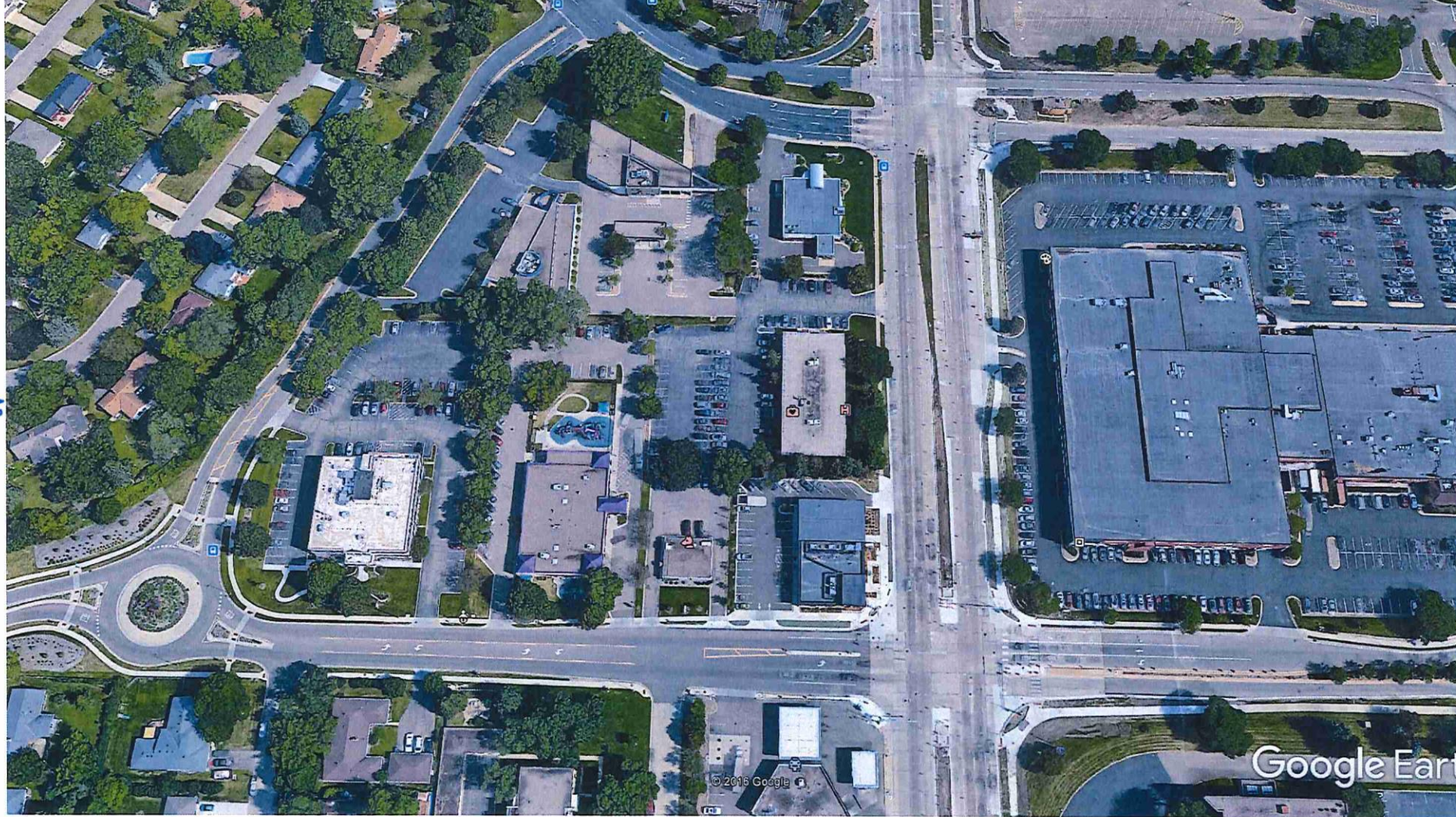




The CITY of
EDINA

Comprehensive Plan Amendment – Density & Height in the OR, Office Residential District

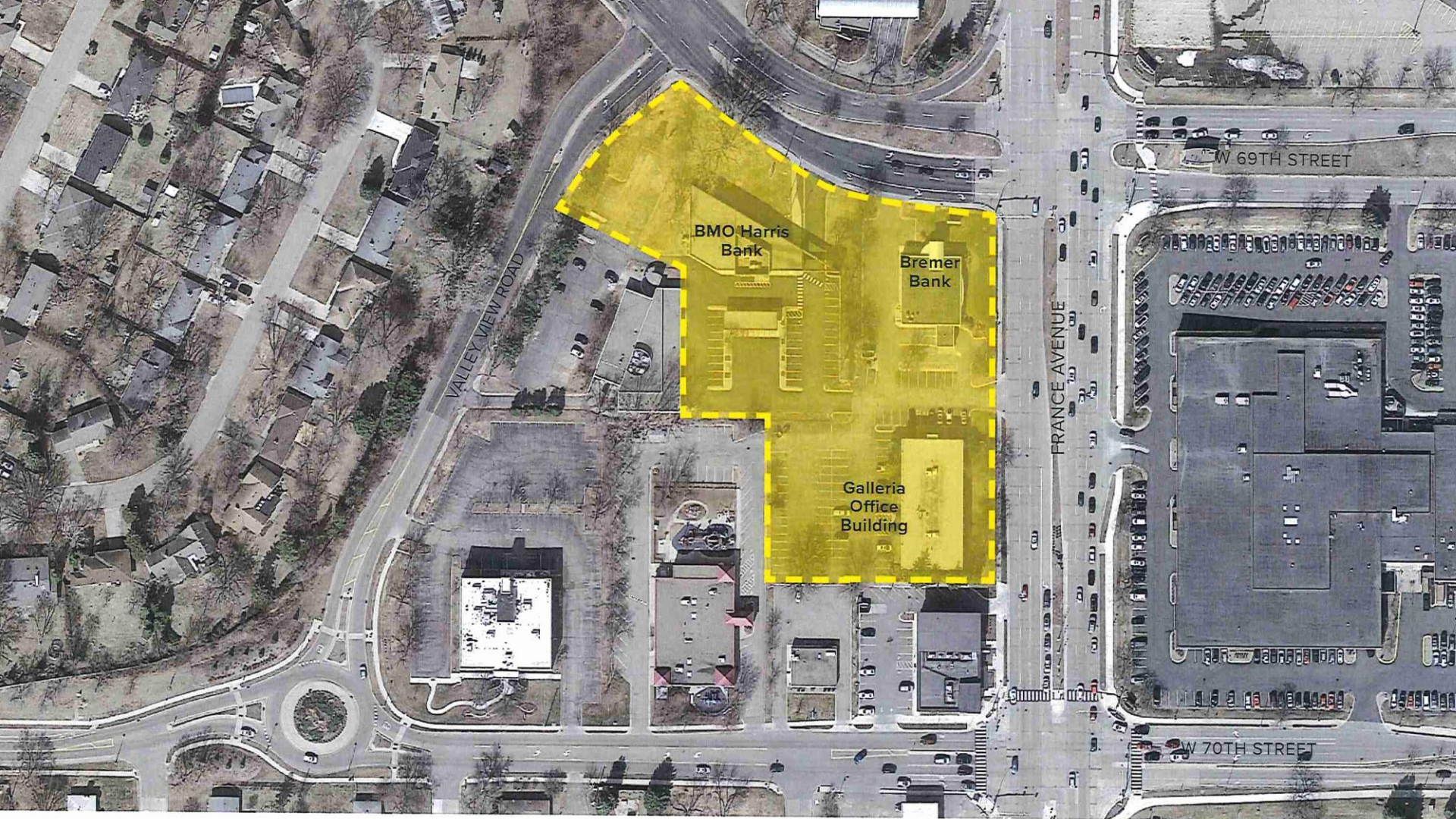
AA



Google Earth

© 2015 Google





BMO Harris
Bank

Bremer
Bank

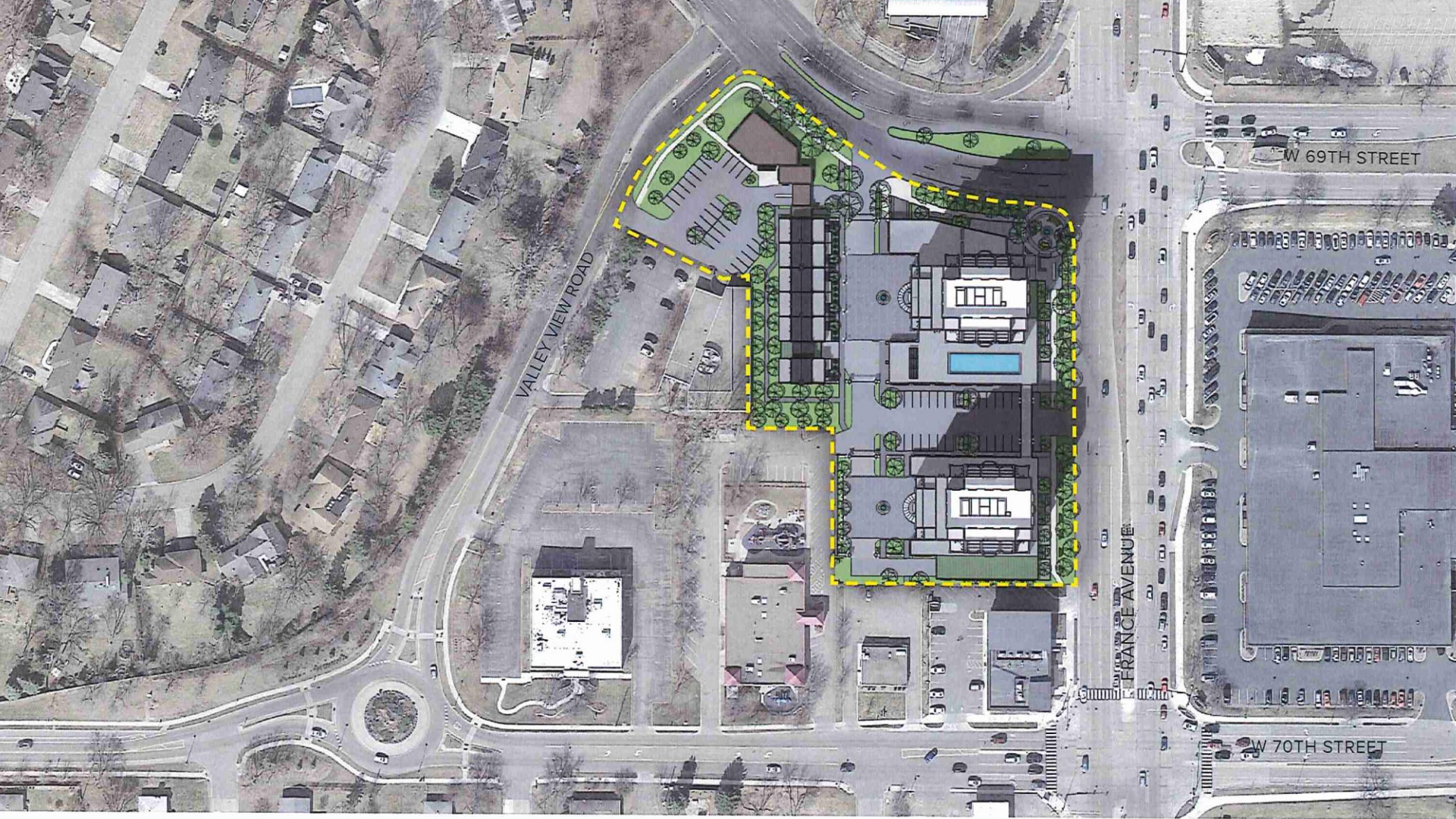
Galleria
Office
Building

VALLEY VIEW ROAD

FRANCE AVENUE

W 69TH STREET

W 70TH STREET



VALLEY VIEW ROAD

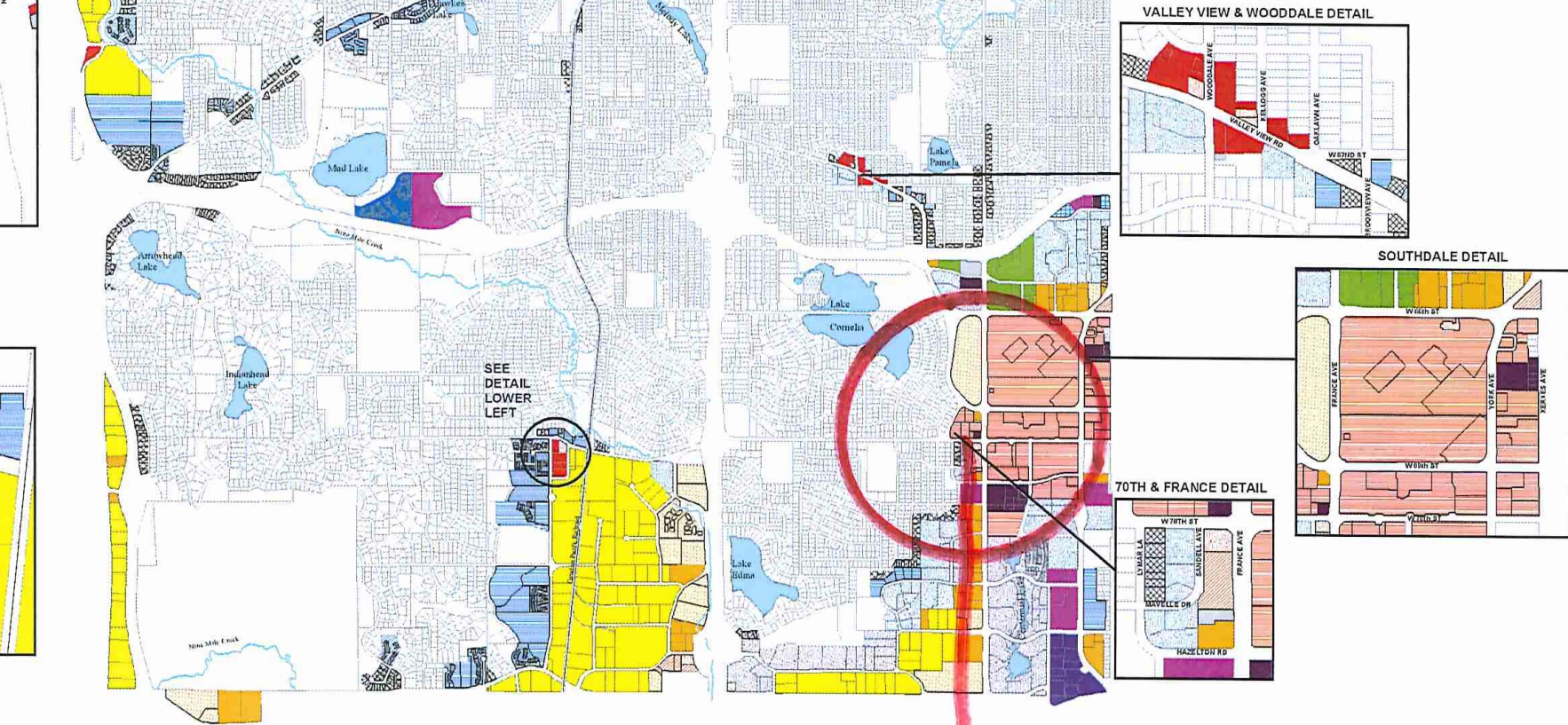
W 69TH STREET

FRANCE AVENUE

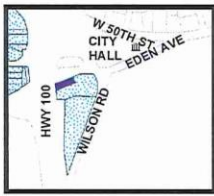
W 70TH STREET



Estelle Edina



A4

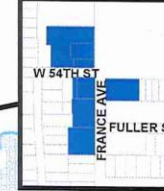
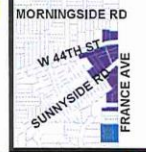


Building Height Overlay Districts

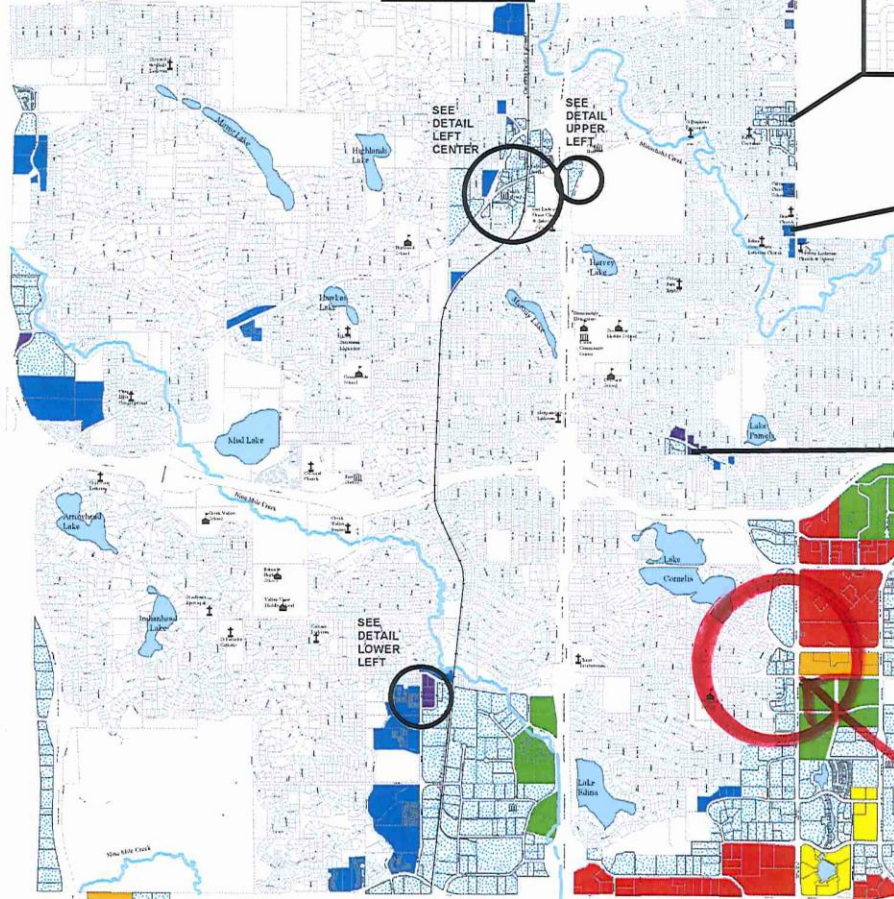
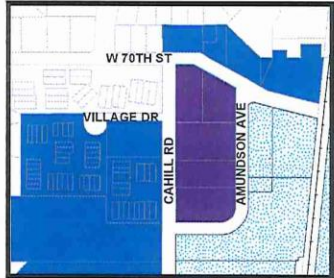
City of Edina

Hennepin County, Minnesota

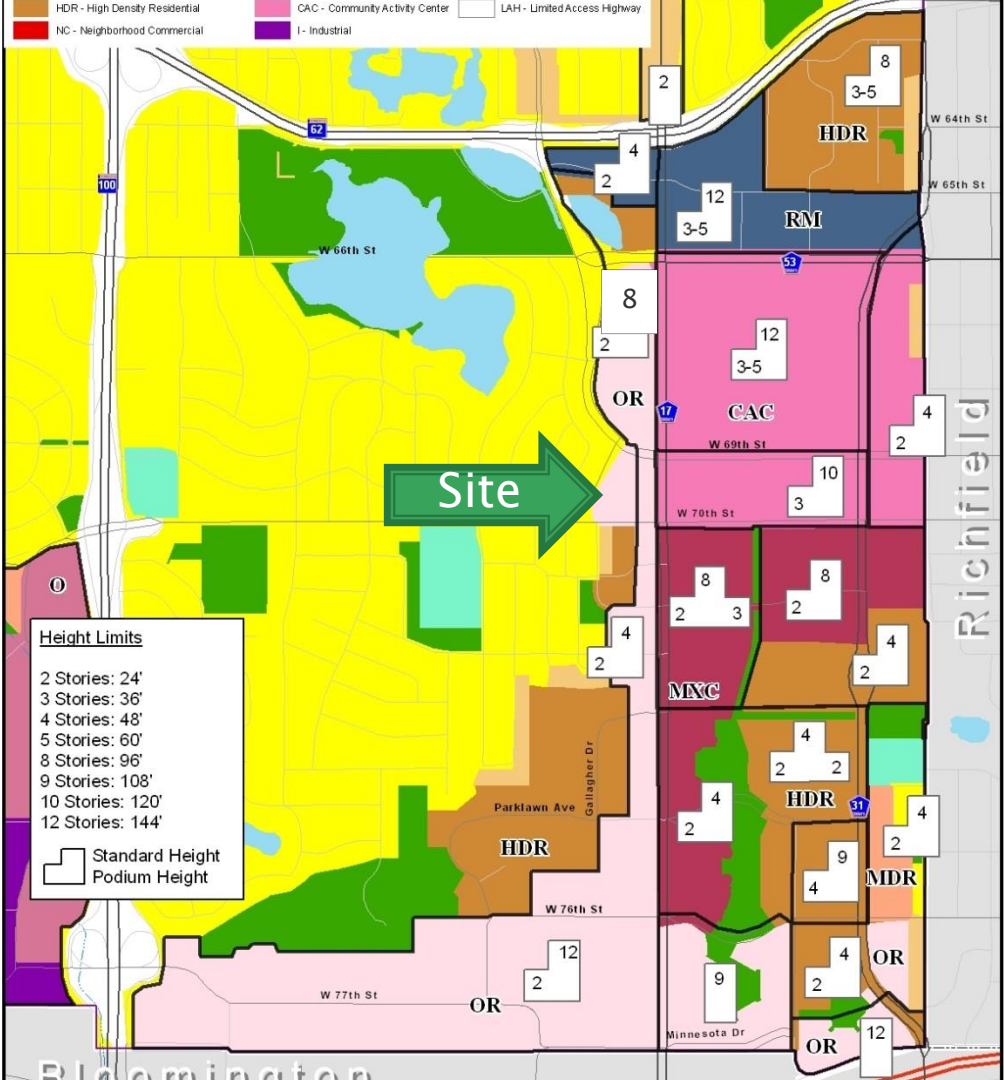
Appendix A



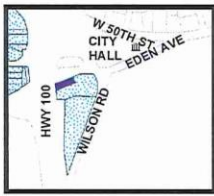
Legend	
	HOD-2 Building height shall be determined by required setbacks, but shall not exceed 2 stories or 24 feet, whichever is less.
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	HOD-10 Building height shall be determined by required setbacks, but shall not exceed 10 stories or 120 feet, whichever is less.
	HOD-12 Building height shall be determined by required setbacks, but shall not exceed 12 stories or 144 feet, whichever is less.
	Church
	City Buildings
	Private School
	Public School



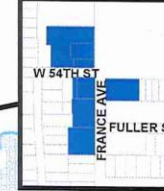
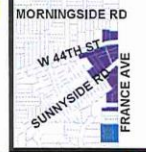
Site



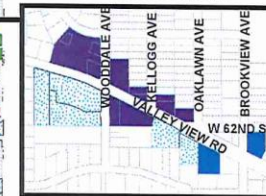
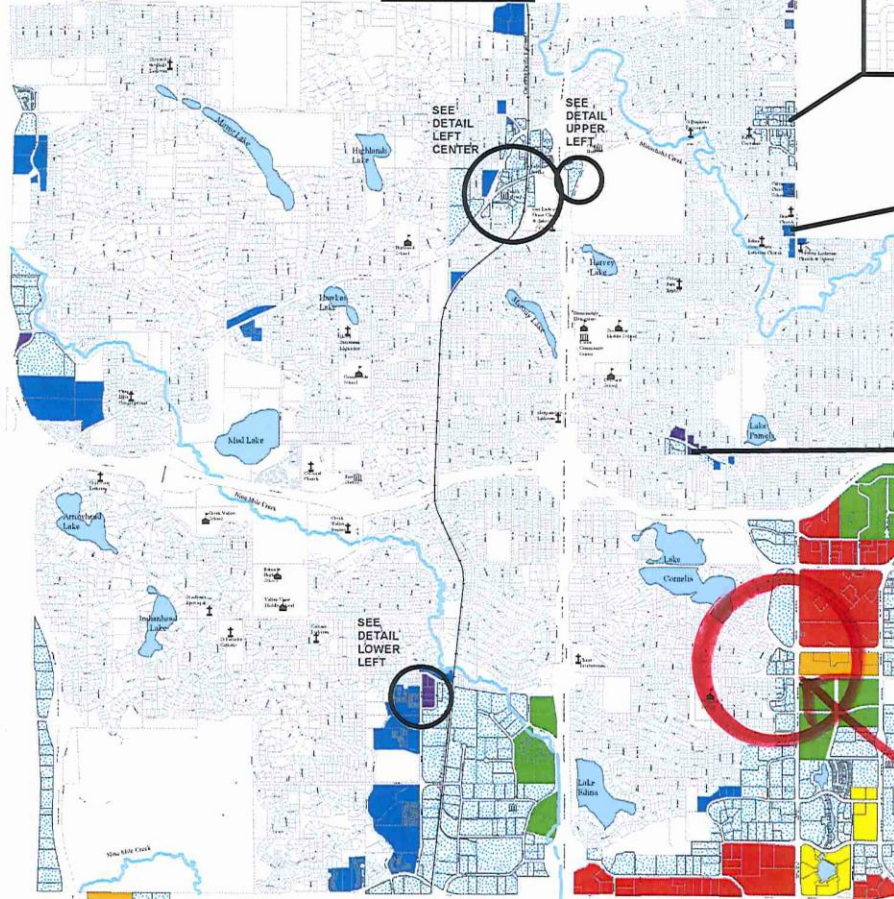
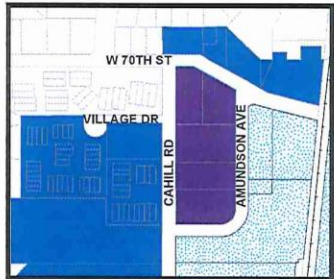
The CITY of
EDINA



Building Height Overlay Districts City of Edina Hennepin County, Minnesota Appendix A



Legend	
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	Church
	City Buildings
	Private School
	Public School



Site

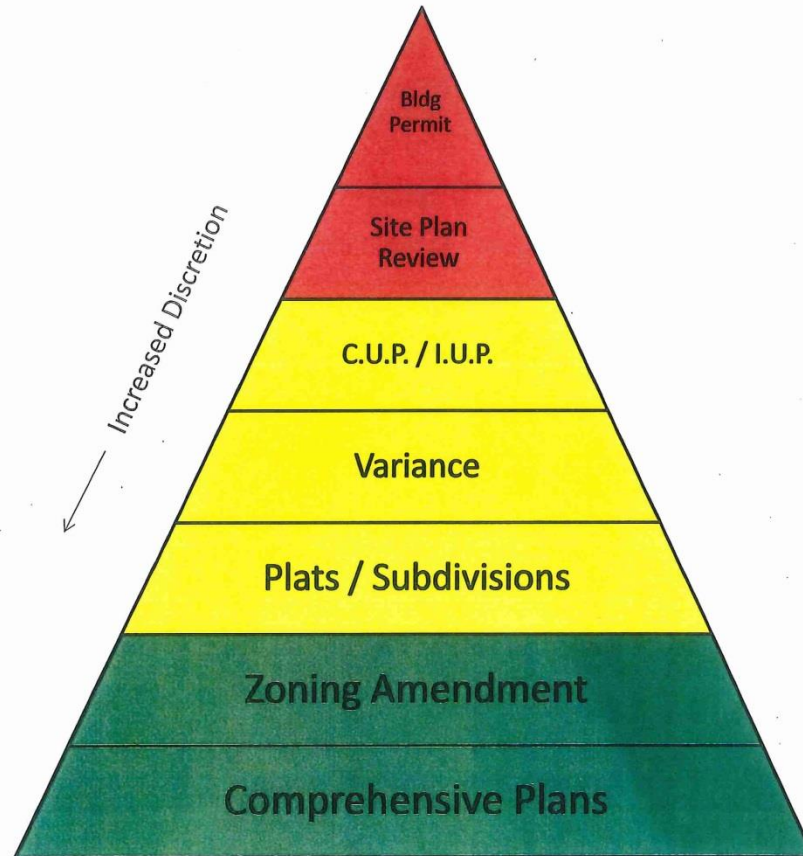
Specific Request:



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- A Comprehensive Plan Amendment to increase the height maximum from four stories and 48 feet to 26 stories and 360 feet; and increase the density in the OR, Office Residential District from 30 units per acre to 60 units per acre; and

Public Discretion in the Land Use Process



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Primary Issues



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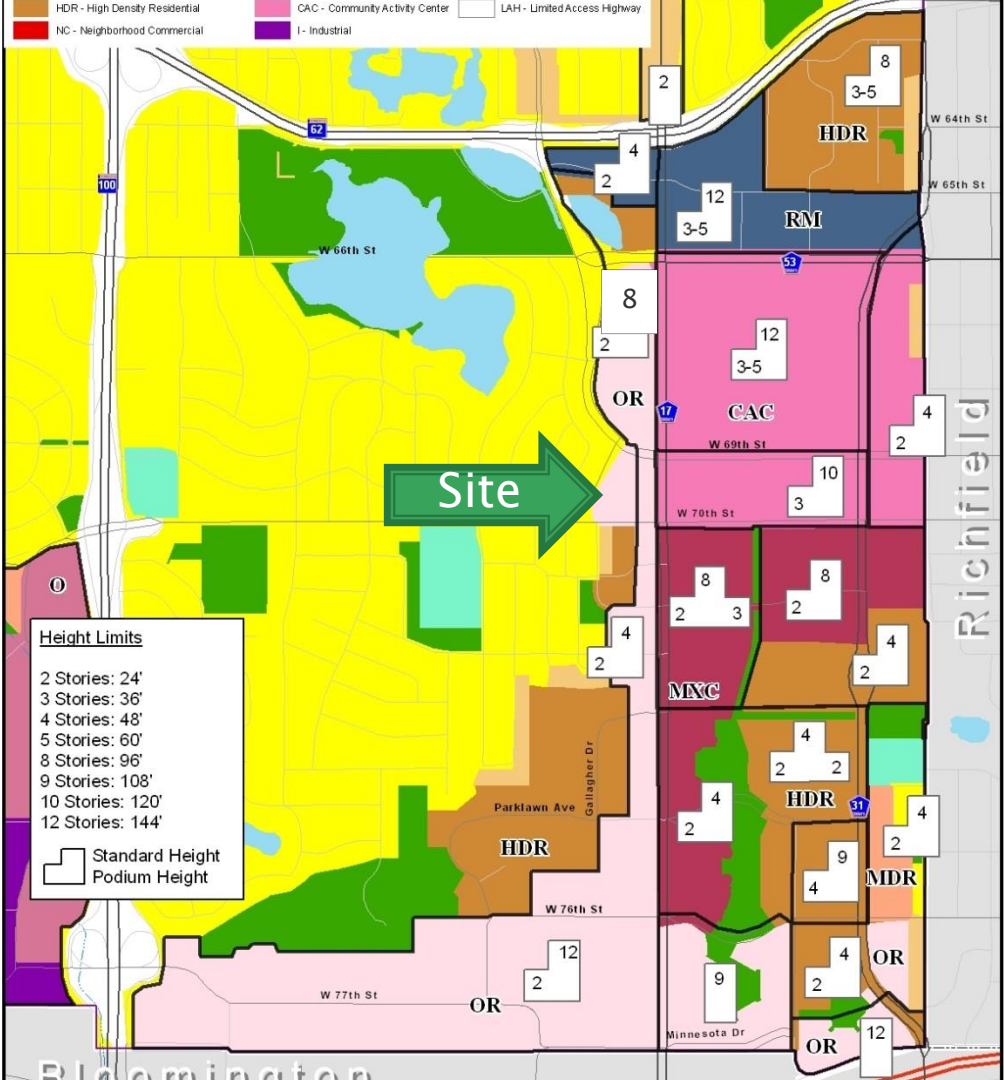
- Is the Comp. Plan Amendment regarding Density reasonable?
- Is the Comp. Plan Amendment regarding Height reasonable?

Density



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- Is the Comp. Plan Amendment regarding Density reasonable?







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Framework Vision Zones

-  Office
-  Residential/ Mixed Use with emphasis on housing
-  Mixed-Use with emphasis on commercial, office, retail
-  Institutional/Healthcare

DRAFT for review – March 18, 2016

57

Example Residential Density Ranges in Surrounding City's Comprehensive Plans

City	Range – Per Acre
Bloomington	
Medium Density Residential	5-10
High Density Residential	No limit
General Business	0-83
Commercial (Community & Regional)	0-83
High Intense mix use	0-60
Airport South mix use	30-131
Richfield	
Medium Density Residential	7-12
High Density Residential	Minimum of 24
High Density Res./Office	Minimum of 24
Mixed Use	50+
St. Louis Park	
Medium Density Residential	6-30
High Density Residential	20-75 (PUD for high end)
Mixed Use	20-75 (PUD for high end)
Commercial	20-50
Minnetonka	
Medium Density Residential	4-12
High Density Residential	12+
Mixed Use	No range established (density based on site location and site conditions.)
Minneapolis	
Medium Density (mixed use)	20-50
High Density (mixed use)	50-120
Very High Density(mixed use)	120+



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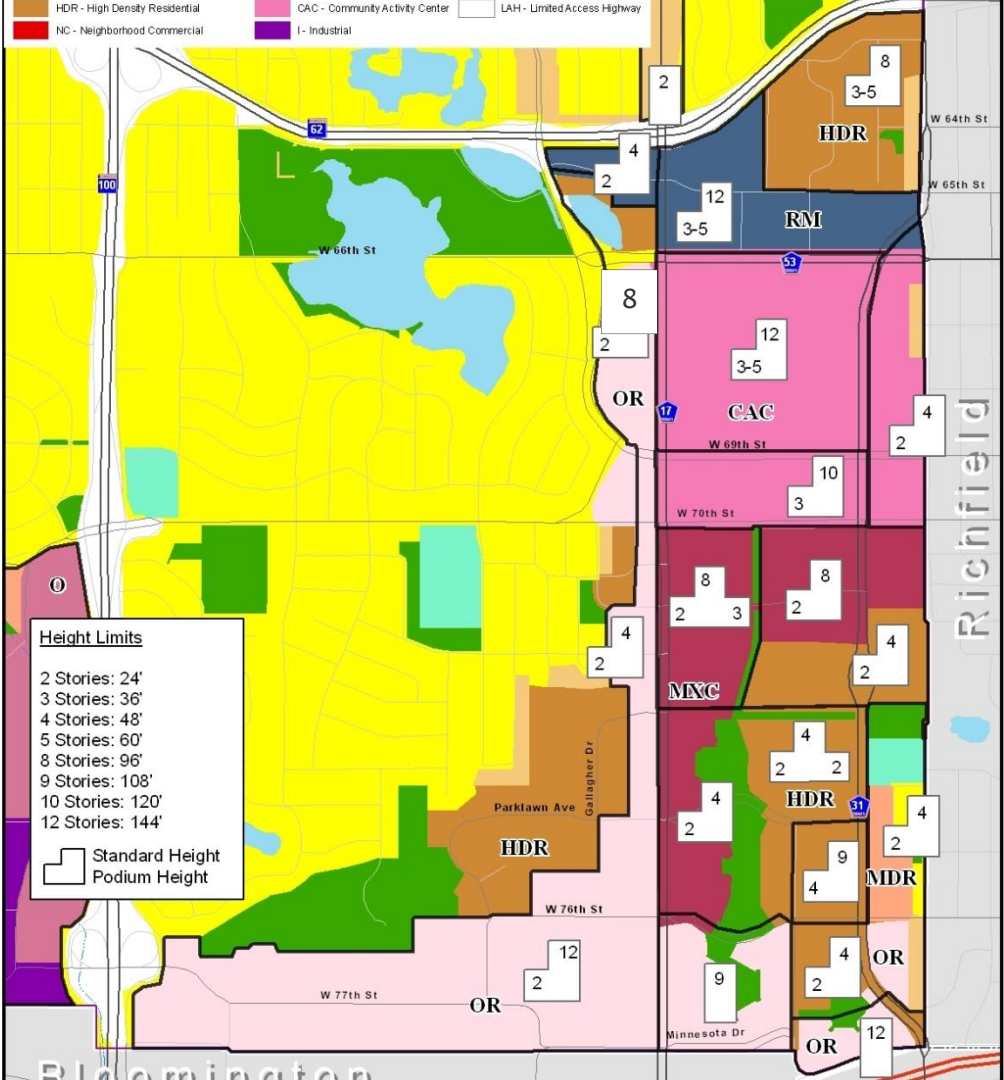
- Allowing higher densities allows the City greater opportunity to provide affordable housing units.
- Traffic studies done by Spack Consulting and WSB conclude that densities can be supported.

Height



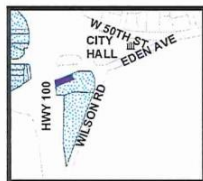
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- Is the Comp. Plan Amendment regarding Height reasonable?



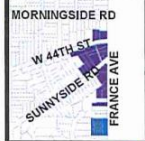
The CITY of
EDINA

WILSON RD & EDEN AVE DETAIL

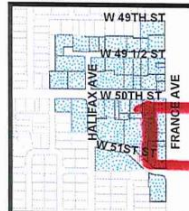


Building Height Overlay Districts **City of Edina** **Hennepin County, Minnesota** **Appendix A**

44TH & FRANCE DETAIL



50TH & FRANCE DETAIL



54TH & FRANCE DETAIL



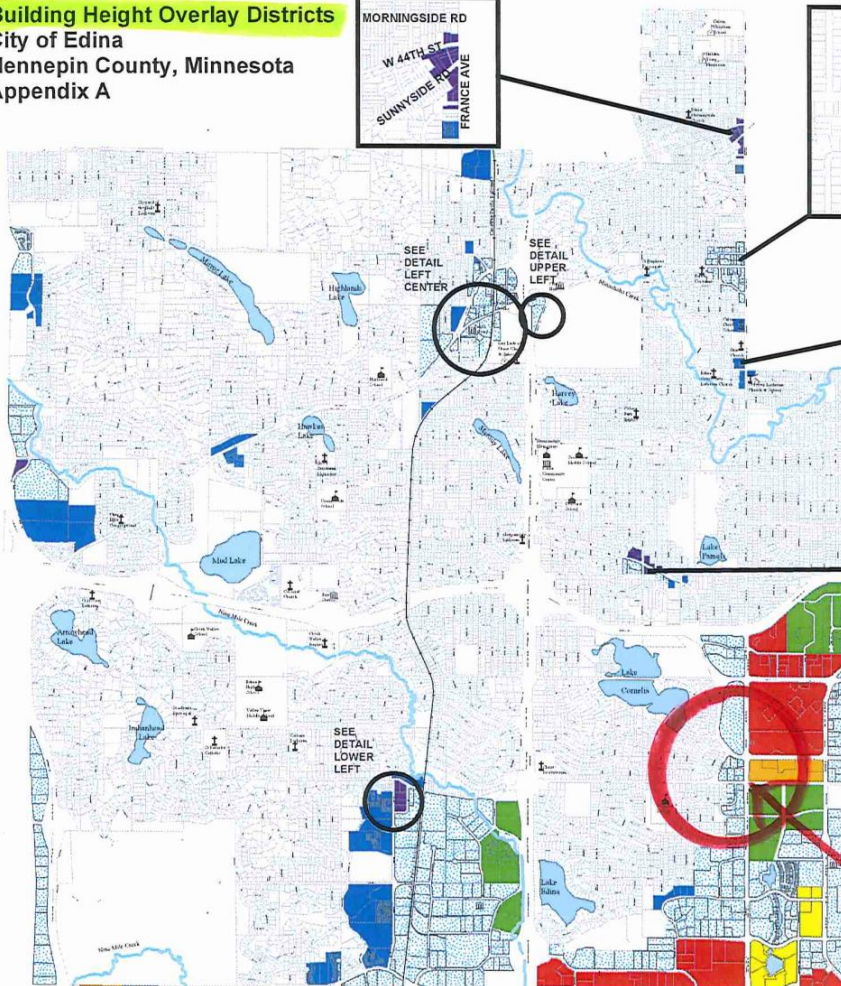
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	City Buildings
	Private School
	Public School



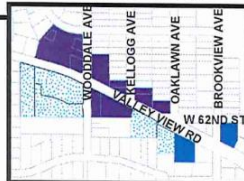
GRANDVIEW DETAIL



CAHILL RD & 70TH DETAIL



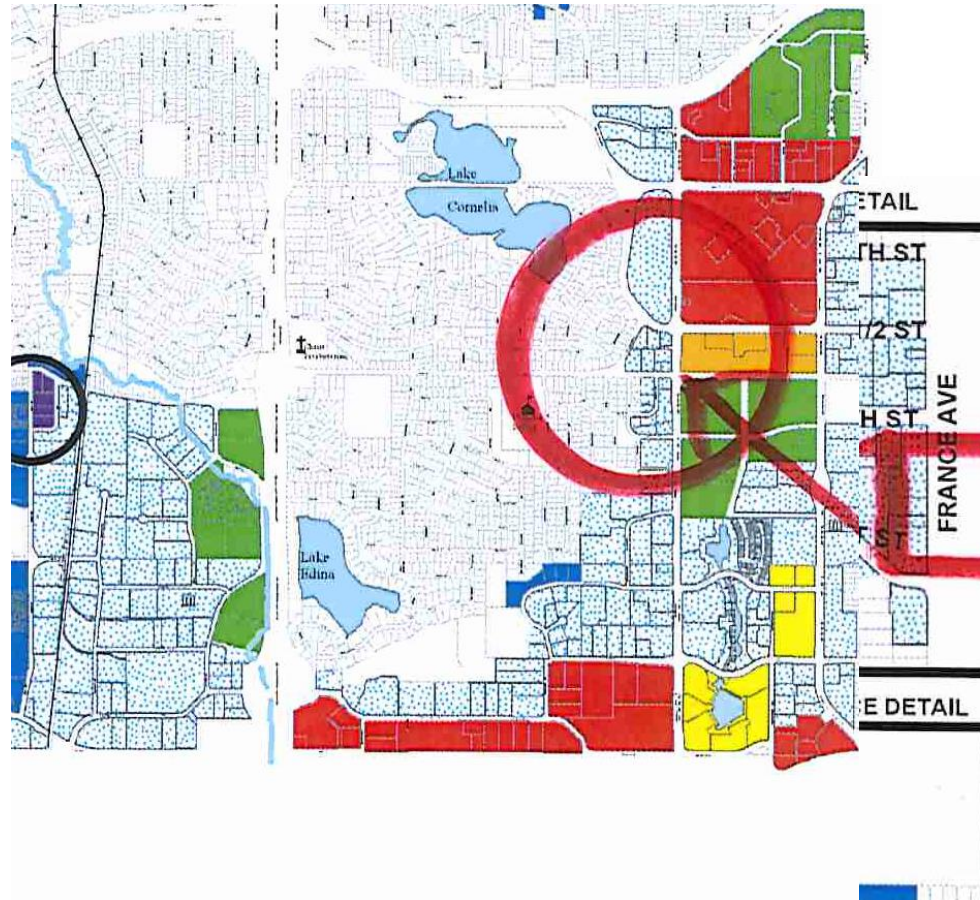
VALLEY VIEW & WOODDALE DETAIL










Site




The CITY of EDINA



Legend

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 Church



Considerations for expanded height and density

In the OR, Office Residential District, at 3905 69th Street West, a portion of 3939 69th Street West, and 6900 and 6950 France Avenue, the allowed density may be up to 60 dwelling units per acre, and the allowed height may exceed 4 stories and 48 feet. The increased density and height are subject to City Council approval of a rezoning to PUD for a project that must include:

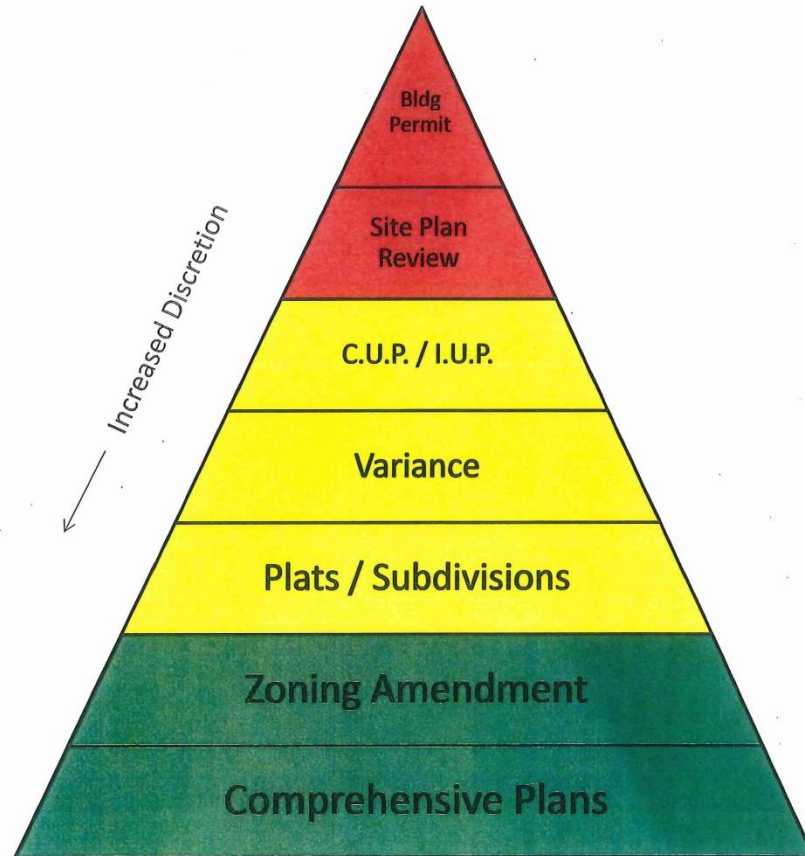
1. Affordable housing. "Affordable housing" means a development in which at least 20 percent of the residential units are restricted to occupancy for at least ten years by residents whose household income at the time of initial occupancy does not exceed 60 percent of area median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development, and with respect to rental units, the rents for affordable units do not exceed 30 percent of 60 percent of area median income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.
2. Project must meet the City's affordable housing policy.
3. At least 75% of the floor area in every building, excluding accessory buildings, must be used for dwellings.
4. Project must provide underground parking.
5. Project must include public art.
6. Public enhancement of the sidewalks around the perimeter and through the site; including a 50 foot setback from the paved portion of France Avenue and 30 feet back from 69th to include sidewalks and green space.
7. Building must be of high quality architecture subject to review and approval of the City Council as part of a Rezoning.
8. Project must include sustainable design principles subject to approval of the City Council.
9. The development must adequately respond to the Greater Southdale Area Guiding Principles.
10. Project must include public space.
11. Project must include accommodation for bikes.
12. Buildings over four stories must be separated from the single-family homes on the west side of Valley View Road by buildings four stories or less to provide a transitional area between taller buildings on France Avenue and single-family homes to the west

Conclusion & Recommendation



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Public Discretion in the Land Use Process



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Considerations for expanded height and density

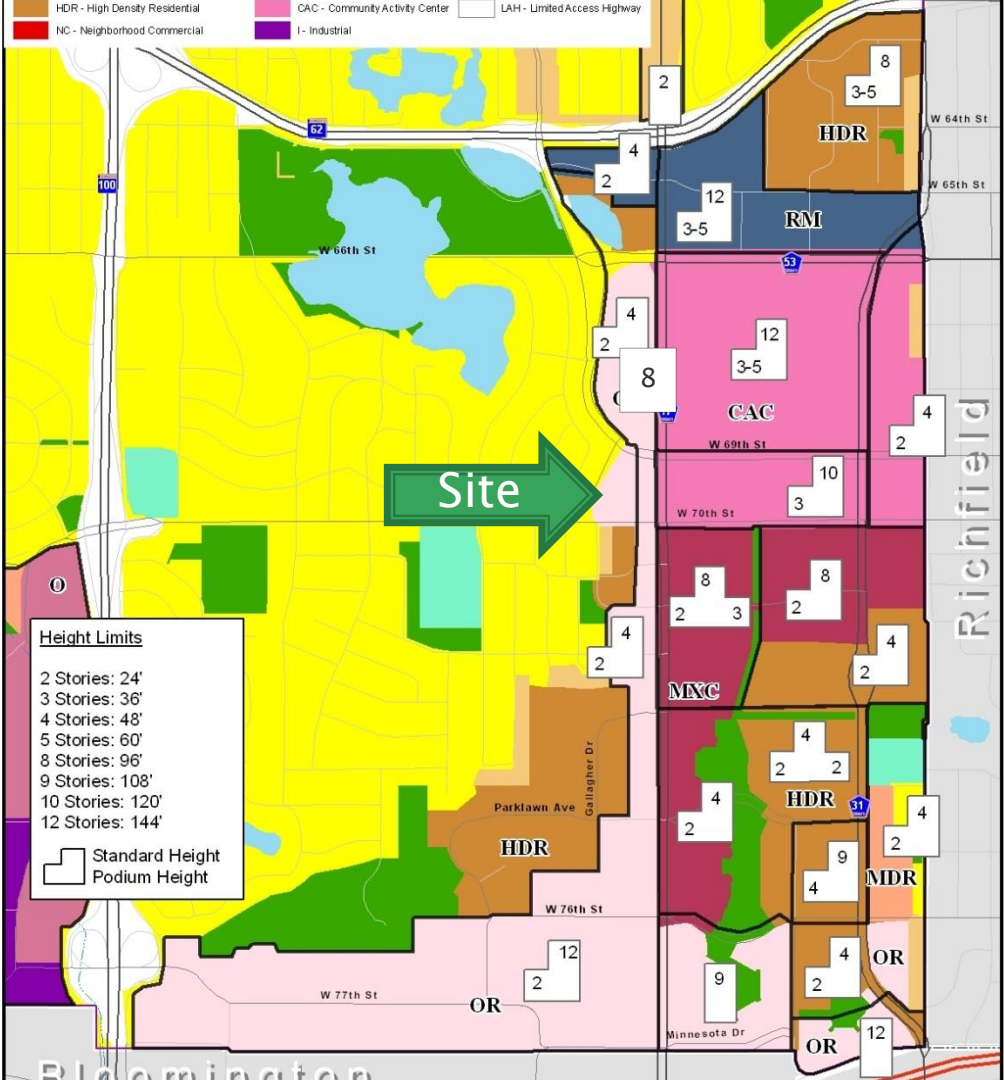
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Questions?



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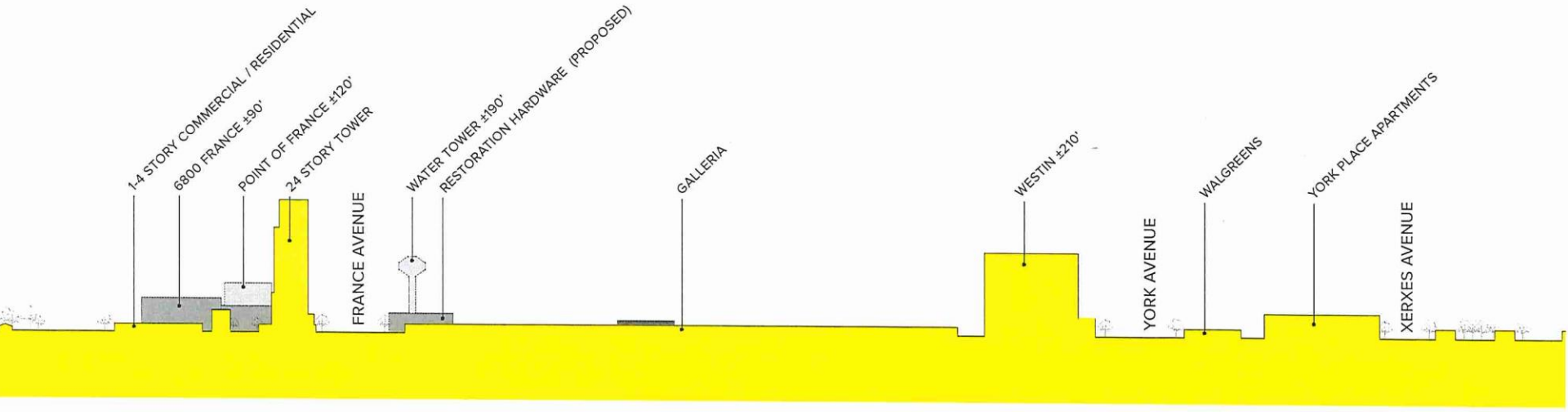










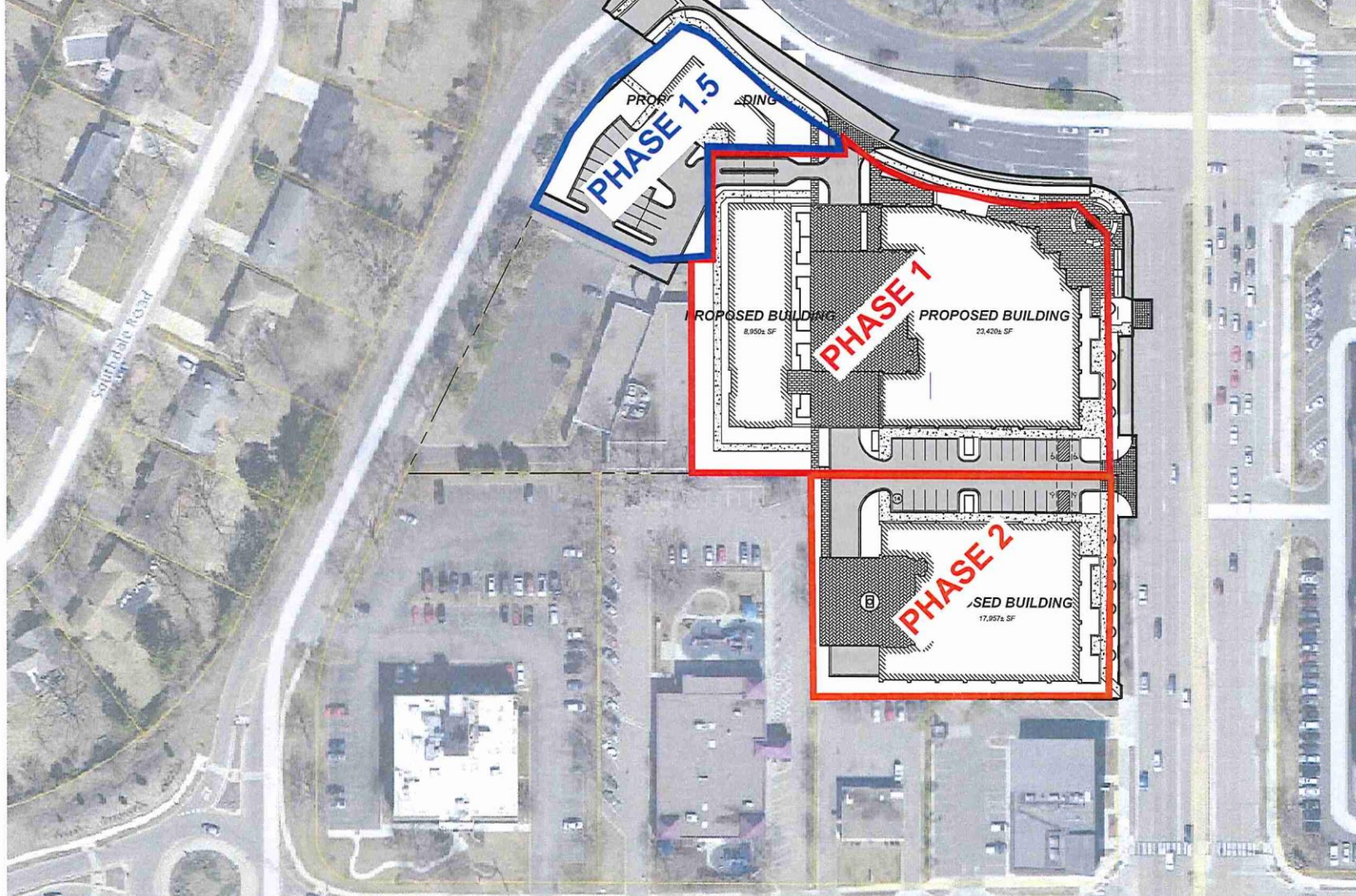




LONGEST SHADOW - DECEMBER 21, 8 AM



SHORTEST SHADOW - JUNE 21, 8 AM



PROPOSED BUILDING
PHASE 1.5

PHASE 1

PROPOSED BUILDING
8,950± SF

PROPOSED BUILDING
23,420± SF

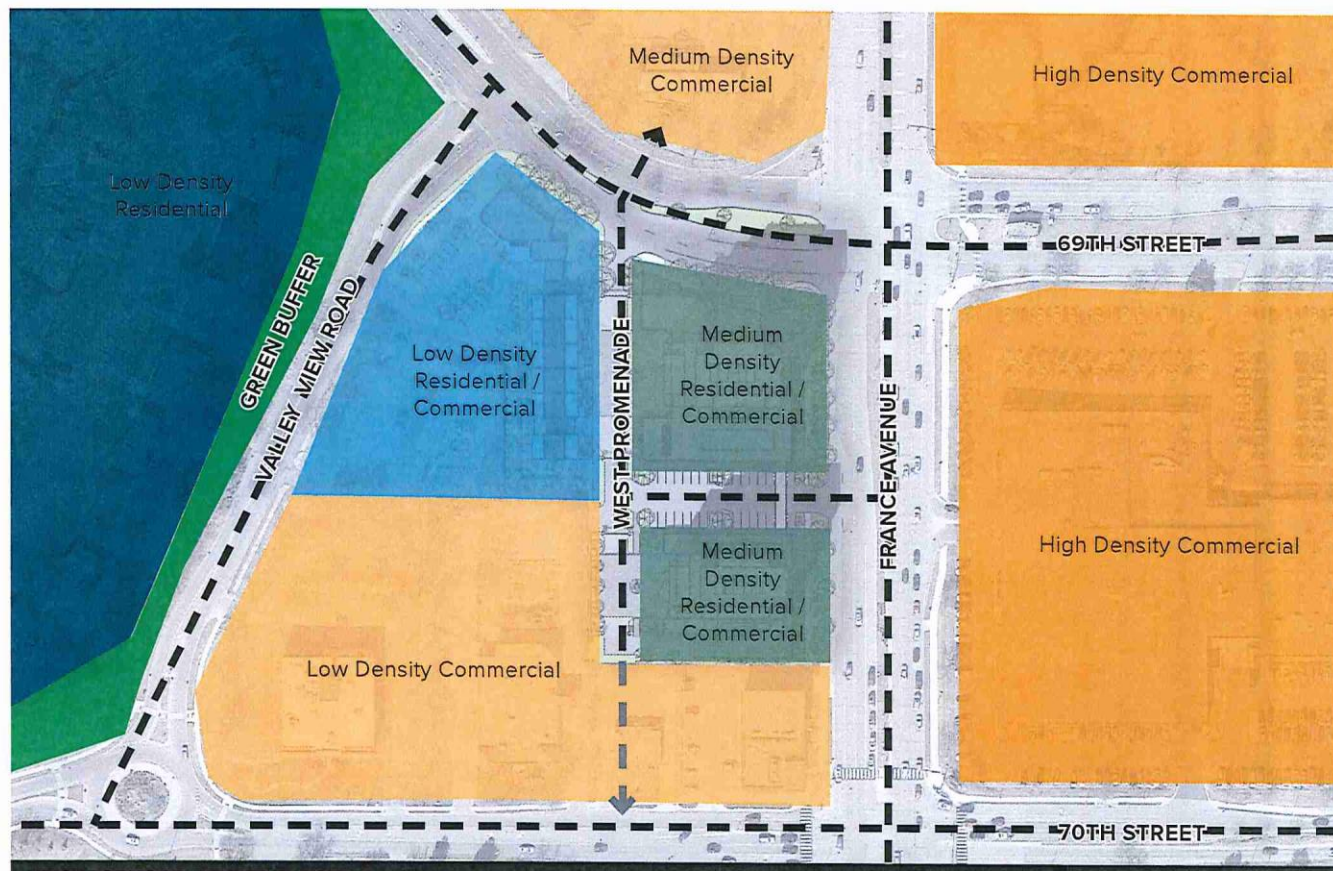
PHASE 2

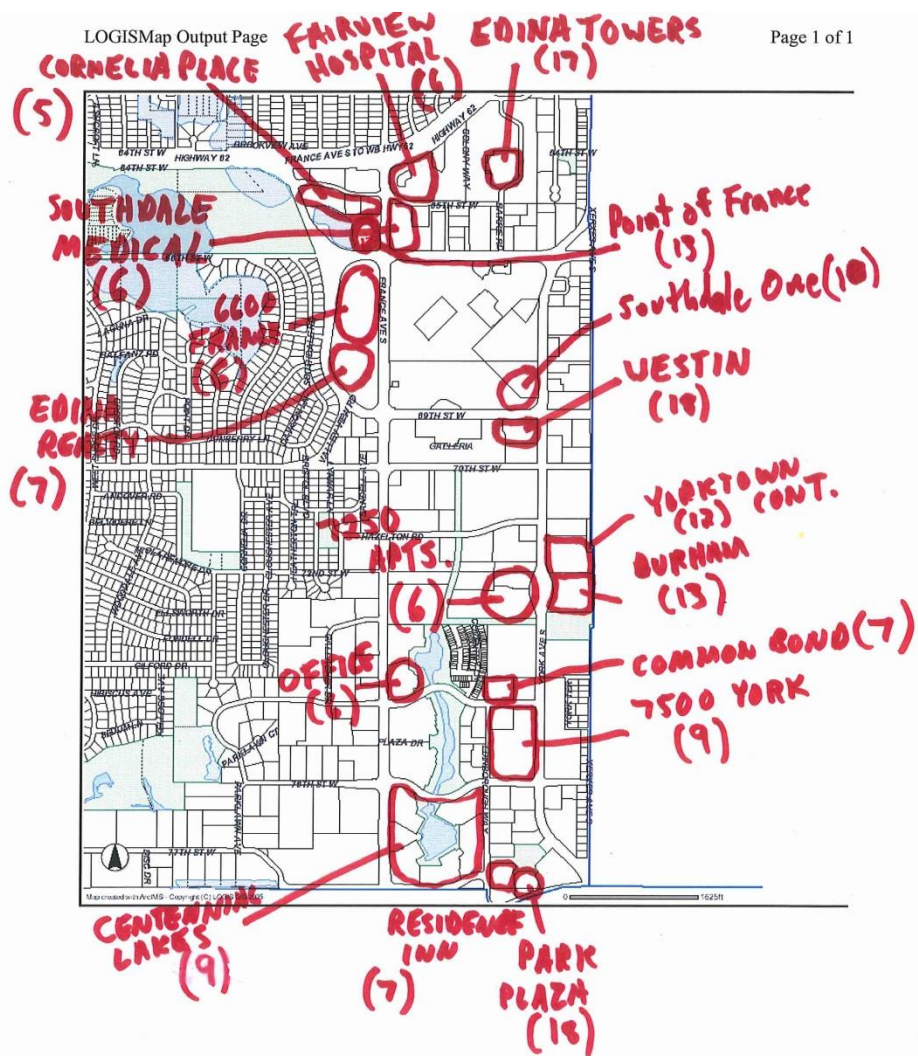
B

PROPOSED BUILDING
17,957± SF

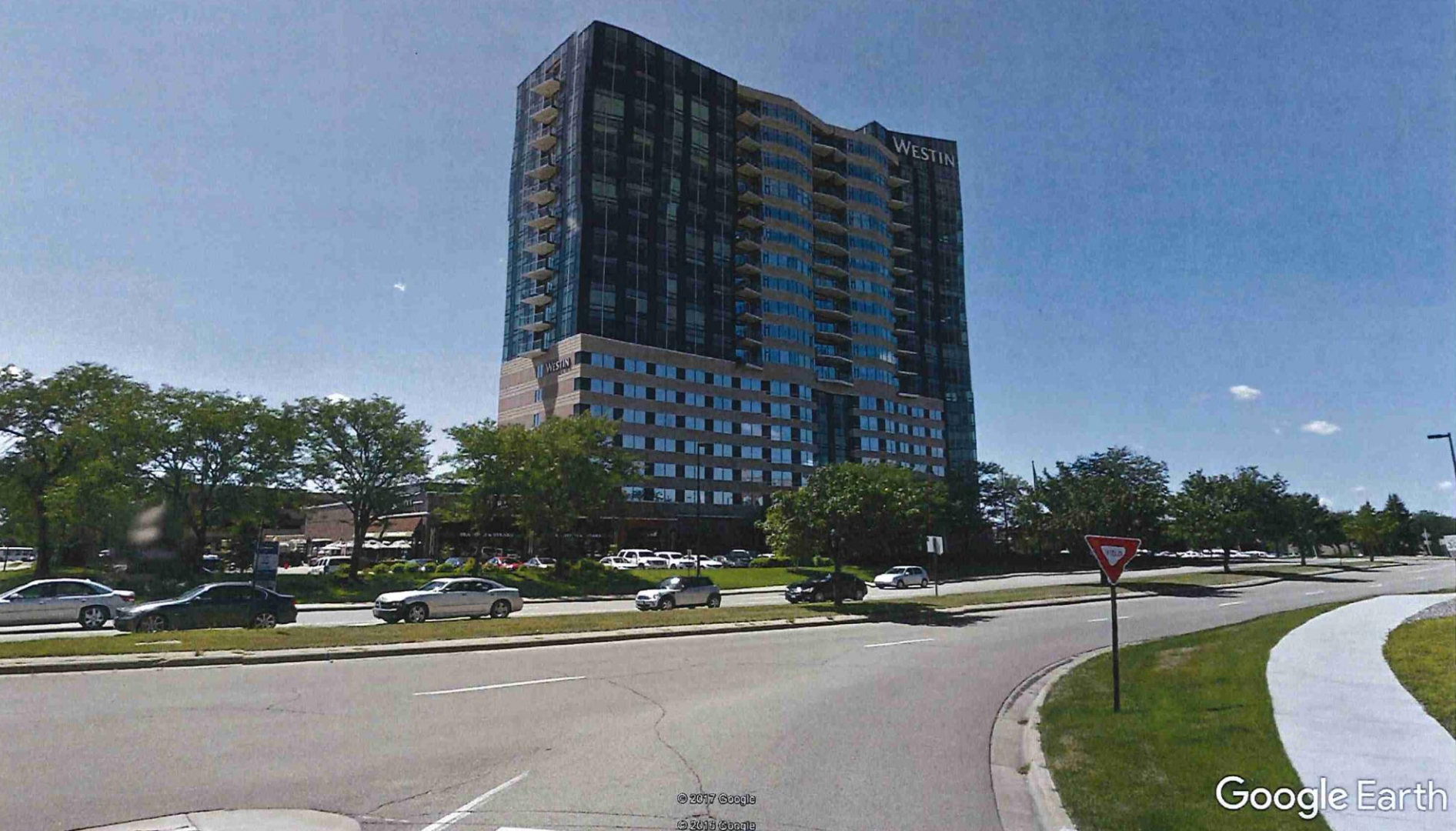
Southdale Road

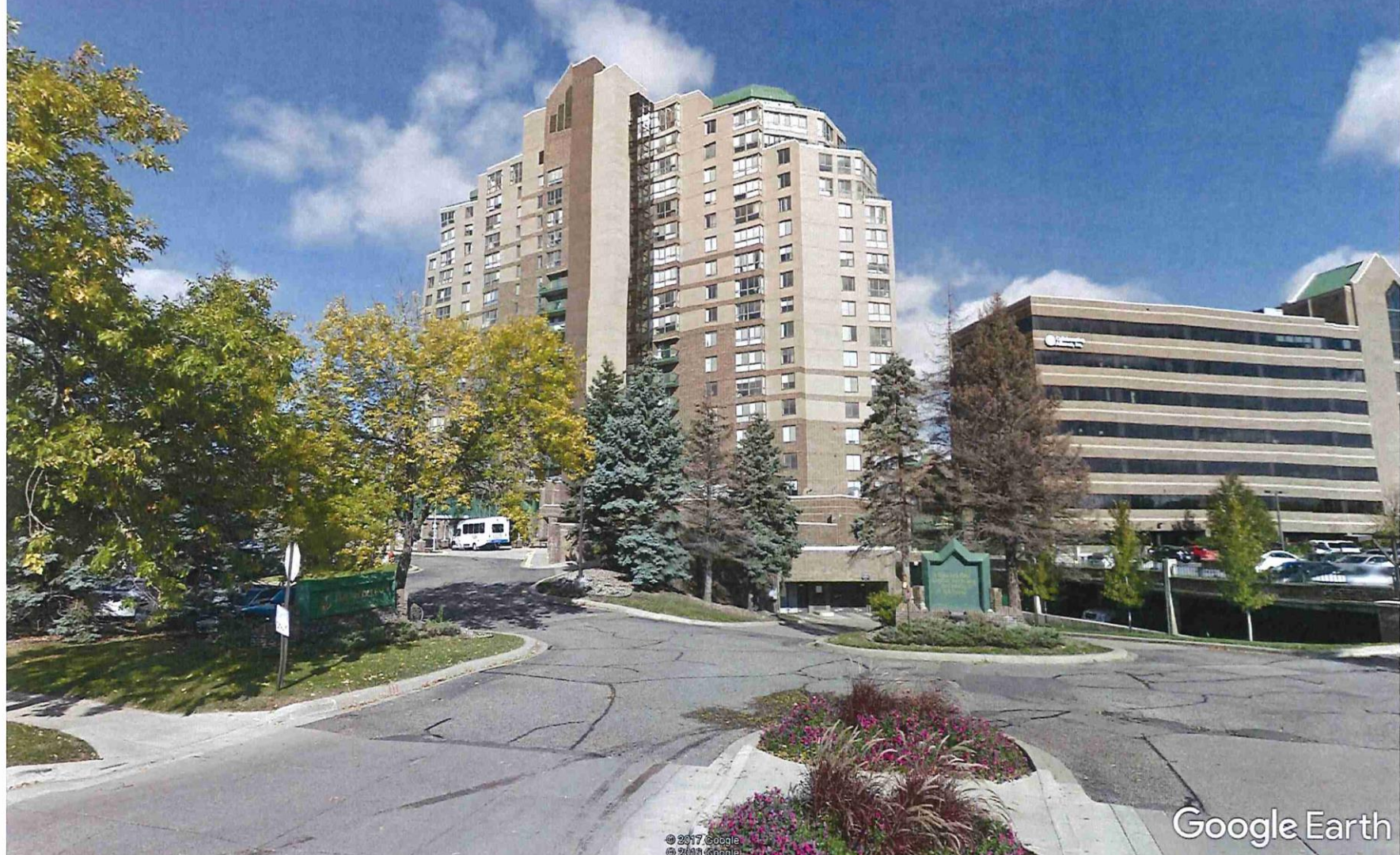
a unique and relevant
between the Cornelia
d to the west and the
intensive uses east of France
ner-occupied residences and
ground floor, Estelle transitions
al to commercial districts with a
riendly mixed-use environment.
tion also occurs within the
velopment, with townhomes
and a one story retail base
the north and east of the tower.





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Google Earth



For Discussion



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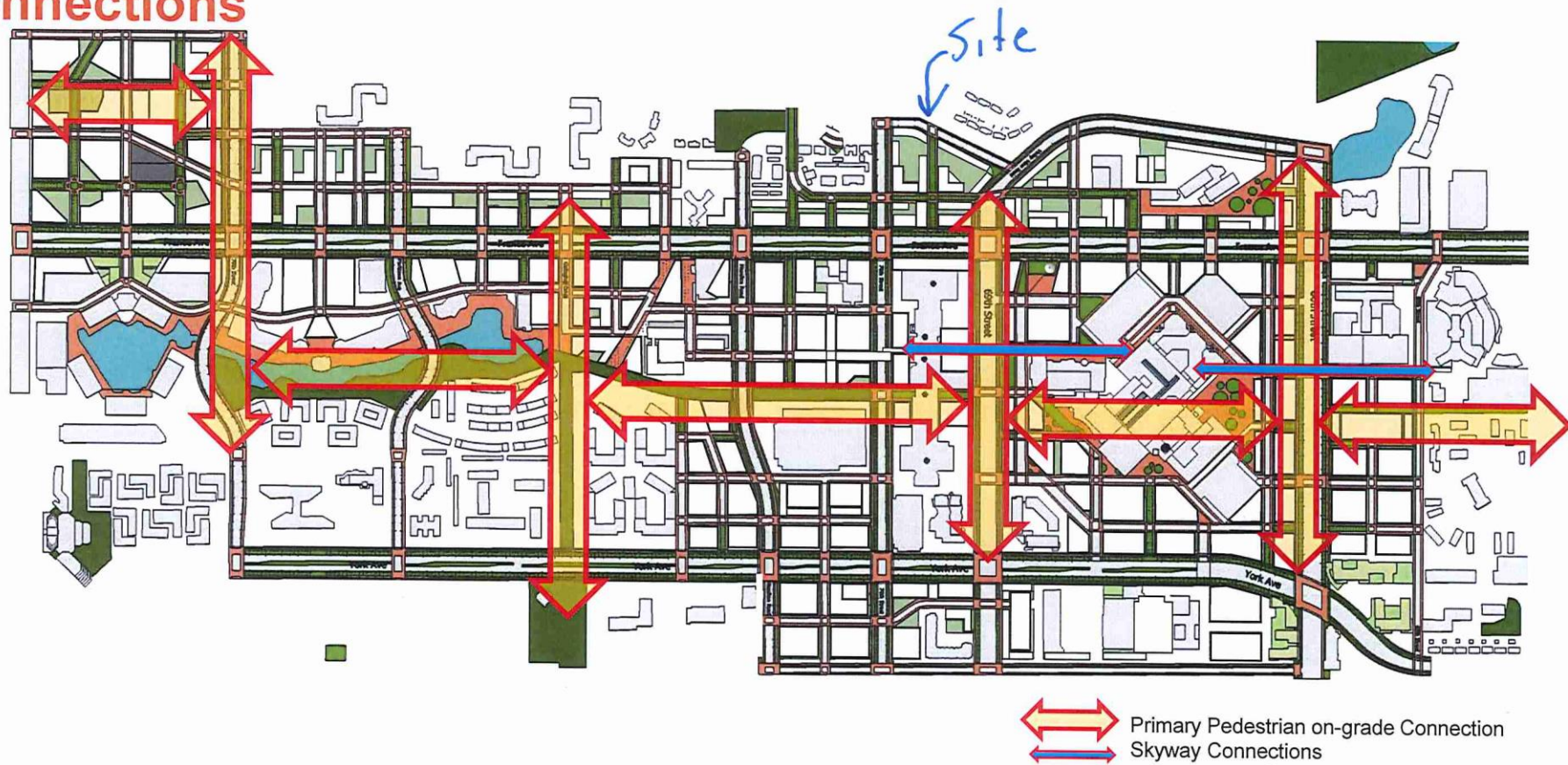
- Is 24 stories acceptable for this site?
- Is this a “transitional” development?



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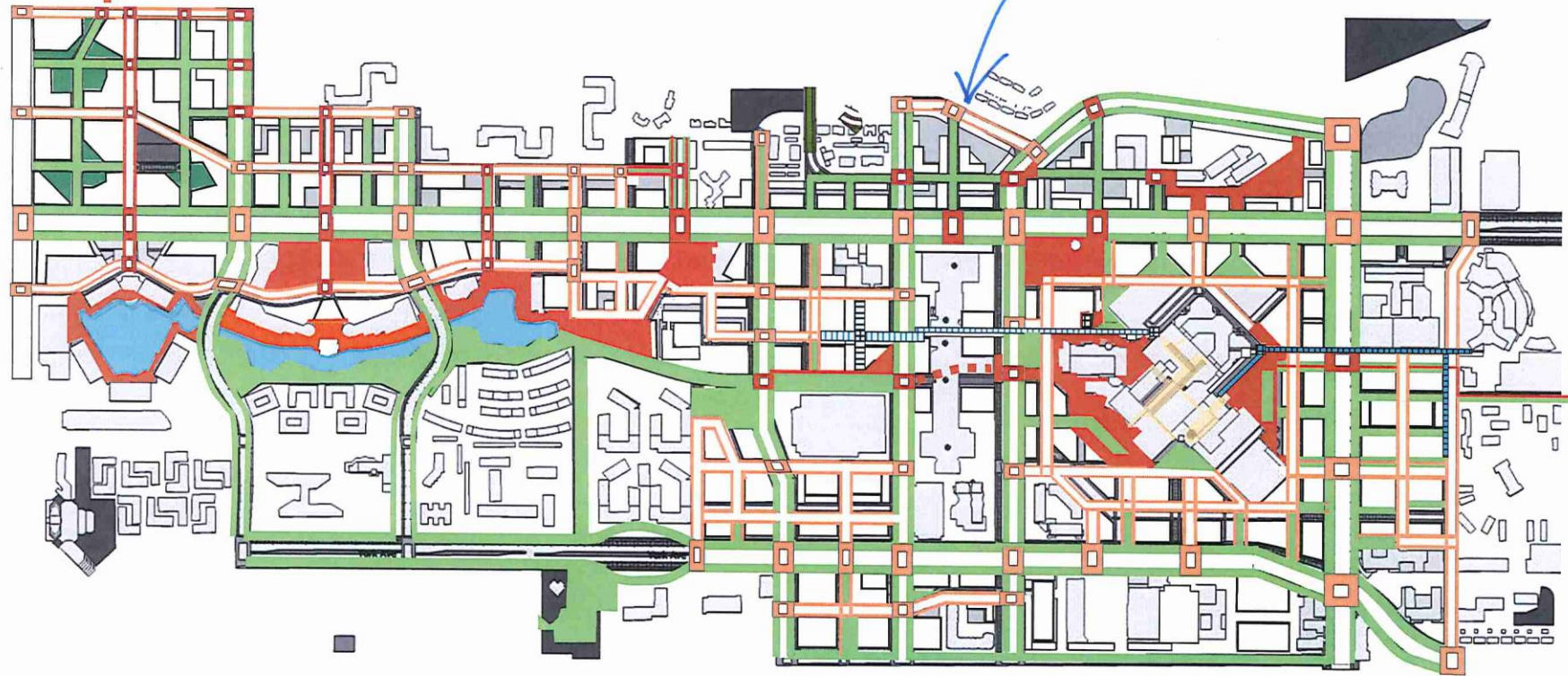
Framework Vision

Connections



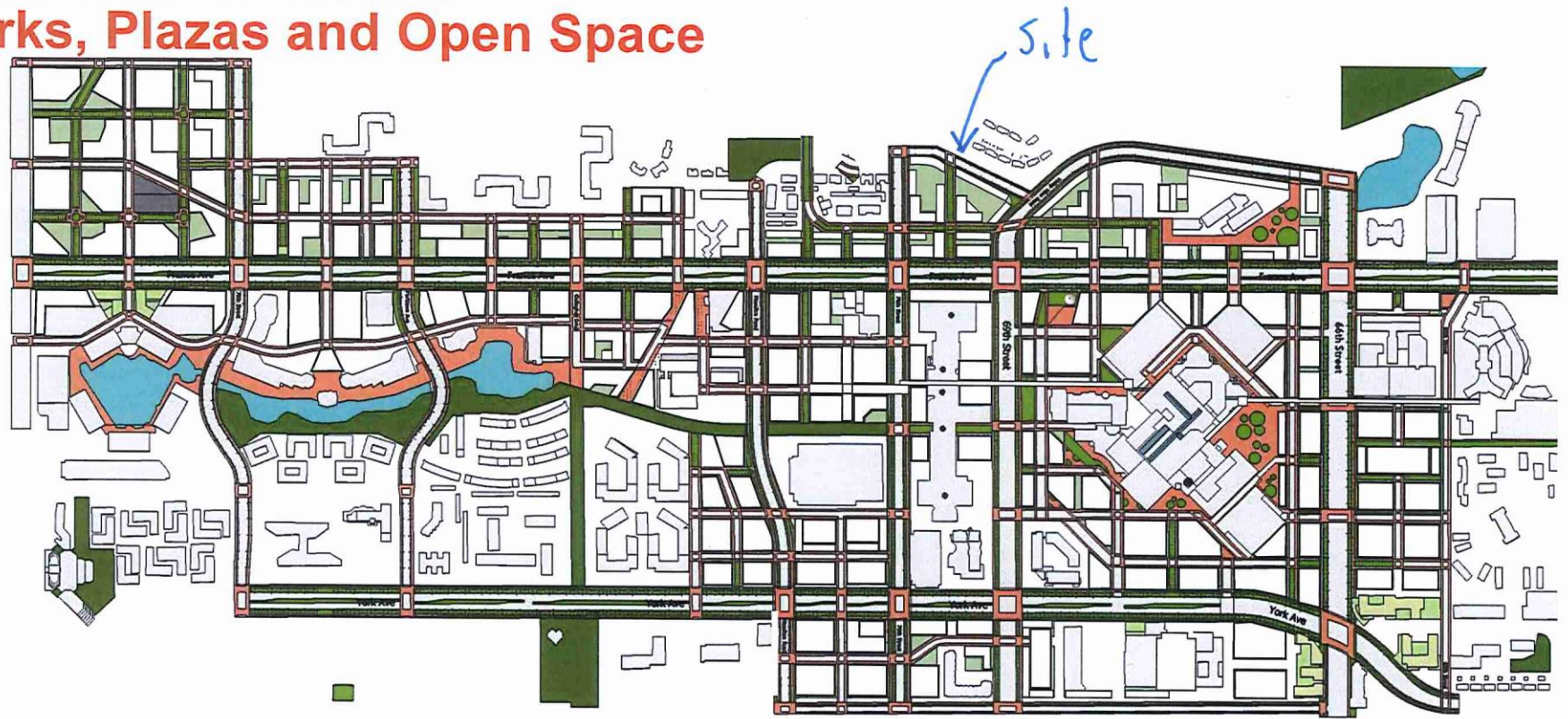
Framework Vision

Open Space: Green



Framework Vision

Parks, Plazas and Open Space





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