



## Public Works Site Small Area Guide

### Workshop Guide

#### Exercise One

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##### Issues

Please work in small groups to respond to this exercise. Allow 10 minutes for this exercise. Use the large "Issues" sheet to record your group's responses.

The Small Area Guide process represents the beginning of a planning process that considers the future of the study area. At this point, focus needs to be directed toward identification of the key issues that surround the area's future so that some level of resolution can begin to be framed as a part of the Small Area Guide process.

*Working with your group, think about the issues facing the study area. Then, using the large "Issues" sheet at your table, record what your group believes to be the five most significant issues. While there are certainly more than five issues, the Small Area Guide process is directing attention to finding agreement on the broader issues and possible resolution, knowing that more specific issues might be best resolved in a process that allows more time, and that recognizes agreement around broad issues first.*

#### Exercise Two

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##### Susceptibility to change

Please work in small groups to respond to this exercise. Allow 20 minutes for this exercise. Use the "Susceptibility to change" map to record your group's response.

A part of the presentation about the study area demonstrated the dramatic change the area has seen since the 1940s, where nearly every parcel saw some change in use or pattern. Looking ahead, we might be able to envision those patterns of change continuing, but it's only with hindsight that we are able to recognize how significant those changes were.

In this exercise, your group will assess the study area parcels for their susceptibility or resistance to change. Some considerations for assessing parcels might include:

- A building on a parcel is occupied with a use that is stable, or a building is vacant or the parcel is for sale;
- A use on a parcel conforms to current zoning, or the use demonstrates a lack of conformity with current zoning;
- The use on a parcel supporting a vision for the future of the area, or the use diminishing the potential for achieving a vision;
- The parcel or its use positively influences those parcels surrounding it, or the parcel or its use negatively influences nearby parcels;
- The structure and/or infrastructure on a parcel is solid and in a condition suitable for continued use, or the structure and/or infrastructure on a parcel is obsolete; or
- Access to the parcel supports its use without detriment to the local street network, or access to the parcel is not sufficient to serve its use or the access interferes with the local street network.

There are, of course, many other considerations that might be applied in your group's assessment of parcels in the study area.

Labeling a parcel as susceptible does not mandate change, and indicating that a parcel is stable is not a guarantee that it will not change. Ultimately, it's more important to look at the patterns that result from this exercise rather than a response for a specific parcel.

*Use the red marker to highlight those parcels that your group feels are susceptible to change. Use the green marker to highlight those parcels your group feels are resistant to change. For some parcels, susceptibility or resistance to change is difficult to assess; if your group cannot reach a conclusion for a parcel, you may choose to leave it blank. If there are clear reasons for your designation of a parcel as susceptible or resistant to change, please note them directly on the map.*

### E x e r c i s e   T h r e e

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#### Ideas

Please work in small groups to respond to this exercise. Allow 30 minutes for this exercise. Use the "Idea Cards" to record your group's ideas, with ONE IDEA PER CARD.

It would be unusual to find someone who has not thought about how the study area



might be a better place—whether it’s the transportation patterns or mobility when you’re not in a car, an interesting use, beautification of a building or parcel, or the addition of some feature that is currently missing. As we begin the Small Area Guide process, it’s reasonable that we begin sharing a vision for what the area might someday become. It begins with ideas—some small and incremental, and some that may be big and revolutionary. At this point in the process, all are fair to be considered.

*Working with your group, think about ideas that might be key in transforming the study area. Describe your group’s idea using the “Idea Cards” at your table (with one idea per card). Indicate how your idea relates to the issues that might be important, assess the reality of your idea (ideas that are “way out there” are welcome in this exercise), and the obstacles that might be encountered if this idea were to be implemented. Draw, diagram, describe, or somehow articulate your idea—and then give it a name. There is no limit to the number of ideas your group might generate.*

## Exercise Four

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### Naming

Please work as an individual to respond to this exercise, and complete it at any time before the end of tonight’s workshop. Use the “Naming” card to record your response, and submit only ONE NAMING CARD.

Edina is a community with great neighborhoods, great parks, and great places—and they all have names, either by acclamation or custom. As we look at the study area, its name is not so readily apparent—or that may not even be a recognized name. Looking ahead, it’s hard to envision an evolution without it becoming a better—or even a great—place. But it needs a name.

*Working on your own, think of a name that could be applied to the study area—giving it a greater sense of place simply because it has achieved a recognizable name. Record your idea of a name on the “Naming” card and make sure to turn it in at the conclusion of tonight’s workshop.*

***Thank you for your input!***

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### Exercise One

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#### Issues

*List the top five issues discussed by your group:*

**Group members:**

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|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |