

## Cary Teague

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**From:** Iain McIntyre  
**Sent:** Tuesday, August 29, 2017 9:56 PM  
**To:** n;  
**Cc:** Cary Teague  
**Subject:** Opposition to Proposal for 7200 block of France Avenue

Dear Planning Commission Members:

I oppose the proposed "Crossroads, Edina" development for 7200 and 7250 France Avenue. I live in the immediate neighborhood of the proposed development and will be directly affected by it, if it is allowed to proceed.

According to the Comprehensive Plan, the area is zoned for 4 stories (48'). The proposal includes a north building of 6 stories and a southern tower of 14 stories, located on a block adjacent to single family homes. This proposal does not ask for a slight adjustment to the zoning height - it simply ignores the Comprehensive Plan. Also, the proposal will increase density well beyond that imagined in the Comprehensive Plan.

Crossroads, Edina will not provide the "transition" between France Avenue and the residential neighborhood claimed by the developer. Instead, it will urbanize right up to residential back yards.

The height and density of this proposal are well outside the vision set forth in the Comprehensive Plan, and so I ask that you reject this proposal.

Sincerely,

Iain A. McIntyre

Bristol Boulevard

Edina

## Cary Teague

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**From:** Ruth McIntyre  
**Sent:** Tuesday, August 29, 2017 9:04 PM  
**To:**

**Subject:** Opposed to 7200 & 7250 France Ave. Proposal

To all the members of the Planning Commission of Edina,

I request that you reject the current developer's proposal for the 7200 and 7250 France Ave. properties. I oppose the proposed heights and densities offered for this development due to the close proximity to the single family home neighborhood.

Sincerely,

Ruth McIntyre

## Cary Teague

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**From:** RICHARD E STEIN  
**Sent:** Tuesday, August 29, 2017 4:28 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Kevin Staunton; Robert Stewart; Mike Fischer  
**Cc:** Nora Davis; Mark Chamberlain  
**Subject:** Re: 69th and France

To: Edina City Planning Commission and City Council Members

Date: August 29, 2017

Re: 72<sup>nd</sup> – Gallagher on France, “Crossroads-Edina” Proposal

We are opposed to the Crossroads-Edina proposal, which we understand may be presented at the planning commission meeting on Wednesday August 30th, 2017 and subsequent City Council meetings. Our conclusion from the developer’s presentation of August 28th is that the height and density of the building is not in accordance with zoning ordinances and the expected increased noise and traffic in the Cornelia neighborhood, all of which is unacceptable. In addition any zoning variances required for this proposal is also unacceptable. It should be noted that these are the same objections to similar proposal on the 7200 & France Avenue block, by Boiselar Corporation.

The proposal sits on a block intended to provide a transition between high density use east of France Avenue and residential use to the west, in the Cornelia neighborhood and Gallagher Drive area. The proposal is not a transition; it is large, high density with commercial/residential use. Please also keep in mind the people who live in the apartments along Gallagher Drive, who you also represent, in your decision on this proposal.

It is hard to imagine that when the proposal is finalized, the traffic study would show an acceptable traffic increase on 70<sup>th</sup> Street, Gallagher Drive and Parklawn Avenue. This increase would be burdened by the neighborhood and Cornelia School. That increase conflicts with one of the developer’s objectives; the need for walk-ability. Also, increasing the car/truck traffic on the road where the proposed 9 Mile Creek Regional Bike Trail runs through Edina is asking for car/bike accidents.

We ask that the Planning Commission and City Council to follow the principals outlined in Edina’s 2008 Updated Comprehensive Plan. We ask that the City Leaders cultivate ideas and proposals that preserve existing

residential neighborhoods, that citizens want to continue to live in, that are buffered from high density neighborhoods and commercial use.

Please deny the plan and continue to provide acceptable transitions between high density use and residential use.

Richard Stein and Marianne Rother

7017 Bristol Blvd.

Please share this with the rest of the planning commission members.