

## Cary Teague

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**From:** Janet Weber  
**Sent:** Thursday, August 03, 2017 2:12 PM  
**To:** Cary Teague  
**Subject:** Estella of Edina

My name is Janet Weber and my husband is Ron Weber. Our address is 5200 Larada Lane. We would really love to see a luxury condo built in the right location for people of our age to own and not rent. We want to go into maintenance free luxury space near shopping and restaurants. Estell would be perfect. We are tired of seeing all of the rentals going up every where. The rental buildings look cheap and depressing for the most part. Walking distance is also important. We hope that Edina will offer something for all of the empty nesters like us. The Estell project would add a very classy look to the Southdale area. Thank you For your consideration

Sent from my iPhone

## Cary Teague

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**From:** david\_gadtke  
**Sent:** Friday, August 04, 2017 3:20 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina (Southdale Area redevelopment)

Dear Sirs :

Recently I have become aware of the proposed Estelle Edina project. As a 15 year resident of Edina (6314 McIntyre Pointe) I am very familiar with the Southdale area. In addition, one of my sons has a law office only one block from the proposed site. He and his family also live in Edina.

As my wife and I are now in our early 60's and empty nesters, we are considering selling our 6314 house. The Estelle Edina project seems to be a perfect solution for us to remain connected to Edina and meet our desires for low maintenance living. Please know that I support this project 100%. Thank you.

Sincerely,

David W. Gadtke  
6314 McIntyre Pointe  
Edina, MN 55439

Sent from Windows Mail

## Cary Teague

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**From:** Andy Hatch  
**Sent:** Friday, August 04, 2017 7:39 AM  
**To:** Cary Teague  
**Subject:** Estelle Edina

Good morning Cary.

I wanted to take the time to let you know that I'm in favor of the Estella Edina development. I've reviewed the project in detail and feel that this development will provided wonderful options for resident's who want to make Edina their home, while contributing millions in additional tax revenue to local government of which a large portion per year would go towards Edina Public Schools. Overall the scope of the project has a nice feel, has been tastefully put together and would be a great addition to Edina.

Thank you,

Andy

Andy Hatch  
5125 Tifton Drive  
Edina, MN 55439  
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## Cary Teague

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**From:** Scott Richardson  
**Sent:** Friday, August 04, 2017 9:49 AM  
**To:** Cary Teague

Cary,

I am writing you today as a concerned resident of Edina. I want to ensure that Edina maintains its standing as the "best" place in Minnesota to live and raise a family. We care deeply that our tax dollars be used to fund the continued development of Edina as a community that sets itself apart from others based on the quality of its schools, vibrancy of its commercial sector and commitment to continuously improving the community.

We feel that Estelle Edina is a proposed residential development that will help keep Edina strong and vibrant for decades to come. The project would provide new options for residents who want to make Edina their home, while contributing approximately \$4 million per year in additional tax revenue to local government – of which \$1.2 million per year would be funding for Edina Public Schools. Estelle Edina is a walkable, bikeable, accessible, and livable project. It incorporates distinctive and iconic architecture unique to the Twin Cities and connects the neighborhood in a family-friendly, pedestrian-friendly way.

Scott R. Richardson  
4724 Annaway Drive  
Edina 55436

## Cary Teague

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**From:** Jeff Borst <  
**Sent:** Thursday, August 03, 2017 11:23 PM  
**To:** Cary Teague  
**Cc:** jborst@q.com  
**Subject:** Estelle Edina

Good Evening Cary,

I'm sending you this brief email to voice support for the proposed residential development, Estelle Edina. With three boys in Edina's school system, I appreciate the additional funding that this project will contribute to Edina's Public Schools (via tax revenue from Estelle). I also feel that the renderings of this development look very impressive and tasteful. The Estelle would be a positive addition to the France Avenue / Southdale / Galleria area of our community. Thank you very much. Respectfully yours, Jeff Borst

Jeff & Stacie Borst  
4820 Aspasia Lane  
Edina, MN 55435

## Cary Teague

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**From:** Al Enriquez >  
**Sent:** Thursday, August 03, 2017 9:07 PM  
**To:** Cary Teague  
**Subject:** Support of Estelle Edina project

Dear Cary,

I am writing in support of the Estelle Edina project. I believe this is a great concept that addresses a significant need in our community and would bring in additional tax revenue for our city and schools.

Thanks for your consideration of this matter.

Al Enriquez, MD  
5720 Newport Drive  
Edina, MN 55436

Sent from my iPhone

## Cary Teague

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**From:** Williams, Jason J  
**Sent:** Thursday, August 03, 2017 7:02 PM  
**To:** Cary Teague  
**Subject:** Estelle.

As an Edina resident I strongly support the Estelle Edina residential development that will help keep Edina strong and vibrant for decades to come. The project would provide new options for residents who want to make Edina their home, while contributing approximately \$4 million per year in additional tax revenue to local government – of which \$1.2 million per year would be funding for Edina Public Schools. Estelle Edina is a walkable, bikeable, accessible, and livable project. It incorporates distinctive and iconic architecture unique to the Twin Cities and slender, “needle” towers to connect the neighborhood in a family-friendly, pedestrian-friendly way.

Jason Williams  
7305 Lanham Ln  
Edina, MN 55439

Sent from my iPhone  
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American Standard Insurance Company of Wisconsin | Home Office - 6000 American Parkway | Madison, WI 53783

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## Cary Teague

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**From:** Anderson, Mike  
**Sent:** Thursday, August 03, 2017 4:19 PM  
**To:** Cary Teague  
**Cc:** 'Andrea Anderson'  
**Subject:** Estelle Edina - Letters of Support

Dear Edina City Council And Community Development Director Teague,

I am writing this letter in support of the Estelle project in Edina. I simply see the project as additive to the city of Edina. With the uncertainty of brick and mortar retail unclear, I believe this area being developed with neighborhood type options as something we support. I see how the height of such a project/building may cause some living nearby concern...that being said, I also believe change is essential to growth and think the Estelle Project will prove to be a strengthening factor for the community. It will add meaningfully to our tax base and please note I also hold the individuals heading this project from Ryan Construction in high regard. Good luck with your decision and thank you for taking a look at our thoughts.

Thank you,  
Mike & Andrea Anderson  
11 Cooper Avenue  
Edina, MN 55436

**Mike Anderson**  
Institutional Equity Sales  
Craig-Hallum Capital Group

  
222 South 9th St, Suite 350, Minneapolis, MN 55402

Sales Partners:  
**Guy Whitehead**

**Aaron Wright**

**Erik Nelson**

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## Cary Teague

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**From:** Cole DeVries  
**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  
6900 Southdale Rd  
Edina, MN 55345

## Cary Teague

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**From:** Terry Edam  
**Sent:** Saturday, July 22, 2017 4:57 PM  
**To:** Cary Teague  
**Subject:** Estelle

I do support the Estelle as represented but I wish it wasn't going to be so tall.

Terry Edam

4428 Dunberry Lane, Edina.

## Cary Teague

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**From:** Pat Minea <  
**Sent:** Tuesday, June 27, 2017 1:40 PM  
**To:** Cary Teague  
**Subject:** Estelle - Edina Proposal

Mr. Teague,

I am writing in support of the Estelle Edina Condominium project. I am a resident of Edina for over 25 years and this project seems like a great idea for people like my wife and I as we look to our next chapter in life. We will end up selling our Parkwood Knolls home in the coming years and hope to find a condominium that will fit our life style as we start to travel. This project seems like a good fit on the proposed site and it will help with the current shortage of supply for condominium options for many residents in the Edina and South Minneapolis and the surrounding area.

Please support the project and call me with any questions or comments.

Have a great day and thank you for listening.

Sincerely,

Pat Minea



Patrick S. Minea  
Executive Vice President – Regional Manager | Production

P 579

3500 American Blvd W, Suite 500 | Minneapolis, MN 55431

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Thank you for your cooperation.

# UNIVERSITY OF MINNESOTA

*Twin Cities Campus*

*Metropolitan Design Center  
College of Design*

*Ralph Rapson Hall  
89 Church Street SE  
Minneapolis, MN 55455-0109*

June 16, 2017

Cary Teague  
Edina Community Development Director  
The City of Edina  
4801 W. 50<sup>th</sup> Street  
Edina, MN 55424

Dear Director Teague,

I direct the Minnesota Design Center at the University of Minnesota and I have been following the Estelle Edina project and the worry of some about the height of the two proposed towers. The height of buildings can be an issue in an historic district or when tall buildings get constructed immediately adjacent to people's backyards, but neither is the case here. This project replaces a lot of surface parking and some low-rise buildings and is far enough away from any residential area that might be unduly affected by any shadows cast by the two towers.

At the same time, the proposed Estelle Edina project realizes the vision of the Greater Southdale Area Planning Framework, led by an affiliate of my center, Mic Johnson of Architecture Field Office. That framework calls for greater density, smaller blocks, increased architectural variety, and more mixed use – all of which Estelle Edina achieves. Having taller buildings along France Avenue is an excellent way of increasing the tax base of Edina and supporting the commercial vitality of the city without negatively affecting the single-family residential districts nearby.

When Victor Gruen, the architect of Southdale, envisioned the mall in the early 1950s, he saw it as a way to create an urban pedestrian experience in the suburbs, with retail at the center of a dense residential, commercial, and institutional area. Only in recent years, with the construction of multifamily housing around Southdale, has Edina begun to realize the original vision of the place, with enough people living near enough to the mall to sustain its stores and make it a real community center. I know that Victor Gruen would strongly support Estelle Edina as the kind of development that will help ensure the financial health of the mall, especially in an era in which online shopping has begun to threaten the viability of bricks-and-mortar retail.

Tall buildings when well designed and well situated, as is the case with Estelle Edina, are a great testament to the confidence people have in the future of a community. Rather than see the height of these two towers as a problem, I think the people of Edina should be proud that there exists that much demand among potential condominium owners to want to live in the community. Estelle Edina will greatly enhance the Southdale district and greatly benefit the City of Edina. I urge the city not to miss this opportunity.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Fisher', followed by a long horizontal line extending to the right.

Thomas Fisher  
Professor and Director

## Cary Teague

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**From:** Scott Levin  
**Sent:** Wednesday, June 14, 2017 5:04 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina project

Dear Mr. Teague,

I have been an Edina resident for the past 18 years and am CEO and Founder of MidDel Consulting, a Business System Integrator and Consulting firm serving the Energy industry since 2005. I am writing in regards to the proposed Estelle Edina development project on 69<sup>th</sup> and France. It seems this project opens up affordable housing opportunities for new and existing Edina residents in an aesthetically pleasing environment, and at the same time maintains the high quality standards of our city without the multiple downsides of an apartment type offering. Along with the substantial additional tax revenue to be gained, I believe this project makes sense on multiple levels for the City and its residents and I pledge my support. Thank you for your consideration.

Regards,

**Scott Levin**  
*CEO & Founder*

Email:



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## Lynette Biunno

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**From:** Matt Rausch  
**Sent:** Tuesday, June 06, 2017 8:30 AM  
**To:** Edina Mail  
**Subject:** Bremer & BMO Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning! Please pass this along to the Planning Commission and anyone else involved in the in the Bremer and BMO Redevelopment.

I wanted to write todayt in reaction to the proposed plan for the towers off of France. I live in the Cornelia neighborhood adjacent to the site proposed for the new 20+ story towers on the 70th and France site. I am not a long-time resident like many in attendance at the last open meeting, quite the contrary actually. My wife and I moved here just last year to sink our roots into this great community (one toddler, one on the way!) I attended the meeting a few weeks ago, and will be there tonight as well. I appreciate living in a community where I am welcomed to be involved!

My first point is voicing a concern about **the height**, like many. A large emphasis was put on the shadows these towers would cast over our neighborhood. I do indeed agree with this, but also personally care more about the neighborhood skyline of residential rooftops and trees being compromised by large, towering structures. I do believe that the policy implementing a 4-story limit on new developments was discussed and litigated for a reason, and the proposed regulation change of 4 stories to 24 stories seems like an extreme compromise. I also believe that this block was designated as a "Transition Zone" for good reason: to prevent developments such as this from disturbing the adjacent neighborhoods both visually and physically. At the last meeting I heard other such compromises from the prospective developers, such as how far (in feet) from roads like France Avenue you can build. It was an alarming change proposed to existing city ordinance.

As far as the **traffic** that the last meeting addressed, I didn't see plans to take into consideration traffic demands from the retail space, including a possible restaurant. Places like "Tavern on France" bring a lot of hungry patrons, which is great, but in the sketch plans I only saw enough outdoor parking for probably just employees of these new businesses. Parking concerns were only addressed that involved the residents of the proposed towers.

Adding to other feedback from nearby Edina residents, please keep in mind that many of the citizens living in our neighborhoods off 70th and Valley View are not in a homeowners association and were not more readily informed of these plans. Unfortunately, I believe **many of my neighbors are still unaware** of the impending project. Some of our neighbors have been admirably trying their best to notify people the old fashioned way: door-to-door. We do feel a bit behind on these efforts due to the timing of when we were more fairly addressed.

I do agree that **change is hard and often unwelcome** at the beginning, and some of the Planning Commission voiced this point last month. However, I would encourage the board to consider following in the footsteps of developments more pleasing-to-the-eye, environmentally conscious, and also in line with Affordable Housing. As far as offering my simple and unprovable opinion, I do believe tall towers are becoming a outdated way for newer developments, with lower, green-concious "campuses" and experiences being favored, especially sites this close to residential neighborhoods. My mind goes to the towering apartments (unfairly perhaps) that dominate the skyline of the Riverside and Cedar neighborhood, south of downtown Minneapolis. At one point, these towers were considered "new age."

Overall, I do indeed favor change and a revitalization of France Avenue, just not a change that would compromise this many Edina ordinances previously voted upon, and our neighborhoods that would be so close to this site. I applaud the impressive plan from the developer, and may even see it working in a different area, but strongly believe it's the wrong site for these towers. **A code-friendly plan for an already-identified transition zone is more appropriate here.**

Thank you for your time, and your consideration of the above feedback. I am happy to have moved to a community that supports open communication with its citizens, and I'm proud to be getting involved in the place I have chosen to raise my family!

Sincerely,



Matt Rausch  
Cornelia Neighborhood

F

Subject: Estelle Edina

I am writing this to express my total support of Estelle Edina. This is exactly the kind of development that Edina needs to maintain our community as a forward looking, exciting place to live, work and raise of children! As the former Chairman and CEO of Wells Fargo, Minnesota, I was involved when we chose Cesare Pelli to design the Wells Fargo Center in downtown Minneapolis. I am thrilled that the design of Estelle Edina looks a bit like the iconic tower that identifies the Twin Cities as one of the most progressive cities in the world. I have looked at the economics of this project and they appear to be outstanding from a Edina taxpayer's perspective. Please move forward with Estelle Edina. This is one of the most exciting projects that Edina has ever considered. Thank you. James R. Campbell

## Cary Teague

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**From:** Cesley and David Bergsten  
**Sent:** Tuesday, June 06, 2017 12:10 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Building Height Proposed for 6900 France Ave development

Hello,

I am a resident of the South Cornelia neighborhood at 4705 Hibiscus. It is my hope that this email would be reviewed prior tonight's city council meeting.

I am writing to express my disappointment in the proposed building height for the "twin towers" slated for the 6900 France Avenue development. This would directly impact neighbors negatively, look starkly different from neighboring homes and minimize neighborhood sun exposure, and certainly ignores the concept of a transitional zone. I am not opposed to condo or multifamily development in the Southdale area, however building height and style are critical to the area remaining tasteful and sustainable; it would make sense for the residents of the surrounding neighborhood to limit the height of such developments in Edina to 4-6 stories maximum.

Two buildings as tall as proposed will look oddly placed on the edge of a neighborhood, aesthetically unappealing, and truly affect neighbors' ability to enjoy their backyards, homes, and streets (for parking and for walks or bike rides). It also sets a precedent for future buildings along that corridor that would continue to impact the enjoyment of all of the South Cornelia neighborhood and worsen strain on our schools. Already, many new developments have taken place within the last few years on France ave that directly impact our neighborhood in terms of traffic in the surrounding area, accessibility, and creation of an urban feel to a suburban family neighborhood.

In reference to the intention of the Comp Plan, I strongly encourage honoring a plan that limits building height in our neighborhood. Please do not hesitate to contact me with any questions or concerns.

David and Cesley Bergsten

## Cary Teague

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**From:** Anne Gregerson  
**Sent:** Tuesday, June 06, 2017 9:24 AM  
**To:** Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Building Height Proposed for 6900 France Ave development

Hello,

I am a resident of the South Cornelia neighborhood at 4713 Hibiscus. It is my hope that this email would be reviewed prior tonight's city council meeting.

I am writing to express my disappointment in the proposed building height for the "twin towers" slated for the 6900 France Avenue development. This would directly impact neighbors negatively, look starkly different from neighboring homes and minimize neighborhood sun exposure, and certain ignores the concept of a transitional zone. I am not opposed to condo or multifamily development in the Southdale area, however building height and style are critical to the area remaining tasteful and sustainable. Similar to Chicago neighborhood condo builds in areas of brownstone 2-3 floor homes, it would make sense to me that we limit the height of such developments in Edina to 4-6 stories tall. Two buildings as tall as proposed will look oddly placed on the edge of a neighborhood, esthetically unappealing, and truly affect neighbors' ability to enjoy their backyards, homes, and streets (for parking and for walks or bike rides). It also sets a precedent for future buildings along that corridor that would continue to impact the enjoyment of all of the South Cornelia neighborhood and worsen strain on our schools.

In reference to the intention of the Comp Plan, I strongly encourage honoring a plan that limits building height in our neighborhood. Please do not hesitate to contact me with any questions or concerns.

Sincerely,  
Anne Griffiths

Anne Gregerson Griffiths, MD  
Pediatric Pulmonologist  
Children's Respiratory and Critical Care Specialists

Planning Commission Chair Olsen,

I would like to address a meeting put together by the Greater Southdale Area Working Group and Ryan Companies on Thursday May 11, 2017 at Think Bank. The meeting invited neighborhood residents and others to preview a proposal for the 69<sup>th</sup> and France Ave project.

I am dismayed by the groups enthusiastic support and perceived endorsement of and for this project. My understanding of what the Greater Southdale Area Working Group is tasked with is to advise the Planning Commission and The City Council on proposed projects in the area. I do not believe the group is tasked with working in conjunction with developers to promote projects.

Whether the attendees agree with this project or not, the way that the working group handled this meeting is distasteful. It is clear the group does not have our neighborhoods best interest in mind. It is clear they are looking out for the Ryan Companies interests.

Please do not think or be of the opinion that all participants of this informational meeting left in agreement that this project is good for our neighborhood, our community or our city.

It may be a good idea to meet with the working group members to spell out what the scope of their work should be. Particularly the expectations, responsibilities and the limits of an advisory group such as this.

Respectfully,

Barry Hans

6913 Southdale Rd

Edina, MN 55435

## Cary Teague

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**From:** Marie Sullivan  
**Sent:** Wednesday, May 17, 2017 12:23 PM  
**To:** Cary Teague  
**Subject:** Fwd: Estelle Edina

Dear City Planning Commission Members,

I'm forwarding you a letter I sent to the City Council. I hope you will all work to preserve and protect Edina's 2008 Comprehensive Plan height restrictions of 2 to 4 stories for buildings along the west side of France Avenue. These restrictions were put in place to protect the residential home owners in the neighborhood just west of France Ave.

It was further communicated to Cornelia neighborhood residents at that time that development on the east side of France would be limited to 6 stories, and that all taller buildings would be situated in the area just north of 494 so as not to degrade current residential areas!

I expect Edina City Council and Planning Members to stand up to developers and protect current homeowners!

Please forward this email to all Edina City Planning Commission Members.

Thank you,  
Marie Sullivan

Sent from my iPhone

Begin forwarded message:

**From:** Marie  
**Date:** May 17, 2017 at 11:54:37 AM CDT  
**To:**  
**Subject:** Fwd: Estelle Edina

Sent from my iPad

Begin forwarded message:

**From:** Marie  
**Date:** May 17, 2017 at 11:51:44 AM CDT  
**To:**  
**Subject:** Estelle Edina

## Cary Teague

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**From:** Mike Tressler  
**Sent:** Wednesday, May 17, 2017 4:44 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina Residential proposal

May 17<sup>th</sup>, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express our full 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 for the following specific reasons:

1. **Owner-occupied living** – It's been over a decade since the city has added a condominium project. Rather than hundreds of rental units, it's time for an attractive, owner-occupied project like Estelle Edina. The project gives Edina empty-nesters a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.
2. **Quality** – Twenty-four stories is bold yet this beautiful design is worthy of Edina and sets the tone and standard for the rest of the district's development. It's distinctive and significantly better than the low, squat buildings currently popping up in Edina and throughout the entire Twin Cities. We love it!
3. **Taxes for Schools** – When completed, the estimated tax base from Estelle Edina will add over a million dollars annually to Edina schools alone.
4. **Breathes New Life** – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69<sup>th</sup> Street and transforms the corner into a welcoming, walkable residential area. This is an important intersection in the city and currently underutilized for all residents and neighbors. Estelle Edina recognizes this opportunity and has planned the corner in a thoughtful way that elevates the entire corridor ensuring it stays relevant for years to come.
5. **Neighborhood retail** - We are excited to see the energy and opportunities Estelle Edina brings in this corner. We're looking forward to learning what new restaurants, coffee shops and neighborhood retail will call this project home
6. **Walkability** – 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 will encourage a sidewalk experience throughout the entire Southdale corridor that is overdue. Ultimately, I'd like France Avenue to become a safe place to walk with my family and friends.
7. **The Woonerf** – Oriented towards people and residents rather than traffic, the Woonerf extends the area's bicycle, pedestrian and slow-moving automobile experience that has already been proposed by the Avenue on France project immediately to the North.
8. **The Plaza** – Estelle's planned Plaza brings what has been so successful at Centennial Lakes and the Promenade to the corner of France and 69<sup>th</sup>. This brings a neighborhood gathering spot to an area that is currently an underused space for the amount of neighbors in the area.
9. **Greenscape** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is primarily asphalt and impossible to traverse on foot.

Sincerely,  
Anne Tressler and Mike Tressler

## Cary Teague

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**From:** Pattye Hechter <  
**Sent:** Monday, June 05, 2017 10:08 PM  
**To:** James Hovland; Cary Teague; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Estelle Edina proposed Towers

Dear City Planner and Council Members

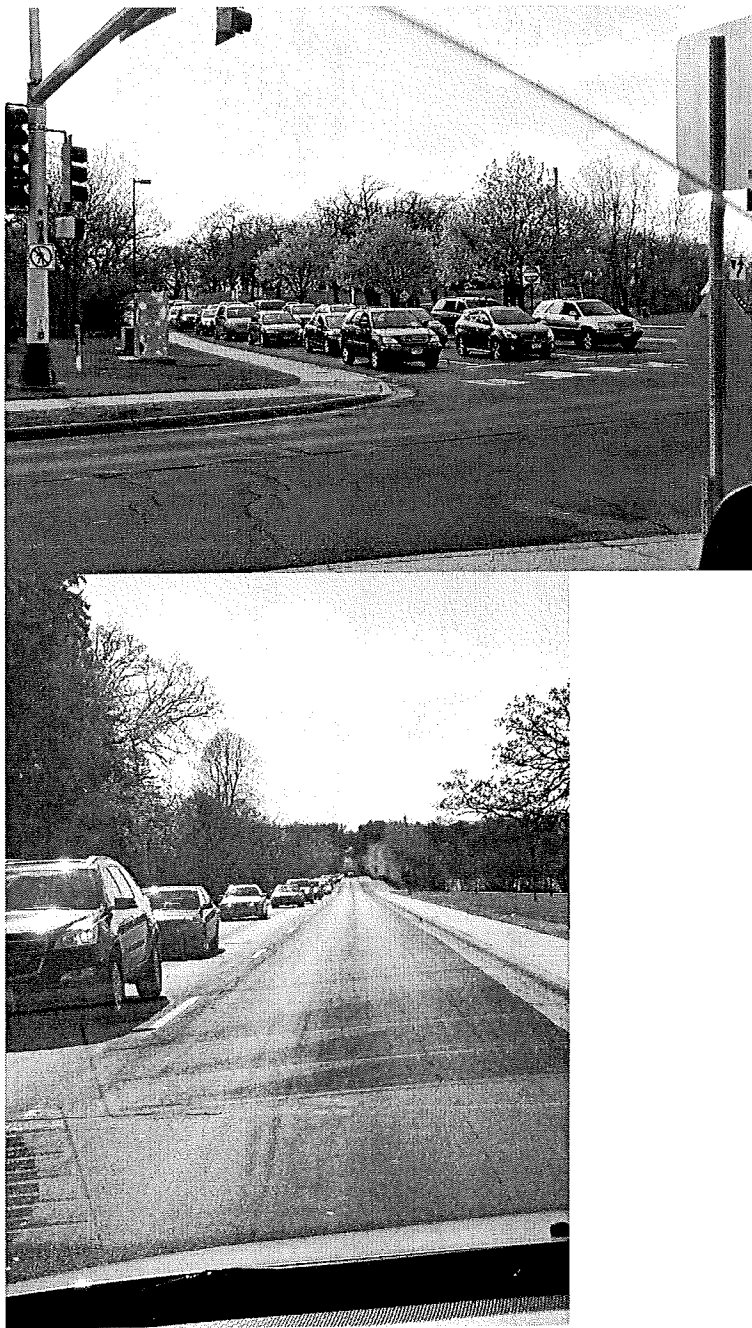
I am writing to voice my concern and objections to the proposed project now being considered. I have owned my Edina home with husband for nearly 28 years, and raised three kids through the Edina school system and have been, and continue to be, involved in our community. We purchased our home on the north side of Lake Cornelia (directly across the street from the Aquatic center) not only because of the proximity to the nearby park, pool, etc., but also for the spectacular view from our backyard.

Many of my neighbors have voiced their objections to the size, scale, potential shade cast by these towers, etc. and I echo those concerns. But I wish to add a few more, one of which is traffic considerations.

With all the many high density new buildings recently erected near and around Southdale Mall, the roads are no longer adequate to handle the traffic. I presume traffic studies have, or will be completed, but perhaps the two pictures below will give some visual context, rather than a simple counter as to the number of vehicles using 66th street, primarily heading east around Valley View Road. Any given weekday that one would be returning home from work between 4-6 p.m. heading west on 66th street, this is what they would see: (see first two pictures). The first is 66th/Valley View and all three lanes (one turning and two straight) are always filled and the line of traffic often extends the entire length of 66th street beyond where the eye can see--past highway 100. Attempting to simply cross a single lane of traffic to make a left hand turn during this time frame is frustrating if not fraught with the potential to get in an accident. Motorists who are stuck in this line of traffic are often impatient and most simply refuse to pause for the few seconds it will take to cross in front of them, never mind the fact that they simply won't lose their place "in line". If I happen to see what I feel is a small, but safe gap in traffic to drive home into my own driveway, I'm often met with honking horns, and repulsive gestures.

Moreover, it's not any safer for a pedestrian to cross *with the crosswalk and the new flashing lights*. I frequently walk my dog with my neighbor around this time. Drivers do NOT observe the crosswalk light, despite the fact that it couldn't stand out any more than it already does. We typically try to time the pushing of the button when there's a slight gap in traffic so drivers don't have to slam on their brakes. Even so, we always expect one to two cars from each side to drive right through. For those drivers who observe the law and actually stop, numerous times it's either a near or recently an actual accident, as the second driver is not paying attention.

I'm not unmindful that neighborhoods evolve, traffic can increase, etc. When we moved here in 1989, this was a four way, stop sign controlled intersection. But adding 160 more units to an *already overcrowded area*, is untenable at best and disregards the peace and enjoyment that residents of this Cornelia area of Edina have been able to enjoy. At some point as a "semi" empty nester, we will downsize our home. It's a large house on a large lot, likely attracting households with young children to utilize the pool, playground, and be close to Cornelia elementary school. We had concerns buying our house right on 66th street in terms of raising a family. But my fear now is that the traffic is so out of hand, that it would scare off would-be buyers and we wouldn't be able to sell our property for what it is worth largely due to continuous high density building. The Estelle project would add perhaps 300 more individuals to this neighborhood. This doesn't make sense. This project doesn't belong in a neighborhood setting.



The other concern I'd like to address is the view, and I've included a few pictures in an attempt to illustrate what impact this project would have on the sight line from ours and our neighbors' backyards. Admittedly, I've put something together that doesn't compete with the flashy presentation the developers have presented to the planning commission last month, that seemed to have many planning commissioner members enamored with the project. Yes, there's a lot to like about tax revenue to the city, school district etc. However, it just doesn't fit where it is being proposed.

The first two pictures are from my backyard. You can see the 210' water tower in the distance. I've tried to roughly put in where the proposed new buildings would be, and I've drawn a line to show the water towers in the 2nd and 3rd pictures. This tranquil lake view that so many have enjoyed for years would be completely ruined by this project.

It doesn't belong.

It is out of scale.

And there's a reason why there's height limitations in the area; so as not to disrupt the view which this project would in a grotesque manner.

The 3rd picture is taken further west on 66th street, but I've included it as the Westin is in view. Given it's distance, and much smaller size than the proposed buildings, it is no where as prominent as these proposed new towers would be. I couldn't help but notice that with all the arguably impressive computer renderings of the project presented to the planning commission, the particular picture I've used that was

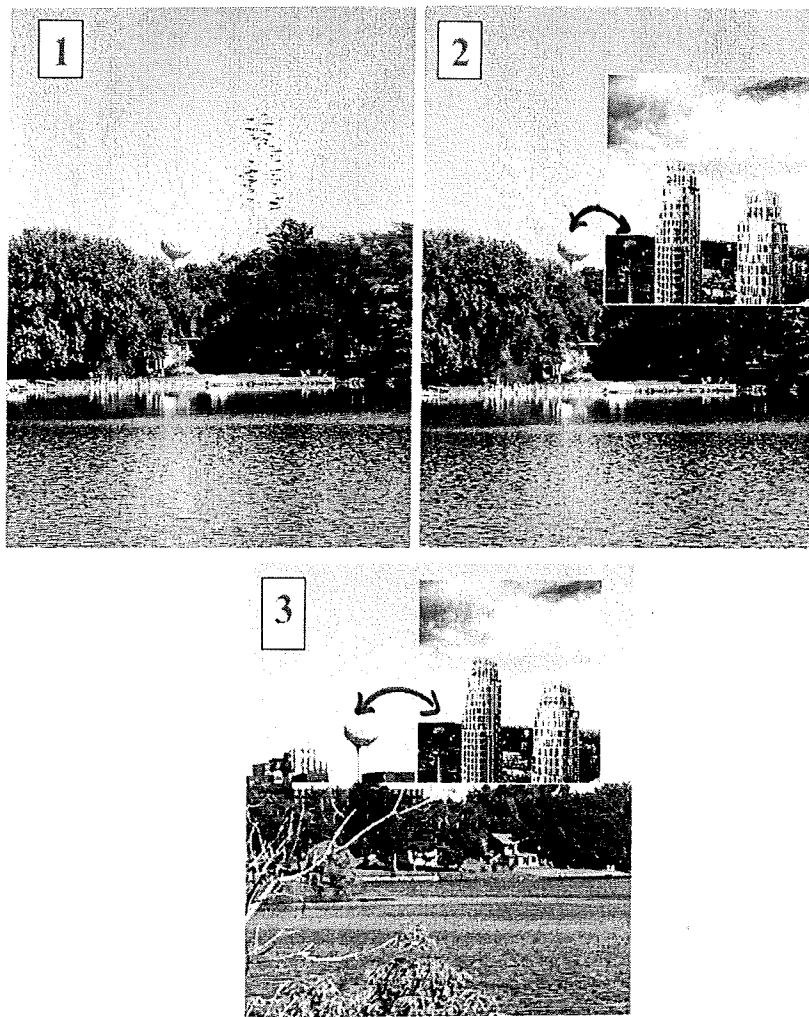
featured in the newspapers *shows zero houses or any of the adjacent neighborhood* just to the west. A true rendering of what is being proposed with an honest picture of what this would look like in this neighborhood, is appropriate.

While I can't match the imagery that has been provided by the developers, at least my pictures are honest. This is a neighborhood. The proposed plan would irretrievably alter, and not in a good way, the way we view our neighborhood, as well as the traffic as previously described.

I urge you to deny the proposal to protect the integrity and fabric of the Cornelia community.

Respectfully

Patty Hechter  
4301 West 66th St



P.S.--Kindly forward this email to the planning commission as well

## Cary Teague

---

**From:** Matt Rausch <  
**Sent:** Monday, June 05, 2017 8:23 PM  
**To:** Cary Teague  
**Subject:** Bremer & BMO Development - 70th and France - Please Share with the Planning Commission

Cary,

Good evening! Please pass this along to the Planning Commission and anyone else involved in the in the Bremer and BMO Redevelopment.

I wanted to write tonight in reaction to the proposed plan for the towers off of France. I live in the Cornelia neighborhood adjacent to the site proposed for the new 20+ story towers on the 70th and France site. I am not a long-time resident like many in attendance at the last open meeting, quite the contrary actually. My wife and I moved here just last year to sink our roots into this great community (one toddler, one on the way!) I attended the meeting a few weeks ago, and will be there tomorrow on the 6th as well. I appreciate living in a community where I am welcomed to be involved!

My first point is voicing a concern about **the height**, like many. A large emphasis was put on the shadows these towers would cast over our neighborhood. I do indeed agree with this, but also personally care more about the neighborhood skyline of residential rooftops and trees being compromised by large, towering structures. I do believe that the policy implementing a 4-story limit on new developments was discussed and litigated for a reason, and the proposed regulation change of 4 stories to 24 stories seems like an extreme compromise. I also believe that this block was designated as a "Transition Zone" for good reason: to prevent developments such as this from disturbing the adjacent neighborhoods both visually and physically. At the last meeting I heard other such compromises from the prospective developers, such as how far (in feet) from roads like France Avenue you can build. It was an alarming change proposed to existing city ordinance.

As far as the **traffic** that the last meeting addressed, I didn't see plans to take into consideration traffic demands from the retail space, including a possible restaurant. Places like "Tavern on France" bring a lot of hungry patrons, which is great, but in the sketch plans I only saw enough outdoor parking for probably just employees of these new businesses. Parking concerns were only addressed that involved the residents of the proposed towers.

Adding to other feedback from nearby Edina residents, please keep in mind that many of the citizens living in our neighborhoods off 70th and Valley View are not in a homeowners association and were not more readily informed of these plans. Unfortunately, I believe **many of my neighbors are still unaware** of the impending project. Some of our neighbors have been admirably trying their best to notify people the old fashioned way: door-to-door. We do feel a bit behind on these efforts due to the timing of when we were more fairly addressed.

I do agree that **change is hard and often unwelcome** at the beginning, and some of the Planning Commission voiced this point last month. However, I would encourage the board to consider following in the footsteps of developments more pleasing-to-the-eye, environmentally conscious, and also in line with Affordable Housing. As far as offering my simple and unprovable opinion, I do believe tall towers are becoming a outdated way for newer developments, with lower, green-concious "campuses" and experiences being favored, especially sites this close to residential neighborhoods. My mind goes to the towering apartments (unfairly

perhaps) that dominate the skyline of the Riverside and Cedar neighborhood, south of downtown Minneapolis. At one point, these towers were considered "new age."

Overall, I do indeed favor change and a revitalization of France Avenue, just not a change that would compromise this many Edina ordinances previously voted upon, and our neighborhoods that would be so close to this site. I applaud the impressive plan from the developer, and may even see it working in a different area, but strongly believe it's the wrong site for these towers. **A code-friendly plan for an already-identified transition zone is more appropriate here.**

Thank you for your time, and your consideration of the above feedback. I am happy to have moved to a community that supports open communication with its citizens, and I'm proud to be getting involved in the place I have chosen to raise my family!

Sincerely,

Matt Rausch  
Cornelia Neighborhood  
6928 Hillcrest Lane  
Edina, MN 55435

## Cary Teague

---

**From:** Charlie Russell  
**Sent:** Sunday, June 04, 2017 11:32 PM  
**To:** Cary Teague  
**Subject:** Proposed development at 69th and France

Dear Cary Teague,

Hello Cary, I am writing as a concerned member of the Edina community.

I am strongly opposed to the proposed development at 69th and France.

I recently moved my family to Edina and live in the Lake Cornelia neighborhood. We did extensive research before moving here and really enjoy the family atmosphere here. This proposed development will change Edina ruin the neighborhoods around it. If I had I known of this development prior to buying our home we would not have moved to here.

For the sake of Edina's families do not let this monstrosity forever change the face this community. I am sure there are alternative locations closer to 494 that are more in line with these types of structures than the neighborhoods in the proposal. This will be taller than the Westin and the water tower. It's 6 times the height of current zoning limits. This does not make sense. The height is too great!

Don't be fooled by fancy marketing with cool graphics and people with smiles. The people are fake but the shadows cast by these buildings will impact hundreds of households. Please don't ruins our neighborhoods.

Thank you,  
Charles Russell

June 3, 2017

Edina Council Members and Staff  
Edina City Hall  
Edina, MN

Re: Proposed Condominiums at Valley View and France

Dear Council Members and Staff:

I opposed the referenced development.

The location is not resident friendly:  
Traffic is a major problem  
Street crossings are a problem

The proposed plaza on the corner is ill conceived:

Residents from the neighborhood to the west have no or very limited plaza access. Their neighborhood is fenced and landscaped along Valley View - limited egress from the neighborhood.

Do you want to be on the plaza during rush hour(s) on France? I do not. Noise and congestion.

Individuals from east of France are employees with marginal access across France. Limited parking for the plaza?

High rise living projects, apartments or condos, have been shown to isolate the residents. The close, friendly, supportive neighborhoods, which have long been the foundation of Edina, will not result from this project.

This push to luxury living is targeted at Edina's upper level citizens at the expense of younger families and even middle class families in Edina or those desiring to move into our suburban city.

High rise living seems inappropriate for children - no yards, lack of neighborhood friends, isolationism, etc.

Many citizens are gravely concerned about the height, effect on traffic, and related privacy issues. These items alone would cause me to vote against approval.

Finally, the City Council should only operate within the laws and regulations duly approved by the citizens. I believe this includes the Comprehensive Plan. If you are not going to adhere to the Comprehensive Plan, then what other laws and regulations will you ignore?

Please vote no on this project.

JOHN W. CARLSON  
4433 Ellsworth Drive

June 3, 2017

Dear Edina City Council,

I am writing to express my concerns about the Estelle development that is being proposed for 69th Street and France Avenue. While I support the concept of condominiums being built in the Edina area, the proposed Estelle buildings are far too tall for the Southdale area. The current comprehensive plan calls for four story buildings. I cannot understand how 24 and 20 story buildings can even be remotely considered for this location.

I am concerned that the buildings will impact the nearby residential area with shading and privacy issues. It is possible that homeowners could have up to 100 or more people looking into their yards and homes. This development plan is unfair to homeowners who bought homes in the neighborhood with the understanding that nearby development would be limited to four story buildings. Additionally, I am concerned that this project will set a bad precedent for development along the west side of France. Also, the impact of this type of development on home prices is unknown.

It seems like the City Council has no respect for the Edina Comprehensive Plan as demonstrated by other development in the Greater Southdale area. It would make sense to put further new construction on hold in the Greater Southdale area until the Comprehensive Plan is fully updated. Without good planning, we will continue to see buildings being built that don't fit into the area such as the incredibly ugly apartments on France and Hazelton. Until the Comprehensive Plan is updated, and the citizens of Edina agree with the general concepts, the City council needs to respect it.

The level of detail provided to the Planning Commission concerning the Estelle project was astounding. It went far beyond a typical sketch plan. I am concerned that this project may be a "done deal" in the minds of the City Council.

I am also concerned about the increased traffic on France Avenue. It is already extremely frustrating to drive down France. This is a quality of life issue for those of us that live in the Cornelia neighborhood. This development, and other developments that have been approved by the City Council, will compound the traffic issues we are already experiencing. There seems to be no limit to the amount of traffic that you feel can be put into the Southdale area. Individuals will stop coming into the Greater Southdale Area if it becomes impossible to reasonably move along France.

Additionally, I do not feel that affordable housing should be included in projects like the Estelle project. Permanent homeowners should not have to bear costs associated with affordable housing units.

Thank-you for your consideration of my concerns about the proposed Estelle project.

Sandra L. Carlson, 4433 Ellsworth Drive

## Cary Teague

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**From:** Adelle Hansen  
**Sent:** Thursday, June 01, 2017 10:06 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Towers proposed on 6900 France

Carey,

Please share this email with the planning commission.

Our family moved from a neighborhood in Minneapolis on the parkway near North Memorial Hospital. We chose the neighborhood of Heatherton Trail between 70th and 72nd street for the residential single family dwellings, the school district and the walking access to retail across France Avenue.

When we heard of the proposal for a 24-story tower on our block, we were astounded that city planners were even considering it, since the existing Comp Plan only allows a 4 story, 48' max high building on this site, as well as very specific instructions for transitional areas between residential and commercial structures. If this proposal goes through, it will impact our view, the skyline and the hours of sun we enjoy. We bought our property based on the school district, and the **existing** city plan. These factors affected our offer on the house. Our neighborhood is becoming a victim of bait and switch as when we bought into the area we also "bought" the **existing** neighborhood city comp plan, not one that can be modified whenever a developer comes in with big money.

Adelle Hansen, Esq.

## Cary Teague

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**From:** Lynette Biunno on behalf of Edina Mail  
**Sent:** Friday, June 02, 2017 8:34 AM  
**Subject:** FW: Development at the Bremmer and BMO bank site

Good morning,

This message has been forwarded to the Mayor and Council members, Cary Teague and Jackie Hoogenakker.

Lynette Biunno, Receptionist

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

**From:** Ruth and Lewis Marshall  
**Sent:** Thursday, June 01, 2017 7:11 PM  
**To:** Edina Mail  
**Subject:** Development at the Bremmer and BMO bank site

I have learned of the proposal for a 360 foot tall building being built on the present location of Bremer and BMO bank. I thought there was a comprehensive plan that was guiding development in Edina. Four stories were the maximum. What is going on? It very inappropriate to have a building that large bordering a residential neighborhood. I understand it would bring a lot of tax revenue into the city in addition to the building permit revenue. There is more to life than money. Please be responsible to the residents of the neighborhood and don't allow this development. You have been elected to represent us and do what is best for the citizens of Edina. The developers don't vote for you, we do.

Sincerely, Lewis and Ruth Marshall

7101 Cornelia Drive

Edina 55435

## Cary Teague

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**From:** Richard Hauritz  
**Sent:** Friday, June 02, 2017 1:07 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Please No Towers

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Good Afternoon,

Please abide by the Comp Plan and adhere to the restriction of no buildings be more than 4 stories tall. No towers, it will change the total character of this neighborhood...for the worst.

Thank you  
Edina Resident for 20 years  
Rick Hauritz

Rick Hauritz 7204 Wooddale Ave. So.

## Cary Teague

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**From:** Ruth and Lewis Marshall  
**Sent:** Thursday, June 01, 2017 7:13 PM  
**To:** Cary Teague  
**Subject:** Development at the Bremmer and BMO bank site

I have learned of the proposal for a 360 foot tall building being built on the present location of Bremer and BMO bank. I thought there was a comprehensive plan that was guiding development in Edina. Four stories were the maximum. What is going on? It very inappropriate to have a building that large bordering a residential neighborhood. I understand it would bring a lot of tax revenue into the city in addition to the building permit revenue. There is more to life than money. Please be responsible to the residents of the neighborhood and don't allow this development. You have been elected to represent us and do what is best for the citizens of Edina. The developers don't vote for you, we do.

Sincerely, Lewis and Ruth Marshall

7101 Cornelia Drive

Edina 55435

## Cary Teague

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**From:** Fisher, Tracy  
**Sent:** Thursday, June 01, 2017 9:42 AM  
**To:** Cary Teague  
**Subject:** the Bremer & BMO Redevelopment - VOTE NO

**Importance:** High

Dear Cary,

I live at 6709 Cornelia Drive, 3 short blocks from this proposed high rise development. There are hundreds of Southdale Annex residents that live much closer than our home & we are only 3 blocks away! This is not correct place to put 24 and 20 story high rise condos. The entire block of Cornelia neighbors is not in favor at all.

**Please ABIDE by the Comp Plan - and NOT "pick and choose". This may be an attractive proposal - it just doesn't belong adjacent to a residential neighborhood!**

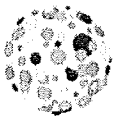
Edina's current Comp Plan requires a "transitional area" between Neighborhoods and further development. **There is NO TRANSITIONAL AREA for this project. One of the neighbors is just 160 feet to the BMO Property. Another is 423 feet from the epicenter of that massive tower! This is not the "three blocks" mentioned at the Planning Commission meeting last week!**

Thank you,

*Tracy Fisher*

National Account Director  
Alcon® Vision Care

6709 Cornelia Drive  
Edina, MN 55435



Enhancing Sight.  
Enhancing Lives.

**Alcon**  
a Novartis company

June 2, 2017

Mr. Cary Teague  
Community Development Director at City of Edina  
**Edina City Hall**  
4801 W 50th Street  
Edina, MN 55424

Dear Edina City Council and Planning Commission,

My wife and I are sending this letter to express our support for the Estelle Edina project. We believe this project makes a positive contribution to the community, the City and our neighborhood. Many of our neighbors are Baby Boomers who have lived in their respective homes for 20+ years and many of them have communicated in passing that they are nearing the point in their lives where they no longer have interest in maintaining a single family home but are frustrated by the limited owner-occupant living options within the City.

As a community we need to continue to provide a variety of living options as people transition through different phases of their lives - from single family homes where they choose to raise their families - to becoming empty nesters who want to continue to own a home but want the "lock and walk" lifestyle that condo living offers.

In addition, while condo living isn't just for empty nesters, the addition of a new owner-occupied living option in our community not only helps to retain people from moving to a different community but also potential opens up more additional single family homes for new people looking to raise their family in our community.

Sincerely,

Patrick and Stephanie Daly  
5712 Lois Ln, Edina

## Cary Teague

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**From:** Darren Wennen  
**Sent:** Tuesday, June 06, 2017 4:58 PM  
**To:** Cary Teague  
**Subject:** Oppose 6900 France Development

Dear Mr. Teague,

I am aware of the proposed 6900 France high rise development and am writing to express my opposition for the following reasons:

The proposed high rises will be three times the height of the Point of France building. Looming above the adjacent single family homes, it will dwarf our neighborhood and we will be forced to deal with loss of privacy and sunlight during the day, and light pollution at night. It is simply out of scale with the surrounding neighborhood and setting a 360 foot high rise 400 feet from a single story residential neighborhood violates good urban planning and design principles.

Edina's 2008 Updated Comprehensive Plan clearly addresses the serious and sensitive issue of needing to protect established residential neighborhoods from the negative effects of high density developments: "Buildings should fit within the context of surrounding neighborhoods" and "scale and height should be regulated to provide complimentary transitions to adjacent neighborhoods."

It will adversely affect traffic. Traffic is already very congested along 70th and Valley View Road, particularly at certain times of day. Drivers often cut through the Lake Cornelia neighborhood to avoid the slower speed limits on 70th Street and this will only increase. This will worsen the noise pollution in this area and we will lose the quiet enjoyment of our streets.

It will set a precedent for development adjacent to residential neighborhoods. If the 4-story limit in the current zoning regulations is eliminated and the principle of transitional buffers between high rises and residential neighborhoods is abandoned, Edina will face similar high rises in the 50th and France area and potentially other areas as well, potentially destroying the character and quality of life in Edina.

The planning process has lacked community voice and transparency. Only a hastily-arranged small group of selected Edina residents has had input into this project so far. A far broader discussion needs to occur. To date, planning documents and mock-up pictures have emphasized congruence with the Southdale commercial area and have obscured the impact and lack of consistency with the adjacent residential area. Even the rendering in the Star Tribune grayed out the homes next to the proposed development. There should be far more evaluation and an open discussion around the Southdale Development Plan that is currently in process before considering how this type of development might fit in with those principles.

Please share my concerns with the rest of the planning committee.

Sincerely,

Darren and Heidi Wennen

6720 Point Drive

Edina, MN 55435

## Cary Teague

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**From:** Schreibers  
**Sent:** Monday, June 05, 2017 1:46 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina

Dear Cary,

Please pass on my concerns to the Planning Commission members Gerard Strauss, Todd Thorsen, Steven Hobbs, Susan Lee, James Bennett, Sheila Berube and John Hamilton. Thank you.

I am opposed to the Bernardi/Ryan project proposed at the Sketch Plan Review to the Planning Commission on May 24<sup>th</sup>, where I was in attendance. The developer touted a tapered upper profile. King Kong's head was certainly smaller than his massive body, but the "two towers" of his legs and massiveness of his body and SHEER HEIGHT alone, towering above his surroundings has frightened movie goers since 1933! THIS project frightens me!

I live at 6713 Cornelia Drive. I grew up in the home and my husband and I chose to come back to this neighborhood after living in New Ulm for 35 years and have invested in a remodel. We took precaution to keep the street view unchanged, so it would remain in tune with the surrounding neighborhood. The attraction to this area is its convenience to many amenities, yet an open sky and plenty of light. We have no desire to winter elsewhere, or head to a cabin for the summer. We have no need to 'get out of the city' as we are not in the shadows of tall buildings and knew that the city's comprehensive plan states that none are to be built over 4 stories. We have a beautiful park at the end of the street and even our backyard is its own getaway with no obstructions looming over us. We enjoy our visits downtown Minneapolis but are so grateful to have this neighborhood to come home to. However, since making the decision for our return, the comp plan was recently altered to allow the first of the Windemere projects to be eight stories, doubling that of the comp plan, and now Edina Estelle would be 24 stories, SIX times that of the comp plan. We may be a few blocks from the Edina Estelle but it will rise above the tree line and be in our view everyday. It will cast a shadow on the streets we frequent on foot, daily, as we are walkers, and as we drive en route to nearby businesses, also daily.

Curious as to what other suburbs in the metropolitan area have buildings of this height, I went to Google. I found the entry below, followed by a listing of 136 buildings. Of those, I was interested in any that were 18 stories or higher and not in Minneapolis or St. Paul, 18 being the height of the Westin. Only 7 %, and that includes the Westin, were found and they were in Rochester, Bloomington, St. Louis Park, and Edina. Just two reached 24 stories, both in

Bloomington. Those are the The Wells Fargo Plaza, off Xerxes, next to 494 and the 8500 Tower at 494 and 100. The DoubleTree (formerly Radisson South), 21 stories, is again, by 494 and 100. St. Louis Park's Metropoint Towers, 20 stories, is at 169 and 394, and finally, Edinborough, at 18 stories, is again, close to 494 and Xerxes. None are imposing on neighborhoods as the proposed Estelle would be. This building does not belong here.

List of tallest buildings in Minnesota

From Wikipedia, the free encyclopedia

Jump to: navigation, search

This **list of tallest buildings in Minnesota** ranks skyscrapers in the state of Minnesota by tallest height of high rise. This does not include antennas. The majority of the tallest buildings in Minnesota are in Minneapolis, the largest city in the state. Other cities that have some of the state's tallest buildings include the state capital of St. Paul (14), South St. Paul (1), Rochester (10), Golden Valley (4), St. Louis Park (7), Plymouth (1), Duluth (6), Brooklyn Center (1), St. Cloud (2), Edina (9), Maplewood (1), Robbinsdale (1), Eden Prairie (1), Moorhead (2), Richfield (4), and Bloomington (15). Not all buildings in Minneapolis and St. Paul are listed, due to the large number of skyscrapers and high rises in both cities.

Please give strong consideration to the people of the Cornelia and Cornelia South neighborhood who will be directly affected by these 24 and 20 story buildings in loss of sunlight, shadows, visual, light and air pollution.

Thank you,

Tricia Schreiber

## Cary Teague

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**From:** Steven Schreiber  
**Sent:** Monday, June 05, 2017 1:18 PM  
**To:** Cary Teague  
**Subject:** Fwd: Estelle Edina

Sent from my iPad

Begin forwarded message:

**From:** Steven Schreiber · >  
**Date:** June 5, 2017 at 1:11:10 PM CDT  
**Subject:** Estelle Edina

I'm writing this letter to you to express my opposition to the proposed 24 story condo project. I live at 6713 Cornelia and the proposed 24 story condo will be in my direct line of sight. I am very upset over this possibility.

I oppose this 24 story building in our neighborhood because of its excessive height. I tolerate the height of the Point of France towers, however I can't tolerate a structure that is three times the height of the Point of France condos. This monstrously tall structure would be a constant eye sore as it towers over the tree line of my backyard.

Please note my opposition to this 24 story condo.

Steve Schreiber  
6713 Cornelia Dr  
Edina Mn

## Cary Teague

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**From:** Erin Lavelle ·  
**Sent:** Saturday, June 03, 2017 11:24 AM  
**To:** Cary Teague  
**Subject:** Estelle Edina Support

Dear Mr. Teague,

My name is Erin Lavelle and I am writing to you in support of the proposed condo tower project near Southdale. My wife and I recently moved to Edina (5413 Wooddale Avenue) and saw an article in the Star Tribune newspaper recently regarding a new condo project titled Estelle Edina. We further understand that some others in the community have reached out to you directly to express their support and we'd like to do the same.

While we are happy with our house in Edina, we have family members and friends who have expressed moving to Edina and are seeking condos rather than traditional single family homes. While I expect there are many details to vet in the approval process for the project, as Edina residents we would like to express our support of the project concept. We look forward to seeing and hearing more about this project as it works through the stages of development and approval.

Sincerely,

Erin Lavelle

June 2, 2017

Mr. Cary Teague  
Community Development Director at City of Edina  
**Edina City Hall**  
4801 W 50th Street  
Edina, MN 55424

Dear Edina City Council and Planning Commission,

My wife and I are sending this letter to express our support for the Estelle Edina project. We believe this project makes a positive contribution to the community, the City and our neighborhood. Many of our neighbors are Baby Boomers who have lived in their respective homes for 20+ years and many of them have communicated in passing that they are nearing the point in their lives where they no longer have interest in maintaining a single family home but are frustrated by the limited owner-occupant living options within the City.

As a community we need to continue to provide a variety of living options as people transition through different phases of their lives - from single family homes where they choose to raise their families - to becoming empty nesters who want to continue to own a home but want the "lock and walk" lifestyle that condo living offers.

In addition, while condo living isn't just for empty nesters, the addition of a new owner-occupied living option in our community not only helps to retain people from moving to a different community but also potential opens up more additional single family homes for new people looking to raise their family in our community.

Sincerely,

Patrick and Stephanie Daly  
5712 Lois Ln, Edina

## Cary Teague

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**From:** David Hawn  
**Sent:** Thursday, June 01, 2017 3:38 PM  
**To:** Cary Teague  
**Cc:** Melissa Hawn  
**Subject:** Estelle Residential Proposal

June 1, 2017

Dear Edina City Council and Planning Commission,

I am sending this email on behalf of my wife and me to express our support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. We believe this project merits approval by the City Council as it would address a significant need for an attractive ownership option to both young business professionals and empty nesters (like us). We would love to move to Edina, but the options are very limited. The Estelle proposal has the potential for becoming a major draw to couples like us, who otherwise tend to gravitate to more plentiful options in downtown Minneapolis or Wayzata.

Although I am not as familiar with Arcadia, I am excited about Ryan Companies and Kraemer and Sons being part of this project. Both are quality companies that will undoubtedly build a new condominium community of which we can all be proud.

My wife and I look forward to becoming part of the Edina community as future residents of Estelle Edina.

Thank you for your consideration of this exciting development opportunity.

With warm regards,

Dave and Melissa Hawn

June 3, 2017

Dear Edina City Council,

I am writing to express my concerns about the Estelle development that is being proposed for 69th Street and France Avenue. While I support the concept of condominiums being built in the Edina area, the proposed Estelle buildings are far too tall for the Southdale area. The current comprehensive plan calls for four story buildings. I cannot understand how 24 and 20 story buildings can even be remotely considered for this location.

I am concerned that the buildings will impact the nearby residential area with shading and privacy issues. It is possible that homeowners could have up to 100 or more people looking into their yards and homes. This development plan is unfair to homeowners who bought homes in the neighborhood with the understanding that nearby development would be limited to four story buildings. Additionally, I am concerned that this project will set a bad precedent for development along the west side of France. Also, the impact of this type of development on home prices is unknown.

It seems like the City Council has no respect for the Edina Comprehensive Plan as demonstrated by other development in the Greater Southdale area. It would make sense to put further new construction on hold in the Greater Southdale area until the Comprehensive Plan is fully updated. Without good planning, we will continue to see buildings being built that don't fit into the area such as the incredibly ugly apartments on France and Hazelton. Until the Comprehensive Plan is updated, and the citizens of Edina agree with the general concepts, the City council needs to respect it.

The level of detail provided to the Planning Commission concerning the Estelle project was astounding. It went far beyond a typical sketch plan. I am concerned that this project may be a "done deal" in the minds of the City Council.

I am also concerned about the increased traffic on France Avenue. It is already extremely frustrating to drive down France. This is a quality of life issue for those of us that live in the Cornelia neighborhood. This development, and other developments that have been approved by the City Council, will compound the traffic issues we are already experiencing. There seems to be no limit to the amount of traffic that you feel can be put into the Southdale area. Individuals will stop coming into the Greater Southdale Area if it becomes impossible to reasonably move along France.

Additionally, I do not feel that affordable housing should be included in projects like the Estelle project. Permanent homeowners should not have to bear costs associated with affordable housing units.

Thank-you for your consideration of my concerns about the proposed Estelle project.

Sandra L. Carlson,

June 2, 2017

Cary Teague & Planning Commission Members

RE: Bremer & BMO Redevelopment Project

I attended the Planning Commission meeting on May 24<sup>th</sup>. The Ryan Company, along with Arcadia, totally misrepresented and ignored our neighborhood – known as the historic Southdale First Addition. All the wonderful “*letters of support*” you received were part of a well-orchestrated campaign by the developer. Those letters were on the way to you *before* we knew about the project. We were blind-sided.

Contrary to a comment made at the meeting – our Neighborhood is **NOT** three blocks away from ground zero. There is **NO** Transitional Zone **as required** by the **Comp Plan**. And the height of those towers is insulting to the Residential Neighborhood – with the largest tower at 360 feet – it will be **three times** the height of Point of France.

Please remember the **Comp Plan** – and the **need for a transitional zone and height restrictions**. With no transition zone – those massive towers will be right in our faces – 24 hours a day, seven days a week – year ‘round. Not respectful to our Residential Neighborhood. I don’t think you would like this development in your backyard.

The “neighborhood vantage point” photo taken at the intersection of 70<sup>th</sup> & Cornelia was ludicrous. With the tower just peeking above the tree line – it did **NOT** represent a view from the neighborhood directly west of the development – the view was taken from the south.

This may be a glitzy and glamorous project – **it just doesn’t belong adjacent to a Residential Neighborhood protected by the Comp Plan.**

We’d like to invite you to visit our neighborhood to view what this massive development will do to our homes and our lives. Due to our work schedules – the best time to visit is in the morning between 8:30am & 9:30am. I look forward to hearing from all of you. Best way to reach me is by email –

Thank you.

Nora M Davis  
6921 Southdale Road

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

I was disappointed to learn that the Developer and Real Estate representatives of the “Estelle Edina Sketch Plan” have been in our Lake Cornelia Neighborhood attempting to solicit neighbor signatures on a petition to approve the concept.

Their tactics were deplorable. They were rude and intimidating. Worst of all – neighbors were ***threatened with retaliation*** – saying they would build “***something ugly***” if they did not agree to sign that petition. Typical bullying behavior. Residents of Edina should ***not*** be subjected to this treatment, ***ever***. We all deserve to feel safe and secure in our homes.

I was also concerned about what was being told neighbors about the shadows from that 360 foot building. ***Only one hour of shadow in the winter, they were told.*** Nothing was said about spring, summer & fall. I’ve seen their presentation twice – and each time the shadows from that massive structure appear to lessen. Perhaps if they re-engineer their presentation once more – the shadows will *disappear completely*? ? ?

As you know – this neighborhood was misled and deceived about this project from the beginning. It is not a comfortable feeling knowing this neighborhood is under attack once again. I often wonder if my city is being held captive by developers – continually demanding more and more – *or else*?

Please be aware – they seem to be targeting those ***areas not directly affected*** by that development. They have ***not*** appeared on Southdale Road – ground zero. Signatures obtained seem to be those who will benefit financially from this project, have a conflict of interest, or don’t live in the affected area.

And Point of France. ***Really?*** Point of France will not be seriously affected by the project. Only those on the south end of the building will even notice that massive tower. Folks living on France Avenue made that conscious choice to live there – it is not a neighborhood of single family homes. I’m assuming their next stop will be the Southdale Medical Building ?

Please, I ask again that you **respect** and **protect** our neighborhood – and **abide** by the **Comp Plan**, with the **Transitional Zone** and the **Four Story height restrictions**.

Thank you.

Nora M. Davis  
6921 Southdale Road

7.30.2017

## Jackie Hoogenakker

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**From:** Nora Davis ·  
**Sent:** Saturday, September 16, 2017 12:15 PM  
**To:** Jackie Hoogenakker  
**Subject:** Estelle - Planning Comp Amendment

Greetings!

I received the info re: the request to amend the comp plan.

But I do have some questions - is the only difference in this plan the height and density issues - or have other changes been made?

Secondly - could you please provide a plan that incorporates the adjacent Southdale First Addition (Lake Cornelia Neighborhood). We seem to have been forgotten.

Also - could you provide a more legible copy of the material sent - my copy is very light - making all the comments difficult to read. I'm planning to have the information enlarged - and will need a better copy.

Thank you for your assistance . . .

Nora Davis  
6921 Southdale Road  
Lake Cornelia Neighborhood

## Jackie Hoogenakker

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**From:** Nora Davis  
**Sent:** Monday, September 25, 2017 9:25 AM  
**To:**

**Subject:** Estelle is too tall!

Good Morning

Neighbors in the Lake Cornelia Neighborhood are *against* the Estelle project - it's just **too tall!**

It doesn't belong *there*. Please remember - the Transition Zone with the 4 story, 48' foot height restriction was put in place to **protect** the adjacent neighborhood of single family homes. That's what good zoning is all about. We rely on our appointed and elected officials to protect us.

That tower will be in our faces - 24 hours a day, 7 days a week, 365 days per year. There will be a loss of privacy and shadows on our neighborhood year round. The height will overwhelm the Lake Cornelia Neighborhood.

The developers have been in our Lake Cornelia neighborhood over the summer - with threats, intimidation and absolute rudeness. One neighbor was asked - "*just what would it take to get her to sign their petition*". **No** Edina resident should be treated in that manner. Typical bullying behavior. Home should be a place of safe refuge and quiet reflection. Just this weekend they have been back in the neighborhood - again with aggressive tactics.

Please remember it will be the Lake Cornelia Neighborhood that will suffer the affects of that tall tower - not Point of France or Country Club or the other neighborhoods the developer canvassed.

We've canvassed the neighborhood - and our neighborhood is against and angered by this project. It's time the city steps back - and involves the neighborhood in these decisions.

**Height** is the issue - **360 feet is just too tall** - three times higher than the Point of France!

Thank you.

Nora Davis

## Lynette Biunno

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**From:** Ruth and Lewis Marshall <  
**Sent:** Thursday, June 01, 2017 7:11 PM  
**To:** Edina Mail  
**Subject:** Development at the Bremmer and BMO bank site

I have learned of the proposal for a 360 foot tall building being built on the present location of Bremer and BMO bank. I thought there was a comprehensive plan that was guiding development in Edina. Four stories were the maximum. What is going on? It very inappropriate to have a building that large bordering a residential neighborhood. I understand it would bring a lot of tax revenue into the city in addition to the building permit revenue. There is more to life than money. Please be responsible to the residents of the neighborhood and don't allow this development. You have been elected to represent us and do what is best for the citizens of Edina. The developers don't vote for you, we do.

Sincerely, Lewis and Ruth Marshall

## Cary Teague

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**From:** Belinda Erlin <  
**Sent:** Thursday, June 01, 2017 4:49 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Estelle Edina

Dear Mr. Hovland, Mr. Teague, Planning Commission and City Council Members,

I live at 6920 Southdale Road in Edina with my husband and my two young children aged 7 & 9. I am writing to express my concern about the proposed 20 & 24 story high development known as Estelle Edina. My house and my neighborhood will be directly impacted by this development if built as proposed.

Hopefully, some PROS:

Possibility for attractive retail outlets - coffee shops, bakery, restaurant etc.

Hopefully, improved walkability along Valley View and improved, safer pedestrian crossings. Valley View has become a real race track.

Overall improvement to the area with a thoughtfully built development

Concerns:

Comprehensive traffic flow: Extra traffic flow not only from these two condo towers and the row of townhouses, but also the new retail outlets as well as the other new apartment and commercial spaces that have been built recently. These include the Aurora building, apartments on the SE side of the Southdale parking lot, the Westin, apartments behind the new Byerlys and the newly proposed free-standing Restoration Hardware. The combined traffic effect on this area is important to evaluate.

I would like to know that there are comprehensive traffic studies being conducted and that traffic will not be short-cutting off Valley View or 70th to redirect along Southdale Road. Children live here. Vehicles already drive too quickly around Southdale Road and there is no enforcement of speed limit, no signage and no encouragement or monitoring to slow down

Light pollution: Already at night when I stand in my front yard I can see the lights coming of France Ave, Southdale Mall parking lot, the Westin, especially in winter. How much extra light will there be throughout the darkness of night if we have two huge towers hovering right over our back yards? Not only the lights from these buildings, but also the parking lots and improved side walks.

Noise pollution: Will there be curfews set on when heavy commercial trucks can operate in the area of the retail and condo living? Delivery trucks, garbage trucks and before that, construction trucks, beeping reverse sounds, etc.?

Property Values: There should be a property value impact study done. Will our houses lose any of their value as a result of being right on the edge of 2 high rise buildings? We have just personally invested a large sum of money in a renovation of our house with the hope of staying right here until our kids graduate from high school (currently at Highlands Elementary). We have invested in our community and our home. There are other neighbors investing, tearing down and building new. How will a 24 & 20 story development right next door impact our home values?

*I believe there is an opportunity here for a positive impact on our community as long as the matters I've outlined above are analyzed and carefully considered.*

*I do not feel the HEIGHT of the towers is acceptable in such close proximity to our homes.*

Thank you for your consideration of the above matters,

Sincerely,

Belinda Erlin  
6920 Southdale Road  
Edina, MN 55435

## Cary Teague

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**From:** Erin Lavelle  
**Sent:** Saturday, June 03, 2017 11:24 AM  
**To:** Cary Teague  
**Subject:** Estelle Edina Support

Dear Mr. Teague,

My name is Erin Lavelle and I am writing to you in support of the proposed condo tower project near Southdale. My wife and I recently moved to Edina (5413 Wooddale Avenue) and saw an article in the Star Tribune newspaper recently regarding a new condo project titled Estelle Edina. We further understand that some others in the community have reached out to you directly to express their support and we'd like to do the same.

While we are happy with our house in Edina, we have family members and friends who have expressed moving to Edina and are seeking condos rather than traditional single family homes. While I expect there are many details to vet in the approval process for the project, as Edina residents we would like to express our support of the project concept. We look forward to seeing and hearing more about this project as it works through the stages of development and approval.

Sincerely,

Erin Lavelle

May 31, 2017

The City of Edina  
Edina City Council Planning Commissioners  
4801 W. 50<sup>th</sup> St.  
Edina, MN 55424

VIA Email

GALLERIA

Dear Mayor Hovland,

At a time of significant real estate development in the City of Edina, Galleria Shopping Center finds it appropriate to share with you our support for future real estate developments in our city. In particular, Galleria sees great promise with the addition of projects that incorporate greater residential and commercial densities with increased heights (20+ stories). We believe that the increased density and careful use of land in these projects will enhance the overall commercial and residential experience in the Galleria/France Avenue neighborhood.

Specifically, we support those projects which propose a standard of design excellence and quality construction that will appeal to the traditional Edina demographic and enhance the Edina community. The addition of these developments will set a high bar for future projects which will only improve our flourishing neighborhood.

Thank you for including Galleria Shopping Center's support in your consideration of future Edina developments that will be a positive addition to our neighborhood and tax base.

Sincerely,

Edina Galleria

## Cary Teague

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**From:** Jill Linville \*\*\*  
**Sent:** Friday, June 02, 2017 4:27 PM  
**To:** Cary Teague  
**Subject:** Proposed Estelle Edina Project

Mr. Teague,

Room & Board would like to share our support for the proposed Estelle Edina project. As a home furnishings retailer located on France Avenue, we have been serving customers in the neighborhood since 1989. We have seen the area grow over time, but believe the broader Southdale area needs to continue to evolve to meet the changing needs of the community. Assuming the proposed Estelle Edina project is completed as described in the documentation shared by the developer, we believe the additional residential and retail space along with green space will help energize the corner of France Avenue and 69th Street. This project reflects a residential and retail trend that is repeating itself in similar cities.

Sincerely,

Jill

Jill Linville  
Communications Director

Room & Board

## Cary Teague

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**From:** Thomas Thissen  
**Sent:** Wednesday, May 31, 2017 3:22 PM  
**To:** Cary Teague  
**Subject:** 69th and France Condo Project

Good Afternoon Cary,

I'm reaching out to put in my support for the 69<sup>th</sup> and France Ave condo development. My wife and I have enjoyed the changes in and around that area and feel that this condo project is just another step in the right direction.

Thanks,

Tom and Rachel Thissen

5209 Lochloy Drive

Edina, MN 55436

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*Executive Advisor* | **Minnesota Recruiting & Staffing Association**

**Main:**

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## Cary Teague

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**From:** David Hawn  
**Sent:** Thursday, June 01, 2017 3:38 PM  
**To:** Cary Teague  
**Cc:** Melissa Hawn  
**Subject:** Estelle Residential Proposal

June 1, 2017

Dear Edina City Council and Planning Commission,

I am sending this email on behalf of my wife and me to express our support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. We believe this project merits approval by the City Council as it would address a significant need for an attractive ownership option to both young business professionals and empty nesters (like us). We would love to move to Edina, but the options are very limited. The Estelle proposal has the potential for becoming a major draw to couples like us, who otherwise tend to gravitate to more plentiful options in downtown Minneapolis or Wayzata.

Although I am not as familiar with Arcadia, I am excited about Ryan Companies and Kraemer and Sons being part of this project. Both are quality companies that will undoubtedly build a new condominium community of which we can all be proud.

My wife and I look forward to becoming part of the Edina community as future residents of Estelle Edina.

Thank you for your consideration of this exciting development opportunity.

With warm regards,

Dave and Melissa Hawn

June 1, 2017

Cary Teague  
4801 W. 50<sup>th</sup> Street  
Edina, MN 55424

Mr. Teague:

I have just watched the recorded meeting of the Edina Planning Commission of May 24, 2017, featuring the presentation of the VA Sketch Plan Review for 69<sup>th</sup> and France.

I am an Edina resident who lives with my family on Dunberry Lane. This proposed development would be at the end of our street to the East. While we are not in the direct shadow, literally, of the proposed towers, this is a development that would still impact our entire neighborhood considerably in terms of the character of this residential area, its tradition, and the reason we and others chose to invest and live in homes here. This tower proposal is absurd in its intrusive, looming height. It is disrespectful and dismissive to the Edina residents who have created this community with their commitment to their single family homes, who moved here to raise families and form bonds with neighbors.

Commissioner John Hamilton, who claims this is a "handsome attribute", should invite the project into this own neighborhood, and enjoy its handsome impact on his own home. Commissioner Jimmy Bennet who finds the proposal so "exciting" should imagine how exciting it would be if this proposal were casting its shadow on his backyard where his young children play. I wonder how long it would take Commissioner Berube to get used to these towers if they were out her back window? She suggests "maybe we'll all get used to it". Of course Commissioner Berube will get used to it. She does not live here. I am sure I too could get used to a massive development on her block, assuming I had no concern for my fellow Edina community members and their investment in their homes and neighborhoods.

I want to thank Commissioner Lee for her consideration of the residents whose neighborhood will be ruined by this proposal. Her courage in doing so was enormously appreciated.

The fact that the presentation did not include one image of what the looming towers would look like from the homes in its immediate vicinity demonstrates the lack of regard these developers have for our community and its residents. Of course it was not an oversight. It was a purposeful avoidance of an ugly truth. I wonder how handsome such images would be? How exciting?

Residents bought into this neighborhood with a promise from the city, a promise in the form of zoning, a promise that this area would not host buildings over four stories. To jettison that promise for these ridiculous looming towers would be to betray the residents who came here under that promise and have made this a stable, residential community. Of course a development such as this will result in a rapid erosion of that neighborhood stability. Homes will transition from owner occupied to rentals, owners of those rental properties will no longer support referendums to increase school funding, and renters will have less reason to abide by the decorum that makes this area appealing. The neighborhood will be lost as we know it. The neighborhood we all bought into, one that assured us of a 4 story building limit, would have been a ruse.

We, as Edina citizens, are prepared to resist this proposal. Fortunately, we have the freedom of expression to inform the public about this developer, its disregard for this community, and its flouting of a standing zoning standard, a promise from this city, of 4 stories. That freedom of expression will take multiple forms, some very visible. This will not be a letter writing campaign alone.

What will be the responsibility of the Edina Planning Commission to represent and protect the residents of this city? This neighborhood? When can the residents of any community of Edina be able to place faith in its government to protect their investment in their homes and their communities? Or is such faith reserved only for developers? The decision facing this proposed development will answer that question.

Regards,

A handwritten signature in black ink, appearing to read "D. Holland", with a stylized flourish at the end.

Dr. Daniel Holland  
4817 Dunberry Lane  
Edina, MN 55435

## Cary Teague

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**From:** K R  
**Sent:** Wednesday, May 31, 2017 9:44 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina Residential proposal from Arcadia and Ryan Companies

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 for the following specific reasons:

1. **Owner-occupied living** – It's been over a decade since the city has added a condominium project. Rather than hundreds of rental units, it's time for an attractive, owner-occupied project like Estelle Edina. The project gives Edina empty-nesters a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.
2. **Quality** – Twenty-four stories is bold yet this beautiful design is worthy of Edina and sets the tone and standard for the rest of the district's development. It's distinctive and significantly better than the low, squat buildings currently popping up in Edina and throughout the entire Twin Cities. We love it!
3. **Taxes for Schools** – When completed, the estimated tax base from Estelle Edina will add over a million dollars annually to Edina schools alone.
4. **Breathes New Life** – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69<sup>th</sup> Street and transforms the corner into a welcoming, walkable residential area. This is an important intersection in the city and currently underutilized for all residents and neighbors. Estelle Edina recognizes this opportunity and has planned the corner in a thoughtful way that elevates the entire corridor ensuring it stays relevant for years to come.
5. **Neighborhood retail** - We are excited to see the energy and opportunities Estelle Edina brings in this corner. We're looking forward to learning what new restaurants, coffee shops and neighborhood retail will call this project home
6. **Walkability** – 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 will encourage a sidewalk experience throughout the entire Southdale corridor that is overdue. Ultimately, I'd like France Avenue to become a safe place to walk with my family and friends.
7. **The Woonerf** – Oriented towards people and residents rather than traffic, the Woonerf extends the area's bicycle, pedestrian and slow-moving automobile experience that has already been proposed by the Avenue on France project immediately to the North.

**8. The Plaza** – Estelle’s planned Plaza brings what has been so successful at Centennial Lakes and the Promenade to the corner of France and 69<sup>th</sup>. This brings a neighborhood gathering spot to an area that is currently an underused space for the amount of neighbors in the area.

**9. Greenscape** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is primarily asphalt and impossible to traverse on foot.

## Cary Teague

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**From:** Cosette 24601  
**Sent:** Tuesday, May 30, 2017 8:20 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Kevin Staunton; Robert Stewart; Mike Fischer  
**Subject:** Bremer and BMO Development

To whom it may concern,

Here's the deal... my dad is a commercial developer. He has advised me that residents of a city who complain about everything are quickly tuned out. That said, I hope this email does not fall on deaf ears.

The Bremer and BMO development is not in accordance with the Edina comp plan. This development would be more than 4 stories tall!!!!

I am concerned about my neighbors who live directly near this development. They would literally live in the shadow of it.

The first tower will be 360 feet high - three times *higher* than the Point of France. Does this belong adjacent to a residential neighborhood of single family homes? Considering how much Edinans value their property (and given how much we pay for it), I think the answer to this is "no".

Please ask this development to re scale their proposed project to "fit" more nicely into the neighborhood.

I know that the City wants this business. I know that projects within a city are indicative of progress and growth (and tax revenue!!!!)

I get it.

But please try to keep ALL of Edina charming and attractive. That way people will continue to want to live here:)

--  
Cosette DeCesare  
7433 West Shore Drive

## Cary Teague

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**From:** Chad Smith  
**Sent:** Tuesday, May 30, 2017 2:46 PM  
**To:** Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart  
**Subject:** Bremer & BMO Development

Hello

I wanted to voice my opposition to the proposed towers in at the Bremer & BMO locations.

Tower height at 360 feet. Currently the comp. plan restricts it to 4 stories. Imagine the shade the current property owners would be subject to year round.

The transition area is less than one block. I believe three blocks is the minimum right now.

Increased traffic in the neighborhoods where there are several children.

Thanks

Chad Smith

7017 Bristol Blvd

## Cary Teague

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**From:** Geadelmann, Levi  
**Sent:** Tuesday, May 30, 2017 10:04 PM  
**To:** Cary Teague  
**Subject:** BMO/Bremer Bank Development  
**Attachments:** backyardview.pptx

Dear Mr. Teague,

I am writing you concerning the proposed development at the Bremer/BMO Bank site on France and 69<sup>th</sup> Street.

My home at 6917 Southdale Rd. is less than 500 feet from the base of the proposed 360 foot tower. I am dismayed at the thought that my home and yard may now be put on display for half the residents that will move into the west side of the first of the two towers. This first tower would become the 24<sup>th</sup> tallest building in the entire state; tall enough that aircraft warning lights will be required!

Thankfully, Edina already has a well thought out plan and had the foresight to document that vision in the comp plan and circulate it amongst the residents so they could make well informed decisions about their present and future living situations. As the planning commission stated at the May 24<sup>th</sup> sketch review, that plan calls for a "stepped" approach when transitioning from residential into commercial areas and states a maximum height of four stories. I can appreciate that there could be varying interpretations of a "stepped transition", but going from my single level rambler to a 360 foot tower in 500 feet? That first "step" is a real doozy...

The bright lights of the BMO Bank, along with the 17 story Westin (2,200 feet away) are already in plain view since we're not allowed to build a fence any higher than six feet. Over the past 8 years we've planted many trees to combat this situation but I'm afraid I won't live long enough in order for a grove of giant redwoods to mature and give my family some sense of privacy in our own yard and home.

For your reference, I've attached a recent photograph of the view from just inside our back door. Even with the full foliage we have at this time of the year, you can see both BMO and the Westin. Using Google Maps for measurements, I quickly sketched the positioning and height of that first tower. I encourage you to have the developer take some aerial photography from the site at various heights before any decision is made. There are several inexpensive options to have a licensed pilot utilize a drone so you can see the invasive view first hand rather than relying on a computer model. It's one thing to move into a house at a location where tall commercial buildings already exist, but to erect two of them within a block of an entire neighborhood? That's not OK. I hope the city agrees and chooses to keep their word and stay consistent with the current comp plan already approved.

Thank you for your time,

Levi Geadelmann  
6917 Southdale Rd.  
Edina, MN 55435

## Cary Teague

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**From:** PAULA.  
**Sent:** Friday, May 26, 2017 9:36 AM  
**To:** Cary Teague  
**Subject:** Bremer / BMO Development

Cary:

PLEASE think of the residents as you consider this massive development. When I first saw it in the Business Journal it seemed so out of place on France Ave that I almost didn't believe it to be possible. Now that the developer has actually appeared with the proposed project I'm horrified. Something of that scale/height has no place at that intersection. I cannot believe we're trying to incorporate a downtown Minneapolis feel to France Ave. 360 foot tower in a residential neighborhood? It's so far from being within the existing Comp Plan, I just cannot fathom that the Planning Commission would find it acceptable, or reason to Amend the Plan for it. And that's not even bringing into the picture traffic on France which is already overloaded. HELP! Please share my concerns with the Planning Commission members. I have their names, but not emails. I will be emailing the Mayor and Council as well.

Thank you,  
Paula Robinson  
7205 Gloucester Dr.

Paula J. Robinson

Vice President

Wells Fargo Private Bank | 7900 Xerxes Ave. Suite 1000 | Bloomington, MN 55435

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## Southdale First Addition

### EMERGENCY ALERT!

Are you concerned about the re-development of the **Bremer** and **BMO Harris Bank** properties at **69<sup>th</sup> & France**? The proposed high rises (20 & 24 stories), plus more retail, row houses and a restaurant) will affect our neighborhood with loss of sunlight, shadows, *more* traffic, visual, light and air pollution. ***We will lose the quiet enjoyment of our homes.*** (See press release on the back of this flyer)  
**WE NEED TO ACT QUICKLY!**

The proposal will go to the Planning Commission - Sketch Plan Review - next **Wednesday, May 24, 7 pm at City Hall**. We can't speak - but we need to be there. We also need to attend the City Council - Sketch Plan Review meeting on **Tuesday, June 6<sup>th</sup>, 7 pm at City Hall**. We can't speak - but we need to be there.

**In the meantime - please call or email our city officials -----**

|                                |                       |              |
|--------------------------------|-----------------------|--------------|
| Cary Teague, City Planner      | cteague@EdinaMN.gov   | 952-826-0460 |
| Jim Hovland, Mayor             | jhovland@EdinaMN.gov  | 612-874-8550 |
| Mary Brindle, Council Member   | mbrindle@EdinaMN.gov  | 952-941-7746 |
| Mike Fischer, Council Member   | mfischer@EdinaMN.gov  | 952-833-9569 |
| Kevin Staunton, Council Member | kstaunton@EdinaMN.gov | 952-836-1020 |
| Bob Stewart, Council Member    | rstewart@EdinaMN.gov  | 952-833-9559 |

A personal note works too, send in care of Edina City Hall, 4801 W 50<sup>th</sup>,  
Edina, MN 55424.

We'll be working to keep you informed about this project. Send your email address to [noradavis73@gmail.com](mailto:noradavis73@gmail.com) or [boblmoore@hotmail.com](mailto:boblmoore@hotmail.com) to join our email group. No access to email? Just call Bob Moore at 952-922- 2937 and we'll keep you in the loop.

## **For Immediate Release**

### ***Bernardi and Ryan Companies Collaborate with City of Edina and Neighborhood Groups to Re-vision Greater Southdale Area***

**Minneapolis, MN (May 15, 2017)** — Luigi Bernardi, president of Edina-based Arcadia, LLC, in collaboration with Ryan Companies, a national builder, developer, designer and real estate manager based in Minneapolis, are pleased to announce their role in the re-visioning of the Greater Southdale Area in Edina, Minnesota. Additional partners include John Kraemer & Sons and Lakes Sotheby's International Realty.

Bernardi and Ryan are proposing a mixed-use owner-occupied residential project for the corner of France Avenue and 69th Street near the heart of the Southdale district. Lifelong Edina resident Bernardi grew up in the Cornelia neighborhood; he recently completed the well-received senior living and care development, Aurora on France. Bernardi and Ryan have been meeting with and listening to Edina neighbors and groups to discuss the project called Estelle Edina.

Anchored on France Avenue and across from the Galleria, Estelle Edina will be home to luxury residences—the first of its kind in Edina in 10 years—six brownstones, and 12,000 square feet of neighborhood retail, including a signature restaurant at the corner of France and 69th. The existing Bremer Bank and BMO Harris Bank will open new spaces in the project.

The project will establish a standard for enduring design, quality construction and extraordinary amenities. Estelle's slender, architect-designed, 24-story residence utilizes a narrow floor plan to keep its profile unobtrusive. Deco-inspired step-backs give the slim stone and glass building a sophisticated yet timeless demeanor that adds distinctiveness to Edina's skyline.

Each home in Estelle will be a corner residence with only four homes per floor on lower levels, reducing to two per floor on upper levels, and one penthouse home for a total of 82 in the first building. All the generously-sized homes will feature expansive windows, high ceilings, sumptuous finishes and heated, outdoor living-rooms. In addition, six brownstones are planned along a quiet interior motor court with plantings and trees. The front entry stairways lead to the three-and-a-half story brownstones; each with generous decks that look out to a private backyard. Residents will enjoy underground parking, a pool and green roof.

Estelle gives Edina residents who are seeking a new owner-occupied and maintenance-free option the ability to stay in Edina, while freeing up their existing homes for families interested in joining the community.

The entire Bernardi/Ryan project also supports the City's plan of dividing the district's "superblocks" into smaller parcels with walkable tree-lined interior streets, plazas, green space and generous setbacks from France and 69th. Rather than street-hugging sidewalks, the project introduces walkways at least 20 feet from the roadway with 10 feet of plantings next to buildings. For example, at the "hard" corner of France and 69th, the project design offers a welcoming, aesthetically pleasing solution set further back from the busy street that includes a public plaza, a fountain surrounded by seating, and generous plantings adjacent to a locally-owned, signature restaurant with patio seating. The restaurant would be one of four mixed uses incorporated into phase one.

## Cary Teague

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**From:** Anne-Marie Cookson  
**Sent:** Tuesday, May 23, 2017 2:35 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina Development Proposal

Hi Cary,

It's been a while since I've seen you, I got to know you when I would sit in on various City meetings during my years on the Management team with SIMON at Southdale Center. Hope this note finds you well, incredibly busy I'm sure. Our city is hopping!!

I am writing to give very favorable support for the Estelle Edina development that's being proposed for the SW corner of 69th and France. I lived just a block from those banks for 17 years and have lived less than a mile from there for the past 5 years. I have worked for decades in real estate at either Southdale, Edina Realty 6800 Building, or down France Avenue at Cushman & Wakefield Northmarq. You could say I have literally spent years driving, walking and biking those blocks on a multiple times-a-day-basis!

For years I have thought this proposed development corner had untapped possibilities that could enhance life in our community. Not only do I believe the timing is perfect, I also think it makes perfect sense to bring in more residential options for current Edina citizens looking to purchase vs rent and remain in their community, plus it would be a welcome option for folks who don't yet reside in Edina but would perhaps like to have an option to purchase something new and hip but not necessarily North Loop, more of a "Metroburban" setting, which is what this area of Edina has been evolving toward for some time.

It's exciting to think of this development becoming a reality and I sincerely hope this proposal passes through all the steps required to break ground and offer another beautiful and practical option for Edina residents.

Sincerely,

Anne-Marie Cookson

4516 Valley View Road  
Edina, MN 55424

## Cary Teague

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**From:** Lynette Biunno on behalf of James Hovland  
**Sent:** Wednesday, May 24, 2017 1:35 PM  
**Subject:** FW: The Two Towers aka Estelle



Lynette Biunno, Receptionist

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**From:** Michael Ebnet  
**Sent:** Wednesday, May 24, 2017 12:16 PM  
**To:** Kevin Staunton; James Hovland; Mike Fischer  
**Subject:** The Two Towers aka Estelle

Gentlemen:

I can't help noticing that people in favor of building the two towers at 6900 France don't live close to 6900 France.

I do. And I am wary.

I have a degree in architecture. I was one of the first tenants at Cedar Square West, a new town in town, designed by Ralph Rapson. Lots of glitz. Lots of promises. I was stoked. I was in awe. Until I lived there.

Most residents agreed with me and soon abandoned the place. Today no one thinks it was a success.

Look closely, gentlemen, beyond the glitz of 6900 — beyond cutting edge terms such as *the woonerf*. Look at

- The number one selling point: that it will allow empty nesters to stay in Edina allowing families to move in to the empty nesters' houses. Sounds good. It's false.
  - Over half of Edina cannot afford living there.
  - Zillow says the median home price in Edina is \$435k. The lowest-priced unit at the Westin is \$479,900, meaning half the people in Edina would have to pay more to leave their home to live at the cheapest Westin condo. The Estelle would undoubtedly be more expensive.

Instead, imagine

- if you lived in the shadow of those buildings. Would you feel as if you had any privacy left? Would you feel that traffic and noise has increased? Would you feel that the price of your home has decreased?
- if you lived in the Estelle and wanted to go somewhere how would you?
  - the woonerf is dinky you are surrounded by busy streets
  - walking any distance is tougher when you are older and retired so walking to Byerly's or Cub or Whole Foods is more than you care to do most days
  - walking to the other side of France or to the park is scary because of the heavy traffic
  - you miss the quiet area of Edina that you just left because you could walk there in peace

- driving is harder because you are older and because France is regularly heavy with traffic, the Crosstown is stop and go for hours, and ditto for 494
- in two or three years the word is out — as it was in Cedar Square West — this is not a good place to live
- unit prices start to fall
- young people can't afford to live there
- old people feel imprisoned by the roads

I know the above seems extreme. But it may be a more real approximation of what happens than the glitzy presented by the proponents.

Wouldn't buildings of this height be better suited for the old public works site?

Isn't this the nose in the camel's tent? How will you refuse other builders the same consideration of changing height restrictions?

Please eliminate from consideration any change to height restrictions on the west side of France Avenue.

Mike Ebnet  
4501 Claremore Court  
Edina

## Cary Teague

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**From:** Lynette Biunno on behalf of James Hovland  
**Sent:** Wednesday, May 24, 2017 1:19 PM  
**Subject:** FW: Proposed development at 69th and France



**Lynette Biunno, Receptionist**  
952-927-8861 | Fax 952-826-0389  
[lbiunno@EdinaMN.gov](mailto:lbiunno@EdinaMN.gov) | [EdinaMN.gov](http://EdinaMN.gov)

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**From:** JoAnn I  
**Sent:** Tuesday, May 23, 2017 8:04 PM  
**To:** James Hovland  
**Subject:** Proposed development at 69th and France

Dear Mayor Hovland,

I am writing to voice my opposition to the proposed development at 69th and France. This is not an appropriate location for the high rise towers, directly abutting a quiet suburban neighborhood. We are very concerned with the increase in traffic, the loss of sunlight in the day, exponentially increased light pollution at night, and the general scale of visual obstruction. This will dramatically and negatively alter our quiet family oriented neighborhood. Also, the images of the plans are extremely visually deceiving, attempting to downplay the proximity of the structures to to the neighborhood.

We are fairly new to Minnesota. We fell in love with this lovely, quiet neighborhood and purchased our home here for the very qualities that this development negates. The four story height limit and density restrictions are in place to serve as a buffer between the commercial/business areas and the neighborhood. I feel like we're being had in a huge and devastating bait and switch. If we had known something of this magnitude was in the pipeline, we never would have purchased our home here.

This is a quote from pages 52 and 53 of the spring 2017 issue of AboutTown Magazine, regarding the Comprehensive Plan.

"We feel strongly that community residents - people who will be affected by planning outcomes - really deserve a place at the table, so there will be frequent outreach to community members," Smith said. (Bill Smith of Biko Associates)  
I will state there has NOT been frequent outreach to community members about this. In addition, this proposed development is dramatically larger in scale than the idea of "small area plans" that the article discusses.

I find it telling that the bulk of the support of this development are from those who will not be living in the shadow of it. Is the quality of life of the residents here not worth as much as the potential profits in the hands of the developers?

Respectfully,

JoAnn Russell  
Cornelia Drive

## Cary Teague

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**From:** Lynette Biunno on behalf of James Hovland  
**Sent:** Wednesday, May 24, 2017 1:16 PM  
**Subject:** FW: Estelle Edina



Lynette Biunno, Receptionist

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**From:** Kari Geadelmann  
**Sent:** Tuesday, May 23, 2017 7:43 AM  
**To:** James Hovland  
**Subject:** Estelle Edina

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Dear Mayor,

The proposed 24 and 20 story towers at 69th and France are quite troubling.

From what I have read thus far, it seems as though only the positive benefits of this large scale project have been reported. Everyone I have spoken to in the Cornelia neighborhood feels strongly as though the towers are overwhelmingly too tall.

A feature of this area that was attractive to us when contemplating a home purchase, was how thoughtful Edina had been years and years ago, with urban planning. Just off of France and 70th, there is low rise commercial property. The next block has 2 or 3 story apartment building, which backs up to duplexes on the next block. Single family homes are across the street from there. This creates a smooth transition from commercial property to single family homes. We see *no* thought of this concept with the current proposal. There is less than half of a block between single family homes and the proposed 24 and 20 story buildings. There does not seem to be much comprehensive planning for our area, as there once was. Although Estelle Edina is a high quality project, it lacks respect for the historical Southdale First residential neighborhood to the West of Valley View Road.

We have significant concerns regarding this project. 24 floors high, places the first tower at approximately *twice* the height of Point of France. Our neighborhood will lose sunlight, and be forced to contend with visual, noise, and light pollution at all hours of the day. The noise pollution has been increasing steadily over the last few years. Drivers use Valley View Road and Southdale Road as a way to avoid France Avenue and 70th Street. The light pollution will be an issue as well. Assuming the restaurants and other businesses do well, the new area will be bustling at all hours of the day and night. Homeowners in the condos and brownstones will potentially have their patio and balcony lights on all night long.

Please say no to the tall towers. My young children, and neighbors have the right to live in a peaceful neighborhood. We have lived here for 13 years, and would like to continue to do so in a quiet neighborhood.

Kari Geadelmann  
6917 Southdale Road

## Cary Teague

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**From:** Jocelyn Cookson  
**Sent:** Tuesday, May 23, 2017 12:53 PM  
**To:** Cary Teague  
**Subject:** Estelle project proposal support!!

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 for the following specific reasons:

1. **Owner-occupied living** – It's been over a decade since the city has added a condominium project. Rather than hundreds of rental units, it's time for an attractive, owner-occupied project like Estelle Edina. The project gives Edina empty-nesters a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.

As soon as my finace read the article about it in the star tribune he forwarded it to me with the subject line, "we can retire in Edina now!"

2. **Quality** – Twenty-four stories is bold yet this beautiful design is worthy of Edina and sets the tone and standard for the rest of the district's development. It's distinctive and significantly better than the low, squat buildings currently popping up in Edina and throughout the entire Twin Cities. We love it!

3. **Taxes for Schools** – When completed, the estimated tax base from Estelle Edina will add over a million dollars annually to Edina schools alone.

I have two children in the Edina Public School District.

4. **Breathes New Life** – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69<sup>th</sup> Street and transforms the corner into a welcoming, walkable residential area. This is an important intersection in the city and currently underutilized for all residents and neighbors. Estelle Edina recognizes this opportunity and has planned the corner in a thoughtful way that elevates the entire corridor ensuring it stays relevant for years to come.

Having resided at 7001 Lynmar lane for four years, I can attest to the idea of cleaning up that area from the current lots and would not oppose the sight of high rises whatsoever.

**5. Neighborhood retail** - We are excited to see the energy and opportunities Estelle Edina brings in this corner. We're looking forward to learning what new restaurants, coffee shops and neighborhood retail will call this project home

**6. Walkability** – 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 will encourage a sidewalk experience throughout the entire Southdale corridor that is overdue. Ultimately, I'd like France Avenue to become a safe place to walk with my family and friends.

**7. The Woonerf** – Oriented towards people and residents rather than traffic, the Woonerf extends the area's bicycle, pedestrian and slow-moving automobile experience that has already been proposed by the Avenue on France project immediately to the North.

**8. The Plaza** – Estelle's planned Plaza brings what has been so successful at Centennial Lakes and the Promenade to the corner of France and 69<sup>th</sup>. This brings a neighborhood gathering spot to an area that is currently an underused space for the amount of neighbors in the area.

**9. Greenscape** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is primarily asphalt and impossible to traverse on foot.

Thank you for your consideration. Please contact me with any additional questions!  
Jocelyn Cookson  
6105 Concord Ave.

## Cary Teague

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**From:** Mary Scheid  
**Sent:** Monday, May 22, 2017 7:51 AM  
**To:** Cary Teague  
**Subject:** Support for Estelle-Edina

Hello Cary,

My husband Chris Scheid and I are writing to share our support for the Estelle-Edina project, as it contributes positively to the community and our City of Edina. Here are some of the reasons for our support:

1. **Owner-occupied living** – It's been over a decade since the city has added a condominium project. Rather than hundreds of rental units, it's time for an attractive, owner-occupied project like Estelle Edina. The project gives Edina empty-nesters a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.
2. **Quality** – Twenty-four stories is bold yet this beautiful design is worthy of Edina and sets the tone and standard for the rest of the district's development. It's distinctive and significantly better than the low, squat buildings currently popping up in Edina and throughout the entire Twin Cities. We love it!
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9. **Greenscape** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is primarily asphalt and impossible to traverse on foot.

Thank you,  
Mary Scheid  
6525 Navaho Trail

## Cary Teague

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**From:** Farr, Susan  
**Sent:** Friday, May 19, 2017 1:08 PM  
**To:** Cary Teague  
**Subject:** Support for Estelle Edina

Dear Cary Teague,

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 for the following specific reasons:

1. **Owner-occupied living** – It's been over a decade since the city has added a condominium project. Rather than hundreds of rental units, it's time for an attractive, owner-occupied project like Estelle Edina. The project gives Edina empty-nesters a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.
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We would love an option like this for adults both in and outside the community seeking to sell their longtime homes to downsize and rent. Also, we see a consistent pattern in adult children wanting to move closer to their aging parents. With York Gardens Senior Living and Edina Senior Living, known as Aurora on France, so close in proximity, this could be the perfect spot to call home!

Sincerely,

**Susan Farr**  
VP of Business Development



2722 Park Avenue | Minneapolis | MN 55407



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May 23, 2017

Mr. Cary Teague  
Community Development Director at City of Edina  
Edina City Hall  
4801 W 50th Street  
Edina, MN 55424

On May 22, the Edina Chamber of Commerce's Economic Development Committee hosted Ryan Companies and Aurora Investments, LLC to learn about plans for the Estelle Edina project. It is our understanding this project will come before the Edina Plan Commission tomorrow evening for sketch plan review.

On behalf of the Economic Development Committee and the Chamber's Board of Directors, I'd like to take this opportunity to express our support of the project. While the project is in the early stages, the Edina Chamber of Commerce is encouraged by the quality and adherence to the nine guiding principles of the Southdale area work group incorporated in the proposal for Estelle Edina. We are also encouraged by the quality of craftsmanship proposed in this project. We will continue to follow the progress of this development. We look forward to further review as it evolves and takes shape over the coming months and appreciate the opportunity to share our comments with you, City Manager Scott Neal and the Edina City Council.

Sincerely,

A handwritten signature in blue ink that reads "Lori A. Syverson". The signature is written in a cursive, flowing style.

Lori A. Syverson  
President

## Cary Teague

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**From:** Douglas Fulton (Avison Young)  
**Sent:** Sunday, May 21, 2017 9:29 AM  
**To:** Cary Teague  
**Subject:** Estelle Edina Residential Proposal

Mr. Teague, thank you for reviewing the below and passing to the Edina City Council and Planning Commission

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 for the following specific reasons:

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9. **Greenscape** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is primarily asphalt and impossible to traverse on foot.

I am very excited about this project. Thank you for reviewing this email and recommendation.

Sincerely,

Doug Fulton  
4706 Golf Ter  
Edina, MN 55424

[avisonyoung.com](http://avisonyoung.com)



Avison Young - Michigan, LLC.  
[Legal Disclaimer](#)

## Cary Teague

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**From:** Pat Boldischar  
**Sent:** Sunday, May 21, 2017 10:10 PM  
**To:** Cary Teague  
**Subject:** Estelle Edina Project

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 for the following specific reasons:

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Sincerely,

Patrick Boldischar

4621 Casco Ave

## Cary Teague

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**From:** MHW <  
**Sent:** Friday, May 19, 2017 9:34 AM  
**To:** Cary Teague  
**Subject:** Estelle Edina project

Dear Mr. Teague,

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Sincerely,

Michael H. Wittmer  
4706 Sunnyside Rd.  
Edina, MN 55424

May 17<sup>th</sup>, 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. Thank you so much for your consideration! I couldn't be more excited about the project. We have lived in Edina since 1990. We love it here. Our oldest daughter just finished her first year of college and our son is a junior at EHS. We have always found great housing in Edina for the various stages of our lives, starting with a duplex and moving up 4 times. As we contemplate our children leaving, we plan to sell our current home. We thought our options were Lake Minnetonka or downtown Minneapolis. However, the Estelle looks to be the perfect fit for us. We would love to stay in Edina and keep paying taxes here to support the school system that has been so great to our family. I believe this project makes a positive contribution to the community and City, and I endorse the proposal for the following specific reasons:

1. **Owner-occupied living** – It's been over a decade since the city has added a condominium project. Rather than hundreds of rental units, it's time for an attractive, owner-occupied project like Estelle Edina. The project gives Edina empty-nesters a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.
2. **Quality** – Twenty-four stories is bold yet this beautiful design is worthy of Edina and sets the tone and standard for the rest of the district's development. It's distinctive and significantly better than the low, squat buildings currently popping up in Edina and throughout the entire Twin Cities. We love it!
3. **Taxes for Schools** – When completed, the estimated tax base from Estelle Edina will add over a million dollars annually to Edina schools alone.
4. **Breathes New Life** – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69<sup>th</sup> Street and transforms the corner into a welcoming, walkable residential area. This is an important intersection in the city and currently underutilized for all residents and neighbors. Estelle Edina recognizes this opportunity and has planned the corner in a thoughtful way that elevates the entire corridor ensuring it stays relevant for years to come.
5. **Neighborhood retail** - We are excited to see the energy and opportunities Estelle Edina brings in this corner. We're looking forward to learning what new restaurants, coffee shops and neighborhood retail will call this project home
6. **Walkability** – 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 will encourage a sidewalk experience throughout the entire Southdale corridor that is overdue. Ultimately, I'd like France Avenue to become a safe place to walk with my family and friends.
7. **The Woonerf** – Oriented towards people and residents rather than traffic, the Woonerf extends the area's bicycle, pedestrian and slow-moving automobile experience that has already been proposed by the Avenue on France project immediately to the North.
8. **The Plaza** – Estelle's planned Plaza brings what has been so successful at Centennial Lakes and the Promenade to the corner of France and 69<sup>th</sup>. This brings a neighborhood gathering spot to an area that is currently an underused space for the amount of neighbors in the area.

9. **Greenscape** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is primarily asphalt and impossible to traverse on foot.

Sincerely,

Lisa Christianson  
5652 Woodcrest Drive  
Edina, MN 55424

**Cary Teague**

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**From:** Mark Parrish  
**Sent:** Thursday, May 18, 2017 11:48 AM  
**To:** Cary Teague  
**Subject:** Estelle-Edina Project

Dear Edina City Council and Planning Commission,

I am sending a note to express my support for the Estelle Edina Residential proposal. I believe this project makes a positive contribution to the community (I live in the Cornelia neighborhood) and City, and I endorse the proposal.

Thank you!

Mark Parrish