

Cary Teague

From: Conzemius, Joseph @ Minneapolis
Sent: Thursday, May 18, 2017 5:22 PM
To: Cary Teague
Subject: Estelle Edina

May 17th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal 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 69th 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.
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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 69th. 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,

Joe Conzemius, J.D. | Associate
CBRE | Brokerage Services – Office Properties
800 LaSalle Avenue, Suite 1900 | Minneapolis, MN 55402

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Cary Teague

From: Paul Nelsor
Sent: Thursday, May 18, 2017 4:13 PM
To: Cary Teague
Subject: 69th & France (SWC)

Good Afternoon Cary,

I hope you are well as I know you are keeping quite busy with developments being proposed at a rapid pace across our City.

I wanted to connect with you, the Council and Planning Commission regarding the Southwest Corner of 69th & France Avenue in Edina and the proposed development for that location. Mainly the twin tower project that Ryan and their team is proposing. I feel that height and density is good in certain areas of our City and among other locations, this is indeed one of those spots.

- * Consider the proximity to retail, grocery, recreation and myriad of other services available to a potential homeowner in this location.
- * There is demand for this type of larger "empty nester" housing - don't force our resident out of town to find an appropriate housing type to fit their needs.
- * The area is being better aligned with walk-ability and I hope this trend will continue. The City should require the development team to assist with walk/bike amenities throughout the development as well as improvements to adjacent City/County (walk/bike) infrastructure.
- * These units will be owner-owned and occupied, this is good for the City with additional tax base and having residents who live in and care about our town.
- * With density, transit becomes a more viable option. Please consider transit opportunities as density increases in the France/Xerxes neighborhoods.
- * I would encourage the City to look for higher end finishes on the property, unlike the barren and stark parking ramp allowed to be built at the Westin development.
- * This type of development demands that height become part of the consideration, due to the price of land.
- * I also encourage the City to not allow what happened to the Centennial Lakes North end development to occur here. That site needed more density and height instead of a 2 story restaurant and mid-box retail site, with yet another awful (looking and functioning) parking ramp.
- * I realize there are single family homes to the West, but this is across Valley View Road which appears to be a decent buffer to that neighborhood.

Thank you for listening and I appreciate the work you do for our City and community.

--

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* I realize there are single family homes to the West, but this is across Valley View Road which appears to be a decent buffer to that neighborhood.

Thank you for listening and I appreciate the work you do for our City and community.

--

Paul Nelson

resident

--

Paul S. Nelson
Owners' Representative
Constructive Building Advisors, LLC

Cary Teague

From: Bria
Sent: Thursday, May 18, 2017 10:24 AM
To: Cary Teague
Subject: support for proposed Estelle Condo project on France Ave in Edina

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.
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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 69th. 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,

Bria shea

6152 Arctic way Edina

Cary Teague

From: Reed Christianson
Sent: Thursday, May 18, 2017 9:56 AM
To: Cary Teague
Subject: Estelle Edina

May 18th, 2017

Dear Edina City Council and Planning Commission,

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As a long-time Edina resident, I was very excited to see this proposed project. I will be selling my house at some point in the near future as one kid is in college and another will be graduating from Edina HS next year. The Estelle is exactly the type of living arrangement my wife and I are looking for. I am loving the resurgence of the Southdale area.

Sincerely,

Reed Christianson
5652 Woodcrest Drive
Edina, MN 55424

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Cary Teague

From: Peg Roessler
Sent: Wednesday, May 17, 2017 6:26 PM
To: Cary Teague
Subject: emailing support of 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:

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. My husband and I currently live in downtown Minneapolis and would very much like to move to condos in Edina – this a project that interests us a great deal.
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. Breathes New Life – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69th Street and transforms the corner into a welcoming, walkable residential area. 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.
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Over the last four years, I've worked for Warren Beck at the Westin Edina Galleria Hotel and currently provide public relations services to the Galleria. I would welcome this fantastic edition to Edina. And, my husband and I are very interested in moving from downtown Minneapolis to this project.

Sincerely,

Peg Roessler, Roessler Public Relations and Loren Sinning
215 10th Ave. S., Unit 501, Minneapolis, MN 55414



Peg Roessler
Roessler Public Relations

p
@PRPRMPLS

Lynette Biunno

From: --
Sent: Wednesday, May 17, 2017 8:12 AM
To: Edina Mail
Subject: Contact Us form submission

Follow Up Flag: Follow up
Flag Status: Completed

Name: Penny Keller Stinson

Organization:

Website:

Address_1:

Address_2:

City:

State: I

Zip_Code:

Email: --

Phone: ---

Referrer: google

Message: I just read the article about the proposal to build two condo towers in the Southdale area. I'm concerned about the impact on traffic in that area as it is already pretty saturated. I also wonder about what it will cost to buy one of those condos. I certainly couldn't afford to live in the Westin and I doubt those Estelle condos will be in my range either. I've also been wondering about Pentagon Park. I drive by there frequently and have seen no activity since the buildings were demolished. I thought that was going to be higher density residences that were more affordable for families, and people who work in Edina, i.e. teachers. It seems like it would make more sense to build there than to build more high density, high priced housing in the Southdale area.

Cary Teague

From: Alissa Ochs
Sent: Wednesday, May 17, 2017 6:20 PM
To: Cary Teague
Cc: Pete
Subject: In Support of Estelle

Dear Edina City Council and Planning Commission,

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3. Taxes for Schools – When completed, the estimated tax base from Estelle Edina will add over a million dollars annually to Edina schools alone. As parents, this is huge to us!

4. Breathes New Life – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69th Street and transforms the corner into a welcoming, walkable residential area. 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.

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Thank you for your consideration!

Best,

Alissa Ochs & Pete Chromiak

Cary Teague

From: MCD
Sent: Wednesday, May 17, 2017 5:42 PM
To: Cary Teague
Cc: Mcd
Subject: Support for Estelle Edina

Cary, please forward this to the city council and planning commission.

Thank you,

Mike DeMoss

Dear Members of the Edina City Council and Planning Commission,

This is such a wonderful project. I am very proud of the initial plans and drawings of the Estelle-Edina project.

What a fantastic addition to our beautiful city.

Please do all you can to make this a reality.

I have complete confidence in Luigi Bernardi and his team.

Feel free to call me if I can do anything to help.

Mike DeMoss
Attorney
3209 Galleria

Edina, MN
55435

The following describes the essentials of the project that I support:

May 17th, 2017

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Respectfully, Michael C. DeMoss, 3209 Galleria, Westin Condo

Cary Teague

From: Jill Gordon
Sent: Wednesday, May 17, 2017 4:51 PM
To: Cary Teague
Subject: Estelle Edina

May 17th, 2017

Dear Edina City Council and Planning Commission,

As a resident of Edina and Realtor working in Edina, 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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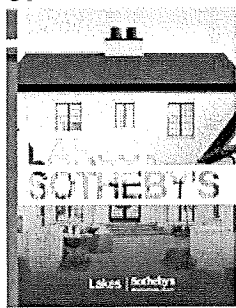
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Thank you kindly for your consideration, Jill

Lakes | Sotheby's
INTERNATIONAL REALTY

JILL GORDON

Lakes Sotheby's International Realty
3217L Galleria, Edina, MN 55435
....



Lynette Biunno

From:
Sent: Friday, May 19, 2017 8:24 PM
To: Mike Fischer; James Hovland; Kevin Staunton; Robert Stewart
Subject: Condo/Towers on France

Dear City Council Members,

It is with great dismay we read that 2 tall condo towers were being considered for France Avenue near Southdale. We strongly oppose their construction. What are you all thinking??? Making Edina a "mega-suburban city" seems quite contrary to other things the city has done such as bike paths and sidewalks to say nothing of the restrictions (set backs, roof heights, anything that smacks of mega-mansions) that have been placed on folks who do tear downs and rebuild.

France Avenue is difficult to navigate at times as is. The schools in Edina are at capacity as is. Where are the children of folks who move into these condos going to go? The neighborhood just west of France Avenue is a quaint neighborhood. We pity the families come winter time who will have to look at these behemoths everyday. It is bad enough that we have those ugly, "gulag" style apartments behind Byerly's and on the corner of 66th and York. We already have a "high rise" with the Westin Hotel and condos. Now you want to allow 2 more towers to be built much closer to residential areas. These towers will change that part of France and have a major impact on families living just to the west. We don't get it. What is Edina gaining from this plan? The builders gain a lot but what do the we the residents gain besides more traffic and crowded schools.

If these 2 towers are allowed to be built, what will prevent future City Councils from approving other high rise towers from being build all the way down France Avenue or in other parts of the city. Please, please consider what is to be lost not what you all think is to be gained.

Thank you,

Jim and Jan Doudiet
Edina residents

Lynette Biunno

From: [REDACTED]
Sent: Friday, May 19, 2017 8:29 PM
To: Mike Fischer; James Hovland; Kevin Staunton; Robert Stewart; Mary Brindle

Dear City Council Members,

It is with great dismay we read that 2 tall condo towers were being considered for France Avenue near Southdale. We strongly oppose their construction. What are you all thinking??? Making Edina a "mega-suburban city" seems quite contrary to other things the city has done such as bike paths and sidewalks to say nothing of the restrictions (set backs, roof heights, anything that smacks of mega-mansions) that have been placed on folks who do tear downs and rebuild.

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Thank you,

Jim and Jan Doudiet
Edina residents

Lynette Biunno

From: Sarah Way
Sent: Saturday, May 20, 2017 12:22 PM
To: Kevin Staunton; Robert Stewart; James Hovland; Mike Fischer; Mary Brindle
Subject: Sketch Plan Review - 69th & France Redevelopment (Estelle Edina)

Dear Mayor and City Council Members,

I am writing in response to the article in the Star Tribune showing the proposed condo complex at 69th and France. I live in the Cornelia neighborhood. My children attend Cornelia elementary. We moved to this neighborhood for quality of life - the great schools, safety, and sense of community. I believe that building these ridiculously tall condos adjoining our neighborhood would **greatly degrade** the quality of life for members of my neighborhood. Gone would be the beautiful east sun rises, replaced by the shadow of the complex. The level of traffic, already quite congested on both 70th and on France would increase *even more*. This is especially dangerous as it is so close to the nearby elementary school with many small children walking and biking to and from school.

I understand the need for condominiums, but believe our area is already saturated, what with the new units in the Southdale parking lot, the new units near Cub Foods, and the new units near Byerlys. Adding yet another tall, high density complex may bring the city tax revenue, but it would be *at the expense of the adjoining residential neighborhood*. I earnestly believe few people would want to live there anymore, and home prices would decline. What single family buyer wants to look out their window at a skyscraper? Also, this project completely overrides the city planning group who is coming up with a vision for this area. I urge you to wait until the planning group makes it's recommendations before continuing to allow more buildings that are outside of the current zoning recommendations.

In summary, I ask you to vote down this project for the following reasons:

- eyesore for the current single family home residents, resulting in decrease in resident quality of life and decreased home values
- safety- too much of an increase in traffic for the children attending the nearby elementary school
- unnecessary as we already have SEVERAL new condo complexes in the area
- premature to change the zoning without the planning report completion

Thank you for standing up for the current Edina residents instead of the developers who only wish to make a profit.

Sarah Way - Cornelia neighborhood resident

Lynette Biunno

From: Katharine Winston
Sent: Sunday, May 21, 2017 7:49 AM
To: James Hovland
Subject: MAYOR - The Citizens of Edina have made their wishes known on future developments

The citizens of Edina let their wishes be known - limit buildings to 4 stories; and you, the City Planner, and ALL of the Council Members chose to waive that requirement when it came to the 49 1/2 Street project. DULY NOTED. Adding 110 units AND more in downtown Wayzata didn't help the downtown retail stores (rent is too high to continue business while walk-in business continues to drop). Adding 110 units to 50th and France while adding a net total of a 107 parking places will benefit no one but the builders...AND what comes next?! 69th and France - 44th and France?

Katharine Winston

Lynette Biunno

From: Mike Wagner [mailto:mwagner@mcneil.com]
Sent: Monday, May 22, 2017 4:34 PM
To: Cary Teague; James Hovland
Subject: Estelle Edina project.

Good afternoon,

I am writing to express my concern about this project.

While I like the overall plan to redevelop this parcel, I am very worried about the 360' height.

This is removing any semblance of privacy in my backyard, also I will no longer see the sun until afternoon. There is a basic quality of life that will no longer be available to my family based upon this height. Vegetable garden and landscaping will suffer.

This 360' represents a 30 story building based upon the city code definition of 12' per floor. It is very disturbing that city code heights are not being followed here.

It is also disturbing that the majority of public comments are from vendors and residents who do not live anywhere near this development.

Please consider those that are directly affected by this development.

Thank you,
Mike Wagner

Sent from my iPad

Lynette Biunno

From: James Barr
Sent: Monday, May 22, 2017 8:56 PM
To: James Hovland
Subject: Estelle Edina Project

Hello Mayor,

I would like to voice my opposition to this project due to the height of the towers. I live in the Cornelia neighborhood and these towers would directly impact the view of blue skies I currently have. I am also concerns about the shadows that my home and neighbors homes would be left in.

Please do not allow this project to build towers of this height.

Thank you,

James Barr

Jackie Hoogenakker

From: Cary Teague
Sent: Wednesday, September 27, 2017 9:32 AM
To: Jackie Hoogenakker
Subject: FW: Estelle Project

Cary Teague, AICP, Community Development Director
4801 W. 50th St. | Edina, MN 55424

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

From: Marie Sullivan [mailto:r
Sent: Wednesday, September 27, 2017 9:25 AM
To: Robert Stewart; Mike Fischer; Mary Brindle; Kevin Staunton; James Hovland; Scott H. Neal; Cary Teague
Subject: Estelle Project

Dear City Officials,

Regarding the Estelle Project:

- 1) It is deceitful to the public to excuse the "Estelle" project's density based on affordable housing! Qualifying people can buy the "affordable" units and then sell their units for profit at the more expensive market values!!!
- 2) The location is all wrong. It belongs in downtown Mpls., not on the edge of a suburban residential neighborhood!
- 3) "Neighborhood feedback" generated by developers is inaccurate. Developers solicit door-to-door, favorably coloring their proposal to uninformed residents. They do not gather feedback based on fully disclosed, accurate information, and they omit unfavorable responses.

Sincerely,
Marie Sullivan

Sent from my iPhone

Cary Teague

From: Marie Sullivan
Sent: Wednesday, May 17, 2017 1:26 PM
To: Robert Stewart; Mike Fischer; Mary Brindle; Kevin Staunton; James Hovland; Cary Teague
Subject: Estelle project

Dear City Council Members and City Planners,

I apologize for not including this observation in my earlier email, but I believe it's important enough to mention.

The picture of the proposed Estelle Towers in the StarTribune's business section (5/17/17) is extremely deceiving. It purposely omits the residential homes nearby, intentionally replacing them with trees!

This manipulative rendering shows that the developers have a clear intent to hide the inappropriateness of their project.

If the adjoining single family homes were accurately included, most viewers would conclude that these towers are too close to houses and that the EXTREME AMOUNT OF LIGHT emitted from the towers would be way too intrusive to the neighboring houses!!!

These are issues that our earlier zoning rules were designed for! To protect established citizens from inconsiderate development!

Please protect current residents who don't have the time/energy/money to defend themselves against wealthy, manipulating, deceitful developers!

-Marie Sullivan

Sent from my iPhone

Dear Edina City Council Members,

I've attached the above map to remind you that considerable time and effort went into our community's long range future plans regarding building heights.

Edina's 2008 Updated Comprehensive Plan clearly addresses the serious and sensitive issue of needing to protect established residential neighborhoods from the negative affects of higher density/heights of new and re-developments:

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

Land Use Policies/ Building Site Design

-Buildings should fit within the context of the surrounding neighborhoods.

Building, Site Design Principles

-Scale and height should be regulated to provide complimentary transitions to adjacent neighborhoods.

-Integration of linear, moderately sized medium density multi-unit housing buildings with single family characteristics is recommended in transitional areas to soften the edge of large scale development.

Building Height Transitions

-Taller buildings (generally 4stories or higher) should step down to provide a height transition to surrounding residential buildings, including buildings across a street or pathway, to avoid excessive shadowing.

Keeping in mind how hard Coventry residents fought to maintain an appropriate height limit for the current Pin-Stripes site, and given the Cornelia neighborhood's successful fight to limit height at the current Sunrise Senior Living site, as well as the on-going battle Cornelia neighborhood residents are fighting to limit height and density at the France/72nd site, I believe you should be sending developers a clear message that our city intends to preserve and protect the established Edina residential neighborhoods by adhering to and respecting the lower height and density guidelines that were thoughtfully put forth in the Comprehensive Plan!!!

The proposed Estelle development does **NOT** adhere to the Comprehensive Plan's guidelines because it is way too tall! Luigi Bernardi is trying to gain favor for his towers by presenting himself as a former Cornelia resident. I hope that you will show more respect for our current Cornelia area home owners by vetoing this 20 + story development that laughs in the face of our Comprehensive Plan's clearly

stated mission to protect established neighborhoods with transitional height limits!!!

Sincerely,
Marie Sullivan
(Cornelia neighborhood home owner)

Sent from my iPad

Lynette Biunno

From: Marie
Sent: Wednesday, May 17, 2017 11:52 AM
To: James Hovland; Robert Stewart; Mary Brindle; Kevin Staunton; Mike Fischer
Subject: Estelle Edina

Follow Up Flag: Follow up
Flag Status: Completed

Dear Edina City Council Members,

I've attached the above map to remind you that considerable time and effort went into our community's long range future plans regarding building heights.

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The proposed Estelle development does **NOT** adhere to the Comprehensive Plan's guidelines because it is way too tall! Luigi Bernardi is trying to gain favor for his towers by presenting himself as a former Cornelia resident. I hope that you will show more respect for our current Cornelia area home owners by vetoing this 20 + story development that laughs in the face of our Comprehensive Plan's clearly stated mission to protect established neighborhoods with transitional height limits!!!

Sincerely,
Marie Sullivan
(Cornelia neighborhood home owner)

Sent from my iPad

Lynette Biunno

From: Marie Sullivan
Sent: Wednesday, May 17, 2017 12:39 PM
To: Robert Stewart; Mike Fischer; Mary Brindle; Kevin Staunton; James Hovland
Subject: Estelle project

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council Members,

I forwarded my earlier email concerning this project to the Planning Commission.

I reminded them (as I'd like to remind you) that during the city's 2008 Comprehensive Plan period, it was recommended that property on the west side of France Ave. be regulated to 2-4 stories to protect the adjoining residential neighborhood, and that buildings on the east side of France be regulated to 6 stories (Again, to preserve a height buffer to neighboring home owners).

At that time, we were also told that any taller buildings would be located much further south, close to 494!

Yes there is pressure from developers to ignore these restrictions. But it is your job to stand up for the adjoining residential neighborhoods and the families living in these homes who want to preserve our "neighborhood feel" and access to sun and sky views.

It is also your job to manage housing that will affect school enrollment far into the future especially since our schools are over crowded now!!!

Thank you,
Marie Sullivan

Sent from my iPhone

Lynette Biunno

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

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

Lynette Biunno

From: Scott Beuning
Sent: Tuesday, May 23, 2017 2:57 PM
To: James Hovland; Cary Teague
Subject: Condo Towers

Mayor Hovland and Mr. Teague:

I'm writing to you to express my opinion on the new development activity that is occurring in Edina. I believe the fact that businesses and real estate developers/investors see the value of investing in our strong Edina community as a very positive sign. Edina is in the midst of a new generation of (sub)urban development sprawl that I think will bring a continued excitement and appeal for new residents and those existing that also want an option to stay in the community once they downsize or sell their homestead. The strong school system, Edina location and real estate values is why my wife and I moved to Edina and invested/purchased our home in 2013. I see the continued development as a strong source of funding for the school system and our parks. I know that the height of the Ryan proposed condo development will most likely be the major concern for Edina residents; as I'm sure I would be one of them if this were in my immediate neighborhood and if I was impacted. With that being said, as Edina continues to grow and be redeveloped the amenities and walk-ability of our community that we at times take for granted will also have to factor into the future community we are building. The Southdale area is changing, no doubt about that, and new opportunities are being presented that the community and business leaders can work together on to try to find win-win solutions for both sides. I was happy to see that Pete Deanovic's 50th & France Market Street re-development project was approved by the City Council. There is a new energy surrounding Edina and I am optimistic that both sides of the issue(s) can work together on a strong plan.

Best,
Scott Beuning

Scott Beuning
Market President+
Tradition Community
a division of Tradition Capital Bank

Please note that my email address and our website has changed.

Check out our new website at www.TRADITION.bank

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Lynette Biunno

From: JoAnn L
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 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

Lynette Biunno

From: Anne K. Salme
Sent: Wednesday, May 24, 2017 8:44 AM
To: James Hovland; Mike Fischer
Subject: Support for Smart Development

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

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

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

Thank you,
Anne Salmen

Anne Salmen

Lynette Biunno

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

Lynette Biunno

From: Janet Conn <
Sent: Wednesday, May 24, 2017 3:04 PM
To: Cary Teague
Cc: Robert Stewart; Kevin Staunton; James Hovland; Mike Fischer; Mary Brindle
Subject: Proposed Towers at 69th & France

Dear Mr. Teague:

I think the proposal to build two towers, 20- and 24-stories high, in the block between 69th and 70th on France is a really bad idea. The towers would loom over the entire Southdale area, completely out of scale. Towers with a maximum of 10 stories, on the other hand, might work, depending on the design, etc.

While we are busily building and upgrading apartment buildings, we need a lot more truly affordable units in Edina. Can't we build something that is not a luxury establishment?

Thank you.

Janet Conn

Lynette Biunno

From: Ann Wanchena <
Sent: Wednesday, May 24, 2017 5:14 PM
To: Cary Teague; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart
Subject: Fwd: Wildamere project hearing tonight, 11/9/16

Greetings,

I'm forwarding to you an email that I sent on 11/9/16 regarding the 4 Story Height Maximum in the Southdale business community. **Once again I'd like to express my strong desire that the City of Edina maintains the 4 Story Height Maximum in our area.**

We have a beautiful and peaceful neighbor community. Please keep it that way.

Respectfully,

Ann Wanchena

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

From: **Ann Wanchena** <
Date: Wed, Nov 9, 2016 at 3:42 PM
Subject: RE: Wildamere project hearing tonight, 11/9/16
To:

Greetings,

Thank you for the opportunity to express my views regarding the proposed Wildamere development.

As a 30-year resident of the Lake Cornelia neighborhood (both on Laguna Dr. and Cornelia Dr.) I'm most interested in preserving our quiet community environment.

I'm also concerned about the ever increasing tax burden absorbed by our residents. It seems that with the increased development of the Southdale area and the newly increased tax base we should be experiencing a reduction in our taxes.

I am willing to adjust to the dramatic changes in our nearby business community with one exception. **Please maintain the height maximum to 4 stories.**

I moved to downtown Minneapolis in 1981 and I specifically left the city for a quiet, commercial-free building landscape. Edina's beauty is found in it's quiet neighborhoods and subdued, low profile business district. Please preserve our treasure.

Thank you for tonight's public hearing and the opportunity to share my concerns.

Respectfully,

Ann Wanchena (formally Ann Oliver)

Lynette Biunno

From: Margaret Kinney <
Sent: Wednesday, May 24, 2017 11:17 PM
To: ; James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton;
Robert Stewart
Subject: High rise building proposed at 69th and France

My name is Margaret Kinney and I live at . I have lived in this house for about 6 years, and I expect to live here for another 35 years.

I understand that the current height restriction in this area is four stories. The proposal for the new building goes far beyond that limit. I am totally against having buildings that tall in this area. The restrictions were put in place for various reasons, and I would like the city to abide by those imposed limits.

Thank you.

Margaret

Lynette Biunno

From: Katya Murray
Sent: Thursday, May 25, 2017 12:23 PM
To: Mike Fischer; James Hovland
Subject: Fwd: OPPOSED: 6900 France Ave 24-Story "Estelle" Development

Mike, James,

Please find below my email to Cary Teague regarding the discussed Estelle development on 6900 France. As a resident living next to the proposed development area, I'm firmly opposed to a 24-story tower hovering over my backyard, and cannot imagine how the development ever got to this point in the conversation. I'm asking you - as representatives of my Cornelia neighborhood - to talk with the neighbors (most of the neighborhood is unaware of the discussions about a 24-story tower), and more importantly, ensure the concerns of the neighborhood directly impacted by this ridiculous idea are represented appropriately.

The current homeowners living next to this development must be listened to. Form letters showing support coming from folks residing in other Edina neighborhoods, as well as those from real estate agents and developers looking to make a profit are not acceptable representations of community support.

Best,
Katya Murray

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

From: **Katya Murray** <>
Date: Wed, May 24, 2017 at 5:15 PM
Subject: OPPOSED: 6900 France Ave 24-Story "Estelle" Development
To:

Cary,
I'm writing regarding the high rise development currently proposed for 6900 France Avenue. I live in the Lake Cornelia neighborhood, directly behind the discussed area, and am writing in FIRM OPPOSITION to the proposal, specifically to increase the high rise (and zoning limits) from 4-stories to 24-stories.

A tower 24-stories high is simply obscene for this neighborhood. The original plans accounted for transition between a proposed mixed use area and our quiet, lovely residential area. The houses in our neighborhood will be completely shadowed by something of this size, not to mention significant increases in traffic (foot and car) to an already punishing drive on France Ave and neighboring streets. Finally, our school district - and specifically Cornelia, which would be the neighborhood school for these towers - cannot handle an increase in enrollment.

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

Also - I'm disheartened that the form letters you've received so far in support of the proposal by real estate agents (big surprise there!) and Edina residents who don't live anywhere near Lake Cornelia (who would not be living in the shadow of an enormous tower) can be seen as honest support of the project. Know that's not our neighborhood's support.

I expect this feedback to be shared with the Planning Commission and the City Council during the meeting tonight.

Lynette Biunno

From: Robert E Rofidal <
Sent: Sunday, May 28, 2017 7:21 PM
To: Edina Mail; Mary Brindle; Kevin Stauton; Stewart; Mike Fischer
Subject: 69th & France building

Too Big! Will create huge problems of neighbors

Bob Rofidal

5-18-2017

Cary Teague
Edina Community Development Director
c/o Edina City Council and Planning Commission
4801 W. 50th St.
Edina, MN. 55424

RE: Estelle Edina Project

Dear Edina City Council and Planning Commission;

As part of a family with a long history in Edina, and Edina resident I am sending this letter in support of the Estelle Edina Residential proposal from Arcadia and Ryan Companies.

I believe a project such as this is just what the Southdale area and Edina needs. As my wife and I look beyond single family living there are very few choices for ownership that will keep us in Edina.

My parents in their late 80's live above the Westin hotel and this condominium life style as greatly enhanced their quality of life.

In addition, the Southdale area needs bold projects to enhance the area and maintain its vibrancy. The Art Deco style and 24 stories is a bold classic statement that would be an Iconic addition to the City.

When completed it would provide a long term solution for we, who wish to remain in Edina after the single family home time of our life. In addition it would add tax revenue, and provide walkability to residents in adjacent neighborhood areas, who may enjoy the accessible retail, restaurants, and coffee shops.

In conclusion, it is my hope you will support this project.

Sincerely,

Stephen J. Hedberg

Cary Teague

From: ben
Sent: Thursday, May 18, 2017 9:22 AM
To: Cary Teague
Subject: Letter of support for Estelle Edina

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. **As an Edina resident 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. **Taxes for Schools** – When completed, the estimated tax base from Estelle Edina will add over a million dollars annually to Edina schools alone.
3. **Breathes New Life** – Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69th Street and transforms the corner into a welcoming, walkable residential area. 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.
4. **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
5. **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.
6. **The Plaza** – Estelle's planned Plaza brings what has been so successful at Centennial Lakes and the Promenade to the corner of France and 69th. This brings a neighborhood gathering spot to an area that is currently an underused space for the amount of neighbors in the area.
7. **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,

Ben Ganje
5424 Oaklawn Ave
Edina MN 55424

Cary Teague

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

May 18, 2017

Dear Edina City Council and Planning Commission,

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

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

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

Estelle's exterior includes sidewalks lined with ample treescapes, neighborhood retail and outdoor seating – all of which add to the quality of life for residence, visitors and businesses. I believe this project is a perfect match for Edina's long term planning policy and vision for the future (build upon existing assets, improve access, walkable, human-scaled, architecturally varied, mixed-use, family friendly, green, summer/winter and connected).

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

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

Thank you.

Anthony Tarvestad
Edina Resident

Cary Teague

From: Patti Goldberg
Sent: Thursday, May 18, 2017 10:10 AM
To: Cary Teague
Subject: Estelle Edina

My name is Patti Goldberg.i have lived in Edina since 1999.I have bought two home. I used the fabulous public school system ,and now i am a empty nester!!! I have been wondering how I could stay around my neighborhood,and buy something ,instead of rent .i saw the article in the paper and got very excited.i work downtown.I am surround by the amazing development of Ryan Company.East Town rocks .I know they will only enhance the neighborhood,not take away!!! Please give consideration to this project !!! I can't wait! Patti Goldberg .5632 Woodcrest Drive.Edina.55424

Sent from my iPhone

May 17th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal 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 69th 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 69th. 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,
Bill Ziegler
Edina Resident

Cary Teague

From: Collin Barr Sr
Sent: Thursday, May 18, 2017 10:38 AM
To: Cary Teague
Subject: Support for the proposed Estelle condo towers

May 18th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal 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. My wife and I are looking to move out of our single family home and would very much like to move into this property. We need to provide more empty nester housing solutions like this in 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 69th 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.

Sincerely,

Collin Barr
4912 Rolling Green Pkwy
Edina, MN 55436

Cary Teague

From: Anderson, Tyler - /
Sent: Wednesday, May 17, 2017 6:51 PM
To: Cary Teague
Subject: Estelle Edina

May 17th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal 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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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 69th. 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



Tyler Anderson

NMLS# 29594



TYLER ANDERSON



PHH Home Loans
Midwest Region

PHH Home Loans



Cary Teague

From: Paul H
Sent: Wednesday, May 17, 2017 6:53 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:

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

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

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,

Paul Huey
Edina Resident.

Cary Teague

From: Lisa Uihlein
Sent: Wednesday, May 17, 2017 7:54 PM
To: Cary Teague
Subject: ESTELLE EDINA!!

Dear Edina City Council and Planning Commission,

We are writing to you to express our support for the Estelle Edina project. Finally, something new to get excited about! We fully endorse the proposal as we feel it will greatly improve the area with many added benefits to the surrounding community. Here are a few reasons we support this proposal:

1. It will be owner occupied. There have been many, many rental units built in the community in the last several years. A condominium has not been built in over 10 years.
2. They are beautifully designed. The surrounding area has several places that are outdated and run down. In our opinion, even the new developments are unattractive and will look old and dated in a few years. The city needs to be revived and desirable for future generations.
3. School Taxes! We have 3 children that are either currently enrolled or have graduated from Edina. Edina schools would certainly benefit from the extra \$1,000,000 plus in taxes. We continue to be shocked at some of the basic necessities we as parents and certain fundraising committees are asked to help support to what is considered a top school system in the country.
4. New Life! The new proposal will allow for more green space, be pedestrian and bike friendly and bring a new liveliness to that area where it is currently lacking. In doing so, it will also attract businesses, restaurants and retail!

We have been watching the seemingly never-ending new construction in Edina. And time after time, we are disappointed in the result. We will personally be empty nesters in a short time. And while we are not downsizing yet, we will be sooner than later. This is the first new development that we can actually get excited about. Its time for higher quality and more attractive spaces to keep Edina desirable for years to come.

Sincerely-

Lisa and Duke Uihlein

Cary Teague

From: Linda Engler
Sent: Wednesday, May 17, 2017 9:39 PM
To: Cary Teague
Subject: Estelle Edina support

Dear Edina City Council and Planning Commission,

As a lifelong resident of Edina and current small business owner at 50th and France, I have a strong interest in keeping Edina relevant, progressive and engaging. I'm writing in support of the proposal from Arcadia and Ryan Companies for the Estelle Edina Residential project.

The proposal encompasses several components that are important to me and my family, and I believe to Edina as a whole:

1. High end owner-occupied condominium living
2. Pedestrian and bicycle friendly green space
3. Increased tax base from new residents and new businesses
4. Quality architecture and landscape architecture

Let's keep Edina on top!

Respectfully,

Linda Engler

Linda Engler ASID

ENGLER STUDIO

3948 W 50TH STREET, STE 204 EDINA MN 55424



Cary Teague

From: Ellie
Sent: Wednesday, May 17, 2017 9:49 PM
To: Cary Teague
Subject: Estelle Edina

Dear City Council Member,

I am writing to you to express my support for Estelle Edina. Personally, I believe the city needs more luxurious living available to those who want to remain in Edina. My grandparents live at the Westin, however, with that entire building sold out, it is necessary to provide adequate space for more people. There has not been a project like this in a decade.

In addition, it will help the younger generation. One million dollars of taxes will go to Edina Public Schools, which can help better our education system.

I hope you take into regard my support.

Thank you,
Ellie Wanninger

Cary Teague

From: ..
Sent: Thursday, May 18, 2017 11:02 AM
To: Cary Teague
Subject: Support e-mail for the Estelle condo towers on France Ave - - - please approve this project

May 18th, 2017

Dear Edina City Council and Planning Commission,

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

My husband and I are very interested in this type of development for our next step as empty-nesters who have lived in Edina for 28 years. This is smart policy for the City to capture tax base from new development while creating new opportunities for other young families to move into the homes vacated by those who move into these condo towers. Please vote yes to support this project.

Sincerely,

Brenda Barr
4912 Rolling Green Pkwy
Edina, MN 55436

Cary Teague

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

May 18th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina condo proposal from Arcadia and Ryan Companies. I believe this project makes a strong positive contribution to our community and City, and I endorse the proposal for the following specific reasons:

1. We need more housing for our empty nesters. 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. 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** – I have heard that when this project is completed, the estimated increase in property taxes will add over a million dollars annually to Edina schools.
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7. **More and better green space** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is mostly asphalt today and impossible to walk around on foot.

I would ask our City Leadership to support this project as a big improvement over the current situation and a wise empty nester housing solution for Edina.

Sincerely,

Sara & Noel Rahn
8 Spur Road
Edina, MN 55436

Cary Teague

From: Patrick McGlynn
Sent: Thursday, May 18, 2017 1:53 PM
To: Cary Teague
Subject: Estelle Edina

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.

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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 69th. 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,

Patrick McGlynn
5428 Brookview Ave

Cary Teague

From: Useldinger, Kenny
Sent: Thursday, May 18, 2017 1:35 PM
To: Cary Teague
Subject: Estelle Edina

Dear Edina City Council and Planning

My name is Kenneth Useldinger. My wife Michelle and I have a residence in the Westin Edina Galleria. While our main residence is in Fargo, ND we love being able to spend time in Edina.

We are very excited to hear about the Estelle Edina project. While we already thought enough of Edina to buy a second home there, we are very excited by what this project will add to the area. It is vision like this that makes Edina such a great place!

We very much hope this project goes through!

Thank you!

Kenneth Useldinger
President
RDO Truck Centers
RDO Truck Leasing

Cary Teague

From: Nate Wissink
Sent: Thursday, May 18, 2017 3:27 PM
To: Cary Teague
Subject: Letter of Support for Estelle

Hi Cary,

Please forward this letter of support for the Estelle project to the City Council and Planning Commission members:

May 17th, 2017

Dear Edina City Council and Planning Commission,

I am writing this letter to share my support and thoughts on the proposed Estelle project. As a custom home builder in Edina over the last decade and soon to be resident of the City, I am very aware of the circumstances of the lack of for sale condominiums in the City. The Estelle proposal takes a major step forward in providing long term residents of the city a place to progress into without transitioning out a place that they have come to enjoy for decades.

Additionally, the project engages the street in a more pedestrian friendly way, inviting residents and visitors to the project as well as to adjacent businesses to continue developing a more vibrant commercial district. From my understanding the developers have taken into account connectivity: to greenspace, bike paths, restaurants, and retail.

Finally, the architecture of the project is striking and iconic. It has the ability to truly set a standard for future development in the area.

With appreciation for your consideration of what stands to be a tremendous asset to the community,

Nate Wissink
Streeter & Associates, Inc. and Elevation Homes

Cary Teague

From: Justin Dale
Sent: Wednesday, May 24, 2017 4:59 PM
To: Cary Teague
Subject: Support for Estelle Edina project

Dear Mr. Teague,

I'm writing you today to voice my support for the proposed Estelle Edina project. My family and I have been residents in the Brookview Heights neighborhood for nearly 5 years. What brought us to the Edina was the reputation for good schools. With two young children who currently attend Normandale Elementary, I continue to be amazed watching that reputation play out each day while having such a positive impact on my children.

I believe the addition of the Estelle Edina would add a significant source of tax revenue that can be used to support, benefit and enhance our already excellent school system here in Edina. In addition, the proposed architectural design would set Edina apart from the mundane and "cookie-cutter" designs seen throughout the majority of surrounding suburbs.

Thank you for your time.

Justin Dale
5225 Danens Dr
Edina, MN 55439

Cary Teague

From: Moran, Sara
Sent: Sunday, May 21, 2017 11:30 PM
To: Cary Teague
Subject: Estelle Edina

May 21th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal 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 69th 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 69th. 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

From: John Kraemer
Sent: Saturday, May 20, 2017 10:13 PM
To: Cary Teague
Subject: Estelle Edina

Mr. Teague-

I am writing this letter in support of the proposed Estelle Edina condo development on 69th & France.

As someone who lives, works, and worships in Edina, I am always in support of projects that I believe will greatly benefit our city and its residents, as well as continue to make Edina one of the most desirable locales in Minnesota to reside.

The main reasons my family and I moved to Edina five years ago were the same reasons many people I know move to this fine city: Schools, stable property values, proximity to everything, and overall quality of life. A building like Estelle Edina will only help support all of what I mentioned above.

An estimated tax base of over \$1 million for Edina Schools from just this project alone really stands out to me. Secondly, we haven't had a condo product like this in Edina in over 10 years. I hear from "empty nesters" in Edina all the time who want less maintenance and are looking to sell their home and move into a condo. They say they want to stay in Edina but can't find anything that meets their needs, which sends them to consider moving to neighboring cities like Wayzata or Minneapolis which have the new, high-quality, maintenance-free buildings that suit them. I think a building like Estelle will provide a solid option for people who want to live the maintenance-free lifestyle and stay in the city they know and love.

For all of the reasons above, I urge you to consider approval of the Estelle Edina project. I think it will only bring value to the city of Edina.

Sincerely,

John & Lauren Kraemer

Sent from my iPhone

Cary Teague

From: Scott MacDonald
Sent: Saturday, May 20, 2017 3:57 PM
To: Cary Teague
Subject: 6900 France Project

Hello,

I know there is a lot of discussion regarding the proposed 6900 France project, and I would like to give my recommendation for this.

The new developments that are popping up on all sides of the mall, are turning a relatively sterile looking area into a vibrant community / retail environment.

Regards,

Scott MacDonald
6133 Blake Ridge Rd
Edina, 55436
Sent from my iPad

May 19th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina condo proposal from Arcadia and Ryan Companies. I believe this project makes a strong positive contribution to our community and City, and I endorse the proposal for the following specific reasons:

1. We need more housing for our empty nesters. 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. 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** – I have heard that when this project is completed, the estimated increase in property taxes will add over a million dollars annually to Edina schools.
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7. **More and better green space** - The proposal appears to add over 200 trees, a pocket park and generally improve a site that is mostly asphalt today and impossible to walk around on foot.

I would ask our City Leadership to support this project as a big improvement over the current situation and a wise empty nester housing solution for Edina.

Sincerely,

Josh Ekstrand
6106 Arctic Way
Edina MN 55436

May 23rd, 2017

Dear Edina City Council and Planning Commission,

I would like to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes sense for our community and City, and I endorse the proposal for the following specific reasons:

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/ Boomers a way to stay in the city with the added benefit of having their homes open to new families looking to move to Edina.

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!

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

Estelle Edina thankfully eliminates the surface parking lots and dated buildings on the corner of France and 69th Street and transforms the corner into a welcoming, walkable residential area. 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.

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

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.

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.

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

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,
Peter and Mary Mulheran
7137 Gleason Road
Edina Mn 55439



Salon Concepts LLC
2000 Ford Circle, Suite B
Milford, Ohio 45150

May 23, 2017

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

RE: Edina Estelle Development

Dear Mr. Teague,

My name is Brent Van Lieu and I am the CEO of Salon Concepts and owner of the property located at 3939 W. 69th Street which is contiguous to the proposed Edina Estelle development.

I would like to formally express my support for the Edina Estelle development and believe it will be an asset to the City of Edina and Minneapolis as a whole.

Please feel free to contact me directly at _____ or _____

Sincerely,

A handwritten signature in dark ink, appearing to read "Brent Van Lieu", written over a horizontal line.

Brent Van Lieu, CEO
Salon Concepts

Cary Teague

From: John OShea
Sent: Tuesday, May 23, 2017 12:00 PM
To: Cary Teague
Subject: Support for Estelle Edina

Cary Teague,

I am writing to express my support for the Estelle condominium project that has been proposed in Edina. I have not been in favor of some of the apartment projects that have been proposed (specifically the Londonderry Rd and the 50th and France projects) because I don't feel that the neighborhoods and traffic/parking infrastructure is in place to support that many more residents in those locations. This is in direct contrast to the proposed location for the Estelle project. The southern end of France Avenue is built to accommodate more traffic and is close to 494. The impact on local parking and traffic would be very minimal. A high-end, visually appealing structure would be a nice update to that area.

I also recognize that any top-rate city like Edina needs to continue to evolve and grow. Adding to the tax revenue without increasing the nominal amount we each owe is a good thing for our city, civic services, schools, etc.

I urge you to support this project,

John O'Shea
6512 Stauder Circle
Edina, MN 55436

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Cary Teague

From: Tony Wagner
Sent: Tuesday, May 23, 2017 9:43 AM
To: Cary Teague
Subject: Estelle Edina Proposed Project

Mr. Teague,

I am writing you today to voice my support for the Estelle Project in Edina. As Edina continues to develop as a community projects like this that add beautiful new designs will be great for our community. The southdale area is a unique fit in Edina allowing for the higher density projects like this that fit with its surroundings. Similar to how the Westin Project had some initial push back I think the entire community will be happy with the completed project.

Outside of just how the building looks added benefits for our community include the tax base expansion, new uses for older properties, and a park. As someone who moved to MN and selected Edina as the place to buy a home I have learned what quality builders are in our area. I think Ryan Companies, Arcadia, and John Kraemer & Sons are all quality builders and developers. I look forward to our city continuing to redevelop the southdale area into more owner occupied units in beautifully constructed new taller buildings.

Thank you
Tony Wagner
5120 49th Street West

--
Anthony Wagner

Cary Teague

From: Dave Hornig
Sent: Tuesday, May 23, 2017 8:35 AM
To: Cary Teague
Subject: estelle-edina

Dear Cary—I wanted to add my name to the list of supporters for the new condo project—that location should be terrific. We have lived in our present Edina home for the past 30 years and this looks very appealing to my wife and I—assuming we could afford it!

Cary Teague

From: Sanghvi, Sahil
Sent: Monday, May 22, 2017 2:30 PM
To: Cary Teague
Subject: Estelle Edina - support

Hi Cary –

Just wanted to drop you a note that I am supportive of Estelle Edina, the condo complex being considered for development by Ryan Companies. I feel there is a need for upscale living in Edina in condos, and think this fits the bill.

I am currently a resident of Edina, living at 5521 Kellogg Avenue, Edina, MN.

Thanks for your consideration.

Best,
Sahil

Sahil Sanghvi
Principal

THE BOSTON CONSULTING GROUP
90 South Seventh Street, Suite 3600
55402 Minneapolis, Minnesota • United States of America

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Cary Teague

From: Carrie Wanninger
Sent: Monday, May 22, 2017 7:01 PM
To: Cary Teague
Subject: Estelle

Dear Edina City Council and Planning Commission,

I'm in support of the Estelle Edina project for many reasons. Here are just a few.
The city needs a new condo project. I'm entering the empty nester age and would be thrilled at a new exciting location right in the thick of things by the Galleria. I love that area I'm over there all the time with the current things I do in life. I've seen the plans and they are very pleasing to the eye and offer so many amenities. I have friends that live in the Westin and love their view of the city. With the idea of 24 stories at the Estelle think of the views you could have! I'm encouraged by the idea that Estelle would create over a million dollars in tax revenue for the city of Edina.

Thank you,
Carrie Wanninger
6509 Navaho Tr
Edina, Mn
55439

Sent from my iPhone

Cary Teague

From: John Standal
Sent: Monday, May 22, 2017 9:22 PM
To: Cary Teague
Subject: Estelle Edina

Dear Mr Teague, I am writing in support of the proposed Estelle Edina development.
The condominium project seems to be a perfect fit for this site. The developers are first rate. The timing to bring a condominium project to the market is perfect.
Best wishes to you and the City of Edina for a successful finish with this development.

John Standal
Standal Properties, Inc

Sent from my iPhone

Cary Teague

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



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. We are excited for the positive contribution this project will make to the community and City.

Edina is a desirable place for new families and a condominium project will greatly increase the ability for ownership for the first time in a over a decade. The proposed design is beautiful and distinguishes itself -- and Edina -- from much of the squat developments happening in the Twin Cities.

The future estimated additional tax base of over a million dollars annually to Edina schools maintains the high standards of the community that is so valuable to our local, family business.

Estelle Edina transforms the corner of France and 69th Street into a welcoming, walkable residential area. This is an important intersection for our business and the City, and we appreciate the thoughtful planning that elevates the entire corridor and ensures its relevancy for years to come.

We are excited to experience the energy and opportunities Estelle Edina will bring to this corner. We're looking forward to learning what new shops and restaurants will call this project home and make this neighborhood an even greater place to do business.

Sincerely,

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

Jeff Warner

Partner

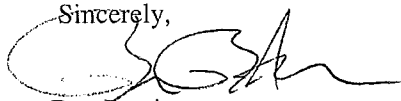
May 17th, 2017

Dear Edina City Council and Planning Commission,

I am sending this letter to express my support for the Estelle Edina Residential proposal from Arcadia and Ryan Companies. I believe this project makes a positive contribution to the community and City, and I endorse the proposal 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 69th 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 69th. 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,



Ben Bastian
Edina Resident and EHS '01
5012 Kent Ave
Edina, MN 55436

Cary Teague

From: Todd Pearsall
Sent: Tuesday, May 23, 2017 3:06 PM
To: Cary Teague
Subject: Estelle Edina Project

Hello,

I am writing this letter to show my support for the Estelle Edina project. As a business owner and resident of Edina, I can only see this to to be a positive impact.

The beauty of the initial design is amazing, to have this flanking the most popular shopping area in MN would be a delight to see. From the taxes, green space and the eatery's this development will bring more revenue to the city. I can't see how you can go wrong.

Cary, could you please pass this on to the city council?

Thanks so much!
Todd Pearsall

Filament Lighting & Home

7123 France Ave

Edina, MN 55435

Cary Teague

From: Lynette Biunno on behalf of James Hovland
Sent: Wednesday, May 24, 2017 1:34 PM
Subject: FW: Support for Smart Development

Lynette Biunno, Receptionist

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

From: Anne K. Salmen
Sent: Wednesday, May 24, 2017 8:44 AM
To: James Hovland; Mike Fischer
Subject: Support for Smart Development

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

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

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

Thank you,
Anne Salmen

Anne Salmen

Cary Teague

From: stacey hammer
Sent: Wednesday, May 24, 2017 3:46 PM
To: Cary Teague
Subject: Fwd: Estelle Edina

Sent from my iPhone

Begin forwarded message:

> Mr. Teague,
>
> I am writing this letter in support of the proposed Estelle Edina condo development on 69th & France.
>
> As someone who owns a hair salon in the Sola building in Brandon square on 70th and France it would be great to have more residents in the neighborhood to hopefully add to our clientele.
> I have a lot of clients who are trying to downsize their homes and move closer to shopping and restaurants. There's not very many places in the Twin Cities where you can find that. Adding to the walk ability in the neighborhood would add to that also.
>
> I urge you to consider approval of Estelle Edina project. I think it would only add value to Edina.
>
> Sincerely,
>
> Stacey Hammer
> Tapered Men's Salon
>
> Sent from my iPad

Cary Teague

From: Scott Busyn
Sent: Wednesday, May 24, 2017 4:06 PM
To: Cary Teague
Subject: Estelle Towers

Hi Cary,

I wanted to send a letter of my support for the Estelle towers project being proposed in the Southdale/Cornelia area. As a 26 year resident of Edina, we have a need for higher quality owner-occupied housing for our growing group of empty nesters (me to be soon included!). There are currently very few options for them to stay in Edina.

I think the high quality of the proposed design will enhance the area and make Edina an even brighter star among the first ring suburbs. The surrounding residential area will benefit from walkable amenities much like the neighborhoods near 50th and France have over the past several years. Much more interesting than the current hodge podge of bank/medical.

Thanks for listening!

SCOTT BUSYN President



Cary Teague

From: Erik Hendrikson
Sent: Friday, May 26, 2017 10:47 AM
To: Cary Teague
Subject: Estelle Edina Residential proposal from Arcadia and Ryan Companies

Cary-

Good morning! Just wanted to reach out and express my support for the Estelle project that is being proposed for France Avenue. I have worked directly on France Avenue for the past 20 years, and am also a resident of Edina since 2001. It has been exciting for me to witness firsthand the growth and improvement of the area of France Avenue between 66th and 494. I believe that the Estelle project will continue this trend of improvement as it will add a residential component that will contribute substantially to the businesses along France, and further create a great sense of community along the corridor. It sounds like the aesthetics of the project are well thought out, and certainly an improvement over a couple bland bank buildings that do nothing for the character of the area. As an Edina business owner and resident, I really believe this is a great opportunity for our city. Thanks for reading.

Have a great Memorial Weekend.

Erik and Leah Hendrikson
5021 Park Terrace
Edina, MN 55436

Erik Hendrikson
President
Tradition Mortgage, LLC
7601 France Avenue South, Suite 170
Edina, MN 55435



APPLY NOW!



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Cary Teague

From: Burnet
Sent: Tuesday, May 30, 2017 4:28 PM
To: Cary Teague
Subject: Estelle Edina

Hi Carrie,

My name is Ryan Burnet and I own Cocina del barrio on 50th and France, as well as the property. I also just recently moved to the Mirror Lakes neighborhood with my family. I wanted to shoot you a quick note to show my support for the Estelle project on France. As a business owner I've followed this closely and believe they will raise the bar for that part of Edina. I think the aesthetic and use makes sense for the immediate neighborhood as well as Edina as a whole. Thank you for your time.

Ryan Burnet

Cary Teague

From: Al and Patrice Solyntjes
Sent: Wednesday, May 17, 2017 2:53 PM
To: Cary Teague
Subject: High rise towers on France

Cary, I am currently living on 69th and Cornelia drive. I am opposed to the approval of the towers by the council for several reasons including height, density and traffic. We don't need or want this in our neighborhood.

Respectfully,

Al Solyntjes
6908 Cornelia Drive

 Virus-free.

Cary Teague

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, May 17, 2017 3:11 PM
Subject: FW: Southdale Development

Good afternoon,

This message has been forwarded to the Mayor and Council members, Planning Commission and Cary Teague.

Lynette Biunno, Receptionist

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

From: Carol Lundquist
Sent: Wednesday, May 17, 2017 2:58 PM
To: Edina Mail
Subject: Southdale Development

To all:

My reaction to the proposal for twin towers (24 stories!) at 69th and France is simple: NO-NO-NO and NO again. Enough! This is simply too much development in the Southdale area, with all of the other proposals within the Southdale complex, and what has been built recently (the Onyx- ugly - and the Westin). The scale of this proposal is simply out of place. Develop if you must, but consider those living nearby, the medical complex, schools, etc.

Carol Lundquist
6025 Abbott Avenue South

Cary Teague

From: Eugene Persha
Sent: Thursday, May 18, 2017 10:28 PM
To: Cary Teague
Subject: 69th and France Proposed Development

Planning Commission Members:

The proposed 20 and 24 story twin towers proposed for the 69th and France site is very troubling.

First, it totally ignores the present zoning regulations. It assumes a virtual automatic Planned Unit Development(PUD) designation. It displaces the Southdale Study group from giving its recommendation based on their study of the area. It also creates a momentous problem for the development of a new Comprehensive Plan whereby it will slip under the wire to get an OK before new Comp Plan could take effect.

I think we have lost sight why this area of France Ave. was given a maximum four story height limit along with density restrictions. It was done with the historical wisdom by previous Edina City Council members to have a transition zone between a business/commercial district and a large residential neighborhood. In other words, it was a buffer zone for the large neighborhoods immediately to the west of France Ave. The question becomes now: Why would the city government want to want to tamper with this to bend to a developer's perceived needs at the expense of a very large neighborhood.?

There is another question why the city and various individuals tip toward development in the subtle and quiet ways before this project can get a fair airing first. This plan has as of this date has not made it toward sketch plan review, planning commission hearing, public comment, and even to city council review. A lot of things seem to be circumvented. I would ask here who is standing up on behalf of citizens to get some semblance on how they see this plan? The residents are again put into the uphill reaction mode. Whatever happened with this development project behind the scenes ought to happen the same way for the residents, Why can't they get the same input as a developer making their pitch?

One of the pressing problems is that Edina, in effect, has no building code. PUD is used for anything major. That means literally "build to suit." If a developer sees it can get more with offering a few enticements, e.g., underground parking, then they expect an awful lot in return. That undoubtedly means more density and height, even in outlandish fashion as this project is proposing. There is no starting point and beginning limits. Everything is negotiable. You cannot negotiate away bedrock principles, established strictures, and neighborhood parameters as historically principles residents come to expect.

The Comprehensive Plan cannot even get started by hearing from the people. It could be severely wounded coming off beginning meetings with no hope for serious meeting of the minds if this project is approved.

I will challenge the city to have a referendum on building heights in Southdale area, most especially its immediate impact on the Cornelia neighborhood. It seems we have a few speaking for the many. Show where the chips lie! This proposed project is so troubling in so many ways. Is there ever a saturation point for apartments and condominiums in the Southdale area?

Too much becomes too problematic.

Cary Teague

From: Katya Murray
Sent: Wednesday, May 24, 2017 5:15 PM
To: Cary Teague
Subject: OPPOSED: 6900 France Ave 24-Story "Estelle" Development

Cary,

I'm writing regarding the high rise development currently proposed for 6900 France Avenue. I live in the Lake Cornelia neighborhood, directly behind the discussed area, and am writing in FIRM OPPOSITION to the proposal, specifically to increase the high rise (and zoning limits) from 4-stories to 24-stories.

A tower 24-stories high is simply obscene for this neighborhood. The original plans accounted for transition between a proposed mixed use area and our quiet, lovely residential area. The houses in our neighborhood will be completely shadowed by something of this size, not to mention significant increases in traffic (foot and car) to an already punishing drive on France Ave and neighboring streets. Finally, our school district - and specifically Cornelia, which would be the neighborhood school for these towers - cannot handle an increase in enrollment.

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

Also - I'm disheartened that the form letters you've received so far in support of the proposal by real estate agents (big surprise there!) and Edina residents who don't live anywhere near Lake Cornelia (who would not be living in the shadow of an enormous tower) can be seen as honest support of the project. Know that's not our neighborhood's support.

I expect this feedback to be shared with the Planning Commission and the City Council during the meeting tonight.

Regards,
Katya Murray
Lake Cornelia Homeowner

Cary Teague

From: Margaret Kinney
Sent: Wednesday, May 24, 2017 11:39 PM
To: Cary Teague
Subject: Fwd: Delivery Status Notification (Failure)

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

From: Margaret Kinney [n>](#)
To:

Cc:
Bcc:
Date: Wed, 24 May 2017 23:17:29 -0500
Subject: High rise building proposed at 69th and France
My name is Margaret Kinney and I live at 6805 Southdale Road. I have lived in this house for about 6 years, and I expect to live here for another 35 years.

I understand that the current height restriction in this area is four stories. The proposal for the new building goes far beyond that limit. I am totally against having buildings that tall in this area. The restrictions were put in place for various reasons, and I would like the city to abide by those imposed limits.

Thank you.

Margaret

Cary Teague

From: Kristi Colby
Sent: Friday, May 19, 2017 6:06 PM
To: Cary Teague
Subject: Estelle

I do not support this project.

The concentration of resistance in the France avenue area is already out of control!! Traffic is terrible, pollution will increase, home ownership will decline and then where do your city taxes come from!? No thanks! The owners and developers will be the only ones benefiting!!!

Sent from my iPhone

Cary Teague

From: Tim Erlin
Sent: Monday, May 22, 2017 9:13 AM
To: Cary Teague
Subject: Proposed Development at 66th and Valley View

Mr. Teague,

I'm an Edina resident with a home on Southdale road, very close to this proposed development. I attended the meeting with the developers a few weeks back. First, let me say that I welcome development along the France corridor. The addition of appropriate retail and services walking distance from my neighborhood would only improve the community and property values. I don't consider two 20+ story towers to be appropriate to the environment, however. I believe these would be the tallest buildings in Edina, and certainly the tallest in the neighborhood. I've tried standing in my front yard and imagining the view blocked by these towers, and it just doesn't make sense.

I encourage you to seriously consider how you would view this development if your home were this close by.

Thank you.
--Tim Erlin

Cary Teague

From: Lynette Biunno on behalf of James Hovland
Sent: Monday, May 22, 2017 10:58 AM
Subject: FW: MAYOR - The Citizens of Edina have made their wishes known on future developments

____ | EdinaMN.gov

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

From: Katharine Winston
Sent: Sunday, May 21, 2017 7:49 AM
To: James Hovland
Subject: MAYOR - The Citizens of Edina have made their wishes known on future developments

The citizens of Edina let their wishes be known - limit buildings to 4 stories; and you. the City Planner, and ALL of the Council Members chose to waive that requirement when it came to the 49 1/2 Street project. DULY NOTED. Adding 110 units AND more in downtown Wayzata didn't help the downtown retail stores (rent is too high to continue business while walk-in business continues to drop). Adding 110 units to 50th and France while adding a net total of a 107 parking places will benefit no one but the builders...AND what comes next?! 69th and France - 44th and France?

Katharine Winston
4634 FRANCE AVE S

Cary Teague

From: Lynette Biunno on behalf of Edina Mail
Sent: Monday, May 22, 2017 10:59 AM
Subject: FW: Contact Us form submission



Lynette Biunno, Receptionist

From:
Sent: Wednesday, May 17, 2017 8:12 AM
To: Edina Mail
Subject: Contact Us form submission

Name: Penny Keller Stinson

Organization:

Website:

Address_1: 5104 Tifton Drive

Address_2:

City: Edina

State: MN

Zip_Code: 55439

Email: _____

Phone:

Referrer: google

Message: I just read the article about the proposal to build two condo towers in the Southdale area. I'm concerned about the impact on traffic in that area as it is already pretty saturated. I also wonder about what it will cost to buy one of those condos. I certainly couldn't afford to live in the Westin and I doubt those Estelle condos will be in my range either. I've also been wondering about Pentagon Park. I drive by there frequently and have seen no activity since the buildings were demolished. I thought that was going to be higher density residences that were more affordable for families, and people who work in Edina, i.e. teachers. It seems like it would make more sense to build there than to build more high density, high priced housing in the Southdale area.

Cary Teague

From: Lynette Biunno on behalf of Edina Mail
Sent: Monday, May 22, 2017 11:00 AM
Subject: FW: Southdale Development

Lynette Biunno, Receptionist

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

From: Carol Lundquist
Sent: Wednesday, May 17, 2017 2:58 PM
To: Edina Mail
Subject: Southdale Development

To all:

My reaction to the proposal for twin towers (24 stories!) at 69th and France is simple: NO-NO-NO and NO again. Enough! This is simply too much development in the Southdale area, with all of the other proposals within the Southdale complex, and what has been built recently (the Onyx- ugly - and the Westin). The scale of this proposal is simply out of place. Develop if you must, but consider those living nearby, the medical complex, schools, etc.

Carol Lundquist
6025 Abbott Avenue South

Cary Teague

From: Lynette Biunno on behalf of Edina Mail
Sent: Monday, May 22, 2017 11:00 AM
Subject: FW: Condo/Towers on France



Lynette Biunno. Receptionist

From:
Sent: Friday, May 19, 2017 8:24 PM
To:
Subject: Condo/Towers on France

Dear City Council Members,

It is with great dismay we read that 2 tall condo towers were being considered for France Avenue near Southdale. We strongly oppose their construction. What are you all thinking??? Making Edina a "mega-suburban city" seems quite contrary to other things the city has done such as bike paths and sidewalks to say nothing of the restrictions (set backs, roof heights, anything that smacks of mega-mansions) that have been placed on folks who do tear downs and rebuild.

France Avenue is difficult to navigate at times as is. The schools in Edina are at capacity as is. Where are the children of folks who move into these condos going to go? The neighborhood just west of France Avenue is a quaint neighborhood. We pity the families come winter time who will have to look at these behemoths everyday. It is bad enough that we have those ugly, "gulag" style apartments behind Byerly's and on the corner of 66th and York. We already have a "high rise" with the Westin Hotel and condos. Now you want to allow 2 more towers to be built much closer to residential areas. These towers will change that part of France and have a major impact on families living just to the west. We don't get it. What is Edina gaining from this plan? The builders gain a lot but what do the we the residents gain besides more traffic and crowded schools.

If these 2 towers are allowed to be built, what will prevent future City Councils from approving other high rise towers from being build all the way down France Avenue or in other parts of the city. Please, please consider what is to be lost not what you all think is to be gained.

Thank you,

Jim and Jan Doudiet
Edina residents

Cary Teague

From: Lynette Biunno on behalf of Edina Mail
Sent: Monday, May 22, 2017 11:00 AM
Subject: FW: Sketch Plan Review - 69th & France Redevelopment (Estelle Edina)



Lynette Biunno, Representative

From: Sarah Way
Sent: Saturday, May 20, 2017 12:22 PM
To: Kevin Staunton; Robert Stewart; James Hovland; Mike Fischer; Mary Brindle
Subject: Sketch Plan Review - 69th & France Redevelopment (Estelle Edina)

Dear Mayor and City Council Members,

I am writing in response to the article in the Star Tribune showing the proposed condo complex at 69th and France. I live in the Cornelia neighborhood. My children attend Cornelia elementary. We moved to this neighborhood for quality of life - the great schools, safety, and sense of community. I believe that building these ridiculously tall condos adjoining our neighborhood would **greatly degrade** the quality of life for members of my neighborhood. Gone would be the beautiful east sun rises, replaced by the shadow of the complex. The level of traffic, already quite congested on both 70th and on France would increase *even more*. This is especially dangerous as it is so close to the nearby elementary school with many small children walking and biking to and from school.

I understand the need for condominiums, but believe our area is already saturated, what with the new units in the Southdale parking lot, the new units near Cub Foods, and the new units near Byerlys. Adding yet another tall, high density complex may bring the city tax revenue, but it would be *at the expense of the adjoining residential neighborhood*. I earnestly believe few people would want to live there anymore, and home prices would decline. What single family buyer wants to look out their window at a skyscraper? Also, this project completely overrides the city planning group who is coming up with a vision for this area. I urge you to wait until the planning group makes it's recommendations before continuing to allow more buildings that are outside of the current zoning recommendations.

In summary, I ask you to vote down this project for the following reasons:

- eyesore for the current single family home residents, resulting in decrease in resident quality of life and decreased home values
- safety- too much of an increase in traffic for the children attending the nearby elementary school
- unnecessary as we already have SEVERAL new condo complexes in the area
- premature to change the zoning without the planning report completion

Thank you for standing up for the current Edina residents instead of the developers who only wish to make a profit.

Sarah Way - Cornelia neighborhood resident

Dear Cary & Planning Commission Members:

RE: The "Neighborhood Meeting" for Estelle Edina

Friday, May 5th – I received a call asking that I recruit several of my neighbors along Southdale Road to attend a meeting re: a possible residential development behind our homes. I was told a developer had been purchasing land – and *wanted our input*. The caller told me he had a "concept" and *really wanted our input*. Townhomes were mentioned. *I was told it was really early in the process – and we needed to be part of the discussion. Townhomes mentioned again.* The meeting had to be scheduled *QUICKLY* – within the next week. I chose May 11th – as I know people have busy schedules and this was *incredibly* short notice.

Thursday, May 11th – As requested, we did attend that small group meeting. Instead of townhomes – it was *towers – towers – towers*. We were blindsided and shell shocked. When we left that evening we were asked to **NOT** share the information with anyone – as the "concept" had not been presented to the city. (We later found out this was *not* true – as the city had received the plan that morning.)

Tuesday, May 16th – the "concept" was released in the *Star Tribune*'s digital edition – and appeared in the *MPLS/St Paul Business Journal* where we learned the city *did* have the plan, and had it *before* our meeting.

Wednesday, May 17th – the "concept" appeared in the *Star Tribune* Business edition.

We were misled *and* deceived. This was a well-orchestrated campaign about a massive project that will affect our daily lives. The press releases were ready – and the reporters met with – long *before* our meeting. A Neighborhood Meeting was needed so it could be checked off the list. I was embarrassed about misleading my neighbors. We were collateral damage.

Please know that I live at ground zero on Southdale Road. That project is massive – and will destroy our historic neighborhood. A 360 foot tower – *three times* the height of the Point of France – will dwarf our neighborhood and the entire Southdale area. We'll lose sunlight and be forced to deal with light, visual and noise pollution. Traffic is horrendous now. Valley View Road has become a drag strip. Drivers cut through our neighborhood to avoid the slower speed limits on 70th Street and this will only increase.

This may be an attractive proposal – it just doesn't belong adjacent to a neighborhood of single family homes. Perhaps along the freeway – or another area that won't be seriously affected. And please don't believe those drawings – they are not accurate re: our neighborhood.

Please have the courage to say "no". We have a right to the quiet enjoyment of our homes. Real people live here and have hopes and dreams. Think about what this would mean if this was in *your* neighborhood. We are long-time residents of this historic neighborhood and deserve respect.

Nora M. Davis
6921 Southdale Road

Cary Teague

From: James Barr
Sent: Monday, May 22, 2017 8:56 PM
To: Cary Teague
Subject: Estelle Edina Project

Hello Cary,

I would like to voice my opposition to this project due to the height of the towers. I live in the Cornelia neighborhood and these towers would directly impact the view of blue skies I currently have. I am also concerns about the shadows that my home and neighbors homes would be left in.

Please do not allow this project to build towers of this height.

Thank you,

James Barr

Cary Teague

From: Kari Geadelmann
Sent: Tuesday, May 23, 2017 7:41 AM
To: Cary Teague
Subject: Estelle Edina

Dear Edina City Council and Planning Commission,

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

From: Camille Nash
Sent: Tuesday, May 23, 2017 5:13 PM
To: Cary Teague
Subject: France Ave-70th street area

A 24 foot story apartment is NOT appropriate for the BMO location which borders the Southdale neighborhood's one story ramblers.

Please consider how damaging this will be to the neighborhood, to the community. Is this a precedent you wish to set in Edina? Let's not give in to the "bigger is (always) better. Zoning should remain at 4 stories.

Sincerely,

Camille Nash
6920 Hillcrest Lane
Edina MN 55435

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Cary Teague

From: Bruce McCarthy
Sent: Tuesday, May 23, 2017 5:19 PM
To: Cary Teague
Subject: Concern Regarding the Proposal for Two High Rise Towers at 6900 France

Dear Edina City Council and Planning Commission

I am writing to express my concern about the proposed construction of two high rise buildings adjacent to the Lake Cornelia neighborhood of mainly single family homes. I have read the planning documents and my greatest concern is the lack of a transition zone between the neighborhood and the proposed residential/commercial development. Currently there is a 4-story limit in the area and the proposal is to change this to a 24-story limit. This project has been described as "bold, yet beautiful", however I don't think it will be so beautiful if you are sitting in your backyard looking up at these two huge towers next to you.

I am not an urban planner but I wondered if there are design principles when planning a transition between a single family residential area and a large-scale high-density development of this magnitude. In fact, there seem to be urban planning guiding principles on transitions. I found them in planning documents from several small cities.

For example, from a Sacramento suburb planning document:

"Design building heights of new multifamily projects to be compatible with adjoining building heights to minimize potential impacts on adjacent single-family residences."

From a Sioux Falls planning document: "

"Do not allow rezonings unless land use transitions are incorporated."

In fact, Edina's own 2008 Updated Comprehensive Plan addresses this issue:

"Scale and height should be regulated to provide complimentary transitions to adjacent neighborhoods"

I am concerned that an analysis of the transitions has not been addressed in this plan. Edina deserves to have the benefit of learning from the experiences and evidence from other cities before considering this type of development. In terms of the planning process, there should be a much broader discussion with the Lake Cornelia neighbors of what could be a massive high-rise development. To my knowledge, only a hastily-arranged small group of selected Edina residents has had input into this project so far. I am concerned about the outsized influence of special interests and worried that there could be a rush to judgement before the community has had a voice in this.

Bruce McCarthy, M.D.
6708 Point Dr
Lake Cornelia Neighborhood

Cary Teague

From: JoAnn L
Sent: Tuesday, May 23, 2017 8:01 PM
To: Cary Teague
Subject: Proposed development at 69th and France

Dear Mr. Teague,

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 the neighborhood.

We are fairly new to Minnesota. We fell in love with this 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?

Sincerely,

JoAnn Russell
Cornelia Drive

Cary Teague

From: Krogan, Alison J
Sent: Wednesday, May 24, 2017 8:37 AM
To: Cary Teague
Subject: 69th and France

Hello –

As a resident on 67th and Cornelia Drive for nearly 15 years, I understand that there is a plan to develop high rise buildings on 69th and France. While I am supportive of change and the addition of retail, restaurants and housing to the neighborhood, I am very concerned about the development of tall, high rise buildings specifically. I do not want to lose the sunlight that reaches my home, nor do I want to see large, looming buildings outside of my windows. Some of the reason we choose to live in this neighborhood is the focus on the outdoors – the proximity to Lake Cornelia and Rosland Park activities, biking/walking trails, and ability to walk to local shopping and restaurants. I want to maintain or add more of those reasons to live in Edina. However, I do NOT want the visual obstacles from larger, more industrial high rise buildings. I want to see the sky.

Please consider limiting the height of the buildings being planned to no higher than the Point of France buildings so that existing residents can continue to enjoy the sunlight and views that our Edina neighborhood provides today.

If you would like to discuss or have questions, please call me at the number below or reply to this email.

Thank you,

Alison Krogan | Optum
Senior Director, Consumer Marketing

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Cary Teague

From: Jeanne & John Cummings
Sent: Wednesday, May 24, 2017 12:52 PM
To: Cary Teague
Subject: Re: Proposed High Rise Redevelopment at 69th and France

Hi Cary: Please alert the Planning Commission members to the effect the height of this high rise development will have on our quiet Cornelia residential neighborhood e.g. probable visual, light and air pollution as well as increased traffic. We are concerned! Thanks!

John and Jeanne Cummings
6940 Cornelia Drive

Cary Teague

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

Cary Teague

From: Lynette Biunno on behalf of James Hovland
Sent: Wednesday, May 24, 2017 1:14 PM
Subject: FW: Estelle Edina Project

Lynette Biunno, Receptionist

N.gov

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

From: James Barr
Sent: Monday, May 22, 2017 8:56 PM
To: James Hovland
Subject: Estelle Edina Project

Hello Mayor,

I would like to voice my opposition to this project due to the height of the towers. I live in the Cornelia neighborhood and these towers would directly impact the view of blue skies I currently have. I am also concerns about the shadows that my home and neighbors homes would be left in.

Please do not allow this project to build towers of this height.

Thank you,
James Barr

Cary Teague

From: Cydney Einck
Sent: Wednesday, May 24, 2017 2:58 PM
To: Cary Teague
Subject: 2 new high rises

I was not able to attend the first meeting and will not be available for the second meeting being held tonight (5/24), so I feel I may be coming at this without all the necessary information needed; however, I am more than a little concerned about all the housing that is springing up between 66th and 70th. France and Xerxes Avenues are already congested with cars. We have dogs doing their business outside these apartment/condos when there is no real green space for this activity. This is nothing against dogs- it has to do with the lack of planning to accommodate dog friendly buildings. To that point, I'm not observing any huge effort to a) create holding ponds for run off, b) create more green space along the roads where new housing is built or c) address balcony curb appeal with any of these multi-floor buildings. As you can tell, I will need to be convinced these will be good for the community because right now I see them as a detriment.

Thanks for allowing us to have input.

Cyd Einck
Lake Cornelia resident.

Cyd Einck, General Manager

Cary Teague

From: Janet Conn
Sent: Wednesday, May 24, 2017 3:04 PM
To: Cary Teague
Cc: Robert Stewart; Kevin Staunton; James Hovland; Mike Fischer; Mary Brindle
Subject: Proposed Towers at 69th & France

Dear Mr. Teague:

I think the proposal to build two towers, 20- and 24-stories high, in the block between 69th and 70th on France is a really bad idea. The towers would loom over the entire Southdale area, completely out of scale. Towers with a maximum of 10 stories, on the other hand, might work, depending on the design, etc.

While we are busily building and upgrading apartment buildings, we need a lot more truly affordable units in Edina. Can't we build something that is not a luxury establishment?

Thank you.

Janet Conn
5804 Oak Ln

Cary Teague

From: Lynette Biunno on behalf of James Hovland
Sent: Thursday, May 25, 2017 9:45 AM
Subject: FW: High rise building proposed at 69th and France



Lynette Biunno, Receptionist

From: Margaret Kinney
Sent: Wednesday, May 24, 2017 11:17 PM
To: James Hovland; Mary Brindle; Mike Fischer; Kevin Staunton; Robert Stewart
Subject: High rise building proposed at 69th and France

My name is Margaret Kinney and I live at 6805 Southdale Road. I have lived in this house for about 6 years, and I expect to live here for another 35 years.

I understand that the current height restriction in this area is four stories. The proposal for the new building goes far beyond that limit. I am totally against having buildings that tall in this area. The restrictions were put in place for various reasons, and I would like the city to abide by those imposed limits.

Thank you.

Margaret

Cary Teague

From: Steven Murray
Sent: Thursday, May 25, 2017 10:11 AM
To: Cary Teague
Cc:
Subject: OPPOSED - 24 story building(s) in Edina Cornelia NEIGHBORHOOD

Hi -

I'm a homeowner in the Lake Cornelia neighborhood of Edina. I am strongly opposed to the proposed towers being built in the "backyard" of our neighborhood, at the corner of 69th and France Ave.

The first I heard of the project was in a Star Tribune article two weeks ago. To be honest, I find it a little concerning that the planning commission didn't seek feedback from a broader section of our neighborhood for the project. Perhaps the feedback would be too obvious....hard to imagine any homeowner would want a 24 story building built in the backyard of their family home.

Is there someone on the commission in support of the project that actually lives in the Lake Cornelia neighborhood that I could speak with about the project? I find it concerning, although not surprising, that the form letters you've received so far in support of the project are from those who stand to benefit from the project (real estate agents, local developers, etc.). They do not represent the voices of the Lake Cornelia community.

Also, my understanding is that the location was originally zoned for 4 stories, not 24. 50th and France is getting a 6 story building, and we're getting 24 stories. Let's be reasonable here. Have you tried to drive on 70th Street or France Ave recently? It's not fun, or quiet.

I'd like to be added to future communication on this because it certainly seems to have been kept a secret from most of our neighborhood up to this point.

Regards,
Steve Murray

<http://www.startribune.com/two-condo-towers-to-rise-across-from-southdale-galleria-in-edina/422548054/>

Cary Teague

From: Kari Geadelmann
Sent: Friday, May 26, 2017 8:57 PM
To: Cary Teague
Subject: BMO and Bremer bank development

Dear Mr. Teague,

I am writing to follow-up after the planning commission meeting on May 24th. I continue to be significantly troubled by the BMO bank and Bremer bank development, and strongly oppose the proposal for the towers.

This project is potentially precedent setting for our city. One can only imagine what will become of other areas in Edina, if such towers as these continue to be approved by amending the current height regulations in Edina. The towers are not appropriate for our residential area!

I appreciate that the planning commission sought greater detailed information about the shadows from the buildings. However, the fact that the neighborhood residents will be forced to look at two tall towers 24 hours a day, and 7 days a week was completely overlooked. I wish that fact had been examined at greater length. I would have hoped that the commissioners would have pushed the builder to examine a proposal that includes multiple low rise brownstone homes on the property. (Perhaps something similar to the 54th and France brownstone development.) These towers would be something my children would have to look at day in and day out. We *chose* to live in Edina--a quiet, suburban area, and it saddens me that the planning commission is apparently wanting to move away from that.

On May 24th, the builder could not think of any other projects where such tall buildings are in such close proximity to a single family neighborhood. Current, and well thought out, Edina regulation, calls for gradual transition from commercial property to residential homes. The same vision calls for the maximum height of buildings to be 4 stories tall. The proposal overwhelmingly exceeds this concept by SIX times! This is unacceptable.

Others in my neighborhood have expressed concern regarding our home values. I am aware the builder is going to do research into this matter. I do, however, have reservations regarding the validity of such results. The builder certainly has interest in obtaining positive results from this study. I would ask the city of Edina to perform a non-partisan assessment as to what this project will do to our neighborhood's home values.

I urge you to say 'No' to the two tall towers. I understand that many have ben distracted by the beautiful design and have forgotten to focus on the facts. This proposal is for 360 feet of height within *half* a block of a single family neighborhood. From the corner of our property we are just 165 feet from the proposed development. (This is not equivalent to the three blocks quoted by one of the commission members.) My family would be affected by this development. My children would play in the shadow of that tower. The additional noise, air pollution, traffic, etc. will affect our daily lives. This development will increase traffic on Southdale Road, Valley View Road, 70th Street, and France Avenue. Please respect the wishes of the neighborhood to the West of this build site and say 'No' to the towers.

Kari Geadelmann

Cary Teague

From: RICHARD E STEIN
Sent: Saturday, May 27, 2017 6:46 PM
To: Cary Teague; James Hovland; Mary Brindle; Kevin Staunton; Robert Stewart; Mike Fischer
Cc: Mark Chamberlain
Subject: Re: 69th and France

Edina City Planning Commission and City Council Members

May 27, 2017

Re: 69th and France

We are opposed to the buildings and rezoning proposed, in the sketch plan proposal, on 69th and France, presented at planning commission meeting on Thursday May 24th, 2017, that I, Richard Stein and on behalf of my wife, attended. The height of the building, density, and the expected increased noise and traffic in the Cornelia neighborhood, along with supporting proposed zoning changes are the issues.

We live on the corner of Mavelle Drive and Bristol Boulevard, and our skyline will clearly be obstructed 24/7, 365 days a year and shadows cast on the neighborhood, along with the noise generated by the use of the buildings. In addition, the developer has not addressed the possible wind tunnel effects that will likely occur because of the two proposed buildings.

The block that the proposal sits on is intended to provide a transition between high density use east of France Avenue and residential use to the west, in the Cornelia neighborhood. The proposal is not a transition, but it is high density use and not a transition.

It is hard to imagine that when the proposal is finalized, the traffic study would show an acceptable traffic increase. 70th Street would take a large share of that increase and just recently the street was improved to calm or discourage traffic use. This increase would be burdened by the neighborhood and Cornelia School.

In the proposal, a point was made that the increased density would double the taxes paid by the property which would benefit the city Edina and Edina schools. We have lived in the neighborhood for more than 20 years and our daughters went to Edina schools and cherish the values of both the neighborhood and schools. If increased taxes paid are the motivation to have the proposed buildings, then I propose that increasing our taxes is a better alternative as we wish to continue to live here.

One of the points made by the developer is this building will be a landmark. We ask that if the planning commission and the city council are providing landmark decisions for the future, then look at the preservation of residential neighborhoods as a landmark decision. If Edina did not have residential neighborhoods, Edina would not be the city people want to live in. In addition, we ask that the Planning Commission and City Council follow the principals outlined in Edina's 2008 Updated Comprehensive Plan, instead of accepting exceptions and deviations as presented on Thursday May 24th, 2017.

In closing, please deny the plan and continue to provide acceptable transitions between high density use and residential use.

Richard Stein and Marianne Rother

7017 Bristol Blvd.

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

Cary Teague

From:
Sent: Monday, May 29, 2017 10:18 AM
To: Cary Teague
Subject: Bremer & BMO Development

Hello Cary,

Please add our names to the list of Edina residents OPPOSED to the height and density of the proposed project on the Bremer Bank property on France Avenue. This abuts a vibrant residential area that has already been subjected to numerous high density housing projects – notably the multiple housing block units at 7100 France. The proposed development at the Bremer site would create an eyesore with it's height WELL OVER what is recommended in the Edina comprehensive plan, and would block sunlight for many neighbors in the area.

Please do not misconstrue this opposition as “opposition to change”; it seems that phrase is used as a patronizing way to trivialize residents who's neighborhood enjoyment would be greatly affected by this development. This is opposition to the disregard of Edina's own development plan.

Please forward my comments on to the planning commission.

Thank you,
Kirby Schulberg
4421 Fondell Dr, Edina, MN 55435