

Jackie Hoogenakker

From: Greg Gerst
Sent: Saturday, October 07, 2017 7:50 PM
To: Jackie Hoogenakker
Subject: Case file 2017.010

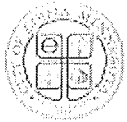
I feel the request should be denied. They are so far past the designed capacity of the property. I understand the city is growing, but what they want to build will negatively effect current residents. I am proud to live in Edina, a city with great neighborhoods. Not skyscrapers!

Thanks for reading,
Greg

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

Jackie Hoogenakker

From: Kris Aaker
Sent: Monday, October 02, 2017 8:30 AM
To: Jackie Hoogenakker
Subject: FW: Estelle project



Kris Aaker, Assistant City Planner

952-826-0461 | Fax 952-826-0389
4801 W. 50th St. | Edina, MN 55424
KAaker@EdinaMN.gov | EdinaMN.gov/Planning

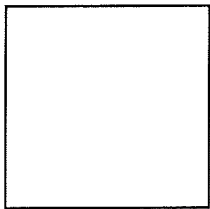
From: Ian Nemerov
Sent: Saturday, September 30, 2017 9:24 AM
To: Cary Teague; Jo Ann Olsen; Kris Aaker
Subject: Fwd: Estelle project

Are our email addresses supposed to be publicly available? The City should establish emails for all members of the Planning Commission, e.g., which are then forwarded to us.

----- Forwarded message -----

From: Jab BI
Date: Sat, Sep 30, 2017 at 8:54 AM
Subject: Estelle project
To:

Dear Mr. Nemerov,



Wednesday night I attended the Planning Commission meeting about the Estelle project. Although the Ryan Companies and Mr. Teague made a very fine presentation, and seem to have done a lot of homework, I still take issue with several aspects of the proposed project.

1. The height of the proposed project is out of scale with the neighborhood and certainly does not seem to be a 'buffer' or transition between single family homes and the commercial area. The Estelle will dominate the skyline even more than the Westin tower, which is 18 stories tall.
2. If the city allows over 300 feet height on the west side of France, what about the 7200/7500 France site? The neighborhood came out against a mere 6 story building there. If the Estelle is approved, the precedent is set for other excessively large projects.

3. I also want to address the claim that the Estelle will provide 'affordable' housing. \$250,000 is not affordable.

Given the old rule of thumb that the cost of your home should be 2 and 1/2 times your annual salary, a single person would need to make around \$80,000 a year. Edina teachers don't make that much money, The average teacher salary in Edina Public School District is \$46,838. Beginning teachers make significantly less. This is not housing for young professionals.

Families will not choose to live in a one bedroom apartment. That would put their cost in the range to \$300,000, even less affordable.

Active Edina seniors downsizing from their two story colonials or spreading ramblers will not want to be squished into one bedroom living, either. They will want a second bedroom to get away from their spouse or have the grandkids sleep over. If a senior sells a four bedroom home for \$634,000 (from Zillow), do they really want to invest it ALL in a two bedroom condo? The projected prices at Estelle would make that seem so. The senior would still have to pay association fees and taxes.

4. Is the city prepared to douse a fire twenty stories up? Do we have the water/sewage/infrastructure capable of supporting so many new housing units plus businesses?

Thank you for your attention to these concerns.

Sincerely,

JoAnn Blatchley
7432 West Shore Drive
55435

--

Best regards,

Ian Nemerov

Cary Teague

From: David Hlavac
Sent: Friday, September 29, 2017 3:38 PM
To: James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart; Cary Teague
Subject: Estelle and the Edina Comprehensive Plan

Good afternoon,

I am writing to implore the City Council and City Planning department to consider the impact and precedent set by the Estelle proposal at 69th and France. While I feel that Luigi and his team have presented a thoughtful and beautiful proposed development, my neighbors and I are dismayed at the prospect of such an out-of-scale development encroaching on a low-density residential district. Not only does Estelle not fit within Edina's own comprehensive plan, but the design is tone-deaf to the scale of its surroundings.

I'm not a NIMBY-type person. One of the reasons why we chose to live in the Cornelia neighborhood is the area's urban feel. I completely agree that the site in question is under-developed and can bear additional density. I am concerned, however, that allowing such a outsized exception to the comprehensive plan will set a dangerous precedent for further development along the Southdale Corridor, to the detriment of our neighborhoods. Traffic is already a nightmare, with backups on 70th Street reaching well past West Shore Drive eastbound during rush hour. Traffic on Valley View adjacent to the Southdale Addition is also becoming a problem, which is only going to get worse as additional development occurs on the Edina Realty site.

We enjoy an exceptional quality-of-life here in the Cornelia neighborhood, and we welcome thoughtful and appropriate development to help make the area more walkable, bike-able and vibrant with activity. Estelle, while it's a beautiful plan, would be ideal for a higher-density commercial area like 66th and York, not the Cornelia neighborhood.

I urge the Council and all city decision-makers to seriously consider the immediate and future impact of this proposal as it decides whether or not to amend the comprehensive plan.

Thank you for your attention to this critically important issue, on behalf of all my neighbors here in the Southdale Addition.

David

--

David J. Hlavac
4305 Dunberry Lane



September 27, 2017

The City of Edina
Mayor James Hovland
Edina City Council and Planning Commissioners
4801 W. 50th St.
Edina, MN 55424

Delivered VIA Email

Dear Mayor Hovland, Edina City Council and Planning Commissioners,

I write you today to express support for the Estelle condominium project located at the South-West corner 69th and France Avenue.

We have met with Mr. Bernardi and representatives from Ryan to discuss the project and find that this will have tremendous benefits to the Southdale neighborhood and the City of Edina. Their project, which is adjacent and immediately to the south of our property, is a complimentary use and provides many of the aspects mentioned by the Greater Southdale Area Work Group.

Estelle is a significant piece of the Southdale Vision that needs to happen for France Avenue to remain a vibrant corridor, which is attractive to businesses, retailers, doctors, restaurants, and residents. It is the only non-rental residential actively planned and one of the only projects planned that includes affordability. Stormwater is also an issue in this neighborhood and a concern to us. This project has successfully assembled multiple parcels into one project, ultimately helping to fix this issue along France Avenue.

This is a well-designed, quality, and long-term project for the city of Edina and will be a welcome neighbor to our property. It is my hope that you will support this project and allow for this investment to occur in our city.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gerald" or "Ted", with a stylized flourish at the end.

Gerald (Ted) Jokerst
President
Wildamere Capital Management, LLC

September 26, 2017

Dear Mayor Hovland, Edina City Council Members and Planning Committee,

I am writing in regards to the Estelle project at 69th and France Ave.

First of all, this project is not appropriate and very disrespectful to our neighborhood. Light will be a huge issue during the day but also at night. We have light pollution from Southdale, Point of France, and The Westin. Noise has increased considerably due to airplanes, condensers from Edina Realty, emergency vehicles and more traffic. Plus our neighborhood will be the most affected by The Avenue on France project, including noise and road closures. I believe the timeline for that project was about ten years?

I have been a resident of this neighborhood since purchasing our home in December 1987. Increased multiple residential units have been built in the area and most of them have increased traffic. For example, I have a friend who lives on Cornelia Circle and is unable to turn into her driveway during weekday afternoon rush hour. I have chosen to turn south onto Valley View and then right on 68th to enter my neighborhood at that time of day due to 66th street traffic. Going east, traffic is backed up all the way to Highway 100 most late afternoons, as well as on 70th.

With increased traffic, inattentiveness due to texting, construction and occasional road closures, driving from my home to Cub on York has become a challenging route. With the many cars on 69th, 70th and 66th, I feel I do not want to leave the house to go anywhere east from 4 til about 6:30. Yet, I do have commitments that time of day. We all do. Cars drive thru the enhanced crosswalks all the time even when lights are flashing. I have seen an Edina Police Patrol vehicle cruise thru a flashing crosswalk while looking at his computer. Argh!

As for walking, there is a multitude of issues that causes most residents to drive across France, rather than walk due to safety concerns. I walk across France, at 69th, at least twice a week. I find it very disturbing that the majority of the east traveling traffic turning south does not even come to a stop. They look north briefly and continue. Also, cars running red lights turning south after leaving Southdale Center going west or south on France.

With all the large scale housing projects in the area, as well as retail, restaurants, hotel, health club, I wonder why it is all concentrated on France and York Aves? I see revenue as being a driving force or just a fantastic perk for the city.

Now these developers want to build affordable housing but put it somewhere else and not include it in the Estelle.

That is a very interesting tactic. Although it seems to coincide with the city deciding to count The Beacon, homeless teen residence, as affordable housing. Shame on you.

What can we do as residents to stop this project? My fear is nothing.

Please look at the precedent these projects are setting before it is too late.

Thank you for your time and consideration regarding the above concerns.

Sincerely,

Carol Carlson
6621 Cornelia Drive
Edina, MN 55435
The Cornelia Neighborhood

Cary,

I just wanted to take a quick moment of your time and voice my support for the proposed Estelle project. Being born and raised in the Cornelia area and choosing to come back to raise my own family there, I have seen enormous change in the area since the 1980s. Some good and some bad. I believe this would be one of the good changes. The space will bring much needed ownership opportunities of that type of housing to the area, an addition of more dining/shopping, and most importantly will continue the turnover of that section of France into a connected (and more walkable) neighborhood feel (rather than just a glut of commercial offices).

My other concern is what the alternative to the Estelle project would be on that site. My guess is it will be developed regardless...I would rather a well thought out upscale development like the Estelle rather than another commercial office building, apartment complex, or something of the like.

I support the project and have spoken to many others in the neighborhood that support it as well. Thanks for hearing me out. Let me know if you have any questions.

Thanks!!

Don Edam

6837 Wooddale Avenue S

Edina, MN 55435

Jackie Hoogenakker

From: link G
Sent: Wednesday, September 27, 2017 11:42 AM
To: Cary Teague; Jackie Hoogenakker
Cc: Edina Mail; Nora Davis
Subject: Opposition to Comp Plan change related to Estelle Edina Project

Dear Edina Planning Committee members,

My name is Fangliang(Link) Gao. I live with my wife and kids at 6916 Southdale Rd., which is less than 1000 ft to the current Bremer bank lot. We got the public hearing notice about the new Estelle Edina project. Here we want to express our opposition to this proposed project which requires a drastic amendment of the current comp plan(4 stories or 48 ft). The proposed 360 feet towers basically will change the transitional area to a high-density residential area, which eliminates the buffer zone between single-family properties of lake Cornelia neighbourhood and France Ave. Families love to live in Edina because we are close to enough to urban surroundings while can still enjoy the safe and quiet suburban feel. That means we don't want high towers right in front our yards. This is against Edina's family-based character.

The city council members and several of Planning Committee members have expressed their opposition and concern about the project, especially its location, during the two sketch plan meetings in May and Jun. Please seriously consider the adverse effects to the whole neighbourhood and residents who live adjacent to this lot.

Thank you very much
Fangliang

Jackie Hoogenakker

From: Maximillian Hintz
Sent: Wednesday, September 27, 2017 11:06 PM
To: Jackie Hoogenakker
Cc: Cary Teague; Kris Aaker; Emily Bodeker; Cindy Larson; monicamhintz@gmail.com
Subject: Edina Flats Proposal

Hello Jackie,

I am writing to you as I live at 6117 Kellogg Ave, directly across the street from the Kellogg Ave portion of the Edina Flats development. Both my wife and I grew up in Edina and both graduated from Edina High School, in 2006 and 2008 respectively. We bought our house over four years ago in Edina, in part because we trusted the city to make decisions that were beneficial for its residents, and not make decisions purely based on potential increases in tax revenue. We've grown our family in this home and both my wife and two daughters have always enjoyed the family feel of the neighborhood. Never did we think that on a block with single-family, residential homes would we see almost an entire side of a block of home torn down for a large multi-family development, especially on a relatively quiet street.

One of the issues that I have with the development is the potential increase in density on our block. Currently there are 13 homes on our block of Kellogg and the proposal will add an additional 15 units, tearing down 3 homes. That means an almost doubling of the density. Now I understand that there may be underground parking, but we already see a fair amount of people "cutting through" our street, to avoid the stop sign at Wooddale Ave and Valley View Road, and I believe this would only exacerbate this issue. This makes me nervous with a daughter in Kindergarten at Concord that catches the bus at the corner of the street and that will eventually have to walk to school at South View in Middle School.

Additionally, this undoubtedly changes the look and feel of the neighborhood. We bought our home on a block with only single family homes and did not ever think that the homes across the street would be torn down and re-zoned for multi-family use. It's not that I'm opposed to change and development in the city, but there are much more appropriate places for this type of condo development, notably the area across Valley View Road on the south side. In a neighborhood that is mainly composed of families, the new condos would likely attract a much older demographic that would additionally decrease attractiveness for young families to move into the neighborhood.

While I understand that these are to be luxury, quality condos, I do know that there are a number of buyers that would never consider buying a home directly across from a condo development, and my wife and I are in that category. Given the potential decrease in demand for our home, we might see limited upside for our home's value and potentially a decrease in the value of our home, which would be very disappointing and financially constraining. The fact that the condos are across from single-family homes is likely a good thing for the condos,

but likely and equally or greater negative thing for the single-family homes that were originally established with the faith in the city to maintain the neighborhood look and feel.

My last concern is around the already lacking supply of affordable, single-family homes in Edina. These condos are by no means affordable and will actually reduce the supply of affordable homes if the three homes are torn down. I think that Edina, and the Pamela Park neighborhood specifically, has already seen this supply decrease through a large number of tear-downs. If this trend continues, Edina will struggle to attract the young families with high future earning potential to help Edina grow in future decades.

My wife and I attempted to make our voice heard tonight at the Planning Commission meeting, but were unable to stay past the Estelle portion of the meeting, as we had to get back to our two daughters who were with a babysitter. We will attempt to make it to the Edina City Council meeting next Tuesday, but really feel strongly given our address makes us one of the most impacted residents in the broader neighborhood. I appreciate the consideration and hope that you will not approve this project with its current footprint and design.

Best,

Max

Jackie Hoogenakker

From: Mike Wagner
Sent: Wednesday, September 27, 2017 6:36 PM
To: Jackie Hoogenakker; Cary Teague; James Hovland; mbrindle@dinaMN.gov; mfisher@edinmn.gov; Kevin Staunton; Robert Stewart; Nora Davis
Subject: Estelle project

[]

Cc Bcc

[]

[]

[]

Good Evening,

My name is Michael Wagner. I reside at 6941 Southdale Road, Edina, MN 55435.

I am extremely disappointed in both the planning commission and the city council for granting another review of this project. Did the sketch review process mean nothing? How many opportunities do they get to go back to the well? As the Ryan Company has demonstrated, they have deep pockets to push this through... I unfortunately do not have the deep pockets to stop them.

There has not been any changes to the project dimensions to warrant another review. To request a change of the comp plan from 48 feet in height to 360 feet in height is just plain crazy! This is more than a 7 fold increase!

The only change I have seen is a bribery attempt at including a token number of 'affordable' units.

I vehemently oppose this development and the tactics used by the developer and Ryan Company. They have continually been canvassing the neighborhood with a petition. I find it interesting that I saw them concentrating on the streets further removed from Valley View and Southdale Road where the impact of their project is less. I strongly object to this project taking away 1-2 hours of sunlight, especially in the winter when we only have 8 hours of light to begin with.

Have them relocate their project where the shadows will fall upon commercial property not residential!

Please do what is right and vote with your conscious as if you lived under the shadow of these towers.

Thank you,
Mike Wagner

Send Discard
Draft saved at 6:24 PM

Jackie Hoogenakker

From: Tom VanderMolen
Sent: Wednesday, September 27, 2017 5:32 PM
To: Jackie Hoogenakker
Subject: Oppose Estelle Proposal

I live in the neighborhood and I am distressed that the City keeps considering such huge departures from the comprehensive plan height and density limits. This project is much too large for the west side of France. Why have a plan if it is going to be ignored?

Sent from my iPhone

Jackie Hoogenakker

From: Lynn Duane
Sent: Wednesday, September 27, 2017 5:07 PM
To: Jackie Hoogenakker
Subject: France Ave New Construction

I am writing to express my concern about the proposed new buildings at 6900, 6950 France & 3905 69th St. West and 7200 & 7250 France Avenue. **This area is zoned for 4 stories**, and I believe that the new buildings on France Avenue should adhere to this zoning requirement.

Additionally, I am concerned about the increased traffic on France Avenue and in our neighborhood that would result from the increased density of these proposed 8-12-26 story proposed buildings.

Please adhere to the existing Comp plan as it was developed to protect and buffer the residential neighborhood from the Southdale commercial area on the east side of France Avenue.

Thank you very much,

Lynn Duane
4400 Fondell Drive
Edina, MN 55435

Jackie Hoogenakker

From: Anne K. Salmen
Sent: Wednesday, September 27, 2017 4:54 PM
To: Cary Teague; Cindy Larson; Kris Aaker; Emily Bodeker; Jackie Hoogenakker; James Hovland; Mike Fischer; Mary Brindle; Kevin Staunton; Robert Stewart
Subject: South Cornelia Support for Estelle Edina

Hello, I'm writing for the second time to reiterate my support for the Estelle Edina project. I am a homeowner in South Cornelia.

My husband and I were intentional in our decision to purchase a home in South Cornelia and find it desirable because it offers a neighborhood rich with retail and recreational amenities. It offers us a lifestyle that is important to us, namely less time spent in the car on errands. We are THRILLED with the recent sidewalk additions as well as the bike trail connection.

I think the neighbors forget that in choosing to live near a commercial/retail corridor, we also accept that the land adjacent to our neighborhood will be used to maximize its value. There is no guarantee that the land owners (in areas zoned for retail/commercial) will choose to maintain the status quo. Just as we improve our homes to maximize their value, I expect that the retail/commercial land owners will choose to improve their holdings to maximize their value, too. The land value will be realized via smart development, not park land or surface parking lots. We have all indirectly placed some trust in them by choosing to purchase a home in a neighborhood that borders a retail/commercial corridor.

It is a great compliment to our community that our land is desirable for high-quality developments. We also must accept that we live in a first-ring suburb that offers proximity to the city center. As a first-ring suburb, our land resources are finite and in many cases were developed years ago, so when new developments come, their is often little choice but to replace existing structures or repurpose existing acreage.

All the above is an aside intended to provide context to my friends and neighbors, but I want to make the following points clear:

— I feel that two high rise towers are FAR more desirable (and far LESS visually intrusive) than a large mid-rise structure with a similar number of units. All one must do is look east on 72nd Street to see what a hulking mid-rise does your horizon views from the ground. Yes, high rise might feel “urban” to some (see my note above re: first-ring suburbs!) but I think the end result is much more attractive at street level — offering more green space and a less visual interruption. I support Estelle Edina.

— I am in support of the affordable housing offered by the Estelle Edina development as it addresses a very real need in our community. I think our community benefits when Edina remains accessible to ALL.

— I am in favor of a condo development (as I find it more desirable than an apartment) in terms of boosting the tax base and providing the schools with a less fluid population (for the purpose of forecasting enrollment).

I hope that some of my neighbors will consider the points presented above and may reconsider their opposition to Estelle Edina.

Thank you,
Anne Salmen

Jackie Hoogenakker

From: Laura Berzinski
Sent: Wednesday, September 27, 2017 3:45 PM
To: Jackie Hoogenakker
Subject: 6900, 6950 France & 3905 69th St West

Dear Members of the Edina Planning Department,

I ask that you vote against the Comprehensive Plan Amendment changing height restrictions from 4 stories/48 Feet to 26 stories/360 feet and allowing density to double to 60 units per acre. This change for the property at 6900 and 6950 France & 3905 69th St. West would completely change the landscape of our city and allow building heights that negatively impact the surrounding neighborhood homes. This project is simply too high and too close to homes which would be crowded and shaded by 24 and 20 story buildings placed right on top of them.

The proposed amendment also sets a precedent in Edina for future high rise/high density developments that impact the quality of life for existing home owners. Please vote no!

Laura Berzinski
Edina Resident

Jackie Hoogenakker

From: Kris Aaker
Sent: Wednesday, September 27, 2017 12:57 PM
To: Jackie Hoogenakker
Subject: FW: Objection to Estelle building/Lake Cornelia neighborhood

From: Ian Nemerov [mailto:iannemerov@gmail.com]
Sent: Tuesday, September 26, 2017 9:36 PM
To: Jo Ann Olsen >; Cary Teague
Subject: Fwd: Objection to Estelle building/Lake Cornelia neighborhood

Best regards,

Ian Nemerov

----- Forwarded message -----

From: Agnes Jensen
Date: Tue, Sep 26, 2017 at 9:32 PM
Subject: Objection to Estelle building/Lake Cornelia neighborhood
To: _____

com,

Dear Planning Commission members:

I am a homeowner in Lake Cornelia neighborhood, and am writing to object to the 24 story Estelle building project at 69th and France. We are a neighborhood of modest single family homes. We love our neighborhood and this corner of Edina.

I support well planned growth in our city. I was and am a proud supporter of 66 West. Over the past 10 years, numerous apartment and condo buildings have been built around Southdale Mall and Centennial Lakes. Most are beautifully designed and are a great addition to the community - but nearly all are 6-8 stories tall. The Estelle project is proposed to be THREE TIMES HIGHER. These tall buildings are completely out of character with the area, and these giant buildings would be far closer to small single family homes than the new buildings along York and at Centennial.

I am also very concerned about the pollution impact on Lake Cornelia. There are currently signs posted all around our neighborhood about toxic algae in Lake Cornelia. Per the posted signs, the Lake is dangerous to children and pets NOW. Adding such a large building to our watershed will make the pollution situation far worse.

These 24 story buildings invade the privacy of my neighbors near 69th and France. These streets are dotted with modest homes -- our neighborhood is mostly populated by the elderly and couples with young children.

They do not have the means that developers do to lobby you with slick models and presentations. They are depending on the support of their fellow neighbors to implore you to STOP THIS 24 STORY PROJECT. A 6-8 story project would be more in line with every other project in this area.

I am proud to live in Edina; I worship here at St Patricks and I was proud to volunteer in Edina Public Schools as my children attended Cornelia, Southview and Edina High. My husband and I are Veterans and were proud to financially support the Veterans Memorial near City Hall.

Thank you for listening. Please deny the request for this 24 STORY PROJECT.

Sincerely,

Agnes Jensen
6924 Dawson Lane,

Jackie Hoogenakker

From: Katya Murray
Sent: Tuesday, September 26, 2017 3:59 PM
To:

Subject: CORNELIA RESIDENT OPPOSED TO ESTELLE DEVELOPMENT

Hello Planning Commission Members:

I'm writing regarding the high rise development currently proposed for 6900 France Avenue. I live in the Lake Cornelia neighborhood, directly behind the discussed area, and am writing in FIRM OPPOSITION to the proposal, specifically to increase the high rise (and zoning limits) to 360 feet.

The proposed tower height is simply obscene for this neighborhood. The original plans accounted for transition between a proposed mixed use area and our quiet residential area. The houses in our neighborhood will be completely shadowed by something of this size, not to mention significant increases in traffic (foot and car) to an already punishing drive on France Ave and neighboring streets. Finally, our school district - and specifically Cornelia, which would be the neighborhood school for these towers - cannot handle an increase in enrollment.

I'm very upset with how this proposal has been communicated to our neighborhood by the city, and how the city is clearly avoiding conversation with homeowners who would be directly impacted by the proposal to increase the towers to 24-stories (three times the height of Point of France!).

Also - I'm disheartened that the form letters and other letters of support that have been sent in support of the proposal by real estate agents (no surprise there!) and Edina residents who don't live ANYWHERE NEAR Lake Cornelia can be seen as honest support of the project. You need to know that's not our neighborhood's voice, and we are mad.

I have shared this opposition with Mike Fischer and Mayor Hovland, and am sick that this development continues to be discussed.

Regards,
Katya Murray
Lake Cornelia Homeowner

Jackie Hoogenakker

From: Steven Murray
Sent: Tuesday, September 26, 2017 3:41 PM
To: Jackie Hoogenakker

Cc:
Subject: OPPOSED - Proposed Estelle Project - WAY TOO TALL!!

Hello,
I'm writing regarding the high rise development currently proposed for 6900 France Avenue. I live in the Lake Cornelia neighborhood, and am writing in FIRM OPPOSITION to the proposal, specifically THE HEIGHT OF THE PROPOSED BUILDING.

A tower 360 feet tall is simply obscene for a residential neighborhood. Would you like strangers looking into your windows at night? The original plans accounted for transition between a proposed mixed use area and our quiet, lovely residential area. The houses in our neighborhood will be completely shadowed by something of this size, not to mention significant increases in traffic to an already punishing drive on France Ave and neighboring residential streets, including 70th Street running directly in front of Cornelia Elementary School. I would like to see the outcome if a similar development was being proposed at the 50th & France area.

Also - I'm disheartened that the form letters and other letters of support that have been sent in support of the proposal by real estate agents (no surprise!) and Edina residents who don't live ANYWHERE NEAR Lake Cornelia can be seen as honest support of the project. You need to know that's not our neighborhood's voice. I can tell you that the owner of the developer was going door to door in the Cornelia neighborhood a few weeks back scrambling for support, and after a full morning of trying to get signatures in support of the development, he had only ONE signature from the entire Cornelia neighborhood. It's very clear the neighborhood is not in support of the proposal.

Regards,
Steve Murray

Jackie Hoogenakker

From: Margaret Berdelman
Sent: Tuesday, September 26, 2017 3:33 PM
To:

Subject:

Good afternoon,

My name is Margaret Berdelman and my husband Scott, myself, and our 2 children have been residents at 6916 Hillcrest Lane in the Lake Cornelia Neighborhood of Edina since June of 2002.

We are aware a public hearing is taking place on 9/27/17 and we would like to let you know our feelings regarding the proposed 360 foot tower - Estelle.

We believe the tower being proposed is simply TOO TALL. This will dwarf our Lake Cornelia Neighborhood not to mention being an eye soar. In the winter months, we already see the tall Westin hotel and residence, 236 feet tall and several blocks further away than the Estelle proposed site. The loss of privacy, along with the shadows, noise and visual pollution will damage and be a detriment to our quiet neighborhood and quality of life.

We strongly believe this tower proposal is too tall and does not belong adjacent to our neighborhood. Please consider this email in your decision making and thank you for your service.

Best regards,
Margaret & Scott Berdelman
Margaret's cell

Jackie Hoogenakker

From: Kris Aaker
Sent: Wednesday, September 27, 2017 12:57 PM
To: Jackie Hoogenakker
Subject: FW: Estelle Edina Concept Plan

From: Ian Nemerov
Sent: Tuesday, September 26, 2017 6:06 PM
To: Jo Ann Olsen

Subject: Fwd: Estelle Edina Concept Plan

Best regards,

Ian Nemerov

----- Forwarded message -----

From: Annie Spizale
Date: Tue, Sep 26, 2017 at 6:03 PM
Subject: Estelle Edina Concept Plan
To:

Hello,

As a resident of the Lake Cornelia Neighborhood (6904 Southdale Rd - we have been leasing for 4 + years but are purchasing and scheduled to close mid October) I would like to express my opposition to the proposed Estelle Plan.

I believe that the proposed tower is too tower and will dwarf the neighborhood. It does not belong adjacent to a neighborhood of single family homes.

Please remember - that area is currently a **Transitional Zone with a height limit of 4 stories, 48 feet**. That Transition Zone was put in place to *protect* the adjacent neighborhood.

The loss of privacy, along with the shadows, noise and visual pollution will damage our quality of life.

I am asking that you give thoughtful consideration to the residents who oppose this project.

Thank you,

Annie Spizale

Cary Teague

From: Sally Mays
Sent: Wednesday, September 27, 2017 10:37 PM
Subject: Building Project

Good Evening,

I echo the comments made at the Planning Commission:

1. Do your job as the Planning Commission. Be thoughtful.
2. **No TIFF Money--put it writing!** I wish you would consider attaching a huge tax for the developers for this very good housing project.
They will make MILLIONS. NO TIFF money! I do not want to subsidize they making millions
3. \$300 K is NOT affordable housing.
3. This project is a poor fit for this location How about Pentagon Park?
4. Interesting proposal but perhaps not so tall!

I would appreciate and response!

--

Sally Mays
5529 Countryside Road 55436
Be smarter. . . READ!
Go MN Twins!

Cary Teague

From: glen whitesell
Sent: Wednesday, September 27, 2017 1:32 PM
To: Cary Teague
Cc: Kris Aaker; Emily Bodeker; Jackie Hoogenakker; Cindy Larson
Subject: Ryan/Bernardi proposal, 6900,6950 & 3005 69th St West

Director Teague,

Do not let this project proceed.

**This development would have substantial negative effect on the character of our neighborhood by going extremely beyond present height zoning.
It proposes eight stories higher than the Westin!**

Think about the amount of time, money, and expertise that was involved in the original zoning. This community needs to have confidence that our input and tax dollars continue to be valued by elected officials.

About their shadow study;

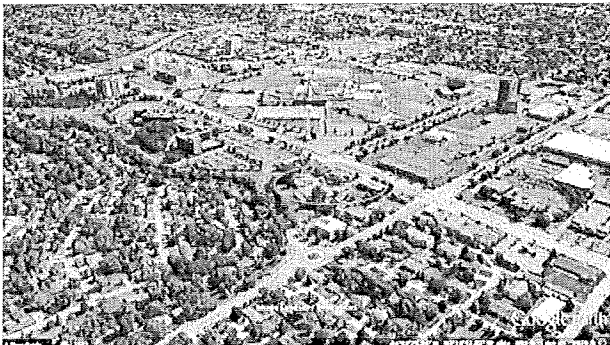
In my location, the trees are the only thing between us and the eastern horizon. In the morning, I enjoy sitting in my front room watching the tops of those trees gradually light up.

Do the affected neighbors realize that they would never see another sunrise?

If you do not send a clear message to developers, we will continue to be tested.

Please be direct ... **Just say no.**

Glen Whitesell



From: Glen Whitesell
Monday, May 22, 2017

To: Robert Stewart; Mike Fischer; Mary Brindle; Kevin Staunton; James Hovland; & Cary Teague

Regarding: proposed Estelle project, 6900 France.

Dear City Council Members and City Planners,

Nice project, wrong location.

- It might fit better in an area closer to downtown... along the river where people actually walk or maybe San Diego which has better weather.
- The slides are populated with people and cars to give the impression of lively activity. They make it look like a weekend on Las Olas Boulevard, Fort Lauderdale or 5th avenue, Naples. This is not the case anywhere around here except on a nice summer weekend at Centennial Lakes or a few days at 50th and France. Another factor of high-rise is "urban wind canyons". This is well known to architects designing towers downtown in close proximity to other such buildings including low rise. Walking between these towers may not be as pleasant as they show. Especially in six to eight months of marginal weather. Architects cannot social engineer that outdoor activity in Minnesota weather.
- Do not minimize the physical height of these towers by focusing on number of floors. Anything in the 200 to 300 foot range is not appropriate for transition to residential. The tall tower (360 ft.) would surpass not only the Westin (236') , but Bloomington's Wells Fargo Plaza (300') and the Double Tree Hotel (Old Radisson South, 233'). The 8500 Tower (with pyramid roof) is 381' tall. Drive by the backside of the Onyx which is "only" six stories or about 72 feet.
- Drive through our residential area and then drive by some of the towers mentioned above. A decision that affects hundreds of residents who have invested in their homes for years deserves this. The core quality of Edina is not in the commercial architecture but in the quality of the citizens and the schools. We have invested in sidewalks and bike paths. We are a premier community for such decisions. Do not give it away by expanding the commercial area. Only the developer wins.

Do not allow this to proceed as designed.



Cornellia from 4000 feet: Red dot is 6900.



8500 Tower, 381 ft

Double Tree Hotel, 233 ft



Wells Fargo Plaza, 300 ft

If I were young and single, working downtown, I would live here. To everything there is a time and place.



Glen Whitesell, Retired
7116 Heatherton Trail

Cary Teague

From: Laurie Peltó
Sent: Wednesday, September 27, 2017 10:21 PM
To: Cary Teague
Subject: The Estelle Project

Cary,

Thank you for taking the time to read my email. My husband and I are retired professionals and former Edina residents. We now live in a single family home in Linden Hills, but are ready to downsize and are considering a move into a condo. We have looked at condos in Edina, but have found most of the properties in our price range very tired. We think it is important for the community to have diverse housing options - for first time home buyers and for retired people like us. From what we can see, The Estelle project is an opportunity to provide a new and beautiful housing option with some more affordable price points. In a desirable community like Edina this requires high density and "building up". We are excited about the changes that are happening in the Southdale area and support The Estelle project.

Regards,

Laurie Peltó

Cary Teague

From: giraffefly
Sent: Wednesday, September 27, 2017 5:47 PM
To: Cary Teague
Subject: Please send to planning commission

Good afternoon. I am writing to express my very strong objection to the Estelle development proposal to obliterate the transition zone between the Lake Cornelia neighborhood and the developments along France Ave.

As a Lake Cornelia residents, we are concerned about the height of this project. We are flabbergasted that this proposal is even on the table, because it is so astronomically out of scale with what is appropriate development adjacent to a neighborhood of single family homes. We are concerned with the lack of privacy and the overall visual obstruction of the environment. Who wants to open their door to face 360' looming towers directly overhead? Other parts of Minneapolis have condos at 4-6 stories, which is a reasonable height for this area. Whatever the developers are promising to sweeten the pot does not change the simple fact that this development is so wrong for this area.

Thank you.

Respectfully,

Charles and JoAnn Russell

Cary Teague

From: Lisa Roberts
Sent: Wednesday, September 27, 2017 5:02 PM
To: James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart; Cary Teague; Edina Mail; 'Lisa Roberts' <lr@edina.org>
Subject: Berube; Susan lee; Tanner Jones; Anand Mittal
Attachments: Comp Plan Amendment - Estelle Edina
Estelle Petition Marketing Flyer.pdf

Dear Mayor, City Council Members, Planning Commission Members, City Planner:

I find this email hard to write; not for lack of words nor conviction in my stance, but due to the fact that as a resident of Edina and the Lake Cornelia Neighborhood, I am forced to defend my right to the quiet enjoyment of my home and neighborhood and my expectation that all members of our community, residents and business, will abide by the laws set forth by the city.

The proposal coming before the Planning Commission for the Estelle Edina plan, which includes two towers of over 300 feet each, is preposterous. It is the duty of the Planning Commission and City Council to require all parties interested in coming to our community to abide by our laws and ordinances. In this case, the proposed Estelle Edina development should be required to keep all structures at 4 stories or 48 feet (whichever is less).

As you are aware, the area of real estate this development is in is covered by the following ordinances:

Sec. 36-1214.4 HOD-4. Building height shall be determined by required setbacks, but shall not exceed four stories or 48 feet, whichever is less.

Sec. 36-579 requires 9 or more stories to be 6 times the building height from the office building to an R-1 district.

These building ordinances were in place when the developer bought the land. The fact that they are now trying to gain variances for these ordinances is a slap in the face to both the residents and the city staff - they are not exempt from ordinances the city and residents worked hard to put into place to protect residents, businesses, and the future of our city.

By the developers' own admission in their marketing brochure (see attached) they admit this is a transition area. If they admit it is a transition area, shouldn't they abide by the transition zoning requirements and stay at 4 stories or 48 feet? They also point out that Edina is losing residents to downtown and Wayzata. A high-rise that looks over single family homes and a mall is not going to change that. People are moving to Wayzata because of Lake Minnetonka - Edina has nothing close to this. People are moving to downtown to be close to theaters, sporting venues, and the like - Edina has none of these amenities. So unless Edina plans to add a massive lake, capable of handling thousands of boaters, or art and cultural venues, these people we are "losing" will continue to go. What will make people stay in Edina? The same thing that has brought them here for years - a suburb with a quaint and charming feel; somewhere close enough to drive to activities, but where on a daily basis they can stroll through their quiet neighborhood without the intrusions of a large city; somewhere where local shops are favored over chain stores; a hidden gem among other suburbs. Despite the Met Council defining Edina as an urban area, and the Mayor's and Council Member Fischer's agreement with moving in this direction, the residents of Edina disagree and continue to define our city as a suburb with residents at its core.

Please understand that residents' opposition to the proposed towers is not a resistance against change or progress. If you listen closely to the arguments, the opposition is to the tower height and the developer's complete disregard for our zoning requirements. No one is opposing the redevelopment of the site. The restaurant is welcome, the brownstones are a great touch, the fountain and walkability of the area will be great I'm sure. All of these are changes, and all are

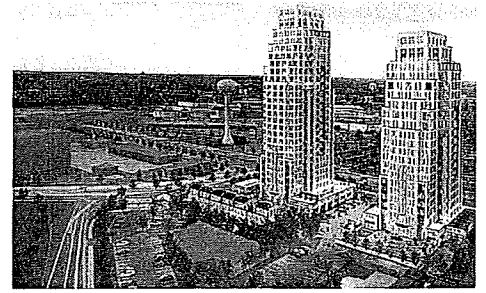
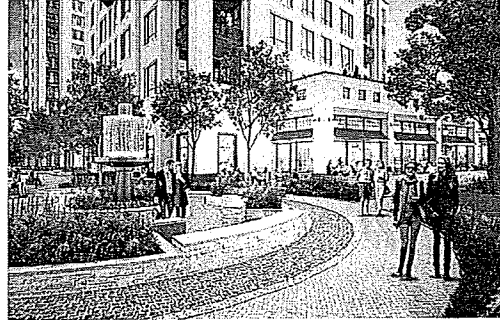
welcome. It is the towers that are not progress and are not welcome. To put this in perspective, how much pushback have you received regarding the proposed mixed-use building by Restoration Hardware at the northeast corner of France & 69th St? My guess is very little, if any. Why? Because they have abided by the zoning ordinances and kept the building to under 4 stories.

So while anyone can continue to throw complementary adjectives at the project; sumptuous, slender, grand, high-end, beautiful, first-of-its-kind; they do not change the fact that the towers do not belong in Edina. It does not take a great architect to disregard all rules or surroundings to design a building. Greatness comes from being able to earn these adjectives while working within your boundaries. Architect Frank Lloyd Wright is still considered one of the greatest architects of all time because he designed spaces that worked in harmony with the surroundings. The same should be expected here.

Regards,
Lisa Roberts
6801 Southdale Rd
Lake Cornelia Neighborhood

Estelle Edina

A significant investment in Edina's future



Setting a new standard for vitality, beauty and quality

Estelle Edina compliments the Lake Cornelia neighborhood and the Southdale area's existing assets by connecting the two with a walkable, mixed-use and architecturally-varied development of extraordinarily high quality. The first of its kind in a decade, Estelle will be home to luxury owner-occupied condominium residences, including:

- Brownstone walk-ups
- A number of affordably-priced units
- A public plaza and fountain surrounded by seating
- Neighborhood retail
- A signature restaurant on the corner of 69th and France

Why here? Why now?

Since 2008, Edina has seen:

• 668 single family tear downs and rebuilds

• ZERO new condos (Despite demand!)

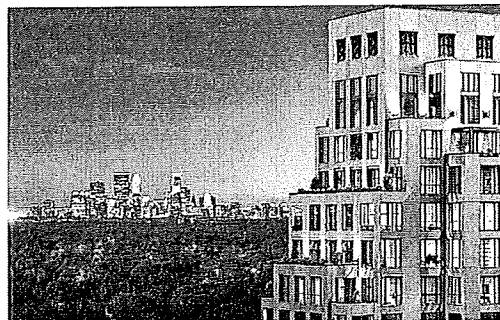
• Loss of residents to Downtown & Wayzata projects with more choices

Best possible location in the Twin Cities

• The location of the new development in Edina that meets the revitalization goals for the area

• Walkability to Southdale medical center & Mallin Park, Grandview Park, Promenade

• Exposure to high school & college population



How you can support Estelle Edina

- Sign our petition
- Email City of Edina Community Development Director Cary Teague at CTeague@EdinaMN.gov.
- Attend or speak at the Public Hearings on September 27 and October 17 at 7:00pm at Edina City Hall.

Estelle-Edina.com

Lynette Biunno

From: Schreibers
Sent: Tuesday, September 26, 2017 9:35 PM
To: Edina Mail
Subject: Planning Commission 9/27

I am strongly opposed to the Estelle Towers. Do not amend the comprehensive plan for the developer by more than eight times the current height. That is too tall. We are not downtown Minneapolis; we appreciate the open sky, the light, the sunshine. The developers boast that there is nothing like this elsewhere in the metro. That is for good reason! It does not belong so close to a residential area. Please consider the residents of the neighborhoods adjacent to the proposed site; the people who will be most affected by these massive towers and vast majority of whom are also opposed. The majority of the people that have written in favor of the development do not live here, in this neighborhood. It will have no effect on them. I urge you to come into this neighborhood and spend some time talking to the residents. How can one honestly judge how it will impact the residents here without spending time here? Until the Southdale Area Plan is in place and the revised comprehensive plan of 2018 is in place, there should be no action on the Estelle Towers. There is too much at stake to jump the gun and amend the current plan.

Tricia Schreiber

Lake Cornelia Neighborhood

Lynette Biunno

From: Agnes Jensen
Sent: Tuesday, September 26, 2017 9:46 PM
To: Edina Mail
Subject: Comp Plan assessment

Dear Planning Commission members:

I am a homeowner in Lake Cornelia neighborhood, and am writing to object to the 24 story Estelle building project at 69th and France. We are a neighborhood of modest single family homes. We love our neighborhood and this corner of Edina.

I support well planned growth in our city. I was and am a proud supporter of 66 West. Over the past 10 years, numerous apartment and condo buildings have been built around Southdale Mall and Centennial Lakes. Most are beautifully designed and are a great addition to the community - but nearly all are 6-8 stories tall. The Estelle project is proposed to be THREE TIMES HIGHER. These tall buildings are completely out of character with the area, and these giant buildings would be far closer to small single family homes than the new buildings along York and at Centennial.

I am also very concerned about the pollution impact on Lake Cornelia. There are currently signs posted all around our neighborhood about toxic algae in Lake Cornelia. Per the posted signs, the Lake is dangerous to children and pets NOW. Adding such a large building to our watershed will make the pollution situation far worse.

These 24 story buildings invade the privacy of my neighbors near 69th and France. These streets are dotted with modest homes -- our neighborhood is mostly populated by the elderly and couples with young children. They do not have the means that developers do to lobby you with slick models and presentations. They are depending on the support of their fellow neighbors to implore you to STOP THIS 24 STORY PROJECT. A 6-8 story project would be more in line with every other project in this area.

I am proud to live in Edina; I worship here at St Patricks and I was proud to volunteer in Edina Public Schools as my children attended Cornelia, Southview and Edina High. My husband and I are Veterans and were proud to financially support the Veterans Memorial near City Hall.

Thank you for listening. Please deny the request for this 24 STORY PROJECT.

Sincerely,

Agnes Jensen

Lynette Biunno

From: Peter Jirik
Sent: Tuesday, September 26, 2017 10:29 PM
To: Edina Mail
Subject: Comp Plan Amendment

Hello,

We live in the Cornelia neighborhood. As a matter of fact, if you were to make the mistaken move of approving the Estelle Project, we will be directly in the shadow of the enormous towers. Please note our opposition to this project. It is incomprehensible to me that you would give serious consideration to approving a 360 foot project in a transition zone with a 48 foot height limit. One might countenance a slight variation however a 750% increase in allowable height is not a slight variation. This project would be 300% larger than the Point of France, a project that does not seriously impact any residential neighborhood. There is a reason for the establishment of transition zones and ignoring those reasons also means you must ignore your duty to the neighborhoods those zones are designed to protect.

We are also seriously concerned and fully expect you, as our elected representatives, to thoroughly investigate where the alleged "neighborhood support" truly is coming from. I can assure you that those of us in the shadow of this enormous project are not giving "neighborhood support" to the project.

We are certainly not anti-development and have fully supported the Southdale One project, the Westin Condominiums and Hotel, the Byerly's apartments and many other thoughtful development projects in our city. Unlike the aforementioned projects The Estelle project simply does nothing to benefit the community. It is a classic example of the wrong project in the wrong place at the wrong time.

We strongly urge you to withhold your approval of the Estelle Project.

Sincerely,

Peter and Catherine Jirik

Cary Teague

From: Gwen Budd
Sent: Wednesday, September 27, 2017 10:43 AM
To: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Opposition to Estelle Edina

Dear Planning Commissioners and Community Development Director Teague:

I am VERY concerned about the Estelle Edina project. I think it is too high and too close to an existing single family neighborhood. The height will negatively impact the neighborhood with loss of privacy, noise, and lights at night. The project ignores the need for a transition zone and does not belong on the west side of France Avenue. The project does NOT "complement" the neighborhood!

I am unable to attend the meeting tonight.

Sincerely,

Gwen Budd

South Cornelia neighborhood resident

Cary Teague

From: tcrowley(
Sent: Wednesday, September 27, 2017 10:36 AM
To: Cary Teague
Subject: The proposed Estelle Apartment Complex:

Cary:

You are doing a wonderful job for orchestrating this important development through the approval process for the you City of Edina.

As a resident and a interested critic of commercial real estate, in particularly for Edina, I support this given concept from this very successful & the local sponsorship, the vital location, the sheer size and the scope of this complex, and the long term potential of this luxury living community within this very renowned Suburb of the Twin Cities.

Cary, we assume you are experiencing pressure both ways, however; this well-conceived project should be well received by the very demanding residential market, plus an enhancement for the sacred Southdale Shopping District.

Tom:

Thomas C. Crowley

This E-mail and any attachment contains information which is private and confidential and is intended for the addressee only. If you are not an addressee, you are not authorized to read, copy or use the E-mail or any attachment. If you have received this E-mail in error, please notify the sender by return E-mail and then destroy it.

Lynette Biunno

From: Jessica Bergsten <
Sent: Tuesday, September 26, 2017 8:52 AM
To: Edina Mail
Subject: Comp Plan Amendment for Estelle Towers

Good morning,

I am writing to say I am opposed to the Estelle tower amendment where they are asking for additional height and density. Please do not allow this to happen. The increase from 4 stories to 26 stories and increase in density is too much for our neighborhood and homes.

The Estelle is a quality of life issue for the neighborhood. There will be a loss of privacy, visual and noise pollution for our adjacent Lake Cornelia Neighborhood to name a few issues. This is not what was intended for this area or our homes.

Please do not allow this to happen!

Thank you for your time,
Jessica Bergsten

Lynette Biunno

From: Carl Runck <carl.runck@edina.org>
Sent: Tuesday, September 26, 2017 10:27 AM
To: Edina Mail
Subject: FW: Estelle Edina - Former Mayor Dennis Maetzold

Please forward to the Edina City Planning Commission.

----- Original message -----

From: Denny Maetzold <denny.maetzold@edina.org>
Date: 8/14/17 6:58 PM (GMT-06:00)
To: James Hovland <james.hovland@edina.org>

Subject: Estelle Edina - Former Mayor Maetzold

Mayor and Council Members--

I am writing to express my support for the proposed Estelle Edina project. Here are my thoughts:

- As a geography major at the U in the early sixties specializing in the study of American Cities, I became a fan of "verticality" in key commercial areas to capitalize on best use of valuable land in terms of associated amenities including public services, transportation (especially public transportation) retail and medical services, employment opportunities and public infrastructure. Bottom line, Estelle Edina as a vertical residential project seems me to be an excellent use of our very valuable land;
- As a retired banker who worked at 69th and France for 10 years (and prior to that at 65th and France), I am highly familiar with the area's history, its commercial development and uses, its traffic flows and, importantly, its "positioning" relative to Edina and the general Southwest metro area. Given this, I feel that the Estelle project is exactly the type of development that is appropriate and needed to enhance the Southdale area and our greater community's sustained growth and dynamic viability into the 21st century. The Metro area no longer has the luxury of horizontal geographic growth - growth must come in commercial areas such as our Southdale district, and I would expect that additional projects such as Estelle will be proposed and built in the future - possibly very soon;
- During my years on the Council I frequently heard residents comment that they would like to have an option for owner-occupied low-maintenance housing when they became "empty nesters" In general, options have been limited; consequently, many residents who had been passionate about Edina have found it necessary to leave. The Estelle project will help alleviate this significant need for owned housing;
- As a Council member, I always had interest in affordable housing availability and as the Council entertained proposals for new residential development, I encouraged the incorporation of affordable units into developments, if possible. I therefore was very pleased to learn that the Estelle project includes affordable housing solutions; and
- The Estelle project would be an excellent enhancement to our tax base - I understand it will not require public money or subsidy.

Finally, I understand the critical responsibility you have for protecting Edina's neighborhoods and there is concern the Estelle project is "too tall." We have always wanted to provide a suitable buffer between commercial and single-family homes and I believe in the case of Estelle through its amenities the project does provide the intended buffer, especially when tempered by the the need to help ensure a dynamic future for the the Southdale commercial district.

While the Estelle project is just one project for consideration, it signals an important new direction for our Edina community.

Bottom line, **I feel Estelle Edina is a compelling project** that needs to move forward.

Thank you for your consideration!

Dennis Maetzold
Former Mayor

Lynette Biunno

From: Carl Runck
Sent: Tuesday, September 26, 2017 10:28 AM
To: Edina Mail
Subject: FW: Estelle Edina - Former Mayor Fred Richards

Please forward to the Edina City Planning Commission.

-----Original Message-----

From: Fred Richards <

To: Hovland Jim <

Cc: dmaetzold <

Sent: Mon, Aug 14, 2017 9:30 pm

Subject: EstelleEdina

Mayor and Council there is little more to add for your consideration following former mayor Maetzold's thoughtful comments about the Estelle project now pending before you. I wholly support Denny's comments and would urge you to approve this project. In approving this project it would, in my judgement, provide in a most positive fashion more owner occupied housing choices for people who now desire to move from a single family detached housing environment. This in turn makes available that housing stock which has proven to be most desirable for young families which in turn greatly benefits our Edina School system, which, as we all know, is one of the cornerstones of our community. Additionally, I believe vertical growth is essential to capture the dynamics of the future as our city continues to move forward into the 21st century. As always, you are to be commended for your thoughtful deliberations on these often times contentious issues coming before you. Good luck and thanks for your service.

Fred Richards, former Edina mayor

Lynette Biunno

From: Carl Runck <
Sent: Tuesday, September 26, 2017 10:31 AM
To: Edina Mail
Subject: FW: Estelle Edina - Former Council Member Scot Housh

Please forward to the Edina City Planning Commission.

From: "Housh, Scot" <
Date: September 13, 2017 at 3:57:12 PM CDT
To: "James B. Hovland "
"

Subject: Estelle Edina

Dear Council Members,

Change is hard. As leaders in our community, you get to help guide and direct change in Edina. Thank you for your service to our community!

The development known as Estelle Edina introduces height into a commercial area formerly dominated by smaller buildings. Allowing height into this area will be challenging because there will be many who would prefer things to stay the same.

We've dealt with these issues before. We have consistently allowed more height into our commercial and retail areas to gain density that allows new resources and amenities for our citizens. These new buildings often provide living solutions for older citizens looking to "downsize". People love Edina and they want to be able to stay in Edina after their children have grown. As an older community, these types of facilities allow us to recruit younger families into our residential neighborhoods while giving the outgoing owners options as well.

In addition to housing diversity, density tends to allow for additional transportation resources and amenities such as restaurants and hotels. Our community in the aggregate benefits from these types of amenities.

I encourage you to be open to the benefits the Estelle Edina project can provide for Edina.

Thanks,

Scot Housh
Former Council Member (2001 – 2010)

Lynette Biunno

From: Carl Runck <Carl.Runck@edina.org>
Sent: Tuesday, September 26, 2017 10:41 AM
To: Edina Mail
Subject: FW: Estelle Edina - Mark Swenson AIA

Please forward to the Edina City Planning Commission.

From: Mark Swenson
Sent: Monday, August 7, 2017 10:43 AM
To: '
Subject: Estelle Condominiums

Dear Mayor Hovland and Director Teague:

I am sending you this email as a concerned citizen and an architect who has lived in Edina for 32 years. I want to communicate my support of the proposed Estelle condominium project. I was the Principal architect when my firm, ESG Architects, designed the Westin Edina Galleria project a decade ago. That project faced significant opposition over building height but is now a widely welcomed and appreciated piece of the cityscape in the Southdale corridor in Edina. I am confident that the Estelle Condominium project, when completed, will be viewed in a similar light.

Besides providing the needed housing for empty nesters, this project will significantly increase the tax base and will support both our City and School District with about \$4 million per year in additional local property tax revenue. From an architect's perspective, I can also say that the overall design quality and exterior design expression for the Estelle project represents the quality of development that our city should aspire to deliver to our residents. Specifically, the vibrant urban outdoor spaces, the elegant and narrow building profile, the walkability and bike access this project supports will collectively increase the quality of life for all the residents and visitors to the site. Also, as a design professional, I believe that the 22 and 24 story height of the two proposed Estelle towers is appropriate for the France Avenue corridor at Southdale and is in scale with both the Point of France Condominium tower and the Westin Edina Galleria Hotel and Condominiums tower. This design solution will create a slim and attractive building profile which will be far better than the typical 6-12 story much larger footprint apartment/condo configuration that would be much more obtrusive along France Avenue. Based on the logic of these comments, I request that you support this project for our city. Thank you for your time and consideration.

Sincerely

Mark Swenson, FAIA

Mark G. Swenson, FAIA, LEED AP, Founding Principal
ESG | Architecture & Design

5

[n | www.esgarch.com](http://www.esgarch.com)

esg

msr@cam.ac.uk, Kevin Stanton, Robert Stewart

I'm writing regarding the high rise development currently proposed for 6900 France Avenue. I live in the Lake Cornelia neighborhood, and am writing in FIRM OPPOSITION to the proposal, specifically THE HEIGHT OF THE PROPOSED BUILDING.

A tower 360 feet tall is simply obscene for a residential neighborhood. Would you like strangers looking into your windows at night? The original plans accounted for transition between a proposed mixed use area and our quiet, lovely residential area. The houses in our neighborhood will be completely shadowed by something of this size, not to mention significant increases in traffic to an already punishing drive on France Ave and neighboring residential streets, including 70th Street running directly in front of Cornelia Elementary School. I would like to see the outcome if a similar development was being proposed at the 50th & France area.

Also - I'm disheartened that the form letters and other letters of support that have been sent in support of the proposal by real estate agents (no surprise!) and Edina residents who don't live ANYWHERE NEAR Lake Cornelia can be seen as honest support of the project. You need to know that's not our neighborhood's voice. I can tell you that the owner of the developer was going door to door in the Cornelia neighborhood a few weeks back scrambling for support, and after a full morning of trying to get signatures in support of the development, **he had only ONE signature from the entire Cornelia neighborhood.** It's very clear the neighborhood is not in support of the proposal.

Regards,
Steve Murray

Jackie Hoogenakker

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, September 27, 2017 10:43 AM
Subject: FW: The proposed Estelle Complex: Tom Crowley

Good morning,

This message has been forwarded to the Planning Commission.



Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | EdinaMN.gov

From: Carl Runck [mailto:carl.runck@edina-mn.gov]
Sent: Wednesday, September 27, 2017 10:39 AM
To: Edina Mail
Subject: FW: The proposed Estelle Complex: Tom Crowley

Please forward to the Edina City Council and Planning Commission.

From: CTeague@EdinaMN.gov
Sent: Wednesday, September 27, 2017 10:36 AM
To: CTeague@EdinaMN.gov
Subject: The proposed Estelle Complex:

Cary:

You are doing a wonderful job for orchestrating this important development through the approval process for the City of Edina.

As a resident and a interested critic of commercial real estate, in particularly for Edina, I support this given concept from this very successful & the local sponsorship, the vital location, the sheer size and the scope of this complex, and the long term potential of this luxury living community within this very renowned Suburb of the Twin Cities.

Cary, we assume you are experiencing pressure both ways, however; this well-conceived project should be well received by the very demanding residential market, plus an enhancement for the sacred Southdale Shopping District.

Tom:

Thomas C. Crowley
Executive Vice President
Dougherty Funding LLC

Jackie Hoogenakker

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, September 27, 2017 10:42 AM
Subject: FW: Estelle Edina support from Edina Art Center

Good morning,

This message has been forwarded to the Planning Commission.



Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | EdinaMN.gov

From: Carl Runck [mailto:]
Sent: Wednesday, September 27, 2017 10:30 AM
To: Edina Mail
Subject: FW: Estelle Edina support from Edina Art Center

Please forward to the Edina City Planning Commission.

From: Michael Frey [mailto:]
Sent: Tuesday, June 06, 2017 5:53 PM
To: James Hovland; Mike Fischer; Robert Stewart; Mary L. ndle; Kevin Staunton
Subject: FW: Estelle Edina

Good Evening Your Honor and Members of Edina City Council,

I wanted to forward this to you in preparation for tonight's Council meeting.

Sincerely,

Michael



Michael Frey, Art Center General Manager

From: Michael Frey
Sent: Tuesday, June 06, 2017 5:44 PM
To: Cary Teague
Subject: Estelle Edina

Hi Cary,

I had the pleasure of meeting with Robb Gruman, Josh Ekstrand and Carl Runck of Ryan Companies yesterday at the Edina Art Center to listen to a presentation and information about the proposed project, Estelle Edina. Luigi Bernardi was present at the meeting as well.

As the General Manager of the Edina Art Center, I was very excited to hear about the project, to view the current designs and to learn more about artistic opportunities in a proposed new structure in the City. I was not disappointed. The proposed project contains many options for using art to promote community and a green, walk-able lifestyle in an area that has quite a bit of asphalt.

As a City of Edina employee who lives downtown, I was excited to see buildings of height proposed for this first ring suburban site. I asked about the opportunity to light the tops of the buildings, with an intent to be respectful to the residents of the neighborhood, with the intent to use light as an artistic medium to signify the leadership and presence of "Edina" in the state, much as the Chrysler Building or Empire State Building do for the City of New York.

One of the most striking options of the design was the use of berms, trees, and plantings to protect the pedestrian from street traffic. The area around the 9/11 Memorial in New York does this really well, and I was reminded of that in this project.

Creating smaller, user-friendly blocks in the area was also a positive step, I thought. France Avenue near Southdale and the Galleria is not easy for pedestrian access and ease of use by the community.

This project could pave the way for France Avenue to continue to be an exciting hub in the City of Edina, and transform and create pedestrian friendly spaces along the Avenue.

As the Walker Art Center re-opens the Sculpture Garden with a big blue chicken, I am always asking myself, 'Where is Edina's big blue chicken?' Where is the piece that tells Minnesota and the nation that we love Edina and are proud to live in this exciting city.

Estelle Edina and the beautiful designs I witnessed would add much to our already vibrant fabric of life in the community.

Sincerely,

Michael



Michael Frey, Art Center General Manager

EdinaArtCenter.com

Jackie Hoogenakker

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, September 27, 2017 10:40 AM
Subject: FW: South Cornelia Support for Smart Development

Good morning,

This message has been forwarded to the Planning Commission.



Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | EdinaMN.gov

From: Carl Runck [mailto:Carl...@edina.mn.us]
Sent: Wednesday, September 27, 2017 10:25 AM
To: Edina Mail
Subject: FW: South Cornelia Support for Smart Development

Please forward to the Edina City Planning Commission.

-----Original Message-----

From: Anne K. Salmen [mailto:anne.salmen@edina.mn.us]
Sent: Wednesday, May 24, 2017 8:44 AM
To: James Hovland; Mike Fischer
Subject: Support for Smart Development

As a resident of the South Cornelia neighborhood, I'm in support of the proposed high rise developments as they will be much less obstructive (visually) than mid-rises. (Just look at the tower at Galleria vs the virtual "wall" created by the Byerly's apartments!)

Mid-rises truly block the horizon/skyline whilst high rises are but a brief interruption.

We are fortunate to have your leadership guiding our city as we navigate this period of much growth and redevelopment.

Thank you,
Anne Salmen

Jackie Hoogenakker

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, September 27, 2017 10:39 AM
Subject: FW: Dawson Lane support for Estelle Edina Project

Good morning,

This message has been forwarded to the Planning Commission.



Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | EdinaMN.gov

From: Carl Runck [mailto:C
Sent: Wednesday, September 27, 2017 10:22 AM
To: Edina Mail
Subject: FW: Dawson Lane support for Estelle Edina Project

Please forward to the Edina City Planning Commission

Begin forwarded message:

From: Dawnn Eldredge <
Date: September 15, 2017 at 1:39:17 PM CDT
To: "

Cc: "John T. Wanninger" <
Subject: Estelle Development Edina

I am writing this email in regards to the proposed development of Estelle Edina. I am the owner of 6900 Dawson Lane. I am a strong believer in this development. I am excited about the opportunities it presents with walkability, having condos vs apartments, and feel it would be good for, not only the city, but my neighborhood.

As an active person with 2 young boys, walkability is important to me. Currently, it is not easy to walk on France with my children and I would certainly never let them bike ride on France. I understand the sidewalk would move further from the street and there will be areas that connect the biking paths. It would be great to feel safe walking on and across France.

I think the esthetics of the buildings are pleasing and also think Estelle will bring more revenue and life to Edina.

I have reviewed the shadow report, the plans and concepts. I feel it will be a great asset to Edina and my area.

If you have any questions, please feel free to call me.

Jackie Hoogenakker

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, September 27, 2017 10:35 AM
Subject: FW: Southdale Road support for Estelle Edina Project

Good morning,

This message has been forwarded to the Planning Commission.



Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | EdinaMN.gov

From: Carl Runck [mailto:Carl.Runck@edina-mn.gov]
Sent: Wednesday, September 27, 2017 10:21 AM
To: Edina Mail
Subject: FW: Southdale Road support for Estelle Edina Project

Please forward to the Edina City Planning Commission.

-----Original Message-----

From: Cole DeVries [mailto:coledevries@edina-mn.gov]
Sent: Wednesday, August 02, 2017 1:16 PM
To: Cary Teague; James Hovland; Kevin Staunton; Mary Brindle; Mike Fischer; Robert Stewart
Subject: Support for Estelle Edina Project

Dear Mayor Hovland and City Council Members Brindle, Fisher, Staunton & Stewart:

As Edina homeowners who live on Southdale Road directly next to the proposed Estelle Edina development, we are writing to express our support for the project.

We have met with members of the Ryan Companies and their support staff, they have thoughtfully and kindly been meeting with us and other neighbors near the proposed development. I have appreciated the time they have taken to answer our questions and listen to our concerns.

We believe Estelle Edina will transform a block that currently is ugly looking bank drive-through lanes into a community asset that is walkable. This is what we are most excited about. We love the idea of being able to walk to more local restaurants and shops. This is one of the reasons we decided to move to our current house.

Neighborhood concerns are understandable and we had a number of them ourselves, but we believe the development team is listening to those concerns and doing everything possible to address them. While this project would be taller than any buildings currently in Edina, the combined towers have a smaller footprint than the Westin, which has now been open for more than 8 years. We believe that Estelle Edina has the potential to be a prestigious building/complex that will offer more to people of the Lake Cornelia neighborhood than the Westin with all the proposed shopping, restaurants and public spaces.

We have been told the slender, "needle" towers will help minimize the impact of shadows on homes including ours. This was a big concern of ours. After hearing the engineers were able to shave 30ft off the top of the building, seeing prospective renderings and downloading an app that shows the Sun's path during different times of the year we don't see

this posing much of an issue.

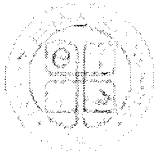
We are hopeful that you will work with the developers to move this project forward and turn the France Ave, Southdale and Galleria area into the shopping and restaurant hub we want it to be.

Sincerely,

Cole & Brandi DeVries

Jackie Hoogenakker

From: Cary Teague
Sent: Wednesday, September 27, 2017 7:36 AM
To: Jackie Hoogenakker
Subject: FW: Estelle



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: Ian Nemerov
Sent: Tuesday, September 26, 2017 9:16 PM
To: 'Jo Ann Olsen'; Cary Teague; Kris Aaker
Subject: FW: Estelle

From: Schreibers [[mailto:](#)]
Sent: Tuesday, September 26, 2017 9:15 PM
To:
Subject: Estelle

Dear Ian,

I am strongly opposed to the Estelle Towers. Do not amend the comprehensive plan for the developer by more than eight times the current height. That is too tall. We are not downtown Minneapolis; we appreciate the open sky, the light, the sunshine. The developers boast that there is nothing like this elsewhere in the metro. That is for good reason! It does not belong so close to a residential area. Please consider the residents of the neighborhoods adjacent to the proposed site; the people who will be most affected by these massive towers and vast majority of whom are also opposed. The majority of the people that have written in favor of the development do not live here, in this neighborhood. It will have no effect on them. I urge you to come into this neighborhood and spend some time talking to the residents. How can one honestly judge how it will impact the residents here without spending time here? Until the Southdale Area Plan is in place and the revised comprehensive plan of 2018 is in place, there should be no action on the Estelle Towers. There is too much at stake to jump the gun and amend the current plan.

Tricia Schreiber

Cary Teague

From: Ian Nemerov
Sent: Tuesday, September 26, 2017 9:29 AM
To: Cary Teague; Kris Aaker; 'Jo Ann Olsen'
Subject: FW: Comp Plan Amendment, Estelle Towers

From: Jessica Bergsten [mailto:jbergst@cityofcorvallis.org]
Sent: Tuesday, September 26, 2017 8:59 AM
To:
Subject: Comp Plan Amendment, Estelle Towers

Good morning,

I am writing to say I am opposed to the Estelle tower amendment where they are asking for additional height and density. Please do not allow this to happen. The increase from 4 stories to 26 stories and increase in density is too much for our neighborhood and homes.

The Estelle is a quality of life issue for the neighborhood. There will be a loss of privacy, visual and noise pollution along with shadows for our adjacent Lake Cornelia Neighborhood to name a few issues. This is not what was intended for this area or our homes.

Please respect the transition zone that is meant to protect our neighborhood! Please don't allow these towers to damage our quality of life and the home we love.

Thank you for your time,
Jessica Bergsten

Cary Teague

From: - - -
Sent: Monday, September 25, 2017 9:55 PM
To: Cary Teague
Subject: 69th and France building proposal objection

Cary,

Could you please send the following message on to the planning commission members.

Thanks

Tom O'Connell

To the Planing Commission members,

I have been hearing that Ryan Company and Luigi Bernardi are continuing to propose a building that is completely out of line with the current comp plan. And now,they are proposing to change the comp plan so they can build buildings that don't fit the character of the neighborhood.

Please follow the comp plan, and don't change it for one builder.

The city has done a good job of outlining key principles to update the comp plan specific to the Southdale district and should continue to follow through on that plan,not being taken sideways by individual developers.

Sincerely,
Tom O'Connell

Cary Teague

From: Laura Lehmann
Sent: Friday, September 22, 2017 1:22 PM
To: Cary Teague
Subject: Estelle Project

Dear Ms. Teague,
Please pass this on to the City Council members:

As a member of the Lake Cornelia Neighborhood for over 27 years, I am very concerned about the proposed Estelle project. It will cast shadows (proposed height 3 times that of Point of France!) and worsen already concerning noise pollution and congestion. It is a significant quality of life issue for existing residents. Neither my husband nor I support this project as currently outlined.

Sincerely,
Laura Lehmann and Cush Hamlen

L.

Cary Teague

From: bB
Sent: Saturday, September 23, 2017 1:33 PM
To: Cary Teague
Cc:
Subject: Fwd: Meetings

Cary - per Mr. Bernardi's request, please see e-mails below. This project would clearly differentiate Edina from the other "other" burbs and set an Edina Standard for years to come. Let's return to the community courage we once had, from which those who proceeded us, work so hard to establish. I was born and raised in North Mpls. My parents had the foresight to support and encourage my sister and I to work hard and "earn" a different community environment. We were proud when we "earned" (40 years ago) the ability to live in Edina! We never apologized. In fact, as years went by we became role models for other family and friends. This isn't the case now ---- we have embarked on a apology tour for our previous successes as a special community that proudly stood out from others. The development projects to date, in my opinion, epitomize and symbolize that tour. Bill Bednarczyk

-----Original Message-----

From: Luigi Bernardi
To:
Sent: Thu, Sep 21, 2017 1:28 pm
Subject: RE: Meetings

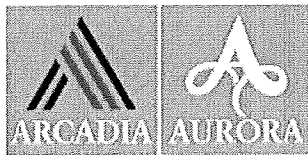
Bill,

Thank you for your email. The City Council meeting is the more important one, so if you could make that, that would be great. Also, could I ask you to send your email below to the City of Edina to the attention of Cary Teague. This would go a long way because your mention of Soviet subsidized housing has not been mention yet and it would be a powerful message. Cary's email is:

Thank you for your time!

Sincerely,

Luigi Bernardi
President



Sent: Thursday, September 21, 2017 11:58 AM
To:
Subject: Meetings

Luigi - thank you for the follow up. Very upset I will miss the planning meeting BUT will attend the Council meeting. Will be out of the country on 10/9. We (Edina) continues to be focused solely on height of the development projects vs discussion or concern about the architecture or the "ambiance" of the community. Recent development resembles the Soviets subsidized housing in Cuba (circa 1960) which still stands today. Our only difference - multi-residential housing has the luxury of balconies --- awaiting the sheet covered windows and the bldg. "captains" to monitor resident activities yet to come. In my opinion, the last and first iconic building in Edina was the Point of France --- over 40 years ago. Fully support your project. I would be open to incorporating some pertinent talking points in my comments to the council (if we are given time) that need to be said but you may feel cannot be espoused publicly. by your team.

Bill Bednarczyk, ,hope you remembered to put us on your "interested pre-sale" buyers list).

Cary Teague

From: Anthony Tarvestad
Sent: Sunday, September 24, 2017 11:42 AM
To: Cary Teague
Subject: RE: Estelle Edina Residential Proposal

September 24, 2017

Dear Edina City Council and Planning Commission,

I understand that the Estelle Edina Residential proposal will come before the Planning Commission on September 27, 2017.

While I will not be able to make a personal appearance at this meeting to voice my support for the proposal, I wanted to again send my email of May 18, 2017, which continues to set forth my strong support for the proposal.

Thank you.

Anthony Tarvestad
Edina Resident

From: Anthony Tarvestad
Sent: Thursday, May 18, 2017 10:02 AM
To: 'c
Subject: Estelle Edina Residential Proposal

May 18, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal.

While there has been several bland apartment developments in Edina (and surrounding metro) in the last several years, there have been few, if any, condominium projects as handsome and distinctive designed as Estella. Estelle appears to eliminate the surface parking lots and dated buildings on the corner of France and 69th Street and transforms the corner into a welcoming, walkable residential area.

I would assume that Estelle will significantly add to the tax base, generating more money to enhance government-funded community features that add to Edina's quality of life — everything from schools, libraries to roads. New restaurants, coffee shops and neighborhood retail will no doubt call Estelle home.

Estelle's exterior includes sidewalks lined with ample treescapes, neighborhood retail and outdoor seating — all of which add to the quality of life for residence, visitors and businesses. I believe this project is a perfect match for Edina's long

term planning policy and vision for the future (build upon existing assets, improve access, walkable, human-scaled, architecturally varied, mixed-use, family friendly, green, summer/winter and connected).

The Estelle project, as proposed is stunningly beautiful, and projects like this will enhance an already great city.

The city needs more, not fewer, proposals like this.

Thank you.

Anthony Tarvestad
Edina Resident

Cary Teague

From: ROGER K
Sent: Sunday, September 24, 2017 9:19 PM
To: Cary Teague
Subject: Estelle Edina

As a resident of Edina, I know that change can be difficult, but progress is essential to the vitality of our community.

I am very supportive of Estelle Edina, which will bring much needed beauty and energy to the Southdale neighborhood.

Our community needs owner occupied housing such as Point of France where I reside. All of the rental buildings that have

been constructed look the same and do not add to the architectural beauty of our community.

I am especially happy to see the slender nature of the project as well as the much improved sidewalks and landscaping.

As a former home owner who moved into Point of France I know there are other Edina residents looking to sell their

homes in order to move to an easier lifestyle, but who want to stay in Edina..

Please vote for this high quality project, Estelle Edina.

Sincerely,
Roger Johnson

Edina, MN 55435

Cary Teague

From: Geadelmann, Chuck (MN10 -182A)
Sent: Monday, September 25, 2017 8:57 AM
To: Cary Teague; James Hovland; Mary Brindle; Mike Fisher, Council Member; Kevin Staunton; Robert Stewart
Subject: Comp Plan Amendment

Mr. Mayor, Council members, City Planner

I respectfully urge you all to consider what it would be like for each of you if you have been living in a one story single family dwelling and you were surprised with a new City of Edina ruling that is going to allow a 24 story building to be constructed across the street from your property. This appears to be what is about to happen to a lot of people living on or near Southdale road. My son and daughter-in-law and two grandchildren live in their home (a one story single family swelling) on Southdale road in Edina.

Throughout the 33 years that I have lived in Edina, I have enjoyed the Southdale and Galleria shopping centers and what continues to be major improvements around all of them – but I do not support what appears to be a major new development far too close to the residents living on or near Southdale road. Please don't let this happen. If there is a need for more tall buildings then get them in the center of things like what happened with the Weston. Don't allow them on the perimeter, especially adjacent and/or too close to single family residences. What is needed on the perimeters are structures that are much shorter and demonstrate a logical transition in size. Thank you for your time and efforts.

Chuck Geadelmann. P.E.

~

Jackie Hoogenakker

From: Glenn Peterson
Sent: Tuesday, September 26, 2017 5:36 PM
To: James Hovland; Mary Brindle; Kevin Staunton; Robert Stewart;
Jackie Hoogenakker
Subject: Composition Plan Amendment

To The Planning Commission:

Tomorrow night, the Planning Commission will be discussing Estelle, the super-sized development adjacent to the Lake Cornelia Neighborhood.

As a very nearby resident on 70th St., I am opposed to this development.

The Composition Plan clearly has slated the property on which Estelle is proposed as a buffer to the neighborhood. The proposed building size of 360 feet is a complete deviation from all of the planning and feedback given to the composition plan.

The proposed development is simply way too tall, and disregards the planning process and the neighborhood itself.

Thank you for your consideration.

Regards,

Glenn Peterson

Jackie Hoogenakker

From: Cary Teague
Sent: Tuesday, September 26, 2017 5:49 PM
To: Jackie Hoogenakker
Subject: FW: Estelle - three more
Attachments: CORNELIA RESIDENT OPPOSED TO ESTELLE DEVELOPMENT; OPPOSED - Proposed Estelle Project - WAY TOO TALL!!; Fwd: Estelle MEETING REMINDER & EMAIL REQUEST



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: Ian Nemerov [
Sent: Tuesday, September 26, 2017 5:46 PM
To: 'Jo Ann Olsen'; Cary Teague; Kris Aaker
Subject: Estelle - three more

Ian Nemerov

Jackie Hoogenakker

From: Christy Misselt
Sent: Tuesday, September 26, 2017 5:51 PM
To: Jackie Hoogenakker
Subject: Comp Plan Amendment

Our family has lived in the Lake Cornelia neighborhood since 1985.

We are firmly OPPOSED to the Comprehensive Plan Amendment.

Developments such as the proposed Estelle project would be TOO TALL and would significantly DETRACT FROM QUALITY OF LIFE for residents in our neighborhood due to increased congestion, noise, loss of privacy, and domination of sight lines.

Alvin and Christine Misselt

Jackie Hoogenakker

From: Cary Teague
Sent: Tuesday, September 26, 2017 6:06 PM
To: Jackie Hoogenakker
Subject: FW: Estelle Edina Concept Plan



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: Ian Nemerov
Sent: Tuesday, September 26, 2017 6:06 PM
To: Jo Ann Olsen; Cary Teague; Kris Aaker
Subject: Fwd: Estelle Edina Concept Plan

Best regards,

Ian Nemerov

----- Forwarded message -----

From: Annie Spizale
Date: Tue, Sep 26, 2017 at 6:03 PM
Subject: Estelle Edina Concept Plan
To:

Hello,

As a resident of the Lake Cornelia Neighborhood (we have been leasing for 4 + years but are purchasing and scheduled to close mid October) I would like to express my opposition to the proposed Estelle Plan.

I believe that the proposed tower is too tower and will dwarf the neighborhood. It does not belong adjacent to a neighborhood of single family homes.

Please remember - that area is currently a **Transitional Zone with a height limit of 4 stories, 48 feet.** That Transition Zone was put in place to *protect* the adjacent neighborhood.

The loss of privacy, along with the shadows, noise and visual pollution will damage our quality of life.

I am asking that you give thoughtful consideration to the residents who oppose this project.

Thank you,

Annie Spizale