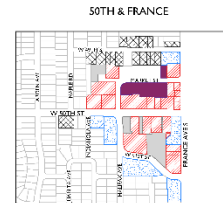
Source: City of Edina, Hennepin County, MetCouncil, MnDOT



# Zoning Map

## Legend

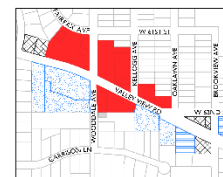
- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development
- Lakes
- Creeks
- Edina Boundary
- Railroad
- Public Building
- Public School
- Private School



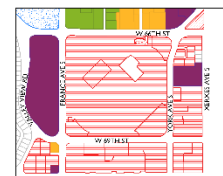
54TH & FRANCE



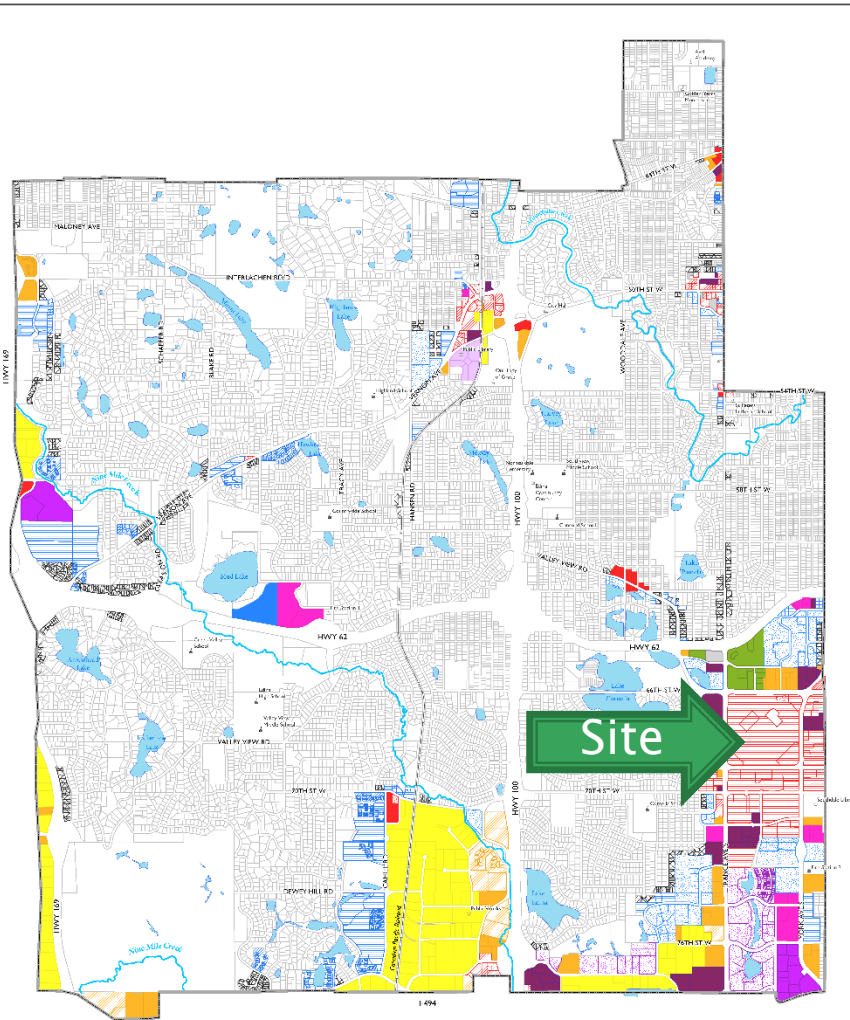
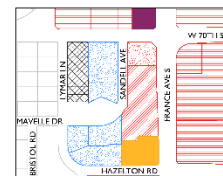
VALLEY VIEW & WOODDALE



SOUTHDALE



70TH & FRANCE







THANK YOU

# LIFE TIME LIVING<sup>SM</sup>

EDINA





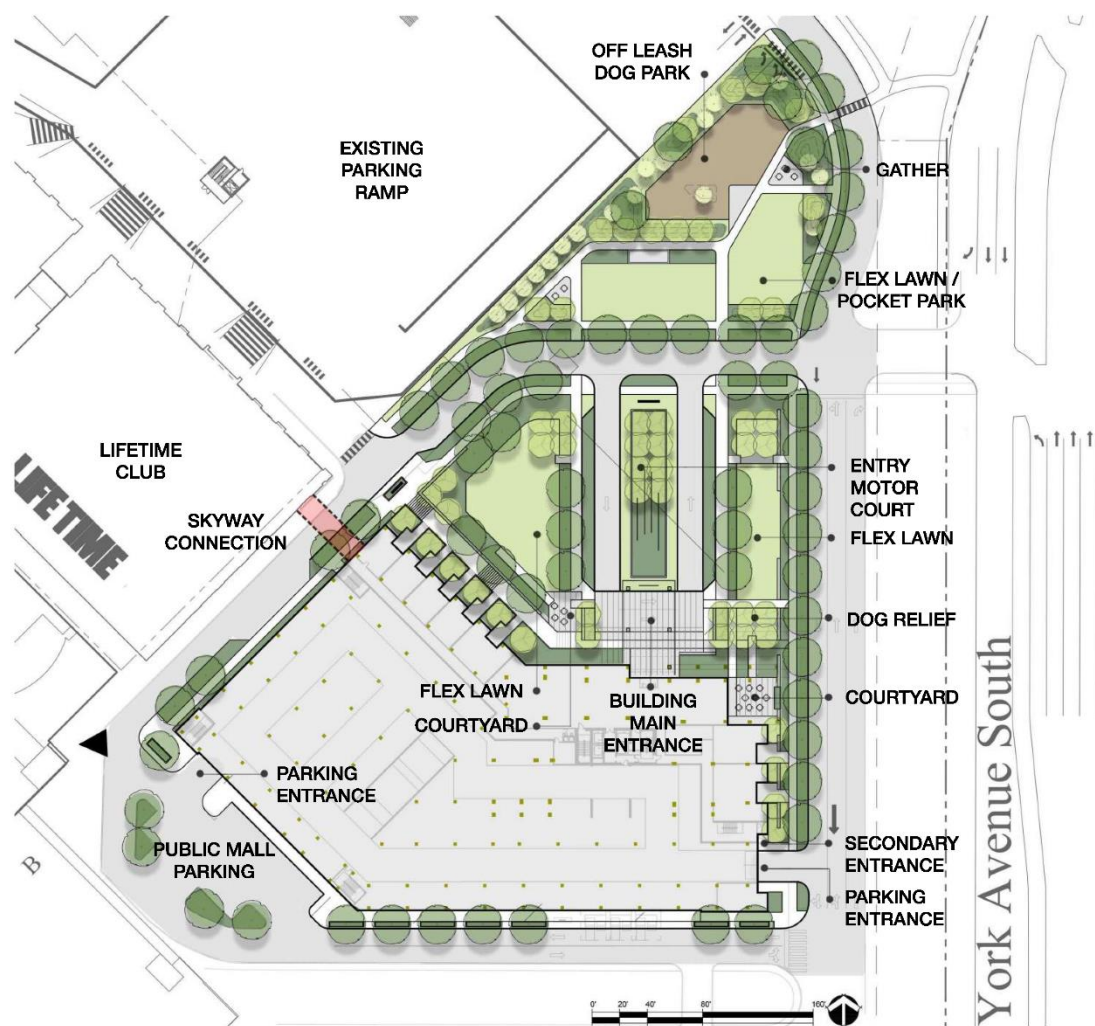
View from York Avenue

## Life Time Living

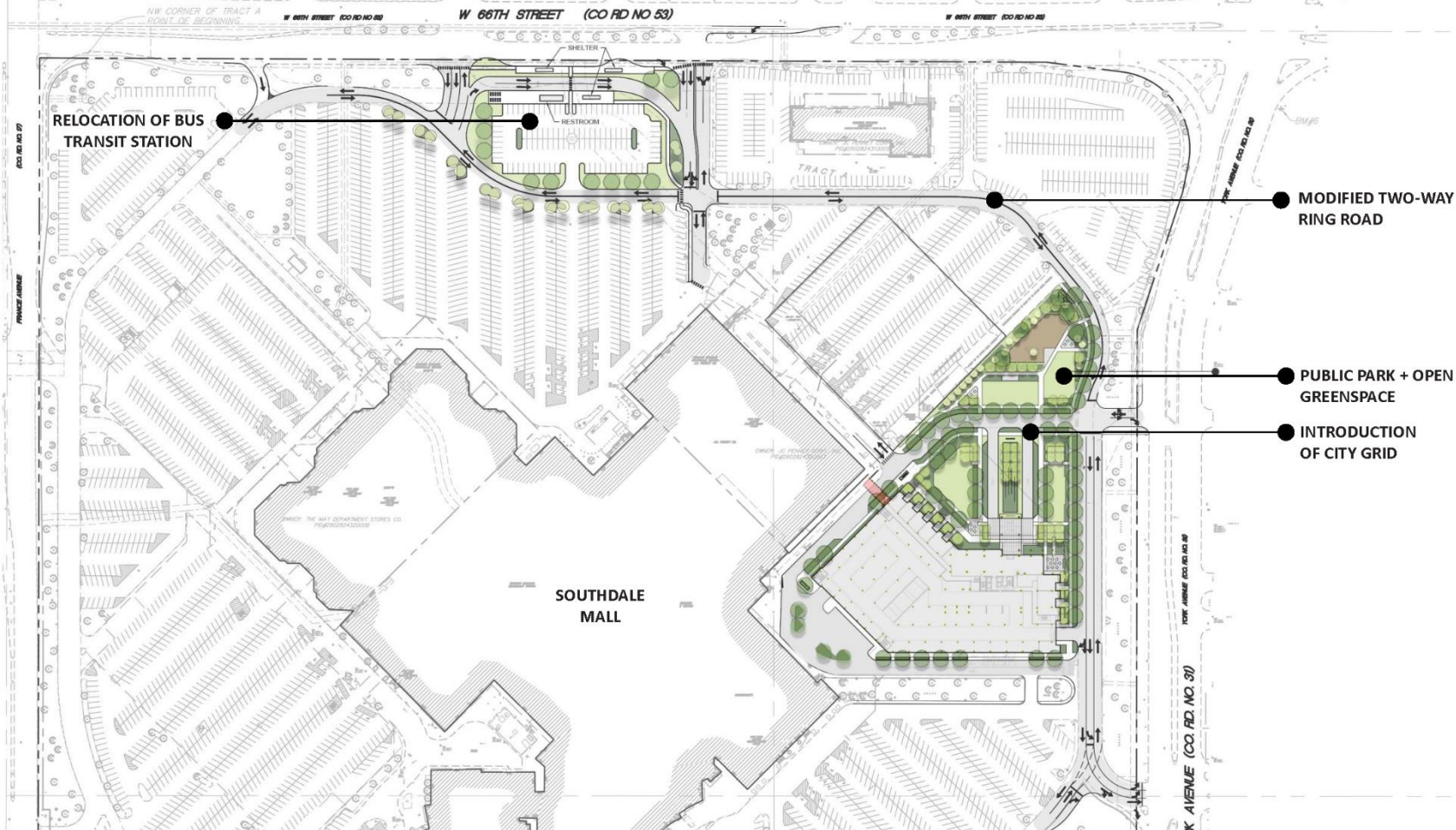
Perspective Renderings











**Major Site Improvements**  
Greater Southdale Mall

# This Request Requires:



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- Site Plan
- Building Height Variance
- Building Setback Variance to R-I Property
- Parking Stall Variance
- Conditional Use Permit for Residential Use

# Discussion/Sketch Plan Review



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- **Residential Density.** The Southdale site is 79.44 acres in size. There are 232 units at the Southdale One Apartments; therefore, with the added 300 units proposed the overall density would be 7 units per acre. The Comprehensive Plan allows for up to 150 units per acre on the site.
- **Affordable Housing.** The applicant is not proposing to include affordable housing units within the project, they are proposing the buy in amount (\$100,000 per affordable unit) for the City of Edina to put toward affordable housing in another location in the City.
- **Building Height.** The proposed building height is 32 stories and 400 feet tall; City Code requirement is 12 stories and 144 feet. The Southdale area design experience guidelines contemplate greater height in this exact area in between France and York Avenues. Edina City Code requires buildings over nine stories to be setback six times the height of the building from R-1 zoned property. This 400-foot-tall building would require a 2,400-foot setback to the nearest R-1 property or single-family home lot. The nearest lots are 854 feet to the east in the City of Richfield, and 2,132 feet to the west in the City of Edina. (See attached map.)





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Distance from  
nearest R-1  
property

# Discussion/Sketch Plan Review



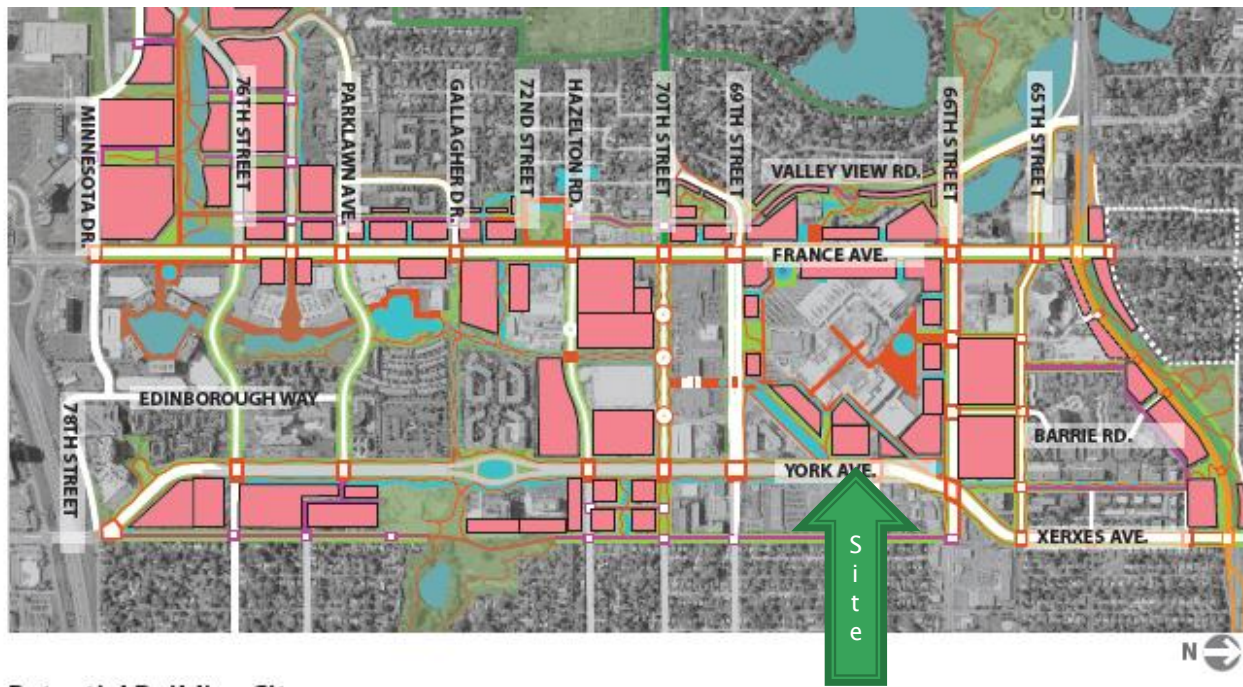
The CITY of  
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- Parking ramp/liner buildings. As recommended in the design experience guidelines, the parking would be hidden on the north and east side of the building by apartment units. (See the attached first floor plan.) These are the areas facing outward toward the public green space. The parking ramp on the south and west side of the building faces the parking lot to the south and Southdale to the west. This area on the south side of the development slopes downward toward Southdale mall. There is a skyway connection to the Lifetime Club on the 3<sup>rd</sup> level. The proposed tower does sit on a podium as recommended in the design guidelines and does step back on the north and east side of the building.









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## Potential Building Sites

This diagram illustrates those parcels within the Greater Southdale Area and adjacent Pentagon Park that are potential redevelopment opportunities. Criteria to measure the opportunity inherent in these sites include:

- Sites that currently have large, dominating surface parking lots.
- Sites that are critical to the overall success of development in the district.
- Important connections that would extend existing public realm assets such as the Promenade.
- Underutilized land that can be repurposed to serve the public realm goals of the district.

# Discussion/Sketch Plan Review



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- **Pedestrian Connections.** Pedestrian sidewalks are proposed on all sides of the building, including connections from the proposed building and Southdale outward through the proposed public park/public realm areas to the Southdale Center perimeter sidewalk along York. A public use easement should be established over the proposed park areas.
- **Sustainability.** Any formal application should address the City's Sustainability Policy.
- **Traffic & Parking Study.** Would be required as part of any formal application. The proposed parking would be considered as part of the entire Southdale site. The housing project on its own would-be code compliant with the parking within the building, however, parking stalls would be removed that are required as part of the Southdale Shopping Center. Variances have been granted over the years for the Southdale Center with the development around the perimeter of Southdale. A parking variance for Southdale Center would be required.



# Discussion/Sketch Plan Review



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- Metro Transit Station Relocation. This project would require the relocation of the Metro Transit Station. The preliminary relocation site is on the Southdale Center site, west of the Firestone building. The applicant and the City of Edina have begun the discussions with Metro Transit on the relocation.
- The table on the following page demonstrates how the proposal would comply with the PCD-3 Zoning District standards, and the designated future land use plan in the Comprehensive Plan. Please note that variances would be required centered around the height of the building.



# The CITY of EDINA

	City Standard (PCD-3)	Comp. Plan	Proposed
<b>Structure Setbacks</b> (Measured to the curb)  East – York Avenue South – 69 <sup>th</sup> Street North – 66 <sup>th</sup> Street West – France Ave.  R-1 District Proximity (Setback requirement)	50 feet from base of building (step back 10 feet above the building height at 60 feet  6 times the building height = 2400 feet		140 feet (+20 on York and to south) 400+ feet 400+ feet 400+ feet  <b>854 feet (from            Richfield R-1            property)*</b>  <b>2132 feet (from            Edina R-1            property)*</b>
Parking Stall	Residential Use – 1 space per unit = 300 stalls		540 enclosed stalls
Height	12 stories and 144 feet		<b>32 stories and 400 feet*</b>
Density		150 units per acre	7 units per acre







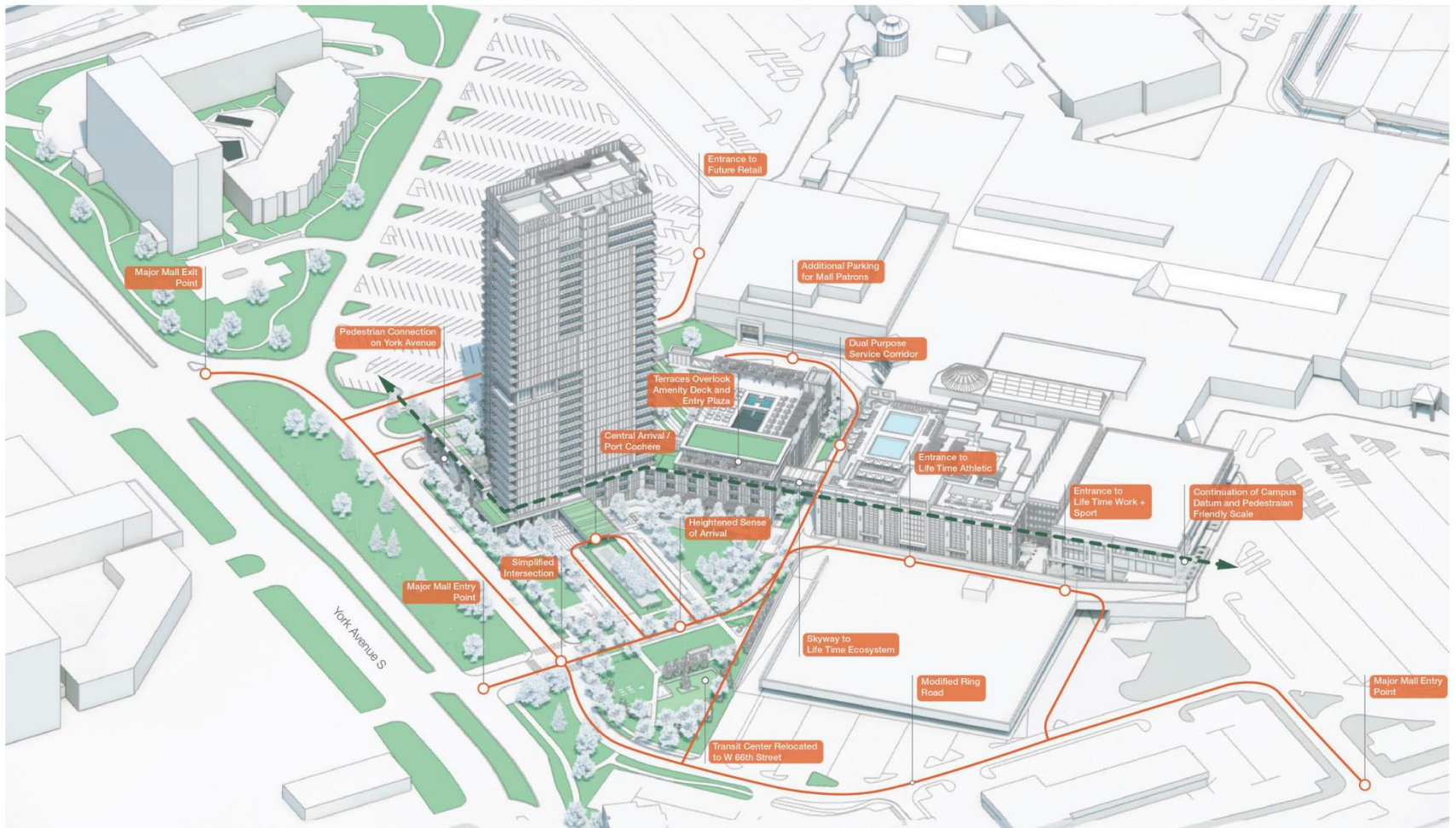


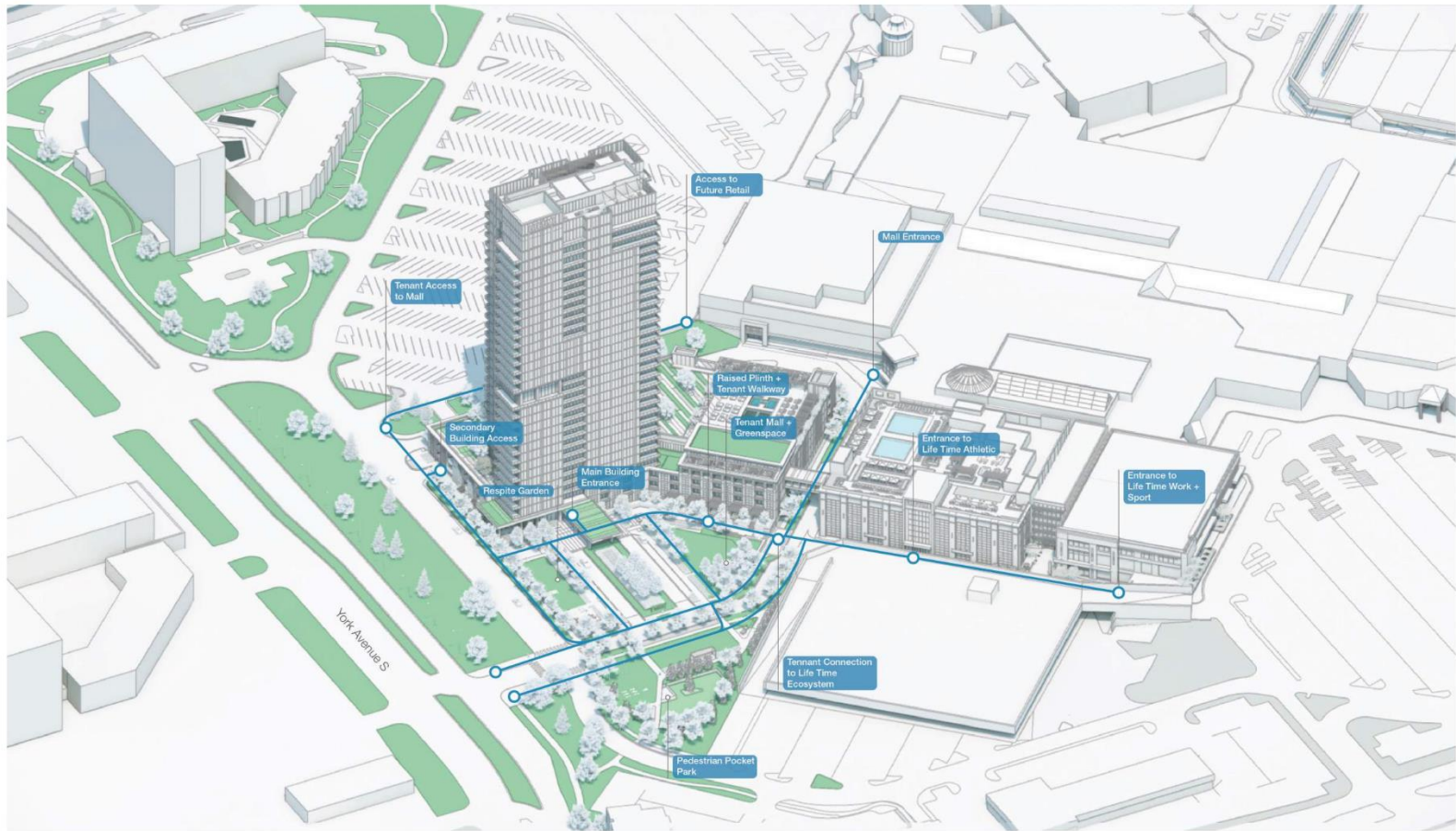












**Proposed Site Conditions**  
Social Connections