

City Hall • Phone 952-927-8861  
Fax 952-826-0389 • [www.CityofEdina.com](http://www.CityofEdina.com)



**Date:** January 13, 2016

**To:** Planning Commission

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

**Re:** Sketch Plan Review – NE Corner of Southdale (66<sup>th</sup> Street and York)

The Planning Commission is asked to consider a sketch plan proposal to develop the northeast corner of Southdale. The specific request is to construct a four-story, 150-room Hilton Hotel. The site today exists today as an overflow parking lot and storage area. (See property location on pages A1–A4, and the narrative and plans on pages A5-A21.)

The primary vehicle entrance to the site would be off the Southdale interior ring road. There would be no additional curb cuts onto 66<sup>th</sup> Street or York Avenue. A boulevard style pedestrian sidewalk is proposed along 66<sup>th</sup> Street and York Avenue, with pedestrian connections proposed from the hotel to Southdale. These sidewalks would provide a connection from the new development on the Best Buy site to the east, and the proposed development to the north to Southdale. (See page A4.) There would be an added 16,165 square feet of green space compared to existing conditions.

To accommodate the request, a site plan review with setback variances for the new structure, and a parking stall variance for the entire Southdale site would be required. This project is somewhat different from previous developments proposed and considered in the Southdale area, in that the proposed use is allowed within this zoning district. No rezoning or comprehensive plan amendment is required.

The France Avenue/Southdale Area Development Principles have been shared with the applicant, despite the fact that there is no rezoning required. The applicant has responded to the Principles, and is attached on pages A7-A9.

The primary issue for the Planning Commission on this proposal is: are the variances justified to allow the building to be pulled up closer to the street to prevent the parking lot to be located adjacent to the street. The Variance Criteria would be the primary regulatory review tool for the Commission to use in this instance. The Working Principles may also be used as a secondary tool to support the Variance Criteria.



The compliance table below demonstrates how the proposed new building would comply with the current zoning in PCD-3, Planned Commercial District.

	City Standard PCD-3	Proposed
<b>Building Setbacks</b>		
Front Street– 66 <sup>th</sup> Street/York	47-57 feet 47-57 feet	<b>10-15 feet*</b> <b>10-15 feet*</b>
Parking Lot Setback	20	<b>10 feet*</b>
Building Height	12 stories	4 stories
Maximum Floor Area Ratio (FAR)	1.0 of the tract  Tract size = 80.4 acres or 3,499,610 s.f.	.46 of the tract  Gross s.f. = 1,628,335 s.f. (total – existing and proposed)  106,060 s.f. (proposed)
Parking Stalls (Site)	160 – Based on 150 units and 10 employees on a maximum shift	148 stalls
Parking Stalls (Southdale)	6,907 spaces (based on 1,194,731 square feet of retail, 1,957 seats of restaurant, 3,447 seats of theater, 232 units of apartments, and a 150 room hotel	<b>6,334 spaces*</b>
Drive Aisle Width	24 feet	24 feet

\* Variance required

## TRAFFIC/PARKING/SITE ACCESS

A traffic and parking study would be required to determine the impacts on adjacent roadways and if the parking will work for all of Southdale. The Southdale property is short parked based on the city's parking regulations; therefore a parking stall variance would be requested. For



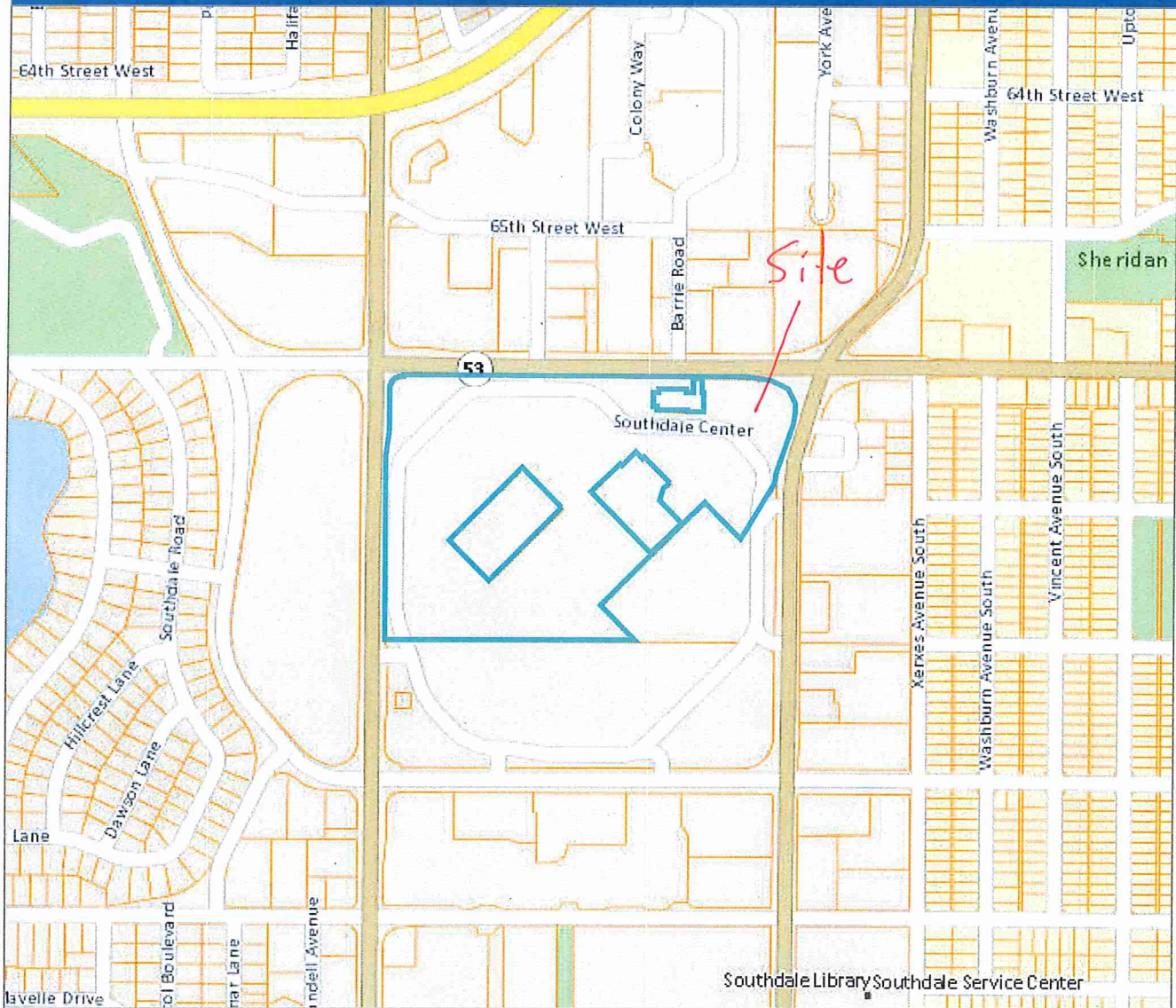


practical purposes, there is an overage of parking stalls the vast majority of the year at Southdale. The parking study will determine the practical need for parking on the site.

### **Additional Considerations/Staff Concerns**

- Watershed district review. Review and approval of the Nine Mile Creek Watershed District is required.
- Street engagement. The applicant has provided a major entrance to the hotel at the corner of 66<sup>th</sup> and York. This is one of the better street front entrances that the city has seen recently. Windows and entry doors are proposed along the street. (See pages A15 and A17.) The applicant will provide improved renderings of the proposed hotel at the Planning Commission meeting.
- Sidewalk connections. A boulevard style pedestrian sidewalk is proposed along 66<sup>th</sup> Street and York Avenue, with pedestrian connections proposed from the hotel to Southdale. These sidewalks would connect the new development on the Best Buy site to the east, and the proposed development to the north, to Southdale.
- Location of the storm water ponds. Storm water ponding is proposed along York Avenue in front of the building along France and 69<sup>th</sup> Street. This type of ponding along France Avenue is uncommon for this area. Staff suggests underground storage of the storm water ponding, which is more typical in the area, unless the ponds were turned into an amenity such as a water feature with a fountain.
- Right turn lane. Similar to the Best Buy site redevelopment, the City will work with the County and consider the elimination of the right turn lane in front of the building. This area could be filled in with green space and potentially a gateway monument type sign as an entry into Edina. The applicant is willing to participate in the exploration and development of the right turn lane area.
- Sustainable design. As part of any formal application, sustainable design should be included.
- Site Plan with Variances. The applicant could build the hotel on the site to meet the required setbacks. However in doing so, the building would be moved by 60-70 feet away from the street. That would significantly change the site plan; it would require the applicant to locate parking between the building and 66<sup>th</sup> Street and York Avenue.

The proposed use would be a significant upgrade to the current conditions of this area, which includes a paved parking lot that is used for overflow parking and equipment storage. (See page A3.)



**Parcel ID:** 29-028-24-32-0012

**Owner Name:** Southdale Center LLC

**Parcel Address:**

**Property Type:**

**Home-  
stead:**

**Parcel Area:**

**A-T-B:**

**Market  
Total:**

**Tax  
Total:**

**Sale  
Price:**

**Sale  
Date:**

**Sale  
Code:**

**Map Scale:** 1" ≈ 800 ft.

**Print Date:** 1/7/2016



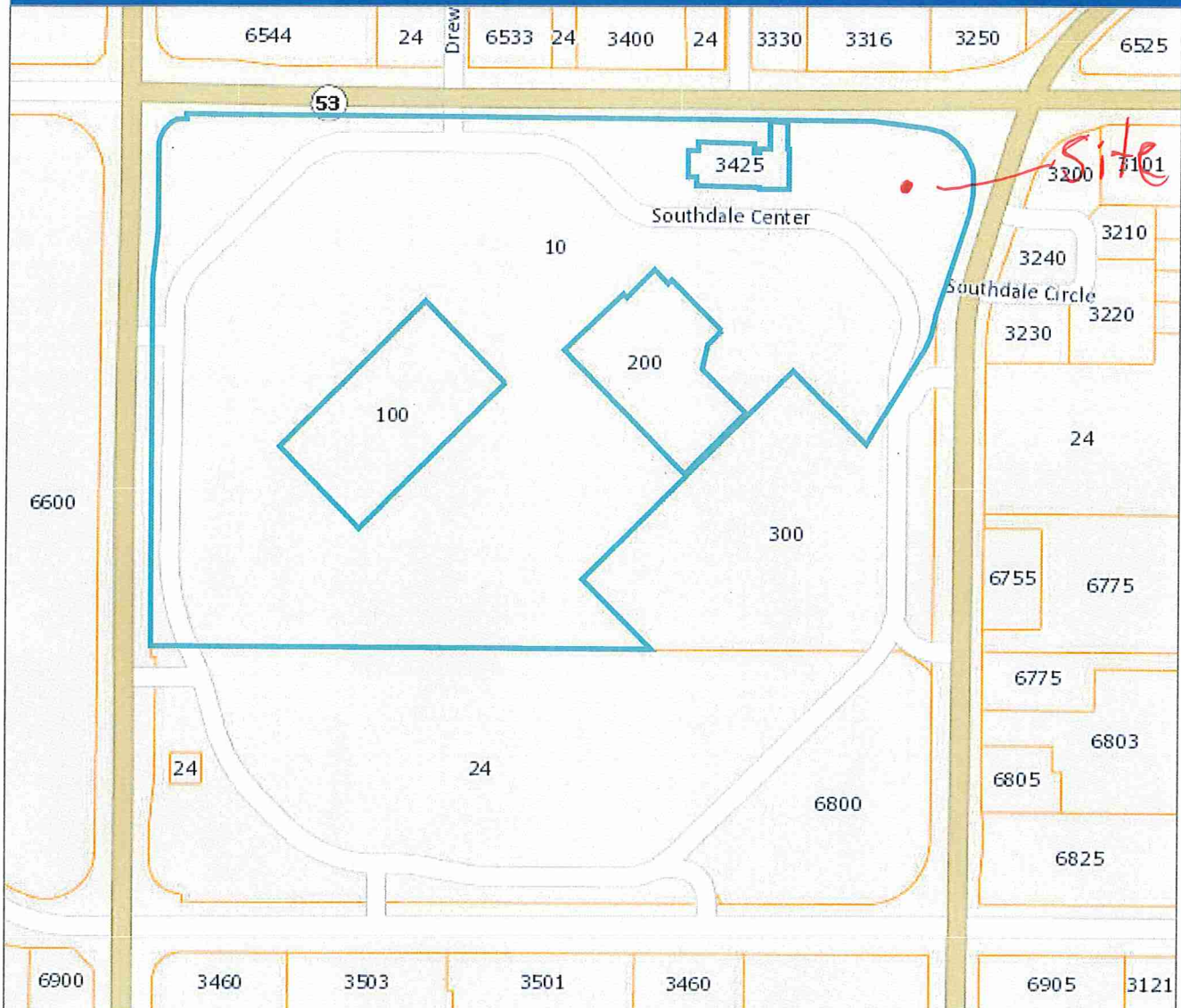
This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2016



AI





Parcel ID: 29-028-24-32-0012

Owner Name: Southdale Center LLC

Parcel Address: 10 Southdale Ctr  
Edina, MN 55435

Property Type:

Home-  
stead:

Parcel  
Area:

A-T-B:

Market  
Total:

Tax  
Total:

Sale  
Price:

Sale  
Date:

Sale  
Code:

Map Scale: 1" ≈ 400 ft.

Print Date: 1/7/2016

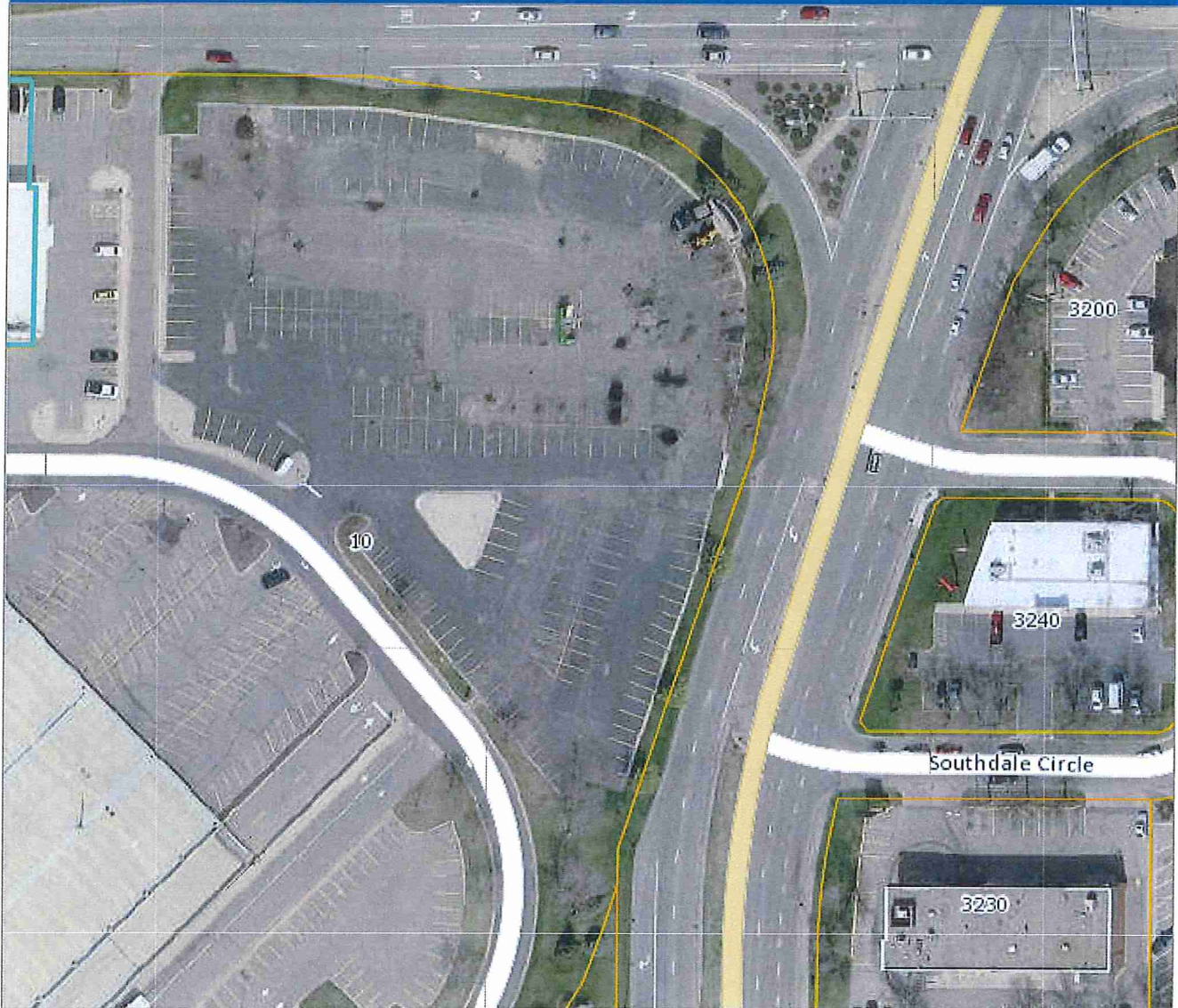


This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2016



A2



Parcel  
ID: 29-028-24-31-0005

Owner  
Name:

Parcel  
Address: - - - - -

Property  
Type:

Home-  
stead:

Parcel  
Area: :

A-T-B:

Market  
Total:

Tax  
Total:

Sale  
Price:

Sale  
Date:

Sale  
Code:

Map Scale: 1"  $\approx$  100 ft.

Print Date: 1/7/2016



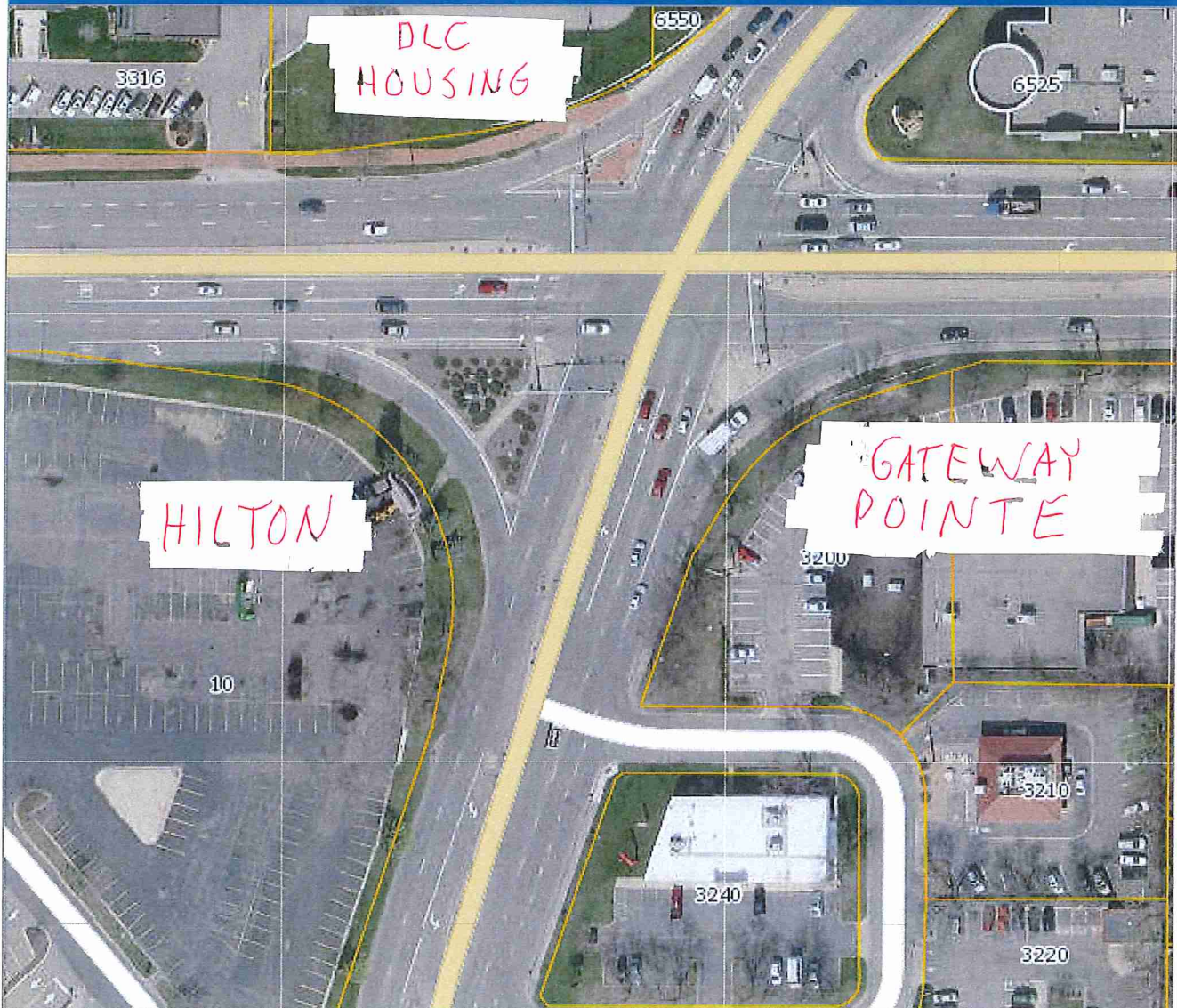
This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2016



A3





Parcel  
ID: 29-028-24-31-0005

Owner  
Name:

Parcel  
Address:

Property  
Type:

Home-  
stead:

Parcel  
Area:

A-T-B:

Market  
Total:

Tax  
Total:

Sale  
Price:

Sale  
Date:

Sale  
Code:

Map Scale: 1" ≈ 100 ft.

Print Date: 1/7/2016



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

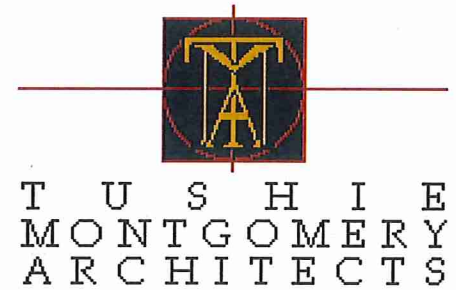
COPYRIGHT © HENNEPIN COUNTY 2016



A4

**December 15<sup>th</sup>, 2015**

**Southdale Homewood Suites  
Project Narrative**



**Project Developer:**

**Kevin Grass**

**Principal, Executive Vice President**

**Noble Investment Group**

**2000 Monarch Tower**

**3424 Peachtree Rd NE**

**Atlanta Georgia 30326**

**404-682-1904**

**404-401-9013 cell**

**Kevin.grass@nobleinvestement.com**

**Project Architect:**

**Tushie Montgomery Architects**

**7645 Lyndale Avenue South**

**Suite 100**

**Minneapolis MN 55423**

**Contact Person: Gary Tushie**

**Project Description:**

Project consists of a 146 rooms, in a 4 story, all-suites hotel branded by Hilton Hotels. The project is repurposing an existing vacant parking lot located in the NE corner of the Southdale shopping mall. This hotel is an upscale, all-suites, hotel that includes an extensive guest amenity package such as an indoor swimming pool, fitness room, meeting rooms, a large gathering room called "The Lodge" where hotel guests can share in conversation, have a hot breakfast, or a complimentary evening social all done to make the guests feel at home in the hotel.

The project design provides 38,805 sf of green space which exceeds the existing green space by 16,165 sf, additional landscaping, storm water management and sustainable approach to project design provides a project that is environmentally sensitive. The building exterior has been designed in a soft contemporary approach with exterior materials such as limestone, architectural metal panels and masonry stucco.

Pedestrian connections have been provided from the hotel to the public realm and the shopping mall by extending the perimeter sidewalk system around the entire site and making lateral connections to shopping mall.



By placing the building close to the property line, the building establishes this corner of the site with a use and architectural design complementary to the existing buildings within the mall site.

### **Ring Road**

Simon and their civil engineer have recommended that the perimeter ring road that serves this site be changed from one way traffic heading east to two way traffic to better facilitate access to and from the hotel.

### **Zoning:**

Existing Zoning: PCD3 (Planned Commercial District), hotels are a permitted use in this zoning district so rezoning is not required.

### **Variances Required:**

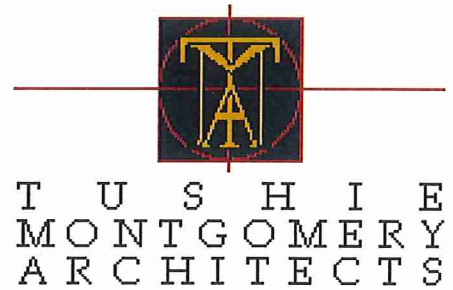
In order to comply with the guiding principles of the France Ave / Southdale area small area plan we have moved the building to within 10' of the property line. This will require a variance from the 35' setback required by ordinance

While the proposed project provides for its own parking requirements on site, we will need to request a variance for reduced parking for the shopping mall since we are eliminating existing parking spaces for this development. A parking study will be completed to verify this reduction of spaces.

### **Project Schedule**

Upon securing city approval for this project, the developer would immediately start preparing construction documents for the project with construction anticipated to start in June 2016 with a 12 month construction period anticipated.

December 15<sup>th</sup>, 2015



**Re: Response to France Avenue Southdale Area**

**Working Principles and Supporting questions for:**

**Southdale Homewood Suites Hotel**

**1. Give-to-Get; Plan & Process**

"Allow latitude to gain tangible and intangible outcomes aligned with the district principles."

**Response:** This question applies primarily to a rezoning request, however, in support of the requested variances, we offer the project provides several public amenities that would not be otherwise provided, such as, additional green space, substantial landscaping not required by city ordinances, a public pedestrian connection to the shopping center and bus station and the gateway architecture of the building using the Edina limestone and glass curtain wall at the lodge space with public views into the building embracing the public realm.

**2. Edina Cultural Preferences; Identity.**

"Advance quality through thoughtful and artful design of buildings and publicly accessible spaces, highlighted human activity and enhanced economic vibrancy."

**Response:** The building will be located at the NE corner of the Southdale Mall site at York and 66<sup>th</sup> St., as such, the building has been designed to define this corner by being sited within 10' of the property line's, positioning major design features of the building at this corner such as "The Lodge" which is the primary gathering room in the hotel or living room by function. In addition, the building orientation screens site parking from public view of this prominent corner. The building has a soft contemporary approach that is timeless in its design character incorporating lasting exterior materials like limestone, metal panels and stucco.

The hotel is an all-suites hotel that will provide a much needed service to hospital users, businesses and residents for decades to come. The interactive activity spaces within the hotel such as the exercise room, "The Lodge" and building entrances have been connected both visually and by sidewalks to the public sidewalks on York and 66<sup>th</sup> St. Small patios off the rooms facing 66<sup>th</sup> St. have been added to further engage the public realm.

By providing a use not currently provided in this district, the project adds economic viability, much needed long term jobs and an increased tax base for the City of Edina.



### 3. District Function

"Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward looking infrastructure sustaining the district."

**Response:** The site and proposed development does not adversely impact the existing infrastructure of the property. It is self-parked, has more green space than the current use and provides additional surface and under pavement storm water management controls. It also provides an extension for the perimeter sidewalk system with connections to the existing mall.

### 4. Comprehensive Connections; Movement

"Foster a logical, safe, inviting and expansive public realm facilitating movement of people within and to the district."

**Response:** As previously mentioned, the site plan provides for sidewalk connections to the existing perimeter sidewalk system with areas for resting with benches, and a lateral connection to the existing mall and bus station. In addition, it will provide potential sidewalk link connections to cross 66<sup>th</sup> St. on both the East and West corners of the site.

### 5. Site Design; Transitions

"Encourage parcel-appropriate intensities promoting harmonious and interactive relationships without "leftover" spaces on site."

**Response:** As mentioned in #2 above the building is located within 10' of the property line utilizing the majority of the site area. The site plan also provides additional green space areas as visual transitions to the public realm. Green space area has been increased from 20,640 sf to 36,805 sf. The proposed development replaces an existing surface parking lot. All proposed green spaces are heavily landscaped to provide a pleasing transition to the public realm. The building is proposed to be 4 stories in height providing a visual transition from this prominent corner to the one story auto shop to the West and the existing Mall to the Southwest. The existing Southdale center monument sign will be relocated by the current property owner.

### 6. Health

"Advance human and environmental health as the public and private realms evolves."

**Response:** By providing additional green space, storm water management with a surface pond and under pavement storage and landscaping, the environmental health of the site has been greatly improved by this proposal.

### 7. Innovation

"Embrace purposeful innovation aimed at identified and anticipated problems."

**Response:** The building and site will be designed to incorporate as many sustainable design features as possible such as:

- a) Solar Reflective Roof – (White TPO roof)
- b) Enhanced recycling program for guests and employees including a compost trash chute.
- c) Surface and Subsurface storm water storage system that allows stormwater to be absorbed into the soil
- d) LED light fixtures
- e) Guest room occupancy sensing thermostats
- f) Recycling of existing pavement
- g) Zip car use for guests

#### **8. Land Use; Live-able Precincts**

“Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm.”

**Response:** The proposed use is an all-suites hotel. The typical guest will have a minimum stay of 4 days to 2 weeks with some guests staying for as long as 30-60 days depending on their individual circumstances. Guests will be supporting local medical offices or the hospital for required visits or care, local businesses for training, conferences or IT support. They will be supporting local restaurants, grocery stores, retail shops, drug stores and gas stations as they engage the community and its many services.

#### **9. Economic Vitality**

“Ensure every component contributes to the sustained economic vitality of the district and the community.”

**Response:** The proposed project, an all-suites hotel, would be only the 3<sup>rd</sup> hotel in Edina and the only all-suites hotel and as such provides a much needed amenity for residents, businesses and visitors to the city while enhancing the city's diverse economy. A limited number of the hotel rooms will be set aside as non-extended stay rooms and as such will be available for single night stays.

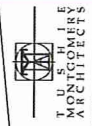
Sincerely,

**TUSHIE-MONTGOMERY & ASSOCIATES, INC.**

Gary Tushie,  
President

cc: Dan Pellinen, Senior Associate, TMA  
Kevin Grass, Noble Investments



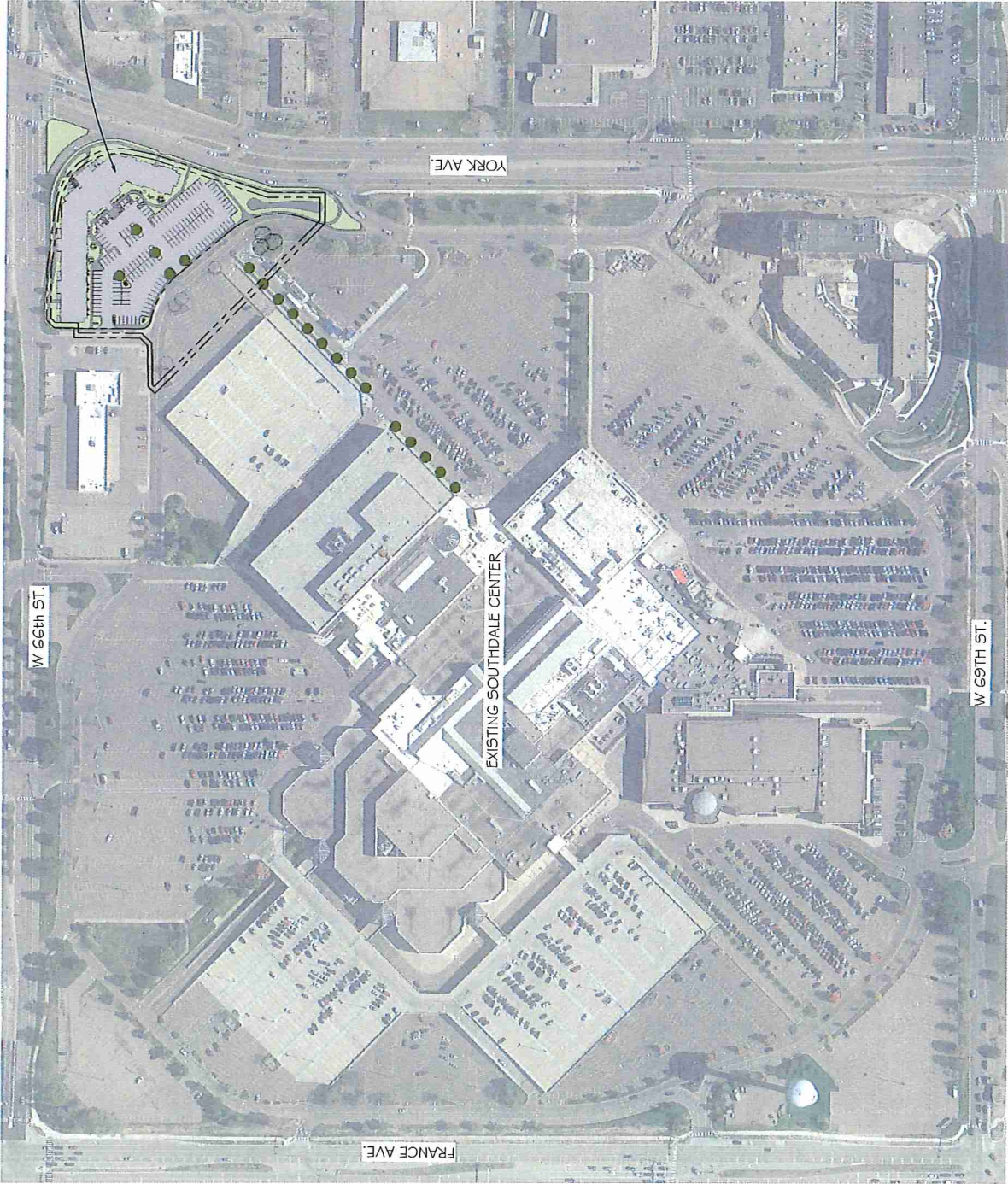
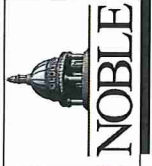


# Homewood Suites - Edina

Enter address here

Site Context

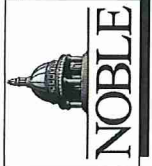
01/06/2016





# Homewood Suites - Edina

Enter address here



ALL

## Development Summary

Site Area: 117,953 S.F. (2.70 Acres)

## Parking Summary

PARKING SPACES 147

## Green Space

Total Existing - 20,640 sf

Total w/ Proposed Building - 36,805 sf





40'

PROPOSED PATIOS

PROPOSED HOTEL

PROPOSED RETAIN

EXISTING SIDEWA

198

147 PARKING SPACES

PEDESTRIAN CONNECTION TO  
SOUTHDALE CENTER

PROPOSED SIDEWALK  
CONNECTION TO EXISTING

NEW STORMWATER  
POND

Alla

Edin



## 12/18/15

# Homewood Suites - Edina

Enter address here

UNIT MIX BY TYPE		
	#	%
1-BED DOUBLE QUEEN		
2-BED KING SUITE	41	20%
ACG, 1-BED DOUBLE QUEEN SUITE - 1P	1	1%
ACG, 1-BED KING SUITE		
ACG, 1-BED KING SUITE	1	1%
ACG, KING STUDIO SUITE	1	1%
DOUBLE QUEEN SUITE	12	6%
2-BED STUDIO SUITE	77	38%
1-BED KING SUITE	4	2%
Grand total	146	100%

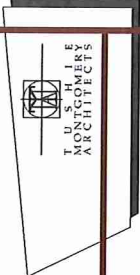
UNIT MIX BY TYPE - HOTEL			
1-BED DOUBLE QUEEN SUITE	1	1%	1ST FLOOR
1-BED KING SUITE	5	3%	1ST FLOOR
DOUBLE KING SUITE	3	2%	1ST FLOOR
KING STUDIO SUITE	17	12%	1ST FLOOR
TWO BEDROOM SUITE	1	1%	1ST FLOOR
27	27	100%	
1-BED DOUBLE QUEEN SUITE	3	2%	2ND FLOOR
1-BED KING SUITE	10	7%	2ND FLOOR
ACC. 1-BED KING SUITE	1	1%	2ND FLOOR
ACC. KING STUDIO SUITE	1	1%	2ND FLOOR
DOUBLE QUEEN SUITE	3	2%	2ND FLOOR
KING STUDIO SUITE	20	14%	2ND FLOOR
TWO BEDROOM SUITE	1	1%	2ND FLOOR
39	39	27%	
1-BED DOUBLE QUEEN SUITE	2	1%	3RD FLOOR
1-BED KING SUITE	13	9%	3RD FLOOR
ACC. 1-BED DOUBLE QUEEN SUITE, B1	1	1%	3RD FLOOR
DOUBLE QUEEN SUITE	3	2%	3RD FLOOR
KING STUDIO SUITE	20	14%	3RD FLOOR
TWO BEDROOM SUITE	1	1%	3RD FLOOR
40	40	27%	
1-BED DOUBLE QUEEN SUITE	3	2%	4TH FLOOR
1-BED KING SUITE	13	9%	4TH FLOOR
DOUBLE QUEEN SUITE	3	2%	4TH FLOOR
KING STUDIO SUITE	20	14%	4TH FLOOR
TWO BEDROOM SUITE	1	1%	4TH FLOOR
40	40	27%	
Grand total	146	100%	

Gross Square Footage

1st Floor	-28,500 sf
2nd Floor	-25,360 sf
3rd Floor	-26,100 sf
4th Floor	-26,100 sf

Total -106,060 sf





2nd Floor

12/18/15

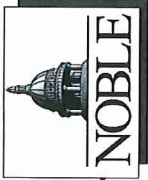


# Homewood Suites - Edina

Enter address here

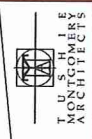


A13



# Homewood Suites - Edina

Enter address here



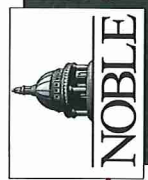
3rd-4th Floor

12/18/15



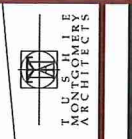


A14a



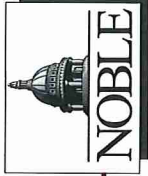
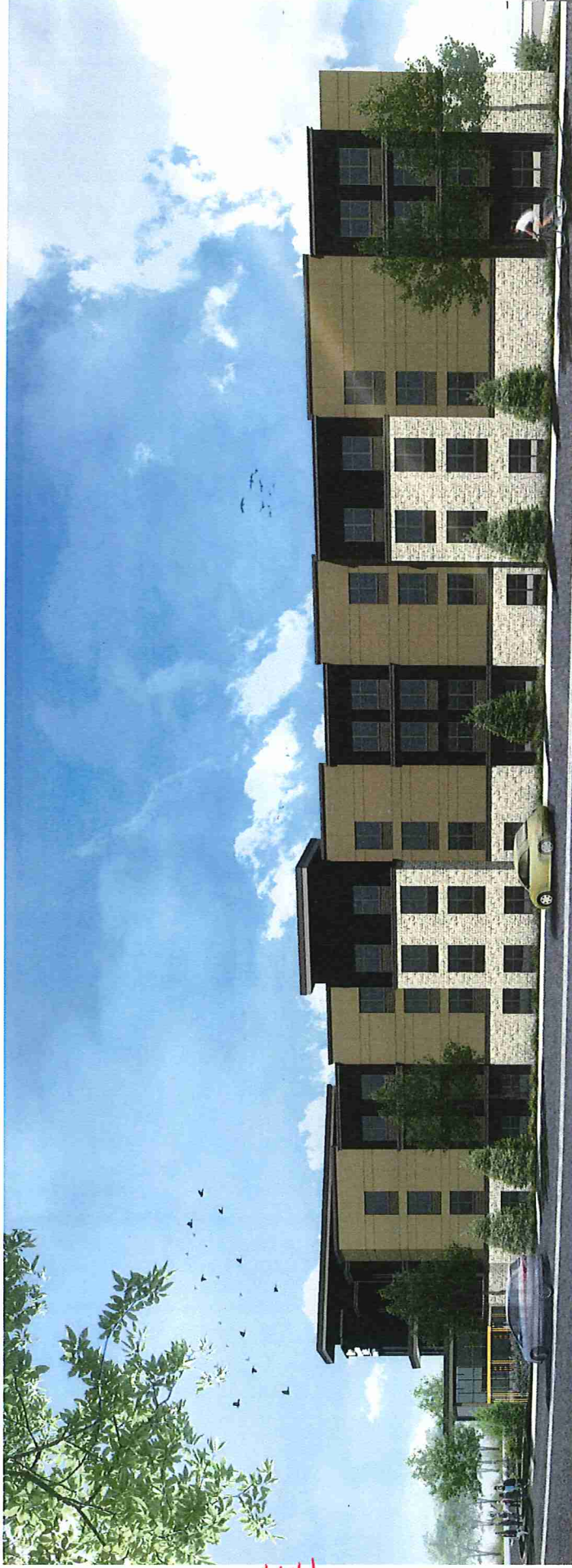
# Homewood Suites - Edina

Enter address here



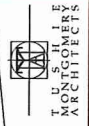
Perspective

1/8/16



# Homewood Suites - Edina

Enter address here



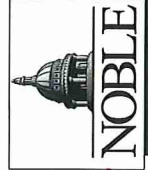
Perspective

1/8/16





A14c



# Homewood Suites - Edina

Enter address here



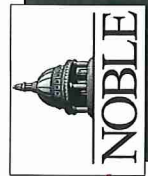
Perspective

1/8/16



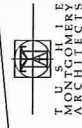


A14d



# Homewood Suites - Edina

Enter address here



Perspective

1/8/16



① North Building Elevation  
SCALE 1" = 10'-0"

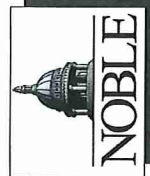


② Northeast Building Elevation  
SCALE 1" = 10'-0"



③ Southeast Building Elevation  
SCALE 1" = 10'-0"

A15

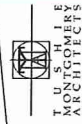


# Homewood Suites - Edina

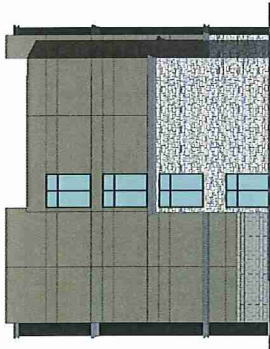
Enter address here

## Building Elevations

12/18/15



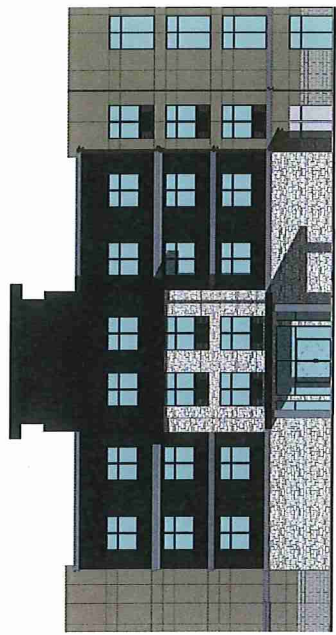




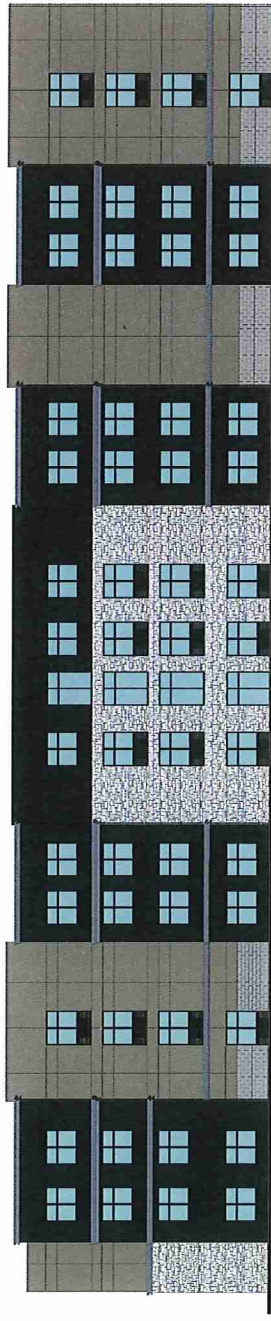
① Southwest Building Elevation A  
SCALE: 1" = 10'-0"



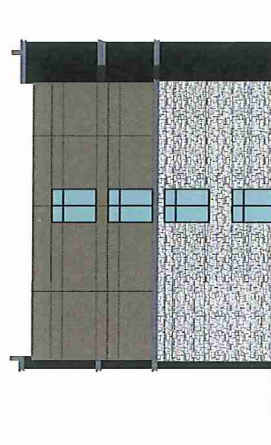
② Northwest Building Elevation  
SCALE: 1" = 10'-0"



③ Southwest Building Elevation B  
SCALE: 1" = 10'-0"

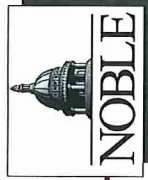


④ South Building Elevation  
SCALE: 1" = 10'-0"



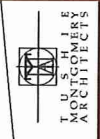
⑤ West Building Elevation  
SCALE: 1" = 10'-0"

116



# Homewood Suites - Edina

Enter address here



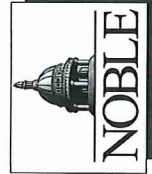
## Building Elevations

12/18/15





A17



# Homewood Suites - Edina

Enter address here

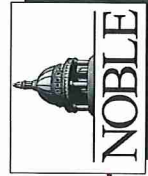
Perspective

12/18/15



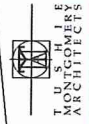


K18



# Homewood Suites - Edina

Enter address here

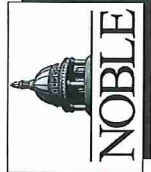


Perspective

12/18/15



A19



# Homewood Suites - Edina

Enter address here



Perspective

12/18/15



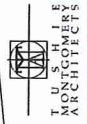


A20



# Homewood Suites - Edina

Enter address here

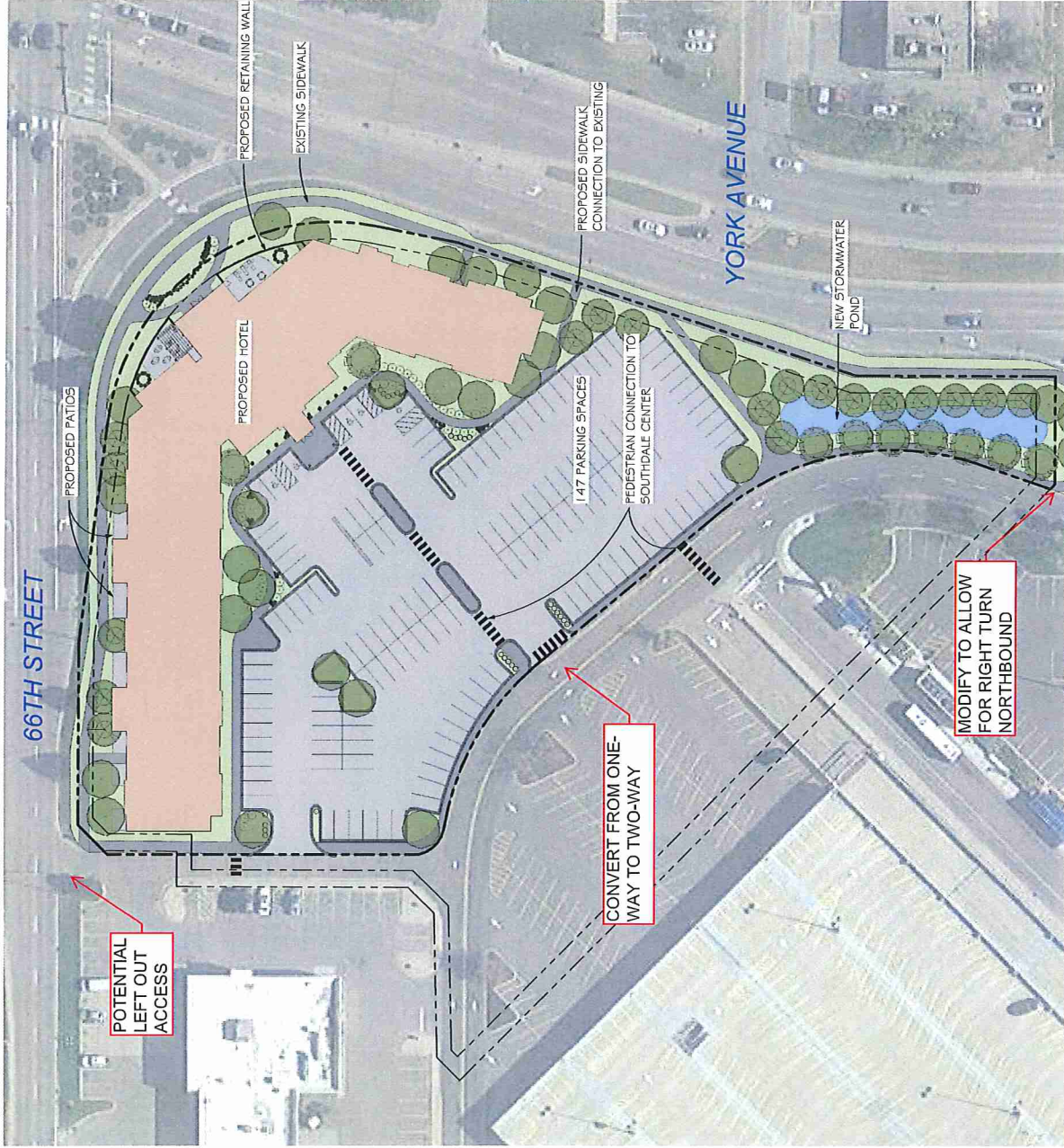
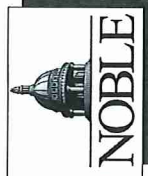


Perspective

12/18/15

# Homewood Suites - Edina

Enter address here



## Development Summary

Northeast Outlot Area: 173,949 S.F. (3.99 Acres)  
Site Area: 117,953 S.F. (2.70 Acres)

## Parking Summary

PARKING SPACES 147

## Green Space

Total Existing - 20,640 sf  
Total w/ Proposed Building - 37,405 sf



A21