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Date: January 24, 2018

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 5146 Eden Avenue (Former Public Works Site)

The Planning Commission is asked to consider a sketch plan proposal to re-develop the 3.3 acre vacant site at 5146 Eden Avenue. (The former City Public Works Garage.) As proposed, at full build out, the site would include:

- A 17-story, 193-foot tall, 157 unit apartment with underground parking
- A 3-story, 27 unit “artist loft” (affordable housing) apartments with underground parking
- A 20,000-30,000 square foot art center/active adult center
- A district parking ramp with 430 stalls district parking structure with a public park/amenity space area on top. This parking is not visible from Eden Avenue or Arcadia Avenue.
- Public plaza on the corner of Eden and Arcadia that leads to the public space on top of the parking. Additional access is available from the northeast and northwest corner of the site.

The proposed uses include several suggested for this site in the GrandView District Development Framework, including a community/civic building, green space, shared parking and multi-family housing. (See page 25 in the attached Framework.) The Southdale Area Working Principles were shared with the applicant. (See the attached applicant responses to the Working Principles.)



To accommodate the request the following is required:

- A Comprehensive Plan Amendment to increase the height maximum from 6 stories and 72 feet to 17 stories and 193 feet; and
- A Rezoning from PID, Planned Industrial District to PUD, Planned Unit Development.

As with all sketch plan reviews; the Planning Commission is asked to provide non-binding comments and direction on a potential future development request. Areas of focus should be on the proposed land uses, and proposed height increase in this MXC District.

While the applicant is proposing to rezone the site to PUD, the following table demonstrates compliance with the underlying zoning. The setbacks are rough estimates:

COMPLIANCE TABLE

	City Standard (PCD-3)	Proposed
<u>Building Setbacks</u>		<u>Act. Center</u> <u>Tower</u>
Front – Eden Avenue	35 & 193 feet (based on height)	38 feet 200+
Front - Arcadia Avenue	35 & 193 feet (based on height)	80 feet 20&4 feet*
		Artist lofts 10 feet*
Side – West	35 & 193 feet (based on height)	10 feet* 30 feet*
Rear – North	35 & 193 feet (based on height)	100+ feet 35 feet*
Building Height	Six stories and 72 feet	Seventeen stories and 193 feet*
Maximum Floor Area Ratio (FAR)	1.00%	1.8%*
Parking Stalls	368 enclosed (residential) 150 (Art/Act. Center)	277 enclosed (1.5 per unit)* 430
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

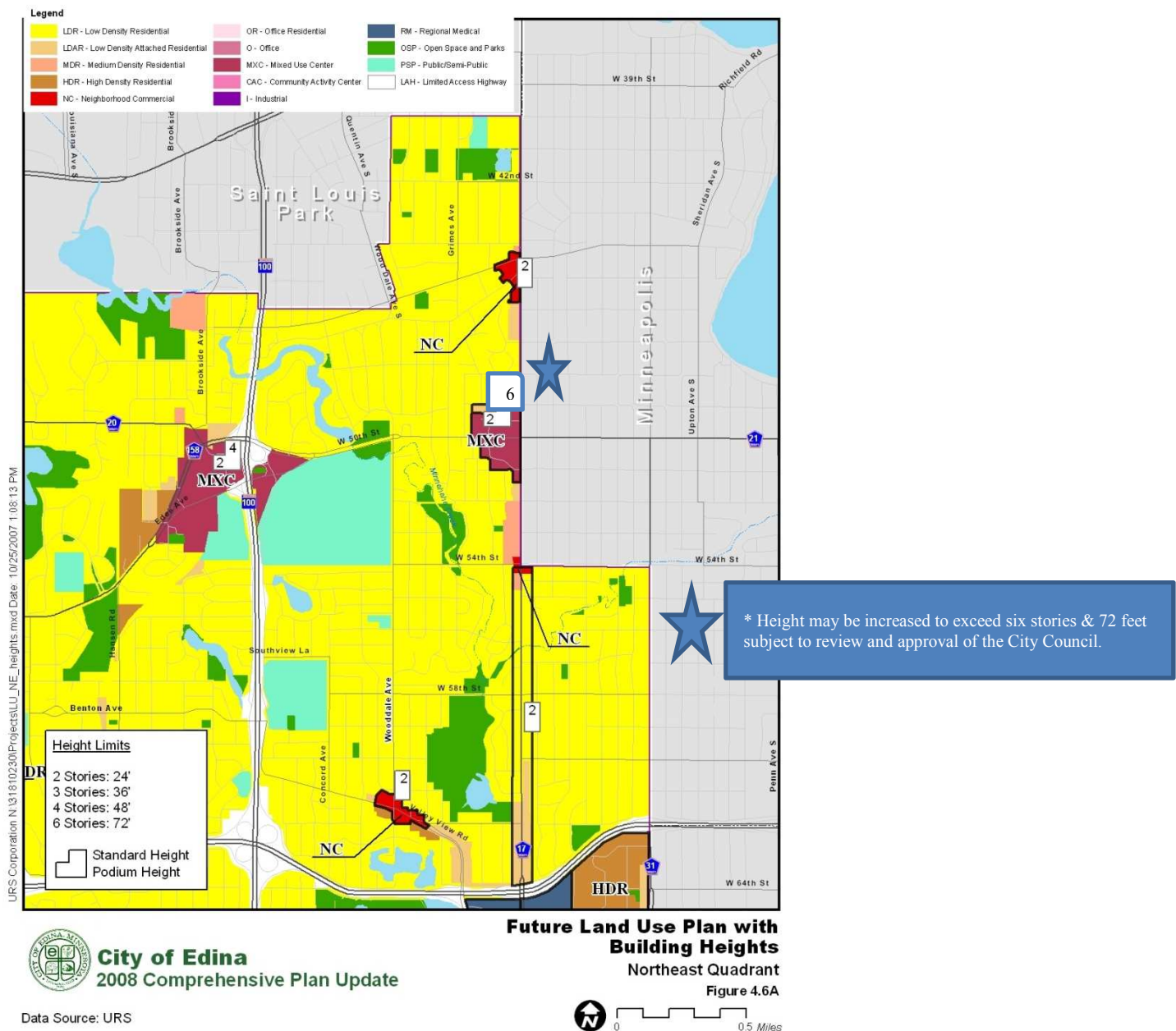
***Not code compliant**

The project could shift 10 feet to the west, depending on if an easement on the adjacent railroad property could be utilized during construction. If the buildings could be shifted, it would provide more space between the buildings and Arcadia. As proposed the artist lofts are close to the street.



The proposed uses would be allowed in the surrounding PCD-2 Zoning Districts and allowed in the MXC-Mixed Use Center designation of the Comprehensive Plan. The proposed density meets the Comprehensive Plan. The biggest ask is for the proposed height of 17 stories. The trade-off in allowing more height is the higher quality building/development with connections to the public space, the new art center, hidden parking, and the provision of affordable housing units.

The Comprehensive Plan would need to be amended as follows:



**TRAFFIC**

A traffic study would be required to determine the impacts on adjacent roadways. The study should include an analysis of the housing density increase, which would in most cases replace allowed retail space.

AFFORDABLE HOUSING

The artist lofts would equal 9% of the total housing area. The City's policy is 10%.

SUSTAINABLE DESIGN

The applicant should provide greater detail in the sustainability of the project. LEED principles should be pursued.

SHADOW STUDY

A shadow study would be required to determine the impact of shadows cast by the tall building.

WATERSHED DISTRICT

The proposed plans would be subject to review and approval of the Minnehaha Creek Watershed District.

BUILDING HEIGHT

The tallest buildings in Edina are in the Southdale area include the Park Plaza and Westin at 18-stories; Edina Towers at 17-stories and the Durham Apartment and Point of France at 13 stories. The proposed building is consistent with those heights; however, not in the Southdale Area. The tallest building in this area is the Jerry's tower which is 5-stories.

PUD

The purpose and intent of a PUD is to include most or all of the following:

- a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;
- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;
- c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;
- d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;



- e. maintain or improve the efficiency of public streets and utilities;
- f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;
- g. allow for mixing of land uses within a development;
- h. encourage a variety of housing types including affordable housing; and
- i. ensure the establishment of appropriate transitions between differing land uses.

The proposed project would incorporate several of the items noted above. Elements that are included would be affordable housing, high quality building design, and increase in public/open space, and pedestrian oriented design.

Below are the Seven Guiding Principles in the Grandview District Development Framework (See page 7 in the attached Framework Document):

1. Leverage publicly-owned parcels and civic presence to create a vibrant and connected District that serves as a catalyst for high quality, integrated public and private development.
2. Enhance the District's economic viability as a neighborhood center with regional connections, recognizing that meeting the needs of both businesses and residents will make the District a good place to do business.
3. Turn perceived barriers into opportunities. Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.
4. Design for the present and the future by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
5. Organize parking as an effective resource for the District by linking community parking to public and private destinations while also providing parking that is convenient for businesses and customers.
6. Improve movement within and access to the District for people of all ages by facilitating multiple modes of transportation, and preserve future transit opportunities provided by the rail corridor.
7. Create an identity and unique sense of place that incorporates natural spaces into a high quality and sustainable development reflecting Edina's innovative development heritage.