

Agenda
Housing and Redevelopment Authority Work Session Meeting
City of Edina, Minnesota
Edina City Hall Council Chambers

Tuesday, September 19, 2017
5:30 PM

- I. Call to Order
- II. Roll Call
- III. Implementing Affordable Housing Strategy
- IV. North Parking Expansion Update
- V. Adjournment

The Edina Housing and Redevelopment Authority wants all participants 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.



Edina Housing and Redevelopment
Authority
Established 1974

CITY OF EDINA
HOUSING & REDEVELOPMENT
AUTHORITY
4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: September 19, 2017

Agenda Item #: III.

To: Chair & Commissioners of the Edina HRA

Item Type:
Report / Recommendation

From: Bill Neuendorf, Economic Development Manager

Item Activity:
Discussion

Subject: Implementing Affordable Housing Strategy

ACTION REQUESTED:

No action required; for discussion only.

INTRODUCTION:

There are several alternatives that can be considered when preparing a strategy to create and retain affordably-priced housing in Edina. This discussion seeks to identify priorities which will be explored further.

ATTACHMENTS:

Affordable Housing Topics to discuss



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Affordably-Priced Housing in Edina

Creating and Implementing an Active Strategy

Edina HRA Work Session
September 19, 2017



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Funds are Available Now

The Edina HRA has several options available now. Approx \$7 million is available to facilitate affordable housing.

- Traditional TIF statutes can be applied
- Special TIF legislation can provide funding until 2019
- HRA Affordable Housing Fund has \$1.2 million available
- Edina Housing Foundation also has funds available
- Several market-rate developments pending



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Issues to Discuss

- What is the size and scale of projects?
- Should focus be on existing buildings or new construction?
- Rental or owner-occupied?
- Who is the target resident?
- How is “affordably-priced” determined?
- Which strategies should be explored?

Scale and Size – several options



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Single
Family

Townhouse

Multi-
Family

Duplex

Condominium

Apartment

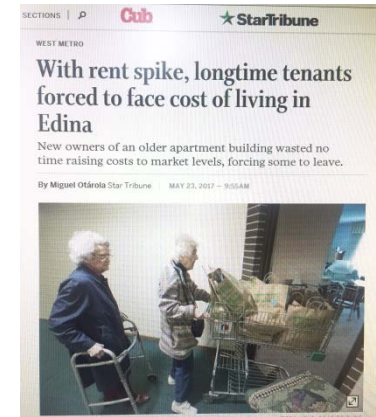
Co-operative

Existing Buildings or New



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- Existing Housing Stock
 - Apartment buildings
 - Townhouse complexes
 - Condominiums
 - Co-ops
- New Construction
 - Affordable units intermixed with market-rate
 - All affordable units included in one building





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Rental or Owner-occupied

Rental units

- Affordable rates
- Minimal down payment
- Flexible term
- Easier to relocate
- Easier to downsize or upsize

Owner-occupied units

- Affordable rates
- Require down payment
- Longer term commitment
- Opportunity for wealth creation

Are owners different from tenants?

Can owners and renters make a positive contribution to Edina?



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Several Groups need Housing

- Senior citizens on fixed incomes
- Young people
- Working families

Many groups are burdened by student debt, automobile debt or credit card debt that limits ability to purchase housing.



What is “affordable”?

Household budgets have many pressures:

- Rent or mortgage
- Transportation and parking
- Condominium fees
- Utilities
- Healthcare
- Debt
- Family size

Programs can be targeted to serve different income levels:

	2 person household	4 person household
30% AMI		\$27,120
50% AMI		\$45,200
60% AMI	\$43,440	\$54,240
80% AMI		\$72,320
100% AMI		\$90,400
120% AMI		\$108,480

Strategies to Consider



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	Single Family / Duplex	Town-house	Apart-ment	Condo-minium	Co-operative
1) Purchase existing, remodel, and re-sell using land-trust model with long-term land lease	X	X	X	X	X
2) Purchase existing and re-sell with deed restriction or first-right-of refusal	X	X	X	X	
3) Assemble land and construct new housing owned and operated by City	X	X	X	X	X
4) Assemble land and partner with non-profit developer to build new housing that is owned and operated by the developer ; (land could be leased or sold)	X	X	X	X	X
5) Partner with market-rate developer to include affordable units intermixed with market-rate units		X	X	X	



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Issues to Discuss

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- Which strategies should be explored?



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Date: September 19, 2017

Agenda Item #: IV.

To: Chair & Commissioners of the Edina HRA

Item Type:
Report / Recommendation

From: Bill Neuendorf, Economic Development Manager

Item Activity:
Discussion

Subject: North Parking Expansion Update

ACTION REQUESTED:

No action requested; for discussion only.

INTRODUCTION:

Staff will provide an update on the design of the North Parking Ramp for discussion purposes. Some alternatives have been suggested that could impact the budget.

ATTACHMENTS:

Update Memo 9-13-17

Vegetative Screen options

Alternate for more parking

3918 Market office concept

Economic Development / HRA

Phone 952-826-0407 • Fax 952-826-0390 • www.EdinaMN.gov



Housing and Redevelopment Authority
Established 1974

Date: September 13, 2017

To: Chair and Commissioners of the Edina Housing and Redevelopment Authority

cc:

From: Bill Neuendorf
Economic Development Manager

Re: North Ramp Expansion – Project Update and Discussion

I) Design Update

The design team has been meeting on a weekly basis to advance the construction documents. Based on input and suggestions from neighbors in the business district, the design features on the south side of the facility are being refined.

A snow chute has been incorporated to simplify maintenance. The arrangement of vegetative screens and art panels continues to evolve to satisfy the limitations of the Building Code and to create an attractive and unique facility that makes a positive impression on the customers. Several options are available with the vegetative screening.

The new structures on the 3930 and 3944 parcels are being constructed with flat floors and with higher design strength to accommodate adaptive re-use in the future, if parking is not needed. The new foundations are being designed to accommodate vertical expansion, if necessary in the future.

Roof mounted light poles will be lower than normal to minimize light “spill” to neighboring properties.

DISCUSSION QUESTION – Are there any concerns or suggestions regarding the building design?

2) Vertical Expansion

The project architects have noted that additional parking could be delivered if the vertical expansion on the 3930 and 3944 parcels went up an additional half level. This should be able to be accomplished using the zoning approvals that have already been secured for the site. About 40 stalls could be added on the east and about 30 stalls could be added on the west. The cost to add these stalls is in the \$2 million range.

DISCUSSION QUESTIONS –

Should the structure be designed to be expanded in the future?

Should additional parking stalls be constructed in 2018 as part of the North Ramp Expansion?

3) Commercial Space on 3918 Market Street

Representatives from KM2 Development, the owners of the adjacent single-story commercial building have suggested a new concept. They would like to construct a new multi-story commercial office building that would be connected to the North Ramp. The building would be in the 4 to 5 story range; this is twice the “typical” size anticipated at 50th and France.

The construction of the office building could be accomplished separately from the construction of the ramp, but the two would need to be designed to work well together. The patrons of this building would use the public parking ramps.

Shared underground parking was also explored, but it appears that underground parking is cost-prohibitive on the 3918 parcel and complicates and delays the expansion of the North Ramp. Patrons of any new commercial space could be accommodated in the North Ramp if the additional level of parking is constructed.

Past practice allowed property owners to use the public parking for their “typical” building size but required them to provide their own parking or pay for additional parking to construct a larger building. Tax Increment Financing (TIF) might be one tool to use to fund additional parking.

DISCUSSION QUESTIONS –

Are there any concerns with designing the North Ramp to “connect” to a future privately-owned building?

Is there interest in working with KM2 Development to explore this project in full detail; including the potential for TIF?

GREEN WALL MATERIAL OPTIONS

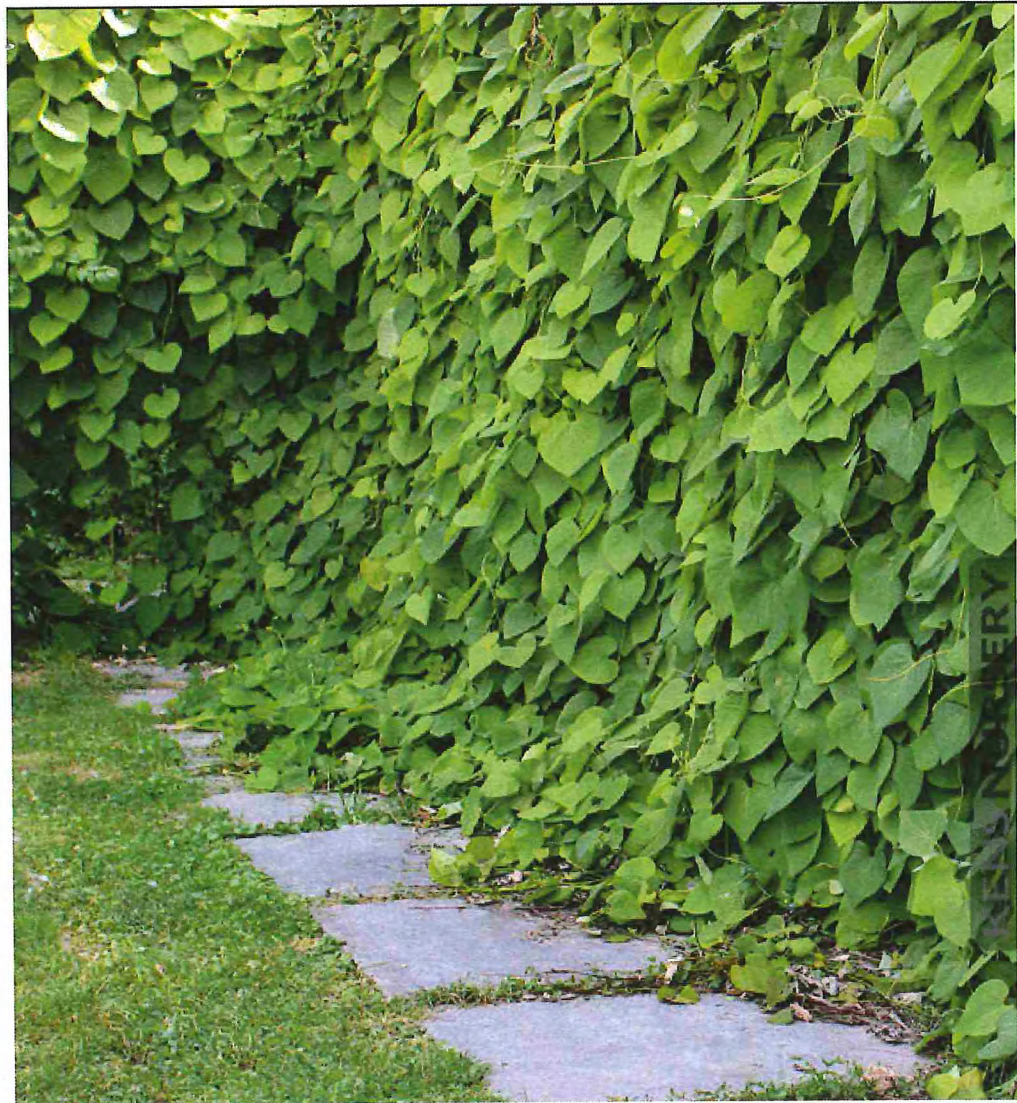
MARKET STREET | EDINA, MN

For Review and Consideration

- Perennial (pgs 2-7)
- Annual (pg 8)
- Artificial (pg 9)

North Ramp Expansion 9-8-2017

GREEN WALL MARKET STREET



The native vines planted include Dutchman's pipe, American bitter-sweet, virgin's bower clematis and two colors of local honeysuckle.

Genus species	Common name	Features	Climbing mechanism	USDA hardiness zone	Dies back?	Growth rate; total height	Light requirements
<i>Aristolochia durior</i> (A. macrophylla)	Dutchman's pipe	dense screen, coarse foliage	twining	4	no	6'/year; up to 30'	sun to part shade

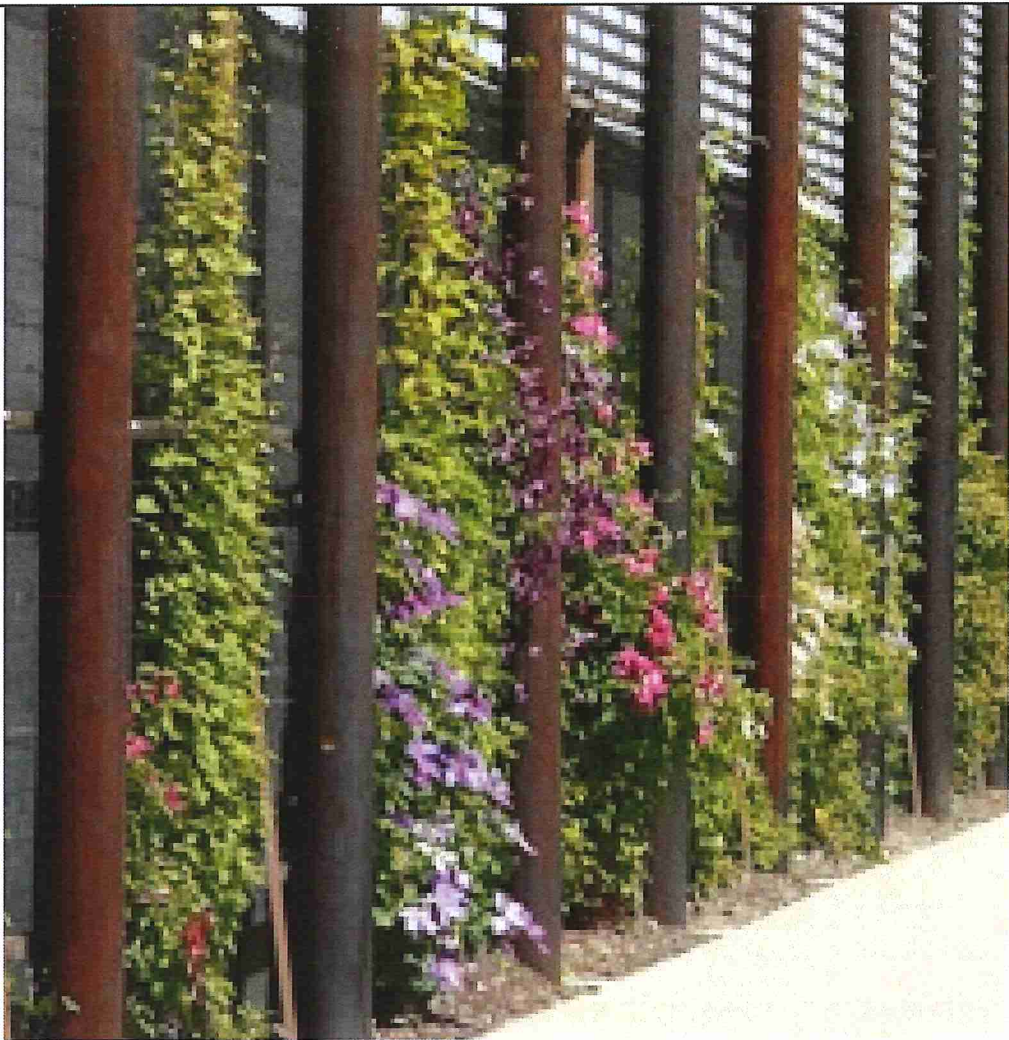
GREEN WALL MARKET STREET



The native vines planted include Dutchman's pipe, American bitter-sweet, virgin's bower clematis and two colors of local honeysuckle.

Genus species	Common name	Features	Climbing mechanism	USDA hardi-ness zone	Dies back?	Growth rate; total height	Light require-ments
Celastrus scandens	American bittersweet	orange and yellow fruits	twining	2	no	10'/year; to 30' or more	sun to part shade

GREEN WALL MARKET STREET



<i>Genus species</i>	Common name	Features	Climbing mechanism	USDA hardi-ness zone	Dies back?	Growth rate; total height	Light require-ments
<i>Clematis hybrids</i>	clematis	large purple, white, pink or maroon flowers, delicate foliage	modified petioles act as tendrils	4	yes	12'/year	full sun to part shade

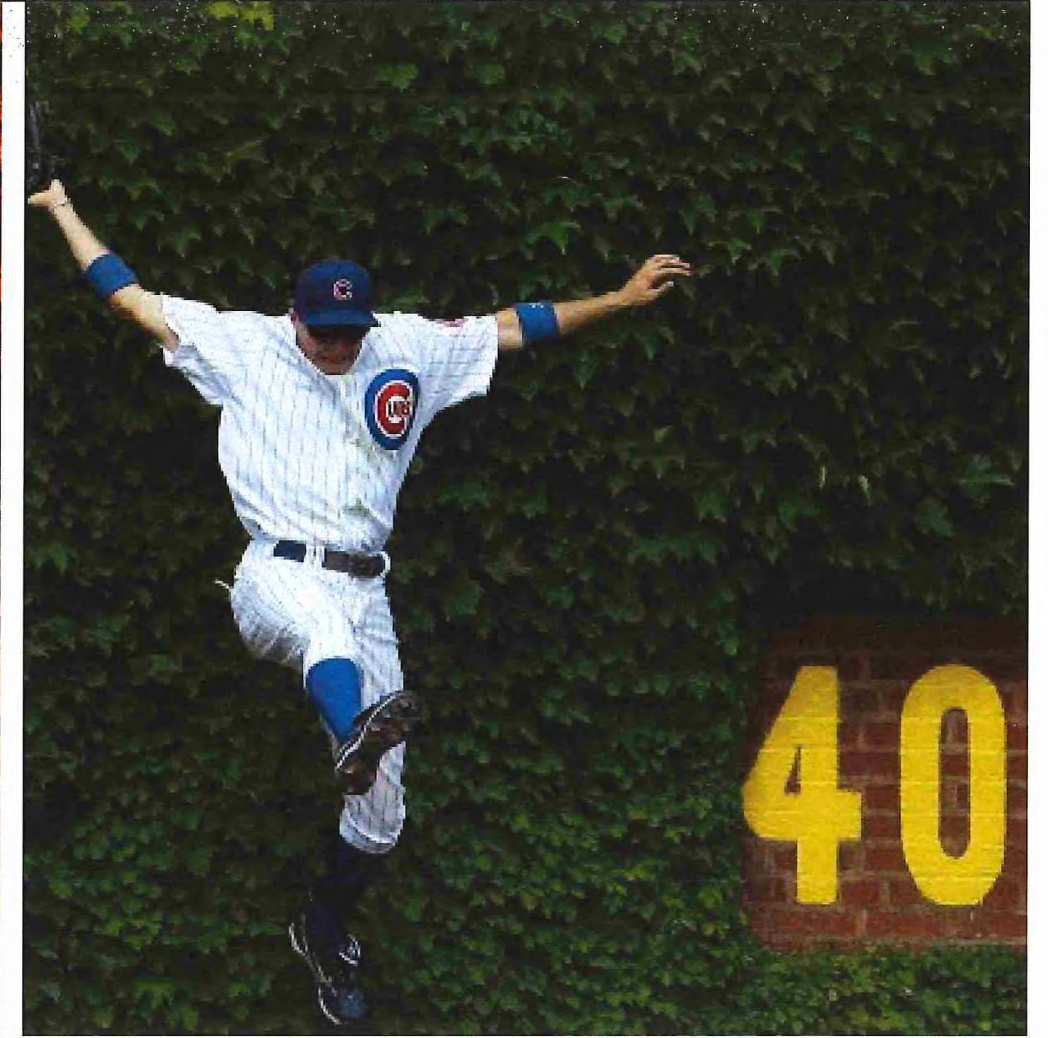
GREEN WALL MARKET STREET

<i>Genus species</i>	Common name	Features	Climbing mechanism	USDA hardiness zone	Dies back?	Growth rate; total height	Light requirements
<i>Humulus lupulus</i>	hop vine	fast growth, green flowers used to flavor beer	twining	3	yes	20'-30'/year	sun to part shade

GREEN WALL MARKET STREET

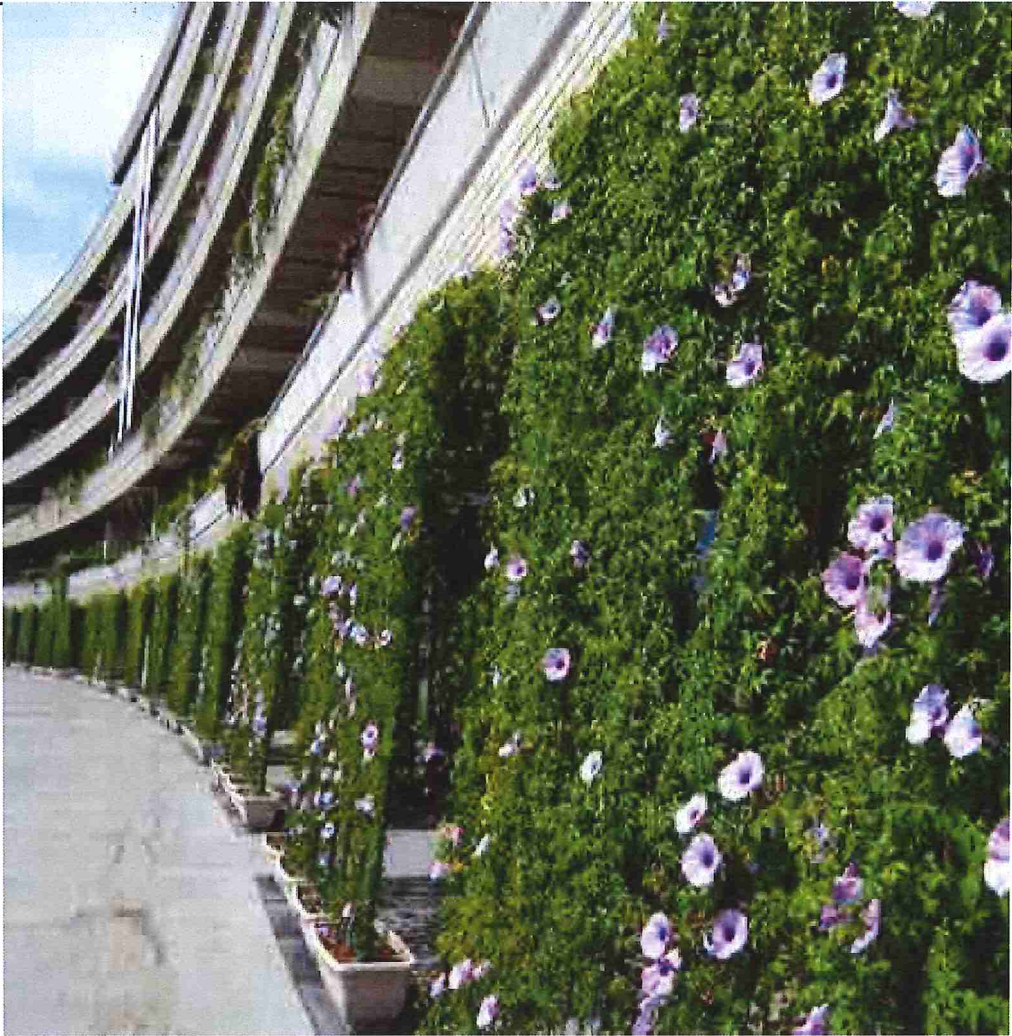


Genus species	Common name	Features	Climbing mechanism	USDA hardiness zone	Dies back?	Growth rate; total height	Light requirements
Lonicera x brownii 'Dropmore Scarlet'	Dropmore scarlet honeysuckle	red flowers	twining	3	no	6'/year; up to 20'	sun to part shade

GREEN WALL MARKET STREET

<i>Genus species</i>	Common name	Features	Climbing mechanism	USDA hardi- ness zone	Dies back?	Growth rate; total height	Light require- ments
<i>Parthenocissus tricuspidata</i>	Boston ivy	dense screen, red fall color, clings to masonry	clinging, tendrils with suction cups	2	no	10'/year; up to 50'	full sun to deep shade

GREEN WALL MARKET STREET



Genus species	Common name	Features	Climbing mechanism	Height
<i>Ipomoea quamoclit</i>	cardinal climber	red flowers, delicate foliage	twining	to 10'
<i>Ipomoea tricolor</i>	morning glory	blue, purple or pink flowers	twining	to 10'
<i>Thunbergia alata</i>	black-eyed susan vine	yellow and orange flowers with dark centers	twining	to 6'

GREEN WALL MARKET STREET

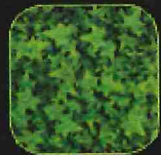


Boxwood Mat Roll
Custom sizes available.



Ivy, English Wall Mat Roll
Custom sizes available.

Mat Roll Variety Options



Ivy, English Mat Roll



Azalea Mat Roll (Beauty)



Azalea Mat Roll (Pink)



Juniper Wall Mat Roll



Grass, Pearl Wall Mat Roll (Green)



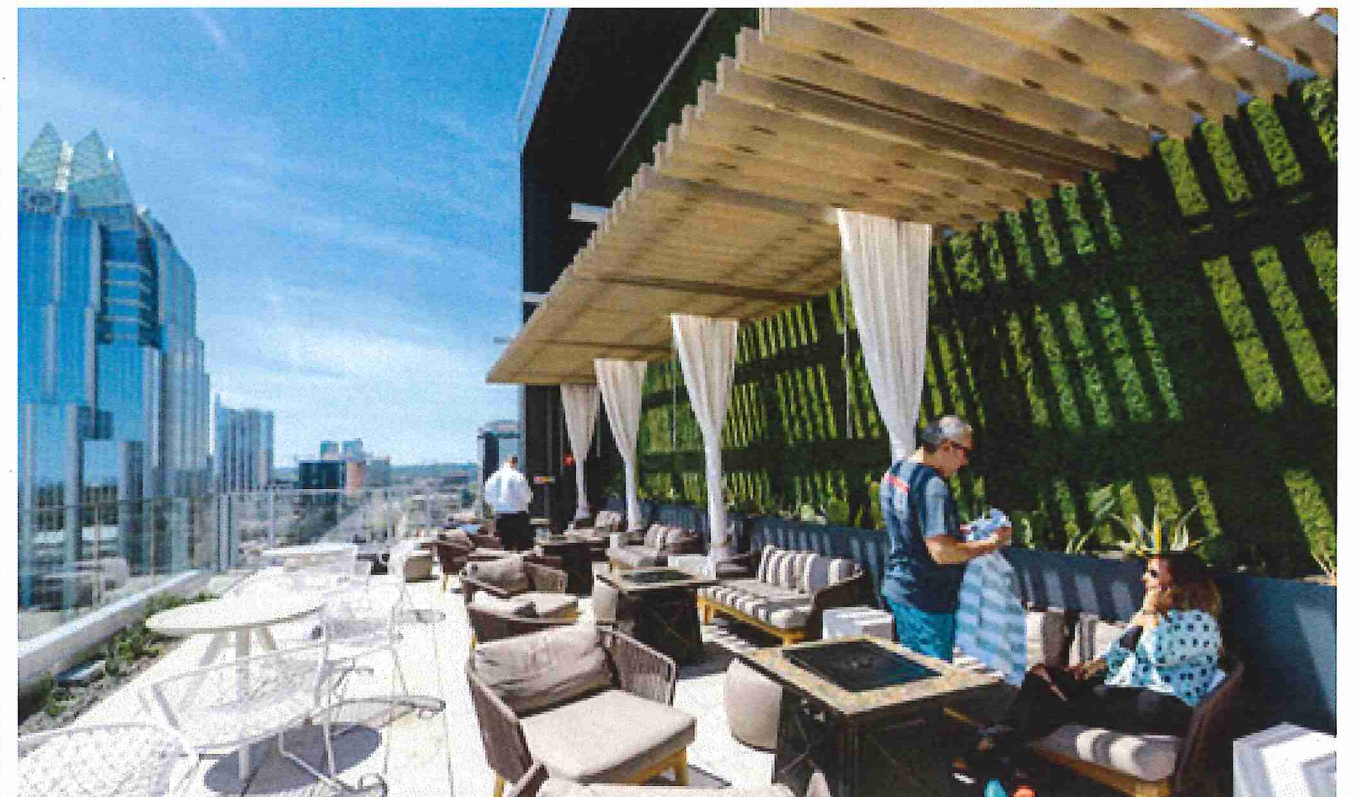
Grass, Pearl Wall Mat Roll (Light Green)



Green Wall

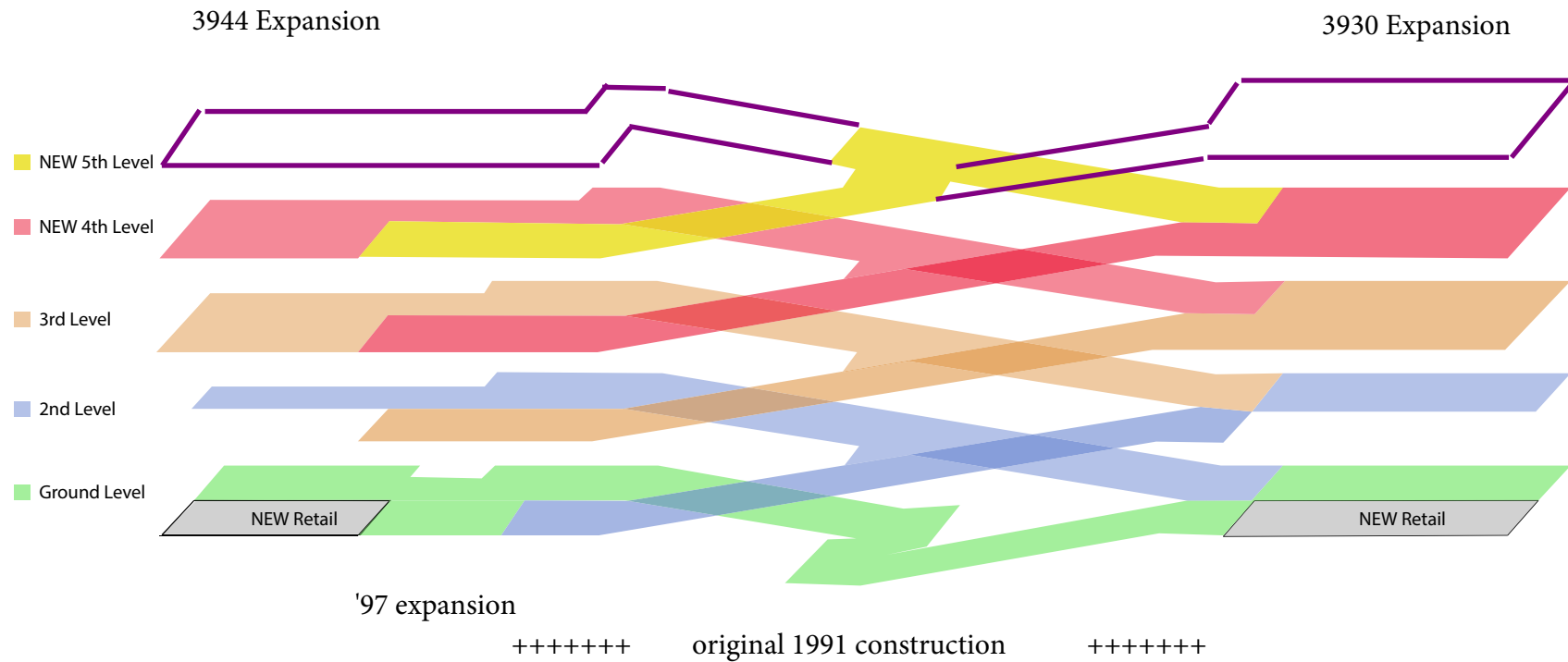


Green Wall Detail



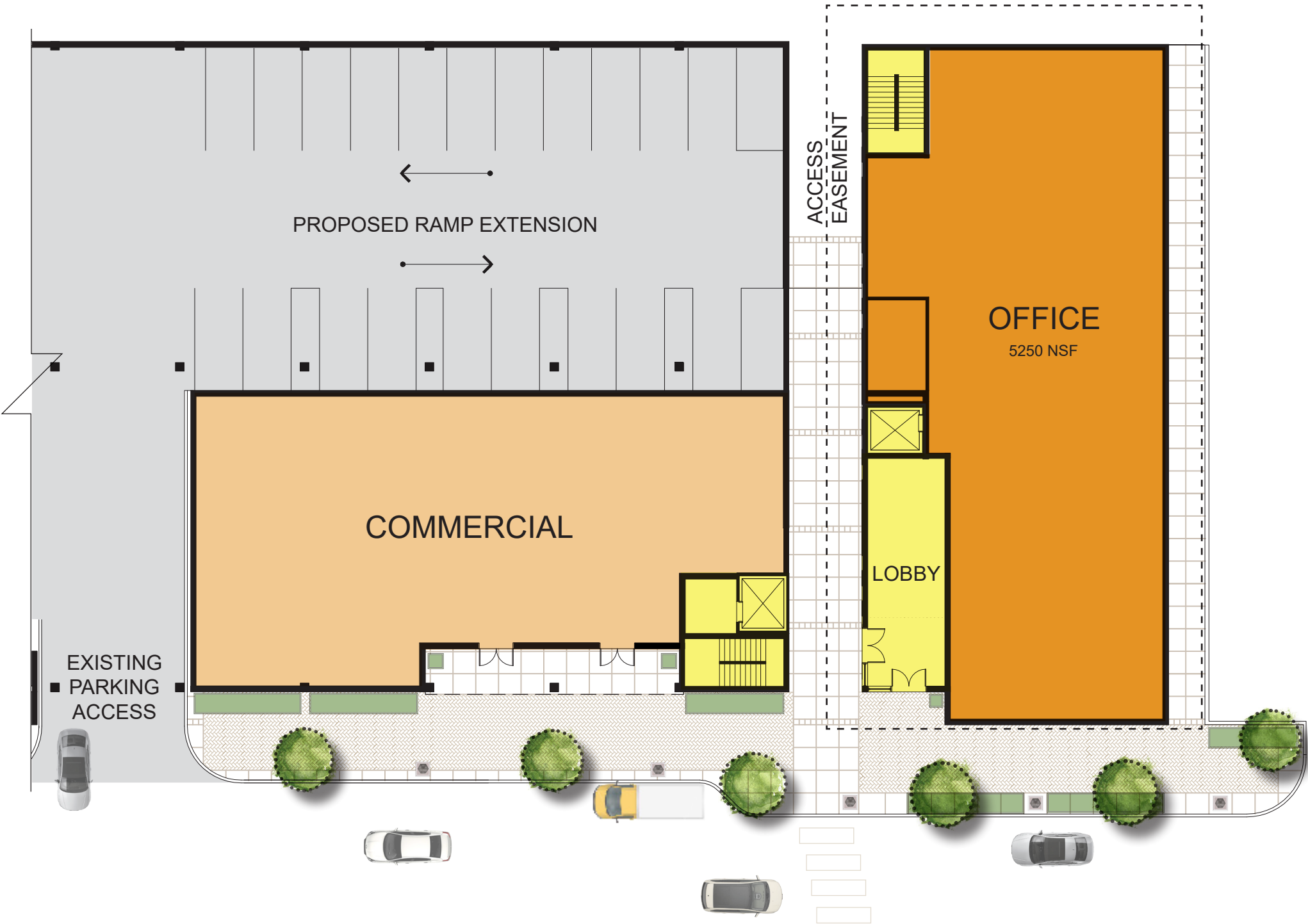
North Ramp Expansion

August 2017



Purple outline illustrates how the high point of Level 5 could be extended horizontally to create additional roof top parking. The parking on 3930 parcel is more efficient because it is a larger parcel of land. The 3944 parcel can effectively create more parking but is less efficient.





49.5 & FRANCE

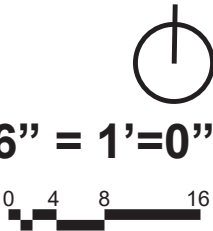
Edina, MN

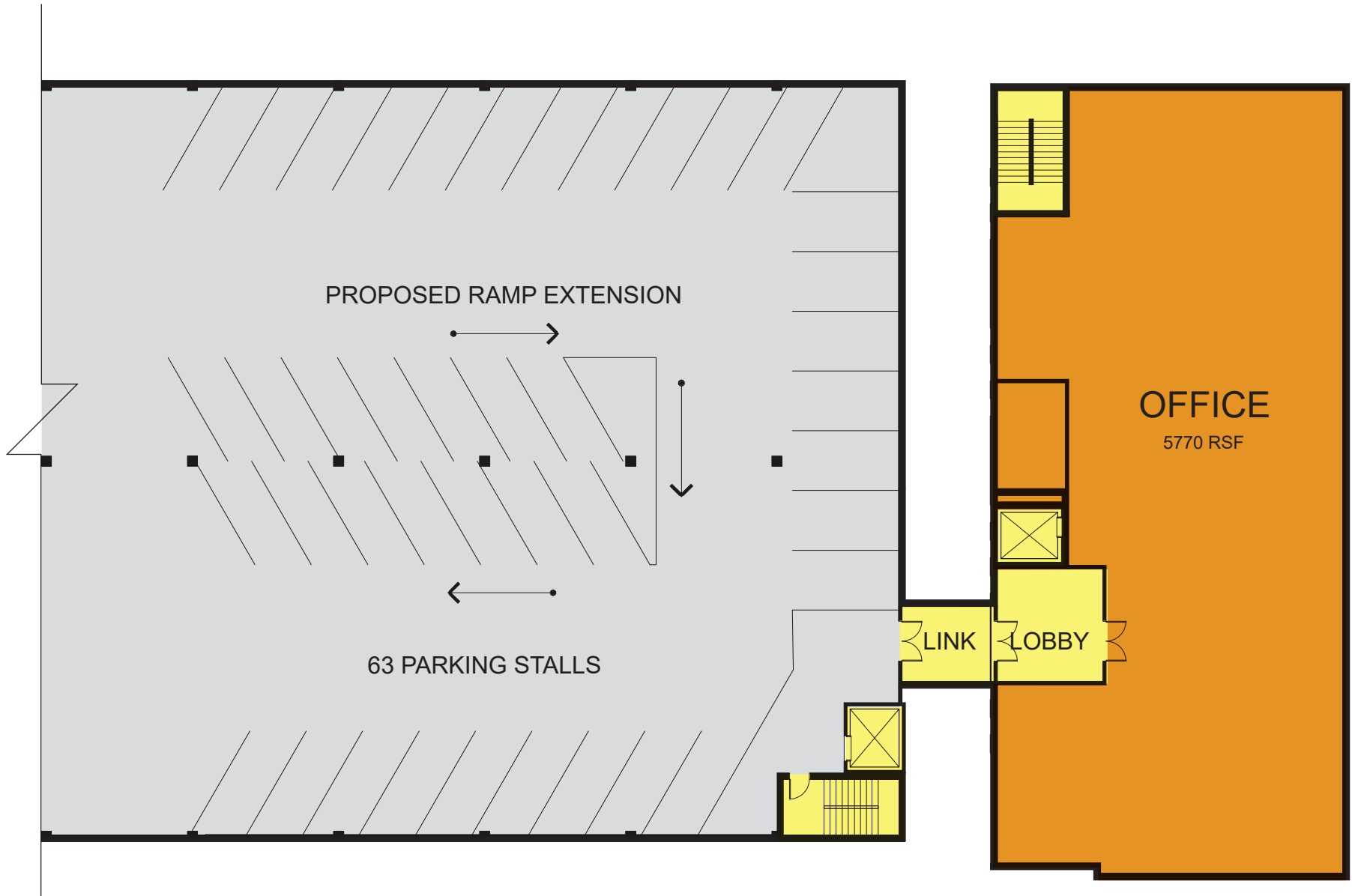
AUG 29, 2017

OFFICES

FIRST LEVEL	5250 NSF
SECOND LEVEL	5770 NSF
THIRD LEVEL	5770 NSF
FOURTH LEVEL	5770 NSF
FIFTH LEVEL	4570 NSF

FIRST LEVEL PLAN 1/16" = 1'=0"





49.5 & FRANCE

Edina, MN

AUG 29, 2017

THIRD AND FOURTH LEVEL PLAN 1/16" = 1'=0"



0 4 8 16