

# ***Vote No on Comp Plan Amendment***

## ***Group Presentation***

Trust the Vision  
Respect the Process  
Demand Robust City Planning  
Protect Our Neighborhoods

## | Our Concerns

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The Comp Plan  
Amendment Process

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The Skyscraper  
Proposal

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The Impact on the  
Neighborhood

# Listen to the Community

- Resident opposition to the skyscrapers is NOT resistance to change.
- Residents favor a process leading to well-planned development.

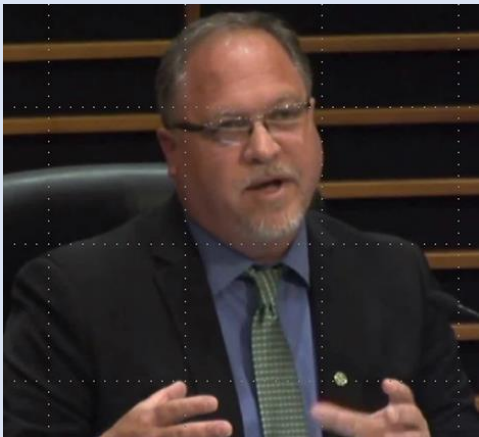
***Please don't dismiss us due to a preconceived bias about our motives.***

# Council Gets It Right



For me, it's too much on the west side of France

"As much as we think we are establishing a transition area, it's really lost on the homes to the west"



"Many are asking 'how did we ever get to this point?'"

"It's just too tall"





# Council Member Staunton Hits a Key Point



“The question is how do we handle departures from (the Comp Plan) 10 years ago; and we are trying to figure that out”

# Edina's Legacy of City Planning

*1929 - First village in the State to appoint a Planning Commission and first to adopt a zoning ordinance.*

*1957 - Hired State's first full-time Planning Director.*

*“It was evident then, as it is now, that **planning is an integral part of Edina's past and future.**”*

***Source: City of Edina website, City Planning Department overview page***

# ***Edina Comprehensive Plan 2008***

## ➤ Building Height Transitions.

- ***“Taller buildings (generally four stories or higher) should step down to provide a height transition to surrounding residential buildings . .”***

## ➤ Building Height.

- ***“The question of 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...**”***

**“the appearance and compatibility of a particular land use with its surroundings are as important as the use itself”**

# Comp Plan Envisions Transitions



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Illustration © 2015 Opticos Design, Inc.





# Vision Edina - Strategic Vision Framework – May 2015

## ISSUES

- Residential neighborhoods continue to serve as the defining characteristic of the city
- There is a high desire to protect and enhance such neighborhoods.



# Vision Edina - Strategic Vision Framework – May 2015

## Built-to-Scale Development

- We have proactively developed **planning procedures and policies** that allow the character of our neighborhoods to be preserved and enhanced.





# Vision Edina - Strategic Vision Framework – May 2015

## Strategic Actions

- More consideration of scale
- Take into account the compounding impact of numerous developments in close proximity



# Southdale Work Plan

**Very general Guiding Principles have been approved.**

**Work Plan still in the development stage.**

# What We Know of Southdale Plan So Far

**“Managing building scale in the unique part of Greater Southdale District is critically important to creating a comfortable and connected community.”**

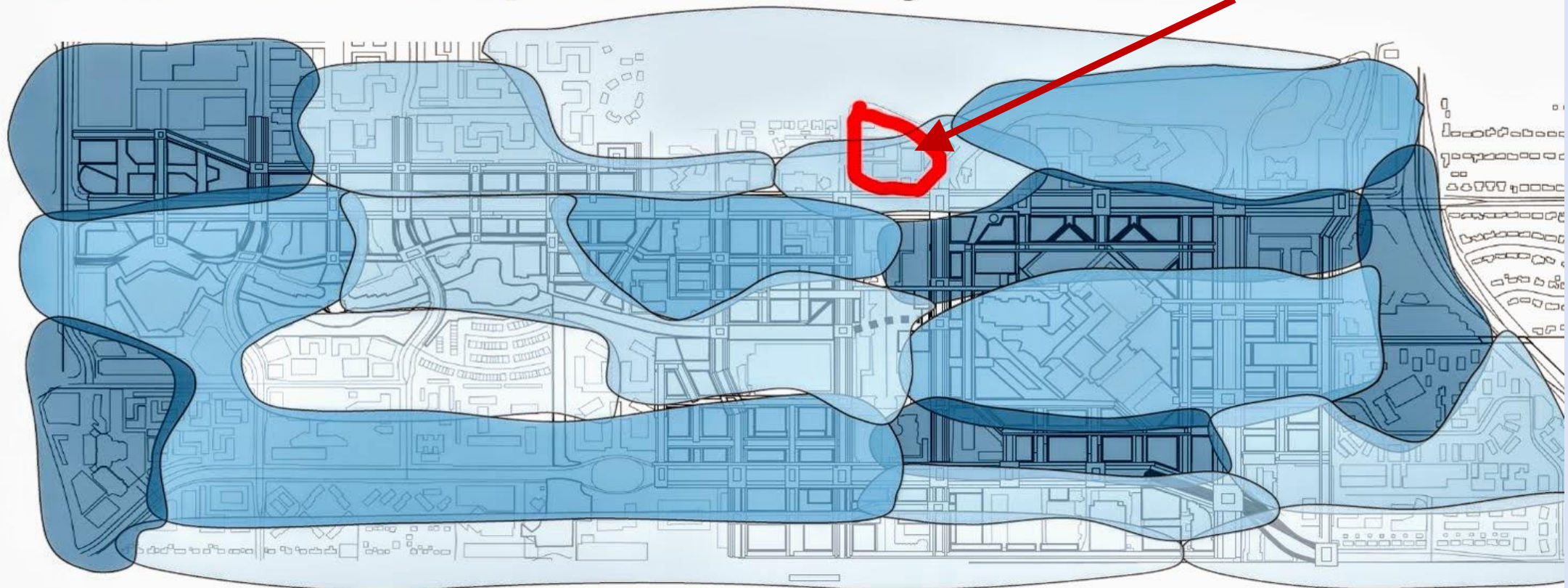
Southdale Work Plan Draft March 18, 2016

# What We Know of Plan So Far

Southdale Work Plan Draft March 18, 2016

## Potential Development Intensity

**Transitional**



This plan concentrates development intensity at the north and south ends of the district – where there is already a precedent – as well as along the north ends of France and York, where the width of the streets will be able to accommodate taller buildings without creating a 'canyon effect'. Lower intensity development will enable a more gradual transition to residential neighborhoods.

DRAFT for review – March 18, 2016

62



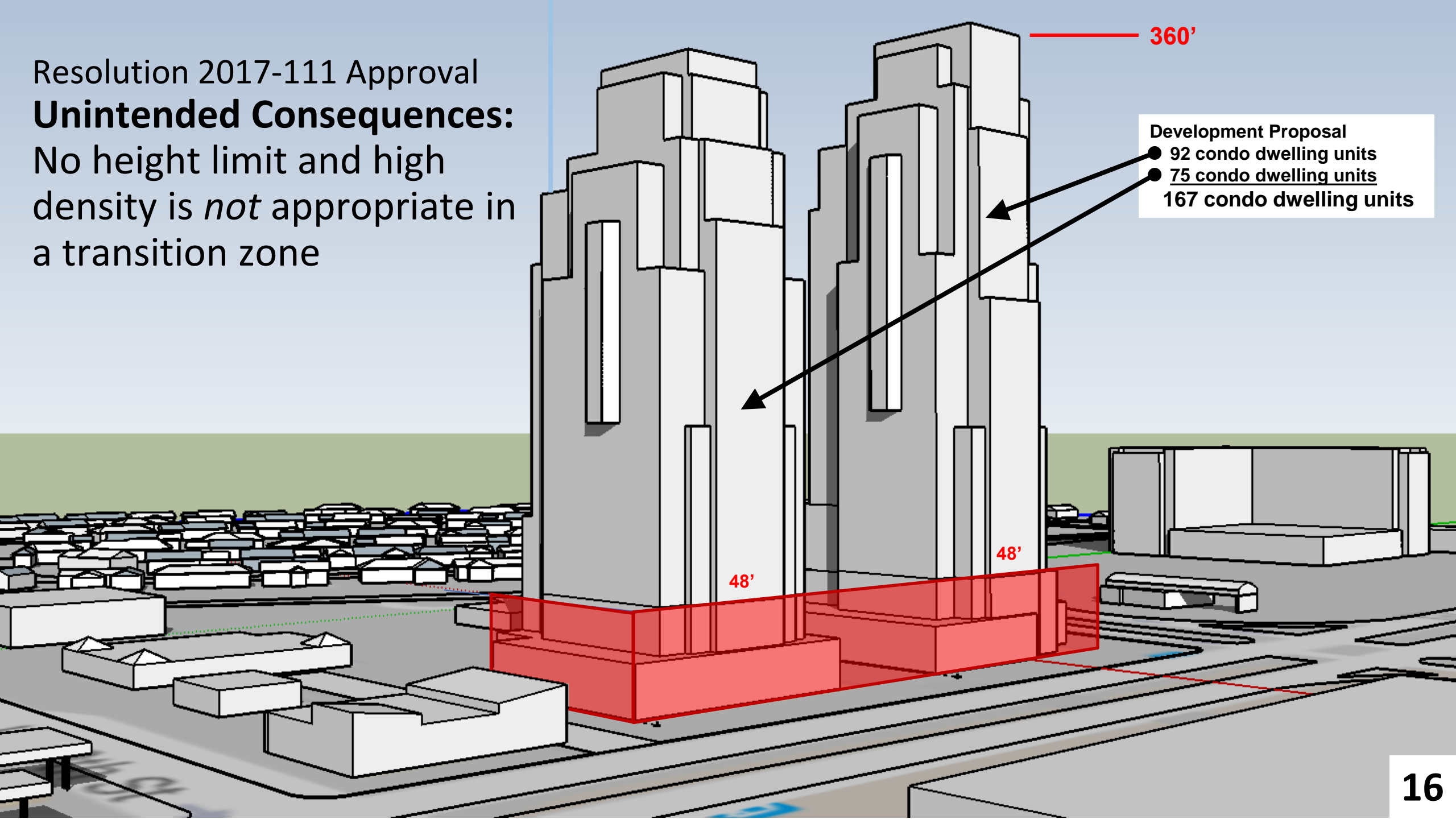
# Skyscrapers...

## [Skyscraper - Wikipedia](#)

A **skyscraper** is a tall, continuously habitable building having multiple floors. ..., a **skyscraper** can also be called a high-rise, but the term "**skyscraper**" is often used for buildings **higher than 328 ft.**



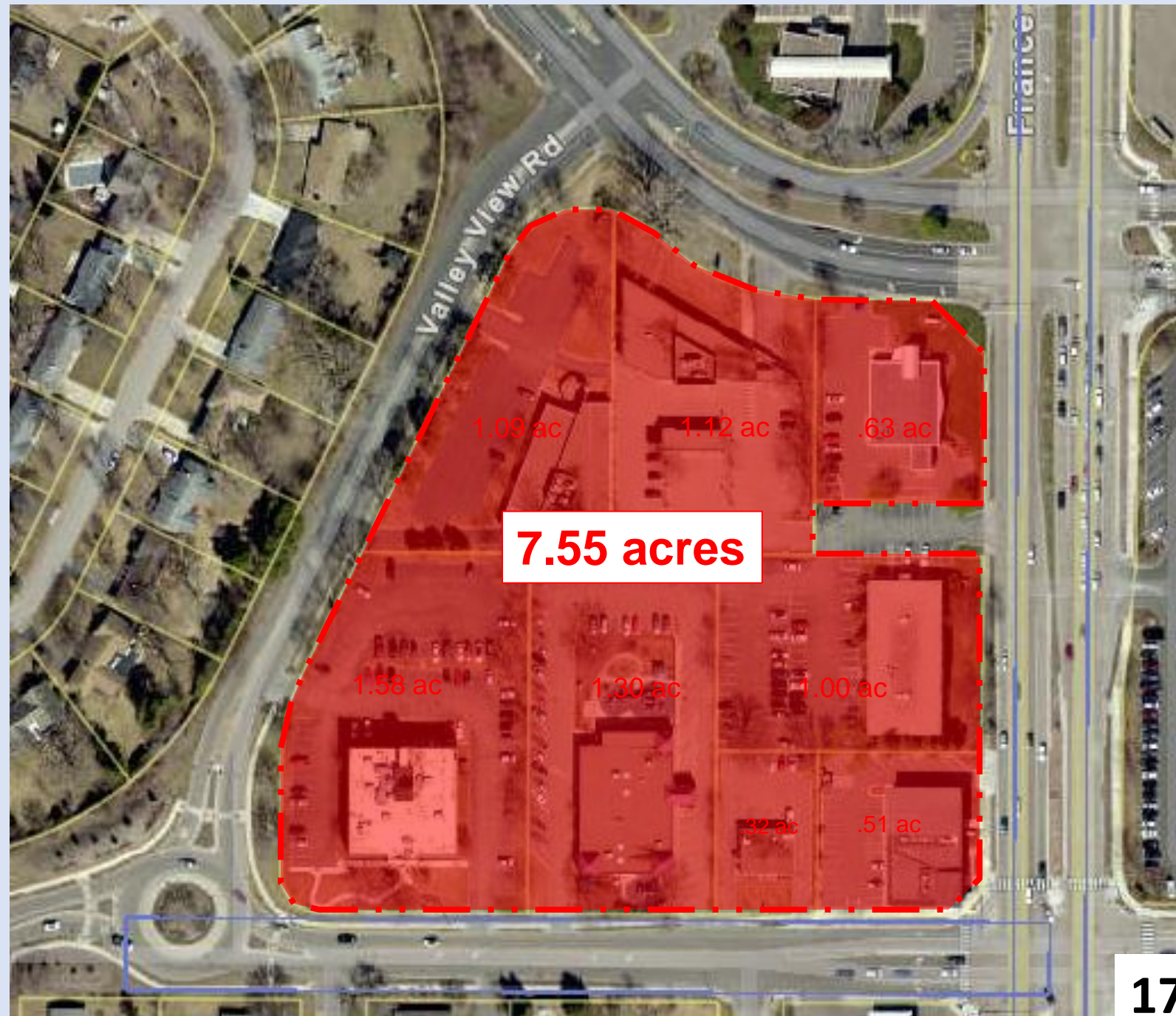
Resolution 2017-111 Approval  
**Unintended Consequences:**  
No height limit and high  
density is *not* appropriate in  
a transition zone



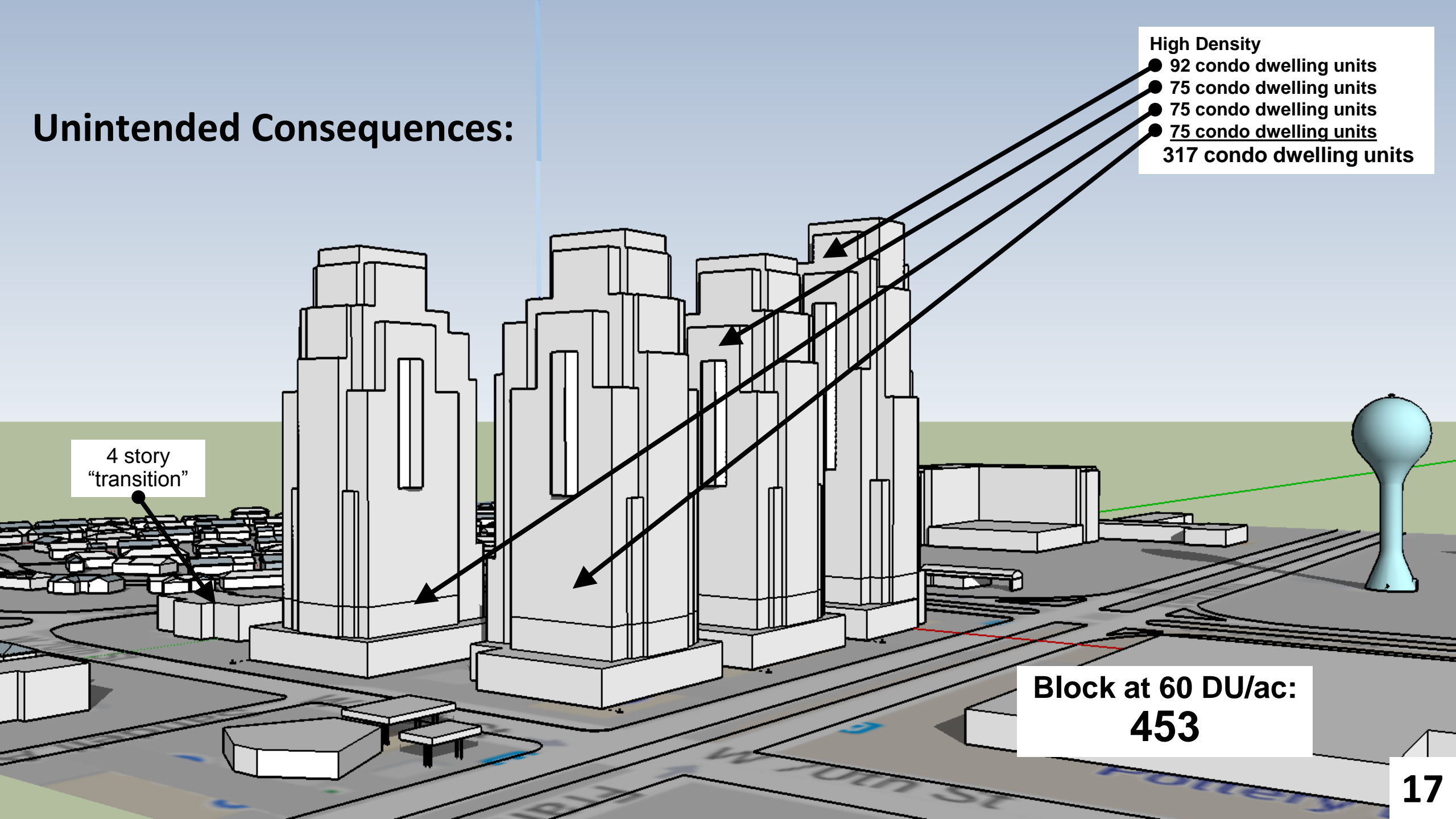


**Unintended Consequences:**  
No height limit and high  
density is *not* appropriate in  
a transition zone

**What is the MAX for this block?**  
**7.55 acres**  
**x 60 Dwelling Units per acre**  
**453 Dwelling Units**



# Unintended Consequences:



- High Density
- 92 condo dwelling units
- 75 condo dwelling units
- 75 condo dwelling units
- 75 condo dwelling units
- 317 condo dwelling units

4 story  
"transition"

Block at 60 DU/ac:  
**453**

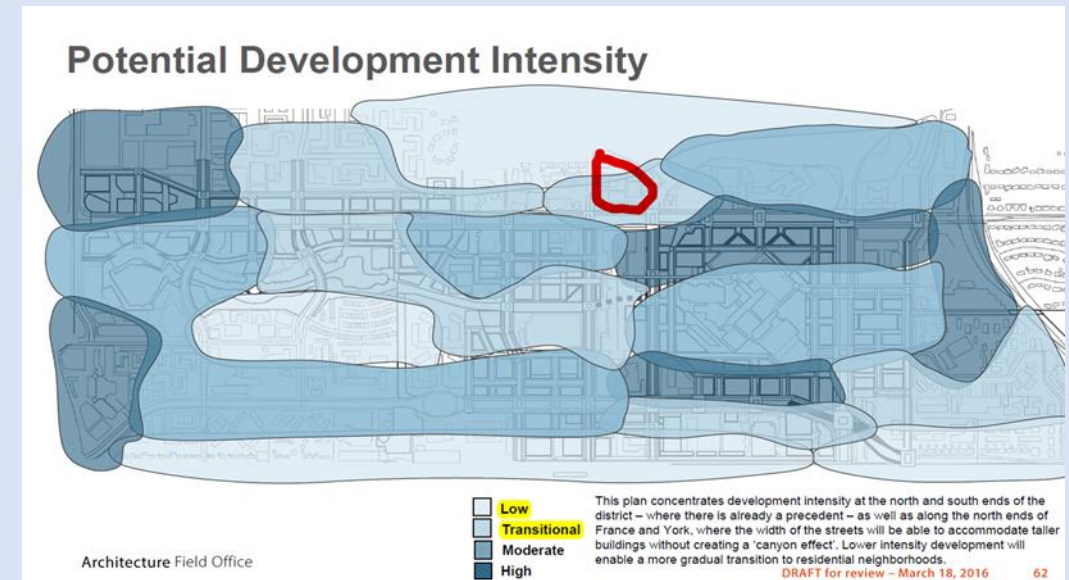
# Inconsistent with Southdale Work Group

Developer claims:

Project meets Southdale Work Group Principles

However:

- Ignores: “Encourage parcel-appropriate intensities promoting harmonious and interactive relationships.”

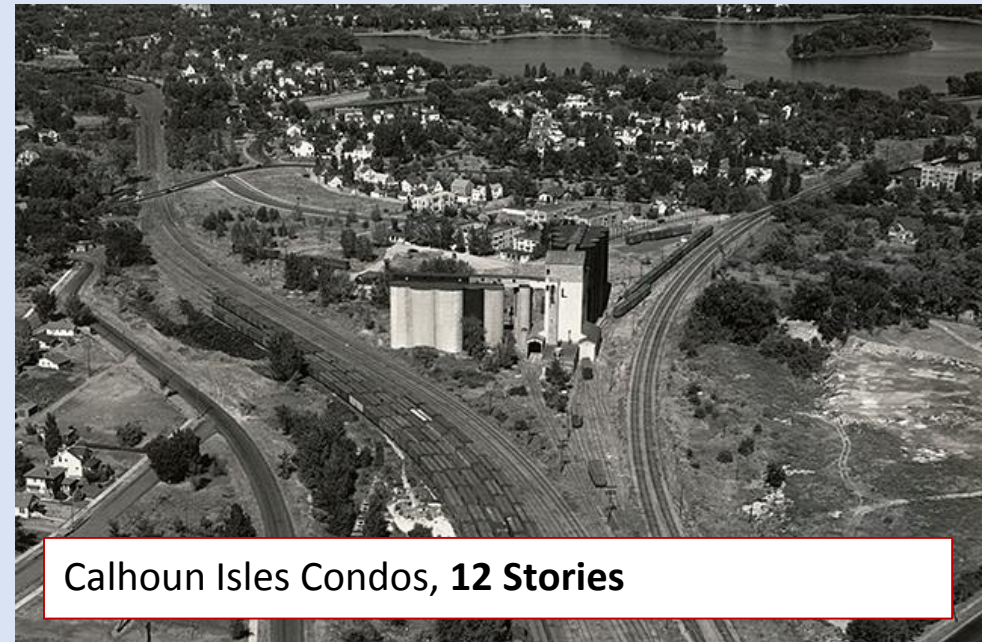




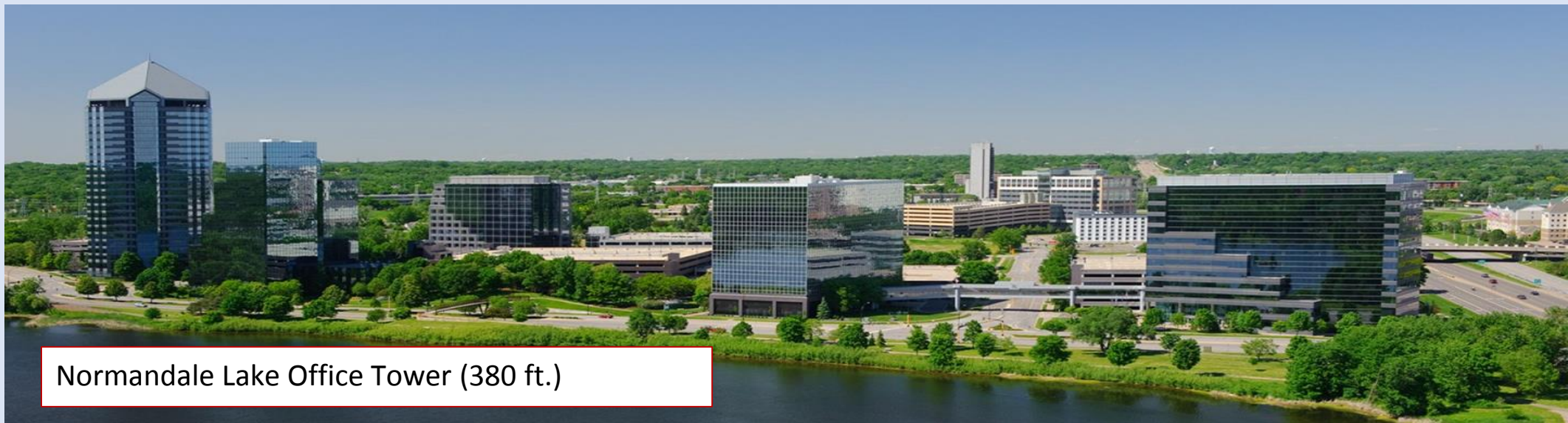
# Transition?



Calhoun Beach Club, Completed in 1946, **9 Stories**



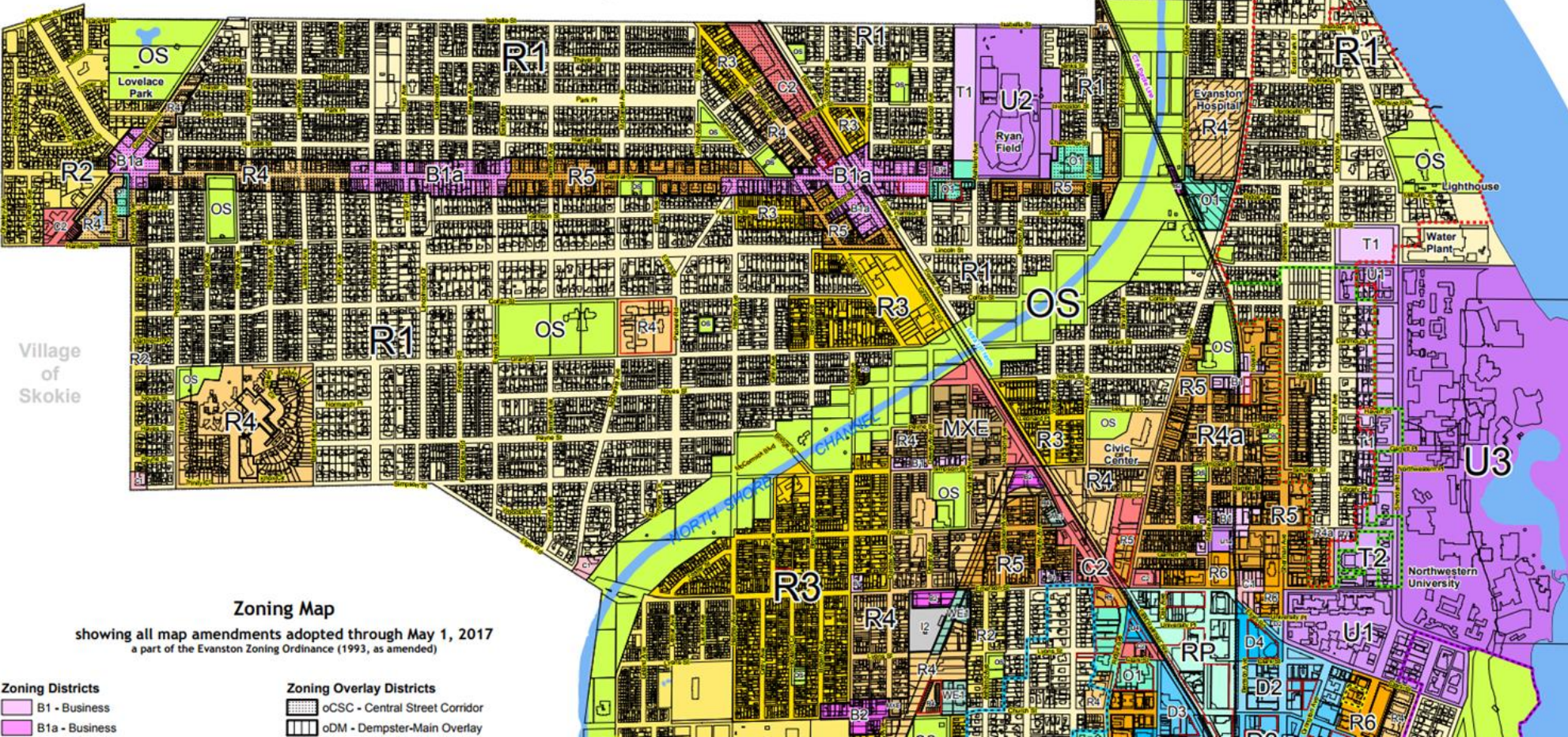
Calhoun Isles Condos, **12 Stories**



Normandale Lake Office Tower (380 ft.)



# City of Evanston Zoning



# There is Not Overwhelming Support

## Developer claims:

“Overwhelming citywide resident and business community support.  
Substantial resident support.”

## However, Business leader discussion group\* showed:

“They were clearly NOT in favor of the one-off kind of redevelopment that has happened in Edina and other communities.”

\*Business Community Discussion Group Review of Southdale Plan June 2016  
*Presented to City Council June 6, 2017*



# “Only a Comp Plan Amendment”

City Staff says:

“Approving this Comprehensive Plan Amendment would not obligate the city council to approve a rezoning or height variance for this project.”

However:


Condos already being marketed by Sotheby's

Lakes Sotheby's  
INTERNATIONAL REALTY

JOHN T. WANNINGER

HOMEJOHN'S LISTINGSDEVELOPMENTSMEET JOHNIN THE NEWSCONTACT JOHNVINTNER BALL

6900 France Avenue South  
Edina, Minnesota 55435



Price  
\$1,000,000

Agent  
[John T. Wanninger](#)

Request a Showing

Request More Information

Property Resources

- [View Virtual Tour](#)

Request a Showing

Request More Information

Return to Listings

# Council Shows Its Concern



“It has to be more in scale with the family and the backyard”



“Stark transition height represents a psychological intrusion”

“and the difference of looking at a tall building and feeling a tall building is a sense of foreboding almost”





# Council Member Stewart Asks: How Does Neighborhood Feel?

“Too tall”

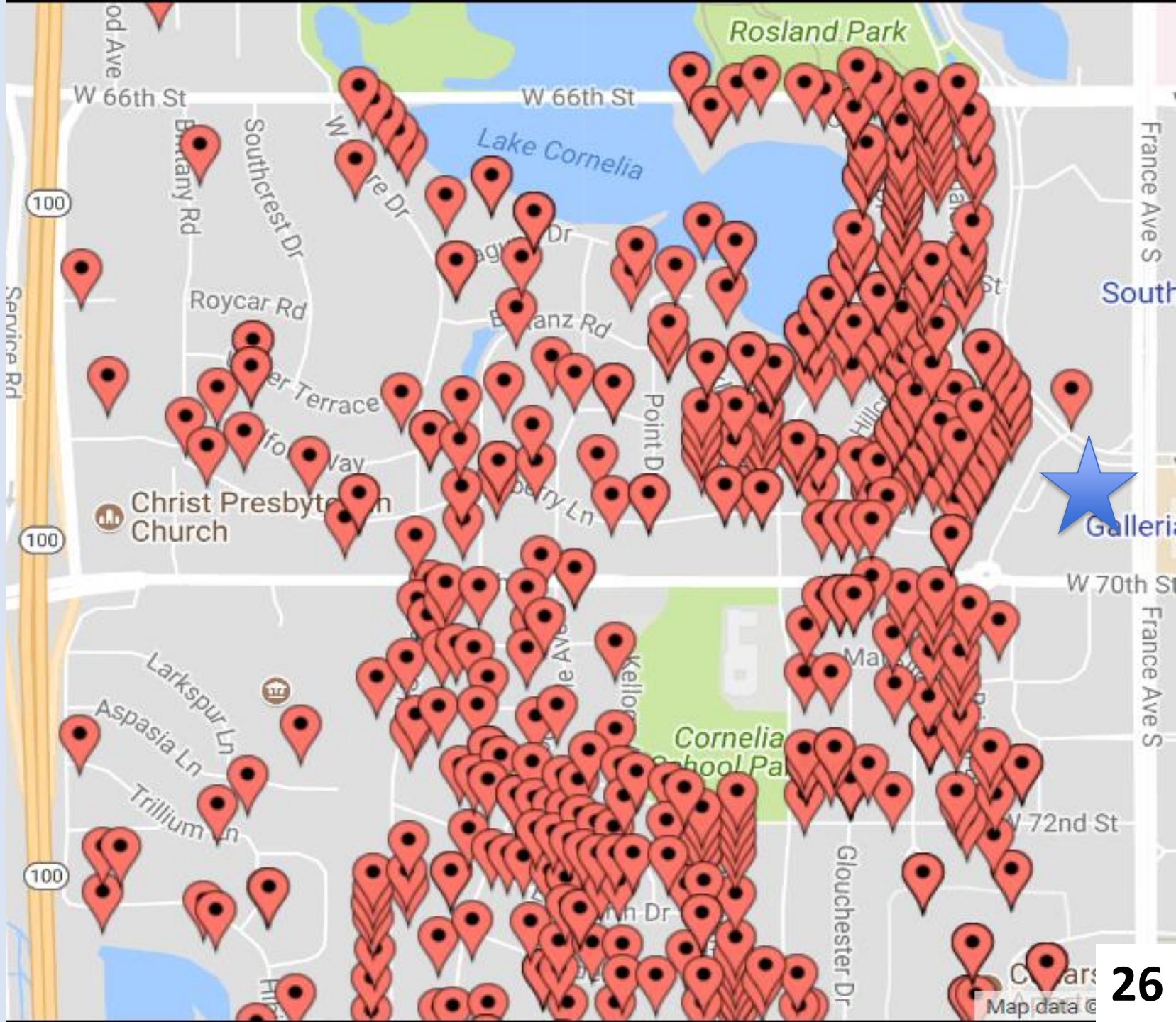
But,

“If...most of the people in the  
adjacent neighborhood are ok with  
it, then I could get comfortable with  
it”



# Most of the Neighborhood is Not OK With It

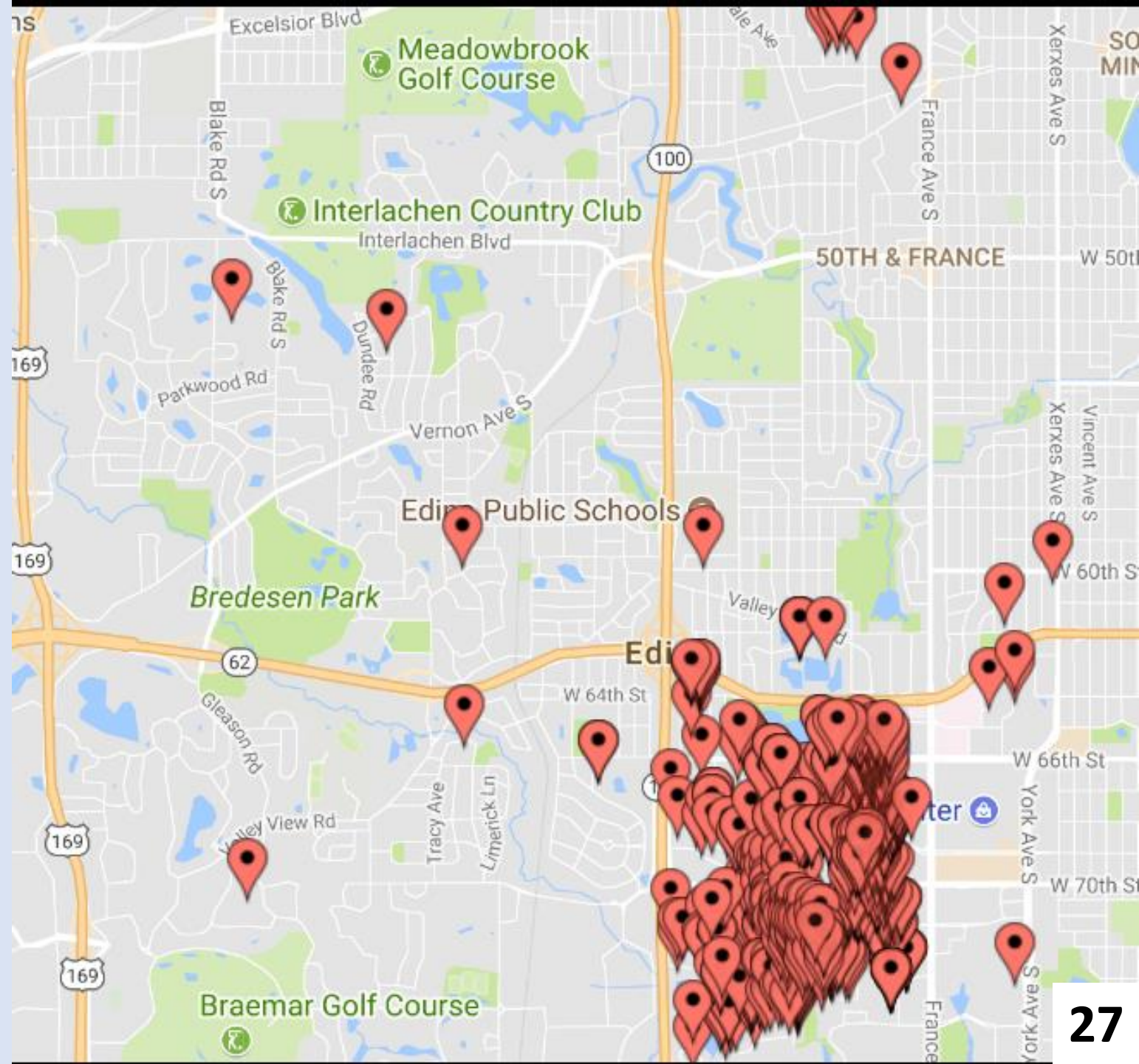
Neighborhood  
Residents Who  
Have Signed  
Petition Opposed





# This Has Become More Than Just A Lake Cornelia Issue

**755 Residents Signed  
Petition: Opposed to  
Ignoring the Comp  
Plan**



# The Impact of Shadows

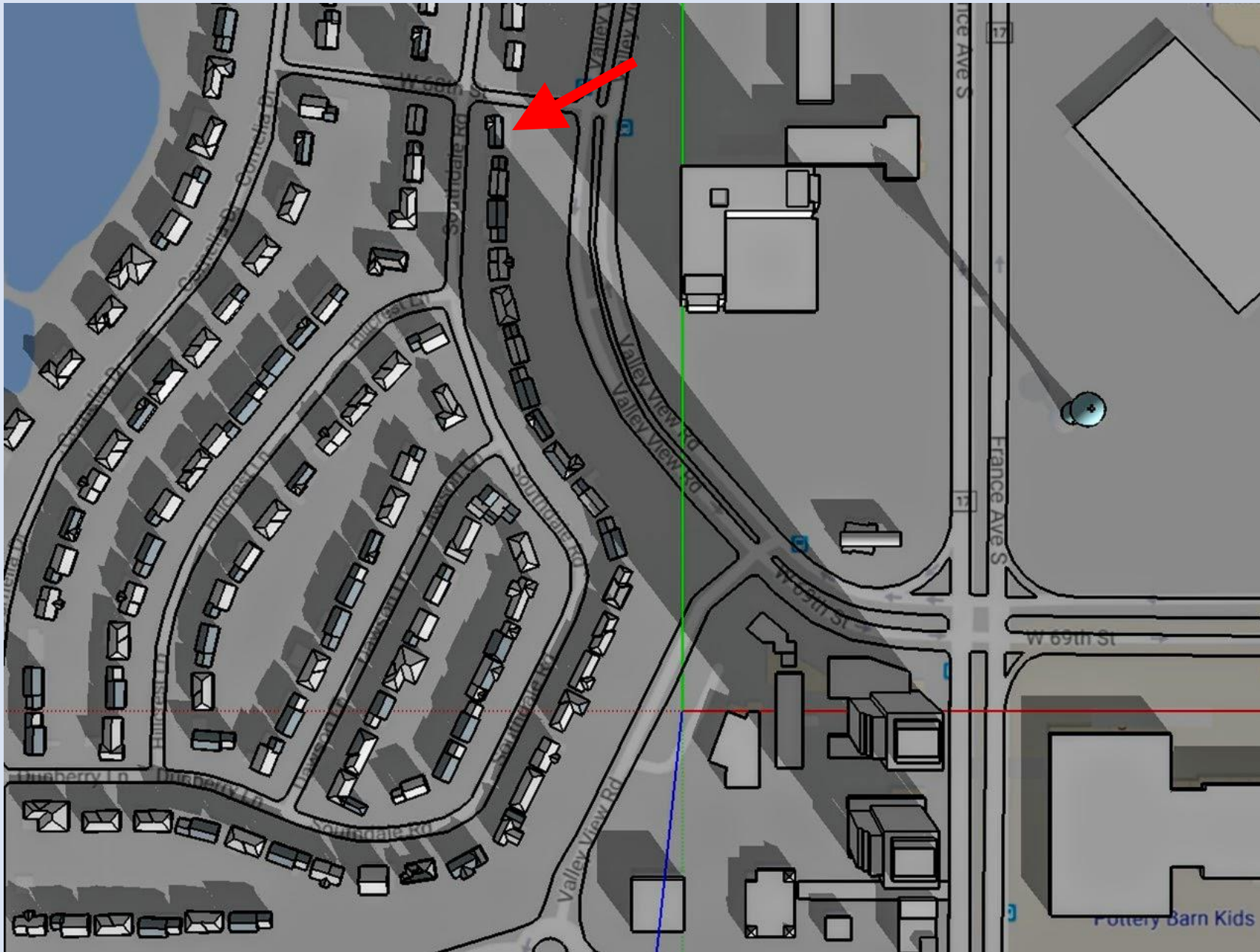
Developer claims:

- *“Results in minimal impact on the surrounding homes”*

However, their simulation shows:

- Over 60 Homes will be in shadow at various times of the year.
- ~ 10 homes will lose 25% of their daytime sun during the winter.

***Shade from a tree in your yard is pleasant,  
shadows from skyscrapers are not.***



Approximately  
10 homes will  
lose 25% of  
their daytime  
sun during the  
winter



# Unexamined Impacts on the Neighborhood

- Privacy – “virtual reality” view from 360 ft. up not the same as the view from 10 stories.
- Reflected light – More efficient windows that reduce heat gain will increase reflected glare
- Reflected noise
- Nighttime light pollution, airplane warning beacons

How Would You Feel Living 384 ft.  
From a Skyscraper?

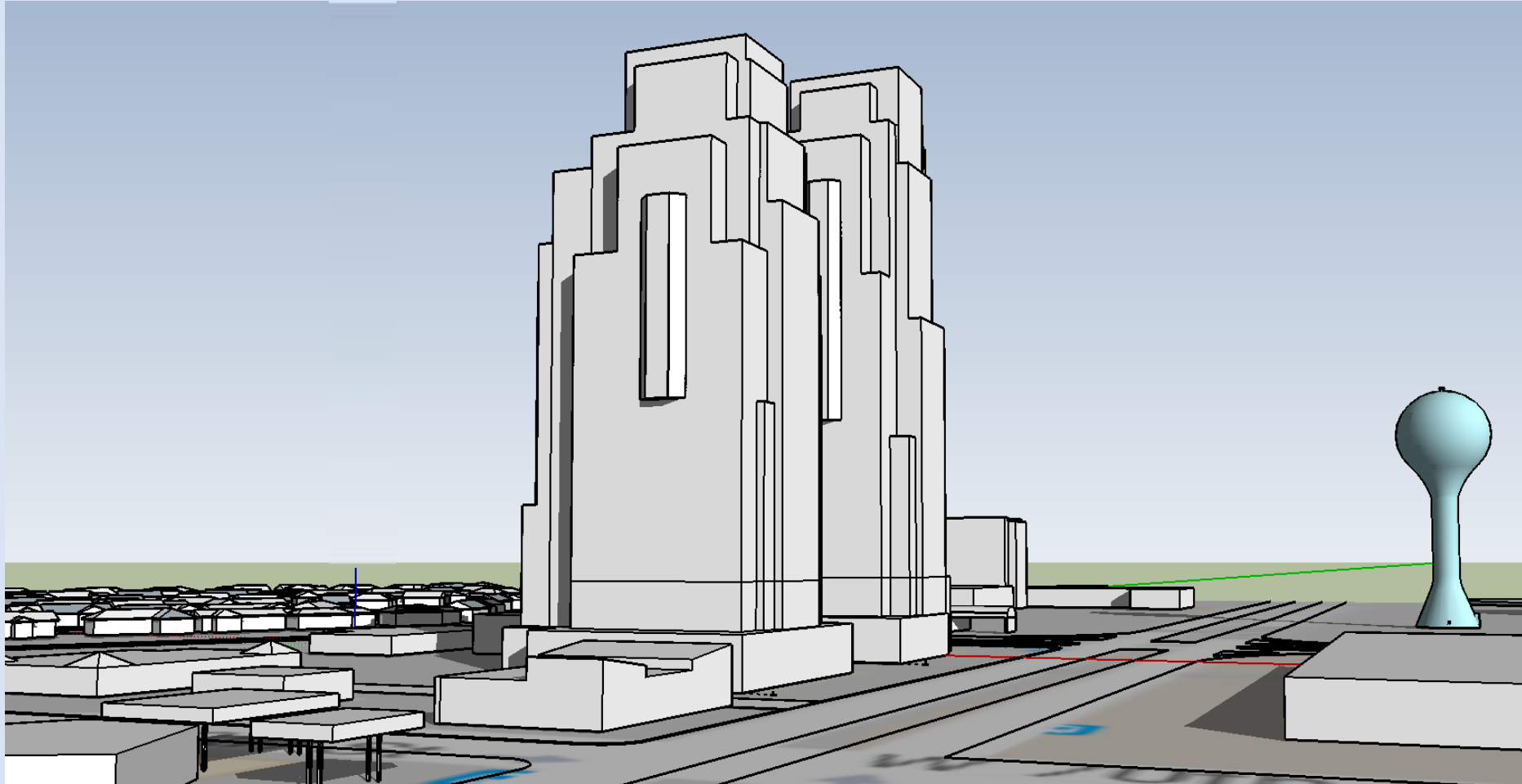
## Some Final Thoughts

- Respect all that has gone into creating Edina's shared values and vision.
- Respect the process.
- Be skeptical of overly optimistic claims by developer.
- Appreciate the impact on the neighborhood.



Don't Fall in Love with the Solution,  
Fall in Love with the Problem

# Develop a Clear Idea of What Would Go South and East of the Skyscrapers



# How Should We Handle Requests to Depart From the Comp Plan?

- Rely on Vision Edina 2015
- Involve the residents
- Expect a plan that addresses the big picture

Take a Step Back

Don't Rush into a Comp Plan Amendment

**Do Not Approve**