

10/13/2017

Dear Mayor Hovland, Council members Mary Brindle, Mike Fischer, Kevin Staunton and Bob Stewart,

I have lived at 6605 Southdale Road since we built our home in 1955. I have seen many changes, naturally, due to progress, and as we expected. In the 70s, the biggest change was the building of the Point of France. Cornelia neighborhood residents gathered in opposition to its height, and the council listened, it would have been taller. It then seemed acceptable with the hospital and medical center across from it. It was far enough away from residential. It does not cast a shadow and take away from our sunlight. The proposed Estelle project, however, would drastically change this neighborhood, nothing of that height belongs here, certainly not on the west side of France. There is no transition. A row of brownstones does not constitute a transition, not in that small space, so close to residential. None of their proposals fit the current Comprehensive Plan and I cannot believe 24 stories would EVER be allowed in a new comp plan. WAIT and protect the residents, the people of the city that elected you as representatives in our best interest. Demand a new proposal that better fits the area. Consider the upcoming Windmere development and the impact it will have on the area also. We have trusted you, please do not let us down. Do not amend the comp plan from four to twenty four stories.

Thank you,

A handwritten signature in cursive script that reads "Bev MacHolda".

Bev MacHolda
6605 Southdale Road

From: [Cary Teague](#)
To: [Deb Mangen](#); "[Roger Knutson](#)"
Cc: [Scott H. Neal](#); "[Carl Runck](#)"; "[James Hovland](#)"
Subject: FW: Estelle Development
Date: Monday, October 16, 2017 12:27:45 PM
Attachments: [Edina Estelle Letter 10172017.pdf](#)
[image001.png](#)



Cary Teague, AICP, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-292-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | EdinaMN.gov/Planning

From: MCD [<mailto:lawreview@me.com>]
Sent: Monday, October 16, 2017 12:22 PM
To: Cary Teague
Cc: michael demoss
Subject: Estelle Development

To: Cary Teague, City Planner

Re: Estelle Development at 69th & France

Dear Mr. Teague,

I am temporarily in California and cannot be present for the Tuesday hearing regarding the the Estelle Development.

Please have someone read the attached letter of support for us, at the hearing.

Thank you,
Mike DeMoss

DeMoss Law Offices

Edina, Minnesota

Menlo Park, California

952-913-7048

Email : Lawreview@mac.com

To: The Honorable Members of the Edina City Council

From: The DeMoss Families of Edina

Re: Estelle Development at the SW corner of 69th & France Avenue South

Dear Members of the Edina Council,

October 17, 2017

The DeMoss Families have lived in Edina for over fifty years.

We have owned homes within walking distance of Southdale for most of those years.

We first moved to Edina from Uptown, on the east edge of lake Calhoun, in 1962 and have owned the office building at 6950 France (next to Bremer Bank and across the street from the Galleria) for over 20 years.

During those 20 years, we have been repeatedly approached by developers with plans to develop our property.

Over the years, we have rejected (for example) a big box pharmacy chain, a massive apartment complex developer, a multi-use developer; as well as many other developers who did not disclose their plans for our property.

We refused to sell the South West Corner of 69th & France until we knew that we could trust the developer, based on their past performance, to build a beautiful project that we, and the city of Edina could be proud of.

We interviewed a number of developers, but we chose Luigi Bernardi because we were (and are) impressed by his plan, AND his integrity, talent and past performance.

We waited to sell our property because we care about Edina and we wanted to be able to say with pride, "Estelle is a classic beauty that is deserving of the city of Edina and its residents; AND that Estelle is also part of our family legacy".

Respectfully submitted,

Michael C. DeMoss, Attorney
3209 Galleria #1207
Galleria Westin Condominiums

for the Families of:
Michael, John, James, Bill and Charles DeMoss

Signed letter:

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Edina, Minnesota
Menlo Park, California
952-913-7048

Email : Lawreview@mac.com

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Michael, John, James, Bill and Charles DeMoss



From: [Carl Runck](#)
To: [Edina Mail](#)
Subject: FW: Estelle Development
Date: Monday, October 16, 2017 12:41:43 PM
Attachments: [image001.png](#)
[Edina Estelle Letter 10172017.pdf](#)

Please forward the attached to the Edina City Council.

From: Cary Teague [mailto:cteague@EdinaMN.gov]
Sent: Monday, October 16, 2017 12:28 PM
To: Deb Mangen; 'Roger Knutson'
Cc: Scott H. Neal; Carl Runck; 'James Hovland'
Subject: FW: Estelle Development



Cary Teague, AICP, Community Development Director

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3209 Galleria #1207
Galleria Westin Condominiums

for the Families of:
Michael, John, James, Bill and Charles DeMoss

From: [Lisa Schaefer](#)
To: [Deb Manger](#)
Subject: Estelle Edina emails
Date: Monday, October 16, 2017 12:52:41 PM
Attachments: [Oppose height of Estelle.msg](#)
[Vote NO.msg](#)
[Estelle.msg](#)
[Comprehensive PlanEstelle Edina.msg](#)
[Estelle Project--Adhere to the Edina Comprehensive Plan!!!.msg](#)
[re City Council Meeting for October 17 2017 Comprehensive Plan Amendment in the OR Office Residential District and the Estelle Towers Proposal.msg](#)
[October 17 Council Meeting - Comprehensive Plan Amendment - OR Office Residential Estelle Edina.msg](#)
[NO to Estelle: NO to Crossroads.msg](#)
[Oppose Estelle Edina Project.msg](#)
[Estelle Edina.msg](#)
[Opposed to Estelle Edina Project Zoning Change.msg](#)

From: Elizabeth Ogren [ogrene@q.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Oppose height of Estelle
Sent: Monday, October 16, 2017 10:57:21

Dear Council,

I oppose the height of the Estelle project. Population density is already high in the area. Traffic is congested. Esthetically, Edina needs to make a plan for what we want our city to look like in 2050. I know we don't want to be NYC. But attention to architecture and thoughtful city planning will keep Edina unique, beautiful, and a desirable place to live.

The buildings that are going up around Southdale look cheap, and are architecturally uninteresting. Building codes and zoning plans make a huge impact on neighborhoods and how people use space. I personally don't want Edina to be like living uptown (or downtown) Let's be thoughtful as our city grows and changes.

Liz Ogren

From: Mike Welbaum [mwelbaum@comcast.net]
To: City Council [citycouncil@EdinaMN.gov]
CC: breanna.dedrickson@gmail.com [breanna.dedrickson@gmail.com]
Subject: Vote NO
Sent: Monday, October 16, 2017 10:14:14

The Edina City Council, after hearing passionate personal as well as legal objections to the Southlake condo pitch, must take a pause;

Vote "NO!" to this totally unacceptable proposal.

Our community has been unique in its ability to consider appropriate measures for continued viability and purpose. The pitch you have entertained breaches the covenant normally reserved for responsible leadership.

Do not succumb to the lazy definition of symbolic growth. Instead, understand your role as representatives of our community.

Mike Welbaum

7232 Monardo Lane

Edina, MN 55435

From: KDahlheimer@comcast.net [KDahlheimer@comcast.net]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Estelle
Sent: Monday, October 16, 2017 07:35:59

Hello...

I would strongly encourage you to not approve this comp amendment on Oct. 17. I have followed the process and fully understand that the Southdale area is on the brink of becoming much more dense....but this developer is asking for too much and frankly has made it clear they won't change one thing. Planner Susan Lee has made some excellent comments on this development including letting the Southdale SAP group finish their work...I agree with her...City is paying for consultants on all these SAP together with so much time by the members who are not paid. Let them finish. Thank you.

Kathleen Dahlheimer
Resident of the Southdale Area

From: Janey Westin [janeywestin@usa.net]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Comprehensive Plan/Estelle Edina
Sent: Sunday, October 15, 2017 21:54:20

Hello Edina City Council members and Mayor Hovland.

I urge you to NOT vote for amending the Comprehensive Plan, opening the door for Estelle Edina to be located at the SW corner of 69th and France Ave.

Both the Comprehensive Plan and Southdale Area Plan were put together after a great deal of thought and discussion, with citizen and city planning input. They reflect well-reasoned, logical and considerate vision for development on the west side of France Ave. Ryan Companies' request of the city to change the Comprehensive Plan in order to put their proposed Estelle Edina twin towers at the stated location is completely inappropriate considering the height would be 6.5 times higher than what is now allowed.

They are asking for Mount Everest, and hoping to get the moon.

If you allow an amendment to the Comp Plan for such a drastically out-of-whack project, then you open the door to throwing out all the small area planning done for Valley View/Wooddale, Cahill, Grandview, and 44th and France. Any developer could propose 20+ story highrises in any of those areas (far beyond what is now allowed or wanted by neighboring people), and if denied, bring a legal challenge to the city, pointing at the Estelle as the precedent. What incentive would any citizen have to even bother working on future small area and Southdale area plans, if they see the results being ignored and changed?

The Estelle renderings and plans look very interesting and pretty well thought out. BUT, the proposed location is VERY WRONG. A much better location for this is just west of Target, where the Guitar Center is now located-- centered between France and York Avenues, not casting its long shadow on residences. I can get excited about this location. It makes good sense. AND the Comprehensive Plan would not need to be amended.

Sincerely,

Janey Westin

6136 Brookview Ave.
Edina 55424
Cell 612-834-3799

From: Dennis Withers [xwithers@aol.com]
To: City Council [citycouncil@EdinaMN.gov]
CC: vicoula4@gmail.com [vicoula4@gmail.com]; xwithers@aol.com [xwithers@aol.com]
Subject: Estelle Project--Adhere to the Edina Comprehensive Plan!!!
Sent: Sunday, October 15, 2017 19:51:04

Dear Edina City Council Members:

I often feel that if the same rules impacted government decision makers in the same way as to their constituents, we would have very different decisions. If the city decision makers had the same "skin in the game" as the constituents they serve, their decision making on the Estelle project would be much different. The excess of twenty stories of building height of Estelle over the Edina Comprehensive Plan will negatively impact the homes in the shadow of the towers, contributing to decrease home-values in the adjacent neighborhood to "directionally-blight the homes." And the Estelle project is but one of several city "no skin in the game" projects.

The Estelle project is not asking for a slight amendment to the Comp. plan....it wants an additional 20 stories!! The Comp Plan was put in place to protect neighborhoods and Edina for this exact reason. The Comp Plan must be adhered to. The Edina Comp Plan was put in place to protect homes and neighborhoods from the incursion of adverse development. Yet the Comp Plan is amended, excepted, now considered "advisory." The Comp Plan must be finally adhered to as the RULE to protect the constituents and their neighborhoods....or the Comp Plan is meaningless....including the yearlong efforts of citizens and City in the Southdale /France Avenue Small Area Study that came about after the 7200 France/Boisclair proposal.

Other consequences of Estelle project acceptance would be to open the door to high-rise development from 66th Street down the west side of France Avenue to the 494 Interchange, resulting in 70th Street from Highway 100 to France and France Avenue south to 494 being a nightmare to navigate. Developers are already reading the permissiveness and pliability of the Edina City regarding high rise development which places constituents and neighborhoods of secondary importance. Allow Estelle and the floodgates will open. We do not need more density in Edina. Adhere to the Comp Plan and stop adjusting to every bid by developers and listen to your constituents.

Vicki Withers
Dennis D. Withers
4504 Sedum Lane
Edina, MN 55435
Lake Cornelia Neighborhood
<mailto:Vicoula4@gmail.com> 952-926-2071

Vicoula4@gmail.com
xwithers@aol.com

From: RICHARD E STEIN [rstein8@msn.com]

To: Mary Brindle [mbrindle@EdinaMN.gov]; City Council [citycouncil@EdinaMN.gov]; Mike Fischer [MFischer@EdinaMN.gov]; hovland@EdinaMN.gov [hovland@EdinaMN.gov]; Kevin Staunton [KStaunton@EdinaMN.gov]; Robert Stewart [RStewart@EdinaMN.gov]; Mark Chamberlain [beetlebug00@gmail.com]; Nora Davis [noradavis73@gmail.com]; Cary Teague [cteague@EdinaMN.gov]
CC:

Subject: re: City Council Meeting for October 17, 2017, Comprehensive Plan Amendment in the OR Office Residential District and the Estelle Towers Proposal

Sent: Sunday, October 15, 2017 16:05:55

To: City Council Members and Edina City Planning Commission
October 15, 2017

Re: Comprehensive Plan Amendment in the OR Office Residential District and the Estelle Towers Proposal

Litigation round the country is occurring as developers decide to build higher and higher and increase density in areas that are lower density and near open green areas. We are very disappointed in the planning commission's vote in favor of the high density and tall buildings on 69th and France. Hines Investment Management Group, the current owner of property from Houston Texas, where zoning rules are loose or nonexistent, doesn't surprise us in their approach to support reducing the zoning code. Bad events have happened, as the recent of the explosions at a chemical plant during Hurricane Harvey, in Houston Texas. The homes built next to the chemical plant and homeowners were impacted in many ways.

You might think that is a freak accident and we are not here to debate weather changes, but there are more severe weather occurrences happening. Speaking of the weather, we live in the land of four seasons and large buildings change weather patterns around it and create wind shadows.

We find it interesting that the city of Edina's magazine "About Town" discussed decreasing the use of road salt. Increasing the shade on the roads leading to and near Estelle Towers will happen, thus the need for more road salt will occur. This amendment will result in the use of more road salt. The city has discussed being environmentally conscious by reducing the carbon footprint however increasing density. The increased density reduces the airflow, increasing the need for air conditioning, thus increasing the carbon footprint.

The developer at the Planning Commission Meeting said it would generate increased tax revenues for the schools. Great, then we need not to vote for school bond levy, which we would normally do, although we no longer have children in the school. Why should we pay for the neighborhood school when you, the city government we elected to represent our needs and values, don't care about the neighborhood? Speaking of Cornelia school, the number of families that have moved in with young children is tremendous.

The new families in the Cornelia neighborhood viewed the area as a single-family home neighborhood when they moved in and they are not in favor of the increased density, which only increases the traffic. Also stated in the planning commission meeting was that the traffic study indicated that the streets adjacent to Cornelia neighborhood can handle the traffic. As someone who has sat at 70th and Bristol Blvd. for five minutes at 5:00 p.m. we are little skeptical of the survey. We challenge the traffic engineers to review historic traffic studies and then compare the projected results to actual results. Traffic models are just models and a review of the real results of the models will provide actual data we can rely on! We do not need increased traffic in a school area, as it will degrade the livability of the neighborhood.

A survey of the Estelle Towers project was conducted and presented to the planning commission, which concluded that there wasn't a lot of opposition to the proposal. We were contacted at our house and our conversation was less than thirty seconds when we politely told him we were opposed. Were we counted as a no? We don't trust the solicitor because his prior position was with the Southdale Working Group and that group concluded that this part of the Southdale (aka the Cornelia neighborhood) should remain less dense. We believe his membership in the group and his current affiliation with the developer; leaves a strong question about his impartiality! Shouldn't someone from the city have done the survey?

At the meeting, Mr. Teague said we should abandon the 2008 comprehensive plan. That is a big hint to the planning commission! Is he the person who determines the future of the neighborhoods in this city? Who gave him permission to express that view of the neighborhoods or of the city, the city council or the mayor? We understand that the planning commission voted, however it appears that the voice of the neighborhood was ignored.

Finally, I recall the developers either stated at the planning meeting or in printed in the Minneapolis Star and Tribune that as a city should complete Victor Gruen vision's for the Southdale area. Perhaps that was not your predecessors' thoughts for the area. Why did they allow single-family and small apartments to be built close to France Avenue from 69th to Parklawn Avenue? This was your predecessors plan and many, many homes were built. People moved to this area because of the development of the Lake Cornelia neighborhood. This isn't a blighted area which needs to be redeveloped or an area which has lost its original purpose. This is demand neighborhood, but that doesn't mean you should ignore what happened in the past or the people living in the neighborhood. The developers have dangled a carrot of affordable housing, which is a sore subject in Edina. We have city workers live in the neighborhood, a firefighter for Edina and a school employee living one block away from us and they are not in favor of this plan. Can't this area be off limits to dense development?

You are redeveloping Pentagon Park. Perhaps you should put it there with its density and affordable housing, as an alternative. There is a whole park as a buffer and the persons living there would have a park at their doorstep. Please also note an article in the October 14, 2017, Minneapolis Star and Tribune, Section B. page 1, which stated that St. Anthony rejected a 712 unit building project because criticism by the neighborhood who objected to its scope and height.

Will you listen to the Cornelia neighborhood? Please deny the 2008 Comprehensive Plan amendment to remove height restrictions with an increased density and the subsequent Estelle Towers Plan at 69th and France development when it comes before the council.

Thank you,

Marianne Rother and Richard Stein

Richard Stein

rstein8@msn.com

<<mailto:rstein8@msn.com>>

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Richard Stein

rstein8@msn.com

<<mailto:rstein8@msn.com>>

October 14, 2017

Dear Mayor Hovland and Council Members:

When the Planning Commission agenda for September 27 was published, I was surprised to discover a public hearing for comprehensive plan amendments to support and pave the way for the Estelle Edina twin towers development. It was my understanding that this imposing concept received unfavorable sketch plan review feedback in May from the Planning Commission and in June from the City Council. During those spring meetings, I found commission and council concerns and criticism spot-on including:

- The towers are too tall for that particular parcel;
- The required zoning and setback variances would be out of scale and character for the neighborhood;
- The development would be too close to an existing residential neighborhood and would encroach upon planned and intended transitions to residential;
- The request did not fit the current comprehensive plan (a document that includes the input of many Edina residents and stakeholders) and the updated comp plan would not be complete until 2018;
- The Southdale Working Group has not completed its recommendations and report.

Yet as I watched the Sept. 27 meeting, I was baffled that the commissioners who were supposed to discuss and consider whether or not to amend the comprehensive plan, instead waxed poetic about what they felt was an architecturally beautiful project. So what exactly changed between May and September? What happened to the much needed debate and serious consideration about the proposed comp plan amendments?

As most of you know, I'm not opposed to redevelopment in Edina. I served on the Wooddale Valley View small area plan work group and participated in Vision Edina which I found to be one of the most sophisticated, robust and professional strategic planning initiatives I've witnessed. I'm interested in learning more about the potential of a "lid" that might better integrate the west and east side of Edina near 50th and highway 100; I was impressed by the prospective opportunities that were discussed during the kickoff workshops held for the 2018 Comprehensive Plan; I acknowledge that Edina needs more condominium and townhome housing; and I understand that sometimes amending the comp plan is warranted.

I am not convinced, however, that 360 ft. tall, 26-story twin towers plopped on a small wedge parcel pressing up against distinctive Edina one-story ramblers is appropriate or fits into the framework of Vision Edina. **If the Edina landscape is to include skyscrapers, then that is a huge strategic shift** that requires dedicated discussions with numerous stakeholders, architectural planning and **public engagement beyond just one project.**

Where and when should those imperative discussions and decisions take place? During an inclusive process to update Edina's 2018 Comprehensive Plan.

I've heard arguments for and against removing height from Edina's comp plan. And I was beginning to understand why the Met Council recommends eliminating height. Perhaps I should thank Arcadia on France LLC for being so aggressive in pursuing this course because it is **now clear why Edina needs height controls in its comp plan: It includes a much needed step in the public process.** Otherwise extravagant projects such as these skyscrapers would only require public hearings for zoning variances.

I mentioned serving on the Wooddale Valley View small area plan work group. I believe—and I think you would agree—it is an example of a process that was inclusive of all stakeholders (property owners, business owners and residents) and is now helping to guide balanced and thoughtful redevelopment in that neighborhood node. At your last Council meeting on Oct. 3, member Staunton applauded the efforts of a developer for following those recommendations. Unlike this proposed twin towers project, there was an inclusive process followed for the Wooddale Valley View small area plan.

So now the same agenda that was before the Planning Commission comes to you on Tue., Oct. 17.

I respectfully ask that instead of focusing on the merits of the project or a slick marketing campaign by developers and vested real estate agents, that you seriously consider the implications of amending the current comprehensive plan and eliminating height —something that could open the floodgates for additional skyscraper towers along France before the public has had a chance to weigh-in on the currently in-progress comp plan update for 2018.

You also might ask: If a residential developer proposed building a new home on one lot that was 750 percent larger than what the comp plan and ordinances allow, would you even consider it? Would staff even bring it to the Planning Commission with an enthusiastic recommendation?

Finally, I understand that in addition to considering near-term development issues that you also must look ahead and consider the future of Edina. That might be a difficult expectation if it weren't for the forward-thinking and wisdom in the Vision Edina document. One of the taglines in the document is "Balancing Edina's Redevelopment," with a key issue stating, "Residential neighborhoods continue to serve as the defining characteristic of the city, and there is a high desire to protect and enhance such neighborhoods."

Clearly twin tower skyscrapers looming over a residential neighborhood is out of character for this city and in particular that location. Perhaps, with a balanced redevelopment plan, there is the perfect spot. But this is the wrong project, in the wrong place, at the wrong time.

I trust you will respect and follow the strategic direction of Vision Edina to "protect and enhance residential neighborhoods and the character of this city" when making your decision about the proposed comprehensive plan amendments. Thank you for your time, commitment and service to the residents of Edina.

Respectfully,

Connie Carrino

From: Connie Carrino [crcarrino@q.com]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: October 17 Council Meeting - Comprehenisve Plan Amendment - OR, Office Residential, Estelle Edina
Sent: Sunday, October 15, 2017 01:16:18
Attachment 1: City Council-Twin Towers-Oct 14.docx

Dear Mayor Hovland and Council Members:

Please see attached letter for your meeting on Tuesday, Oct. 17.

Best regards,
Connie Carrino
952.920.2111

From: Michele Debrey [michele@legacygift.net]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: NO to Estelle; NO to Crossroads
Sent: Saturday, October 14, 2017 19:53:14

Dear Edina City Council,

I am a resident in the South Cornelia neighborhood, living on Gloucester. My home faces France, and is situated about 4 blocks west of it, between 70th and 72nd Streets.

I am appalled, frustrated and truly disheartened by the City Council's and the Edina Planning Commission's consideration of deviating from the Comprehensive Plan that has been well guiding the city's development for the last decade. There is absolutely no reason our city needs to deviate from the height and density restrictions that have served us well. Height overdevelopment along France, especially on the west side of France south of 66th, is completely unacceptable to me, a 12+ year Edina resident.

There are a myriad of reasons to reject developers greedy ambitions to ruin our public space, and ruin it it would, from the surrounding neighborhood's point of view.

From a direct distance of 3400 feet (2/3 of a mile), I see the Westin hotel from my living room. It has a bright marquee light that get to see every evening, 365 days a year. Trust me, this is not appreciated.

Any proposed new development heights above Comp Plan limits is wholly unacceptable.

It would be unconscionable and grossly negligent for the City Council to disregard whole neighborhoods of tax-paying residents to pursue development that is greedy and disrespectful, not to mention unnecessary. City growth and development goals should be embraced within the scope of what is appropriate for and acceptable to all.

Both the Estelle Project and the 72nd France (Crossroads) Project completely disregard the will of the residents impacted by these proposals, particularly regarding height deviance, and should be eliminated from consideration. Both of these projects are rejected from a neighborhood perspective, and surely from my own, due to excessive height.

Please do NOT deviate from height and density restrictions established within the 2008 Comprehensive Plan, now nor in future iterations of the Comp Plan.

Sincerely,

Michele Debrey

7112 Gloucester Ave.

Edina, 55435

From: Rod Christensen [rod.christensen@comcast.net]
To: City Council [citycouncil@EdinaMN.gov]; Robert Stewart [RStewart@EdinaMN.gov]; Mary Brindle [mbrindle@EdinaMN.gov]; Mike Fischer [MFischer@EdinaMN.gov]; James Hovland [JHovland@EdinaMN.gov]; Kevin Staunton [KStaunton@EdinaMN.gov]
CC:
Subject: Oppose Estelle Edina Project
Sent: Saturday, October 14, 2017 19:33:44

Dear Council Member:

We would like to go on record as opposing the proposed Estelle Edina project. The project requires a drastic change to the existing Comprehensive Plan and is not at all consistent with the character of the surrounding neighborhood. The height of the project and the population density of the project will cause a significant reduction in property values for the surrounding neighborhood due to increased traffic, light pollution, excessive shadows and lack of privacy due to upper floors being able to view all activity in neighborhood yards (and potentially homes).

Please Protect Our Neighborhood and support our opposition by voting against the proposed plan. If you decide this project is more important than protecting our single-family residential neighborhood, either the city or the developer should be required to compensate all home owners in the neighborhood west of the development site for depressed property values.

Thank you.

Regards,

Rod and Louise Christensen

6825 Oaklawn Ave.

From: ROGER K [northman5963@comcast.net]
To: City Council [citycouncil@EdinaMN.gov]
CC:
Subject: Estelle Edina
Sent: Wednesday, October 11, 2017 23:30:53

Re: Proposal for Estelle Edina

As a resident of the Southdale neighborhood at Point of France I am very supportive of the Estelle Edina project. I believe it will bring much needed energy and beauty to our Southdale neighborhood. There appears to be a growing demand for owner-occupied housing in Edina and this project will respond to that demand. But beyond fulfilling a need for housing, this project also will bring a much needed architectural beauty to our city. The slender design is refreshing and the enhancements to the sidewalks and the thoughtful landscaping will add to the beauty of the Southdale area.

I urge you to approve the Estelle Edina project as a welcome improvement for Edina.

Roger Johnson
#707 Point of France
6566 France Avenue South
Edina, MN 55435
\\612-718-7493

From: Larry Olson [lolson01@yahoo.com]
To: City Council [citycouncil@EdinaMN.gov]
CC: Sulekha Mohamed [SMohamed@EdinaMN.gov]; Amy Olson [apampusch@gmail.com]
Subject: Opposed to Estelle Edina Project Zoning Change
Sent: Tuesday, October 10, 2017 20:59:57

Mayor and City Council,

We oppose the height and density zoning changes for the Estelle Edina plan and hope you will too.

The proposed towers of 22 and 26 stories are directly across the street from a neighborhood of single family homes. It will be visually jarring, cast shadows over homes for blocks, and create privacy issues for homes and yards within sight of the tower residents. We cannot identify anywhere else there is existence of a 360 foot tower so close to single family residences.

Approval of these zoning changes sets a precedent for even larger and taller structures to be built throughout Edina. This should concern all residents.

We appreciate the inclusion of affordable housing but it's in the wrong package.

Please oppose this change.

Thank you,
Larry and Amy Olson
6808 Cornelia Dr

P.S. The sales tactics of the companies and their associates involved in the development are disrespectful to those most affected by these potential structures. We have had one guy at our door tell us that if we didn't sign their petition for the structure at the proposed height, we "wouldn't like what we are going to put there instead." Another stopped by during dinner and identified himself only as an "Edina resident" and wouldn't provide his affiliation.

From: [Lisa Schaefer](#)
To: [Deb Manger](#)
Subject: FW: Estelle Edina Residential Proposal
Date: Monday, October 16, 2017 12:53:42 PM



Lisa Schaefer, Assistant City Manager

952-826-0416 | Fax 952-826-0405
LSchaefer@EdinaMN.gov | EdinaMN.gov

From: Anthony Tarvestad [mailto:amt1@outlook.com]
Sent: Monday, October 16, 2017 12:50 PM
To: City Council <citycouncil@EdinaMN.gov>
Subject: Estelle Edina Residential Proposal

October 16, 2017

Dear Edina City Council and Planning Commission,

I understand that the Estelle Edina Residential proposal will come before the City Council on October 17, 2017.

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

Thank you.

Anthony Tarvestad
Edina Resident

From: Anthony Tarvestad
Sent: Thursday, May 18, 2017 10:02 AM
To: 'cteague@Edinamn.gov' <cteague@Edinamn.gov>
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