

**Agenda  
Planning Commission  
City Of Edina, Minnesota  
VIRTUAL MEETING**

**Wednesday, January 26, 2022  
7:00 PM**

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[Facebook.com/EdinaMN](https://www.facebook.com/EdinaMN).**

**To participate in Public Hearings:  
Call 800-374-0221.  
Enter Conference ID 9088988.**

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Press \*1 on your telephone keypad when you would like to get in the queue to speak.  
A City staff member will introduce you when it is your turn.**

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
  - A. Minutes: Planning Commission December 30, 2021
- V. Public Hearings
  - A. B-22-01 4521 Garrison Lane
- VI. Reports/Recommendations
  - A. Resolution B-22-02: Sale of 425 Jefferson Avenue Complies with Comprehensive Plan
  - B. Sketch Plan Review - 5146 Eden Avenue (Former Public Works Site)
- VII. Chair And Member Comments
- VIII. Staff Comments
- IX. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an

interpreter, large-print documents or something else, please call 952-927-8861  
72 hours in advance of the meeting.



## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** January 26, 2022

**Agenda Item #:** IV.A.

**To:** Planning Commission

**Item Type:**

Minutes

**From:** Liz Olson, Administrative Support Specialist

**Item Activity:**

**Subject:** Minutes: Planning Commission December 30, 2021

Action

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### **ACTION REQUESTED:**

Approve the minutes from the December 30, 2021 Special Planning Commission.

### **INTRODUCTION:**

### **ATTACHMENTS:**

Draft Minutes December 30, 2021



Minutes  
City Of Edina, Minnesota  
Special Planning Commission  
Edina City Hall Council Chambers  
December 30, 2021

**I. Call To Order**

Chair Agnew called the meeting to order at 5:00 PM.

**II. Roll Call**

Answering the roll call were: Commissioners Miranda, Berube, Strauss, Olsen, Hayward, and Chair Agnew. Staff Present: Cary Teague, Community Development Director, Kris Aaker, Assistant Planner Emily Bodeker, Assistant Planner, and Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Bennett, Alkire and Barberot.

**III. Approval Of Meeting Agenda**

Commissioner Berube moved to approve the December 30, 2021, agenda. Commissioner Olsen seconded the motion. Motion carried.

**IV. Approval Of Meeting Minutes**

**A. Minutes: Planning Commission, November 17, 2021**

Commissioner Strauss moved to approve the November 17, 2021, meeting minutes. Commissioner Berube seconded the motion. Motion carried.

**V. Community Comment**

None.

**VI. Public Hearings**

**A. B-21-33: A 5 Foot Side Yard Setback Variance – 6512 Aspen Road**

Assistant City Planner Bodeker presented the request for a 5-foot side yard setback variance. Staff recommends approval of the side yard setback variance, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

**Appearing for the Applicant**



Ms. Andrea Butz was available by WebEx to answer Commission questions.

**Public Hearing**

None.

**Commissioner Strauss moved to close the public hearing. Commissioner Miranda seconded the motion. Motion carried.**

The Commission reviewed the variance.

**Motion**

**Commissioner Berube moved that the Planning approve the 5 Foot Side Yard Setback Variance at 6512 Aspen Road as outlined in the staff memo subject to the conditions and findings therein. Commissioner Olsen seconded the motion. Motion carried unanimously.**

**B. B-21-34 A 7.8 Foot Front Yard Setback Variance – 6112 Arbour Avenue**

Assistant Planner Aaker presented the request for a 7.8-foot front yard setback variance. Staff recommends denial of the front yard setback variance, subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

**Appearing for the Applicant**

Mr. Eric Bjorgaard, applicant, addressed the Commission.

**Public Hearing**

None.

**Commissioner Olsen moved to close the public hearing. Commissioner Strauss seconded the motion. Motion carried.**

The Commission reviewed the variance.

**Motion**

**Commissioner Olsen moved that the Planning Commission approve the 7.8 Foot Front Yard Setback Variance at 6112 Arbour Avenue as outlined in the staff memo subject to the conditions and findings therein. Commissioner Berube seconded the motion. Motion carried unanimously.**

**C. Preliminary and Final Plat – 5300 Kelsey Terrace**

Director Teague presented the request for a Preliminary and Final Plat. Staff recommends approval of the Preliminary and Final Plat at 5300 Kelsey Terrace, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

**Appearing for the Applicant**

Ms. Carol Lansing, applicant, addressed the Commission.

**Public Hearing**

None.

**Commissioner Strauss moved to close the public hearing. Commissioner Berube seconded the motion. Motion carried.**

The Commission discussed the Preliminary and Final Plat proposal.

**Motion**

**Commissioner Berube moved that the Planning Commission recommend approval to the City Council of the Preliminary and Final Plat at 5300 Kelsey Terrace as outlined in the staff memo subject to the conditions and findings therein. Commissioner Olsen seconded the motion. Motion carried unanimously.**

**VII. Reports/Recommendations**

**A. Selection of the Cahill Area District Plan Working Group**

Chair Agnew presented the 12 group members for the Cahill Area District Plan Working Group and asked for a motion to approve the group members. The list included Ryan Breisach, Louis DeMars, Jamie Glover, Sarah Hu, Hilda Martinez Salgado, Amir Missaghi, Michael Morgan, Michael Schroeder, Anne Anyder, Steve Troskey, Kate Agnew, and David Alkire.

Chair Agnew reviewed the reasons for choosing the members for the group.

**Motion**

**Commissioner Berube moved approval of the 12 group members as selected. Commissioner Olsen seconded the motion. Motion carried.**

**VIII. Chair and Member Comments**

None.

**IX. Staff Comments**

Received.

**X. Adjournment**

**Commissioner Strauss moved to adjourn the December 30, 2021, Meeting of the Edina Planning Commission at 5:57 PM. Commissioner Miranda seconded the motion. Motion carried.**



## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** January 26, 2022

**Agenda Item #:** V.A.

**To:** Planning Commission

**Item Type:**

Report and Recommendation

**From:** Kris Aaker, Assistant Planner

**Item Activity:**

**Subject:** B-22-01 4521 Garrison Lane

Action

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### ACTION REQUESTED:

Approve the variance as requested.

### INTRODUCTION:

A 6.6 foot setback variance from a pond to replace a deck with a 3 season porch.

### ATTACHMENTS:

Better Together Public Hearing Comment Report

Staff Report

Site Location

Narrative

Engineering Memo

Survey/engineering

Survey

Plans

Rendering

## Survey Responses

### Public Hearing Comments- 4521 Garrison Lane

## Better Together Edina

Project: Public Hearing: 6.6-foot setback variance from required 50-foot pond setback at 4521 Garrison Lane



VISITORS					
12					
CONTRIBUTORS			RESPONSES		
11			11		
0	0	11	0	0	11
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 13:01:30 pm

**Last Seen:** Jan 19, 2022 13:01:30 pm

**IP Address:** n/a

Q1. **First and Last Name**

Lana Peterson

Q2. **Address**

4500 Garrison LN, Edina MN 55424

Q3. **Comment**

Hello, I just wanted to share my support for the approval of this variance. I think the request is very reasonable and will not create any negative impact to our neighborhood. The irregular lot shape caused by the pond creates a lot of space for this. I am excited for this addition and the beauty it will add to our neighborhood.



**Respondent No:** 2

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 13:29:32 pm

**Last Seen:** Jan 19, 2022 13:29:32 pm

**IP Address:** n/a

Q1. **First and Last Name**

Laura Engen

Q2. **Address**

4517 Garrison Lane

Q3. **Comment**

We are the next-door neighbors of this property to the east, we are happy to support this project I don't see this project as a problem at all! They have our full support to build their porch



**Respondent No:** 3

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 13:38:10 pm

**Last Seen:** Jan 19, 2022 13:38:10 pm

**IP Address:** n/a

Q1. **First and Last Name**

andrew miller

Q2. **Address**

6317 st johns ave

Q3. **Comment**

Abby & Marcus are thoughtful and conscientious neighbors who have an articulate concept for a porch addition that would only make life on Lake Nancy better. I cannot think of one reason to do anything other than support them. Thank you,  
Andrew DE Miller





**Respondent No:** 4

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 13:39:21 pm

**Last Seen:** Jan 19, 2022 13:39:21 pm

**IP Address:** n/a

Q1. **First and Last Name**

Dave Melander

Q2. **Address**

4443 Garrison Lane

Q3. **Comment**

I live about a block from this residence. Given there is already a structure there, I have no issue allowing the homeowner to enclose the area.



**Respondent No:** 5

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 14:22:36 pm

**Last Seen:** Jan 19, 2022 14:22:36 pm

**IP Address:** n/a

Q1. **First and Last Name**

Connie Carrino

Q2. **Address**

4509 Garrison Lane

Q3. **Comment**

We are neighbors, three properties to the east of the Andrusko's This is a lovely addition and complements the character of their home. Please approve their variance request.



**Respondent No:** 6

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 15:32:31 pm

**Last Seen:** Jan 19, 2022 15:32:31 pm

**IP Address:** n/a

Q1. **First and Last Name**

Marc and Meredith seaberg

Q2. **Address**

4505 Nancy Lane

Q3. **Comment**

We are supportive of this addition to the home. It adds depth and a nice visual element to the back and side of the home, and would be a wonderful space for the family, also adding value to the home and neighborhood.



**Respondent No:** 7

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 15:46:40 pm

**Last Seen:** Jan 19, 2022 15:46:40 pm

**IP Address:** n/a

Q1. **First and Last Name**

Sue Hanson

Q2. **Address**

4520 Garrison Lane

Q3. **Comment**

We fully support our neighbor's project!



**Respondent No:** 8

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 19, 2022 19:48:00 pm

**Last Seen:** Jan 19, 2022 19:48:00 pm

**IP Address:** n/a

Q1. **First and Last Name**

Cheryl / James Lany

Q2. **Address**

4513 Garrison Lane, Edina, MN 55424

Q3. **Comment**

We have no objection to the proposed 3-season porch at 4521 Garrison Lane, and support the 6.6 variance that the Andrusko's are seeking. We believe the 3-season porch will be an asset to the Andrusko home and the neighborhood.



**Respondent No:** 9

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 20, 2022 08:34:22 am

**Last Seen:** Jan 20, 2022 08:34:22 am

**IP Address:** n/a

Q1. **First and Last Name**

Tom and Marcie Hamel

Q2. **Address**

6305 St. Johns Ave

Q3. **Comment**

Looking forward to it. It will add value to the neighborhood.



**Respondent No:** 10

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 20, 2022 09:38:44 am

**Last Seen:** Jan 20, 2022 09:38:44 am

**IP Address:** n/a

Q1. **First and Last Name**

Ellen Westin

Q2. **Address**

4501 Garrison Lane

Q3. **Comment**

I support this variance and think the proposed porch would fit in well with the neighborhood and look very nice on our lake. I am down the block on the same lake and fully support this!



**Respondent No:** 11

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 20, 2022 09:42:01 am

**Last Seen:** Jan 20, 2022 09:42:01 am

**IP Address:** n/a

Q1. **First and Last Name**

James westin

Q2. **Address**

4501 Garrison lane

Q3. **Comment**

My wife and I fully support this screen porch addition project. It is both a well thought out design as well as an excellent use of outdoor space the would have a minimal impact on neighbor sight lines.





**Date:** January 26, 2022

**To:** PLANNING COMMISSION

**From:** Kris Aaker, Assistant City Planner

**Subject:** B-22-01, a 6.6 -foot setback variance from the 50-foot setback required from a pond for a screened porch replacement of an existing nonconforming deck at 4521 Garrison Lane.

## **Information / Background:**

The subject property, 4521 Garrison Lane, is located on the south side of Garrison Lane and north of a pond. The existing structure is a two-story home with an attached two-car garage built in 1964.

The applicant is requesting a 6.6-foot pond setback variance for a porch addition to replace a portion of a deck. The existing deck has a non-conforming 39.4-foot setback from the Ordinary High-Water Elevation of the pond. The applicant is requesting the 6.6-foot variance for an addition of a porch that reduces the setback nonconformity by increasing the pond setback to 43.4 feet for a screened porch over a portion of the old deck. The proposed addition will be farther from the pond than the existing deck.

The neighbor directly to the east of the subject home has an existing porch located 35.6 feet from the OHWE of the pond. The neighbor's porch is 8.4 feet closer to the pond than the subject's proposed porch. It should be noted that prior to 1990, setback from the pond was required to be 25 feet. The ordinance was amended in the early 1990's requiring a minimum 50-foot setback from the OHWE.

With exception of the pond setback, the proposed project meets all other zoning requirements.

## **Surrounding Land Uses**

Northerly:	Single Unit residential homes zoned R-I and guided low-density residential
Easterly:	Single Unit residential homes; zoned R-I and guided low-density residential.
Southerly:	Single Unit residential homes/pond; zoned R-I and guided low-density residential.
Westerly:	Single Unit residential homes; zoned R-I and guided low-density residential.

## Existing Site Features

The subject property, 4521 Garrison Lane, was built in 1964. The lot is 10,076 square feet and is located on the south side of Garrison Lane, north of a pond. The existing dwelling is a two-story home with a two-car garage.

## Planning

Guide Plan designation: Low Density Residential  
Zoning: R-1, Single Dwelling Unit District

## Grading & Drainage

The Engineering Department has reviewed the application and submitted with comments as attached in the memorandum.

**Compliance Table**

	City Standard	Proposed
North Side – Front yard	30.4 feet	30 feet
West Side – Side Yard	10 feet	15.5 feet
South Side – Side Yard	50 feet (Required setback to naturally occurring lakes and ponds)	<b>*43.4 feet</b> (Existing non-conforming, no change proposed)
East Side – Rear Yard	10 feet	5.9 feet (Existing non-conforming, no change proposed)
Building Coverage Lots greater than 9,000sf	25%	17.4%

**\*Requires a variance**

## PRIMARY ISSUES & STAFF RECOMENDATION

**Primary Issue****Is the proposed variance justified?**

Yes. Staff believes the variance criteria is met in this instance.

**Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively to grant a variance. The proposed variance will:**

***1) Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable.

The proposed use is permitted in the R-1 Single Dwelling Unit District and the proposed addition complies with zoning standards except for the pond setback requirement. The practical difficulty is caused by the existing location of the deck/home and the required setback from the pond. Due to the addition being a porch in place of a deck, the non-conforming setback standard does not apply. The original deck was constructed without variances.

***2) There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

The existing house has non-conforming setbacks and was built prior to the current ordinance requirements. There were no variances granted for the original construction of the home and deck. The proposed addition will improve upon the non-conforming setback of the deck that was allowed when originally built. Setback requirements have changed over time and have created non-conformities. This was not a self-created setback by the applicant. The proposed addition conforms to all other zoning requirements.

***3) Will the variance alter the essential character of the neighborhood?***

Granting the variance will not alter the character of the neighborhood. The addition will match the non-conforming pond setback of the deck.

**Staff Recommendation**

Approve a 6.6-foot d setback variance for a screened porch addition at 4521 Garrison Lane.

Approval is subject to the following findings:

1. The proposal meets the variance criteria. The practical difficulty is caused by the existing location of the deck and existing non-conforming pond setback.
2. The proposed addition is reasonable and was not self-created. The current house has a non-conforming deck setback from the pond and was built prior to the current setback requirements.
3. Granting the variance will not alter the character of the neighborhood.

Approval is subject to the following conditions:

1. Plans date stamped December 15, 2022.
2. Comments and conditions listed in the January 13, 2022, Engineering Memo.





1 in = 94 ft



The CITY of  
**EDINA**



January 20, 2022



**4521 Garrison Lane variance application responses**

DEC 15 2021

**The Proposed Variance will:**

PLANNING DEPARTMENT

**Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable**

Yes, the proposed variance will relieve practical difficulties in complying with the zoning ordinance due to the irregular shape of the lot and buildable area defined by the irregular 50' OHWM line. The proposed use of a screen porch on a single-family home is reasonable for enjoyment of the pond with protection from insects and rain. Several other homes on the pond also have screen porches in the backyard, including the immediate neighbor to the east.

The existing non-conforming deck was not created by the applicant and homeowner and was existing to the home when they purchased it. The homeowners would like to preserve most of the existing deck structure and upgrade it with a new roof structure and screens, and were not aware that the deck was non-compliant.

**Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district**

Yes, the proposed variance will correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district. The OHWM of the pond creates an irregular shape which defines a unique buildable area for each individual lot on the pond. Due to the geometry of the OHWM many lots on the pond have sufficient buildable areas for reasonable residential uses including primary structures and related uses such as screen porches.

Several other lots on the pond, including 4521 Garrison Lane, have compromised buildable areas with less useable space. In many of these cases, there are existing non-conforming structures (including screen porches) on the lot. See attached Exhibit A for a map of neighboring lots with non-conforming structures in the OHWM setback.

**Be in harmony with the general purposes and intent of the zoning ordinance**

Yes, the proposed variance is in harmony with the following stated objectives of the Edina zoning code:

*Maintain, protect and enhance single-family detached dwelling neighborhoods as the dominant land use.* The proposed project helps protect and enhance the existing single-family detached dwelling neighborhood by adding a reasonable amenity to the existing home.

*Provide an enjoyable living environment by preserving existing topography, vegetation, streams, water bodies and other natural land and water forms.* By removing a portion of the existing non-conforming deck, the proposed project retreats from the shoreline and helps preserve the existing pond. It also provides a comfortable space for the homeowners to enjoy the pond setting with protection from rain, sun, and insects.

*Protect surface water and groundwater supplies; minimize the possibility of periodic flooding resulting in loss of life and property, health and safety hazards and related adverse effects.* By removing a portion of the existing non-conforming deck, the proposed project is further from the OHWM and helps protect the pond from surface water runoff. The proposed project also results in a net reduction in hardcover percentage.

#### **Not alter the essential Character of a neighborhood**

Yes, the proposed variance will not alter the essential character of a neighborhood. The proposed design is harmonious in size, style, and materials with the existing home. Many of the existing homes in the neighborhood have screen porches and several homes are situated closer to the OHWM of the pond than the proposed project.

The immediate neighbor to the east (4517 Garrison Lane) also has an existing non-conforming screen porch in the rear yard. We took care in the design of the proposed screen porch to remove a portion of the existing deck footprint and ensure a lesser area of non-conformance and a greater distance to the OHWM than the neighboring screen porch.



CITY OF EDINA  
DEC 15 2021  
PLANNING DEPARTMENT



Adjacent Lots with Non-Conforming structures in 50' OHWM Setback





**DATE:** 1/13/2022  
**TO:** Cary Teague – Planning Director  
**FROM:** Zuleyka Marquez, PE – Graduate Engineer  
**RE:** **4521 Garrison La - Variance Review**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed included an existing and proposed survey stamped 12/15/21.

#### *Summary of Work*

The applicant proposes a screened porch in place of the existing deck. The request is for a variance to 50' setback from the ordinary high water level.

#### *Easements*

No comment.

#### *Grading and Drainage*

Site drains to the wetland Lake Nancy. Applicant indicated no grading changes and no fill within the local 1%-annual-chance floodplain, below the elevation of 866.4'.

#### *Stormwater Mitigation*

The proposed survey's impervious calculations show the addition of 286 SF of new impervious, which does not trigger the City of Edina Building Policy SP-003 standards.

#### *Floodplain Development*

The property, including the proposed screened porch, is within the local 1%-annual-chance floodplain with an elevation 866.4'. The screened porch is required to have a lowest opening elevation of at least 868.4'. The proposed lowest opening elevation is 871.0'.

#### *Erosion and Sediment Control*

Silt fence is proposed around the disturbance areas.

#### *Street and Driveway Entrance*

No comment.

#### *Miscellaneous*

A Nine Mile Creek Watershed District permit may be required, applicant will need to verify with the district.

Water and sanitary is served from Garrison La. Watermain installed 1956. Structure built 1964. A well is not likely located onsite. Thus, coordination with Minnesota Department of Health will not be required.

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#### **ENGINEERING DEPARTMENT**

7450 Metro Boulevard • Edina, Minnesota 55439  
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

LEGAL DESCRIPTION:

That part of Lot 10, Block 2, MILLER'S ADDITION, lying North of a line running from the Southwest corner of said Lot 10 to a point in the East line of said Lot 10 distant 25 feet North of the Southeast corner thereof, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
7. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
8. While we show a proposed location for this addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.

LEGEND

- = CATCH BASIN
- = POWER POLE
- = MANHOLE
- = LIGHT POLE
- = TREE
- = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

GRADING NOTE:

NO GRADING CHANGES & NO FILL IS PROPOSED WITHIN FLOODPLAIN ELEVATION 868.2'.

LOWEST OPENING:

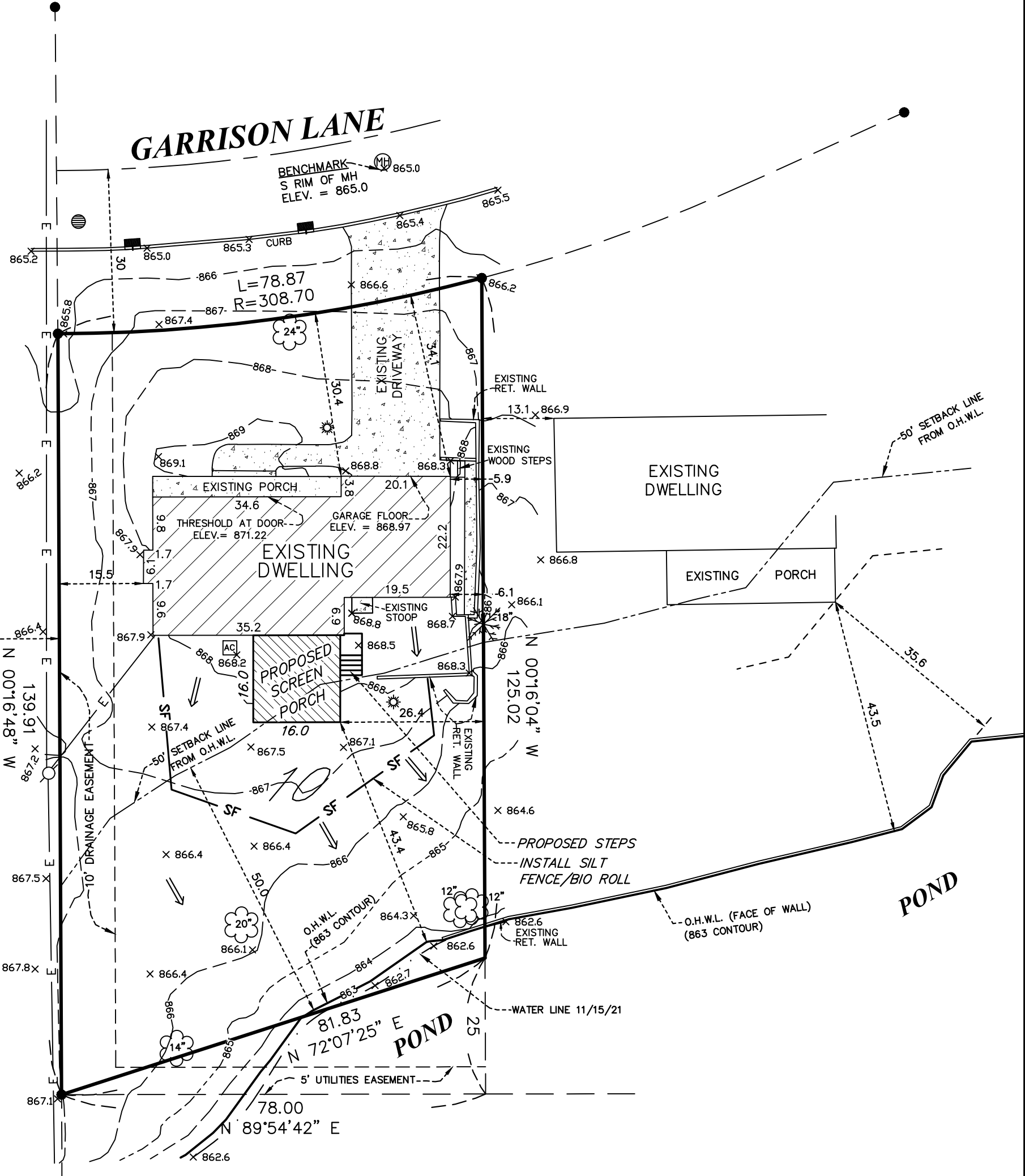
LOWEST OPENING ALLOWED FOR PROPOSED SCREEN PORCH ADDITION = 870.2'.

LOWEST OPENING FOR PROPOSED SCREEN PORCH ADDITION = 871.0'.

EXISTING HARDCOVER		EXISTING BUILDING COVERAGE	
House	1,343 Sq. Ft.	House	1,343 Sq. Ft.
Porch	130 Sq. Ft.	Deck	345 Sq. Ft.
Driveway	663 Sq. Ft.	Porch	130 Sq. Ft.
Misc. Concrete	74 Sq. Ft.	Deck Credit	-150 Sq. Ft.
AC Pad	7 Sq. Ft.		
Wood Steps	8 Sq. Ft.		
TOTAL EXISTING HARDCOVER	2,225 Sq. Ft.	TOTAL EXISTING COVERAGE	1,668 Sq. Ft.
AREA OF LOT (ABOVE OHW)	10,076 Sq. Ft.	AREA OF LOT (ABOVE OHW)	10,076 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	22.1%	PERCENTAGE OF COVERAGE TO LOT	16.5%

PROPOSED HARDCOVER		PROPOSED BUILDING COVERAGE	
House	1,343 Sq. Ft.	House	1,343 Sq. Ft.
Screen Porch/Steps	286 Sq. Ft.	Screen Porch/Steps	286 Sq. Ft.
Porch	130 Sq. Ft.	Porch	130 Sq. Ft.
Driveway	663 Sq. Ft.		
Misc. Concrete	74 Sq. Ft.		
AC Pad	7 Sq. Ft.		
Wood Steps	8 Sq. Ft.		
TOTAL PROPOSED HARDCOVER	2,511 Sq. Ft.	TOTAL PROPOSED COVERAGE	1,759 Sq. Ft.
AREA OF LOT (ABOVE OHW)	10,076 Sq. Ft.	AREA OF LOT (ABOVE OHW)	10,076 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	24.9%	PERCENTAGE OF COVERAGE TO LOT	17.4%

EXISTING DWELLING



DATE		REVISION DESCRIPTION		DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	<div><div>Advance</div><div>Surveying &amp; Engineering, Co.</div></div> <div><div>17917 Highway No. 7</div><div>Minnetonka, Minnesota 55345</div><div>Phone (952) 474-7964</div><div>Web: www.advsur.com</div></div>	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE SURVEYED:	SHEET TITLE	SHEET NO.
1-13-22	ADDED LOW OPENING & NO GRADING REQU.		<div><div><div></div><div>N</div></div><div><div>0</div><div>10'</div><div>20'</div></div></div>	MARCUS ANDRUSKO		NOVEMBER 15, 2021		PROPOSED SURVEY			
				4521 GARRISON LN		DATE DRAFTED:		SHEET SIZE: 17 X 22			
				EDINA, MN		DECEMBER 13, 2021		DRAWING NUMBER			
								212484 JR			
DATE											

SHEET 1 OF 1

S1

**LEGAL DESCRIPTION:**  
That part of Lot 10, Block 2, MILLER'S ADDITION, lying North of a line running from the Southwest corner of said Lot 10 to a point in the East line of said Lot 10 distant 25 feet North of the Southeast corner thereof, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

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2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
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**STANDARD SYMBOLS & CONVENTIONS:**

••• Denotes iron survey marker, found, unless otherwise noted.

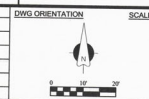
**LEGEND**

- CATCH BASIN
- ⊕ POWER POLE
- ⊕ MANHOLE
- ⊕ LIGHT POLE
- ⊕ TREE
- OVERHEAD UTILITY LINE
- CONCRETE SURFACE

**EXISTING HARDCOVER**

House	1,343 Sq. Ft.
Deck	345 Sq. Ft.
Porch	130 Sq. Ft.
Driveway	663 Sq. Ft.
Misc. Concrete	74 Sq. Ft.
AC Pad	7 Sq. Ft.
Wood Steps	8 Sq. Ft.
<b>TOTAL EXISTING HARDCOVER</b>	<b>2,570 Sq. Ft.</b>
<b>AREA OF LOT (ABOVE OHW)</b>	<b>10,076 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>25.5%</b>

DATE	REVISION DESCRIPTION
12/4/21	SHOW ADJ. SETBACK AND ADJUST LOT AREA



**CLIENT/JOB ADDRESS**  
**MARCUS ANDRUSKO**  
4521 GARRISON LN  
EDINA, MN

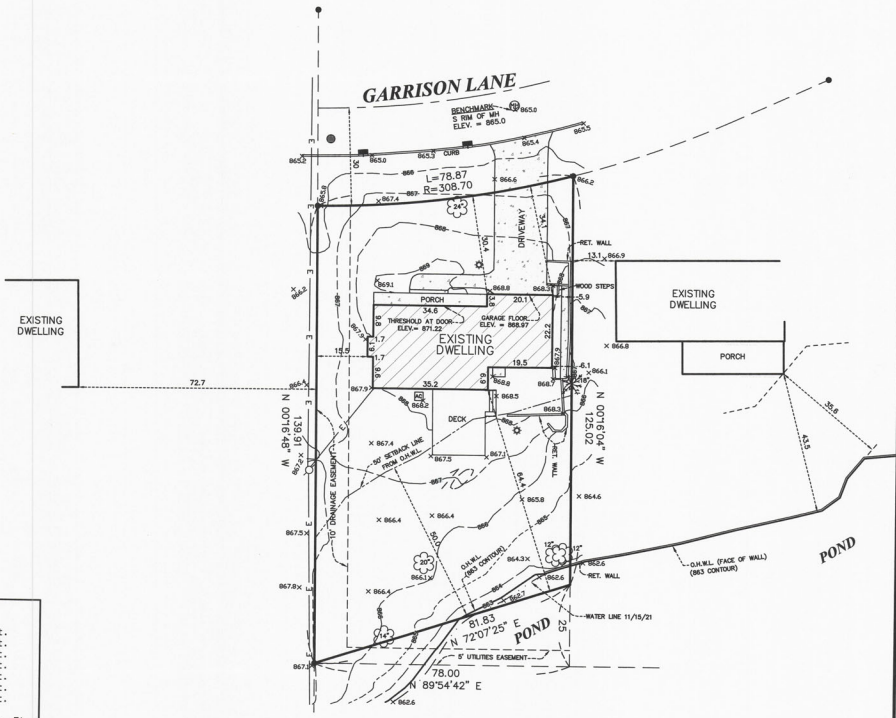
**Advance**  
Surveying & Engineering, Co.  
17017 Highway No. 7  
Edina, Minnesota 55424  
Phone (952) 418-7968  
Web: www.advance.com

I HEREBY CERTIFY THAT THE PLAT, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Surveyor No. 443003  
LICENSE NO. NOVEMBER 17, 2021  
DATE

**DATE SURVEYED:**  
NOVEMBER 15, 2021  
**DATE DRAFTED:**  
NOVEMBER 17, 2021

**SHEET TITLE**  
EXISTING SURVEY  
**SHEET SIZE:** 17 X 22  
**DRAWING NUMBER**  
212286 BH

**SHEET NO.**  
**S1**  
SHEET 1 OF 1





# LEGAL DESCRIPTION:

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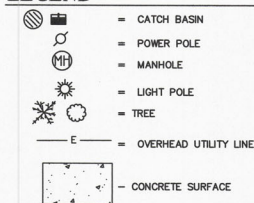
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## STANDARD SYMBOLS & CONVENTIONS:

● Denotes iron survey marker, found, unless otherwise noted.

## LEGEND



EXISTING HARDCOVER		EXISTING BUILDING COVERAGE	
House	1,343 Sq. Ft.	House	1,343 Sq. Ft.
Porch	130 Sq. Ft.	Deck	345 Sq. Ft.
Driveway	663 Sq. Ft.	Porch	130 Sq. Ft.
Misc. Concrete	74 Sq. Ft.	Deck Credit	-150 Sq. Ft.
AC Pad	7 Sq. Ft.		
Wood Steps	8 Sq. Ft.		
<b>TOTAL EXISTING HARDCOVER</b>	<b>2,225 Sq. Ft.</b>	<b>TOTAL EXISTING COVERAGE</b>	<b>1,668 Sq. Ft.</b>
<b>AREA OF LOT (ABOVE OHW)</b>	<b>10,076 Sq. Ft.</b>	<b>AREA OF LOT (ABOVE OHW)</b>	<b>10,076 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>22.1%</b>	<b>PERCENTAGE OF COVERAGE TO LOT</b>	<b>16.5%</b>

PROPOSED HARDCOVER		PROPOSED BUILDING COVERAGE	
House	1,343 Sq. Ft.	House	1,343 Sq. Ft.
Screen Porch/Steps	286 Sq. Ft.	Screen Porch/Steps	286 Sq. Ft.
Porch	130 Sq. Ft.	Porch	130 Sq. Ft.
Driveway	663 Sq. Ft.		
Misc. Concrete	74 Sq. Ft.		
AC Pad	7 Sq. Ft.		
Wood Steps	8 Sq. Ft.		
<b>TOTAL PROPOSED HARDCOVER</b>	<b>2,511 Sq. Ft.</b>	<b>TOTAL PROPOSED COVERAGE</b>	<b>1,759 Sq. Ft.</b>
<b>AREA OF LOT (ABOVE OHW)</b>	<b>10,076 Sq. Ft.</b>	<b>AREA OF LOT (ABOVE OHW)</b>	<b>10,076 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>24.9%</b>	<b>PERCENTAGE OF COVERAGE TO LOT</b>	<b>17.4%</b>

DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS

**MARCUS ANDRUSKO**  
4521 GARRISON LN  
EDINA, MN

**Advance**  
Surveying & Engineering, Co.

17917 Highway No. 7  
Minnetonka, Minnesota 55345  
Phone (952) 474-7064  
Web: www.advance.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Wayne W. Prueps*  
#43503  
LICENSE NO.  
DECEMBER 13, 2021  
DATE

DATE SURVEYED:  
NOVEMBER 15, 2021

DATE DRAFTED:  
DECEMBER 13, 2021

SHEET TITLE  
**PROPOSED SURVEY**  
SHEET SIZE: 17 X 22  
DRAWING NUMBER  
**212484 JR**

SHEET NO.

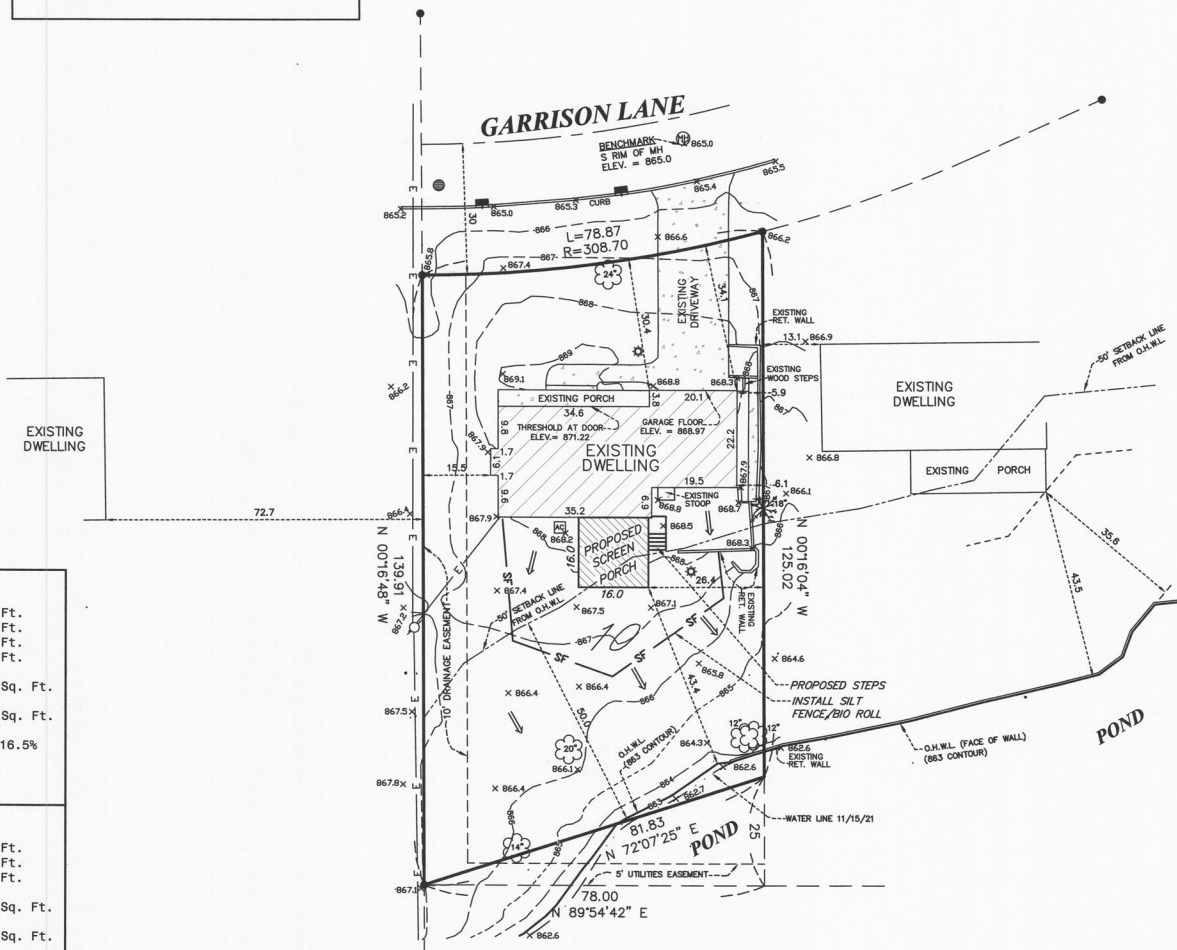
**S1**

SHEET 1 OF 1

CITY OF EDINA

DEC 15 2021

PLANNING DEPARTMENT





# Andrusko Residence

4521 Garrison Lane, Edina MN 55424

## SHEET INDEX

CVR COVER SHEET AND RENDERING  
S0 SURVEY  
S1 SITE PLAN

A1.0 EXISTING PLAN  
A2.0 PROPOSED PLAN  
A4.0 PROPOSED ELEVATION  
A4.1 PROPOSED ELEVATION  
A4.2 PROPOSED ELEVATION

## PROJECT DIRECTORY

ARCHITECT:  
Andy Campbell  
612-432-1891  
andy@acdcstudio.com

## GENERAL NOTES

1. All dimensions shall be field verified prior to construction. Do not scale drawings.
2. Perimeter dimensions are to face of concrete or ext. face of wall sheathing.
3. Interior dimensions are to face of stud.
3. Verify all existing site conditions and provide necessary adjustments for construction.
5. All structural members to be sized accordingly by structural engineer. Do not substitute structural members without engineer signoff.



Rendering

**Andrusko Residence**  
4521 Garrison Lane  
Edina MN 55424

**Signature**

I hereby certify that this plan, specification or report as prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

*Andy Campbell*

Signature

**Andrew Campbell**  
Name

**December 14, 2021**  
Date

**49948**  
Registration Number

**Architect**

Andy Campbell Design Company  
111 E 26th St, Suite B  
Minneapolis MN 55404

612-354-7064  
andy@acdcstudio.com

**Current Issue**  
VARIANCE APPLICATION  
12-14-21

**Revision History**

Date	Issued For

Sheet Title  
**Cover Sheet**

Sheet Number

**CVR**



Signature  
I hereby certify that this plan, specification or report as prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

Signature  
Andrew Campbell  
Name

December 14, 2021  
Date

49948  
Registration Number

Architect  
Andy Campbell Design Company  
111 E 20th St Suite B  
Minneapolis MN 55424

612-354-7064  
andy@acdcstudio.com

Current Issue  
VARIANCE APPLICATION  
12-14-21

Revision History

Date	Issued For

Sheet Title  
SURVEY

Sheet Number

S0

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**LEGEND**

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	= LIGHT POLE
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12/4/21	SHOW ADJ. SETBACK AND ADJUST LOT AREA

DWG ORIENTATION	SCALE

CLIENT/JOB ADDRESS
MARCUS ANDRUSKO 4521 GARRISON LN EDINA, MN

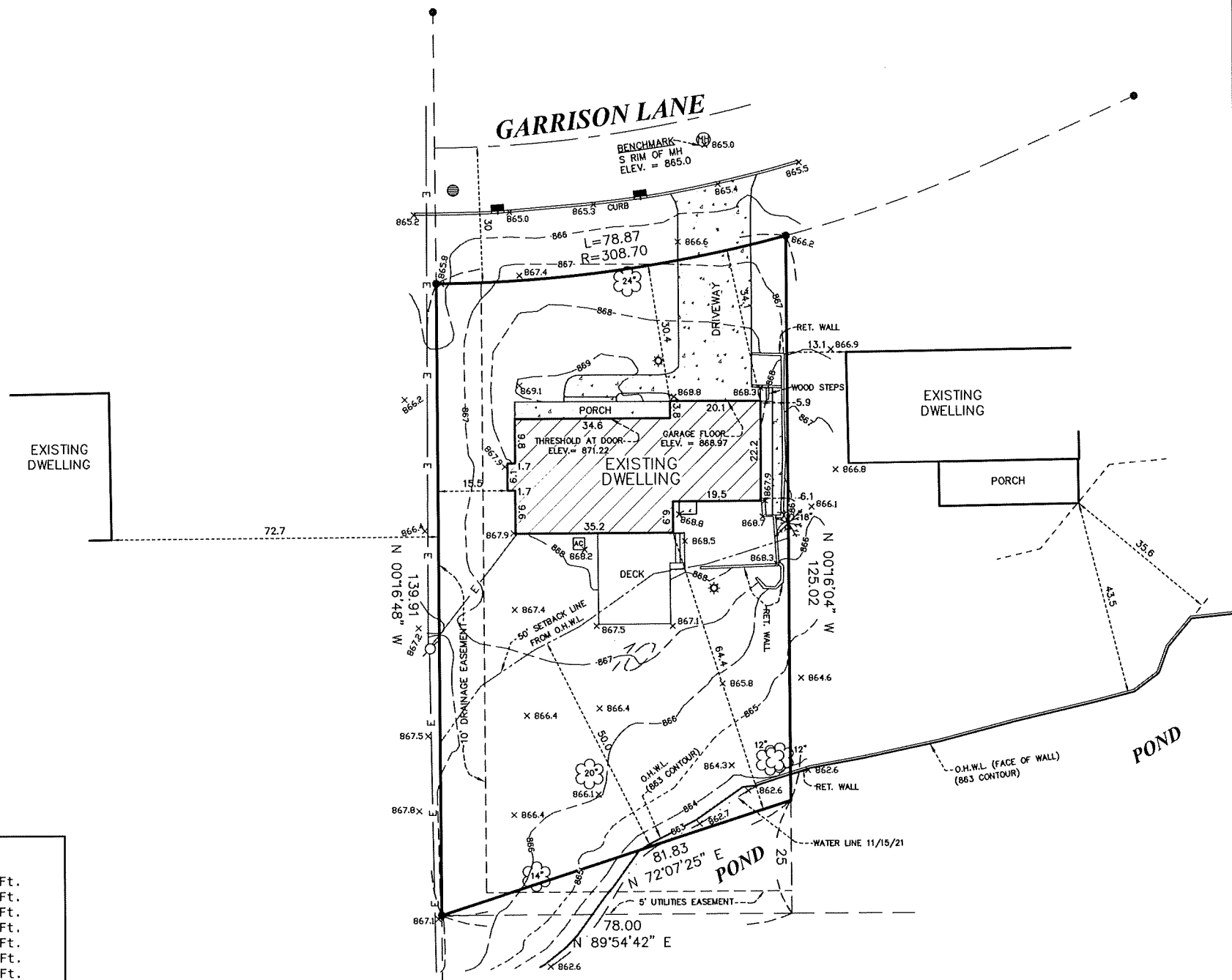
<b>Advance</b> Surveying & Engineering, Co. 17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com
---

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DATE SURVEYED:
NOVEMBER 15, 2021
DATE DRAFTED:
NOVEMBER 17, 2021

SHEET TITLE
EXISTING SURVEY
SHEET SIZE: 17 X 22
DRAWING NUMBER
212286 BH


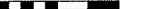
SHEET NO.
S1
SHEET 1 OF 1

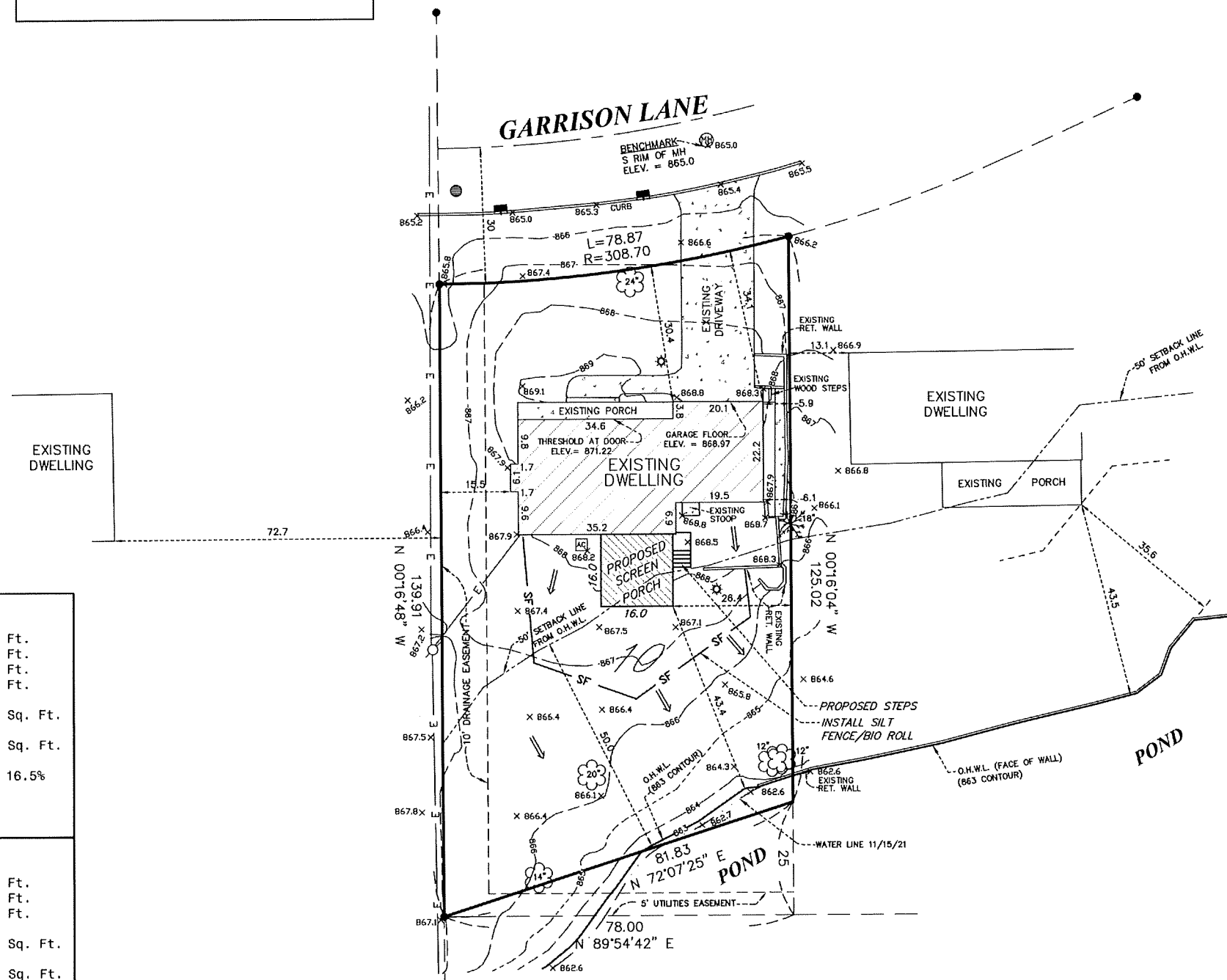
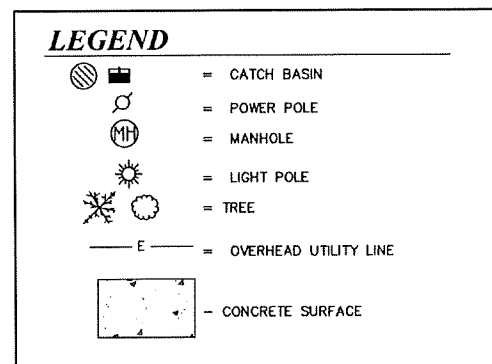


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DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS
				MARCU
				4521 G
				ED



Andrusko Residence  
4521 Garrison Lane  
Edina MN 55424

**Signature**  
I hereby certify that this plan,  
specification or report as prepared  
by me or under my direct  
supervision and that I am a duly  
registered architect under the  
laws of the State of Minnesota

Amyle ✓

Signature  
**Andrew Campbell**  
Name

**December 14, 2021**  
Date

49948  
Registration Number

**Architect**  
Andy Campbell Design Company  
111 E 26th St. Suite B  
Minneapolis MN 55404

612-354-7064  
andy@acdestudio.com

Current Issue  
VARIANCE APPLICATION  
12-14-21

## Revision History

Date	Issued For

Sheet Title  
SITE PLAN

Sheet Number

# S1

©ACDC, 2021

# Advance

Surveying & Engineering, Co.

17917 Highway No. 7  
Minnetonka, Minnesota 55345  
Phone (952) 474-7964  
Web: [www.advsur.com](http://www.advsur.com)

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT  
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION  
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UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Wayne W. Freese*

Wayne W. Freese  
#43503  
LICENSE NO.  
DECEMBER 13, 2021  
DATE

N	DATE SURVEYED:	NOVEMBER 15, 2021
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<u>SHEET TITLE</u>	<i>PROPOSED SURVEY</i>
<u>SHEET SIZE:</u> 17 X 22	
<u>DRAWING NUMBER</u>	<i>212484 JR</i>

SHEET NO.

S1

SHE

Signature  
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12-14-21

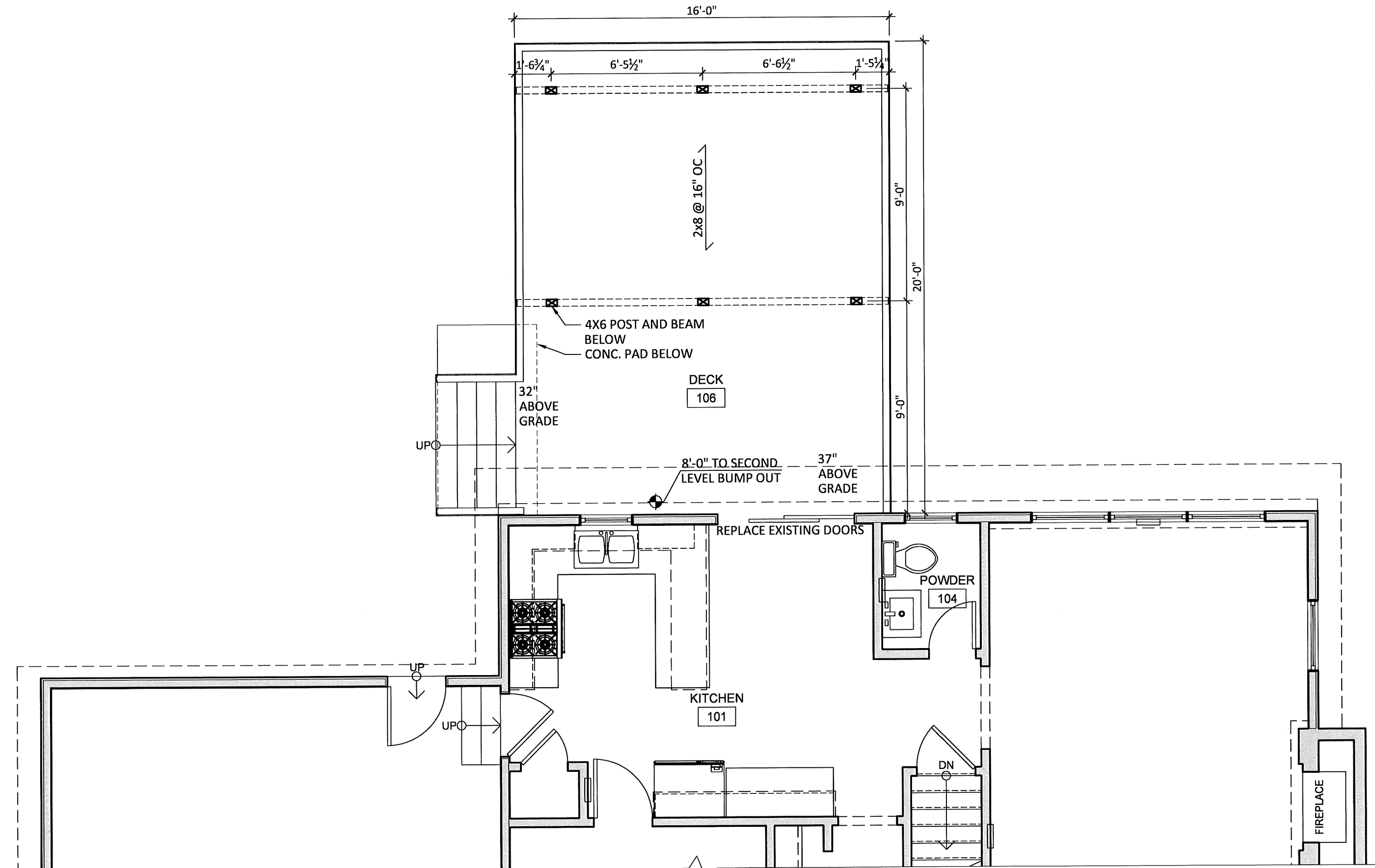
Revision History

Date	Issued For

Sheet Title  
Existing Main  
Level Plan

Sheet Number

A1.0



1 Existing Main Level Plan  
A1.0 SCALE: 1/4" = 1'-0"





Hy M h/✓

49948  
Registration Number

**Current Issue**  
VARIANCE APPLICATION  
2-14-21

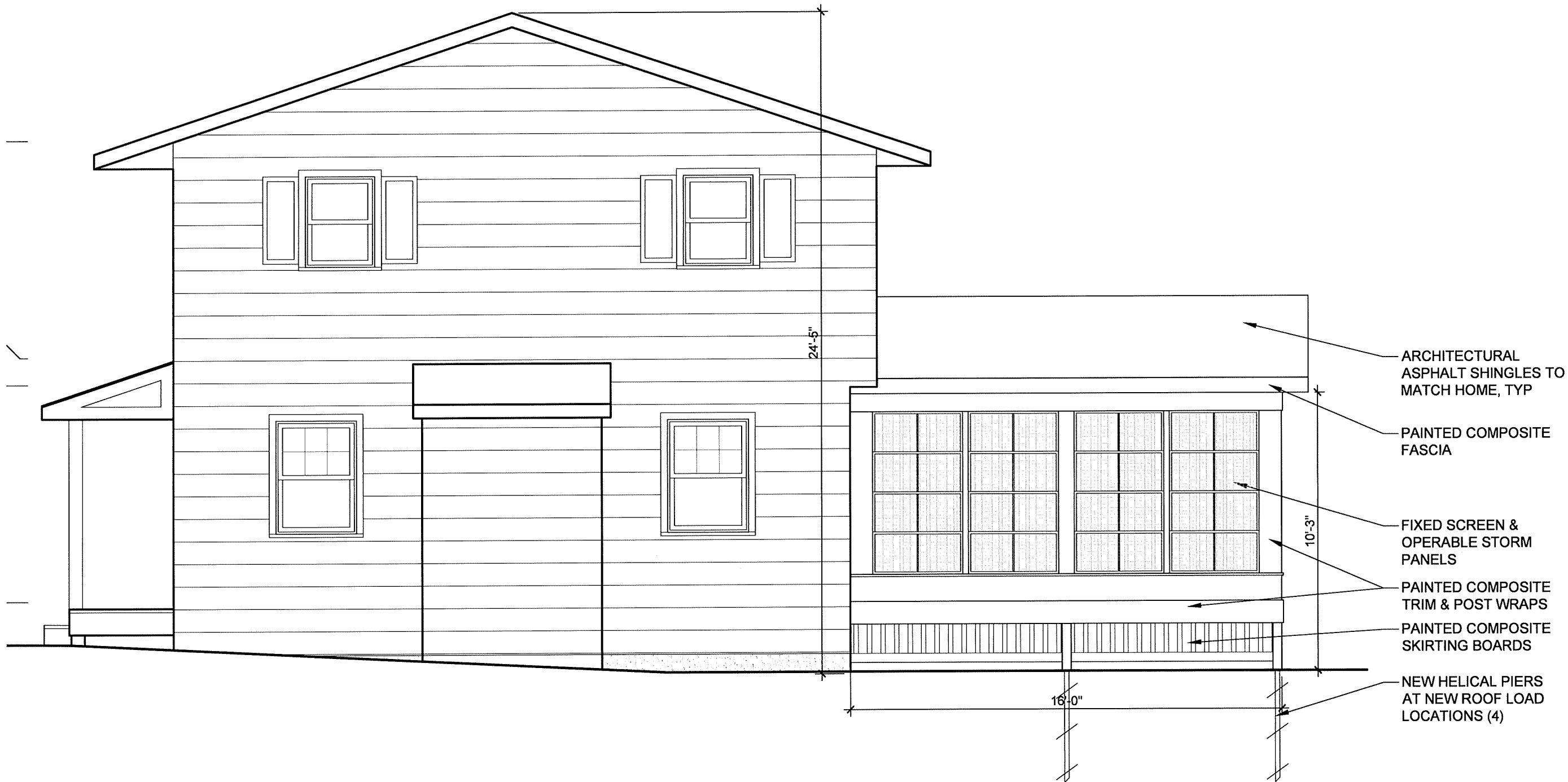
### Revision History

Date	Issued For

Sheet Title  
Proposed Main  
Level Plan

Sheet Number

## A2.0



Signature  
I hereby certify that this plan,  
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*Andrew Campbell*

Signature  
**Andrew Campbell**  
Name

**December 14, 2021**  
Date

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Architect  
Andy Campbell Design Company  
111 E 26th St, Suite B  
Minneapolis MN 55404

612-354-7064  
andy@acdcastudio.com

Current Issue  
VARIANCE APPLICATION  
12-14-21

Revision History

Date	Issued For

Sheet Title  
Proposed  
Elevations  
Sheet Number

**A4.0**

Signature  
I hereby certify that this plan,  
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laws of the State of Minnesota

*Andrew Campbell*

Signature  
Andrew Campbell  
Name

December 14, 2021  
Date

49948  
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Architect  
Andy Campbell Design Company  
311 E 26th St, Suite B  
Minneapolis MN 55404

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andy@acdcsstudio.com

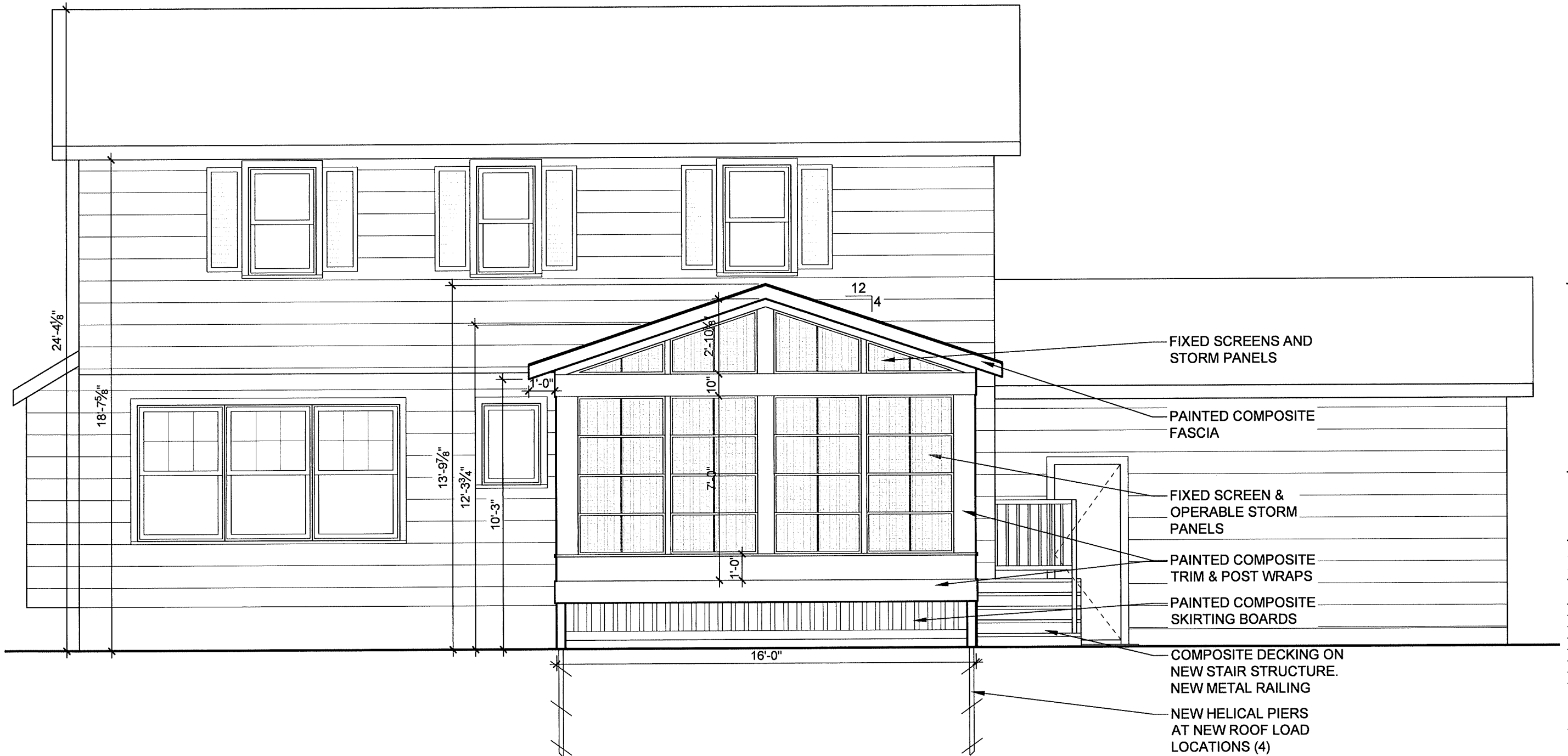
Current Issue  
VARIANCE APPLICATION  
12-14-21

Revision History

Date	Issued For

Sheet Title  
Proposed  
Elevations  
Sheet Number

A4.1



1  
A4.1 Proposed Elevation  
SCALE: 1/4" = 1'-0"



**Andrusko Residence**  
4521 Garrison Lane  
Edina MN 55424

Signature  
I hereby certify that this plan,  
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registered architect under the  
laws of the State of Minnesota

*Andrew Campbell*

Signature  
**Andrew Campbell**  
Name

**December 14, 2021**  
Date

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Registration Number

**Architect**  
Andy Campbell Design Company  
111 E 28th St, Suite B  
Minneapolis MN 55404  
612-354-7064  
andy@acdcsstudio.com

**Current Issue**  
VARIANCE APPLICATION  
12-14-21

Revision History	
Date	Issued For

Sheet Title  
Proposed  
Elevations  
Sheet Number

**A4.2**





## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** January 26, 2022

**Agenda Item #:** VI.A.

**To:** Planning Commission

**Item Type:**

Report and Recommendation

**From:** Stephanie Hawkinson, Affordable Housing  
Development Manager

**Item Activity:**

**Subject:** Resolution B-22-02: Sale of 425 Jefferson Avenue  
Complies with Comprehensive Plan

Action

---

### ACTION REQUESTED:

Approve Resolution No. B-22-02 Finding that the conveyance of 425 Jefferson Avenue to West Hennepin Affordable Housing Land Trust conforms to the general plans for the development and redevelopment of the City.

### INTRODUCTION:

In 2021 the Edina Housing and Redevelopment Authority purchased a problem property at 425 Jefferson Avenue with the intend that it would be sold for affordable housing.

West Hennepin Affordable Housing Land Trust (WHAHLT) submitted a proposal to buy the house to place in the Land Trust program in order to keep affordable for 99-years. The house will be sold to an income eligible homeowner. Depending on the condition of the house, it will either be renovated or torn down and replaced with a modest sized home. The preference is to rehabilitate, but WHAHLT cannot make a final determination until they can look in the walls.

Supporting single family affordable ownership is a stated goal in the Comprehensive Plan.

### ATTACHMENTS:

Resolution No. B-22-02

Proposal



---

**PLANNING COMMISSION**

**CITY OF EDINA  
HENNEPIN COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. B-22-02**

**RESOLUTION APPROVING PROPOSED CONVEYANCE OF PROPERTY**

WHEREAS, property at 425 Jefferson Avenue (PID No. 3011721220122) within the City of Edina (the "Property") is proposed to be redeveloped by West Hennepin Affordable Housing Land Trust ("WHAHLT"), placed into a land lease, and the house sold to an income eligible homeowner for affordable housing purposes; and

WHEREAS, the City Council via the passage of Resolution 2021-09 approved the acquisition and sale of the Property to potentially provide affordable housing; and

WHEREAS, on April 19, 2021 the HRA acquired the Property; and

WHEREAS, the Edina Planning Commission reviewed the WHAHLT proposal on January 26, 2022 and recommended that the Housing and Redevelopment Authority ("HRA") approve the conveyance of the Property to WHAHLT; and

WHEREAS, Minnesota Statutes 462.356 Subd. 2 requires that the Planning Commission review the proposed sale of the property by the City and the HRA to determine compliance with the Comprehensive Plan; and

WHEREAS, the Planning Commission has reviewed this proposed sale to determine its compliance with the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that after reviewing the proposed sale of the Property, the Planning Commission finds that the sale is consistent with the City's Comprehensive Plan..

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary





January 5<sup>th</sup>, 2022

Stephanie Hawkinson  
Affordable Housing Development Manager  
4801 W. 50th St.  
Edina, MN 55424

Dear Stephanie;

This letter is to inform you that West Hennepin Affordable Housing Land Trust, dba Homes Within Reach (HWR), would like to purchase 425 Jefferson Ave. S from Edina HRA, if a satisfactory agreement can be reached. We are prepared to pay \$1 for clear title to the property.

West Hennepin Affordable Housing Land Trust dba Homes Within Reach (HWR) program's purpose is create and preserve affordable homeownership in the western suburbs of Hennepin County, using the land trust practice.

Our practice is to acquire properties, upgrade per our criteria, then turn around, and sell the homes to qualified households earning between 50% to 80% area median income and lease the land to the homeowner for them to secure the rights to use the land.

We see the purchase of 425 Jefferson Ave. S as another positive partnering experience between Edina and HWR. Our intent is to completely rehab the current structure. However, without the ability to start tearing into the walls, we are unable to fully commit to the rehab of the current structure. Should rehab not be feasible, HWR would demolish the structure and rebuild to current setbacks and building codes.

Regardless of the option used, we intend to make the home a 3 bedroom, 2 bath, 2 car detached garage which would be placed in our portfolio. The home would be sold to a qualified buyer and the land would remain in title to Homes Within Reach and leased to the qualified buyer. The attached ground lease would require the home to remain affordable in perpetuity.

Our goal is to complete the acquisition process in early spring of 2022. We would anticipate completing rehab or new construction by year end, given no unforeseen complications.

If you have any questions about this matter, please contact us at (952) 401-7071.

Sincerely,

*Brenda Lano-Wolke*

Brenda Lano-Wolke  
Executive Director

**WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST**  
5101 Thimsen Ave., Ste. 202, Minnetonka, MN 55345

Telephone (952) 401-7071  
Fax: (952) 224-2857  
Email: [info@homeswithinreach.org](mailto:info@homeswithinreach.org)







## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** January 26, 2022

**Agenda Item #:** VI.B.

**To:** Planning Commission

**Item Type:**  
Report and Recommendation

**From:** Cary Teague, Community Development Director

**Item Activity:**  
Discussion

**Subject:** Sketch Plan Review - 5146 Eden Avenue (Former  
Public Works Site)

---

### ACTION REQUESTED:

No action requested. Provide the applicants non-binding feedback on a potential future development proposal.

### INTRODUCTION:

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

- \* A 6-1/2-story, 90-unit senior cooperative project (owner occupied) with 173 underground parking spaces. (Applewood Pointe Cooperative) Ten percent (10%) of the units would be for affordable housing (9 units).
- \* A two-story, 13,500 square foot 347 seat restaurant with 32 surface parking stalls. Additional parking would rely on the public Jerry's parking ramp to the west.
- \* A 31,643 square foot green space/public plaza area with pedestrian walkways to a bridge that would connect the Jerry's parking ramp. This connection was recommended in the Grandview Development Framework. (See attached pages from the development framework.)

### ATTACHMENTS:

Staff Memo

Memo - Affordable Housing Development Manager

Proposed Plans

Applicant Narrative

Key Pages Grandview Development Framework

Grandview Transportation Study

Site Location, Zoning, & Comp. Plan

Site Plan with Setbacks Highlighted

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Fax 952-826-0389 • [www.CityofEdina.com](http://www.CityofEdina.com)



**Date:** January 26, 2022

**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. This is the old Public Works site. As proposed, at full build out, the site would include:

- A 6-1/2-story, 90-unit senior cooperative project (owner occupied) with 173 underground parking spaces. (Applewood Pointe Cooperative) Ten percent (10%) of the units would be for affordable housing (9 units).
- A two-story, 13,500 square foot 347 seat restaurant with 32 surface parking stalls. Additional parking would rely on the public Jerry's parking ramp to the west.
- A 31,643 square foot green space/public plaza area with pedestrian walkways to a bridge that would connect the Jerry's parking ramp. This connection was recommended in the Grandview Development Framework. (See attached pages from the development framework.)

To accommodate the request the following is required:

- A Rezoning from PID, Planned Industrial District to PUD, Planned Unit Development. Flexibility would be requested through the PUD Ordinance to vary from setback, building height, parking, and floor area ratio (FAR) requirements. The PUD Zoning is also used to ensure the affordable housing on the site.

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 for the discussion should be on the proposed land uses, proposed height, proposed setbacks, and the Grandview Development Framework and Guiding Principles.



The applicant has specifically responded to the Grandview District's 7 Guiding Principles within their narrative. (See attached plans and narrative.) Below is a list of the 7 Guiding Principles with the applicant response:

<b>Grandview District – 7 Guiding Principles</b>	<b>Applicant Response</b>
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.	The 5146 Parcel is the “strategic interior link” between the Hwy 100 Frontage area and Vernon Avenue West Gateway area. The proposal activates this link with the pedestrian connections, Grandview Yard and maintains access for multi-modal transit.
2. Enhance the District’s economic viability as a neighborhood center with regional connections, recognizing that meeting the needs of both business and residents will make the District a good place to do business.	Economic viability includes tax base, residential living, expanded service offerings and job creation. The proposal hits on all points with tax capacity generation with private commercial use, new home ownership opportunities for Edina residents, and economic development to enhance neighborhood vitality. The Grandview Yard is anticipated to serve as an attractive amenity as other area parcels redevelop in the future.
3. Turn perceived barriers into opportunities. Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.	The railroad tracks – once a barrier, is now spanned to connect parcels and better utilize existing parking resources.
4. Design for the present and for 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.	The site design captures all these themes – vibrant, walkable, functional, attractive and life filled. The placement of Grandview Yard is anticipated to shape the land use patterns of adjacent parcels when they redevelop in the future.
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.	The plan provides adequate adjacent surface and enclosed parking for the uses while activating the Grandview ramp (270+ spaces) into a renewed resource for parking supply in the district with the addition of the pedestrian bridge and trail.
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.	The development is multi-modal, pedestrian-centric and transit ready. The site plan covers the objective and opportunities for district wide access to and through the site.
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.	The combination of the Grandview Yard, a year-round hospitality, dining and event destination and ownership residential living packaged within an integrated design plan creates a sustainable and unique place unlike any offering in the Edina community.

**Issues/considerations:**

- **Density.** The residential density proposed is on the low end of the density range within the Comprehensive Plan and therefore reasonable for the site. The density is 28 units per acre. The Comprehensive Plan would allow up to 100 units at this site.
- **Grandview Development Framework.** The proposed plans contain two key elements in the Framework: A bridge that would connect the Jerry's parking ramp and a large public green space. (Bridge to be installed by the City of Edina.) Plans show the bridge and a 31,643 square foot public plaza. (See attached Development Framework Document.) The applicant has done a nice job addressing the 7 Guiding Principles for the Grandview District as highlighted above.
- **Grandview Transportation Plan.** Sidewalks are proposed along the south and east lot line per the Plan. Also, there is a round-a-bout planned for the intersection of Eden Avenue and Arcadia Avenue. The applicant has designed their plans to accommodate the new configuration of this intersection.
- **Building Setbacks.** Flexibility would be needed through a PUD from the required setbacks. (See the proposed setbacks on the attached site plan.) The setbacks proposed along Eden Avenue are generally consistent with the setbacks of the existing Avidor residential building to the west. (See the attached concept plans showing the adjacent Avidor project.) The proposed building is angled toward Eden Avenue to allow more landscaping and green space in front. The setbacks on Arcadia are tighter due to the land being taken from the site to accommodate the new round-a-bout at Arcadia and Eden. (The new round-a-bout configuration is shown on the site plan attached.)
- **Traffic and parking.** A traffic and parking study would be required. Parking for the restaurant would rely on the 32 surface stalls and the Jerry's parking ramp. The parking study would determine if there would be an adequate amount of parking spaces available for the restaurant and the uses at and around Jerry's.
- **Affordable Housing.** The applicant proposes to provide 10% of the units to meet the City's Affordable Housing Policy.
- **Proposed heights.** The proposed height of 6-7 stories exceeds the code required 4-story maximum. The Grandview Development Framework Study contemplated no buildings exceeding the height of the Jerry's tower. The height would not exceed the height of the Jerry's office tower. The added height seems appropriate to obtain affordable housing units, the public plaza and construction of the public bridge across the railroad tracks to connect to the Jerry's parking ramp.
- **Sustainability.** The applicant will be required to fill out the City's Sustainability Questionnaire to address sustainability issues.



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

While the applicant is proposing to rezone the site to PUD, the following table demonstrates compliance with the underlying zoning. Note that flexibility would be requested from the underlying zoning standards through the PUD:

**COMPLIANCE TABLE**

	City Standard (PID)	Comp. Plan	Proposed (Measured from building to the lot line)
<b><u>Building Setbacks to the lot line - Residential</u></b> Front – Eden Avenue Front - Arcadia Avenue Side – West Rear – North	based on height (60-70 feet) based on height based on height based on height		Variance Required (7-50 feet) Variance Required (5 feet) Variance Required (5-10 feet) Code Compliant
<b><u>Building Setbacks to the lot line - Restaurant</u></b> Front – Eden Avenue Front - Arcadia Avenue Side – West Rear – North	based on height (20-30 feet) based on height based on height based on height		Code Compliant Code Compliant Variance Required (10 feet) Code Compliant
Density		20-100 units/acre	Compliant (28 units per acre)
Building Height	Four Stories and 48 feet		Variance Required for the apartment (6-7 stories) Restaurant is Code Compliant
Building Coverage	45%		Code Compliant
Maximum Floor Area Ratio (FAR)	.50% (Adjacent zoning PCD-2 Zoning allows 1.5 FAR) – Comp Plan Guides the site for PCD-2 Uses		Variance Required 1.4%
Parking Stalls – Residential (Senior Housing)	.75 units per unit = 68 spaces		173 spaces
Parking Stalls – Restaurant	One space per 3 seats + one space per employee on a max. shift (125-130 spaces)		Variance required (32 spaces on site plus the Jerry's parking ramp)



TO: Cary Teague, Community Development Director

FROM: Stephanie Hawkinson, Affordable Housing Development Manager

DATE: January 10, 2022

RE: 5146 Eden Site Plan Submittal

---

The proposed 5146 Eden plan entails redeveloping a City owned parcel that has been vacant for many years. On the south end is a proposed 90-unit senior cooperative, of which 10% or 9 units will be available at affordable prices per the Affordable Housing Policy.

This is the first multifamily ownership development containing affordable housing units that has been reviewed in recent years. It complies with strategies outlined by the Housing Strategy Task Force and the Comprehensive Plan.

### **Compliance with Comprehensive Plan**

- Goal 1.1: Seek to accommodate the total new households projected to locate in the city by the year 2040.
- Goal 1.1.e: Providing lifecycle housing opportunities to allow residents to remain in the city throughout all life stages
- Goal 1.1.f: Addressing climate change through higher density development patterns that help reduce vehicle emissions
- Goal 2.9: Promote owner-occupied units over rental units when providing affordable housing.
- Goal 3.2: Where appropriate and guided by city policy, encourage the development of walkable neighborhoods that provide a range of daily needs within walking distance, potentially reducing reliance on cars.
- Goal 4.1: Promote increased housing opportunities and a diversity of housing types by promoting the creative and innovative use of land guided for residential/commercial mixed-use while promoting transit use and other mobility alternatives.
- Goal 4.2: Promote a vision of community that is inclusive of a range of ages, incomes, abilities, and other demographics, and offers a range of housing options.

### **Compliance with Housing Strategy Task Force Report**

- Goal 1: Promote lifecycle housing. Actively work to create lifecycle housing to support a range of housing options that meet people's preferences and circumstances in all stages of life, such as renters, first-time homebuyers, empty nesters, and seniors.

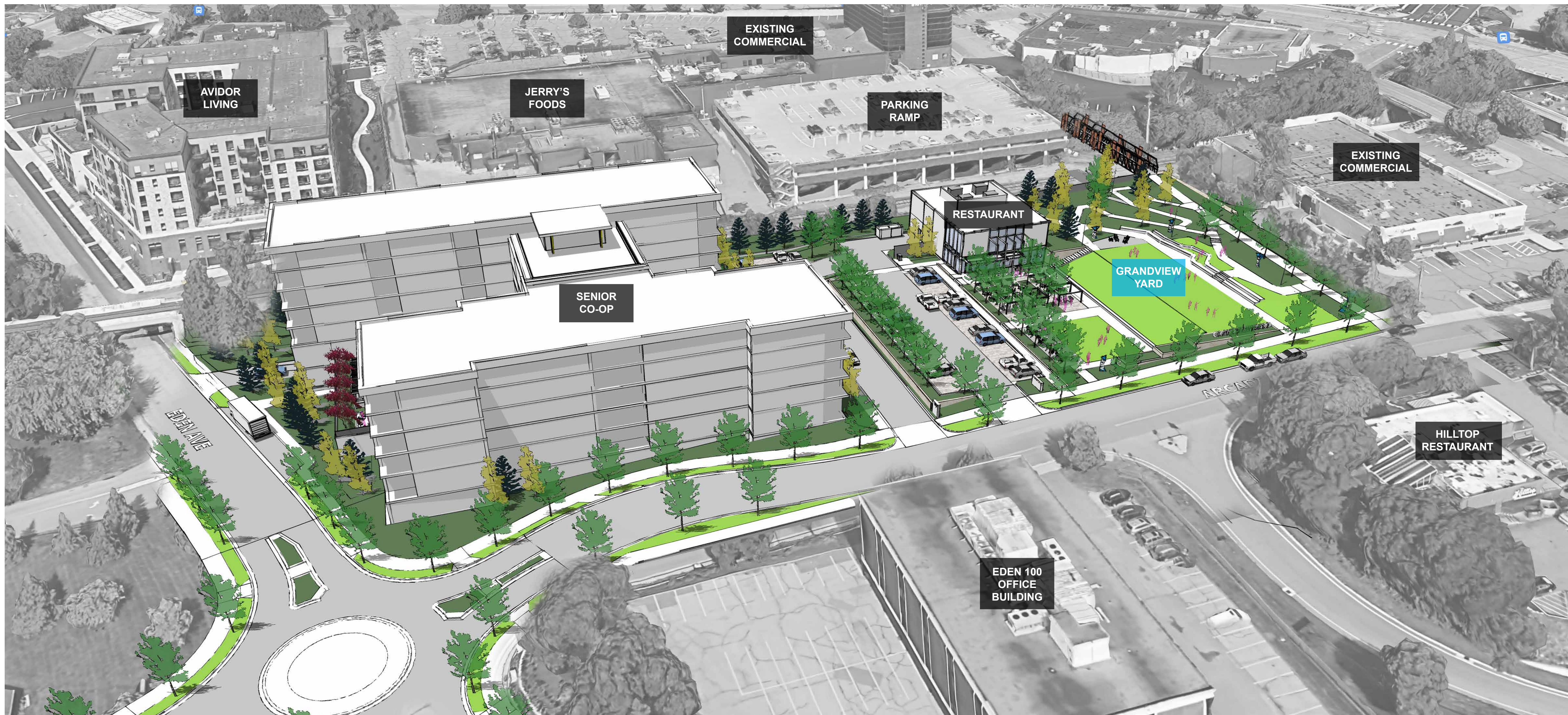
I understand there may be concerns regarding the perceived concentration of age restricted housing in this area. I am not concerned by this. Rather with the library, senior center and other amenities I think it is appropriate. Furthermore, there is a great need for more housing options for seniors.

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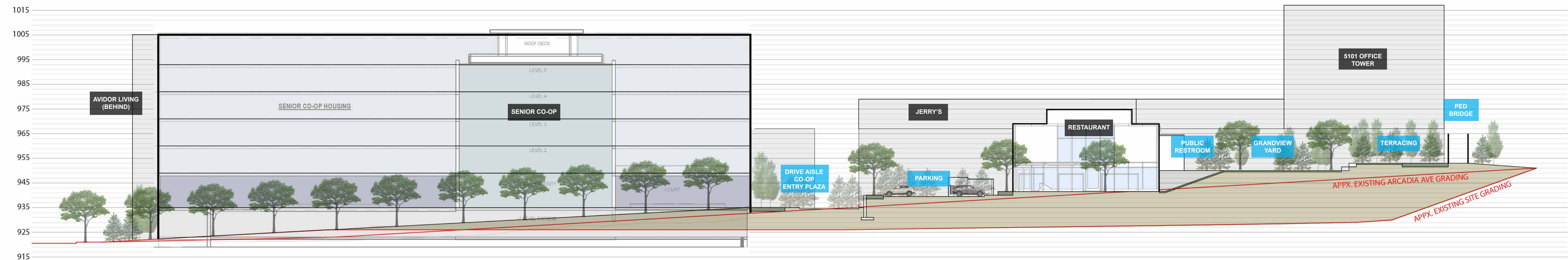








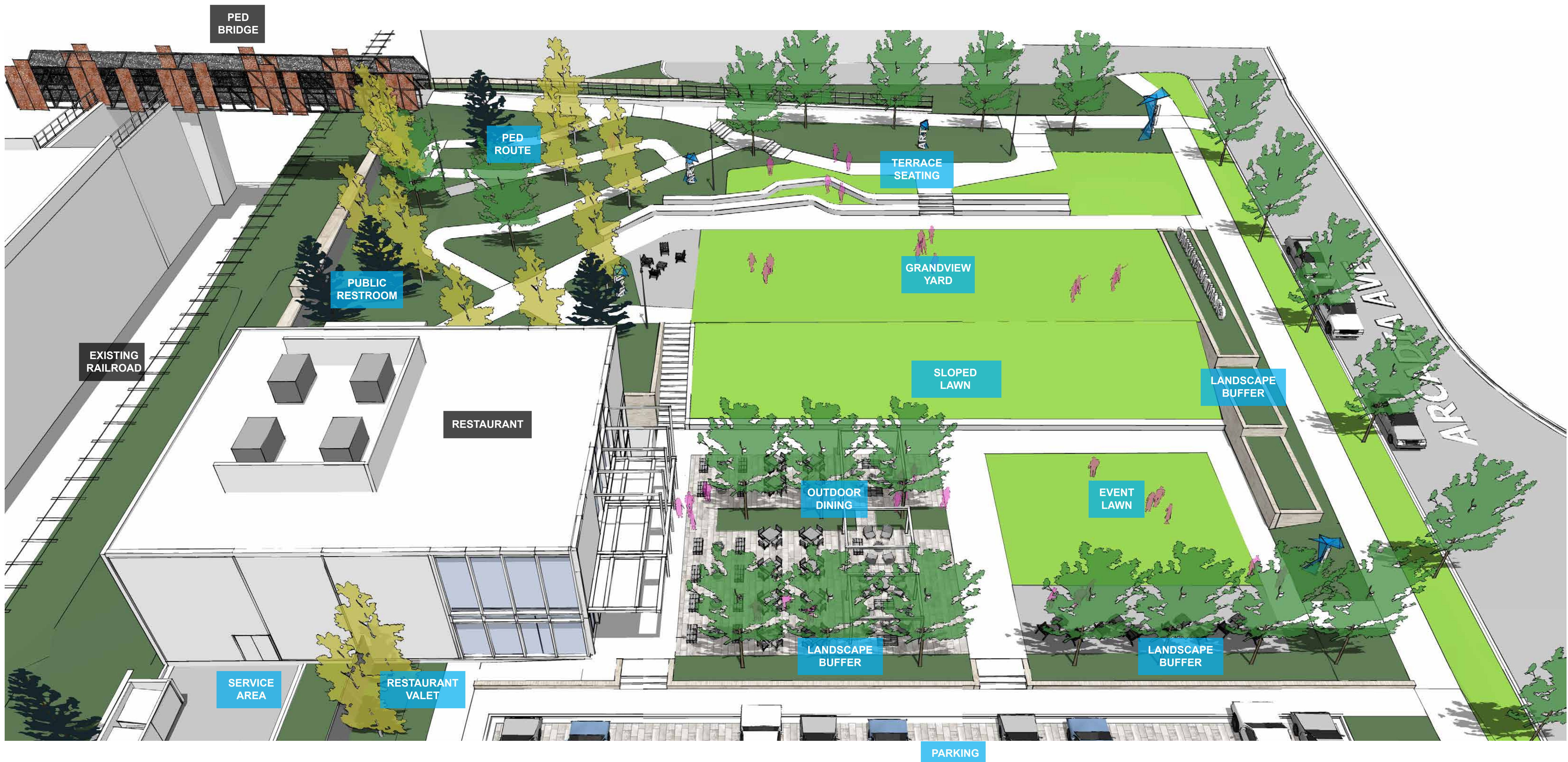




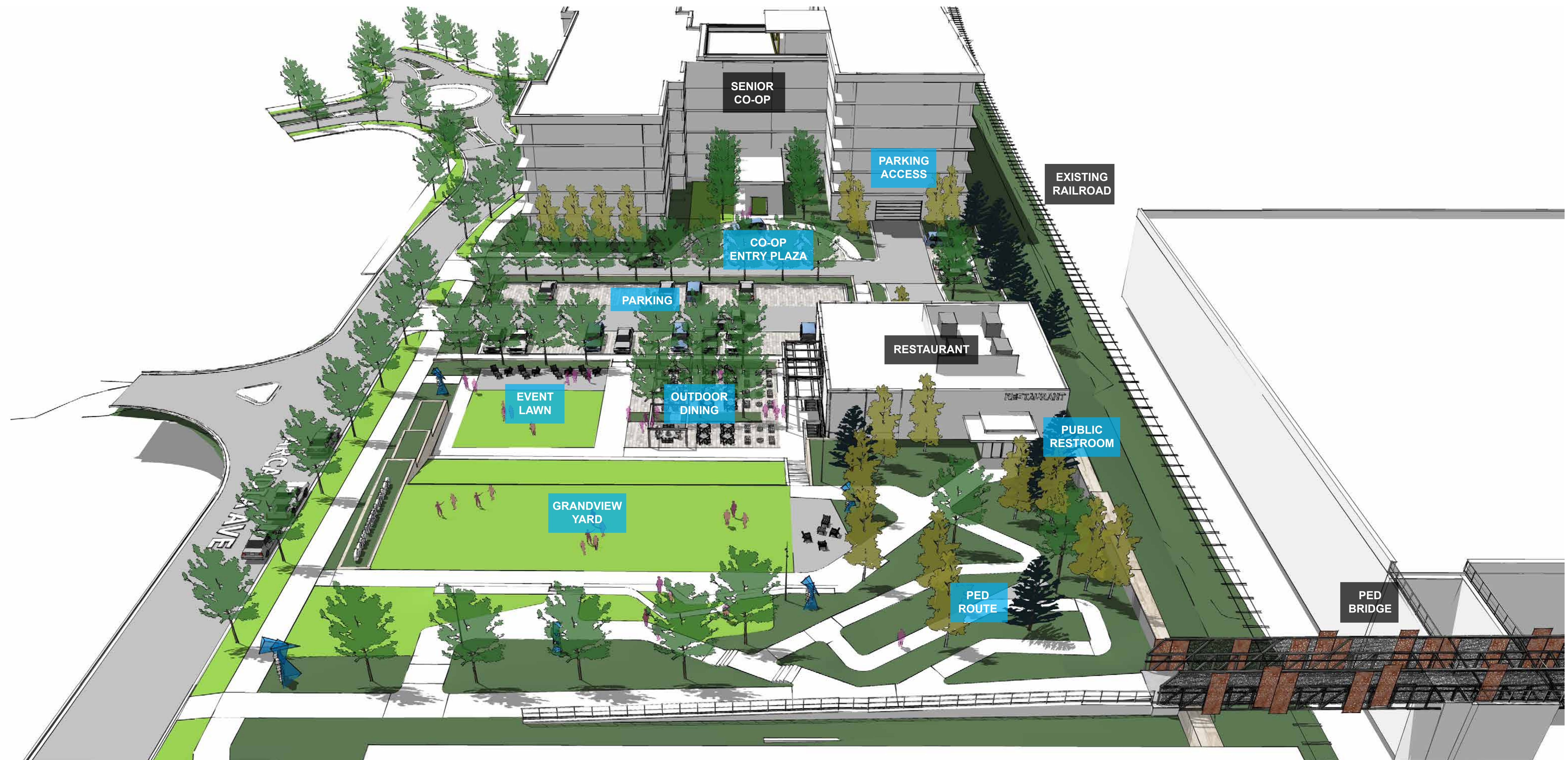




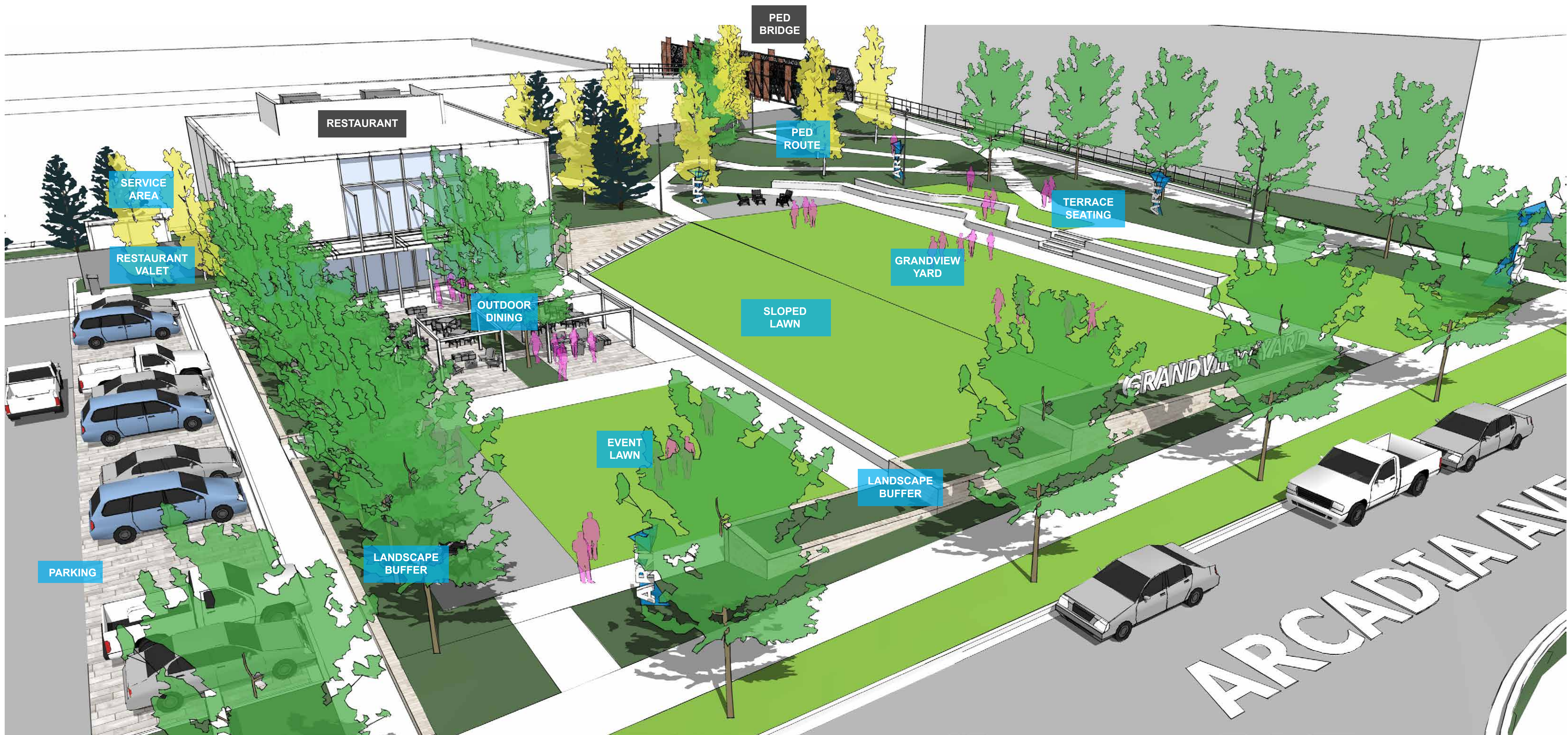








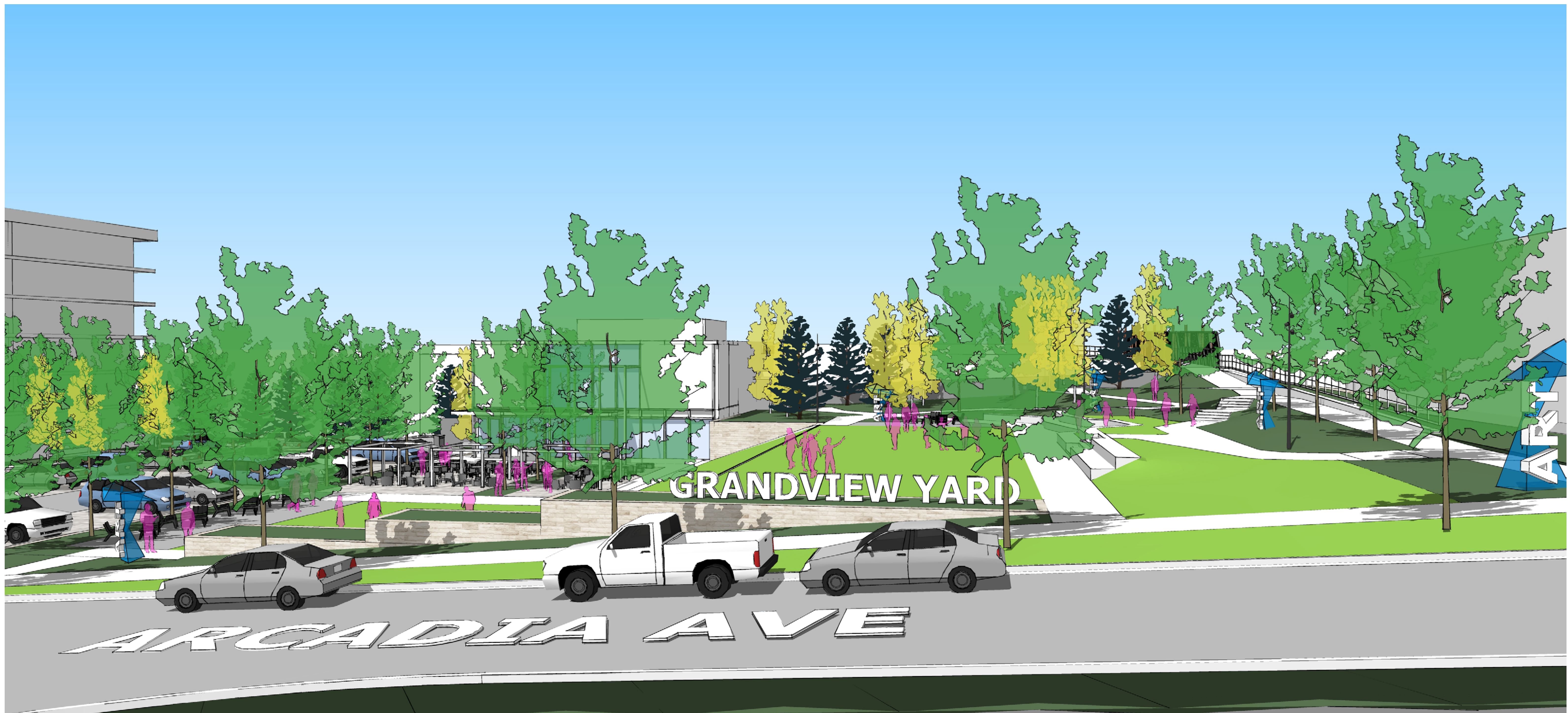
















## PROJECT NARRATIVE

### Sketch Plan Submittal

January 7, 2022

#### Grandview Yard Mixed-Use Development Concept

5146 Eden Avenue  
Edina, Minnesota

#### Project Team:

##### Property Owner / Project Sponsor

Edina Housing and Redevelopment Authority  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424  
Contact: Bill Neuendorf, Economic Development Manager

##### Broker / Pre-Development Manager

Frauenshuh, Inc.  
7101 78<sup>th</sup> Street West, Suite 100  
Edina, MN 55439  
Contact: David Anderson, Senior Vice President

##### Developer (Senior Cooperatives)

United Properties  
651 Nicollet Mall, Suite 450  
Minneapolis, MN 55402  
Contact: Alex Hall, Senior Vice President

##### Developer (Restaurant)

Jester Concepts  
730 N Washington Ave  
Minneapolis, MN 55401  
Contact: Brent Frederick, Owner



## Design Team Members:

### Site Plan/Architecture (Senior Cooperatives)

Pope Associates  
1295 Bandana Blvd. N, Suite 200  
St. Paul, MN 55108  
Contact: Paul Holmes, Principal

### Site Plan/Architecture (Restaurant)

Shea  
10 South Eighth Street  
Minneapolis, MN 55402  
Contact: Jordan Brookens, Project Coordinator

### Civil Engineering

Loucks Associates  
7200 Hemlock Ln N, Suite 300  
Maple Grove, MN 55369  
Contact: Vicki VanDell, Civil Engineer

### Landscape Architecture

Confluence  
530 N 3rd St #120  
Minneapolis, MN 55401  
Contact: Terry Minarik, Principal

The enclosed package provides information describing and illustrating an exciting redevelopment vision for the property at 5146 Eden Avenue, commonly known as the “former public works site” in the city of Edina. This submittal reflects the collaboration among the Edina HRA and City of Edina staff, Frauenshuh, Inc., United Properties, Jester Concepts and the key design partners.

At the foundation of this plan and vision are the **Grandview District 7 Guiding Principles**, which set an important framework for the City’s vision and opportunity to achieve even greater potential for the Grandview District, through sound planning, land uses, design and civic infrastructure. The team is excited to present and discuss the overall vision with the Planning Commission and City Council at this sketch plan/planning/pre-design phase.

## 1. SITE OVERVIEW

---

### Parcel Basics

The parcel is approximately 3.125 acres in size and is positioned at the northwest quadrant of Eden Avenue and Arcadia Avenue in the Grandview district of Edina. The site was formerly occupied by the City of Edina public works department, which relocated its operation to 7450 Metro Blvd. in 2010. Subsequent to this move, the public works building was demolished, and the parcel has remained vacant in the interim.

### Project Land Use Data

The site is currently zoned Planned Industrial District (PID) and the Edina HRA or affiliate would seek rezoning as a Planned Unit Development (PUD) to accommodate the specific use components and attributes that the project will bring to the site and Grandview district.

The proposed development will include a replat of the parcels, creating a new parcel on the south portion of the site (the “Senior Cooperative Parcel”) the central portion (the “Restaurant Parcel”) and the north portion (the “Grandview Yard Parcel”) as illustrated in the attached site plan. Integrated with the Grandview Yard Parcel is the pedestrian route and bridge that is presently



under construction, connecting Arcadia Avenue to the Grandview (Jerry's) Parking ramp, elevated over the railroad tracks. The pedestrian route and bridge is currently under construction and slated for completion in 2022.

In addition to the physical plan and use components of the site, the site plan incorporates the design standards for the future installation of a roundabout at Eden Ave. and Arcadia Ave., widening of Arcadia Ave. and pedestrian improvements to the rail bridge foundation at Eden Ave. These improvements, along with the elements of this development plan lend to a strong integration of the new infrastructure and development uses into the Grandview District.

## 2. DEVELOPMENT DATA

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### **Grandview Yard**

The Grandview Yard is an exciting element of the overall vision of the site and opportunity to bring a dynamic new and functional activation and public green space to the Grandview District. The space will provide space for passive use by the general public and also be available for public gatherings and special events throughout the year. A key component of the vision is to create synergistic programming opportunities between the restaurant and Grandview Yard to create a unique and one-of-a-kind draw and destination in the Grandview District, throughout the year.

### **Restaurant/Dining/Hospitality Overview:**

The restaurant component will reside in the central portion of the site. The building will be three levels in design with a lower (basement) level and first and second levels above grade. The approximately footprint size of the building is 4,500 sq. ft., with a total building size of approximately 13,500 sq. ft. The site plan includes 32 spaces of surface parking with convenient access to the restaurant entry. In addition to surface parking on site, the restaurant would be served by the Grandview public parking ramp and pedestrian bridge, along with valet service provided by the operator.

We intend to bring our blend of focused hospitality and unique dining experiences to the City of Edina. As a group, we believe that an elevated Pizza concept would be warmly welcomed by the City and its residents. We would highlight an open hearth for cooking pizza as well as small plates, entrées and seasonal vegetables. We would implement a craft cocktail program that has become a staple within all of our locations. An amazing wine list is essential, and we would take an esoteric approach while incorporating the recognizable labels for familiarity. We would pair this concept with a secret/underground bar perfect for a late night old fashioned, a negroni or a slice of pizza. The top floor would boast a private event space for family gatherings and small businesses while being utilized for overflow dining when events are not booked. An expansive outdoor patio would sit adjacent to the restaurant in which we hope to extend the season and welcome guests during the spring and fall. The patio would open up to the outdoor lawn which gives us an opportunity to welcome all residents in a community gathering space. We would activate the lawn all year round in conjunction with the City.



### Senior Cooperative Overview:

The senior cooperative component will reside on the south portion of the site. The building will be five stories on one side and six-stories in height on the other, with one level of underground parking (125 spaces) at the lower level of the building, and resident/ guest parking on the second level (48 spaces), for a total of approximately 173 parking spaces. Units will range in size from 1,1290 sq. ft to 1,1650sq. ft. and contain a mix of two (2) and three (3) bedroom units. Initial programming targets a total unit count of approximately 90 homes.

Applewood Pointe Cooperatives provide a “for sale” housing option with high quality finishes in a low maintenance community-based setting. Members elect a resident board of directors responsible for managing the community. Financing is provided through a 40-year HUD insured master mortgage. Members choose from 4 equity tiers with the balance financed thru this mortgage eliminating the need to secure individual financing. This housing cooperative will include a 10% affordable housing component per City policy.

### Site and Building Program Summary

Component (North to South)	Site Area	Building Area (Total GSF)	FAR	Residential Units	On-Site Parking Count
Grandview Yard	31,643 SF	NA	NA	NA	0
Restaurant	31,149 SF	13,500 SF	.43	NA	32, plus valet
Senior Cooperative	73,832 SF	171,650 SF	2.32	90	173
<b>Totals*</b>	<b>136,624 SF</b>	<b>185,150 SF</b>	<b>1.36</b>		<b>205</b>

\*Not including land dedicated to public right-of-way

## 3. GRANDVIEW DISTRICT 7 GUIDING PRINCIPLES

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.	The 5146 Parcel is the “strategic interior link” between the Hwy 100 Frontage area and Vernon Avenue West Gateway area. The proposal activates this link with the pedestrian connections, Grandview Yard and maintains access for multi-modal transit.
2. Enhance the District’s economic viability as a neighborhood center with regional connections, recognizing that meeting the needs of both business and residents will make the District a good place to do business.	Economic viability includes tax base, residential living, expanded service offerings and job creation. The proposal hits on all points with tax capacity generation with private commercial use, new home ownership opportunities for Edina residents, and economic development to enhance neighborhood vitality. The Grandview Yard is anticipated to serve as an attractive amenity as other area parcels redevelop in the future.
3. Turn perceived barriers into opportunities. Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.	The railroad tracks – once a barrier, is now spanned to connect parcels and better utilize existing parking resources..
4. Design for the present and for 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.	The site design captures all these themes – vibrant, walkable, functional, attractive and life filled. The placement of Grandview Yard is anticipated to shape the



	land use patterns of adjacent parcels when they redevelop in the future.
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.	The plan provides adequate adjacent surface and enclosed parking for the uses while activating the Grandview ramp (270+ spaces) into a renewed resource for parking supply in the district with the addition of the pedestrian bridge and trail.
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.	The development is multi-modal, pedestrian-centric and transit ready. The site plan covers the objective and opportunities for district wide access to and through the site.
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.	The combination of the Grandview Yard, a year-round hospitality, dining and event destination and ownership residential living packaged within an integrated design plan creates a sustainable and unique place unlike any offering in the Edina community.

## 4. SUMMARY

The team is eager to advance this development plan and bring this exciting project to fruition through a continued collaborative effort. We believe the elements incorporated into this vision provide the opportunity to create a truly unique hospitality and destination redevelopment that further enhances and activates the Grandview District.

The project team and designers are excited to hear your reaction and suggestion to this new concept. Input received will be taken into sincere consideration as the Edina HRA, United Properties and Jester Concepts refine the redevelopment strategy for this vacant site.



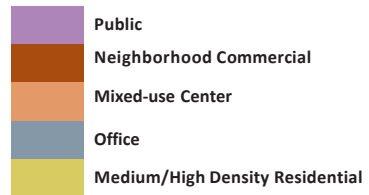
## Introduction

Hope for Change has been the driving vision since the very beginning of this process that is now well into its second year of perspiration, participation, and planning. Thousands of volunteer hours, countless meetings, and hundreds of discussions (large and small) have demonstrated that a committed group of citizen stakeholders, business leaders and owners, and elected and appointed officials believe that hope for change must be proactive, progressive, and promoted. The result will be not just be change for the sake of change, but directed energy, policy, and investment that will deliver a place for people to live, work, shop, and play in sustainable, memorable ways.



Concept Diagram from the Small Area Guide Plan Process, December 2010

## Land Use



Land Use Plan

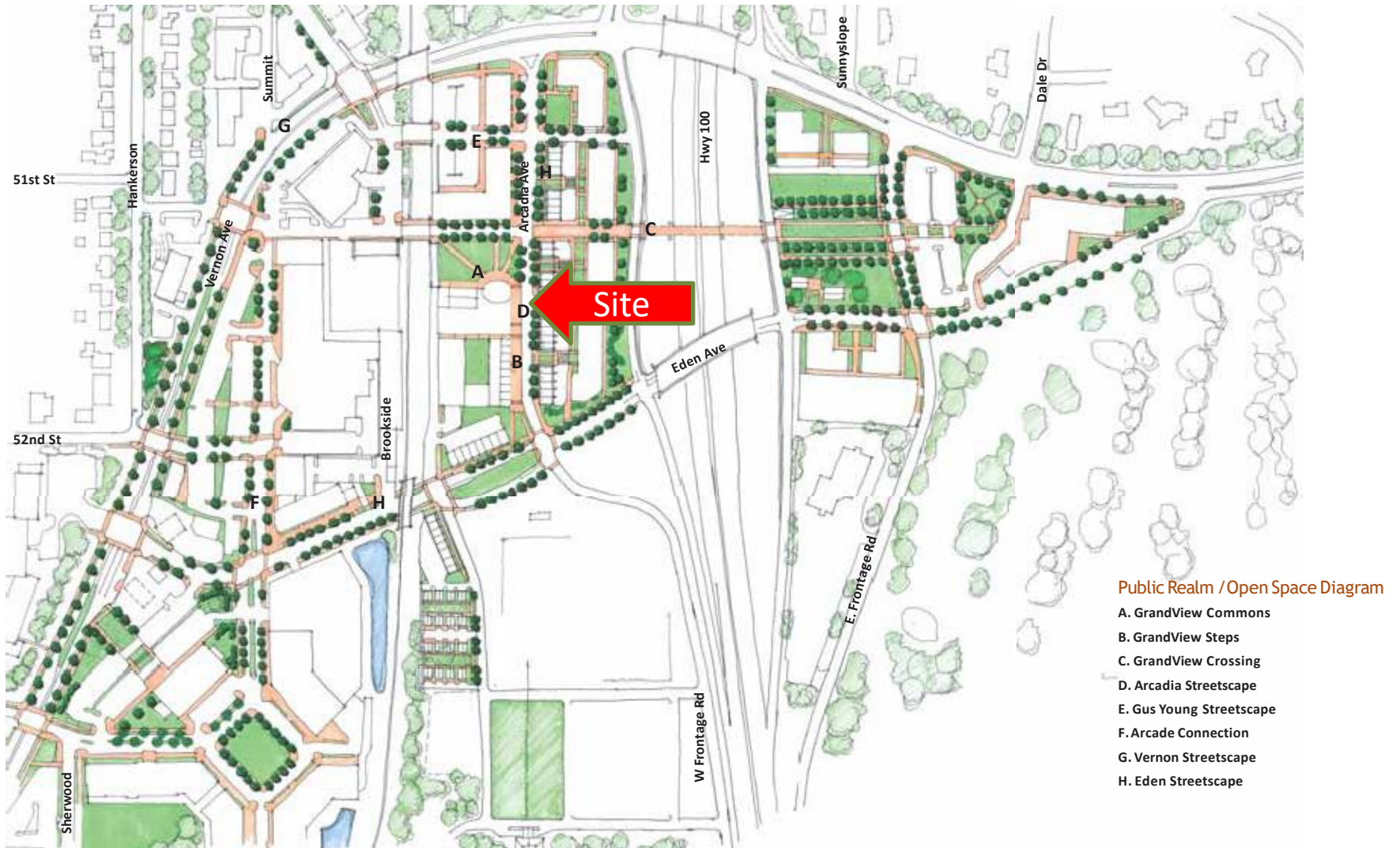
## Land Use



Illustrative Master Plan



## Public Realm



## Public Realm

### Vernon, Gus Young, Interlachen

The plan recommends a number of street and traffic improvements that will provide greater predictability for the management of traffic, thereby creating a safer environment for bikes and pedestrians. This is made possible by building a new street (GrandView Crossing) and bridge (over the CP Rail corridor) that will connect Vernon east to Arcadia and then paired with Gus Young to create a one-way street pattern. Anchoring the public realm is the GrandView Green, an approximately one-half + acre public space located on the north end of the public works site.

1. New street and bridge connection (GrandView Crossing).
2. GrandView Green public space and outdoor gathering area.
3. Gus Young (westbound) and GrandView Crossing (eastbound) are combined to create a one-way street pair.
4. Left turns from southbound Vernon to Gus Young are removed.
5. Improved pedestrian crossings on Vernon.
6. Complete Streets principles application would transfer Vernon into a 3-lane section with bike lanes and pedestrian improvements.
7. Pedestrian plaza/bridgehead and future bike/pedestrian bridge connection over Highway 100.
8. Public steps of Arcadia.





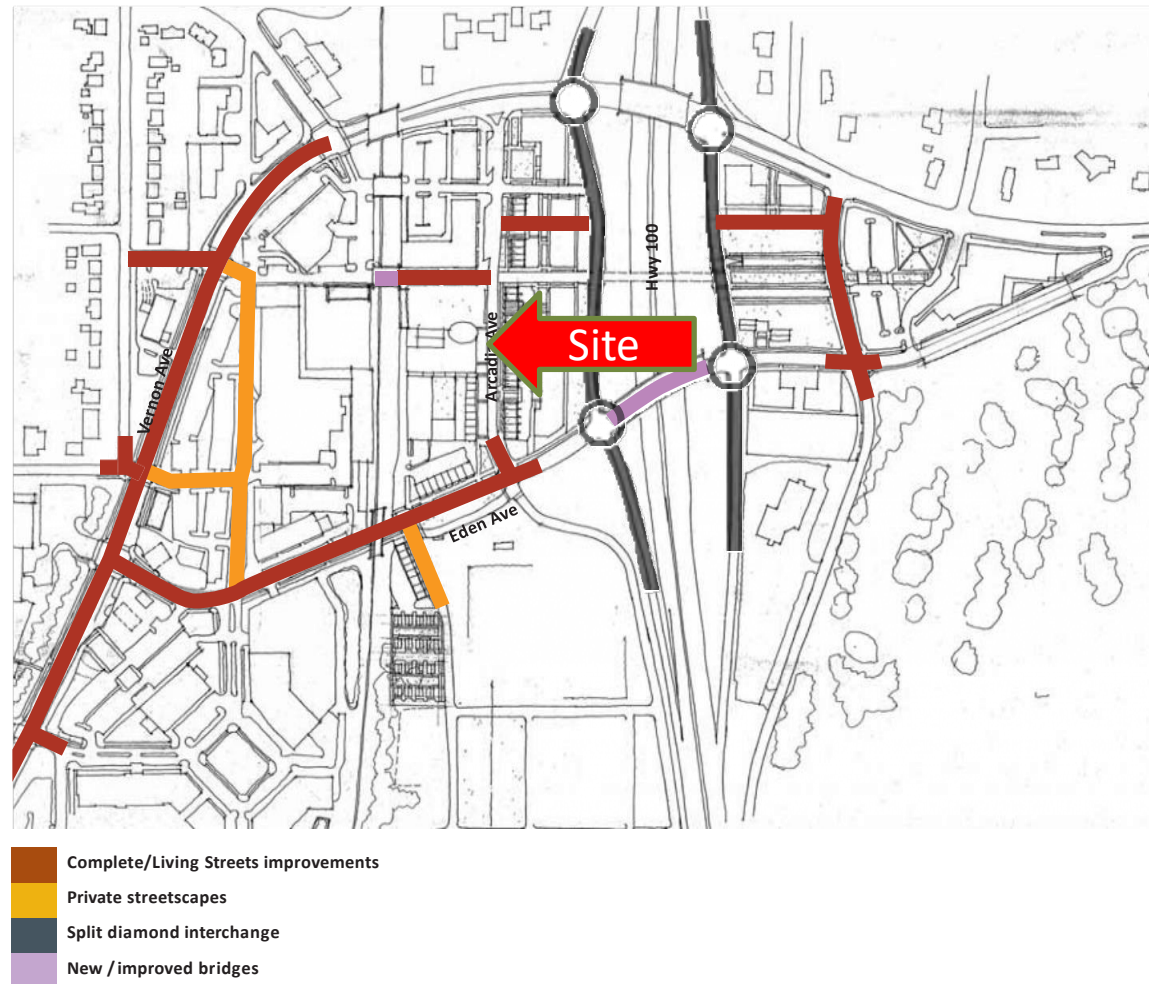
## Transportation

### District Street Framework

The movement framework for the District begins with addressing policy issues like the adoption of the Living Streets principles and applying Hennepin County's Complete Streets policy, as well as considering larger and more long term ideas like reconstructing the Highway 100 interchange using a "split diamond" configuration. This approach accomplishes a number of objectives that meet the District Principles and provides an incremental approach to addressing change over time.

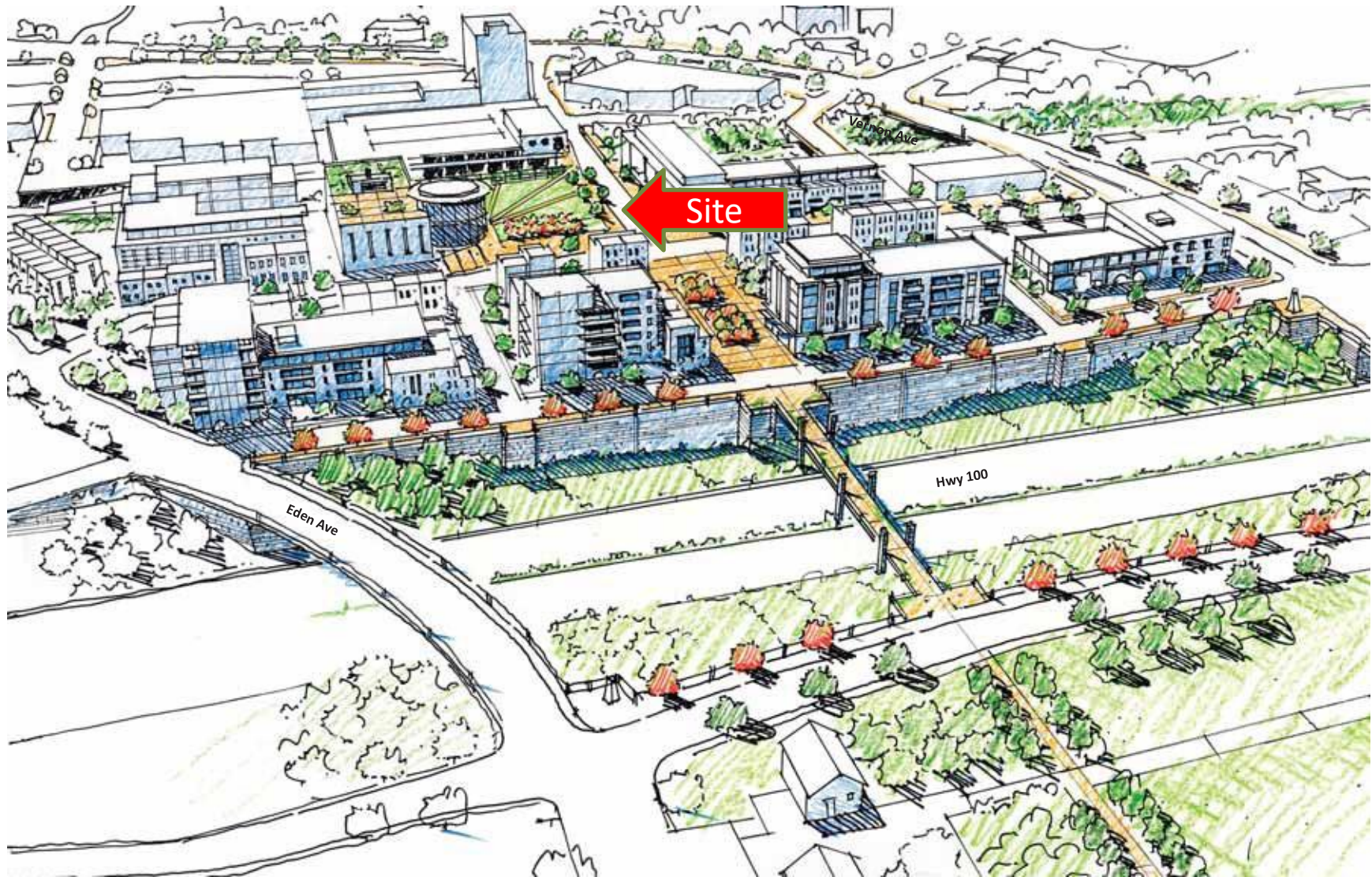
The existing slip ramp location off the southbound ingress ramp would be retained but would be combined with an additional connection to Gus Young as part of the one way frontage road system. Traffic would be controlled at four signalized intersections.

In the short term, there is an opportunity to begin implementing streetscape, bike, and pedestrian improvements. Another important recommendation is to implement the GrandView Crossing/Gus Young one-way street pair that will help manage traffic access and circulation in the upper core of the District.





## Transportation



Highway 100 and West Frontage Road Looking West



City of Edina

# Grandview District

## *Transportation Study*

August 31st, 2016



PERFORMANCE  
DRIVEN DESIGN.





City of Edina

# Grandview District

## *Transportation Study*

August 31st, 2016

Thanks to the following for their contributions to this project:

### Edina Transportation Commission

Tom LaForce, Chair  
Ralk Loeffelholz, Vice Chair  
Katherine Bass  
Andy Brown  
Surya Iyer  
Jennifer Janovy  
Larry Olson  
Lou Miranda  
Lindsey Reuhl, Student Member  
Emily Ding, Student Member

### Edina City Staff

Mark Nolan, Transportation Planner  
Bill Neuendorf, Economic Development Manager  
Chad Millner, Engineering Director  
Cary Teague, Community Development Director

### Consultant Team

LHB, Inc.  
Nelson\Nygaard  
Alta Planning + Design  
Bruce Jacobson, Landscape Architect

And special thanks to the many Grandview "Alumni" who participated in this and the ongoing planning efforts for this District.



PERFORMANCE  
DRIVEN DESIGN.



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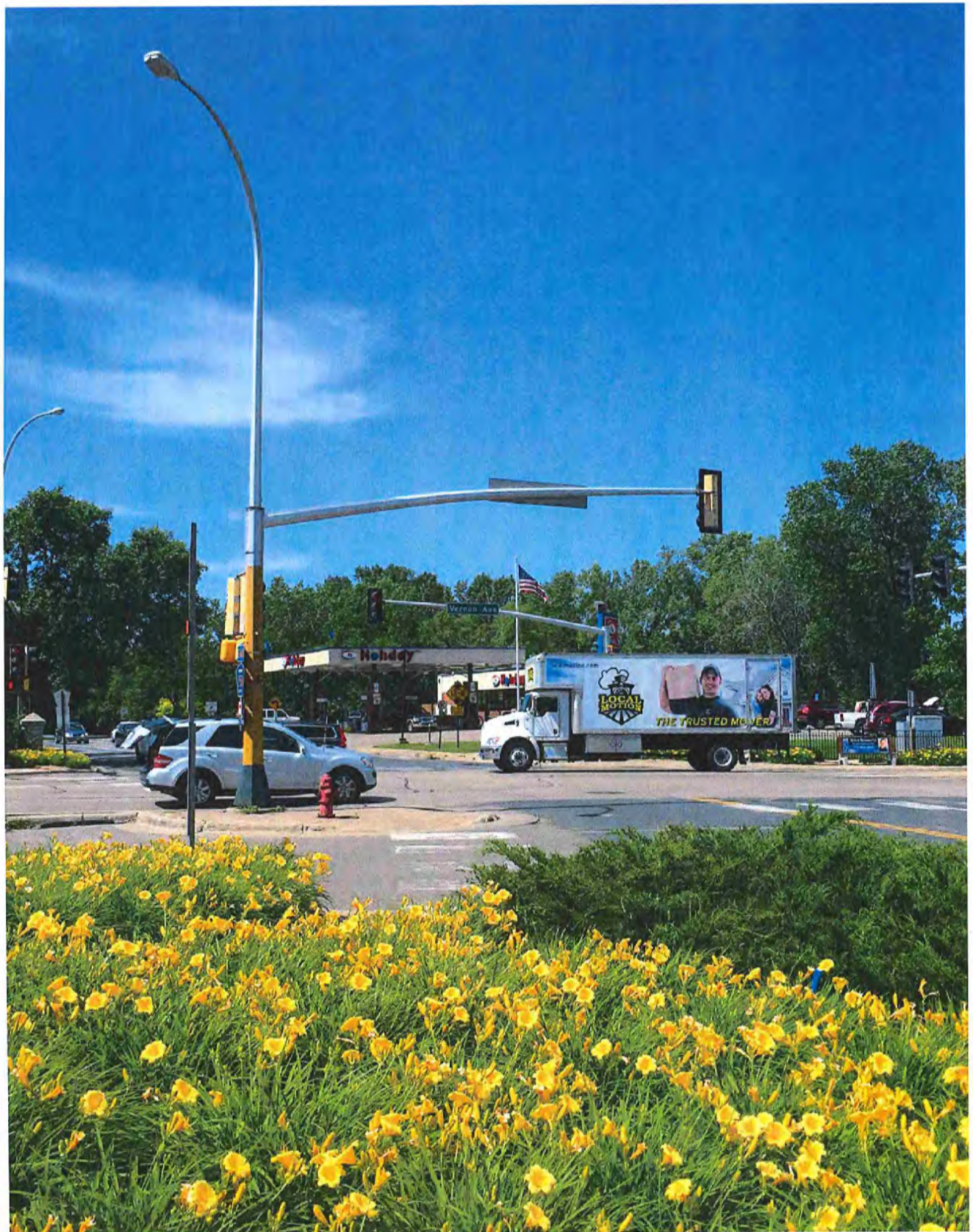


Figure 1.1 The existing condition at the intersection of Vernon Avenue and Interlachen Boulevard.



# Executive Summary

The Grandview District evolved and changed dramatically throughout its history. Recently, the District has been studied in numerous processes, culminating in the “Grandview District Framework Plan.” That plan recommended a transportation study be conducted in order to fully understand the impacts and tradeoffs of proposed redevelopment and network changes on all modes of travel. This study addresses that recommendation and uses the Framework Plan as a starting point for understanding potential change in the area. However, this study aims to do more than provide a review, alternatives, and recommendations; it also seeks to align itself with the culture, possibility, and potential for the District to be rejuvenated into a place where Living Streets meets everyday life.

To that end, this document describes a series of recommendations for all modes of transportation, which could be implemented within a range of timeframes. Which general timeframe a specific project appears in depends on contextual issues such as key safety improvements, opportunities related to potential related projects, timing of planned infrastructure improvements, and scale of required planning and funding related to a particular proposal. These enhancements were analyzed for impacts to all modes of transportation and are summarized as follows:

## Short Term Changes (0-5 Years)

- Pedestrian crossing and intersection improvements for Vernon and Eden Avenues with controlled intersections, adjusted signal timing, and/or striping
- Adjustments to signal timing and driveway access at the intersection of Interlachen Boulevard and Vernon Avenue
- New direct access from Eden Avenue to Jerry’s for all modes
- Conversion of two off-ramps from Highway 100 from existing free-rights to proposed standard signal-controlled right turns
- Reconfiguration of Arcadia Avenue along the former Public Works site to accommodate pedestrians and bikers

## Mid Term Changes (5-15 Years)

- North part of Arcadia Avenue converted to a shared street
- Vernon and Eden Avenues converted to support bikes, pedestrians, greenspace, and traffic management
- Add infrastructure to support bicycling on Eden Avenue over Highway 100
- Continued simplification of Highway 100 on-ramps; new northbound access at 50th Street
- Reopen a signalized intersection at 53rd Street and Vernon Avenue
- Enhanced bus stops on Vernon and Eden Avenues
- New frontage road, providing southbound access to Highway 100 and access to development parcels on west side of Highway 100
- Improve parking options at municipal ramp and current School District site, with associated policy improvements

## Long Term Changes (15-30 Years)

- Complete pedestrian and bicycle connection along 50th Street, across Highway 100
- New pedestrian and cyclist connection over Highway 100 to City Hall
- New frontage road providing northbound access to Highway 100 and access to development parcels on east side of Highway 100
- Reconfiguration of Eden Avenue, Lind Road, and the library parking lot with improvements for all modes
- Direct connection for high-capacity transit line at a new transit hub on the former Public Works development site
- New District parking options incorporated into the former Public Works site, with associated parking policy

This plan also includes a brief overview of a Far Term Plan that considers the possibility of “lid” over Highway 100. The primary transportation implication of that degree of density, is that it would require implementation of a high-capacity transit system.







Figure 1.1 Grandview District aerial view. Photo Credit: MnGeo WMS Service 2012.

# CHAPTER I

## Setting + Context

Existing Conditions

Project Process

Goals

Metrics



## Existing Conditions

The Grandview District is an important node of mixed commercial, office, and residential uses between Vernon Avenue and Eden Avenue on either side of Highway 100 (Figure 1.1). It has evolved significantly over its history, from farming to a hub of commercial activity, taking advantage of its access to road and rail transportation networks (Figure 1.2). Formerly, Highway 169 followed the current alignment of Vernon Avenue, making this a critical crossroads of two highways. Even after Highway 169 was realigned, Vernon remained a busy road which has continued to support retail and office uses.

The current character of the Grandview District is described in detail in the Briefing Book (Appendix I), but a few elements of the transportation system quickly emerged as key to understanding how things work today. First, the District has long been designed for use primarily by automobile traffic. The facilities for bikes and pedestrians are disconnected, uncomfortable, and require safety improvements. Residents are particularly concerned about the difficulty for crossing Vernon Avenue to get to Jerry's Grocery Store, but gaps in the bike and pedestrian network occur throughout the area. This means that even short trips are often conducted by car, rather than by foot or bike, worsening traffic congestion, increasing the need for parking, and decreasing the attractiveness of transit.

Second, there are several areas in the auto transportation network that contribute to difficult circulation patterns. The merge of two on-ramps to southbound Highway 100 has been nicknamed "the death-merge" by motorists. Queuing at Interlachen Boulevard and Vernon Avenue is a source of frustration for motorists and cyclists alike. There are also concerns about speeding traffic on Vernon Avenue, queuing from the drive-through of a coffee shop on Arcadia Avenue, and inadequate or ineffective parking in several locations. In general, there is significant room for improvement throughout the system.





Finally, the public transit system is less desirable and useful than it could be. Existing bus routes are not heavily used and those who would use them struggle with access to nearby parking and with safely and comfortably walking to and from stops. There is also significant interest in supporting passenger rail along the existing freight rail line, but many political and logistical hurdles exist for this proposal. At this time, the Edina Transportation Commission (ETC) is exploring the potential of passenger rail as part of a related but separate planning effort.

Additional information on existing conditions is covered in Appendix I. This Transportation Study document explores solutions to these and other issues through an interconnected set of proposals in the following chapters.

## Project Process

The Grandview District Transportation Study process was intended to build on the progress of previous planning studies. As shown in Figure 1.3, there has been substantial planning for the District in the preceding years. In particular, many residents and stakeholders contributed to the recommendations of the Framework Plan. In particular, that plan described seven guiding principles:

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.

*Figure 1.2 Historical aerial photography of the District, from 1947 to 2003. Courtesy of the City of Edina.*







Figure 1.3 Previous planning studies whose results have informed the direction and goals of this transportation study.

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 develop-

ment reflecting Edina's innovative development heritage.

The Framework document both called for the Transportation Study and provided a basis for its assumptions about urban design and redevelopment opportunities. Because of this strong connection, the Transportation Study specifically sought out input from those who had worked on the previous studies, the "Grandview Alumni." Their knowledge and participation formed the core of the public process and were instrumental in the design recommendations made for this report.

The process for the study itself was organized around three phases, each culminating in an intensive week of design and stakeholder engagement. The process was designed to first establish a shared understanding of the project during Convene Week, then explore potential solutions during Imagine Week, and finally review refined solutions during Recommend Week. Each phase is described in more detail, below.



## Convene Week

During Convene Week, the design team conducted a site tour (Figure 1.4 and Figure 1.5), analyzed existing conditions, refined the goals of the study, held a public meeting and a focus group meeting with local bike and pedestrian advocates, and presented to both the Transportation Commission and the City Council. In particular, the team used field work and background information to assess the existing transportation network, including street design standards, roadway capacity, parking management, traffic management, transit routes, pedestrian linkages, and bicycle connections.

Based on input from City staff, the team developed four scenarios for analysis:

- Existing conditions
- New development at Edina Comprehensive Plan levels
  - 30 housing units per developable acre
  - 1.5 FAR (Floor Area Ratio)
- New development at potential Framework levels
  - Incorporates Former Public Works Site potential
  - 60 housing units per developable acre
  - 2.0 FAR



Figure 1.4 Existing condition at the north end of Brookside Avenue by the municipal parking ramp behind Jerry's Foods, and west of the railroad corridor. From the design team's site visit, November 2015.

- The Framework Plan does not call for specific redevelopment densities, therefore the analyzed densities reflect the highest foreseeable density possible with the scenarios suggested in that plan, to provide the worst case scenario for analysis.
- New development with a Highway 100 Grandview Green (informally referred to as "the Lid")
  - 120 housing units per developable acre
  - Planning for the Grandview Green has not called for specific redevelopment densities, therefore the analyzed densities reflect the highest foreseeable density possible with the scenarios suggested to date, to provide the worst case scenario for analysis.

During the public meeting, the team presented the initial analysis, along with background on the earlier work done on planning for the District. The attendees then worked through a number of exercises in small groups, aimed at providing applicable local knowledge and establishing key areas for analysis and design. Participants provided substantial information and input and in particular identified the following priorities:

- Consider all modes of movement



Figure 1.5 Existing condition of Eden Avenue at Arcadia Avenue, showing a lack of pedestrian crossing and sidewalk facilities. From the design team's site visit, November 2015.



- Incorporate Complete Streets/Living Streets
- Reconnect zones within district for all modes
- Transit
  - Bus routes and access
  - Advocacy for Park and Ride
  - Consider passenger rail
- Pedestrian experience
  - Enhance both safety and routing
- Improve experience
- Motorists
  - District parking strategy
  - Reorganize highway ramps
  - Explore street and intersection configurations
  - Consider through-traffic and to-traffic

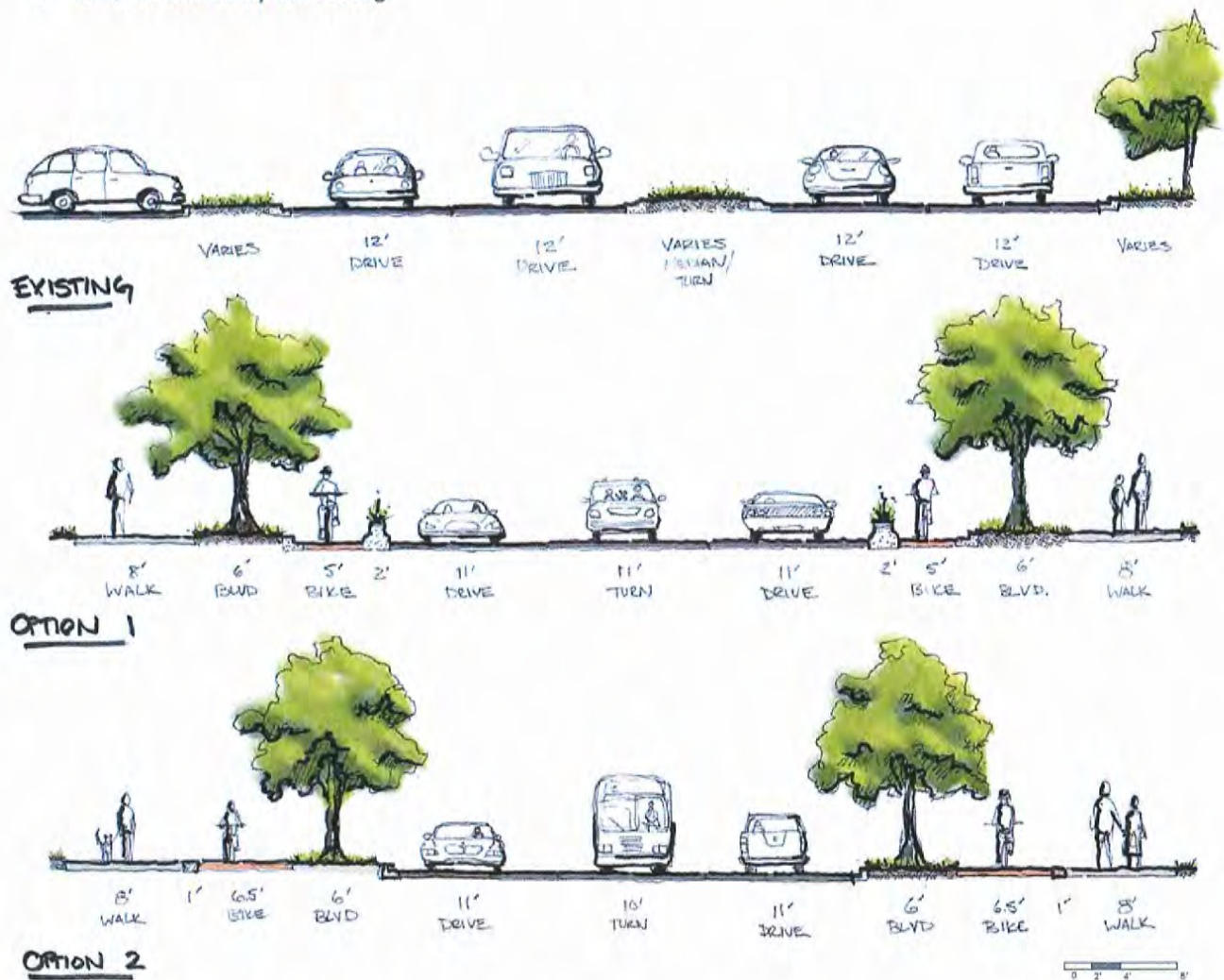


Figure 1.6 Example of proposed solutions and scenarios for Vernon Avenue from Imagine Week design concepts.



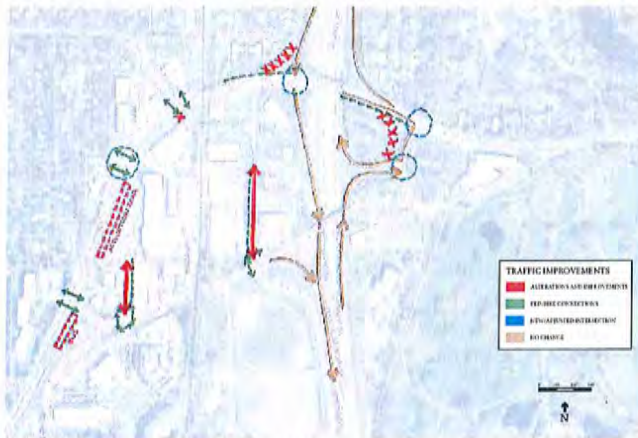


Figure 1.7 Proposed Short Term Changes from Imagine Week.

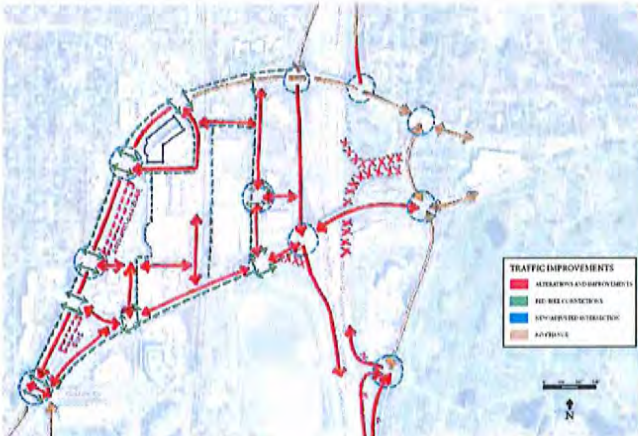


Figure 1.8 Proposed Mid Term Changes from Imagine Week.



Figure 1.9 Proposed Long Term Changes from Imagine Week.

Following the intensive week, the team also met with a group of local business and property owners to ensure that there was a clear understanding of how the transportation system currently and potentially served their properties.

Finally, the team met with a variety of related agencies, such as staff from Hennepin County, the Minnesota Department of Transportation (MnDOT), Minnehaha Creek Watershed District, railroad staff, and others. Complete notes from those meetings are provided in Appendix 2, but the intent in all cases was to understand the related work being done by those agencies and ensure that we understand their requirements for improvements we might propose. This input, along with the project goals, provided a basis for the work done during later phases of the project.

## Imagine Week

During Imagine Week, the team held a design charrette to explore solutions, conducted additional field visits, and once again held a public meeting and presented to both the Transportation Commission and the City Council. During the charrette, the Study Team developed scenarios for the transportation network (Figure 1.6), including envisioning potential solutions based on work done during the analysis phase. The Study Team then verified solutions in the field to ensure that assumptions were accurate and correct. This work resulted in the phased approach described in this document (Figure 1.7 to Figure 1.9).

At the Imagine Week public meeting, the team presented the analysis work done in the Briefing Book (Appendix I) and explored the phased approach solutions in both a presentation and question-and-answer pin-up review session. The public was very supportive of the improvements in general, and especially the improvements to bicycle and pedestrian safety and access. There were questions about access to particular properties and



about the potential for delay with the reconfigured highway on- and off-ramps. Complete notes are provided in Appendix 2.

Following Imagine Week, there were once again meetings with the local business and property owners and with the related agencies. In addition, the phased approach was developed into a board that was used for “intercepts” at the library, Jerry’s grocery store, and Our Lady of Grace Catholic Church. Intercepts provided an opportunity for public stakeholders to review the proposed changes at a time and place that was convenient to them and provide feedback by comment card. Responses were generally positive and only minor modifications to the proposals were suggested.

## Recommend Week

During the final week of intensive work, the team held a follow-up design charrette to refine recommendations and graphics and once again held a public meeting and presented to both the Transportation Commission and the City Council. The design charrette was primarily aimed at discussing and resolving key areas of concern and areas where feedback received from the intercept events or other input had been provided more recently.

At the Recommend Week public meeting, the team presented the refined phased approach, highlighting areas that had changed since Imagine Week. Questions and input were encouraged throughout the presentation and opportunities to comment directly on the boards with post-it notes and comment cards

## Goals

The role of this Transportation Study was established, based on the Framework Plan recommendations, in advance of the project initiation. The goals were reviewed and were still broadly supported by City staff and stakeholders and therefore were not significantly altered.

The goals of this Transportation Study are to:

- Identify needs, challenges, and opportunities based on variable density scenarios
- Review, evaluate, and affirm recommendations from the Grandview Framework Plan
- Offer specific recommendations, retaining the flexibility to respond to unknown challenges and opportunities
- Recommend prioritized, phased improvements

- Recommend improved connections to adjacent neighborhoods; focus on bicycle and pedestrian connections
- Analyze motorized travel to guide intersection and roadway modifications identified in the Development Framework
- Follow the Living Streets Policy and Implementation Plan guidelines

These goals acted as a framework for decisions that were made throughout the study. More detailed and specific goals became evident for particular aspects of the transportation system and for different focus areas. Those are described in Chapters 2 and 3.





Figure 1.10 Example of discontinuous pedestrian facilities and unmarked crosswalks within the District.

were provided. Once again, the response was very positive and changes were minor.

Following Recommend Week, there were once again meetings with the local business and property owners and with the related agencies. Because there had been a substantive change to the intersections of Vernon Avenue, Eden Avenue, and Sherwood Road, which would affect access for residents in the Grandview neighborhood, and because no residents had been at the public meeting, a special meeting was held just with those residents. Residents were initially very concerned about access to their neighborhood since they only have one access point, but in general seemed more comfortable with the proposed solutions following that discussion. Follow-up meetings were also held with representatives from Edina's emergency services, Jerry's, and Our Lady of Grace to ensure their understanding of the proposed solutions.

Minor modifications were made based on all the feedback received during and after Recommend Week, which is represented in the plans shown in this document.



Figure 1.11 Vernon Avenue is currently a difficult barrier for pedestrians navigating the District.

## Metrics

While a more complete discussion of the transportation analysis follows later in Chapter 4, this section describes the Study Team's approach to developing and evaluating the Grandview District scenarios. Since a goal of the transportation study is to determine whether and how well the proposed transportation network could serve the Framework Plan vision, the Study Team outlined a set of goals and evaluation metrics that address multi-modal, and in fact multidisciplinary, evaluation criteria. It is important to recognize that this study explored relatively high density assumptions, not because it advocates for or against those levels of density, but because it is necessary to analyze the transportation system under as much stress as we think is foreseeable and then determine if it can handle those loads and which improvements might help the system to handle those loads more effectively should they occur.

The Study Team began by examining the ultimate vision described in the Grandview District Framework Plan, which is intended to unfold over many years. The team also acknowledged, however, that improvements would not unfold all at once, but over time, and are tied to safety, mobility, or development needs



(Figure 1.10 and Figure 1.11). The transportation investments recommended in the Framework Plan were supportive of the vision outlined in the Framework document, but needed to be grouped and analyzed in a manner that would facilitate their implementation. With this recognition in mind, it became necessary to develop scenarios that were not necessarily alternatives to one another, but instead that built upon each other cumulatively in order to suggest how they might progress as development advances.

The scenarios were refined during RecommendWeek, based on workshops between the team and City staff, considering feedback from the public during Imagine Week and other outreach events. The scenarios for analysis defined by the Study Team are outlined in Figure 1.13.

The transportation improvements outlined and analyzed in this document are intended to support the level of development envisioned in each scenario. It is not necessary to realize the full scale of development envisioned in each scenario; rather, the scenarios offer guidance on the character and level of transportation investment that might be required to support the corresponding level of investment. The following section describes the scenarios, including the scale of development, timeframe for such development, and key enhancements that could be deliv-



Figure 1.12 Example of an unmarked crosswalk within the District.

ered to support such development.

In developing and evaluating the scenarios, the Study Team sought to incorporate, understand, and address both the technical needs of the network as well as community, stakeholder, and agency concerns. The chosen evaluation metrics are intended to inform a discussion of trade-offs where they exist, so that all involved have an understanding of network performance for all users, rather than prioritizing any one type of travel or development. Finally, the metrics were designed to be measurable across the various scenarios, so that staff and stakeholders could understand how the network would perform and change over time. With all of this information compiled together, the

Scenario	Timeframe	Development Scale
Existing Conditions	Current	Current
Existing Conditions + Early Action Items	0-2 years	Current
Short Term Changes	2-5 years	30 dwelling units per acre
Mid Term Changes	5-15 years	60 dwelling units per acre
Long Term Changes	15-30 years	120 dwelling units per acre

Figure 1.13 Scenarios for analysis in the Grandview District Transportation Study.





Figure 1.14 Example of discontinuous pedestrian facilities and unmarked crosswalks within the District. Oversized highway on- and off-ramps occupy a large amount of space that could be better utilized if re-allocated into developable parcels.

parties could best understand what to expect of the network and assess whether and when to pursue changes.

To this end, the Study Team proposed a combination of metrics that demonstrate changes in safety, mobility, connectivity, and access. The metrics evaluated include:

- Number of vehicle trips (District-wide)
- Average vehicle delay (District-wide, and at key intersections)
- Average vehicle speed (District-wide)
- Access to parking
- Pedestrian connectivity (% of sidewalks that are continuous)
- Pedestrian crossing experience (% of crosswalks that are marked) (Figure 1.12 and Figure 1.14)
- Bicycle connectivity (% of marked routes that are continuous)
- Access to transit

The evaluation includes both qualitative and quantitative measures. The primary sources of data for evaluating performance across these metrics include:

- Trip generation and traffic operations analysis
- Conceptual designs
- Data and case studies of other complete streets projects in similar settings
- Stakeholder and community outreach

There was some discussion as to whether one goal might be more important than others, i.e. pedestrian safety or traffic flow; however, the goal of this effort is to support mobility and development for everyone circulating to, from, and within the Grandview District. No one metric outshined another. As a result no weighting is assigned to individual metrics or modes.

The evaluation of these metrics are described in greater detail in Chapter 4, with a deeper technical discussion of the traffic analysis in Appendix 3. With each scenario and as more projects are implemented, performance of the transportation network would improve, and the network would become increasingly supportive of the type of future envisioned for the Grandview District. A more detailed discussion of the elements included in each scenario are discussed in Chapter 3.



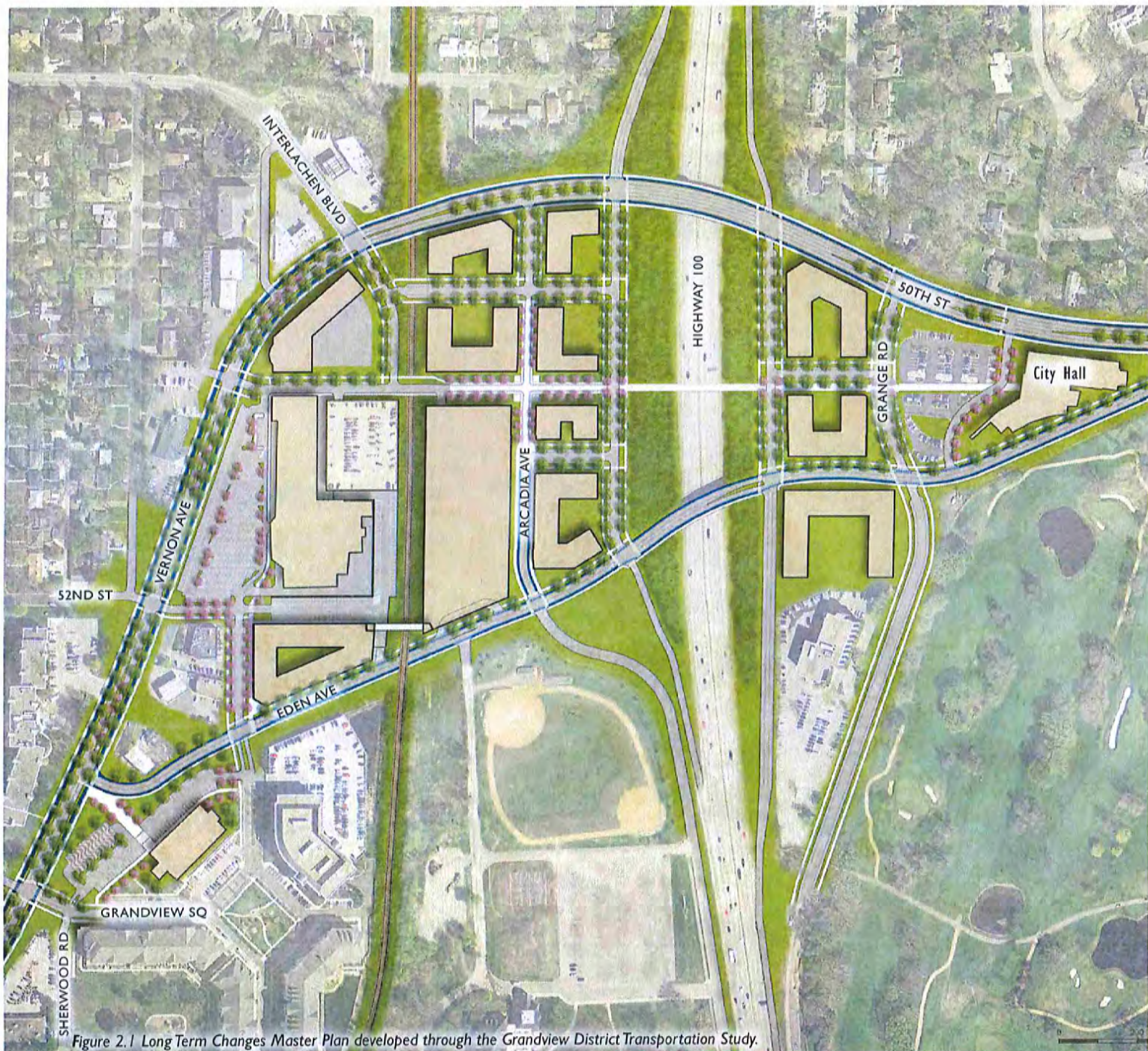


Figure 2.1 Long Term Changes Master Plan developed through the Grandview District Transportation Study.

# CHAPTER 2

## Timeline for Change

Short Term Changes  
Mid Term Changes  
Long Term Changes  
Far Term Changes



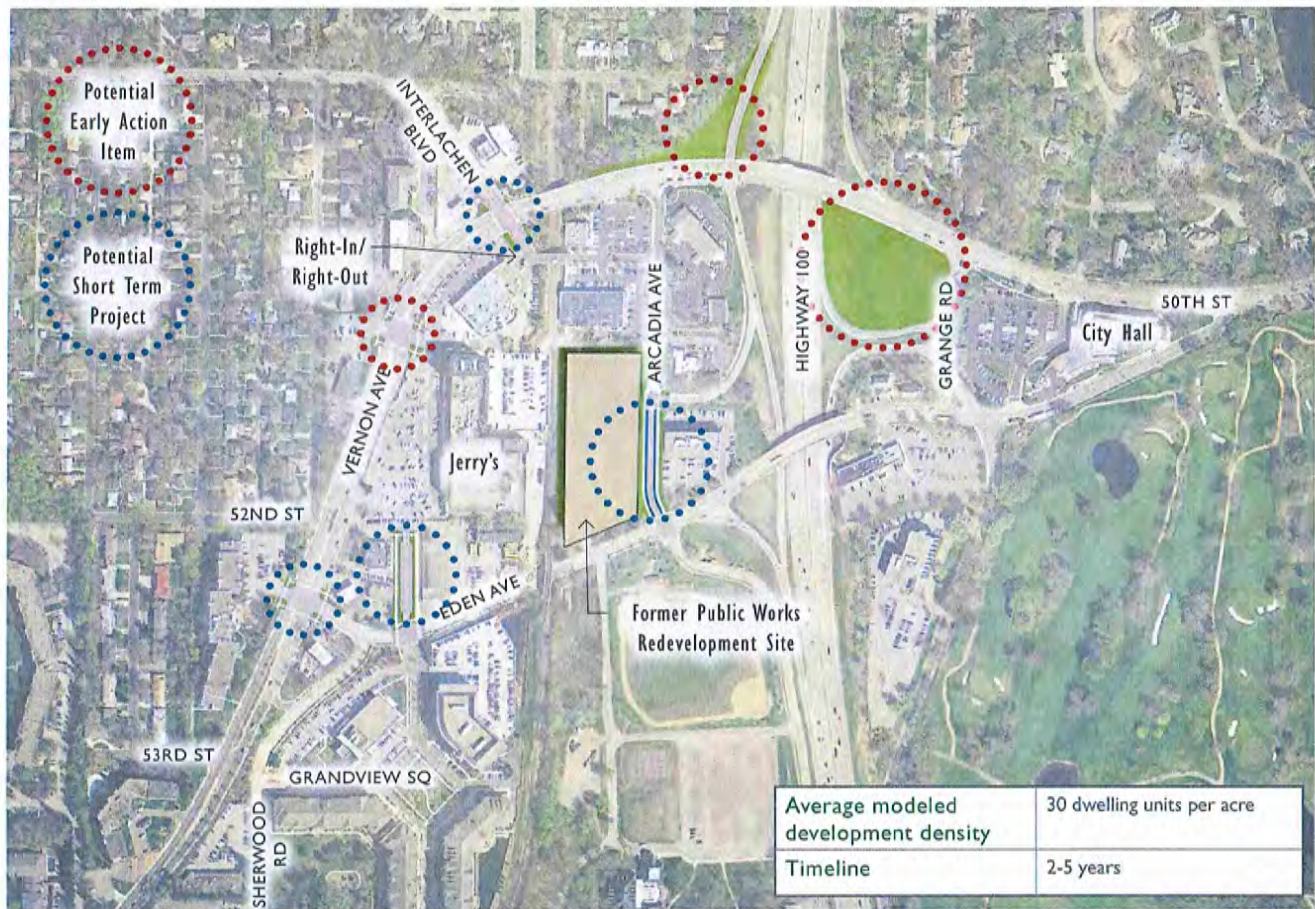


Figure 2.2 Proposed Short Term Changes to the Grandview District transportation network.

## Short Term Changes

Changes in the short-term (Figure 2.2) focus on transportation improvements that can be implemented within two to five years, building on early action items already contemplated. Early action items are potential low-cost improvements that could be implemented with minimal construction, permitting, or approval within the next two years. The following items have been identified as potential early action items:

- Begin rationalizing highway on/off ramps:
  - Remove free right from southbound Highway 100 exit onto Vernon Avenue
  - Remove free right to northbound Highway 100 entrance from W. 50th Street

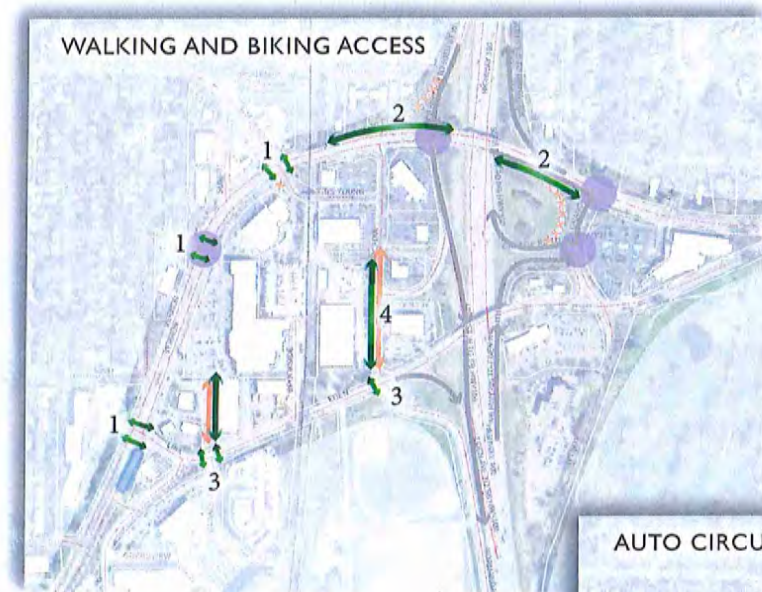
- New signal at Jerry's to facilitate pedestrian crossings and left-turn movements

These improvements are intended to demonstrate the City's proactive dedication to implementing critical pedestrian safety improvements and to advancing Grandview residents' and businesses' vision of a more connected, accessible District for all travelers, residents, and shoppers.

The short-term improvements target the following changes:

- Continue implementing key pedestrian safety improvements
- Set the stage for mid-term transportation investments





#### LEGEND

- CROSSWALKS
- SEPARATED WALK AND BIKE PATHS
- VEHICULAR CIRCULATION IMPROVEMENT
- REMOVAL OF REDUNDANT ROADWAYS
- EXISTING HIGHWAY RAMP ACCESS
- IMPROVED INTERSECTION
- IMPROVED BUS FACILITIES

#### Short Term Changes

1. New controlled intersections with pedestrian crossings and coordinated light timing
2. Restore pedestrian circulation across removed highway ramp free-right turns
3. Improve pedestrian crossings on Eden Avenue
4. Create pedestrian-safe path by former Public Works Site
5. Right-in/right-out driveway by Edina Liquor Store
6. Create access from Eden Avenue to Jerry's
7. Improve Arcadia Avenue by former Public Works Site
8. Develop district parking strategy
9. Improve existing bus stop and turn-around facilities — seating, shelter, heat lamps, real-time information, etc.

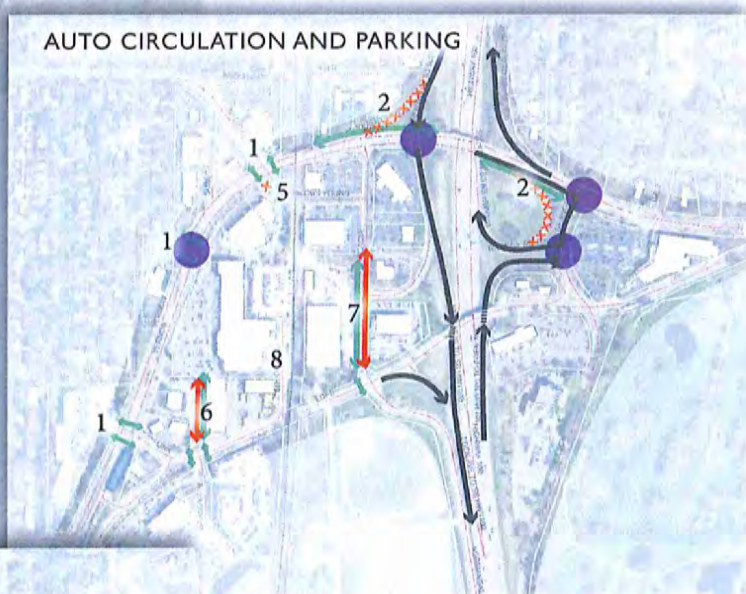


Figure 2.3 Diagrams of proposed improvements for walking and biking access, auto circulation and parking, and transit access and enhancements. Diagrams were developed during the Imagine Week phase of the Transportation Study.



- Begin to rationalize motorist access points in order to better manage traffic flow
- Improve access to parcels currently in the development pipeline, such as the school bus lot and former Public Works site
- Begin the process of improving transit facilities to encourage use by working with Metro Transit to provide more comfortable waiting areas and safe walking and biking routes to those stops.
- Support the goals of Safe Streets for Seniors, Safe Routes to Schools, and Living Streets by incorporating those critical design principles into every applicable project.
- Incorporate best management practices for sustainability and resiliency into every applicable project, including stormwater solutions, materials selection, incorporation of greenspace, energy efficiency, reduction of heat island effects, and support for all modes and abilities.

Note that each scenario is cumulative, so the Short-Term Changes scenario includes all early action items (Figure 2.3). This provides the greatest flexibility, and allows the City to advance any of these improvements as conditions change or as funding becomes available.

Costs were developed for the Short Term projects, in order to support current Capital Investment Planning (CIP). The following estimates for cost and schedule are for planning purposes only and do not constitute a formal engineer's estimate:

- Vernon Avenue Intersection Improvements at Eden Avenue
  - Timeframe: 2018
  - Cost: \$100,000
- Vernon Avenue & Southbound Highway 100 Exit Ramp Free Right Removal
  - Timeframe: 2019
  - Cost: \$350,000
- Vernon Avenue Intersections Improvements – Interlachen & Jerry's
  - Timeframe: 2019
  - Cost: \$750,000
- Arcadia Avenue Improvements
  - Timeframe: 2019
  - Cost: \$450,000
- 50th Street & Northbound Highway 100 Entrance Ramp Free Right Removal
  - Timeframe: 2020
  - Cost: \$250,000
- New Street to Jerry's Foods from Eden Avenue
  - Timeframe: 2020
  - Cost: \$280,000

Analysis of all the Short Term improvements and the resulting transportation network performance are further described in Chapter 4, Transportation Analysis.





Figure 2.4 A pedestrian crossing at a location with no marked crosswalks, while a driver prepares to make a right turn into traffic.



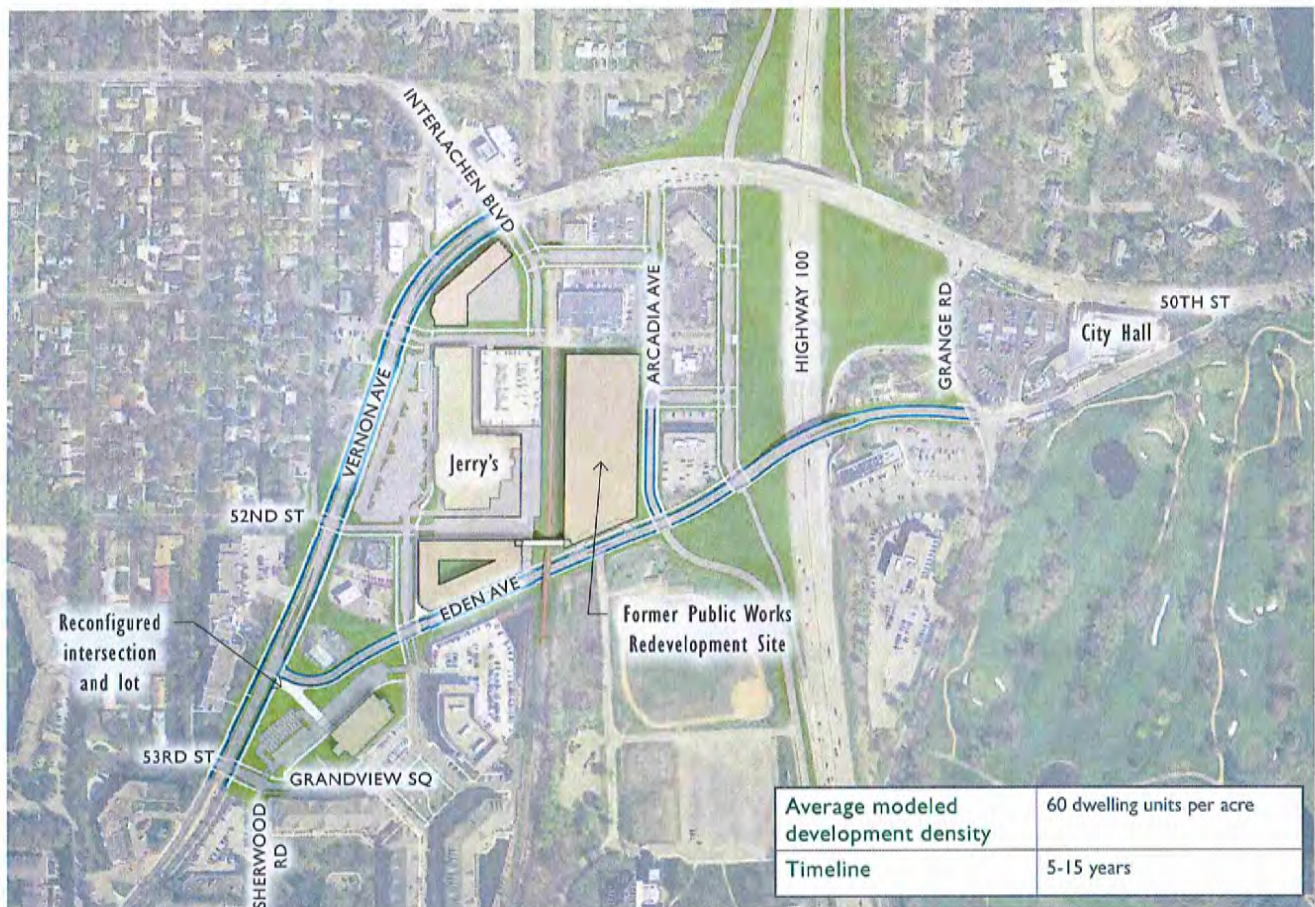


Figure 2.5 Proposed Mid Term Changes to the Grandview District transportation network.

## Mid Term Changes

In the Short Term Changes scenario, the plan aims to address critical connections, key safety improvements, and simplify motorist access to the local and regional network. Changes in the Mid Term (Figure 2.5), however, focus on transportation improvements that can be implemented in five to 15 years and build on the enhancements made in the Short-Term.

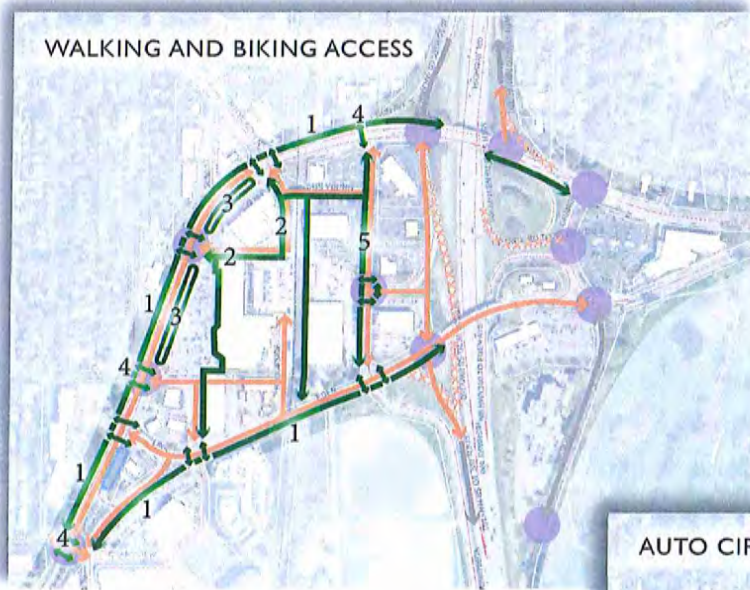
Improvements in the Mid Term Changes scenario are intended to reestablish multi-modal connections and enable development that fits into the local vision for the Grandview District. Though

all of the improvements in the Framework Plan are seen as critical, the enhancements in the Mid Term recognize that timeline to assemble adequate funding, to address the required approvals processes, and to coordinate with local, regional, and state agency partners.

The Mid Term improvements target the following changes (Figure 2.6):

- Establish critical, continuous bicycling connections
- Re-establish pedestrian connections





#### LEGEND


- CROSSWALKS
- SEPARATED WALK AND BIKE PATHS
- VEHICULAR CIRCULATION IMPROVEMENT
- REMOVAL OF REDUNDANT ROADWAYS
- EXISTING HIGHWAY RAMP ACCESS
- IMPROVED INTERSECTION
- IMPROVED BUS FACILITIES

#### Mid Term Changes

1. Create separated bike lanes and pedestrian paths on Vernon Avenue and Eden Avenue
2. Improve pedestrian circulation by Jerry's and general retail
3. Create activation zones along streetfront of Vernon Avenue
4. Add more pedestrian crossings on Vernon Avenue
5. Expand walk/bike connections within district interior and improve circulation
6. "Right-sizing" design for Vernon Avenue and Eden Avenue
7. Integrate highway ramp circulation with district street network
8. Develop district parking strategy
9. Free-right turns replaced with controlled intersection onto Highway 100 northbound
10. Remove northbound looping ramp
11. Transit schedule and frequency improvements



Figure 2.6 Diagrams of proposed improvements for walking and biking access, auto circulation and parking, and transit access and enhancements. Diagrams were developed during the Imagine Week phase of the Transportation Study.

- 
- Continue rationalizing motorist access points in order to better manage traffic flow, especially the intersection of Eden and Vernon which is described in more detail in Chapter 3, Section 7 “Grandview Neighborhood.”
  - Unlock new parcels for long-term development, open space, or public use
  - Set the stage for long-term transportation investments
  - Improve the character of Vernon by creating “activation zones” of increased, though possibly transient, use immediately adjacent to the sidewalks.
  - Continue the process of improving transit facilities to encourage use by working with Metro Transit to relocate the bus stop at Eden and Vernon when that intersection is reconstructed, by providing more accessible park-and-ride facilities as parking is constructed throughout the area, and by adjusting service schedules and types to meet increasing demand.
  - Support the goals of Safe Streets for Seniors, Safe Routes to Schools, and Living Streets by incorporating those critical design principles into every applicable project.
  - Continue to incorporate best management practices for sustainability and resiliency into every applicable project, including stormwater solutions, materials selection, incorporation of greenspace, energy efficiency, reduction of heat island effects, and support for all modes and abilities.

Note that each scenario is cumulative, so the Mid Term Changes scenario includes all early action items and Short Term improvements. This provides the greatest flexibility, and allows the City to advance any of these improvements as conditions change or as funding becomes available. Analysis of these improvements are further described in Chapter 4, Transportation Analysis.





Figure 2.7 Existing pedestrian and bus facilities on Vernon Avenue.





Figure 2.8 Proposed Long Term Changes to the Grandview District transportation network.

## Long Term Changes

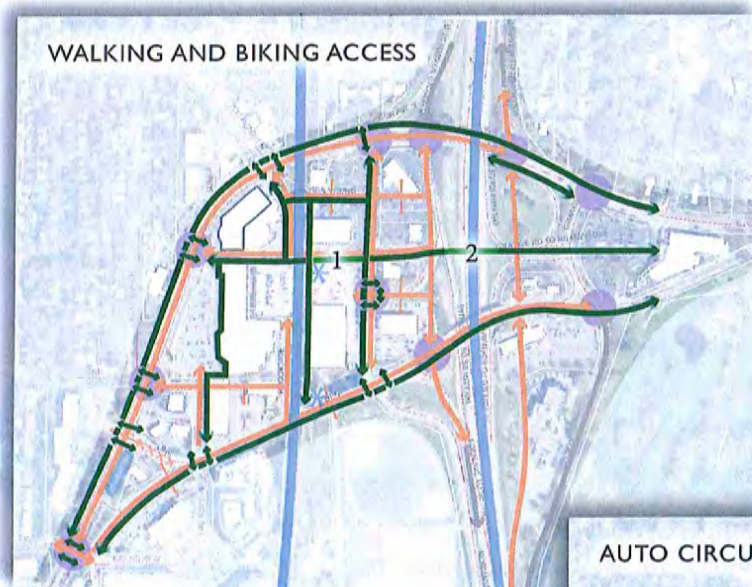
These improvements are intended to complete the vision of the Framework Plan, establishing the character and scale for development of the plan and the necessary transportation improvements that can support such development. Though the Long Term Changes scenario envisions a grand scale of development over several decades, it also describes the requisite transportation investments that should be in place when that level of development is pursued (Figure 2.8).

The Long Term improvements target the following changes:

- Complete key pedestrian and bicycle connections
- Complete simplification of highway access
- Facilitate high-capacity transit connections
- Support delivery of the Framework Plan
- Outline character of ongoing development and transportation improvements
- Improve the character of Vernon by creating “activation zones” of increased, though possibly transient, use immediately adjacent to the sidewalks.
- Continue the process of improving transit facilities to en-



## WALKING AND BIKING ACCESS



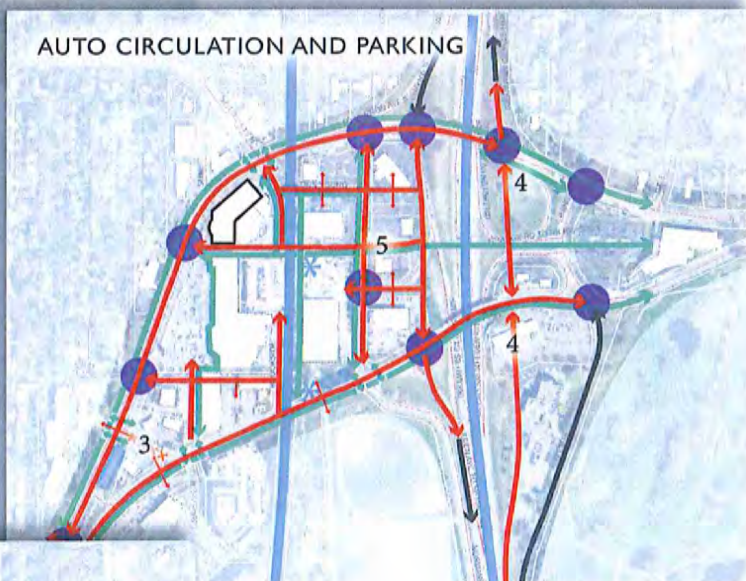
## LEGEND

- CROSSWALKS
- SEPARATED WALK AND BIKE PATHS
- VEHICULAR CIRCULATION IMPROVEMENT
- REMOVAL OF REDUNDANT ROADWAYS
- EXISTING HIGHWAY RAMP ACCESS
- IMPROVED INTERSECTION
- IMPROVED BUS FACILITIES

## Long Term Changes

1. Complete walk/bike connections within district interior
2. Pedestrian and bike bridge across Highway 100
3. Remove unsafe segment of road
4. New off-ramp frontage road system
5. Complete street network within district interior
6. Proposed transit center locations to serve both rail and bus users
7. New bus stop and turn-around in conjunction with transit center
8. Potential for high capacity transit through the district

## AUTO CIRCULATION AND PARKING



## TRANSIT ACCESS AND ENHANCEMENTS

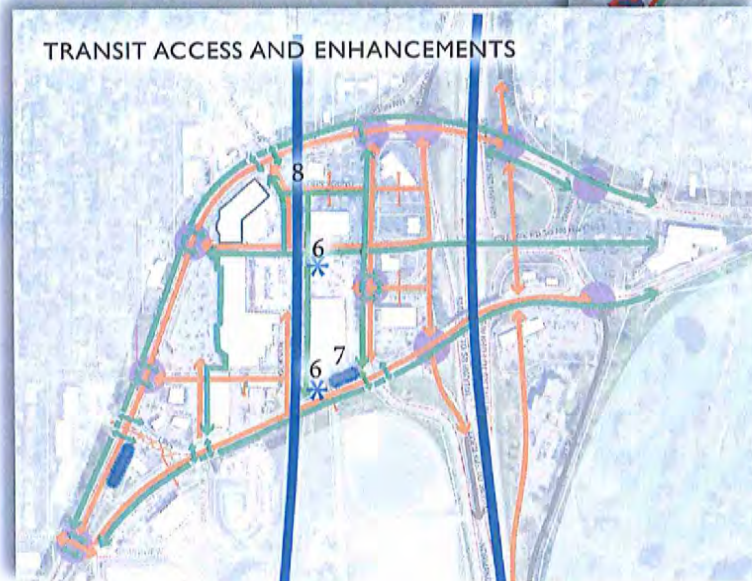


Figure 2.9 Diagrams of proposed improvements for walking and biking access, auto circulation and parking, and transit access and enhancements. Diagrams were developed during the Imagine Week phase of the Transportation Study.



courage use by working with Metro Transit to enhance and maintain bus stops, add a transit center, and adjust service schedules and types to meet increasing demand.

- Support the goals of Safe Streets for Seniors, Safe Routes to Schools, and Living Streets by incorporating those critical design principles into every applicable project.
- Continue to incorporate best management practices for sustainability and resiliency into every applicable project, including stormwater solutions, materials selection, incorporation of greenspace, energy efficiency, reduction of heat island effects, and support for all modes and abilities.

The Long Term Changes scenario (Figure 2.9) delivers on the vision for the Grandview District described in the Framework Plan. It envisions all major components of the Framework Plan in a way that respects its setting within Edina, and allows for safe multi-modal connections to, through, and within the District. The transportation improvements envisioned and analyzed in this document are intended to support the level of development envisioned in

each scenario. They are also intended to denote a level of transportation investment that will support and facilitate the scale of development considered in the Framework Plan. Analysis of the performance of these improvements are further described in Chapter 4.

The Long Term Changes scenario is the culmination of that vision in many ways, though it is not necessarily the end game. Each scenario takes a substantial step towards the Long Term goal for the Grandview District and sets up the ability to grow beyond this scenario, within key parameters. The next section of this chapter describes additional infrastructure and land use improvements for the District. These are more substantial than what might be delivered in the readily foreseeable future. However, the community acknowledges that such a future exists. The Far Term Changes scenario therefore describes the District vision in the event that more substantial funding becomes available or more intense, more rapid development occurs, and sets the tone for improvements that may be beyond the scope of this analysis.





Figure 2.10 Existing Eden Avenue bridge over Highway 100.





Figure 2.11 Possible Far Term Changes to the Grandview District and transportation network.

## Far Term Changes

The concept sketch plan, above (Figure 2.11), suggests a Far Term future characterized by full district build-out through the strategic, phased development of vacant, underutilized, or newly available property along both sides of the Highway 100 corridor. Generally, a thoughtful evaluation of this scenario indicated that several significant elements would have to occur, perhaps simultaneously, in order for this, or similar outcomes, to be realized including:

- Reconfigured and/or eliminated redundancies in the Highway 100 and Vernon Avenue interchange ramps, setting the stage for a feasible real estate transaction (land deal) that would ensure adjacent properties are available for future development;
- Construction of a “Grandview Crossing” (defined in the 2012 Framework Plan), a proposed connection over Highway 100, with design ideas ranging from a simple, but spacious, pedestrian and bicycle bridge, to a “Freeway Lid” spanning between Vernon and Eden Avenues (further discussion of the crossing is provided in Chapter 3, Section 9);
- Realization of enhanced transit serving this district, including additional local and regional service related to Highway 100 (perhaps BRT), but also taking advantage of the existing rail corridor pursuing either Light Rail or Modern Streetcar options.



Completion of these three major influences would signal the re-start of focused debate and pursuit of detailed district planning strategies that necessarily accept increased density as an outcome. As previously stated, this plan doesn't advocate for increasing density, only examines its potential impacts to the transportation network. Far term projections are beyond the bounds of predictive modeling, but given the traffic predicted in the Mid and Long Terms, it is anticipated that some form of high-capacity commuter transit service would be required to meet the demands of this Far Term scenario.

Change over a much longer time frame, i.e. the "Far Term," would not only be measured in additional housing units, but would also provide opportunities to implement, or even require the implementation of, the following district-wide changes:

- A connected public realm on both sides of Highway 100, including additional green space with an emphasis on pedestrian and bicycle amenities;
- An innovative, multi-system, stacked infrastructure with emphasis on long term cost savings and sustainability;
- A greater mix of local service and convenience venues with emphasis on unique district character and nearby neighborhood needs;
- And an exemplary precedent-setting, district-scale redevelopment approach with emphasis on 21st Century city-building principles and City of Edina objectives.

This study acknowledges the complexities, and unpredictability, of long range strategic thinking, but chooses to include this simple diagram as a means to keep broader concepts on the radar as many of the Short Term planning objectives take center-stage in the next phases of district development. No traffic analysis or other more detailed planning was conducted for this term as part of this study.





Figure 3.1 Long Term Changes Master Plan showing Focus Areas throughout the Grandview District and beyond.

# CHAPTER 3

## Focus Areas

### Introduction

- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1 – Jerry's Connection from Eden | 7 – Grandview Neighborhood      |
| 2 – Arcadia + Public Works Site  | 8 – Highway Access              |
| 3 – School Bus Site + New Ramp   | 9 – Highway 100 Ped/Bike Bridge |
| 4 – Vernon Avenue & W. 50th St.  | 10 – Transit Center             |
| 5 – Interlachen Boulevard        | 11 – Our Lady of Grace          |
| 6 – Eden Avenue                  | 12 – Beyond Study Area          |



# Introduction

Within the overall framework of the phased implementation approach described in the previous chapter, there are many areas of specific interest. They can't be considered as separate projects, because the function of the system depends on an interconnected set of improvements, but they do deserve specific attention in order to fully explore their intention and detail in the larger context. All the proposed improvements incorporate many important changes that will better align the network with the goals of Living Streets, Safe Streets for Seniors, Safe Routes to Schools, and sustainability.

Just as the system is interconnected, all of the projects have impacts on multiple modes of travel, though some might appear to be street or transit oriented. For instance, the pedestrian bridge over Highway 100 does not just act as a walkway. It also encourages the perception of comfort and safety for pedestrians in the District to intentionally shift use from autos to pedestrians and bikes. This study did not assume a change in behavior from autos to other modes in order to "solve" the traffic issues, but it intended to complement conservative traffic estimates with substantive improvements to the experience of

those other modes so that actual performance would exceed modeled expectations.

Because of this multi-modal, interconnected approach, the focus areas described in this chapter may seem numerous or even scattered. They are therefore organized by anticipated timeline, rather than mode or geography. The Study Team explored known opportunities for improvements or redevelopment in order to approximate time frames, as shown in the previous chapters. This chapter perpetuates that time-based approach, even though it is subject to the ever-changing winds of political and economic change. If opportunities arise earlier than anticipated, our analysis shows that there is very rarely, if ever, a reason to hold back a project to fit this timeline, though there may be good reasons to move a project forward. In almost every case, momentum towards positive change is the primary incentive for investment. It is also important to recognize that this study only frames proposed changes. In all cases, more detailed design, engineering, and public process are required for implementation.



Figure 3.2 Existing connection from Eden Avenue to Jerry's Foods, looking north from Eden Avenue.



Figure 3.3 Existing connection from Eden Avenue to Jerry's Foods.



## I – Jerry's Connection from Eden

The current connection from Eden Avenue to Jerry's Foods is a space that is poorly defined and unwelcoming to people wishing to access the commercial area from the south (Figure 3.2 and Figure 3.3). Because the Edina Senior Center, Edina Library, and the Grandview Square offices and residences are located directly south of Eden Avenue, a low-stress and legible route to and from this shopping destination is important to the overall connectivity of the Grandview District.

Presently, people walking or on bicycles who approach Jerry's from the south must cross Eden Avenue at an intersection that is poorly seen by eastbound motorists due to the curve in Link Road. Once across Eden, people are required to walk or ride a bicycle through two parking lots currently lacking sidewalks and a clearly-defined streetscape before reaching Jerry's (Figure 3.2).

A new connection (Figure 3.4) is recommended to improve accessibility and safety for this corridor. The cross section in Figure 3.5 illustrates the allocation of shared space for motorists and bicyclists, while providing off-street sidewalks for people walking separated by a planted boulevard. On-street parking is shown on both sides of the new connection (Figure 3.5) and reconfiguration of the off-street parking around Edina Family Physicians makes it possible to reduce parking very little while improving access substantially. Like other changes in this study,

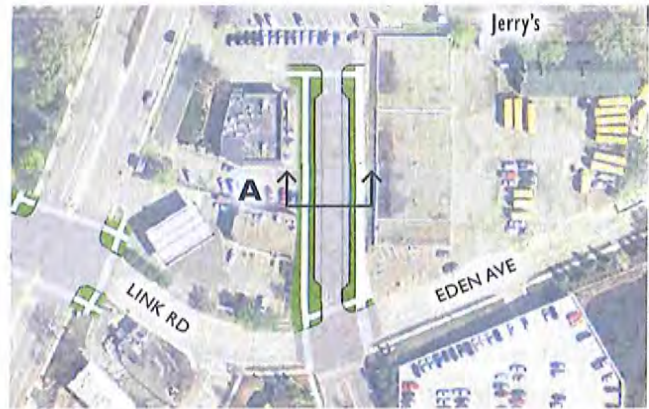


Figure 3.4 Plan of a new pedestrian and vehicular connection from Eden Avenue to Jerry's; 1" = 200'.

this change would require cooperation between multiple land-owners (primarily Jerry's) and the City of Edina. Despite the challenges of these kinds of partnerships, this is one of several connections that are critical to weaving together an interconnected transportation system.

At the intersections along the corridor, high-visibility continental crosswalks are recommended to improve this connection for those who walk along this corridor. In addition, curb extensions (bulb-outs) are proposed to increase pedestrian visibility and shorten the distance a person must walk between sidewalks. Further discussed in Section 7, it is proposed that, in the future, a small portion of Link Road between Grandview and Vernon (between the Super America and BP service stations) be eliminated and Eden Avenue be straightened, helping to improve the sight lines for eastbound automobile traffic on Eden.

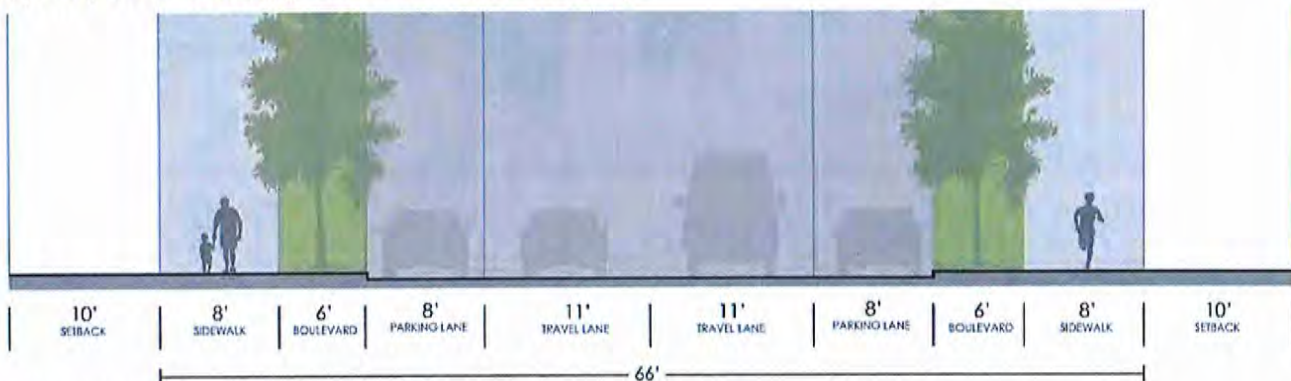


Figure 3.5 Section A: Typical Internal Street Section



## 2 – Arcadia + Former Public Works Redevelopment Site

The former Public Works site at the intersection of Eden Avenue and Arcadia Avenue has been proposed for a variety of uses since the City moved the Public Works operations from the site to the Cahill Industrial Park in 2010 and demolished the old building in 2013. The Grandview Framework Plan imagined a mix of public and private uses on the site. The primary uses consisted of housing and a community center and incorporated an outdoor plaza, all on top of multiple layers of parking, taking advantage of the existing topography.

In 2014 and 2015, the City partnered with Frauenshuh Commercial Real Estate to determine how a mix of public and private uses could fit on the site. Most recently, the City Council

initiated a community center study that determined a more defined program and conceptual layout for the community center component of the site. The community center design team from HGA worked closely with the Grandview District Transportation Study Team in an effort to coordinate transportation elements with the community center program.

HGA's concept for the community center was used as a basis for understanding the potential transportation system impacts of the redevelopment, with the understanding that it represents the current thinking of the time and not necessarily the final design of the project (Figure 3.6).

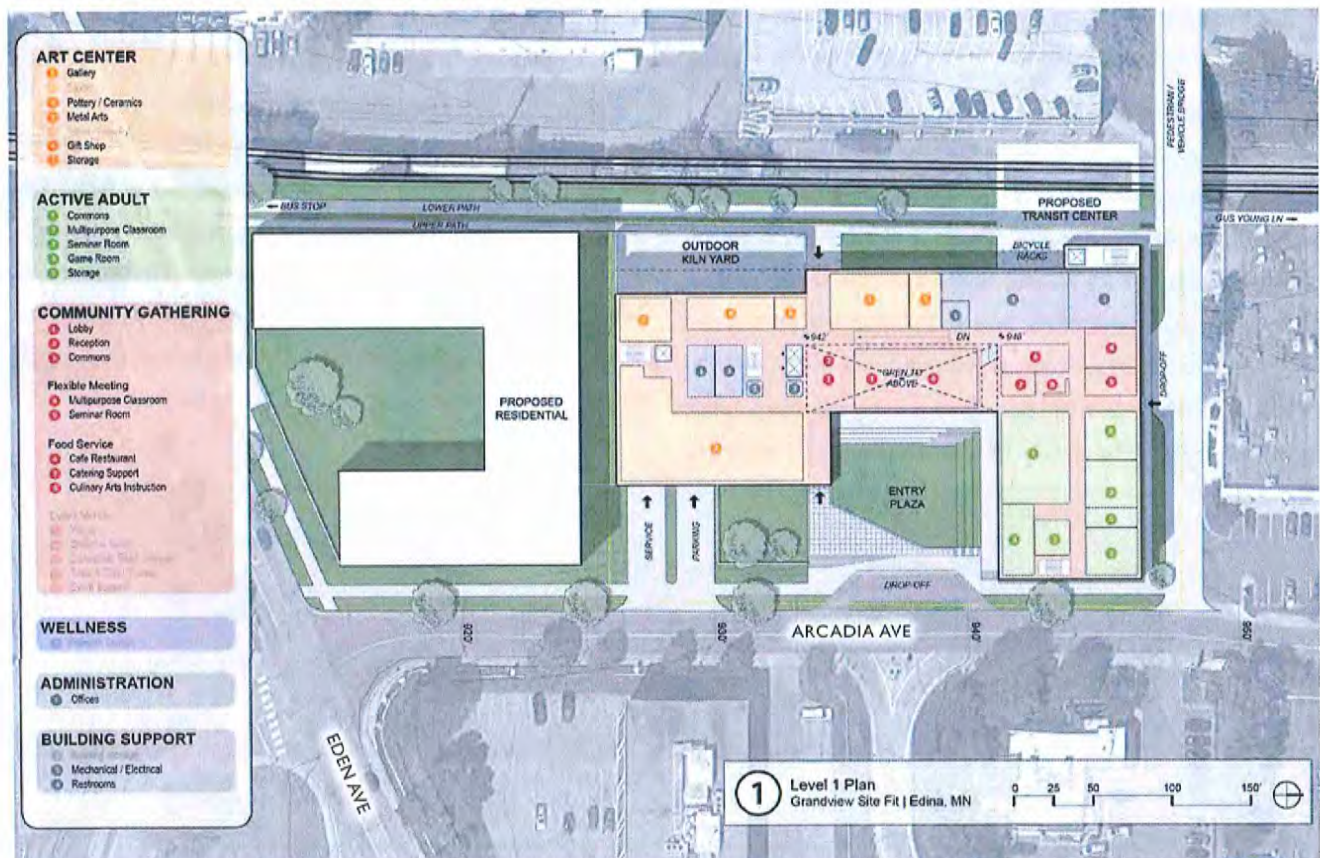


Figure 3.6 Concept plan for Community Center and proposed residential development. Image credit: HGA Architects and Engineers.



The Transportation Study anticipates rebuilding Arcadia Avenue in the Short Term from the frontage road access south to Eden Avenue as part of the construction of a redevelopment project on the former Public Works site (Figures 3.7 and 3.8). In that stretch, Arcadia would have one 10' travel lane in each direction with separated bike lanes and sidewalks on both sides of the street (See Figures 3.9 and 3.11). Reconstruction would also "square" the intersection of Arcadia and Eden to be more legible. Together, these changes would support the vehicular traffic needing to access parking as part of the redevelopment, as well as deliveries and other heavier traffic, while supporting bike and pedestrian connectivity along Arcadia.

In the longer term, Arcadia Avenue north of the frontage road intersection would be the first leg of a "four-legged" shared street (Figure 3.9 and 3.10), at its intersection with a new east-west connection through the District. A shared street allows for the movement of vehicles, but importantly encouraging pedestrian movement and offering opportunities for public gath-

erings (Figures 3.12 and 3.13). This shared street intersection would form a new, pedestrian-oriented core for the commercial zone at the center of the Grandview District. The important bike facilities to the north and south are strengthened in the shared street section because they take precedence over auto traffic and support increased visibility and use.

The new east-west connector street that forms the other part of that shared street intersection, will be built on the north side of the former Public Works site, crossing over the railroad tracks, providing a critical link between Vernon Avenue on the west (just south of the Walgreen's site) and the new frontage road on the west side of Highway 100. Over time, this Study anticipates the properties along the north side of this street to redevelop with buildings facing the street. In the short term, public concerns about traffic and parking related to existing businesses may require a regulatory response and approach to existing shared parking facilities.

The new east-west connector street will be built at an elevation



Figure 3.7 Arcadia Avenue steeply rising on right, adjacent to the former Public Works site.



that matches the current elevation of Arcadia Avenue and the upper entrance to the public parking ramp behind Jerry's office building. The lower level entrance to the public ramp will need to be blocked off, with a new lower level entrance planned from the south side along Brookside Avenue (see the School District Site + New Ramp focus area section for more information).



Figure 3.8 Approximate location of future Community Center entrance, on right.

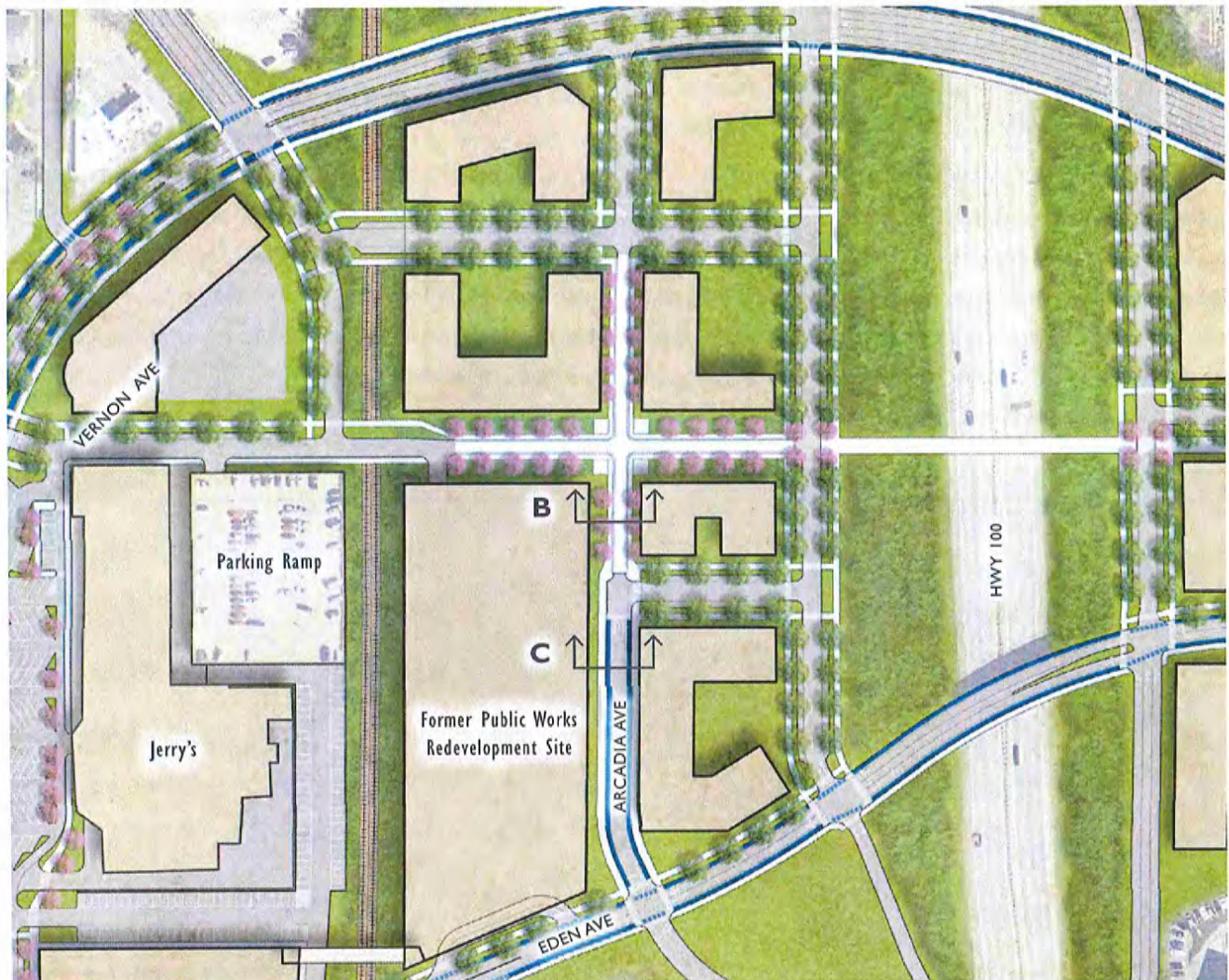


Figure 3.9 Plan of the new proposed Community Center and redevelopment on the former Public Works site, with a shared street along Arcadia Avenue and the new eastwest pedestrian and vehicular connection north of the site; 1" = 200'.



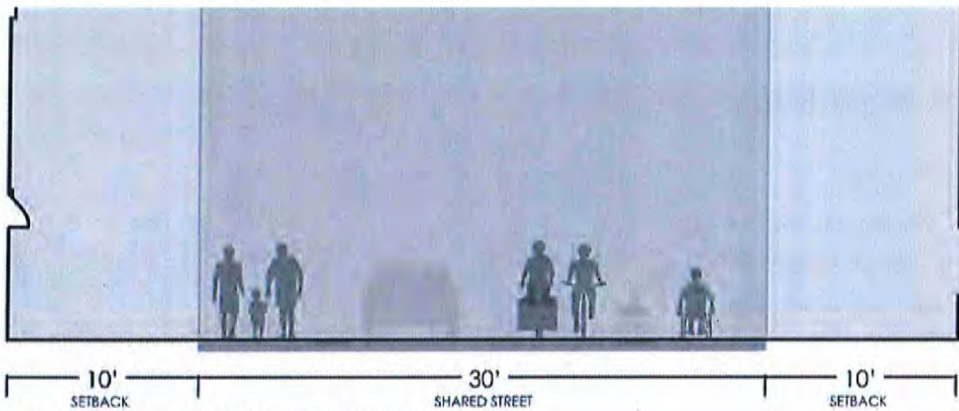


Figure 3.10 Section B: Shared Street on Arcadia Avenue.

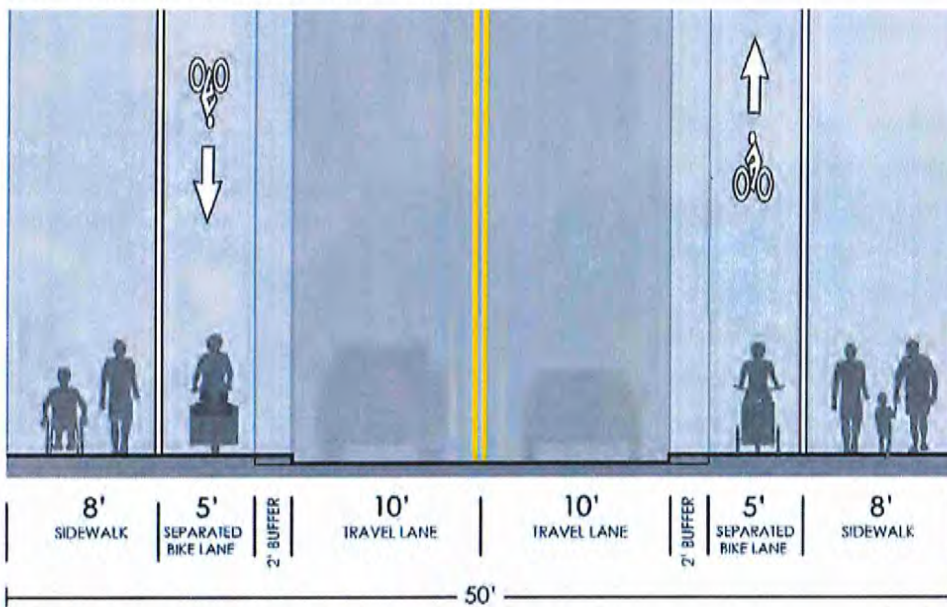


Figure 3.11 Section C: Street Section for southern end of Arcadia Avenue.



Figure 3.12 Example of a shared street. Photo credit: <http://nacto.org/publication/urban-street-design-guide/streets/commercial-shared-street/>



Figure 3.13 Example of a shared street. Photo credit: <https://voakl.net/2013/11/21/fort-street-transformation/>



### 3 – School Bus Site + New Ramp

As mentioned in the Arcadia focus area section, the new east-west connector street on the north side of the former Public Works site will be built at an elevation that matches the current elevation of Arcadia Avenue and the upper entrance to the public parking ramp behind Jerry's office building (Figure 3.16). This allows enough clearance to cross the railroad right-of-way (ROW), but eliminates the ability to access the lower level entrance to the public ramp.

The proposed solution to access the lower level of the public ramp is part of a circulation and parking strategy which will create a continuous loop from the south side of Jerry's along the new 52nd Street connection, across the top level of a new parking ramp on the north side of the School District property (Figure 3.14 to Figure 3.16). That drive then continues at an upper level above Brookside Avenue directly into the lower level of the existing public parking ramp. A new speed ramp above the loading area between Jerry's and the public ramp will provide a more direct connection between the two ramp levels, allowing vehicles to circulate continuously from the new east-west connector street to the new 52nd Street elevations.

The topography on the School Bus site drops enough to allow a lower level exit from the new parking structure onto Brookside Avenue with direct access to Eden Avenue (Figure 3.16). All of the existing truck access to Jerry's loading docks and the City water treatment plant remain in place under the new second level circulation route. Currently, there is a conflict between some of the large pipes and ducts under the ramp and the maneuvering space for large trucks, but early investigations suggest that those conflicts can be resolved.

This parking and circulation strategy places a significant number of parking spots (276 existing / 229 additional / 505 total public parking spaces) in close proximity to Jerry's businesses and to

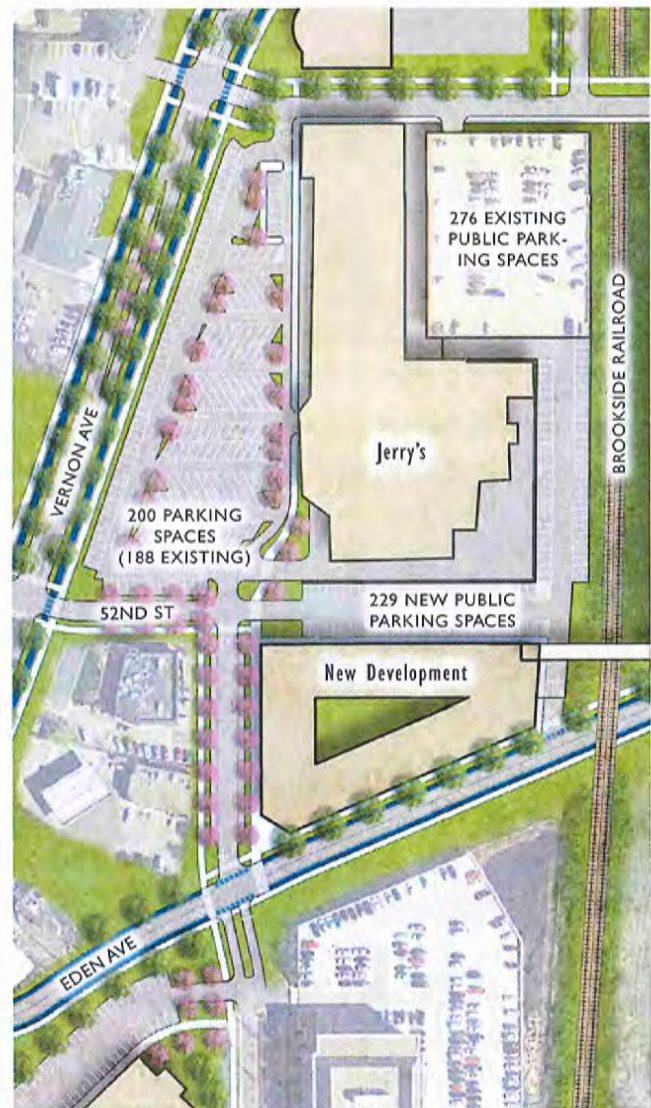


Figure 3.14 Plan of a new district parking network around and behind Jerry's; 1" = 200'.

future development opportunities. It might also serve to relieve pressure from transit and employee parking for existing nearby businesses. This solution will require the cooperation and dedication of some property from the City, the School District (or its potential future owner), and Jerry's Enterprises, but will be a net gain for all three parties in terms of efficient use of land to gain significant parking and circulation improvements. For example, the School District property could potentially have a much higher development density with this shared parking strategy than it could ever achieve on one stand-alone parcel.



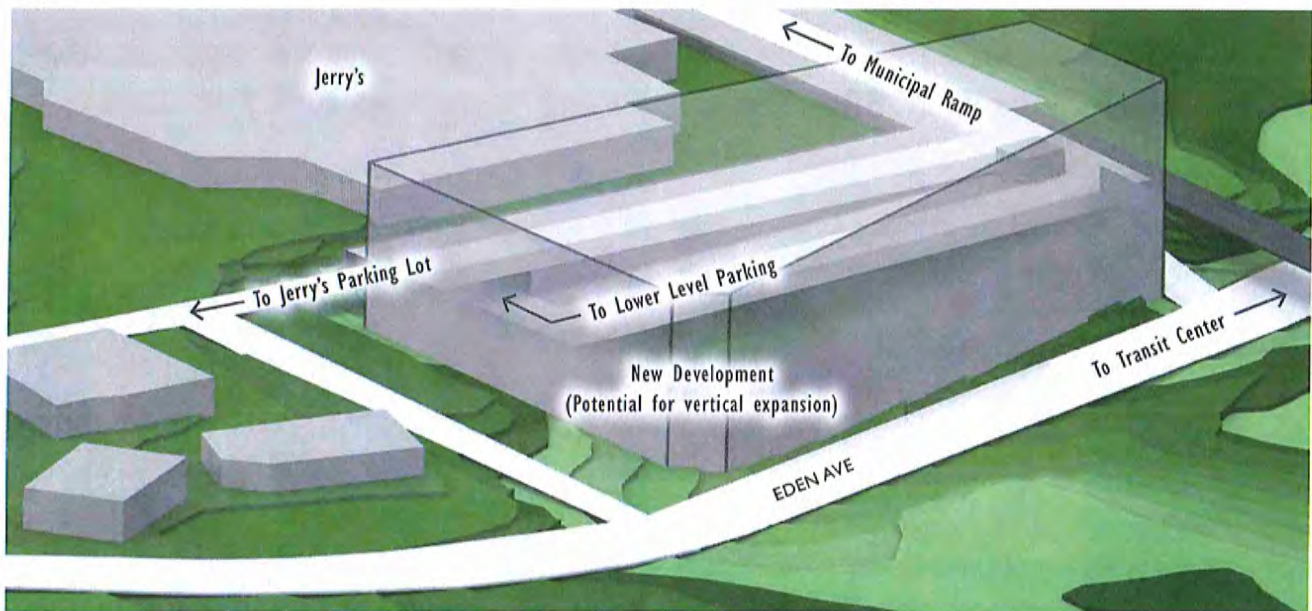


Figure 3.15 3D model of district parking ramp south and east of Jerry's.

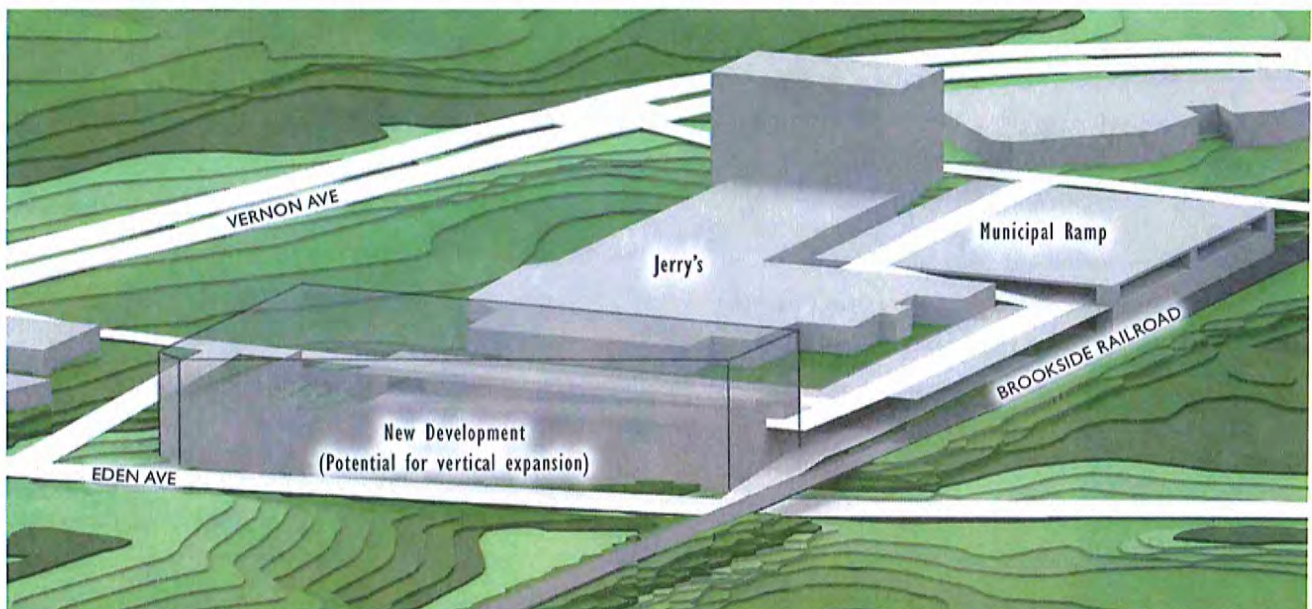


Figure 3.16 3D model of district parking ramp south and east of Jerry's.

In addition, a pedestrian connection from the second story of the School District site, over the railroad to the redeveloped Public Works site, would allow complete connectivity for users of the redeveloped sites, commuters, and other residents and customers. This might also offer some relief for parking at the

Senior Center and Library, when coupled with the other improvements on that site described in Section 7 of this chapter.



## 4 – Vernon Avenue & W. 50th Street

Travel along Vernon Avenue varies, depending on your vantage point. As the years have progressed, spot treatments to address a variety of different issues have left travelers feeling that the street, much like the District, has lost its character. The pedestrian experience is marked by narrow or discontinuous sidewalks and wide or difficult crossings. In addition, there are fewer pedestrian crossing opportunities along Vernon Avenue, which encourages unsafe jaywalking and discourages pedestrians from taking otherwise short trips to shop for groceries at Jerry's or travel to bingo at the Senior Center. Though there are bike lanes just south of the area, this route is unmarked within the District, offering little connectivity or protection from traffic. Depending on the time of day, motorists experience comfortable, unimpeded travel (sometimes even excessively fast) or slow-moving congestion. These variations can cause challenging traffic patterns, particularly during peak times or at turn locations.

In the Short Term, several improvements along Vernon, including a new controlled intersection at Jerry's with a pedestrian crossing and elimination of the free-right turns at the Highway 100 ramps, are considered Early Action Items because of their impacts on pedestrian safety and connectivity. This study doesn't advocate for immediately striping a bike lane along Vernon because it would not adequately address safety issues and therefore it is recommended to accelerate reconstruction rather than create a temporary situation that encourages use that can't be safely accommodated.

The Grandview District Framework Plan contemplates a "complete streets" treatment on Vernon Avenue, where all modes of travel are safely accommodated along the roadway. In order to accomplish this goal, the Framework envisioned a "road diet" on Vernon Avenue, but was somewhat silent on the likely configuration for narrowing the roadway. Traffic volumes vary along

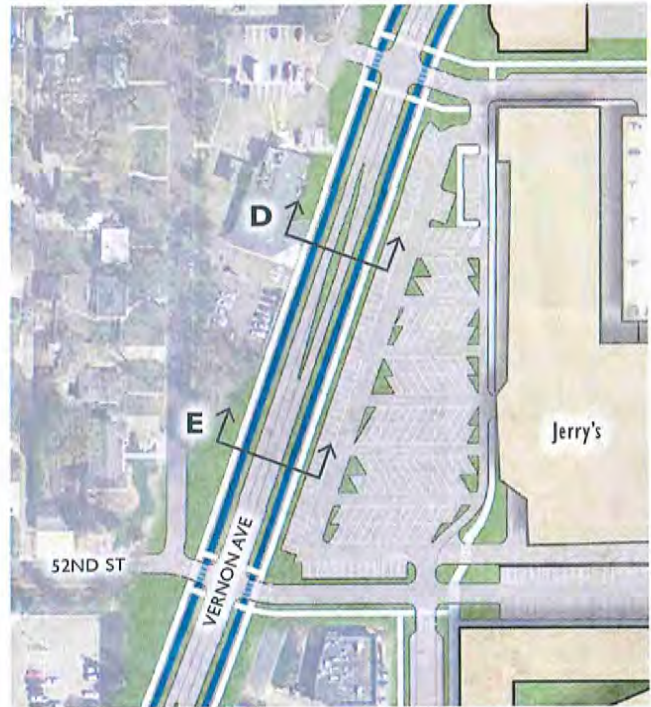


Figure 3.17 Plan of a reconfigured Vernon Avenue; 1" = 200'.

the route, from under 15,000 vehicles/day southwest of Interlachen to over 20,000 vehicles/day east of Interlachen, where it transitions to 50th Street with highway-bound traffic. Nonetheless, these volumes can typically be accommodated in one lane of travel, with special attention to peak-hour volumes and turning movements that might otherwise slow down through traffic, hinder transit operations, or introduce conflicts with crossing pedestrians or cyclists.

With this in mind, the Study Team developed two options that convert the existing 4-lane cross section (2 lanes in each direction) to a 2-lane cross section with an alternating median (Figure 3.17). This is typically considered a 4-to-3 conversion, since the median (Figure 3.18) can act as a two-way-left-turn-lane where warranted (Figure 3.19). For areas west of Interlachen, this configuration is adequate for the traffic volumes, and would dramatically improve the experience of bikers and pedestrians, however the public already perceives that traffic back-ups are problematic in this area. Therefore, it is important that other improvements of this study, such as intersection spacing and an



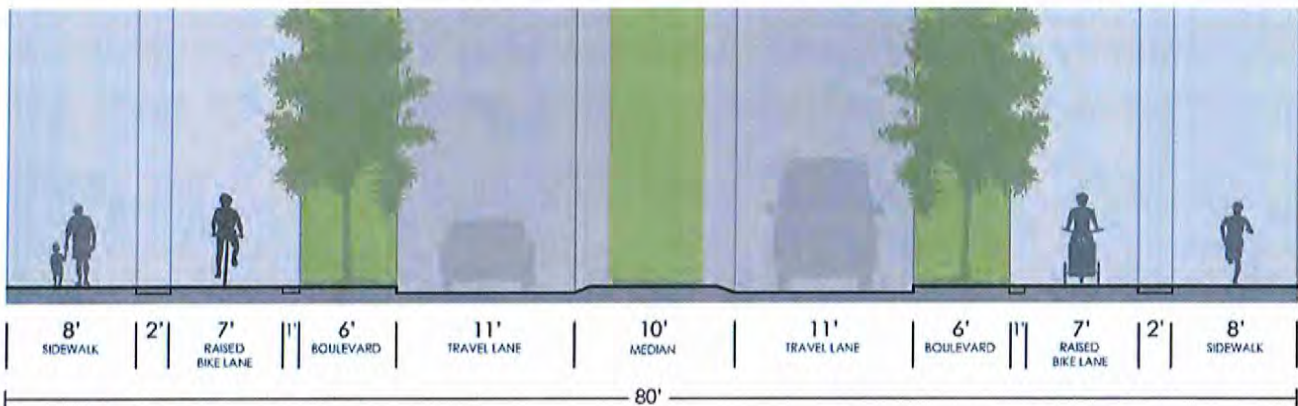


Figure 3.18 Section D: Vernon Avenue with median.

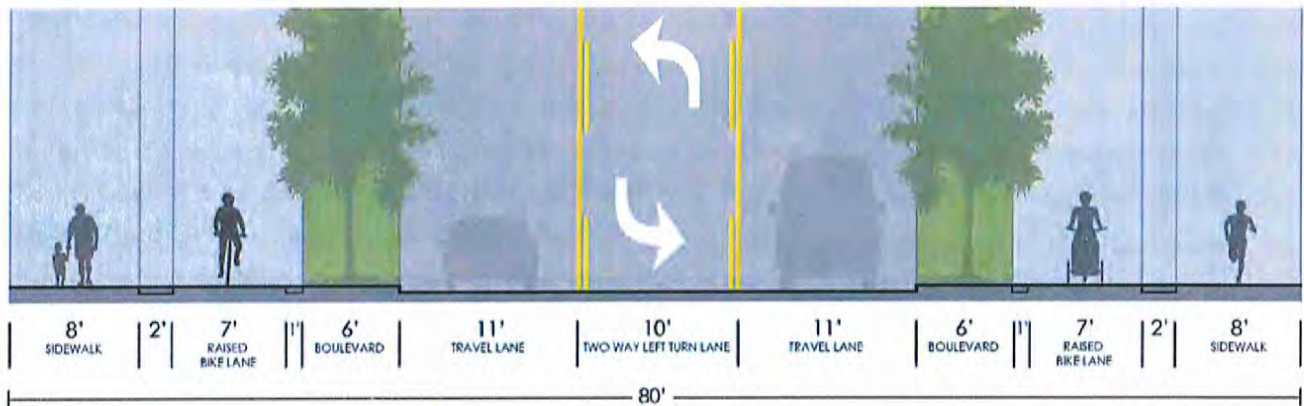


Figure 3.19 Section E: Vernon Avenue without median.

interconnected network of streets, be implemented in step with this change.

The median is configured with a surmountable curb, a strip of concrete paving on both sides, no trees, and possibly a “grass-pave” system so that emergency vehicles can use the median to get around traffic if necessary. With heavier volumes east of Interlachen, there would be a transition to 4 travel lanes approaching this intersection.

These cross sections show how the 4-to-3 conversion would create space for a one-way separated bike lane in each direction, as well as additional sidewalk width for pedestrians. This configuration of Vernon would also offer sufficient space for a landscaped strip that would return some greenery to the corridor, provide some protection from the elements, and act as a snow storage zone in winter months. This solution was favored

because it creates a separated bike facility and addresses snow storage and other maintenance issues. This approach was favored by both stakeholders and city staff. The bike lane should be differentiated from the sidewalk by material and signage design. Together all of these elements would improve pedestrian and cyclist safety and comfort, maintain safe traffic operations along Vernon, and provide opportunities for landscaping elements that would make Vernon a more comfortable, inviting place to traverse and visit.

These changes would likely require a combination of detailed engineering and design, permitting, restriping, and the construction of medians, raised bike lanes, and curbs. It will also require coordination with agency partners, including Hennepin County. Analysis of the complete streets reconfiguration of Vernon Avenue is included in the Mid Term Changes scenario (5-15 years).



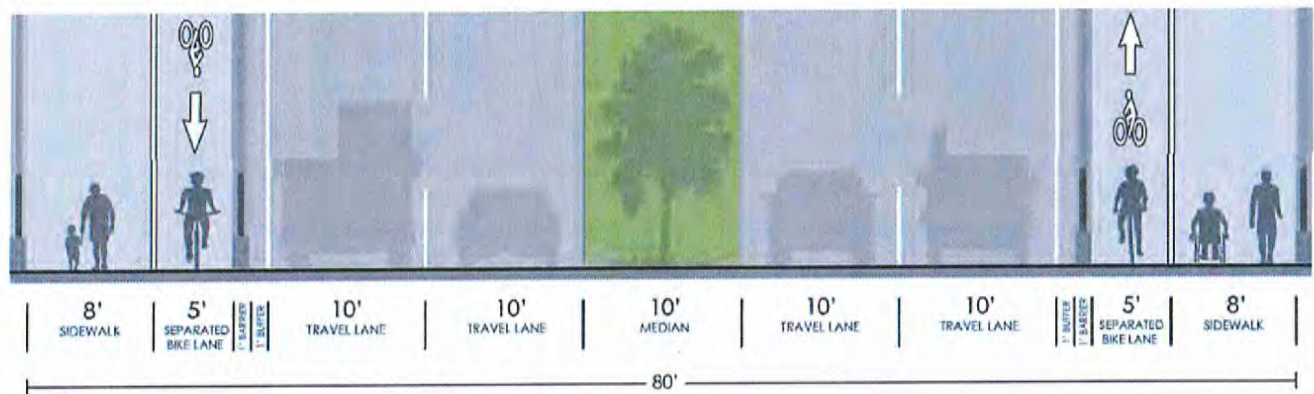


Figure 3.20 Section F: Vernon Avenue/50th Street, 5-lane configuration.

We anticipate that it could occur on the earlier end of that timeline, if not sooner. This element of the Framework Plan also continues the existing bike lanes south of Sherwood/53rd Street north to Interlachen, and sets the stage for further continuity along 50th Street in the Long Term.

East of Interlachen, traffic volumes require five traffic lanes — two through-lanes in each direction and a center turn lane which can also be utilized as a median (Figure 3.20 and Figure 3.21). This expanded section is shown in the Long Term scenario,

since it requires replacing the existing bridge with a wider one. The wider bridge will accommodate the desired bike and pedestrian connections, complementing the pedestrian/bike bridge and Eden Avenue connections to create a complete network. The area around City Hall is also reconfigured to support more regular intersection spacing and multi-modal connections. The new on-ramps are described in Section 8 of this chapter and the pedestrian bridge that forms a spine to the building's front door is described in Section 9.

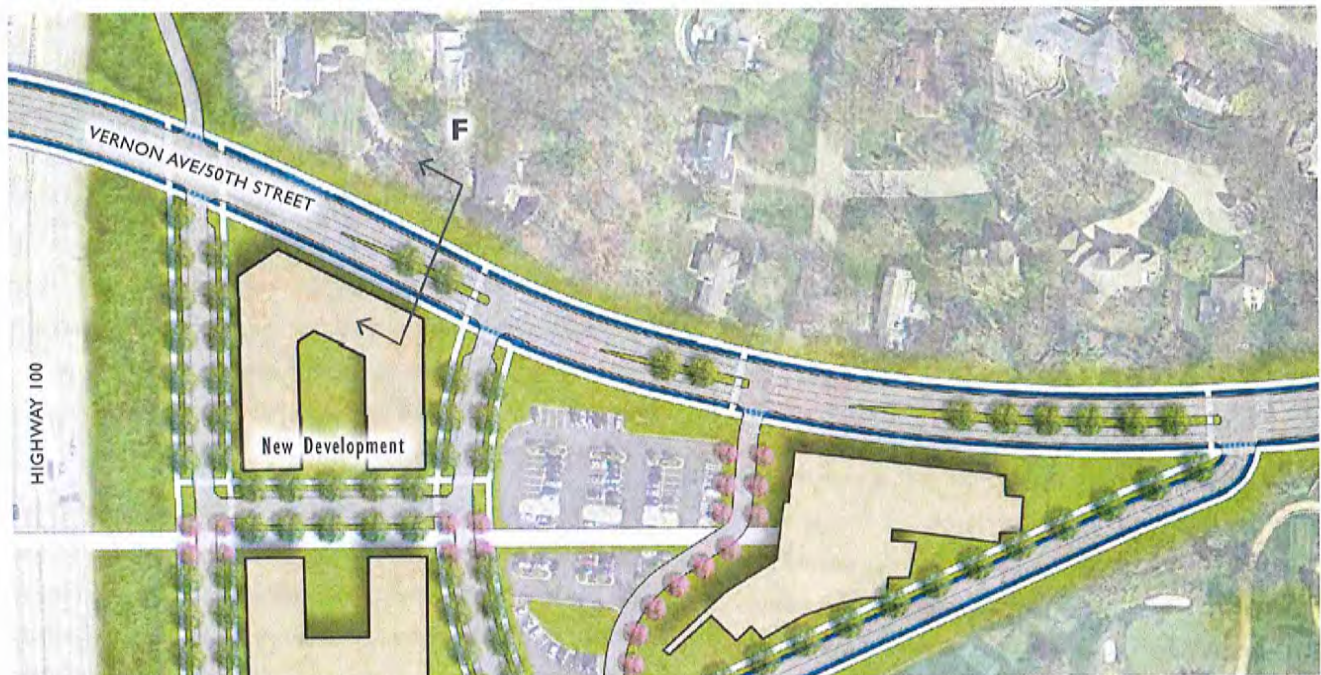


Figure 3.21 Plan of Vernon Avenue/50th Street reconfiguration; 1" = 200'.



## 5 – Interlachen Boulevard

The Interlachen Boulevard intersection serves as the primary access to the Grandview District and Highway 100 for residents of Hilldale, Highlands, and other neighborhoods to the west. This one lane road in each direction with bike lanes, widens to two lanes and a turn lane at the intersection with Vernon Avenue (Figure 3.23 and Figure 3.24). It is the only marked crossing for pedestrians for several blocks, and acts as a connection for cyclists, despite the lack of bike lanes to receive them once they cross to Gus Young or turn along Vernon Avenue / 50th Street.

In recent months and years, the City has made ongoing improvements to Interlachen, including extending the bike lanes and sidewalk treatment to the edge of the intersection (Figure 3.22). The intersection at Interlachen Boulevard and Vernon Avenue/50th Street carries the highest traffic volumes in the district, save for the Highway 100 interchanges. Modest changes in signal timing and access to Gus Young, coupled with improvements at nearby intersections, can help manage traffic flow or at least reduce the frustration that some drivers feel as they traverse the Interlachen intersection. As the District grows, it may be tempting to reconstruct this intersection entirely—a



Figure 3.22 Plan of Vernon Avenue and Interlachen Boulevard intersection, showing redeveloped parcels on the northwest and northeast corners; 1" = 200'.

substantial investment in budget, time, and impact—however the team first sought to understand how this intersection is used and how traffic patterns flow to and through the District via Interlachen.

Traffic flow at Interlachen can be improved by noting the origins and ultimate destination of travelers in the area. Improvements



Figure 3.23 Intersection of Vernon Avenue and Interlachen Boulevard, looking north.



Figure 3.24 Bike facilities on Interlachen Boulevard are not clearly marked.



that will benefit this intersection include:

- Retiming the signal at Interlachen to shift more green time to movements between Interlachen and 50th Street. Implementing the complete streets project on Vernon will help in this regard, as it will shorten the crossing distance, returning valuable seconds to other necessary movements. Analysis of this intervention is included in the early action items and Short Term Changes scenario.
- Creating a new signal at Jerry's, with a dedicated signal phase and turn pocket. This will encourage southbound left-turning vehicles to use that new intersection, rather than slowing down through-traffic waiting behind them, creating queues at the Interlachen intersection. Analysis of this improvement is included in the early action items and Short Term Changes scenario.
- Reopening additional routes (52nd St), and improving the operations of their intersection with Vernon (53rd St). Lack of alternate access/egress for neighborhoods west of Vernon forces drivers to use Interlachen in greater numbers than they might otherwise do. Analysis of this im-

provement is included in the Mid Term Changes scenario.

- New crossings and bicycle facilities along Vernon (Figure 3.25 and Figure 3.26). Lack of pedestrian access across Vernon, and bicycle access along it, forces shoppers to drive to locations like Jerry's, Starbucks, etc. Providing alternatives to driving to nearby locations will help encourage some travelers to leave their cars behind when they can. Analysis of this improvement is included in Mid Term Changes.

The changes at Interlachen should be seen as a suite of interventions. No single intervention will create a substantial improvement in intersection operations for this location by itself; this is a case where the whole is greater than the sum of its parts. Separately these changes have a small, though contributing impact on the function of this intersection. When all of these interventions are implemented, the synergy created would be substantial enough that it could likely delay reconstruction of the intersection by many years, if not decades, depending on the pace of development and the neighborhood's tolerance of the trade offs. Reconstruction of the Interlachen/50th/Vernon intersection, for example, would be a costly endeavor lasting



Figure 3.25 Example of a pedestrian-friendly crosswalk. Photo credit: Carl Sundstrom.



Figure 3.26 Example of a pedestrian-friendly crosswalk. Photo credit: NACTO.



many months or more, and may not be necessary as these other improvements are pursued.

Over time, however, it may become necessary to consider reconstruction of the intersection at Interlachen/50th/Vernon. Development beyond the District may impact traffic patterns in this area, or land uses on the existing corner parcels may change in the future. At present, Interlachen Boulevard widens at the intersection, in order to accommodate a turn lane in the eastbound direction. If the intersection were reconstructed to alleviate future congestion, the greatest need is likely an additional left-turn lane, allowing two dedicated left-turn lanes.

However, the project must also consider how and where to transition to the typical one-lane cross section going north along Interlachen. Moreover, such an investment should also consider the need for wider, more comfortable bike lanes and improved pedestrian connections. The combination of all these factors could add 28 feet or more to the right of way for a turn lane (10'), bike lanes (6' each), plus additional sidewalk space and landscaping (and additional 6' or more). The right of way is not sufficient to accommodate additional lanes without acquiring additional land from neighboring parcels on either the south or north side of Interlachen.

Rather than initiating such a change, reconstruction might instead be timed with any potential plans for redevelopment of parcels at this intersection, if pursued. This study also contemplated the possibility of a roundabout for this intersection, but

given the existing and projected traffic volumes, the roundabout size would be disruptive to both the scale of the district to the connectivity goals for pedestrian and bicycle facilities.

Additional improvements in the vicinity of this intersection include:

- **Short Term:** Rationalizing access to customer parking for Walgreen's/Edina Liquor. This can be accomplished through delineators on Gus Young Lane that restrict left turns into and out of the parking area. This will reinforce right-in/right-out movements, reduce queuing, and further encourage use of other intersections. This intervention could also be implemented as an early action item if there is a desire to do so.
- **Long Term:** Redevelopment of the corner parcel (existing Edina Liquor and Walgreen's building). The Framework Plan contemplates a new street grid in the District, with a new street from Vernon Avenue to Arcadia Avenue between the existing Jerry's and Walgreen's parcels. Unfortunately, the physical space is not quite wide enough to accommodate a typical, vehicular street. Redeveloping this parcel, when the time is right, would create an opportunity to establish internal circulation connected to existing streets. This would also enable more active frontage on Vernon, which is a core principle of good urban design and a strong pedestrian environment.



## 6 – Eden Avenue

As one of the primary corridors connecting Grandview to the surrounding neighborhoods, Eden Avenue plays a significant role in the overall transportation network in Edina.

Currently, the design of Eden Avenue prioritizes motorized vehicle movement; there are no bicycle facilities and the corridor has limited sidewalk space (Figure 3.27 and Figure 3.28). In addition, there are several intersections that are uncomfortable for people to cross by foot due to high speeds of turning vehicles and faded or unmarked crosswalks. The crossing shown in Figure 3.28 requires people walking or biking to navigate multiple lanes of high-speed traffic entering the Highway 100 southbound ramp.

As shown in Figure 3.27, the existing condition under the railroad bridge is not pedestrian-friendly. Figure 3.31 shows a proposed cross-section of Eden Avenue that includes space for people walking, bicycling, and driving. People on bikes riding



Figure 3.27 There is a complete lack of pedestrian facilities on the north side of Eden Avenue, looking east toward railroad bridge.



Figure 3.28 Existing pedestrian crossing at Eden Avenue and the southbound Highway 100 entrance ramp.

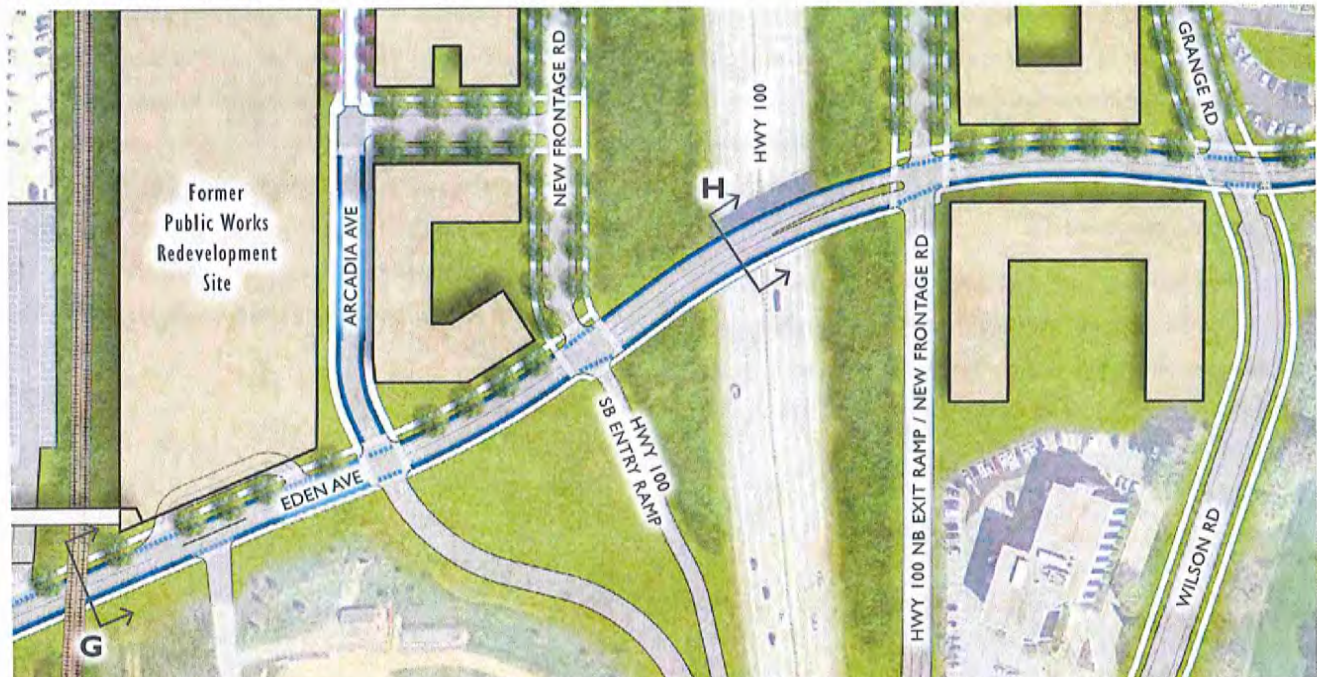


Figure 3.29 Proposed plan of Eden Avenue; 1" = 200'.



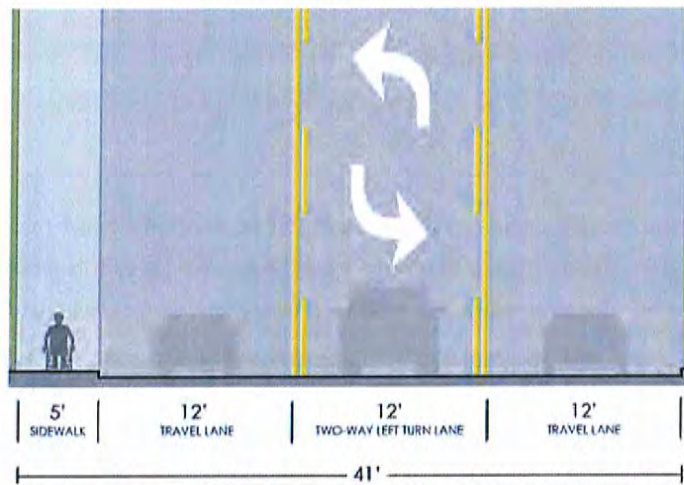


Figure 3.30 Section G – Existing: Eden Avenue cross-section under the railroad bridge.

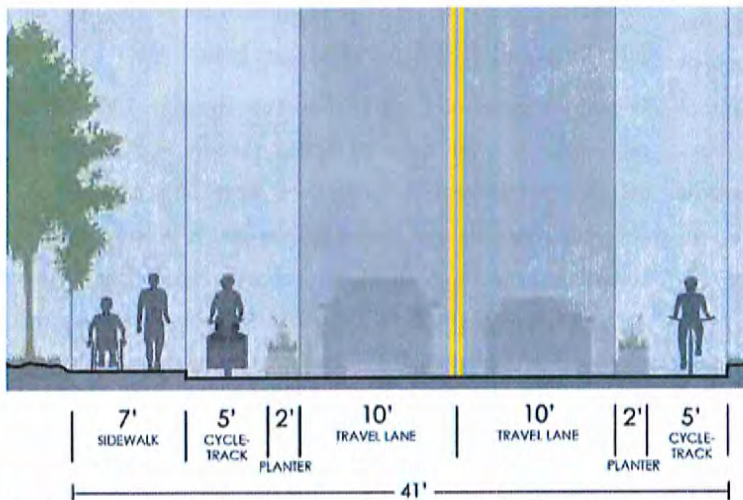


Figure 3.31 Section G – Proposed: Roadway design on Eden Avenue, shown at the most constricted location under the railroad bridge.

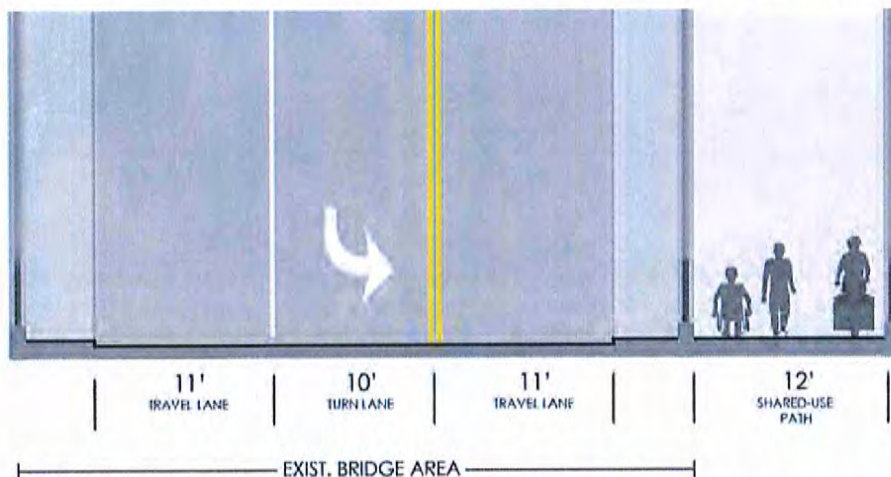


Figure 3.32 Section H: Proposed Eden Avenue bridge over Highway 100, with added space for bicyclists and pedestrians.



in either direction would have low-stress, dedicated on-street space, separated from moving vehicle traffic by a physical barrier. The goal here is to provide a facility that would feel comfortable for people of all ages and abilities. Bike facilities on Eden serve a different purpose from Vernon, which is more oriented towards the commuter biker. The center lane of traffic—currently used for turning movements—is eliminated based on low traffic volumes and turning movements.

An alternative design for Eden includes a shared-use path on the south side of the street. Sidewalk development on the north side of Eden is recommended as properties, such as the School District's bus site and the former Public Works site, are redeveloped. There has also been discussion about a roundabout at Arcadia and Eden but during this process a controlled intersection was favored in order to better meet the needs of all modes of transportation.

Further east from the intersection of Eden and the Highway 100 entrance ramp, right-of-way is restricted on the bridge passing over the highway. The bridge deck has limited space for mo-

torists and bicycles to share and no horizontal buffer between pedestrians and moving traffic. A shared-use path is proposed as a retrofit to the existing bridge, which would create dedicated space for non-motorized modes (Figure 3.32 to Figure 3.34). When the bridge is eventually entirely reconstructed, bike and pedestrian facilities should be fully integrated into its structure. It is also anticipated that by that time, the pedestrian bridge over Highway 100 between Vernon and Eden would be complete, thus creating an interconnected network serving different and mutually-supportive transportation goals.

The intersection of Eden Avenue and Highway 100 will be reconstructed over time as highway access is reconfigured throughout the entire study area. As shown in Figure 3.29, redesigned access to and from Highway 100 is proposed to increase safety and legibility for all users; this is discussed further in Section 8 (Highway Access). Like all the projects in this study, the reconstruction of Eden requires further design, engineering, and public process before implementation.



Figure 3.33 Example of a multi-use path. Photo credit: <http://www.aviewfromthecyclepath.com/>



Figure 3.34 Example of a multi-use path. Photo credit: [https://commons.wikimedia.org/wiki/File:Queens\\_Quay\\_Toronto\\_bikeway.jpg](https://commons.wikimedia.org/wiki/File:Queens_Quay_Toronto_bikeway.jpg)



## 7 – Grandview Neighborhood

In this focus area, the realignment of Eden Avenue and the addition of a controlled intersection at 53rd Street provide an opportunity to space intersections more logically along Vernon Avenue. It also creates an opportunity for a more appealing and safe bus stop location on Vernon with a strong pedestrian and visual connection to the Library/Senior Center building.

A new controlled intersection at 53rd Street would allow safer and easier access to the single-family residential neighborhood to the south via Sherwood Road, by car, by bike, and on foot. This intersection also allows residents from the west of Vernon Avenue to access the library more easily and safely by any mode. Neighbors can also drive through the Grandview Square area to access Eden Avenue.

With Eden Avenue shifted slightly to the north, the properties on either side can function much better, with more logical parcel size, access, and parking configurations. It is important, however, that those parking areas do not simply become another sea of asphalt parking along Vernon Avenue. For instance, the new library parking area nearer to Vernon could be a convertible plaza area that can be opened for parking only as needed (Figure 3.36 and Figure 3.37). In addition, a strong new pedestrian connection from Vernon to the library's front door gives



Figure 3.36 Example of a parking lot that can be utilized as flex-space for daily activities and seasonal special events. Photo credit: Close Landscape Architecture photo archive.



Figure 3.35 Plan of 53rd Street, Vernon Avenue and Eden Avenue, showing access to the residential neighborhood to the south; 1" = 200'.

this civic building an “address” on Vernon, as noted in the earlier work of the Framework planning process. Parking in this area can be time-limited as well, to prioritize its use for library and senior center visitors rather than commuters. This might be considered as new municipal ramps or shared parking solutions are implemented around the District. Like other projects in this study, this plan will require the cooperation of multiple landowners and entities, especially the gas station owners, City, and County.



Figure 3.37 Example of a parking lot that can support multi-layered infrastructure and public green space including stormwater filtration, district heating/cooling, and urban food production. Photo credit: Close Landscape Architecture photo archive.



## 8 – Highway Access

Highway 100 plays a significant role in the Grandview District providing access to and from regional routes by intersecting with 50th Street and Eden Avenue in a combined diamond/cloverleaf intersection configuration. In order for the development of the District to be fully implemented, access to and from Highway 100 remains an important element of the transportation system, but it is also acknowledged that the existing interchange severely limits pedestrian and bicycle connections on either side of the Highway (Figure 3.38).

The proposed reconfiguration of the Highway 100 interchange at both 50th Street and Eden Avenue would facilitate enhanced pedestrian and bicycle access while increasing safety as well as enabling developable parcels adjacent to the highway.

Figure 3.39 shows the proposed west side configuration at both 50th Street and Eden Avenue. At 50th Street the signalized intersection with Highway 100 remains with the addition of a southbound right turn lane which replaces the free-right turn ramp that forces pedestrians and bicyclists to cross wide ramps with fast-moving vehicles. The eastbound free right turn lane to the southbound frontage is also removed to be replaced by a shared through/right-turn lane. The removal of these “free” right turn movements enables a continuous sidewalk with crosswalks to be implemented on both the north and south sides of 50th Street. A new intersection at Eden Avenue is created with the frontage road meeting Eden Avenue at grade at a signalized intersection. The existing southbound ramp from Eden Avenue which currently merges with the frontage road ramp is replaced by a single ramp to remove the merging area that is an existing safety concern. The new west side frontage road provides opportunities for not only vehicular access to the Grandview District and Highway 100 but also for an enhanced multi-modal experience with sidewalks and bicycle facilities.

On the east side of Highway 100 (Figure 3.39), the cloverleaf ramps are removed to enable development parcels to be created adjacent to the Highway with access provided by a frontage road mimicking the configuration on the west side. Access to northbound Highway 100 from 50th Street is provided from both eastbound and westbound 50th Street at a signalized intersection which enables the intersection footprint to be narrowed from the existing ramps with associated safety improvements for pedestrians and bicyclists. Access from northbound Highway 100 is enabled by a reconfigured ramp at Eden Avenue leading to the frontage road which also provides access to Grange Avenue and City Hall. These changes were analyzed for their traffic impacts on local streets, as described in Chapter 4.

The changes on the east side of Highway 100 would require the relocation of the historic structures in Frank Tupa Park. Those structures are not at their historic location and a separate process was already underway to determine if a more historically suitable and publicly accessible location is available. Reconstructing the ramps does not necessitate the elimination of the park itself, which could be reconfigured to complement the pedestrian bridge over Highway 100 and connectivity to the campus of City Hall.



Figure 3.38 Existing redundant ramps and under-utilized space on east side of Highway 100.





Figure 3.39 Plan of the new ramp configuration on the west and east sides of Highway 100, showing the integration of the ramp system with the District road network, servicing new developable parcels; 1" = 200'.



## 9 – Highway 100 Ped/Bike Bridge

With the goal of celebrating more non-motorized transportation users in the Grandview area, convenient connections for people walking and biking across Highway 100 are important for the District and the City of Edina as a whole.

Currently, travel in the Grandview District by bike or foot requires the use of Vernon Avenue/50th Street or Eden Avenue. While there are plans to make walking and biking more comfortable on these corridors, both would require substantial investments to either retrofit or replace the current bridges over Highway 100.

A bridge in the center of the study area for the exclusive use of non-motorized traffic would connect Edina City Hall with the central commercial area around Jerry's Foods. As development continues on the land between Jerry's and City Hall, this bicycle and pedestrian connection will further enhance the walking and biking network in the District. It is likely that this is in lieu of a complete "Grandview Green" as envisioned in the Far Term scenario in Chapter 2.

Figure 3.40 shows the proposed location for the non-motorized bridge over Highway 100 connecting the east and west sides of the study area. The span would provide a direct connection for those traveling on foot or by bike within the District.

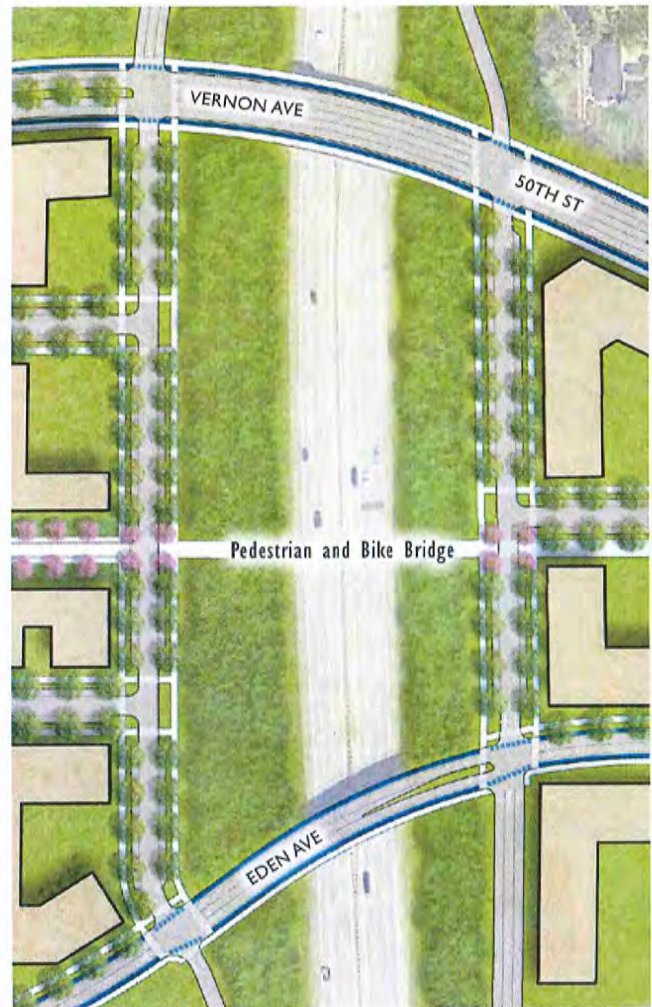


Figure 3.40 Plan of a pedestrian/bike bridge over Highway 100, between Vernon and Eden Avenues; 1" = 200'.



Figure 3.41 Panoramic view of the proposed pedestrian and bike bridge area, looking east. Vernon Avenue is on the left, and Eden Avenue is on the right.



Figure 3.41 shows the existing space the bridge would occupy, looking east over Highway 100.

The bridge itself would serve as a place for people within the District—more than simply an accommodation for crossing the highway. The bridge would provide a connection between the east and west portions of the Grandview area, but it would also serve as a community asset: a platform for resting, socializing, or

enjoying the view. A combination of human-scaled design features, which may include lighting and public art, is recommended for this bridge. It is important to note that the width of the bridge is intended to be the same width—at a minimum—as the curb-to-curb width of the adjoining street (Figure 3.42 to Figure 3.45).



Figure 3.42 Example of a pedestrian/bike bridge. Photo credit: <https://www.pittsburghglasscenter.org/pages/eastside-pedestrian-bridge>



Figure 3.43 Example of a pedestrian/bike bridge. Photo credit: <http://progressiveengineer.blogspot.com/2012/08/a-visit-to-worlds-longest-pedestrian.html>



Figure 3.44 Example of a pedestrian/bike bridge. Photo credit: <http://www.gcpvd.org/2015/06/22/news-on-the-providence-river-pedestrian-bridge/>



Figure 3.45 Example of a pedestrian/bike bridge. Photo credit: <http://melsnaps.blogspot.com/2012/11/lyarra-bridges.html>



## 10 – Transit Center

### Existing Location with Improvements

The Grandview District is currently served by a number of local and express bus routes. These routes provide access to and from neighborhoods in Edina, as well as commute, school, and leisure destinations in St. Louis Park and Minneapolis. Most buses circulate through the District and layover at the existing stop on Vernon Avenue at Eden Avenue, however riders have noted that there are few amenities at this location. In addition, the discontinuous sidewalks, unmarked crosswalks, and uninviting walk environment make it difficult for pedestrians to access the stops on Vernon (Figure 3.46).

Complete streets treatments along Vernon Ave will begin to address some of these issues, by shortening crossing distances and adding more opportunities to cross Vernon. In addition, this Plan recommends transit amenities at the stop, including a heated shelter, real-time information when available, and other transit improvements (Figure 3.47). Most of these improvements are included in the Short Term Changes scenario.

### Proposed Location(s) adjacent to Rail Line

Currently, there is no passenger rail serving the Grandview District. However, there is community interest in high capacity north-south transit, which could perhaps be installed within the existing freight rail line. Implementing passenger rail service would require upgrades within the corridor, requiring time for planning, funding, and construction of improvements to the line. More recently, it has also been suggested that Bus Rapid Transit (BRT) might be installed along Highway 100, much like BRT and Express services in Minneapolis along Interstate 35W. In either case, the Framework Plan contemplates access improvements that would welcome or even encourage the location of high capacity transit within the District.



Figure 3.46 Existing transit facilities on Vernon Avenue by the Super America north of Link Road.



Figure 3.47 Diagram of proposed improvements to the transit system in the Short Term; 1" = 200'.

The Study Team evaluated locations for a transit center within the District, considering transit operations, access to the station, and proximity to the existing rail line. The Framework Plan contemplates a transit center on Eden Avenue, just opposite the existing freight rail line. Described below are options for a transit hub, including supportive parking policy to support access to bus and rail services that would serve such a facility.



The preferred transit location (Option B) would be on the north side of Eden Avenue, within the former Public Works site (Figure 3.48). This location would enable direct connections for feeder services to high capacity transit as well as access for pedestrians and cyclists making use of the new connections along Eden and incorporated into a new railway pedestrian crossing, linking the 505 public parking spaces west of the tracks with the transit hub and vice versa. Park and ride facilities could be shared or incorporated into a new garage facility contemplated for the former Public Works site, or could utilize the newly created parking ramp directly behind Jerry's grocery store (east side), as described in Section 3 of this chapter. The pedestrian crossing over the railroad tracks could eventually become a rail platform for future rail transit. This location would also benefit bus operations, providing ready access to a pull-in or layover location on Eden and allowing vehicles to continue traveling routes to and from Highway 100 and Edina neighborhoods.

Option A, at the northern edge of the former Public Works site, would also offer connections to park and ride facilities, as well as pedestrians and cyclists within the District. Given the topography of the area, a direct, at grade connection could be negotiated for pedestrian access across the rail line. While this location is central to the District, it would require both drivers and, more importantly, transit vehicles to travel along Arcadia Avenue and potentially Gus Young Lane to access the transit center. This may impact the character of these streets, as well as transit operations and travel times.

Establishing a more robust transit center within the District is included in the Long Term Changes scenario, since it would likely coincide with implementation of a high-capacity transit line.

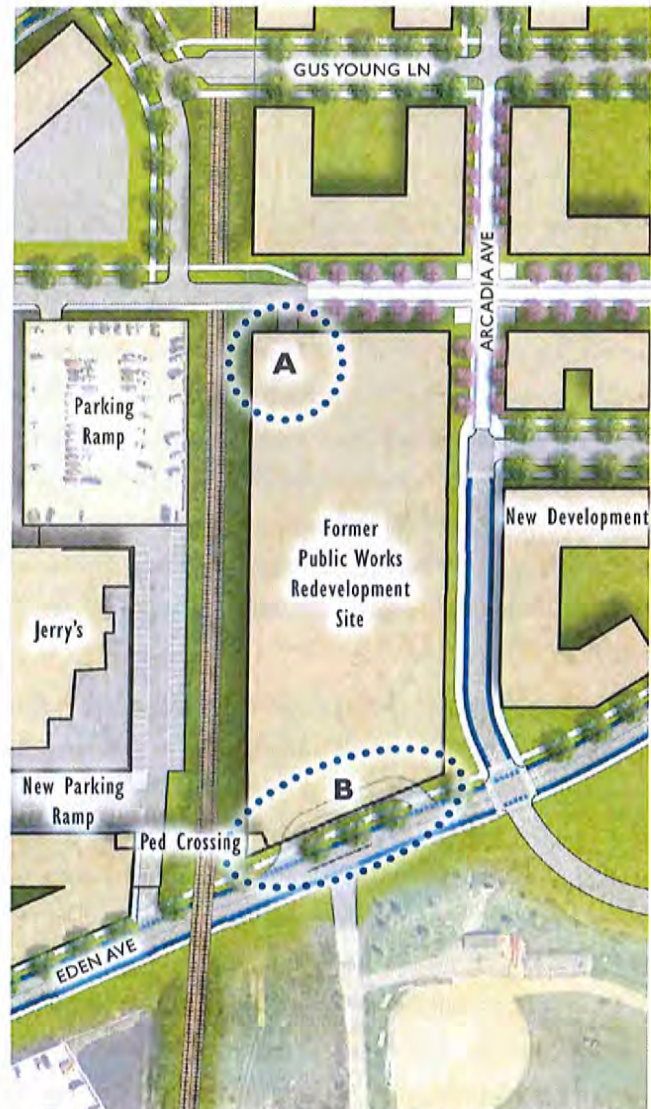


Figure 3.48 Plan of a pedestrian/bike bridge over Highway 100, between Vernon and Eden Avenues; 1" = 200'.

Option B provides the most flexibility for coordination with land use developments, access to high capacity transit routes in the form of both rail and bus, and ongoing transit operations. However, as development of the former Public Works site progresses, as well as analysis of long term high capacity transit options, it may become necessary to contemplate other locations.



## 11 – Our Lady of Grace

During the process of this study, representatives from OLG described their current and planned operations and those assumptions were factored into the overall approach and analysis for the District. We do not anticipate significant changes to the Our Lady of Grace (OLG) property during the short term. Currently, the Edina School District does utilize the OLG parking lot for staging buses in the mornings and it is likely that will change as the School District relocates its facility to the Cahill Industrial Park area of Edina. This will result in less bus traffic on and around the OLG property, alleviating some morning congestion on Eden Avenue.

The biggest change for OLG will come in the mid-term with the redesign of Eden Avenue. It is anticipated that the entrance drive from OLG to Eden Avenue (Figure 3.49) will be reconfigured as a “right-in, right-out” intersection to alleviate site line problems from the railroad crossing to the west and to encourage the use of the controlled intersections at Arcadia Avenue and the new north-south road west of Highway 100 (Figure 3.50). For purposes of the traffic analysis, this study did contemplate the possibility of the redevelopment of a small portion of the campus, as described in Chapter 4, although this is not in OLG’s current plans.



Figure 3.49 Existing northern entrance/exit to OLG off of Eden Avenue, showing a completely uncontrolled intersection condition and oversized vehicular facilities for average traffic needs.



Figure 3.50 Plan of a right-in, right-out condition at the north entrance of OLG, to control traffic during peak hours; 1" = 200'.



## 12 – Beyond Study Area

Grandview does not exist in isolation, of course. Its importance as a commercial and business node directly reflects the availability of both historic and current access from Highway 100 and Vernon Avenue/50th Street. Therefore, it is not surprising that there are several possible improvements that were noted that are outside the boundaries of this project. In particular, two nearby areas were noted by residents or staff as being critically important to the function of Grandview (Figure 3.51).

First, the next exit off Highway 100 to the south of Grandview, Benton Avenue, currently operates as a difficult on-off pair of four-way stop signs on either side of the highway. Upgrading this area to controlled (signalized) intersections would increase their capacity and perception of safety for both vehicular and non-motorized traffic. This would help relieve pressure on the exit at Grandview and improve traffic flow on Highway 100.

Second, the intersection of Brookside Road and Interlachen Boulevard north of Vernon Avenue currently experiences congestion as it acts as a link to the neighborhoods to the north. In part, this could be resolved through the proposed improvements to the intersection of Interlachen and Vernon, but in the Long Term, this intersection is likely to require additional study and reconfiguration.

There are likely to be other improvements needed outside of the district that will support the goals within it. As Highway 100 evolves, transit access increases, or changes happen in the surrounding areas, Grandview will also see change and improvement.

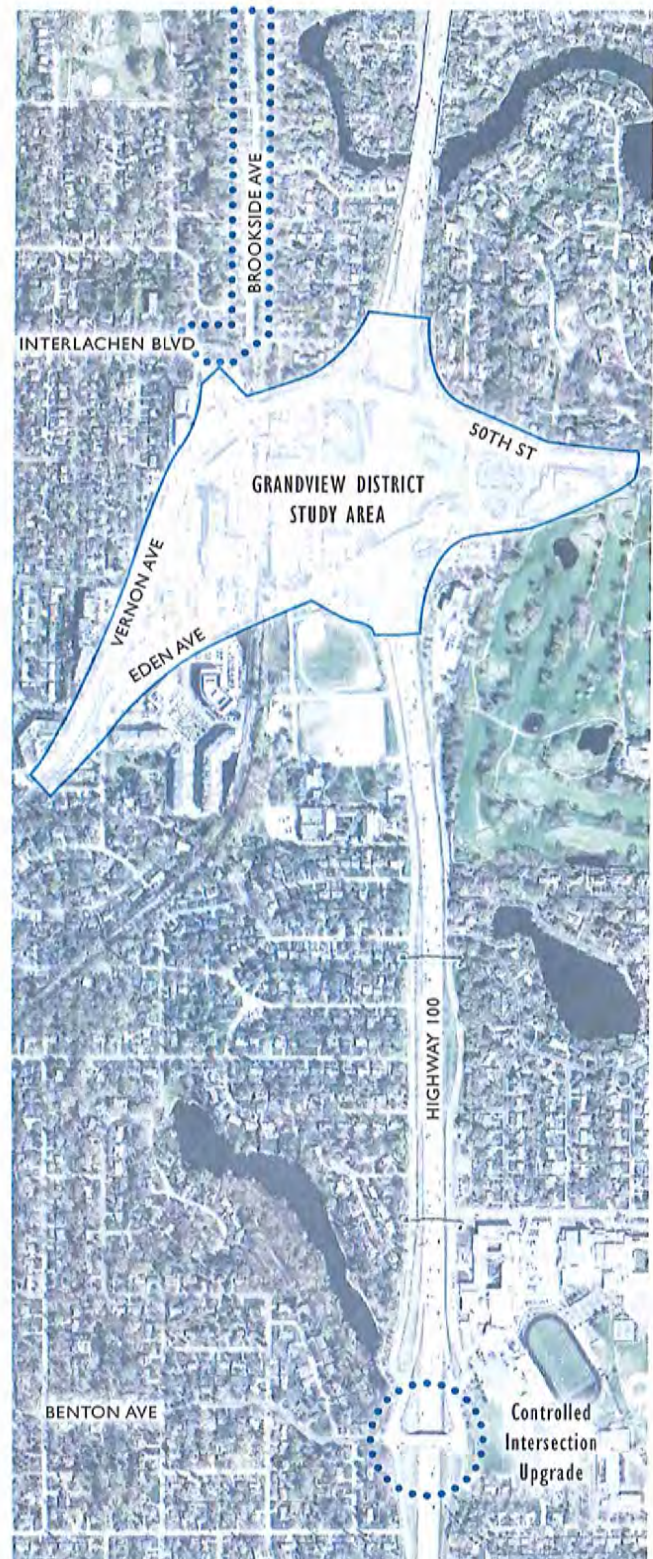


Figure 3.51 Benton Avenue and Highway 100 intersection and Brookside Avenue locations, relative to Transportation Study area and ; 1"= 1200'.





Figure 4.1 Midday weekday traffic on Highway 100. Photo Credit: Colin Harris, Alta Planning and Design

# CHAPTER 4

## Transportation Analysis

- Assumptions
- Existing Conditions
- Short Term Changes
- Mid Term Changes
- Long Term Changes



# Assumptions

## Transportation Analysis Context

Based on the transportation principles and priorities identified through the study process, three scenarios for changes to the transportation network through and around the Grandview District were evaluated. This was intended to be a conservative analysis and therefore even though substantial improvements are suggested for the pedestrian, bicycle, and transit systems, it was assumed that this did not reduce auto travel.

## Traffic Evaluation Assumptions

The following outlines the assumptions included for evaluating changes to transportation operations within the Grandview District based on current and variations for future conditions.

### Traffic Data

- All traffic data counts included: vehicles, heavy vehicles, pedestrians, and bicycles
- New traffic data counts were not undertaken for this evaluation. The Study Team utilized existing counts and available data from the City of Edina and MnDOT, because nothing has significantly changed in this area since the last set of data was collected in 2013.

### Synchro Modeling

The following settings and assumptions were used for traffic evaluation using Synchro Version 9:

- For future analysis, the peak hour factor was set in Synchro as per the existing intersection approaches for all future scenarios.
- Synchro enables multiple signal timing optimizations; for existing conditions, signal timings were provided by the City. For future scenarios, signal timings were optimized as appropriate and will be field adjusted by the City upon build out.

- For the area in and around the Grandview District, the “CBD area type” for “central business district” was not deemed appropriate under existing or future scenarios.
- Pedestrian and bicycle volumes from the traffic counts were included as “conflicting pedestrians/bicycles” volumes in the model.
- Traffic volumes entering the study area were based on existing counts for future scenarios
- The baseline Synchro model was provided by the City.
- Future scenarios used Synchro’s Traffic Impact Analysis module to generate routes in and out of proposed developments and calculate for Trip Assignments and Distributions.

### Trip Generation

- Each of the parcels (that had potential for change) was assigned a land-use composed primarily of either housing (apartments) or office. For parcels that were assigned mixed uses it was assumed that any existing trips to those parcels would attribute for the associated retail element of the future use.
- For retail and office uses a square footage (retail) or number of employees (office) was associated for each parcel. A 50 employee/acre and 30 dwelling units/acre were deemed appropriate for the short-term scenario with retail uses based on a simple SF/acre calculation.
- Institute of Transportation Engineers Trip Generation Manual (9th Edition) trips rates were calculated for each potential parcel yield in the AM and PM peak hour. The Short-Term scenario (30DU/Acre) was the base scenario with the 60 & 120 DU/Acre scenarios being multiples of that.
- Trips were assigned to the network based on the existing trip patterns within the Synchro model.
- In the case of the former Public Works site assumptions were made for the mixed-use development of the site in-



corporating residential and community space. The community uses of the site have yet to be confirmed so generic community center trip rates were assumed based on approximately 60,000 gsf. The traffic study performed in August, 2015 by WSB & Associates, Inc included a detailed site-specific analysis based upon a final build-out in 2035, or approximately the Long Term scenario of this study.

- Through the outreach and stakeholder discussions, of this study, Our Lady of Grace Catholic School was reviewed for it's potential for change in the Short, Mid and Long-Term, despite it being located outside of the study boundaries. At this time it was decided that the potential for change was limited except for the two vacant parcels near Eden Avenue. These two parcels were projected to be housing in the short- and mid-term scenarios in order to fit with our highest foreseeable traffic demand approach.

## Data Collection: Vehicle, Pedestrian, and Bicycle Counts

The transportation modeling included analysis of eight intersections, primarily those on the major roadway thoroughfares within the District as they have the greatest potential to be changed due to street and transit modifications. The intersection of Eden/Wilson/Grange was not evaluated because existing data was not available, and performance is likely to be similar to nearby intersections, but further evaluation will be required as improvements are implemented.

Existing data counts were utilized from prior City of Edina studies and current MnDOT projects. The following conditions were recorded during the AM and PM peak periods:

- Vehicles volumes and turn movements;
- Vehicle classification;
- Pedestrian and bicycle volumes; and
- Determination of the peak hour and average daily volumes.



Figure 4.2 Intersections included in the traffic modeling analysis.









Evaluated Intersections
A. 50th Street at southbound Highway 100
B. Vernon Avenue / 50th Street at Interlachen Boulevard
C. Vernon Avenue at Jerry's Site Access
D. Vernon Avenue at Eden Avenue
E. Eden Avenue at Sherwood Road
F. Eden Avenue at Arcadia Avenue / Normandale Avenue
G. 50th Street at Grange Road



## Introduction to findings

The analysis described in this chapter is intended to explore improvements to every mode of transportation in the Grandview District. The table below describes the metrics used to make this analysis and to balance the experience of different users. However, we know that many people primarily recognize the performance of a transportation system from the point of view of how long they sit in their car at an intersection. In order to understand those experiences in a larger context, the table represents average vehicle delay

across the network in terms of seconds. We can see that the proposed improvements, even at our “highest foreseeable density” assumptions, dramatically improve the safety and access of all other modes, while resulting in relatively few additional seconds of delay for automobile traffic. Even without additional density, the proposed improvements act as a partial antidote to additional traffic that will occur regardless of whether redevelopment occurs within the District, as a result of the consistent rise of background levels of traffic. This helps explain why our

	Existing Conditions	Short Term (30 units/ac)	Mid Term (60 units/ac)	Long Term (120 units/ac)
Vehicle Trips • AM • PM	4048 4197	+10% +17%	+20% +34%	+40% +68%
Average Auto Delay • AM • PM	42 secs 86 secs	41 secs 114 secs	82 secs 107 secs	
Average Auto Speed • AM • PM	15 mph 11 mph	13 mph 8 mph	10 mph 9 mph	
Pedestrian Connectivity* (% sidewalks continuous)	v	25%	66%	100%
Crossing Experience* (% crosswalks marked)	19%	38%	91%	100%
Bicycle Connectivity (% routes continuous)	0%	0%	66%	100%
Access to Transit				
Access to Parking				

\* LONG TERM ANALYSIS RESULTS NOT SHOWN BECAUSE THEY EXCEED THE DETAILED MODELING TIME HORIZON.

Figure 4.3 Summary of traffic modeling analyses throughout the project timeframe for development for the Grandview District.



overall finding is that the transportation network as a whole is improving even though there is some additional delay for autos.

In the more detailed analysis of each intersection in the various timeframes, the basis for the performance of the auto-related portions of the analysis is Level of Service (LOS). It is therefore important to understand that LOS is based on time spent at an intersection, not queuing time and it is aggregated for a time period. Further, the average vehicle delay for the district summary is the delay experienced through the entire network by each

vehicle (i.e., all the intersections combined), but there is not really an industry standard for network delay.

In reviewing this analysis and determining whether the trade-offs described above are acceptable, it is also important to reiterate that improvements described in later timeframes could be implemented earlier, relative to redevelopment projects, and therefore improve the LOS sooner. However, this timing must be balanced against the costs and inconveniences related to accelerated construction activity.



Figure 4.4 Currently, the transportation network does not serve all modes in a balanced way, such as at the intersection of Interlachen Boulevard at Vernon Avenue



# Existing Conditions

Utilizing the traffic count data, the existing signal timing data, and the modeling assumptions, a Synchro model was developed for existing conditions of the study area. The Synchro results for the existing conditions are shown in Figure 4.6.

The key indicator used to analyze the road network is Level of Service (LOS). The analysis also enabled review of queue lengths and volume to capacity ratios. Under existing conditions, drivers around Grandview currently experience minimal delays with some exceptions at the intersection of Vernon Avenue / Interlachen Boulevard in both the AM and PM peak periods (Figure 4.7).

Under existing conditions, other key indicators include the average vehicle speed and average vehicle delay throughout the network, as well as a multi-modal analysis, such as crosswalk experience and bicycle connectivity (Figure 4.5).



District Summary	AM Peak Hour	PM Peak Hour
Average Vehicle Speed	15 mph	11 mph
Average Vehicle Delay	42 secs	86 secs
Crossing Experience (% of crosswalks marked)	19%	
Pedestrian Connectivity (% sidewalks continuous)	25%	
Bicycle Connectivity (% routes continuous)	0%	

Figure 4.5 Existing Conditions Average Vehicle Speeds, Delays, and Multi-modal Analysis



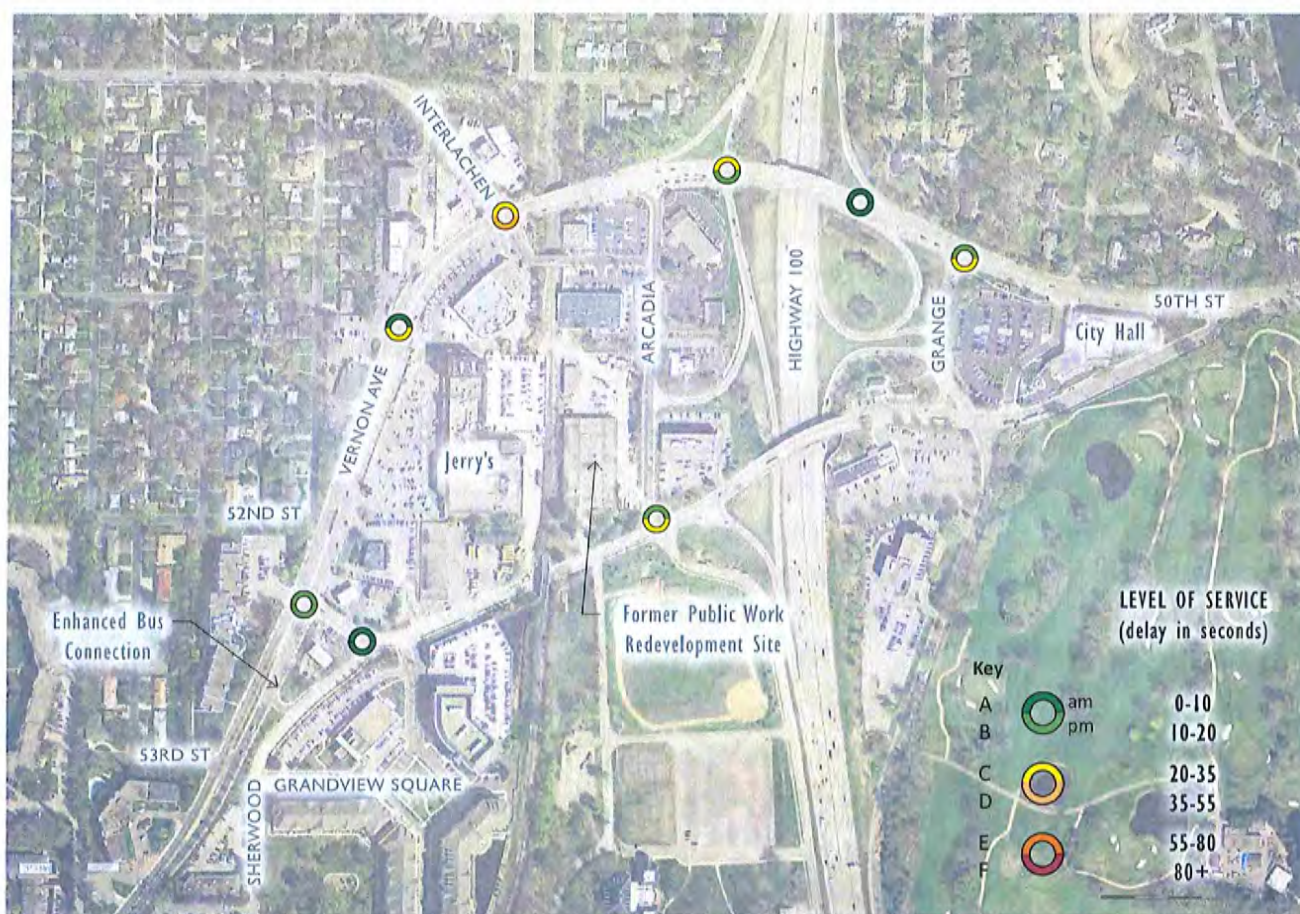


Figure 4.7 Diagram of wait-times for traffic flow through district for the current Existing Condition of the transportation network. Level of Service delays are shown for signalized intersections. A "D" Level of Service is typically considered acceptable in an urban condition like the Grandview District.

Intersection	Intersection LOS (AM)	Average Signal Delay (Seconds; AM)	Intersection LOS (PM)	Average Signal Delay (Seconds; PM)
50th Street at southbound Highway 100 off-ramp	<b>B</b>	<b>17</b>	<b>B</b>	<b>19</b>
Vernon Avenue / 50th Street at Interlachen Boulevard	<b>C</b>	<b>28.5</b>	<b>D</b>	<b>53.7</b>
Vernon Avenue at Jerry's Site Access	<b>A</b>	<b>1.3</b>	<b>C</b>	<b>22</b>
Vernon Avenue at Eden Avenue	<b>B</b>	<b>13</b>	<b>B</b>	<b>12.4</b>
Eden Avenue at Sherwood Road	<b>A</b>	<b>2.9</b>	<b>A</b>	<b>2.7</b>
Eden Avenue at Arcadia Avenue / Normandale Avenue	<b>B</b>	<b>12.3</b>	<b>C</b>	<b>24.4</b>
50th Street at Grange Road	<b>B</b>	<b>13</b>	<b>C</b>	<b>22.9</b>
Grange Road at northbound Highway 100 off-ramp	<b>A</b>	<b>8.7</b>	<b>A</b>	<b>8.9</b>

Figure 4.6 Existing Conditions Level of Service and Delay



## Short Term Changes

To assess future conditions within the Grandview study area under the Short-Term scenario, the Synchro model was modified to reflect the proposed changes with the District (Figure 4.10). Under the short-term scenario, it was assumed that there would be growth within the District on parcels deemed to have potential to change as outlined in Chapter 4, Section I, Assumptions, at a rate of 30 dwelling units per acre as the highest foreseeable density. These development parcels would lead to a growth of 416 AM peak hour vehicle trips and 723 PM peak hour vehicle trips, a 10% and 17% in overall vehicle growth respectively (Figure 4.8).

Traffic volumes were assigned to the network utilizing the Synchro Traffic Impact Analysis module enabling trips to be distributed using future patterns based on changes in roadway connections and volumes (Figure 4.9).

Under the short-term scenario, drivers around Grandview would experience additional delays related to the increase in development and associated vehicle trips. Within this time frame, many of the proposed transportation changes would include traffic signal and access modifications including an increase in multimodal connectivity leading to better crosswalk experiences.

District Summary	AM Peak Hour	PM Peak Hour
Average Vehicle Speed	<b>13 mph</b>	<b>8 mph</b>
Average Vehicle Delay	<b>41 secs</b>	<b>114 secs</b>
Crossing Experience (% of crosswalks marked)	<b>38%</b>	
Pedestrian Connectivity (% sidewalks continuous)	<b>25%</b>	
Bicycle Connectivity (% routes continuous)	<b>0%</b>	

Figure 4.8 Existing Conditions Average Vehicle Speeds, Delays, and Multimodal Analysis



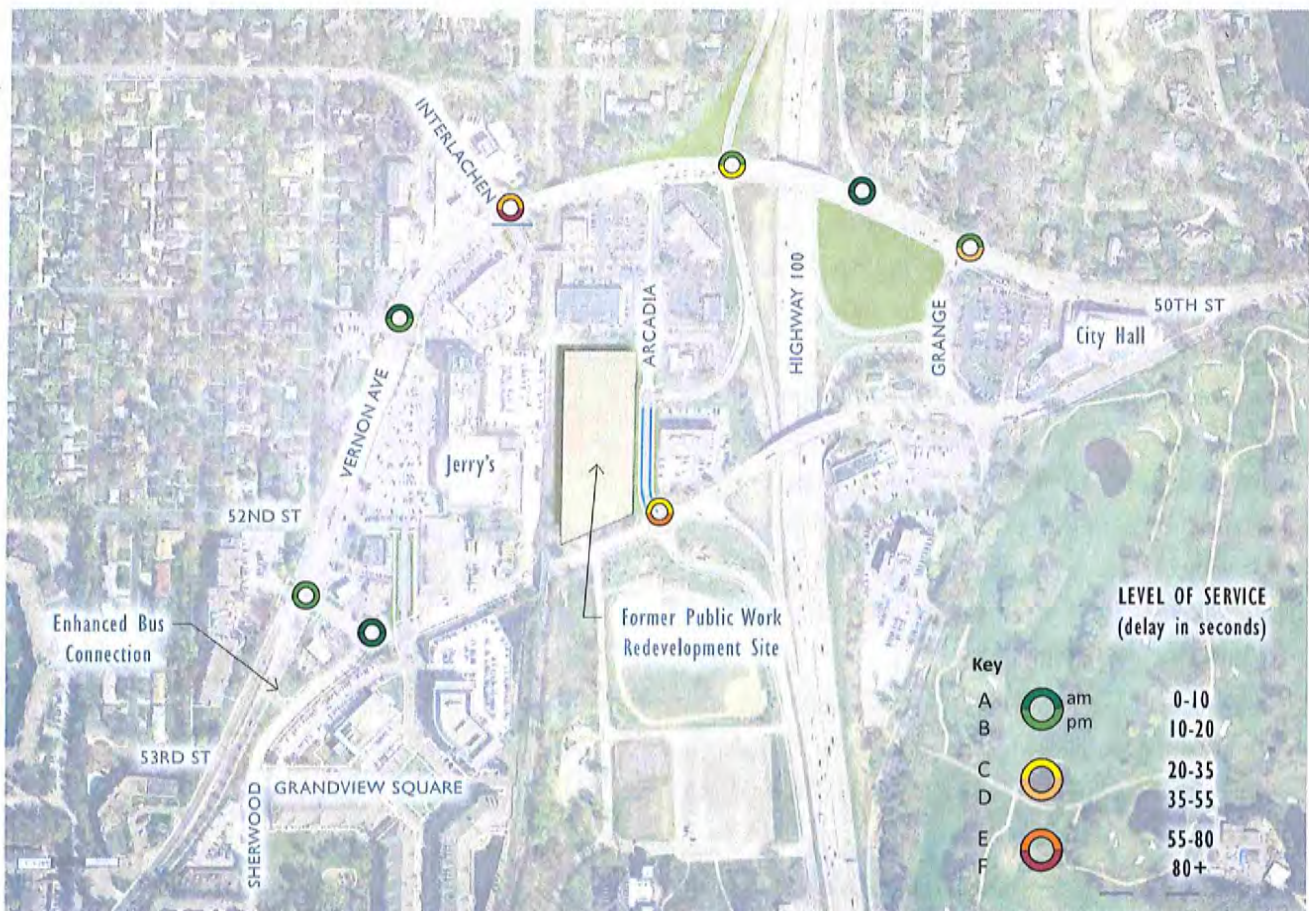


Figure 4.9 Diagram of wait-time impacts to traffic flow through district intersections in the Short Term Changes scheme. Level of Service delays are shown for signalized intersections. A "D" Level of Service is typically considered acceptable in an urban condition like the Grandview District.

Intersection	Intersection LOS (AM)	Average Signal Delay (Seconds; AM)	Intersection LOS (PM)	Average Signal Delay (Seconds; PM)
50th Street at southbound Highway 100 off-ramp	<b>B</b>	<b>16.8</b>	<b>C</b>	<b>22.5</b>
Vernon Avenue / 50th Street at Interlachen Boulevard	<b>C</b>	<b>30.4</b>	<b>F</b>	<b>80.8</b>
Vernon Avenue at Jerry's Site Access	<b>A</b>	<b>4.2</b>	<b>B</b>	<b>12.5</b>
Vernon Avenue at Eden Avenue	<b>B</b>	<b>17.1</b>	<b>B</b>	<b>19.4</b>
Eden Avenue at Sherwood Road	<b>A</b>	<b>3.1</b>	<b>A</b>	<b>3.6</b>
Eden Avenue at Arcadia Avenue / Normandale Avenue	<b>C</b>	<b>18.2</b>	<b>E</b>	<b>44</b>
50th Street at Grange Road	<b>B</b>	<b>11.9</b>	<b>D</b>	<b>40.2</b>
Grange Road at northbound Highway 100 off-ramp	<b>A</b>	<b>8.6</b>	<b>A</b>	<b>8.9</b>

Figure 4.10 Short Term Conditions Level of Service and Delay



## Mid Term Changes

As per the Short-Term scenario, to assess future conditions within the Grandview study area under the Mid-Term scenario, the Synchro model was modified to reflect the proposed changes with the District (Figure 4.13). Under the mid-term scenario, it was assumed that there would be growth within the District on parcels deemed to have potential to change as outlined in Chapter 4, Section 1, Assumptions, at a rate of 60 dwelling units per acre as the highest foreseeable density. These development parcels would lead to a growth of 832 AM peak hour vehicle trips and 1446 PM peak hour vehicle trips, a 20% and 34% in overall vehicle growth respectively.

Traffic volumes were assigned to the network utilizing the Synchro Traffic Impact Analysis module enabling trips to be distributed using future patterns based on changes in roadway connections and volumes.

The mid-term scenario incorporates major roadway and network connectivity enhancements. As shown in Figure 4.11, the AM peak hour would experience slightly more vehicle delay than in the short-term scenario, but the PM peak hour would be able to offset the trip increases due to the changes in the network, resulting in a slight decrease in overall delay.

With the mid-term scenario spanning the 5-15 year time frame, significant improvements to the multi-modal network would enable the percentage of crosswalks marked to approach 100% and over two-thirds of the sidewalks and bicycle routes would be connected within the District (Figure 4.12).

District Summary	AM Peak Hour	PM Peak Hour
Average Vehicle Speed	<b>11 mph</b>	<b>9 mph</b>
Average Vehicle Delay	<b>82 secs</b>	<b>107 secs</b>
Crossing Experience (% of crosswalks marked)	<b>91%</b>	
Pedestrian Connectivity (% sidewalks continuous)	<b>66%</b>	
Bicycle Connectivity (% routes continuous)	<b>66%</b>	

Figure 4.11 Existing Conditions Average Vehicle Speeds, Delays, and Multi-modal Analysis



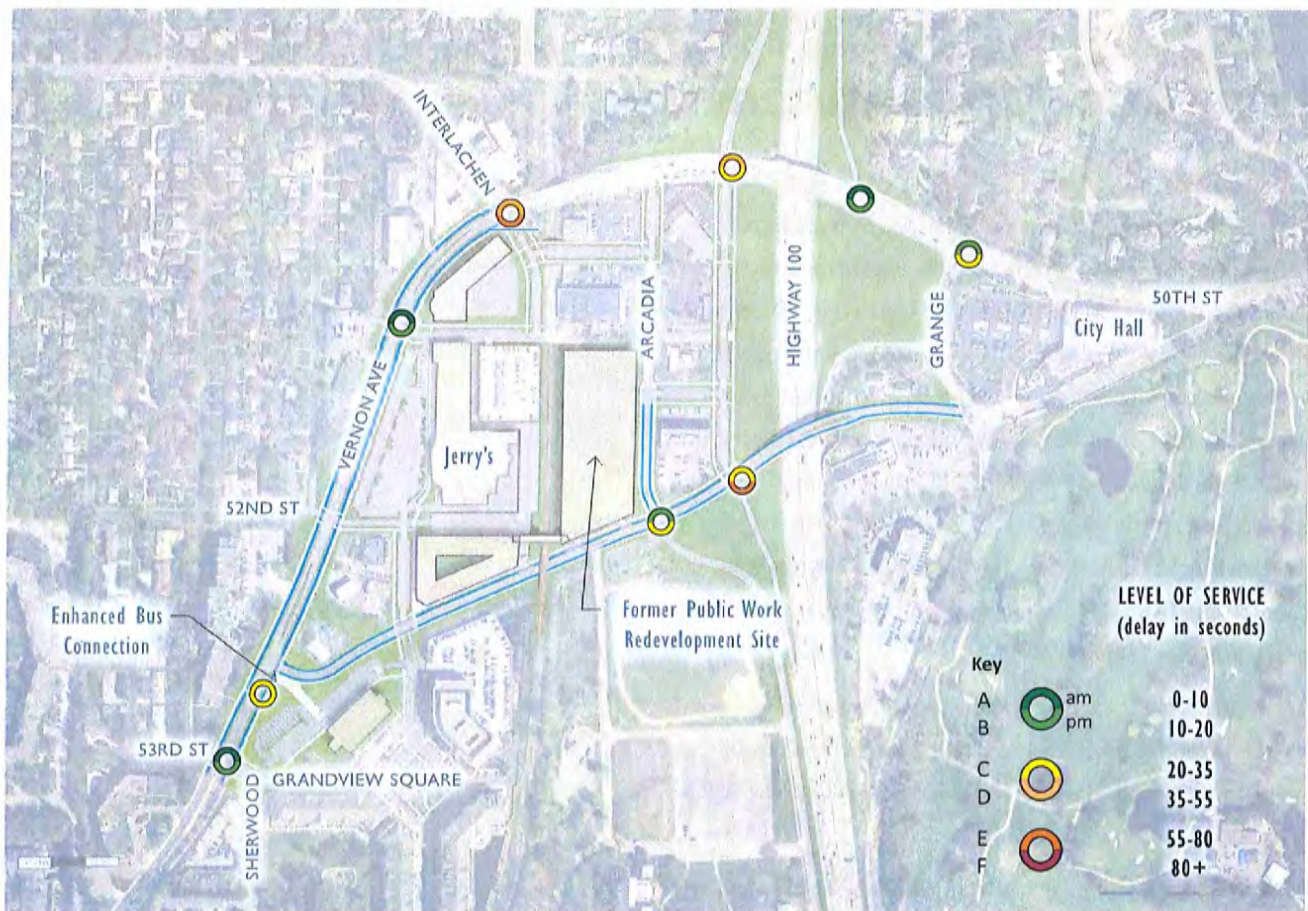


Figure 4.12 Diagram of wait-time impacts to traffic flow through district intersections in the MidTerm Changes scheme. Level of Service delays are shown for signalized intersections. A "D" Level of Service is typically considered acceptable in an urban condition like the Grandview District.

Intersection	Intersection LOS (AM)	Average Signal Delay (Seconds; AM)	Intersection LOS (PM)	Average Signal Delay (Seconds; PM)
50th Street at southbound Highway 100 off-ramp	<b>D</b>	<b>39.4</b>	<b>C</b>	<b>22.4</b>
Vernon Avenue / 50th Street at Interlachen Boulevard	<b>D</b>	<b>53.8</b>	<b>E</b>	<b>77.2</b>
Vernon Avenue at Jerry's Site Access	<b>A</b>	<b>6.7</b>	<b>B</b>	<b>11.4</b>
Vernon Avenue at Eden Avenue	<b>C</b>	<b>21.1</b>	<b>C</b>	<b>27.7</b>
Eden Avenue at Sherwood Road	<b>A</b>	<b>2.9</b>	<b>A</b>	<b>4.9</b>
Eden Avenue at Arcadia Avenue / Normandale Avenue	<b>B</b>	<b>11.8</b>	<b>C</b>	<b>28.3</b>
50th Street at Grange Road	<b>B</b>	<b>11.6</b>	<b>C</b>	<b>28.9</b>
Vernon Avenue at 53rd Street / Grandview Avenue	<b>A</b>	<b>5.3</b>	<b>B</b>	<b>10.1</b>
Frontage Road (West) at southbound Hwy 100 ramp	<b>C</b>	<b>27.3</b>	<b>D</b>	<b>47.4</b>
Grange Road at northbound Highway 100 off-ramp	<b>A</b>	<b>6.6</b>	<b>B</b>	<b>15.5</b>

Figure 4.13 MidTerm Conditions Level of Service and Delay



## Long and Far Term Changes

The Long Term scenario and solutions are planned for the 15-30 year timeframe, which is based upon recommendations that would dramatically change the district both in terms of its overall transportation system and land-use development patterns. In this regard, the evaluation of the transportation system is beyond the horizon of the current modeling effort. As such, the Synchro model was not developed for the long-term scenario and will be further evaluated as the District grows in the coming years to account for increased pedestrian and bicycles trips, enhanced transit services and a decrease in dependency on single occupancy vehicle trips.

The transportation system would, however, include a fully completed multi-modal network enabling connections throughout the District, to premium transit and the multi-modal bridge across Highway 100 (Figure 4.3).

It is important to note that the highest foreseeable densities in the Long Term do require substantial investment in multiple modes of transportation in order to avoid high level of delay and safety impacts. As stated in Chapter 2, the results of this study suggest that at its highest densities, as shown in the Far Term Plan, a high-capacity transit service would likely be required. Further, for all the timeframes and densities shown, it is clear that prioritizing a sustainable transportation network that supports multiple modes will require trade-offs and investment. The community, land owners, and the City will have to work closely together to achieve those objectives.



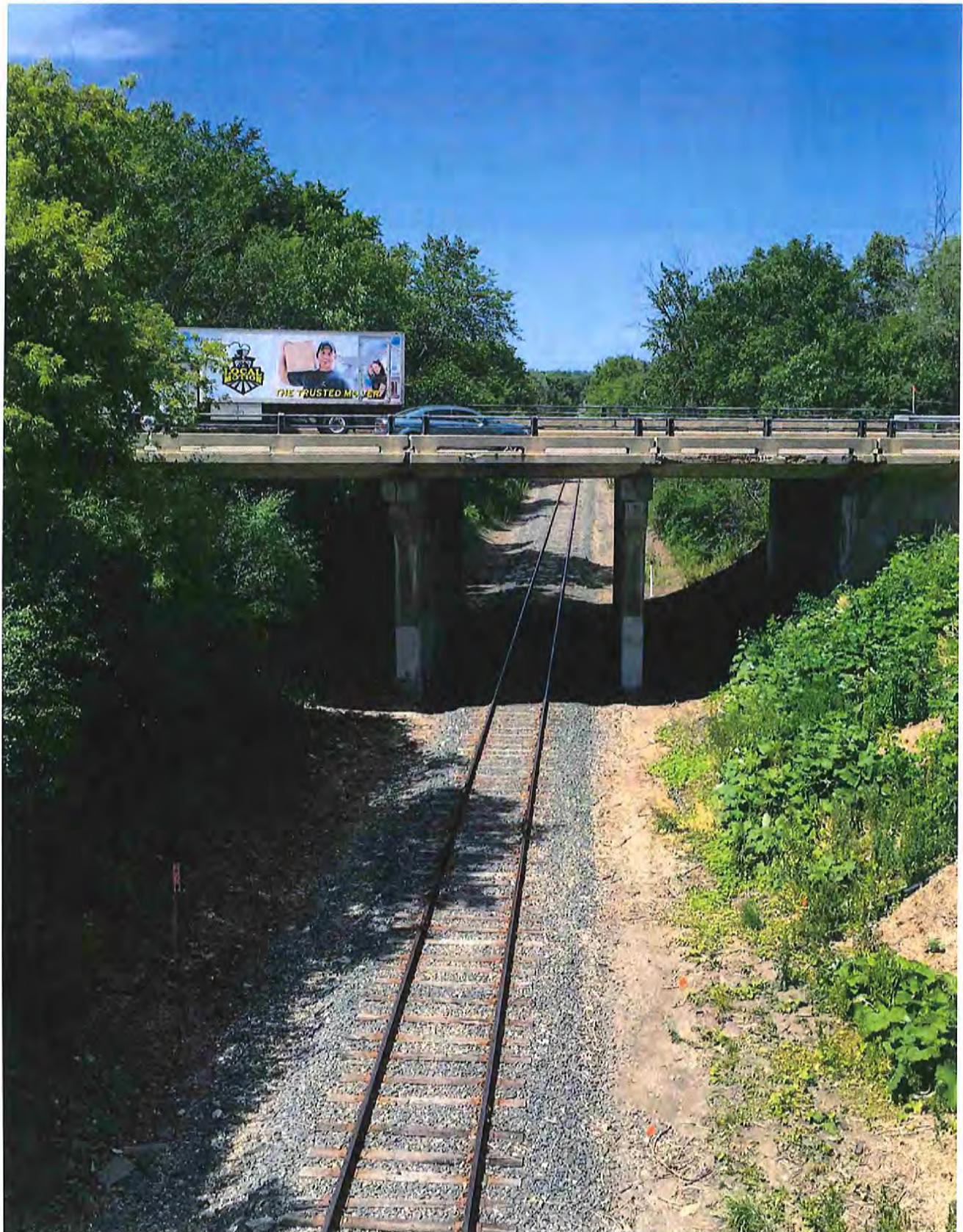


Figure 4.14 Traffic crossing the existing freight railroad tracks.



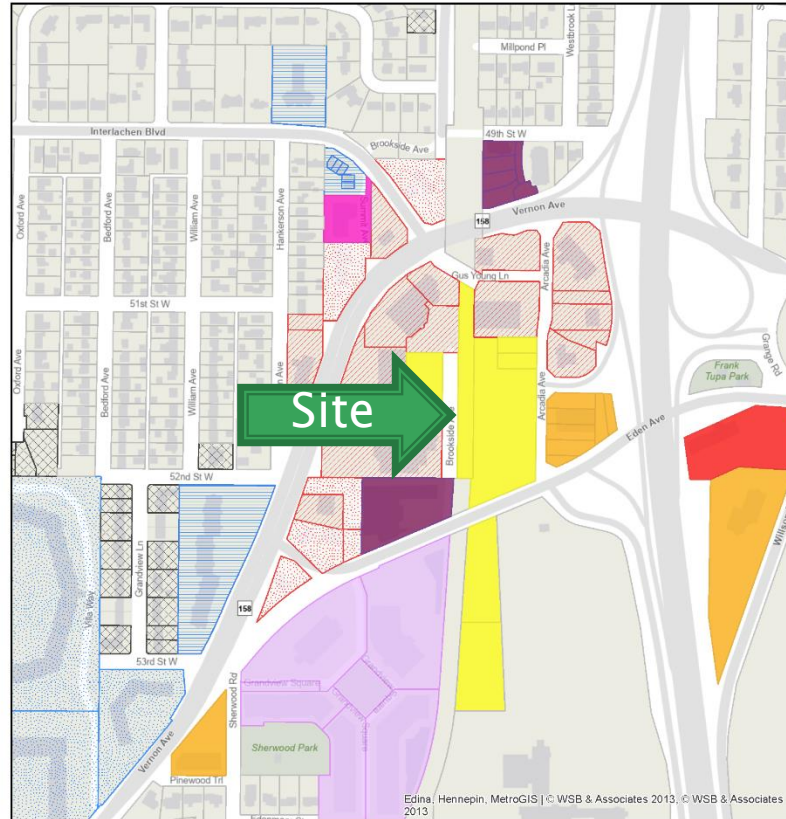


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