



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date June 11, 2014	Agenda # VI.B.
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INFORMATION/BACKGROUND

Project Description

As a result of the recent Comprehensive Plan Amendment for the Lennar project at 6725 York Avenue, the Metropolitan Council has requested that the City of Edina establish new residential density ranges within the City's Comprehensive Plan to better align with the description of the uses allowed within each District.

The text below is the description of Land Use Categories within the existing Edina Comprehensive Plan. Please note the highlighted areas in regard to density. Staff has incorrectly interpreted this so that FAR could determine density for mixed use areas. Met Council staff has informed city staff that specific density ranges must be used, and that the City of Edina's densities should be revised to reflect the existing descriptions for its districts. Floor area ratio alone cannot be used to determine densities within mixed use areas as suggested in the text of the Comprehensive Plan, and used in the City's Zoning Ordinance.

- A. Future Land Use Categories. Land uses are characterized primarily by range of densities or intensities. For residential uses, density is defined in terms of dwelling units per net acre (exclusive of road rights-of-way and public lands). **For nonresidential and mixed uses, intensity is typically defined in terms of floor-to-area ratio, or FAR, which refers to the ratio of a building's floor area to the size of its lot.** Thus, a maximum FAR of 1.0 could allow for a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, and so on. Building heights are not specified in the table, because height will vary within and between categories, based on neighborhood context, infrastructure, and community design goals. (See the discussion later in this section.)

As demonstrated in the attached pages A1 – A6, from the Comprehensive Plan, the residential density ranges for Office Residential (OR), Mixed Use Center (MXC), Community Activity Center (CAC), (NC), Neighborhood Commercial and Regional Medical (RM) are from 1-2 and 2-3 units per acre. These densities are less than the City's Low Density Residential (LDR) district, which allows up to 5 units per acre.

Densities from 1-3 units per acre are not feasible for the intended mixed-use character or opportunity in these areas.

The descriptions of these districts on pages A3 – A6, include “multifamily residential; vertical mixed use; serving areas larger than one neighborhood; the most intense district in terms of uses, height and coverage.” Requiring densities less than the Low Density Residential (LDR) range does not encourage redevelopment with mixed uses in these areas; or reflect the types of redevelopment occurring in Edina and the Twin Cities. The Lennar project is located within the CAC district.

By establishing new density ranges for these areas, the city would create the feasibility for mixed use projects. Changes to these density ranges would be accommodating growth that has been anticipated and planned for in the City's future population projections.

The Met Council projection within the Comprehensive Plan was for 22,500 households in Edina by the year 2030. That would be an increase from the 2000 census number of households that was 20,996.

Studies from traffic consultant WSB, and Barr Engineering on the attached pages A25-A59 demonstrate that there is adequate sewer and roadway capacity to support the cities anticipated growth projections. Additionally, as with all redevelopment projects, these issues are also examined with each project individually to ensure adequate capacity.

Floor area ratio would continue to limit density through the existing zoning ordinance requirements. Edina is a fully developed community; therefore, new development would be in the form of redevelopment, or in some instances additional structures within existing parking lots.

Example Residential Density Ranges in Surrounding City's Comprehensive Plans

The attached pages A7- A24 provide information on the residential density ranges used by our surrounding cities. Please note that in general, these density ranges are higher than Edina. The City of Minnetonka does not have a residential density range established for its Mixed Use area. A summary is as follows:

City	Range – Per Acre
Bloomington	
Medium Density Residential	5-10
High Density Residential	No limit
General Business	0-83
Commercial (Community & Regional)	0-83
High Intense mix use	0-60
Airport South mix use	30-131
Richfield	
Medium Density Residential	7-12
High Density Residential	Minimum of 24
High Density Res./Office	Minimum of 24
Mixed Use	50+
St. Louis Park	
Medium Density Residential	6-30
High Density Residential	20-75 (PUD for high end)
Mixed Use	20-75 (PUD for high end)
Commercial	20-50
Minnetonka	
Medium Density Residential	4-12
High Density Residential	12+
Mixed Use	No range established (density based on site location and site conditions See page A18.)
Minneapolis	
Medium Density (mixed use)	20-50
High Density (mixed use)	50-120
Very High Density(mixed use)	120+

Districts for Consideration in Edina

Suggested residential density ranges are demonstrated in the attached draft resolution, and discussed below.

NC, Neighborhood Commercial. The Neighborhood Commercial district guides density at a range of 2-3 units per acre. A density in that range would not encourage mixed use. The Planning Commission recommended a density range of 5-12 units per acre, to be consistent with the Medium Density Residential district and reasonable to encourage mixed use development.

OR, Office Residential. The Office Residential district guides density at a range of 2-3 units per acre in the current Comprehensive Plan. A suggested Office Residential density of 12-30 units per acre would be consistent with the High Density Residential district and reasonable to encourage mixed use development. Pentagon Park is located within the OR district, therefore, if housing is desired within that area, this density range would have to be expanded to realize housing in that development.

MXC, Mixed Use Center. The MXC, Mixed Use Center district guides density at a range of 1-2 units per acre. These areas include 50th & France, Grandview and Centennial Lakes/Greater Southdale Area. A Mixed Use Center density of 12-30 units would be consistent with High Density Residential district and reasonable to encourage mixed use development. This density range is consistent with existing densities in these areas, including 50th and France (23 units per acre) and 71 France in the Centennial Lakes/Greater Southdale area (24 units per acre). At the May 28 meeting, the Planning Commission recommended a new MXC-1 District be proposed for both of these areas with the 12-30 units per acre range. The Grandview area would then be divided off separately into an MXC-2 district, and continue with the 1-2 units per acre. Densities in this new MXC-2 district would then be studied furthered as part of the Grandview planning process.

However, the Met Council has informed staff that creating a new district would be considered a major Comprehensive Plan amendment, and not be deemed administrative. Therefore, the Commission is asked to proceed with a recommendation in one of two ways. First, leave the MXC as is in its current range of 1-2 units per acre and indicate to the Met Council that the City is still examining these areas in will come forward with a separate Comprehensive Plan Amendment; or second, amend the density to 12-30 units per acre, and consider a separate amendment for just the Grandview District.

CAC, Community Activity Center, The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The floor area ratio maximum in the CAC is 1.0. The existing density suggested in the Comprehensive Plan of 2-3 units per acre would result in less density than the City's Low Density Residential area; which allows up to 5 units per acre. Density in that range would not encourage a mixture of land uses. A density range of 12-75 units per acre in this area is reasonable given the description of this area is the city's most intense district in terms of uses, height and coverage. Floor area ratio would continue to impact densities based on the Zoning Ordinance regulations. As compared to adjacent cities the maximum suggested for this district would still be less than surrounding cities and their most intense districts. The density proposed for the Lennar project is 52 units per acre.

RM, Regional Medical. Regional Medical is an area that allows senior housing, but does not have a specific range for density. This district was amended specifically for the senior housing project at 6500 France. That project would have a density of 76 units per acre. The current density is described as follows: Floor to Area Ratio – Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art. Based on the project at 6500 France, a density range of 12-80 units/acre is recommended.

The proposed densities using unit per acre are consistent with the existing descriptions of each land use category in the Comprehensive Plan; are consistent with existing development in Edina; and are consistent with the existing Edina Zoning Ordinance. The table on the following page demonstrates the densities of multi-family residential project in the City of Edina.

High Density Development in Edina

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
6500 France (Senior Housing)	6500 France	179	76
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
69 th & York Apartments	3121 69 th Street	114	30
The Waters	Colonial Drive	139	22

Staff Recommendation

The Planning Commission is asked to hold a public hearing on June 11, and forward a recommendation to the City Council, as they will hold a public hearing on June 17.

Staff recommends approval of the attached resolution approving the Comprehensive Plan Amendment.

RESOLUTION NO. 2014-__
APPROVING COMPREHENSIVE PLAN AMENDMENTS
REGARDING RESIDENTIAL DENSITY FOR MIXED USE AREAS,
BUILDING HEIGHT, FLOOR AREA RATIO AND LAND USE

Section 1. BACKGROUND.

- 1.01 The Metropolitan Council has requested that the City of Edina establish new residential density ranges within the City’s Comprehensive Plan to better align with the description of the uses allowed within each District. Floor area ratio alone cannot be used to determine densities within mixed use areas as suggested in the text of the Comprehensive Plan.

- 1.02 Lennar Corporation is proposing to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue, and build a six-story, 240 unit upscale apartment building with 11,000 square feet of retail on the first level. To accommodate the request, three amendments to the Comprehensive Plan were approved by the City Council:
 - 1. Building Height - from 4 stories and 48 feet to 6 stories and 70 feet.
 - 2. Floor Area Ratio - to exceed 1.0 in some instances.
 - 3. Re-guiding the Land Use Plan for the five single-family homes on Xerxes from Low Density Residential to Community Activity Center.

- 1.03 On June 11, 2014, the Planning Commission recommended _____ of the Comprehensive Plan Amendment. Vote: __ Ayes and __ Nays.

Section 2. FINDINGS

- 2.01 The Edina Comprehensive Plan is a guide for development and redevelopment in the city that establishes density ranges for the purposes of managing growth. Density in mixed use and planned commercial districts are primarily regulated by Floor Area Ratio within the existing Edina Zoning Ordinance.

- 2.02 Residential density ranges within the City’s mixed use areas including CAC, Community Activity Center; MXC, Mixed Use Center; OR, Office Residential; and NC, Neighborhood Commercial District are between 1-2 and 2-3 units per acre, which are not feasible for the intended mixed-use character or opportunity in these areas. The City’s LDR, Low Density Residential District allows up to 5 units per acre, which is a higher density than the above mixed use districts. The RM, Regional Medical District does not have a residential density range and senior housing is proposed as a permitted use.

- 2.03 By establishing new residential density ranges for these areas, the city would create the feasibility for mixed use projects. Changes to these residential density ranges would be

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accommodating growth that had already been anticipated and planned for in the City's future population projections.

- 2.04. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France. The floor area ratio maximum in the CAC is 1.0. The suggested density of 2-3 units per acre would result in less density than the City's Low Density Residential area; which allows up to 5 units per acre, would not encourage a mixture of land uses. A density range of 12-75 units per acre in this area is reasonable given the description of this area is the city's most intense district in terms of uses, height and coverage. Floor area ratio would continue to impact densities based on the Zoning Ordinance regulations.
- 2.05. The OR, Office Residential District guides density at a range of 2-3 units per acre in the current Comprehensive Plan. An OR density of 12-30 units per acre would be consistent with High Density Residential District and reasonable to encourage mixed use development.
- 2.06. *The MXC, Mixed Use Center District guides density at a range of 1-2 units per acre. These areas include 50th & France, Grandview and Centennial Lakes/Greater Southdale area.*

Option 1. A Mixed Use Center density of 12-30 units would be consistent with High Density Residential District and reasonable to encourage mixed use development. This density range is consistent with existing densities in these areas, including 50th and France (23 units per acre) and 71 France in the Centennial Lakes area (24 units per acre).

Option 2. The residential density of the MXC District is currently being considered as part of the Grandview planning study, and will be processed under a separate forthcoming Comprehensive Plan Amendment.

- 2.07. The NC, Neighborhood Commercial District guides density at a range of 1-2 units per acre. A Mixed Use Center density of 5-12 units would be consistent with Medium Density Residential district and reasonable to encourage mixed use development.
- 2.08. The RM, Regional Medical District is an area that is proposed for senior housing, and does not have a specific range for density. A Comprehensive Plan amendment was approved for the senior housing project at 6500 France. Senior Housing creates a lesser impact on traffic; therefore, higher densities can be supported in this area. Density for senior housing shall also be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art. A density range of 12-80 units per acre is reasonable to encourage that use in the district.
- 2.09. Establishing higher residential density ranges within mixed use areas, align with other elements of the Comprehensive Plan, including growth that had been forecasted by the Metropolitan Council.

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- 2.10. The proposed densities using unit per acre are consistent with the existing descriptions of each land use category in the Comprehensive Plan; are consistent with existing development in Edina; and are consistent with the existing Edina Zoning Ordinance.
- 2.11. There is adequate roadway capacity and sewer capacity to support the proposed residential density ranges proposed in these mixed use areas.
- 2.12. The proposed land use change of the single family homes on Xerxes Avenue are consistent with existing and proposed land uses in this area. The City of Richfield has guided the single family homes on the east side of Xerxes as medium density residential, and the property to the north west and south in Edina are guided CAC, Community Activity Center; therefore, the long term vision of both Edina and Richfield in this area is for higher densities.
- 2.13. Podium height is proposed on both Xerxes and York as recommended in the Comprehensive Plan. The six story portion of the building is stepped back into the site to minimize impact on adjacent property.
- 2.14. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of the proposed use at 1.27, which is predominantly residential, is appropriate for the area.
- 2.15. The traffic and parking study done by WSB concludes that the existing roadways can support the proposed project, and there would be adequate parking provided.

NOW THEREFORE, be it resolved by City Council of the City of Edina, Minnesota as follows:

3.01 Resolution 2014-51 is rescinded.

3.02 The following Comprehensive Plan Amendments are approved subject to review by the Metropolitan Council pursuant to Minnesota Statutes §473.864:

A. Future Land Use Categories. The categories in the table below apply to the Future Land Use Plan. It is important to note that land use categories are not zoning districts – they are broader and more long-term in scope. The land use plan and the zoning ordinance should be consistent with one another, but are not identical. Each land use category may be implemented through more than one zoning district, allowing for important differences in building height, bulk and coverage in different areas of the city. Some revisions to existing zoning districts or creation of new districts may ultimately be needed as part of the implementation of the land use plan.

Land uses are characterized primarily by range of densities or intensities. For residential uses, density is defined in terms of dwelling units per net acre (exclusive of road rights-of-way and public lands). For nonresidential and mixed uses, intensity is typically defined in terms of floor-to-area ratio, or FAR, which refers to the ratio of a building's floor area to the size of its lot. **A density unit per acre range is listed below, however, in practice FAR limits**

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the density in the Edina Zoning Ordinance based on site size. Thus, a maximum FAR of 1.0 could allow for a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, and so on. Building heights are not specified in the table, because height will vary within and between categories, based on neighborhood context, infrastructure, and community design goals. (See the discussion later in this section.)

The “Development Guidelines” in the table below are intended to highlight important design considerations for each land use category, but are not regulatory in nature.

Residential Categories	Description, Land Uses	Development Guidelines	Density Range
LDR Low Density Residential	Applies to largely single-family residential neighborhoods, encompassing a variety of lot sizes and street patterns (see “Character Districts” for more detail). Typically includes small institutional uses such as schools, churches, neighborhood parks, etc.	Massing standards (under development) and impervious coverage limitations would apply to ensure compatibility of infill construction.	1 - 5 units/acre Floor to Area Ratio: per current Zoning Code*
LDA Low-Density Attached Residential	Applies to two-family and attached dwellings of low densities and moderate heights. This category recognizes the historical role of these housing types as transitional districts between single-family residential areas and major thoroughfares or commercial districts. May include single-family detached dwellings.	Introduction of more contemporary housing types, such as low-density townhouses, may be an appropriate replacement for two-family dwellings in some locations, provided that adequate transitions to and buffering of adjacent dwellings can be achieved.	4 - 8 units/acre Floor to Area Ratio: per current Zoning Code*
MDR Medium-Density Residential	Applies to attached housing (townhouses, quads, etc.) and multi-family complexes of moderate density. May also include small institutional uses, parks and open space	In new development or redevelopment, improve integration of multi-family housing into an interconnected street network and work to create an attractive, pedestrian-friendly street edge.	5 - 12 units/acre Floor to Area Ratio: per current Zoning Code*
HDR High-Density Residential	Existing “high-rise” and other concentrated multi-family residential, some of which may contain a mixed use component. May also include limited office, service or institutional uses	Provide incentives for updating older multifamily buildings. Work to create an attractive, pedestrian-friendly street edge	12 - 30 units/acre Density for senior housing may be increased to over 30 units per acre, based on proximity to hospitals, proximity to low density uses, utilities capacity,

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	primarily to serve residents' needs, parks and open space	and provide convenient access to transit, schools, parks, and other community destinations.	level of transit service available, and impact on adjacent roads. Other desired items to allow greater density for senior housing would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art. Floor to Area Ratio: per current Zoning Code*
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Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>NC Neighborhood Commercial</p> <p>Current examples:</p> <ul style="list-style-type: none"> • Morningside commercial core • Valley View and Wooddale • 70th & Cahill 	<p>Small- to moderate-scale commercial, serving primarily the adjacent neighborhood(s). Generally a 'node' rather than a 'corridor.' Primary uses are retail and services, offices, studios, institutional uses. Residential uses permitted.</p> <p>Existing and potential neighborhood commercial districts are identified for further study.</p>	<p>Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize enhancement of the pedestrian environment.</p>	<p>2–3 5-12 residential dwelling units/acre Floor to Area Ratio-Per current Zoning Code: maximum of 1.0*</p>
<p>OR Office-Residential</p> <p>No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations</p>	<p>Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character.</p> <p>Primary uses are offices, attached or multifamily housing.</p> <p>Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	<p>2–3 12-30 residential dwelling units/acre Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0*</p>

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	be encouraged, and may be required on larger sites.		
O Office Current examples include the office buildings on the west side of TH 100 between 70 th and 77 th Streets.	This designation allows for professional and business offices, generally where retail services do not occur within the development unless they are accessory uses that serve the needs of office building tenants. Vehicle access requirements for office uses are high; however, traffic generation from office buildings is limited to morning and evening peak hours during weekdays. Office uses should be located generally along arterial and collector streets.	Provide buffer/transition to adjacent residential uses. Use high quality permanent building materials and on-site landscaping. Encourage structured parking.	Floor to Area Ratio - Per Zoning Code: Maximum of 0.5
Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
MXC Mixed-Use Center Current examples: • 50 th and France • Grandview	Established or emerging mixed use districts serving areas larger than one neighborhood (and beyond city boundaries). Primary uses: Retail, office, service, multifamily residential, institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.	Maintain existing, or create new, pedestrian and streetscape amenities; encourage or require structured parking. Buildings "step down" in height from intersections. 4 stories at 50 th & France; 3-6 stories at Grandview	1-2 12-30 residential dwelling units/acre Floor to Area Ratio-Per current Zoning Code: maximum of 1.5
CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhoods such as Centennial Lakes)	The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.	Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings "step down" at boundaries with lower-density districts and upper stories "step back" from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian	2-3 12-75 residential dwelling units/acre Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* Floor to Area Ratio may exceed 1.0 on a case by case basis, subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density or density on the high end of the residential housing range above , would include: Below grade parking, provision of

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		circulation; re-introduce finer-grained circulation patterns where feasible.	park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height.
I Industrial	Applies to existing predominantly industrial areas within the City. Primary uses: industrial, manufacturing. Secondary uses: limited retail and service uses.	Performance standards to ensure compatibility with adjacent uses; screening of outdoor activities.	Floor to Area Ratio: Per Zoning Code: 0.5*
Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
RM Regional Medical	Hospitals, senior housing* , medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses are permitted. * Senior housing may include: independent living, assisted living, memory care, and skilled nursing.	Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.	12-80 senior residential dwelling units/acre Floor to Area Ratio - Per current Zoning Code: maximum of 1.0 For medical office uses. Density for senior housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.
OSP Open Space and Parks	Applies to major parks and protected open space that is publicly owned. May not include all small parks, since some are included in residential land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	N/A
PSP Public/Semi-Public	Applies to schools, large institutional uses (churches, cemeteries) and semi-public uses such as country clubs. Some	Performance and buffering standards for intensive outdoor recreation, parking.	To be determined - may require review of large-scale development or institutional expansion

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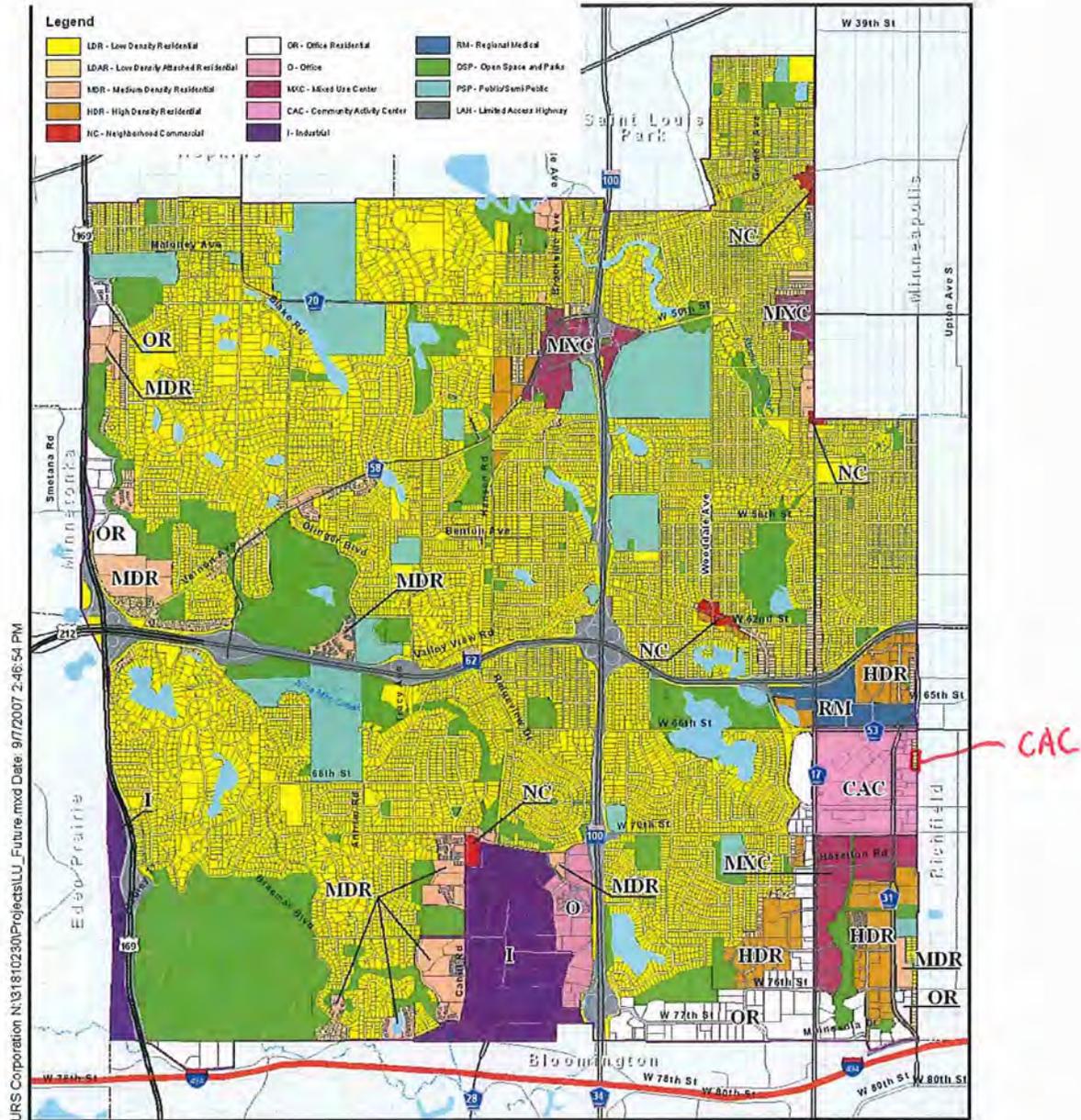
Language recommended **xxxx**

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	small uses of these types may be integrated into other land use districts.		
LAH Limited Access Highway	Expressways and access ramps for two regional arterial highways (TH 62 and TH 100) occupy land within the City to serve local and regional travel needs.	NA	NA

*Floor-to-area ratio, or FAR, refers to the ratio of a building's floor area to the size of its lot. Thus, an FAR of 1.0 could mean a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, etc.

B. Figure 4.3 is amended as follows:



URS Corporation N:\31810230\Projects\LU_Future.mxd Date: 9/7/2007 2:46:54 PM

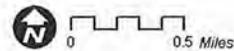
Figure 4.3



City of Edina
2008 Comprehensive Plan Update

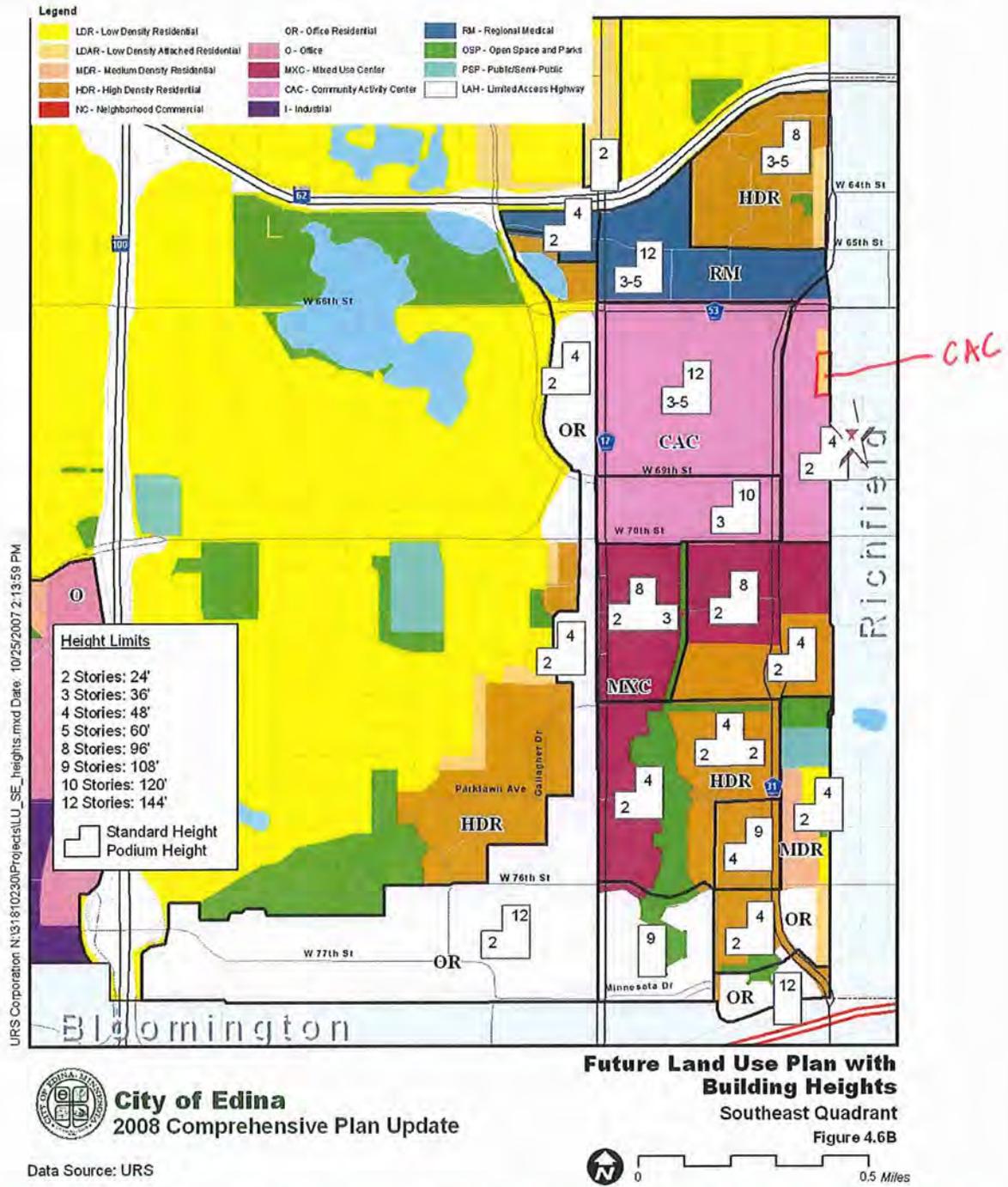
Future Land Use Plan

Data Source: URS



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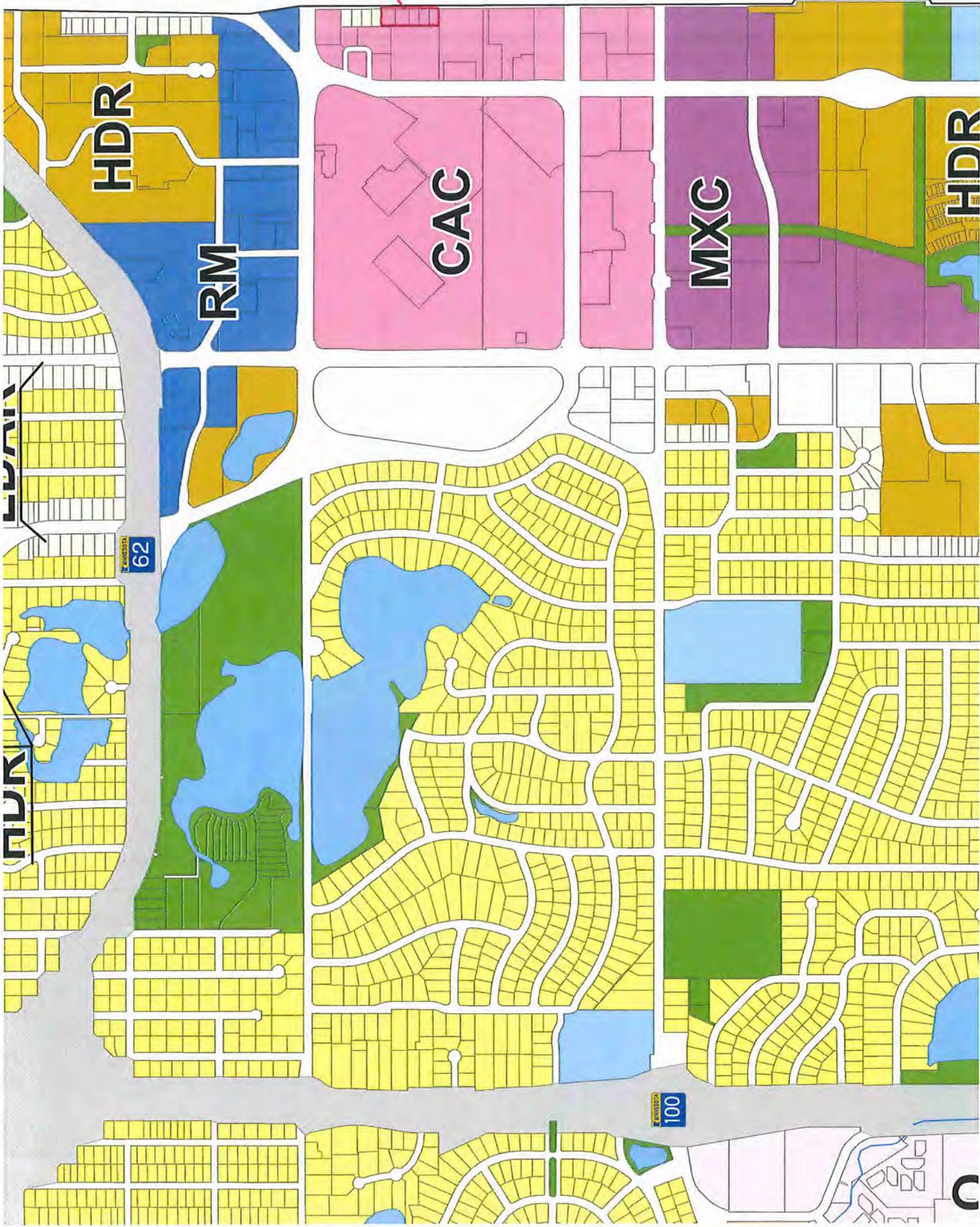
C. Figure 4.6B is amended as follows:



** Height may be increased to six stories & 70 feet if podium height is utilized on York and Xerxes subject to review and approval of the City Council.*

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Subject site



HDR

RM

CAC

MXC

HDR

62

100

3.03 The City Planner is directed to forward this resolution to the Metropolitan Council for review.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of June 17, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2014.

City Clerk



Future Land Use Categories. The categories in the table below apply to the Future Land Use Plan. It is important to note that land use categories are not zoning districts – they are broader and more long-term in scope. The land use plan and the zoning ordinance should be consistent with one another, but are not identical. Each land use category may be implemented through more than one zoning district, allowing for important differences in building height, bulk and coverage in different areas of the city. Some revisions to existing zoning districts or creation of new districts may ultimately be needed as part of the implementation of the land use plan.

Land uses are characterized primarily by range of densities or intensities. For residential uses, density is defined in terms of dwelling units per net acre (exclusive of road rights-of-way and public lands). For nonresidential and mixed uses, intensity is typically defined in terms of floor-to-area ratio, or FAR, which refers to the ratio of a building's floor area to the size of its lot. Thus, a maximum FAR of 1.0 could allow for a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, and so on. Building heights are not specified in the table, because height will vary within and between categories, based on neighborhood context, infrastructure, and community design goals. (See the discussion later in this section.)

The "Development Guidelines" in the table below are intended to highlight important design considerations for each land use category, but are not regulatory in nature.



Table 4.3. Future Land Use Categories

Residential Categories	Description, Land Uses	Development Guidelines	Density Range
LDR Low Density Residential	Applies to largely single-family residential neighborhoods, encompassing a variety of lot sizes and street patterns (see "Character Districts" for more detail). Typically includes small institutional uses such as schools, churches, neighborhood parks, etc.	Massing standards (under development) and impervious coverage limitations would apply to ensure compatibility of infill construction.	1 - 5 units/acre Floor to Area Ratio: per current Zoning Code*
LDA Low-Density Attached Residential	Applies to two-family and attached dwellings of low densities and moderate heights. This category recognizes the historical role of these housing types as transitional districts between single-family residential areas and major thoroughfares or commercial districts. May include single-family detached dwellings.	Introduction of more contemporary housing types, such as low-density townhouses, may be an appropriate replacement for two-family dwellings in some locations, provided that adequate transitions to and buffering of adjacent dwellings can be achieved.	4 - 8 units/acre Floor to Area Ratio: per current Zoning Code*
MDR Medium-Density Residential	Applies to attached housing (townhouses, quads, etc.) and multi-family complexes of moderate density. May also include small institutional uses, parks and open space	In new development or redevelopment, improve integration of multi-family housing into an interconnected street network and work to create an attractive, pedestrian-friendly street edge.	5 - 12 units/acre Floor to Area Ratio: per current Zoning Code*
HDR High-Density Residential	Existing "high-rise" and other concentrated multi-family residential, some of which may contain a mixed use component. May also include limited office, service or institutional uses primarily to serve residents' needs, parks and open space	Provide incentives for updating older multifamily buildings. Work to create an attractive, pedestrian-friendly street edge and provide convenient access to transit, schools, parks, and other community destinations.	12 - 30 units/acre Floor to Area Ratio: per current Zoning Code*



Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>NC Neighborhood Commercial Current examples:</p> <ul style="list-style-type: none"> • Morningside commercial core • Valley View and Wooddale • 70th & Cahill 	<p>Small- to moderate-scale commercial, serving primarily the adjacent neighborhood(s). Generally a 'node' rather than a 'corridor.' Primary uses are retail and services, offices, studios, institutional uses. Residential uses permitted. Existing and potential neighborhood commercial districts are identified for further study.</p>	<p>Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features. Encourage structured parking and open space linkages where feasible; emphasize enhancement of the pedestrian environment.</p>	<p>Floor to Area Ratio-Per current Zoning Code: maximum of 1.0* 2 - 3 units/acre</p>
<p>OR Office-Residential No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations</p>	<p>Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character. Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	<p>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* 2 - 3 units/acre</p>
<p>O Office Current examples include the office buildings on the west side of TH 100 between 70th and 77th Streets.</p>	<p>This designation allows for professional and business offices, generally where retail services do not occur within the development unless they are accessory uses that serve the needs of office building tenants. Vehicle access requirements for office uses are high; however, traffic generation from office buildings is limited to morning and evening peak hours during weekdays. Office uses should be located generally along arterial and collector streets.</p>	<p>Provide buffer/transition to adjacent residential uses. Use high quality permanent building materials and on-site landscaping. Encourage structured parking.</p>	<p>Floor to Area Ratio - Per Zoning Code: Maximum of 0.5</p>



Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>MXC Mixed-Use Center Current examples:</p> <ul style="list-style-type: none"> • 50th and France • Grandview 	<p>Established or emerging mixed use districts serving areas larger than one neighborhood (and beyond city boundaries). Primary uses: Retail, office, service, multifamily residential, institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.</p>	<p>Maintain existing, or create new, pedestrian and streetscape amenities; encourage or require structured parking. Buildings “step down” in height from intersections. 4 stories at 50th & France; 3-6 stories at Grandview</p>	<p>Floor to Area Ratio-Per current Zoning Code: maximum of 1.5 1 - 2 units/acre</p>
<p>CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhoods such as Centennial Lakes)</p>	<p>The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings “step down” at boundaries with lower-density districts and upper stories “step back” from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.</p>	<p>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* 2 - 3 units/acre</p>
<p>I Industrial</p>	<p>Applies to existing predominantly industrial areas within the City. Primary uses: industrial, manufacturing. Secondary uses: limited retail and service uses.</p>	<p>Performance standards to ensure compatibility with adjacent uses; screening of outdoor activities.</p>	<p>Floor to Area Ratio: Per Zoning Code: 0.5*</p>



Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
RM Regional Medical	Hospitals, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses are permitted.	Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.	Floor to Area Ratio - Per current Zoning Code: maximum of 1.0
OSP Open Space and Parks	Applies to major parks and protected open space that is publicly owned. May not include all small parks, since some are included in residential land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	N/A
PSP Public/Semi-Public	Applies to schools, large institutional uses (churches, cemeteries) and semi-public uses such as country clubs. Some small uses of these types may be integrated into other land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	To be determined - may require review of large-scale development or institutional expansion
LAH Limited Access Highway	Expressways and access ramps for two regional arterial highways (TH 62 and TH 100) occupy land within the City to serve local and regional travel needs.	NA	NA

*Floor-to-area ratio, or FAR, refers to the ratio of a building's floor area to the size of its lot. Thus, an FAR of 1.0 could mean a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, etc.

Potential Areas of Change

Among its many purposes, the Comprehensive Plan functions as a long range tool that attempts to anticipate where change and growth will occur in the City. Identifying those potential areas of change is an initial stage in the process of guiding new construction and redevelopment when it is proposed by private property owners. It is not an attempt to stimulate change, but to acknowledge that it may occur and be proactive in shaping it. Locations identified in this section appear to be areas where change may occur during the life of this Plan. Many of these areas were identified in a group exercise at Public Meeting #2 as



Typical Airport South Mixed Use

Commercial Zoning Districts

To help implement the community's vision, Bloomington has recently adopted twenty-first century commercial zoning districts. New features within the districts include:

- Minimum intensity requirements.
- Minimum building heights.
- Maximum building setbacks.
- High density residential uses allowed when vertically or horizontally integrated with commercial uses.
- Design standards including window requirements, streetside entrance requirements, and anti-blank facade requirements.

Rezoning of land to these new districts is currently underway.

Table 2.6
Guide Plan Designations, 2008 Comprehensive Plan Update

Designation (Estimated Employees/Acre)	Acres	Percent	Estimated Residential	Residential Density Range in Units/Acre		
				Percent Acres	Min	Max
Low Density Residential	7,231	29.2	100	7,231	0	5
Medium Density Residential	710	2.9	100	710	5	10
High Density Residential	856	3.4	100	848	10	No limit
Public	1,739	7.0	0	0	NA	NA
Quasi-Public	611	2.5	0	0	NA	NA
Conservation	4,746	19.2	0	0	NA	NA
Water	2,000	8.1	0	0	NA	NA
Office (82)	675	2.8	0	0	0	60
General Business (33)	167	0.7	0	0	0	83
Community Commercial (33)	281	1.1	0	0	0	83
Regional Commercial (33)	201	0.8	0	0	0	83
High Intensity Mixed Use (100)	123	0.5	0	0	0	60
Airport South Mixed Use (100)	88	0.4	3.4	3	30	131
Industrial (30)	1,101	4.4	0	0	NA	NA
Right-of-Way	4,219	17.0	0	0	NA	NA

Note: No guide plan designation changes are proposed from the previous Comprehensive Plan as part of the 2008 update.

Source: Bloomington Planning Division, 2008.



Medium Density Residential (MDR)
The Medium Density Residential land use category was derived from the Single-family Residential – High Density category (R-SFH) that was included in the City's 1999 Comprehensive Plan. The medium density residential category replaces the R-SFH category. Naming this category medium density better clarifies the intent of the residential uses within this category. Medium density residential accommodates attached housing, predominantly townhomes or condominiums ranging from 7 to 12 units per acre. Medium density residential also includes manufactured housing.



Medium - High Density Residential (MHD)
Medium - High Density Residential includes multi-unit and multi-building developments. The intent is to allow for higher density housing, such as townhome developments. The allowed density would range from 12 to 24 units per acre and no greater than 4 stories tall.

High Density Residential (HDR)

High Density Residential also includes multi-unit and multi-building developments at a more intense scale. The allowed density range is a minimum of 24 units per acre. High Density Residential uses are primarily located convenient to transportation, utility, security, shopping and social services in order to support higher concentrations of people.



High Density Residential/Office (HDRO)

The High Density Residential/Office category is similar to the High Density Residential category. The HDRO includes multi-unit and multi-building developments with the presence of office uses. Like the HDR category, a minimum density of 24 units per acre is required.





Regional Commercial/Office (RCO)
In addition to the retail and service uses allowed in the Regional Commercial land use category, Regional Commercial/Office allows for the presence of offices. Within this category, office uses are to be integrated into the overall development with buildings exceeding 150,000 square feet in size. Office uses would preferably be located above retail uses or situated in stand-alone building developments.

Mixed Use (MU)

Mixed Use is a new land use category that is being used to better clarify planned land use patterns near 66th Street & Lyndale Avenue and the Penn Avenue corridor from 68th Street to Highway 62.

Lyndale & 66th Street: The intent of the mixed use category is to focus on creating a city center in Richfield that would serve as a "downtown." The city center is expected to include a mix of residential, shopping, recreational and businesses uses. The area at 66th Street and Lyndale has been developing for the past decade as Richfield's city center. The intent is to continue the expansion of the city center area by incorporating residential housing at 50+ units per acre and providing commercial, office and recreational opportunities.

Penn Avenue Corridor: The intent of the mixed use category is to create a traditional neighborhood center that is a vibrant, pedestrian-oriented district. The district



710a



would accommodate residential, shopping, recreational and businesses uses in a flexible arrangement that captures the spirit and intent of the Penn Avenue Revitalization Master Plan.

Office (O)

Office uses are accommodated in several of the residential and commercial land use categories. However, the office land use category is intended to provide stand-alone office development. These stand-alone developments may include such uses as office-showrooms, research and development facilities, real estate offices or banks. A floor area ratio (FAR) of 0.20 should be achieved for stand-alone office building development.

Public and Quasi-Public

Public and Quasi-public uses include all civic, county and state facilities (excluding parks); religious facilities, schools and other similar non-profit uses.

Park

The park designation includes all public parks, public playgrounds and trail corridors.

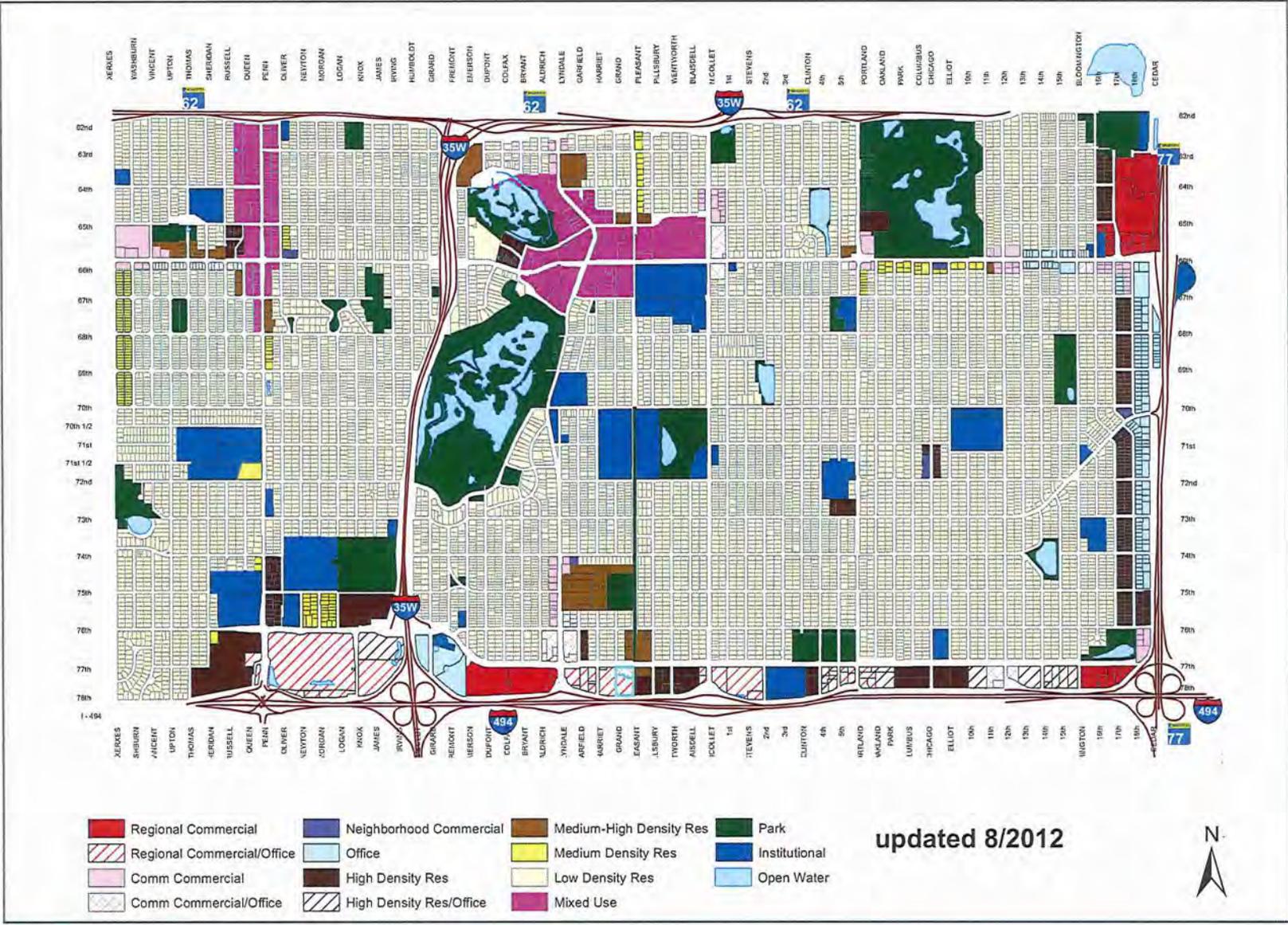
Right-of-Way

Right-of-way includes all public land that is under the jurisdiction of the City of Richfield, Hennepin County or the State of Minnesota that is generally devoted to transportation and/or utilities.



AIDP

Figure 4.8 2030 Future Land Use Plan



IV. Why We Are A Livable Community

B. Land Use Plan

Public Land

It is estimated that public land comprises more than 40% of the land within the city's boundaries. Publicly owned land includes streets, sidewalks, alleys, parks, playgrounds, trails, public institutions (e.g. City Hall, schools, and the community centers), public facilities, and some natural open spaces. These publicly owned spaces are used in a multitude of ways. The City's goal is to facilitate the best use of public land to enhance the amenities available to residents, access to public land and buildings, and mobility.

Public land can be categorized into the following use types:

- Public right-of-way, which includes streets, sidewalks, boulevards, trails, and alleys;
- Parks, playgrounds, and open spaces;
- Park Commons "town center" and other public places that define the community's identity;
- Public and quasi-public institutions, which includes city buildings, schools, churches, and community centers;
- Public facilities.



Where We Are Headed

This section of the Land Use chapter establishes the City's official land use categories and the 2030 Comprehensive Plan Land Use Map, which is intended to guide current and future land use planning and development through the year 2030. The land use plan categories are fully defined below. The 2030 map is the official land use designation map for the City. The land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use, or change in zoning is required to be consistent with the land use guiding for each parcel.

Comprehensive Plan Land Use Categories

There are 12 land use categories that guide the City's 2030 Comprehensive Plan Land Use Map, which are described below. In general, the categories reflect a movement towards greater mixing of uses.

I. RL - Low Density Residential

The Low Density Residential category is intended primarily for single-family detached housing. This category allows net residential densities from three (3) to seven (7) units per acre.

II. RM - Medium Density Residential

The Medium Density Residential category allows net residential densities from six (6) to 30 units per acre. This category allows for a variety of housing types including single-family detached, duplexes, townhomes, and small two- and three-story apartment buildings.

III. RH - High Density Residential

The High Density Residential land use category is intended for higher density, compact urban residential development, including high-rise apartment buildings. This category allows for a net residential density range of 20 to 75 units per acre; however zoning will allow only up to 50 units per acre except by utilizing the PUD process. Under a PUD, 75 units per acre may be developed if within 1,000 feet of a park. The appropriate building height will vary by development and

IV. Why We Are A Livable Community

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depend upon the characteristics of the development and its surroundings. Pedestrian-scale, three- to four-story buildings will be appropriate in some areas, while six- to eight-story buildings and even taller high-rises will be acceptable in others. In addition to residential development, a small proportion of supportive retail and service is also appropriate. Retail, service and office beyond those supporting the residential development would only be permitted as part of a mixed-use PUD.

IV. C - Commercial

The Commercial land use category is intended to accommodate a wide range and scale of commercial uses, such as retail, service, entertainment, and office. Commercial uses can range from small neighborhood convenience nodes, to community retail areas along major roadways, to large shopping centers, to auto-related commercial uses along freeways. Residential uses are also appropriate as part of a mixed-use commercial development, with a net residential density range of 20 to 50 units per acre allowed.



V. MX – Mixed-Use

In the Mixed Use land use category, a mixing of uses including commercial is required for every development parcel. The goal of this category is to create pedestrian-scale mixed-use buildings, typically with a portion of retail, service or other commercial uses on the ground floor and residential or office uses on upper floors. Mixed use buildings typically have approximately 75 to 85 percent of the building for residential use and 20 to 25 percent for commercial or office uses. Taller buildings may be appropriate in some areas and net residential densities between 20 and 75 units per acre are allowed. The MX designation is intended to facilitate an integrated town center atmosphere in Park Commons and a diversity of uses in certain other areas of the community.

VI. I - Industrial

The Industrial land use category covers all industrial uses from manufacturing, assembly, processing, warehousing, storage, laboratory, distribution, and related offices. Industrial areas consist of both lighter industrial uses, which tend to have higher appearance standards and fewer impacts on surrounding properties, and general industrial uses which are typically set off from other uses. Current industrial uses tend to be concentrated around the City's railroads, where industrial uses first developed in the community. Future industrial uses should primarily be located in close proximity to either a railroad line or regional roadway system with limited traffic circulation through residential and pedestrian-oriented areas.

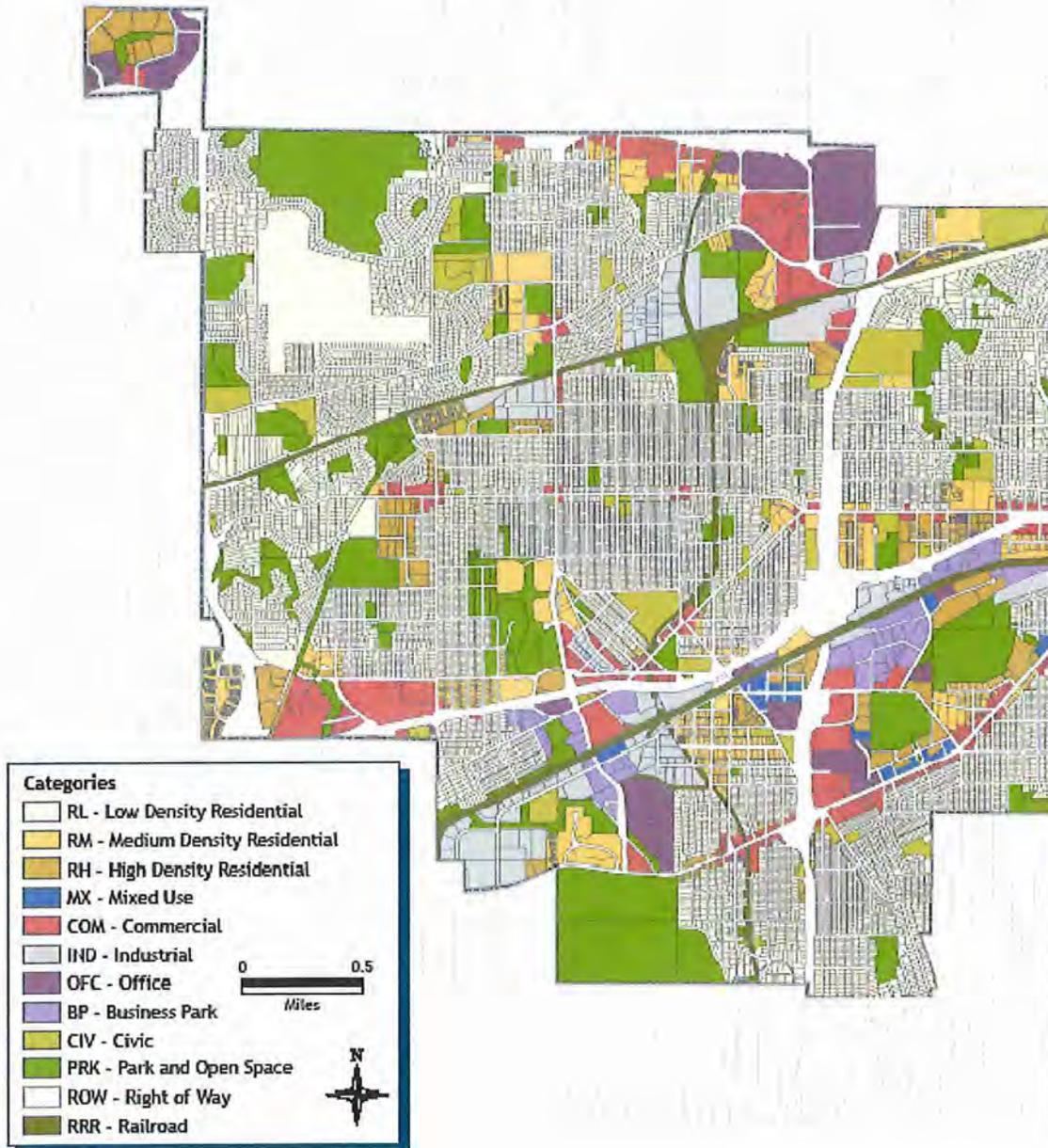
VII. O - Office

The Office land use category is primarily intended for employment centers of fairly intensive office and mixed use development with high floor area ratios (FARs) and building heights. Business, professional, administrative, scientific, technical, research, and development services are typical uses appropriate for the Office land use category. The Office category also allows other limited uses such as hotels, parking ramps, residential, day care, retail and restaurants when part of a larger development.

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B. Land Use Plan

2030 Comprehensive Plan Land Use Map



Section F Land Use Plan Implementation

The following land use implementation section describes the methods that the City of Minnetonka will utilize to initiate the implementation of the Minnetonka 2030 Vision according to the planning strategies for the growth strategy themes listed in Section B of this chapter. The implementation methods also consider the conditions and policies established in the other chapters of the 2030 Comprehensive Guide Plan.

This section establishes the land use categories and review criteria to guide private and public decisions regarding development and redevelopment in accordance with the targeted planning areas (residential neighborhoods, villages, regional areas/corridors, and transportation/natural area corridors) within the city. The implementation methods include:

- * the 2030 land use definitions;
- * the 2030 land use plan map;
- * the 2030 population, household and employment forecasts;
- * the overall development review criteria, including those established in Sections C and D of this chapter, to determine consistency of development and redevelopment projects with the land use plan; and
- * implementation procedures that include city regulations (the zoning and subdivision ordinances) and specific 2030 Comprehensive Guide Plan amendment criteria that pertain primarily to the land use chapter text and 2030 land use map.

2030 Land Use Definitions

The land use districts should not be confused with the zoning designations of property. The land use districts describe general land uses and may include other criteria to be considered when development and redevelopment projects are reviewed by the city to ensure that the project meets the 2030 Comprehensive Guide Plan policies and the appropriate policies and strategies of other chapters of the plan. The corresponding zoning designation and associated performance standards describe specific criteria that must be met before development can occur on property.

The city's land use definitions follow, according to the general land use category. Appendix IV-A of this chapter provides illustrative examples of the specific types of uses found within each land use category.

1. Residential Land Use Districts

Prior to 1979, the medium- and high-density residential definitions restricted densities to five to eight, and nine to 12 units per acre, respectively. The definitions were changed, as part of a comprehensive planning effort, to allow a greater density to provide more opportunities for housing choice (variety and cost), recognition of the rising cost of land in Minnetonka, and to bring the density standards more in conformance with other metropolitan area communities and Metropolitan Council policies.

The density definitions are expressed in terms of ranges to allow for development flexibility and compatibility with natural resource and other site specific characteristics of property. Therefore, an appropriate density for a particular use may be at the lower end of the density range rather than the higher end.

Further, the density definitions do not specify the type of housing; rather, the zoning ordinance specifies the type of housing and specific standards that must be met by a particular development. The decision regarding the specific density for a particular property is made during the development review process, where the following conditions are considered by the city:

- The existing environmental conditions of the property including wetlands, floodplains, steep slopes and the quality of existing vegetation;
 - the specific site plan including the type of housing units proposed and requirements for development facilities such as stormwater ponding, municipal sewer and water, etc.;
 - the existing and requested zoning classification for the property; and
 - the surrounding neighborhood characteristics.
- A. Low-density residential: development that ranges in density from two to four dwelling units per acre.

Most residential neighborhoods that contain existing single-family homes in the city are designated for low-density residential uses. Although low-density uses include detached single family housing types other residential housing types such as duplexes and attached townhomes are included provided that the overall density does not exceed four units per acre. This land use district is established to recognize the primary residential development pattern in the city and accommodate housing goals, including affordable and mid-priced housing.

- B. Medium-density residential: residential density ranges from more than four to 12 units per acre.

Typically, this land use district includes attached housing types such as small-lot single family developments (“zero lot line”), duplexes, townhouses, “quads,” and low-rise multiple family buildings. This land use designation is used to:

- Encourage and allow the opportunity for residential project design techniques that incorporate natural resource protection and open space preservation techniques such as “clustering”.
- Create appropriate transitions between different and more intense land uses and low-density areas.
- Encourage opportunities for residential development near and within village and regional centers, employment centers or major transportation corridors.
- Broaden housing choice, especially with an increasingly aging population and accommodate housing goals, including affordable and mid-priced housing

Development within medium-density residential areas should incorporate:

1. Design techniques that facilitate natural resource protection and open space preservation; and
2. Buffers and/or transitions between more intense land uses and low-density areas.

Environmental features such as wetlands, floodplains, steep slopes, and heavily vegetated areas should be used, as available, as buffers. Developments should incorporate appropriate transitions, such as landscaping and other land use or design features between non-residential and residential uses of a lower density.

C. High-density residential: residential developments with densities above 12 units per acre.

Typical high density residential development consists of apartment or condominium units in multistory buildings. The intent of this district is to provide the opportunities for residential developments that:

- serve a wide range of income group and changing lifestyles;
- are in close proximity to services, employment centers and transportation corridors, especially transit routes; and
- broaden housing choice, especially with an increasingly aging population and accommodate housing goals, including affordable and mid-priced housing.

As is the case with medium-density residential development, development within high-density residential areas should incorporate:

1. Design techniques that facilitate natural resource protection and open space preservation, and buffers and/or transitions between more intense land uses and low-density areas.
2. Buffers and/or transitions between more intense land uses and lower density areas. Environmental features such as wetlands, floodplains, steep slopes, and heavily vegetated areas should be incorporated, as available, within buffers. Developments should incorporate appropriate transitions, such as landscaping and other land use or design features between non-residential and lower density residential uses.

High-density residential development projects should occur in a planned manner, with specific consideration given to all uses within an area and also to impacts on adjacent developments, services and transportation. Development will not be encouraged to occur until appropriate services and infrastructure are available or programmed.

2. Business Land Use Districts

Business land uses typically include categories of uses that are measured by the intensity of development and off-site impacts. These uses are found in the village areas, regional areas and corridors of the city. Additionally, business land use districts apply to several planned corporate campuses such as the Cargill and Welsch developments in the city.

The following describe the categories of business uses in the city.

A. Office

The office land use district provides locations for administrative, executive, professional or other offices and related service uses, such as financial institutions, lodging, day care and similar uses. It is not intended for retail uses that serve the general public. The office designation can be used, if designed appropriately, as a transitional use between residential and more intense commercial districts.

B. Service commercial

The service commercial land use district is a land use district used in the I-394 Corridor and other specific areas. It is considered a tool that increases flexibility in siting uses that

are typically associated with regional centers and within business concentration areas. Typical developments include hotels, health clubs, religious institutions and similar service uses.

Uses are typically characterized by lower peak hour traffic generation characteristics, making them suitable for high-volume interchange areas. Certain service commercial areas serve as transitions between residential areas and retail uses.

C. Commercial

The commercial district is broad and includes retail, entertainment, service and office uses that typically occur in the village and regional areas.

D. Industrial

A range of "light" industrial uses including warehouse, showroom, manufacturing and limited office, retail and service uses fall within the industrial district. Many other industrial uses are part of mixed-use areas. These include business parks, where master plans govern more specific uses and development criteria, such as Opus and Carlson Center, as well as other areas close to TH 62 and I-494.

3. Mixed Use Areas

Areas include locations where one or more uses can be accommodated within a single building or within a planned multi-building area. This designation has been established to allow flexibility in land use and creative site design, especially in the village and regional areas. Generally, most mixed use areas should be designed to allow the incorporation of appropriate natural resource protection and/or enhancement techniques.

The general land uses determined appropriate for the mixed land use area are shown on the 2030 land use plan map. For most mixed-use areas or buildings, the use and design of property is governed by a master plan that defines specific land uses, relationships between uses and overall design.

The following describes the mixed use areas in the city:

A. Mixed Use Areas with Residential

Areas planned for a mix of residential and commercial/retail uses should be designed to include a residential character, within specific mixed use buildings or within a compact village area. Buffering and transitions, as well as careful consideration of noise and light impacts, are important to the viability of such mixed use areas, since they include higher density and more activity than exclusive medium or high density neighborhoods.

Site design and access to pedestrian friendly open space and parks is important in mixed use areas that include a residential component. Accessibility and convenient parking as well as streetscape enhancements in public and private areas are valued features for residents choosing to live in mixed use areas. A range of densities and building heights is anticipated, depending on the specific location and site conditions.

B. Non-Residential Mixed Use Areas

Areas with a mix of commercial (office, service commercial, or retail) and industrial uses rely on mobility and access to transportation systems as key to business operations (e.g., loading and deliveries). Other urban design treatments should be included in the overall site design such as cohesive signage and landscaping that contribute to the character of the area.



A15

C. **Mixed Uses Where a Single Land Use May Ultimately Be Developed**

These locations are where more than one land use is considered appropriate and feasible, but only a single land use will ultimately be developed. Decisions regarding the ultimate land use will depend upon a specific development's ability to meet certain criteria defined in this plan. For example, an area may be designated for either office or high-density residential purposes. Ultimately, however, office uses may only be allowed if commensurate transportation improvements are made to a nearby roadway.

4. Public and Semi-Public Land Uses

A. **Institutional**

This district accommodates public and semi-public land uses including schools, religious institutions, government buildings, and multi-purpose complexes like the Civic Center.

B. **Parks and open space**

Parks and open space are designated separately to distinguish between the city's officially designated parks and those protected open space areas that are not included in them, although they may be city-owned. The open space district includes protected open space by public ownership, easement or other protection method.

C. **Roadway rights-of-way**

Includes public or private vehicular, transit and/or pedestrian rights-of-way. These areas may be reserved for future use as a transportation route, and thus undeveloped.

D. **Utility**

Includes land devoted to public or private land occupied by a substation, electric transmission line, oil or gas pipeline, water tower, municipal well, reservoir, pumping station, water treatment facility, communications tower, or similar use.

E. **Railroad**

Public or private freight or passenger rail activities.

5. Water Resources

A. **Lakes**

Includes actual water bodies greater than six feet in depth (such as Gray's Bay and smaller lakes), and creeks.

B. **Wetlands**

Includes areas designated by the city's wetland protection program and maps. The actual areas have been field mapped but must be delineated as part of the development review process.

C. **Floodplains**

Includes locations delineated on the city's and FEMA maps and sometimes overlap water bodies and wetlands. Similar to wetlands, actual field delineation is required for development projects.

2030 Land Use Map

The future land use pattern for Minnetonka over the next 20 years is presented in the city's 2030 Land Use Map as Figure IV-15 and listed in Table IV-2 below. Consistent with the city's overall concept for development, the established patterns of existing single-family neighborhoods and commercial/business areas linked by roadway corridors, such as Highway 7, I-394 and I-494, will be reinforced so they continue to reflect the patterns that have evolved in Minnetonka over the last 20 years.

**Table IV-2
2030 Land Uses**

Land Use Category	Gross Acres	Percentage	Net Acres	Percentage
Low Density Residential (2 to 4/units per acre)	9,039	50.0%	8,133	45.0%
Medium Density Residential (4.1 to 12 units/acre)	619	3.4%	547	3.0%
High Density Residential (over 12 units/acre)	330	1.8%	282	1.6%
Commercial	344	1.9%	292	1.6%
Service Commercial	42	0.2%	35	0.2%
Office	283	1.6%	253	1.4%
Industrial	200	1.1%	188	1.0%
Mixed	994	5.5%	974	5.4%
Institutional	763	4.2%	655	3.6%
Open Space	1017	5.6%	376	2.1%
Park	937	5.1%	587	3.3%
Right of Way (including railroads, roads and Co. LRT trail)	3,073	17.0%	3073	17.0%
Water	664	3.7%	664	3.7%
Wetlands/Floodplain			2,073	11.3%
Total	18,066	100.00%	18,066	100.00%

Source: City of Minnetonka

Specific parcels for land use change from the previous 2020 land use plan map were identified based on opportunities for growth along key corridors, at regional centers, or in some cases, at several sites with specific village areas. The principal objective of these changes is to increase housing choice and provide additional housing opportunities, vibrancy and positive business activity at locations that support additional development intensity. The areas of change are shown in the Appendix IV-B on the Land Use Change Sites map and table, which indicates primary land use changes and potential residential units from the 2020 land use map as amended through 2007. Appendix IV-B also contains the 2020 land use plan map and table of 2020 land uses. Appendix IV-E shows future planned land use in 5-year stages.

Appendix IV-D

Land Use Category Comparison to Zoning Ordinance Districts Existing Zoning Map (Please Refer to Appendix IV-D)

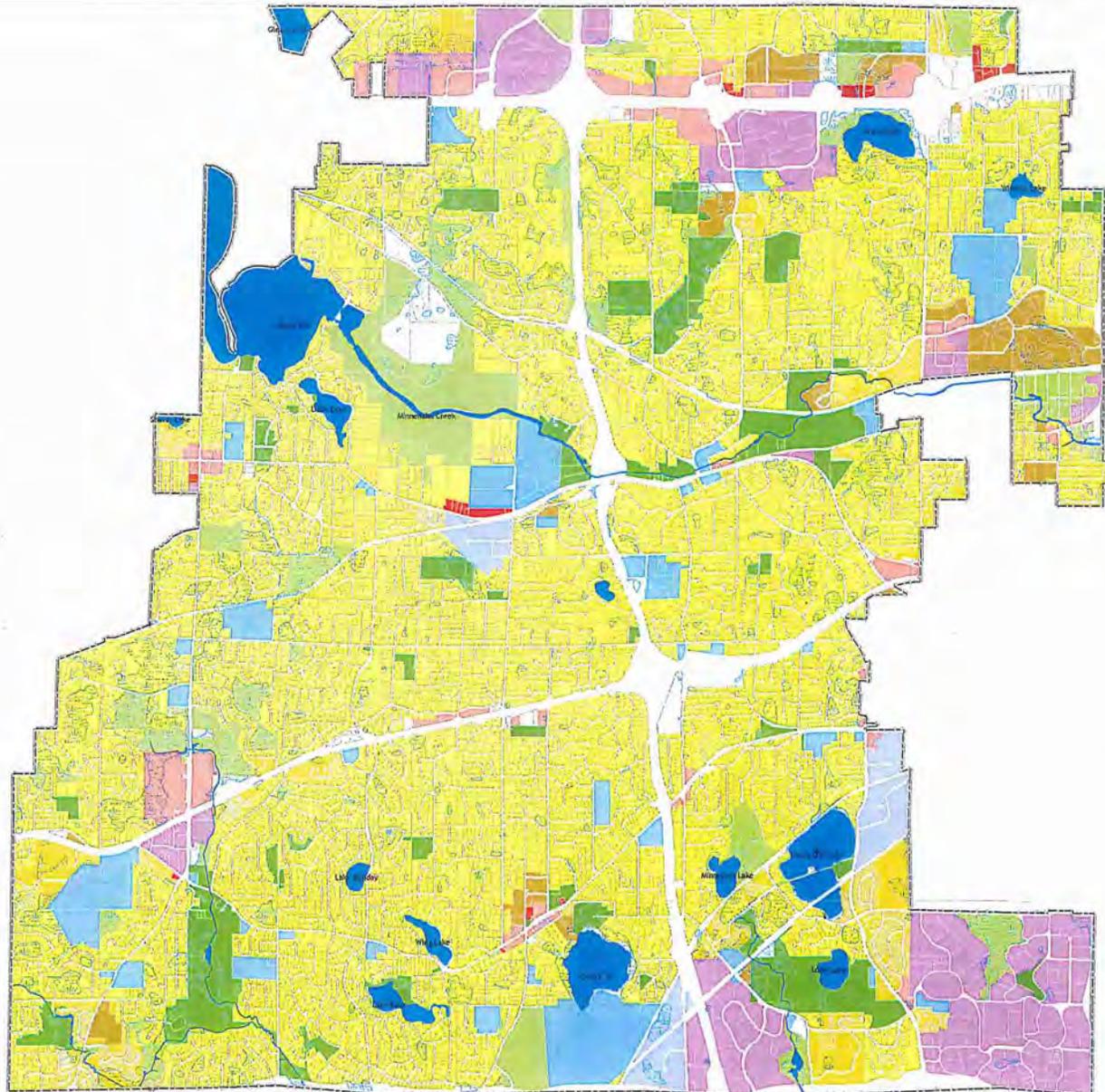
Existing Zoning Districts

Zoning District	Purpose	Key District Standards
R-1 Low Density Residential District	Single family detached dwellings in areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land use characteristics. Development shall occur at densities not exceeding 4 dwelling units per acre.	Lot Area Minimum: 22,000 square feet
R-2 Low Density Residential District	Single family and two family dwellings in those areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land uses. Development shall occur at densities not exceeding 4 dwelling units per acre.	Single family Lot Area Minimum: 15,000 square feet Two family Lot Area Minimum: 12,500 square feet
R-3 Low or Medium Density Residential District	Attached residential dwelling units in those areas where such development is consistent with the low or medium density residential designation of the comprehensive plan and compatible with the development pattern of the surrounding area. Clustering of buildings to permit more orderly development is encouraged within the district. Development densities shall not exceed 12 dwelling units per acre.	Low density lot area minimum: 10,000 square feet per dwelling Medium density lot area minimum: 3,630 square feet
R-4 Medium Density Residential District	Attached and multiple family dwellings in those areas designated for medium density residential development in the comprehensive plan. Development densities shall occur at least 4 but not exceed 12 dwelling units per acre.	Floor to Area Ratio: 0.5 max Height: regulated by the FAR
R-5 High Density Residential District	Multiple family dwellings designated for high density residential development in the comprehensive plan. Development densities shall occur at least 12 dwelling units per acre.	Floor to Area Ratio: 1.0 max Height: regulated by the FAR

<p>B-1 Office Business District</p>	<p>Office and accessory services uses but excludes general retail and service uses.</p>	<p>Floor to Area Ratio: 1.0 max</p>
<p>B-2 Limited Business District</p>	<p>Low intensity, service oriented commercial uses in areas designated as neighborhood or community centers in the comprehensive plan.</p>	<p>Floor to Area Ratio: 0.8 max</p>
<p>B-3 General Business District</p>	<p>General commercial development in areas so designated in the comprehensive plan.</p>	<p>Floor to Area Ratio: 1.5 max</p>
<p>I-1 Industrial District</p>	<p>Low intensity, service oriented commercial uses in areas designated as neighborhood or community centers in the comprehensive plan.</p>	<p>Floor to Area Ratio: 0.8 max</p>
<p>Planned Unit Development District</p>	<p>Uses permitted in all districts are allowed</p>	<p>Floor to Area Ratios (max.): Low-Medium Density Res : 0.5 High Density Res : 1.0 Office: 1.0 Commercial neighborhood or community: 0.8 Commercial regional: 1.5 Industrial: 1.0</p>



K23



Land Use Category

-  Low Density Residential (2 - 4 units per acre)
-  Medium Density Residential (5 to 12 units per acre)
-  High Density Residential (over 12 units per acre)
-  Commercial
-  Service Commercial
-  Office
-  Mixed Use
-  Industrial
-  Institutional
-  Open Space
-  Parks
-  Wetlands
-  Lakes

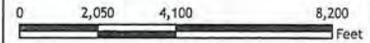


Figure IV-15
2030 Land Use Plan

Source: City of Minnetonka



A GUIDE TO

Residential Densities

from The Minneapolis Plan for Sustainable Growth

This guide offers sample building types and ideal locations of urban residential densities; examples from Minneapolis are provided.

LOW : defined by The Minneapolis Plan as <20 dwelling units per acre

HIGH : defined by The Minneapolis Plan as 50-120 dwelling units per acre

Located in:

Community Corridors and areas not designated as Land Use Features

Located in:

Community Corridors, Neighborhood Commercial Nodes, Commercial Corridors, Activity Centers, Growth Centers, Transit Station Areas

Single Family

Total Units: 1

Units/Acre: <8

Stories: 1-2.5

Zoning: R1, R1A



Low-Rise

Total Units: 4-40

Units/Acre: 35-62

Stories: 2-4

Zoning: R4, R5, C1, C2, OR2



Duplex

Total Units: 2

Units/Acre: 4-8

Stories: 1-2.5

Zoning: R2, R2B



Mid-Rise

Total Units: 60-200

Units/Acre: >100

Stories: 5-8

Zoning: R6, C3A



MEDIUM : defined by The Minneapolis Plan as 20-50 dwelling units per acre

VERY HIGH : defined by The Minneapolis Plan as >120 dwelling units per acre

Located in:

Community Corridors, Neighborhood Commercial Nodes, Commercial Corridors

Located in:

Activity Centers, Growth Centers, Transit Station Areas

Four-Plex

Total Units: 3-5

Units/Acre: 17-35

Stories: 2-4

Zoning: R3, R4



High-Rise

Total Units: 150+

Units/Acre: >120

Stories: 8-50+

Zoning: B4, OR3



Side-Attached Townhome

Total Units: 4-12

Units/Acre: 17-35

Stories: 2-4

Zoning: R3, R4



Stacked Townhome

Total Units: 8-24

Units/Acre: 35-62

Stories: 3-4

Zoning: R4, C1



ZONING CLASSIFICATIONS

- R1, R1A: Single Family
- R2, R2B: Two Family
- R3, R4, R5, R6: Multiple Family
- OR1: Neighborhood Office Residence
- OR2: High Density Office Residence
- OR3: Institutional Office Residence
- C1: Neighborhood Commercial
- C2: Neighborhood Corridor Commercial
- C3A: Community Activity Center
- C3S: Community Shopping Center
- B4: Downtown Business
- B4N: Downtown Neighborhood
- B4S: Downtown Service
- B4C: Downtown Commercial

FOR MORE INFORMATION

Consult the Land Use Chapter of The Minneapolis Plan for Sustainable Growth online at: http://www.minneapolismn.gov/CPED/comp_plan_2030.asp

A24



Cary Teague

From: Ross Bintner
Sent: Thursday, May 22, 2014 2:32 PM
To: Cary Teague; Chad Millner
Subject: RE: Meeting at Met Council - Mike Larson

Yes. There is plenty of capacity at the regional scale. Local scale capacity is available, but limited. We will need to enact some of the capacity increases foreseen in Chapter 8 of the comp plan in the next 5-10 years.



130727 BARR SE
Edina - SAC Ava...

From: Cary Teague
Sent: Thursday, May 22, 2014 2:28 PM
To: Ross Bintner; Chad Millner
Subject: RE: Meeting at Met Council - Mike Larson

Thanks Ross...yes, could you provide the local capacity too?

I assume that this tells us there is plenty of capacity?

Cary Teague, Community Development Director
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Ross Bintner
Sent: Thursday, May 22, 2014 2:22 PM
To: Cary Teague; Chad Millner
Subject: RE: Meeting at Met Council - Mike Larson

Cary,
I have a call in to Kyle Colvin today to talk about the process to certify capacity in the 1-RF-491 and 1-RF-491(R) MCES interceptors. He has a good understanding of flow capacity and the planning that went into this area. I also have a flow and capacity question in to Anna Bessel with his staff. No reply yet.

Here's what I've been able to stitch together from City of Edina and public records:
MCES projected the need for 19.65 MGD peak capacity in 2030 for the 1-RF-491 line, and the line had existing peak flows of around 13 MGD. The 1-RF-491 line was conceived and built between 2007 and 2011, and was planned to add an additional 9 MGD to the peak flow capacity in the area.

See sections 6.C, 18 of attached EAW.
See attached map for 1-RF-491 and 1-RF-491(R) location.

The EAW also describes the treatment capacity, saying that MCES has capacity to treat flow from the new line.

Would you also like information on local capacity? We have that.

<< File: 1-RF-491 Relief Interceptor EAW.pdf >> << File: MCES Richfield-Bloomington-Edina Interceptor Map.pdf >>

From: Cary Teague
Sent: Thursday, May 22, 2014 12:30 PM
To: Chad Millner
Cc: Ross Bintner
Subject: RE: Meeting at Met Council - Mike Larson

Ok...no problem...if there is anything that you can give me that talks about the sewer capacity in the area, and that we have enough capacity to support the increase in housing units in the Southdale area in exchange for less office/retail space that would be most helpful!!

Cary Teague, Community Development Director
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4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business
-----Original Appointment-----

From: Chad Millner
Sent: Thursday, May 22, 2014 7:36 AM
To: Cary Teague
Cc: Ross Bintner
Subject: Declined: Meeting at Met Council - Mike Larson
When: Friday, May 23, 2014 1:00 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Met Council

Sorry Cary. I'm unavailable. Both Ross and I are out. Is there anything specific you think you need from us concerning the sanitary prior to this meeting?



Memorandum

To: Wayne Houle
From: Brian LeMon, Dan Nesler, and Michael McKinney
Subject: Southeast Edina SAC Availability Analysis
Date: July 23, 2013
c: Ross Bintner

Purpose

The purpose of this memorandum is to provide an analysis of available sewer capacity in southeast Edina. Previous work related to the City's Comprehensive Plan completed in 2008 included the use of a computer-based sanitary sewer system model, which identified some trunk lines in this area as having limited sewer capacity remaining. The sanitary sewer model was created in 2006 as a part of an effort to reduce inflow and infiltration to the sanitary sewer. For this work the model was updated to allow for analysis of available capacity at the individual pipe scale. This information was then used (a) to determine individual pipes and pipe sections in the southeast area of Edina which may be nearing capacity; and (b) to advise a summary of future work, including where targeted metering should be conducted in the future to improve the accuracy of analysis of potential capacity issues

Project Area

The area analyzed for this project is generally bounded on the south and east by the city limits, on the north by Crosstown, and on the west by Valley View Road extended south to 494. Pipes outside this area are also known to have limited capacity; however, they are not the focus of this effort. The trunk sewers in this area carry over half of the total sanitary flow for the City.

Background

Since the completion of the City's Comprehensive Plan, the City has regularly asked Barr to look at requests by developers and manufacturers to add flow to the sanitary sewer system. At times the added flow has come as a result of expanded manufacturing, and at other times it has been a result of redevelopment where an existing site-use is modified and results in a higher-density development and added flow to the sanitary system, such as the Westin next to the Galleria. For each of these cases, a new flow is projected for the sanitary sewer and added to the model at the proposed location. Pipe capacities downstream of that location are then checked to see if the added flow can be handled by the system. Most

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From: Brian LeMon, Dan Nesler, and Michael McKinney
Subject: Southeast Edina SAC Availability Analysis
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of the development has occurred in the southern part of Edina where the existing sanitary sewer system is known to be at or very near capacity. Some of the proposed developments were built while others remain in planning stages. Accordingly, not all of the flows from the proposed developments that were checked have been left in the model, as some were not constructed.

As redevelopment pressure continues to rise for this part of Edina, the City is interested in a more comprehensive review of the remaining sanitary sewer capacity which addresses multiple redevelopment requests in a systematic, cumulative manner, rather than one at a time. This memo is part of the more comprehensive review and provides the City with a simple tool to help estimate if a proposed development will exceed remaining sanitary sewer capacity. Each time a new development is proposed, a quick look at the tables in this memo will provide an estimated amount of remaining capacity in the sewers downstream of the site. It is recommended that the model be updated and the tables be regenerated each time a major new development is approved and on a regular basis after smaller developments are approved. This will result in new tables that, again, can be quickly referenced when the next development is proposed.

New developments are often characterized as generating a certain number of SAC (sewer availability charge) units of flow. This is a unit used by the Metropolitan Council Environmental Services (MCES). One SAC unit equals 274 gallons per day of sewer flow. This unit of flow, along with gallons per minute will be the main units used in the following analysis.

Modeling

The existing City of Edina XP-SWMM sanitary sewer model (model) was used as a base for the updated analysis of SAC availability in Southeast Edina. The existing model, developed in 2006, accounts for all inflows into the sanitary sewer based on 2005 winter quarter water sales. Sewer infiltration, determined from city-wide metering efforts during model construction in 2006, was also accounted for by incorporating pipe infiltration rates into the post-modeling results. Since the creation of the existing model, Barr has analyzed a number of developments. At the direction of the City, four have been included in the model so that their projected flows are accounted for in the analysis of remaining sewer capacity.

These include:

- The Westin (now constructed and in use)
- Byerly's proposed redevelopment (in planning stages)
- The Southdale Apartments (in planning stages)
- Edina Medical Plaza (in planning stages)

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From: Brian LeMon, Dan Nesler, and Michael McKinney
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Estimated sanitary sewer flow from each of the four developments, shown in Table 1, was added to the model for this updated analysis. It should be noted that this additional flow makes up much of the future flow assumed in Scenario 1 of the 2008 Comprehensive Plan. Sanitary sewer flow estimates for the Westin were based on water billing data from the development over a 3-year period. The flows are lower than those originally evaluated. The occupancy of this Westin over this period was not known, so it is possible that flow from this development could change based on future occupancy trends.

To determine available pipe capacity at the individual-pipe scale, the theoretical capacity of each pipe in question was calculated using the pipe materials, slope, and dimensions. This capacity was then compared to the estimated expected **peak** flow at each pipe under current model conditions with the four added properties. The current model conditions represent base flow conditions using winter quarter water use from 2005 and infiltration rates estimated from the metering work done at the time of model creation in 2006. Note that this does not account for known flow reductions that have occurred since 2006 as a result of the changing business climate and addition of flow reducing water fixtures. It also does not account for the reduction in infiltration that may have occurred as the City improves its sanitary sewer collection system and repairs known leaky pipes. This means that calculations of available capacity should be conservative unless some water use has increased since the model was created.

Mean flow in each pipe was then calculated using the model. Infiltration for each pipe was also estimated based on meter results from the time the model was constructed. With the infiltration and mean sanitary flow rate at each pipe segment calculated, individual pipe capacity was determined using the following equation:

$$\text{Pipe Capacity (\%)} = 100\% \left[\frac{\text{Infiltration Rate} + \text{Mean Flow} * \text{Peaking Factor}}{\text{Theoretical Maximum Pipe Capacity}} \right]$$

Where *Infiltration Rate* is the cumulative upstream infiltration flow rate at a pipe segment, *Mean Flow* is the average flow rate predicted by the model at a pipe segment, *Peaking Factor* is the MCES Flow Variation Factor based on the value of mean flow which includes an allowance for inflow, and *Theoretical Maximum Pipe Capacity* is the maximum pipe capacity predicted by the Manning's equation. Percent pipe capacity and all related variables are summarized in Table 2.

SAC availability was determined as the difference between total peak pipe flow (*Infiltration Rate + Mean Flow * Peaking Factor*) and the theoretical maximum pipe capacity. SAC availability at each pipe segment is shown in Table 3.

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Results

Figure 1 shows the capacity of all pipe segments in the Southeast Edina sanitary sewer. Under current modeling conditions, there are 11 individual pipe segments that are predicted to be over 100-percent capacity during a peak inflow event. Figure 2 and Figure 3 show the pipe identification numbers (Pipe IDs) corresponding to the Pipe IDs referenced in Table 2 and Table 3. Without additional data these pipes should already be considered to be at full capacity. As can be seen, all of the pipe segments at capacity are along the trunk sanitary sewer line heading east along 72nd St. W. towards France Ave S. Once this east-west trunk joins with the trunk going south along France Ave. S., the pipe is no longer over capacity but remains very close to full capacity. Percent capacity along this sewer line remains high until the terminal connection with the Metropolitan Council Environmental Services (MCES) Interceptor, MCES-129. Because the majority of sanitary flows from developments in Edina ultimately reach the MCES-129 interceptor via these trunk lines, requests for additional SAC units flowing to these pipes should be carefully planned to make sure there is sufficient available capacity.

2012 Sanitary Flow Metering Efforts

As part of the FilmTec Flow Analysis Study, completed by Barr Engineering Co. for the City of Edina in December of 2012, sanitary flow data was collected at several locations throughout the city, including the MCES-129 Interceptor. As described in the modeling section of this memorandum, the model used in this analysis was developed and calibrated based on 2005 winter quarter water sales and city-wide metering efforts conducted in 2006. Included in the attached addendum is a comparison of modeled flow and observed flow from the 2006 and 2012 studies. As can be seen, the model accurately predicts observed flow in the 2006 study, but appears to over-predict flow based on metering efforts in 2012.

There are many factors which may be responsible for the model over-predicting flow during the metered period in December of 2012. Infiltration and Inflow rates used in the model are based on the metering efforts conducted in 2006. Since then, the City of Edina has taken efforts to reduce I&I by replacing manhole covers and lining some pipes. From work done recently in other areas of the city we also know that it is likely that base-line sewer flows have decreased to some extent. Additionally, the fall season of 2012 was exceptionally dry, potentially leading to lower than expected infiltration when metering efforts were conducted in December of that year. One, all, or a combination of these factors could have led to the over-prediction of total sanitary flow in 2012.

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Conclusions and Recommendations

The sanitary sewer trunkline from 72nd St, W, to France Ave, S,, currently modeled as being over capacity, drains a relatively small portion of the project area. Most of the flow contributing to it is pumped in from Lift Station 6 (LS-6) and comes from southwest Edina. Once it joins to trunk lines draining with flow from southeast Edina it is no longer over capacity, however, it remains at over 80% capacity. For this reason, it is possible for development to continue in most areas of southeast Edina. However, because the major trunk lines leading to MCES-129 are nearing capacity, it is recommended that the City evaluate requests for additional SAC units on a case-by-case basis.

With most of the major trunk lines immediately upstream of MCES-129 being close to capacity, it is recommended that the City also start looking into reliever trunk lines to accommodate proposed development in this area. New trunk lines running down York Ave. S. and a reliever line carrying flow from LS-6 all the way to the MCES interceptor could free up significant capacity to support additional development.

Before any major trunk line upgrade decisions are made, it is recommended that updated field metering data be collected and compared to the data collected in 2006 for the creation of the model. Due to I&I reduction efforts completed since 2006 and potential decreases in base-line sewer flow, it is possible that capacity issues could be less severe than indicated by current modeling results. Even without fully updating the model with new water use data, updated metering data will allow us to determine if baseline flows have changed since the model was created. If baseline flows are shown to have decreased, there may be additional capacity in the pipes not accounted for in this analysis. If flows have remained the same or increased, there may be even less capacity in the trunk lines than this analysis shows. If updated metering efforts are to be conducted, it is additionally recommended that extra metering efforts be taken along the trunk line spanning from 72nd St. W. to the terminal MCES-129 interceptor, where pipe capacity is the most limited.

Attachments

Addendum



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

- Pipe Capacity Filled (%)**
- 0-60
 - 60-80
 - 80-90
 - 90-95
 - 95-100
 - >100
 - Sanitary Sewer Not Included in Analysis
 - Meter Location

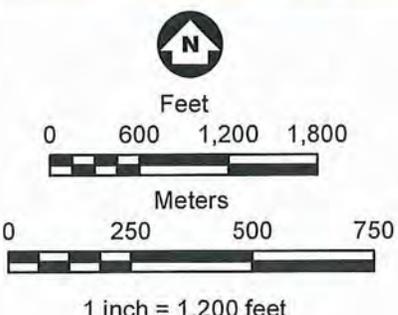


Figure 1

**SOUTH EAST EDINA
SANITARY SEWER CAPACITY
SE Edina SAC Availability Study
City of Edina, MN**

A32

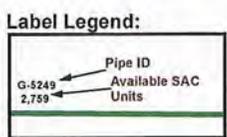
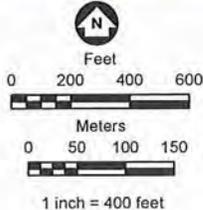
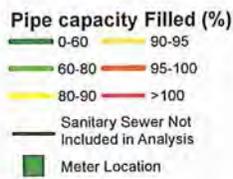
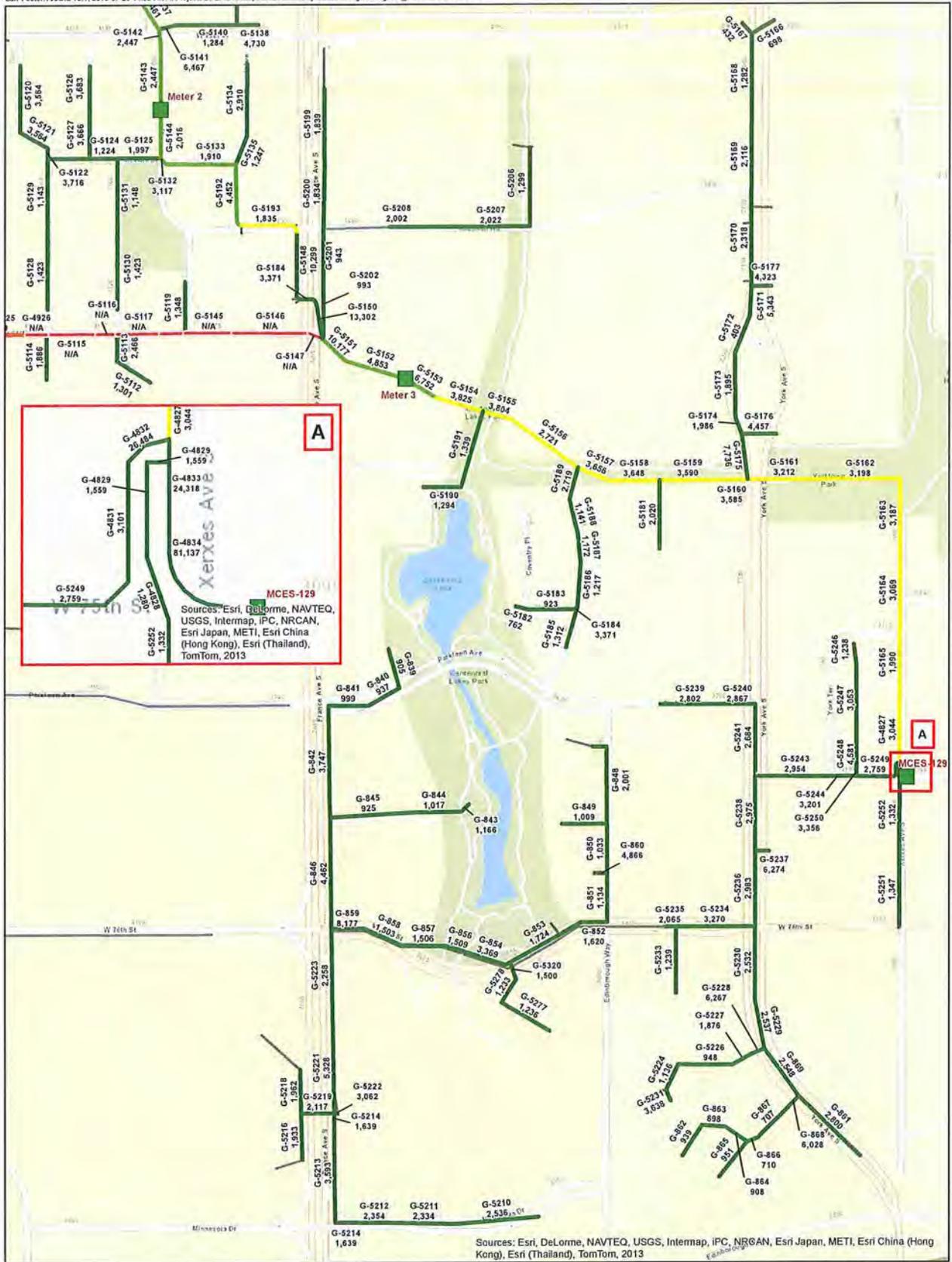


Figure 2

SOUTH EAST EDINA SANITARY SEWER SAC CAPACITY (SOUTH)
SE Edina SAC Availability Study
City of Edina, MN

A33

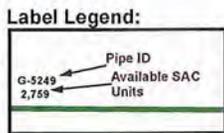
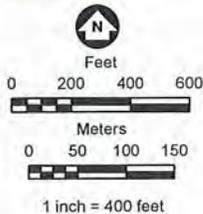
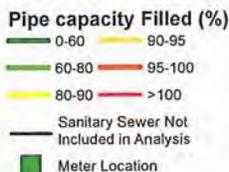
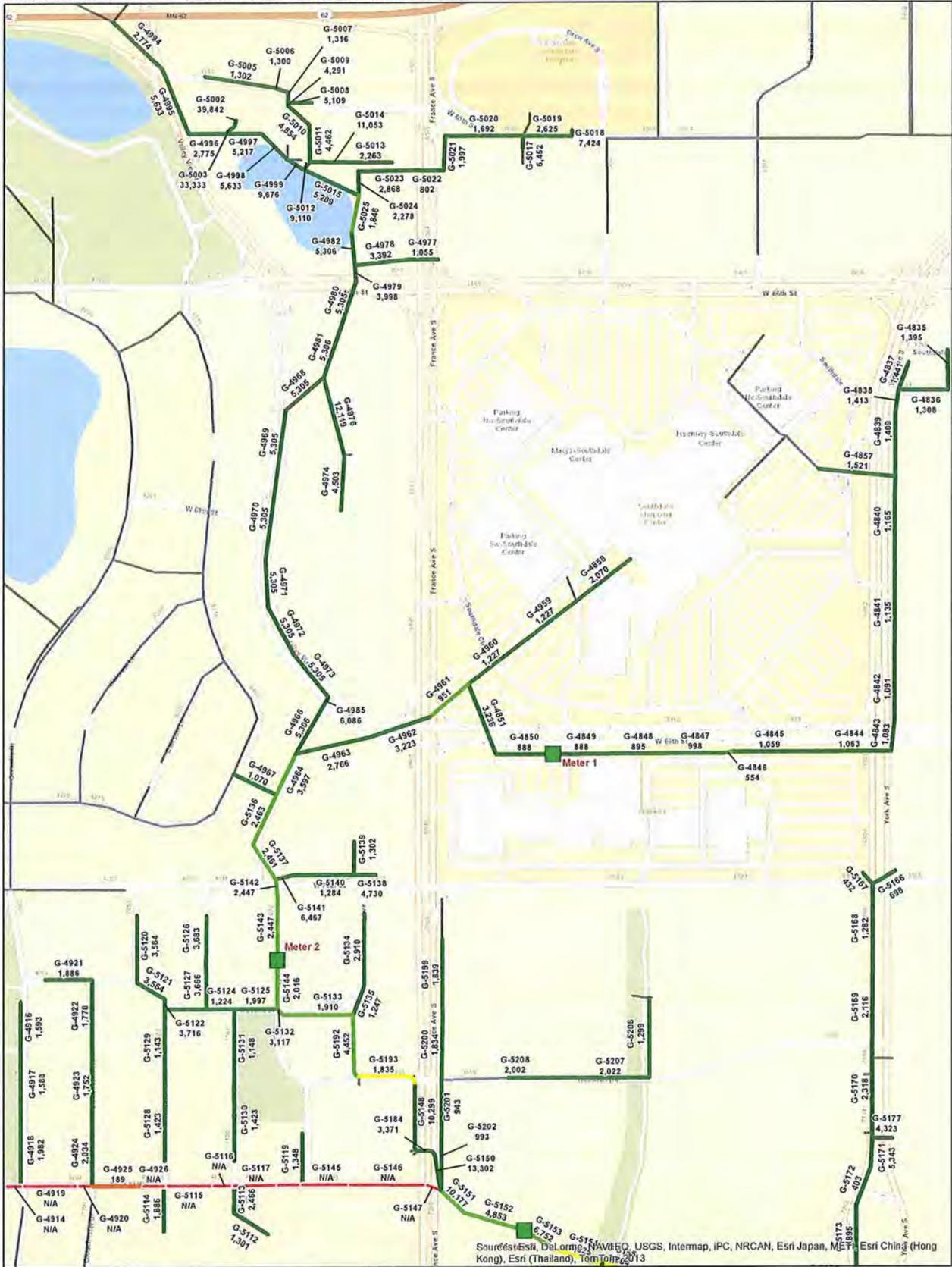


Figure 3

SOUTH EAST EDINA SANITARY SEWER SAC CAPACITY (NORTH)
SE Edina SAC Availability Study
City of Edina, MN

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To: Wayne Houle
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Subject: Southeast Edina SAC Availability Analysis
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Development	Address	Metered or Projected Flow?	Flow SAC Units	Location flow added
Byerly's	7171 France Ave.	Projected	210.8	Hazelton & France
Southdale Apartments	W 69 th & York Ave S	Projected	190.5	69th & York
Westin	3201 Galleria	Metered	10.9	(2/3) 69th & York, (1/3) 69th and York
Edina Medical Plaza	6500 France Ave	Assumed	109.5	W 65th & France

Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-839	0.6	7.4	4.0	30.0	356.1	8.4
G-840	1.2	7.4	4.0	30.7	368.3	8.3
G-841	2.0	7.4	4.0	31.4	391.6	8.0
G-842	5.1	7.4	4.0	34.5	1,384.8	2.5
G-843	0.2	0.0	4.0	0.2	427.6	0.0
G-844	1.2	0.1	4.0	1.7	368.3	0.5
G-845	2.6	11.0	4.0	46.6	380.1	12.3
G-846	10.8	18.4	4.0	84.3	1,692.2	5.0
G-848	1.4	0.0	4.0	1.4	722.5	0.2
G-849	0.8	0.0	4.0	0.8	364.3	0.2
G-850	3.2	0.2	4.0	3.9	376.2	1.0
G-851	4.3	0.2	4.0	5.0	413.6	1.2
G-852	4.9	0.2	4.0	5.6	589.4	1.0
G-853	6.9	0.2	4.0	7.7	629.0	1.2
G-854	9.8	4.7	4.0	28.5	1,242.5	2.3
G-856	10.3	4.7	4.0	29.0	572.8	5.1
G-857	11.3	4.7	4.0	30.0	572.8	5.2
G-858	12.3	4.7	4.0	30.9	572.8	5.4
G-859	13.2	4.7	4.0	31.9	2,978.6	1.1
G-860	0.2	0.0	4.0	0.2	1,753.8	0.0
G-861	2.4	0.0	4.0	2.4	1,011.3	0.2
G-862	0.7	0.0	4.0	0.7	339.1	0.2
G-863	1.1	3.6	4.0	15.6	339.1	4.6
G-864	1.6	3.6	4.0	16.1	343.5	4.7

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From: Brian LeMon, Dan Nesler, and Michael McKinney
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Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-865	0.8	0.0	4.0	0.8	343.5	0.2
G-866	2.6	21.3	4.0	87.7	343.5	25.5
G-867	3.4	21.3	4.0	88.5	343.5	25.8
G-868	3.8	21.3	4.0	88.9	2,261.3	3.9
G-869	7.8	21.3	4.0	92.9	1,011.3	9.2
G-4827	1,042.6	1,987.4	2.7	6,408.7	7,505.8	85.4
G-4828	3.2	1.3	4.0	8.2	469.6	1.8
G-4829	3.4	1.3	4.0	8.4	570.3	1.5
G-4830	3.4	1.3	4.0	8.4	3,931.6	0.2
G-4831	74.6	57.1	4.0	302.9	1,420.3	21.3
G-4832	74.7	57.4	4.0	304.1	9,848.6	3.1
G-4833	1,117.8	2,044.9	2.6	6,434.4	15,198.2	42.3
G-4834	1,122.0	2,046.1	2.6	6,441.8	35,682.4	18.1
G-4835	0.6	0.0	4.0	0.7	503.6	0.1
G-4836	1.2	2.1	4.0	9.6	481.2	2.0
G-4837	0.4	0.0	4.0	0.6	519.8	0.1
G-4838	2.0	2.2	4.0	10.6	519.8	2.0
G-4839	3.0	2.3	4.0	12.1	519.8	2.3
G-4840	5.4	23.6	4.0	99.9	519.8	19.2
G-4841	6.8	26.0	4.0	110.8	519.8	21.3
G-4842	7.8	29.7	4.0	126.4	519.8	24.3
G-4843	8.2	30.3	4.0	129.4	519.8	24.9
G-4844	9.5	31.8	4.0	136.8	519.8	26.3
G-4845	10.7	31.8	4.0	138.0	519.8	26.5
G-4846	10.8	77.3	4.0	320.0	519.8	61.6
G-4847	11.7	77.3	4.0	320.9	680.5	47.1
G-4848	12.6	88.6	3.9	358.1	680.5	52.6
G-4849	13.5	89.0	3.9	360.4	680.5	53.0
G-4850	13.6	89.0	3.9	360.5	680.4	53.0
G-4851	13.8	105.9	3.9	426.7	1,592.9	26.8
G-4857	1.1	0.4	4.0	2.5	550.6	0.5
G-4858	0.2	69.4	4.0	277.9	1,023.8	27.1
G-4914	676.3	1,043.6	2.9	3,702.7	3,517.1	108.5

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Table 2. Pipe capacity						
Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-4916	0.9	0.0	4.0	0.9	575.1	0.2
G-4917	2.3	0.1	4.0	2.8	575.1	0.5
G-4918	3.6	0.4	4.0	5.4	719.8	0.7
G-4919	682.9	1,044.4	2.9	3,711.6	3,517.1	108.5
G-4920	683.8	1,044.3	2.9	3,712.4	3,517.1	108.6
G-4921	0.9	0.0	4.0	0.9	680.5	0.1
G-4922	2.3	0.7	4.0	5.0	643.0	0.8
G-4923	3.6	2.0	4.0	11.5	643.0	1.8
G-4924	4.9	3.0	4.0	17.0	749.9	2.3
G-4925	691.3	1,048.1	2.9	3,730.9	3,798.9	98.2
G-4926	692.4	1,048.4	2.9	3,732.8	3,660.7	102.0
G-4959	0.4	152.9	3.8	581.5	1,023.8	56.8
G-4960	0.5	152.9	3.8	581.6	1,023.8	56.8
G-4961	14.5	258.9	3.6	946.5	1,289.0	73.4
G-4962	14.7	258.8	3.6	946.5	2,108.2	44.9
G-4963	15.0	258.9	3.6	947.2	1,943.9	48.7
G-4964	177.7	683.3	3.2	2,364.4	3,660.7	64.6
G-4965	162.1	424.3	3.4	1,604.8	3,798.9	42.2
G-4966	162.4	424.2	3.4	1,604.8	3,517.0	45.6
G-4967	18.4	101.4	3.9	413.8	799.4	51.8
G-4968	160.4	425.0	3.4	1,605.3	3,517.0	45.6
G-4969	160.7	424.9	3.4	1,605.3	3,517.0	45.6
G-4970	161.2	424.7	3.4	1,605.2	3,517.0	45.6
G-4971	161.4	424.6	3.4	1,605.1	3,517.0	45.6
G-4972	161.8	424.5	3.4	1,605.1	3,517.0	45.6
G-4973	162.1	424.4	3.4	1,605.1	3,517.0	45.6
G-4974	0.1	0.0	4.0	0.1	1,623.0	0.0
G-4976	0.4	0.0	4.0	0.4	4,368.0	0.0
G-4977	0.0	0.0	4.0	0.0	380.2	0.0
G-4978	0.2	0.0	4.0	0.2	1,222.6	0.0
G-4979	159.1	425.3	3.4	1,605.0	3,045.8	52.7
G-4980	159.3	425.2	3.4	1,605.1	3,517.0	45.6
G-4981	159.6	425.1	3.4	1,605.0	3,517.0	45.6

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Table 2. Pipe capacity						
Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-4982	158.8	425.3	3.4	1,604.8	3,517.0	45.6
G-4994	155.3	391.7	3.4	1,487.2	2,487.0	59.8
G-4995	155.6	391.6	3.4	1,487.0	3,517.0	42.3
G-4996	156.0	391.5	3.4	1,487.0	2,487.0	59.8
G-4997	156.3	391.4	3.4	1,487.0	3,367.1	44.2
G-4998	156.6	391.3	3.4	1,486.9	3,517.0	42.3
G-4999	156.6	391.2	3.4	1,486.9	4,973.9	29.9
G-5002	0.0	0.0	4.0	0.0	14,358.6	0.0
G-5003	0.1	0.0	4.0	0.1	12,013.0	0.0
G-5005	0.1	0.0	4.0	0.1	469.5	0.0
G-5006	0.2	0.2	4.0	1.1	469.5	0.2
G-5007	0.2	0.2	4.0	1.1	475.3	0.2
G-5008	0.0	0.0	4.0	0.0	1,841.1	0.0
G-5009	0.3	0.4	4.0	1.7	1,548.0	0.1
G-5010	0.3	0.4	4.0	1.8	1,750.9	0.1
G-5011	0.4	0.4	4.0	2.0	1,610.0	0.1
G-5012	0.7	0.7	4.0	3.5	3,286.8	0.1
G-5013	0.1	0.0	4.0	0.1	815.5	0.0
G-5014	0.2	0.3	4.0	1.5	3,984.7	0.0
G-5015	157.7	391.8	3.4	1,489.9	3,367.1	44.2
G-5017	0.0	5.9	4.0	23.7	2,348.7	1.0
G-5018	0.0	0.0	4.0	0.0	2,675.5	0.0
G-5019	0.1	0.0	4.0	0.1	946.1	0.0
G-5020	0.4	7.3	4.0	29.7	639.6	4.6
G-5021	0.4	7.5	4.0	30.3	750.0	4.0
G-5022	0.5	7.6	4.0	30.9	320.0	9.7
G-5023	0.7	33.7	4.0	135.5	1,169.2	11.6
G-5024	0.8	33.7	4.0	135.6	956.5	14.2
G-5025	158.7	425.4	3.4	1,604.9	2,270.2	70.7
G-5112	0.8	0.0	4.0	0.8	469.6	0.2
G-5113	1.3	1.0	4.0	5.4	894.0	0.6
G-5114	0.9	0.0	4.0	0.9	680.5	0.1
G-5115	695.8	1,049.3	2.9	3,738.7	3,517.1	108.3

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Table 2. Pipe capacity						
Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-5116	696.8	1,049.5	2.9	3,740.2	3,660.7	102.2
G-5117	700.6	1,050.5	2.9	3,747.2	3,517.1	106.5
G-5118	701.9	1,050.7	2.9	3,748.9	3,517.1	106.6
G-5119	1.0	0.0	4.0	1.0	486.9	0.2
G-5120	1.4	0.0	4.0	1.4	1,286.0	0.1
G-5121	2.1	0.4	4.0	3.9	1,288.1	0.3
G-5122	2.3	0.8	4.0	5.5	1,344.7	0.4
G-5123	6.0	3.2	4.0	18.8	469.6	4.0
G-5124	8.5	5.0	4.0	28.5	469.6	6.1
G-5125	12.3	6.3	4.0	37.7	757.2	5.0
G-5126	1.0	0.0	4.0	1.0	1,328.2	0.1
G-5127	2.0	1.2	4.0	6.8	1,328.2	0.5
G-5128	1.5	0.0	4.0	1.5	514.4	0.3
G-5129	2.9	1.3	4.0	8.1	420.0	1.9
G-5130	1.5	0.0	4.0	1.5	514.4	0.3
G-5131	2.9	0.8	4.0	6.2	420.0	1.5
G-5132	212.8	794.4	3.1	2,675.4	3,798.9	70.4
G-5133	216.7	794.3	3.1	2,679.0	3,367.4	79.6
G-5134	1.4	0.0	4.0	1.4	1,050.0	0.1
G-5135	2.1	4.5	4.0	20.3	469.6	4.3
G-5136	196.4	784.9	3.1	2,629.5	3,517.0	74.8
G-5137	196.6	785.0	3.1	2,630.2	3,517.0	74.8
G-5138	0.0	0.0	4.0	0.0	1,704.7	0.0
G-5139	0.1	0.0	4.0	0.1	469.5	0.0
G-5140	0.2	1.6	4.0	6.7	469.5	1.4
G-5141	0.3	1.6	4.0	6.7	2,337.5	0.3
G-5142	197.0	786.5	3.1	2,635.2	3,517.0	74.9
G-5143	197.4	786.4	3.1	2,635.2	3,517.0	74.9
G-5144	200.1	787.3	3.1	2,640.9	3,367.4	78.4
G-5145	705.4	1,051.2	2.9	3,753.8	3,517.1	106.7
G-5146	709.4	1,051.4	2.9	3,758.4	3,517.1	106.9
G-5147	710.1	1,051.2	2.9	3,758.6	3,367.4	111.6
G-5148	229.2	800.1	3.1	2,709.5	6,421.3	42.2

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Table 2. Pipe capacity						
Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-5149	230.7	799.8	3.1	2,710.1	6,279.8	43.2
G-5150	233.2	799.6	3.1	2,712.1	7,505.8	36.1
G-5151	956.3	1,912.1	2.7	6,118.8	9,786.4	62.5
G-5152	960.9	1,911.9	2.7	6,123.1	7,872.2	77.8
G-5153	963.3	1,911.6	2.7	6,124.6	8,558.0	71.6
G-5154	966.7	1,911.3	2.7	6,127.3	7,505.8	81.6
G-5155	971.4	1,912.4	2.7	6,135.0	7,505.8	81.7
G-5156	977.5	1,912.1	2.7	6,140.1	7,120.7	86.2
G-5157	984.6	1,927.2	2.7	6,188.2	7,505.8	82.4
G-5158	988.3	1,927.0	2.7	6,191.1	7,505.8	82.5
G-5159	994.2	1,932.6	2.7	6,212.1	7,505.8	82.8
G-5160	996.5	1,932.3	2.7	6,213.7	7,505.8	82.8
G-5161	1,014.9	1,975.3	2.7	6,348.2	7,505.8	84.6
G-5162	1,021.0	1,974.9	2.7	6,353.3	7,505.8	84.6
G-5163	1,026.4	1,974.4	2.7	6,357.3	7,505.8	84.7
G-5164	1,032.2	1,988.0	2.7	6,399.9	7,505.8	85.3
G-5165	1,037.4	1,987.5	2.7	6,403.6	7,120.7	89.9
G-5166	0.4	0.0	4.0	0.4	251.8	0.1
G-5167	0.2	0.9	4.0	3.6	159.3	2.3
G-5168	2.4	1.3	4.0	7.6	469.6	1.6
G-5169	3.8	1.3	4.0	9.0	771.6	1.2
G-5170	5.8	1.3	4.0	11.0	846.5	1.3
G-5171	7.2	1.5	4.0	13.1	1,938.7	0.7
G-5172	8.3	1.6	4.0	14.8	159.9	9.2
G-5173	10.1	14.3	4.0	67.2	750.0	9.0
G-5174	10.6	14.3	4.0	67.7	783.3	8.6
G-5175	12.7	43.4	4.0	186.3	2,974.3	6.3
G-5176	0.9	0.0	4.0	0.9	1,607.0	0.1
G-5177	0.6	0.0	4.0	0.6	1,558.5	0.0
G-5181	1.4	6.0	4.0	25.5	753.5	3.4
G-5182	0.2	0.0	4.0	0.2	274.7	0.1
G-5183	1.0	2.5	4.0	10.9	343.5	3.2
G-5184	1.1	4.4	4.0	18.7	1,233.6	1.5

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Table 2. Pipe capacity						
Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-5185	0.8	0.0	4.0	0.8	473.6	0.2
G-5186	2.7	8.1	4.0	35.0	473.6	7.4
G-5187	3.3	10.6	4.0	45.8	468.3	9.8
G-5188	3.9	12.0	4.0	51.8	462.9	11.2
G-5189	4.5	15.1	4.0	65.0	1,044.8	6.2
G-5190	0.7	0.0	4.0	0.7	467.2	0.1
G-5191	2.2	0.3	4.0	3.2	485.7	0.7
G-5192	222.2	800.4	3.1	2,703.3	4,307.5	62.8
G-5193	225.4	800.2	3.1	2,705.9	3,367.4	80.4
G-5199	1.4	0.0	4.0	1.4	664.1	0.2
G-5200	2.8	0.1	4.0	3.3	664.1	0.5
G-5201	9.4	54.0	4.0	225.6	565.4	39.9
G-5202	10.5	54.0	4.0	226.6	584.6	38.8
G-5203	10.5	61.5	4.0	256.5	4,163.1	6.2
G-5206	1.6	0.0	4.0	1.6	469.6	0.3
G-5207	3.1	2.6	4.0	13.7	742.5	1.8
G-5208	4.3	4.1	4.0	20.8	742.5	2.8
G-5210	1.5	6.6	4.0	28.1	942.2	3.0
G-5211	2.8	6.6	4.0	29.3	870.6	3.4
G-5212	3.5	6.6	4.0	30.1	878.6	3.4
G-5213	6.8	6.6	4.0	33.4	1,328.2	2.5
G-5214	4.0	6.6	4.0	30.6	621.2	4.9
G-5216	0.9	0.0	4.0	0.9	697.6	0.1
G-5218	0.8	0.0	4.0	0.8	708.1	0.1
G-5219	2.3	0.2	4.0	3.0	766.1	0.4
G-5220	7.1	6.6	4.0	33.6	2,398.5	1.4
G-5221	29.1	23.0	4.0	121.2	2,041.5	5.9
G-5222	38.5	34.3	4.0	175.8	1,279.2	13.7
G-5223	26.6	23.0	4.0	118.7	932.4	12.7
G-5224	0.7	0.0	4.0	0.7	410.0	0.2
G-5225	0.9	0.0	4.0	0.9	343.5	0.3
G-5226	1.7	0.0	4.0	1.7	343.5	0.5
G-5227	2.1	0.0	4.0	2.3	678.3	0.3

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Table 2. Pipe capacity						
Pipe Segment	Estimated Infiltration (gpm)	Mean Flow (gpm)	Peaking Factor	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Pipe Capacity (% Full)
G-5228	2.5	0.0	4.0	2.7	2,261.3	0.1
G-5229	11.7	21.3	4.0	97.0	1,011.3	9.6
G-5230	13.8	21.3	4.0	98.9	1,011.3	9.8
G-5231	0.2	0.0	4.0	0.2	1,311.2	0.0
G-5233	1.2	0.0	4.0	1.2	447.8	0.3
G-5234	42.8	34.6	4.0	181.4	1,359.8	13.3
G-5235	38.9	33.4	4.0	172.6	916.8	18.8
G-5236	59.2	56.4	4.0	284.7	1,359.8	20.9
G-5237	0.4	0.0	4.0	0.4	2,261.3	0.0
G-5238	62.2	56.3	4.0	287.5	1,359.8	21.1
G-5239	1.7	0.0	4.0	1.7	1,011.3	0.2
G-5240	2.6	0.1	4.0	3.2	1,036.3	0.3
G-5241	4.7	0.2	4.0	5.4	972.6	0.6
G-5243	69.4	56.5	4.0	295.2	1,359.8	21.7
G-5244	70.2	56.5	4.0	296.1	1,449.6	20.4
G-5246	0.4	0.0	4.0	0.4	446.5	0.1
G-5247	1.7	0.2	4.0	2.6	1,102.8	0.2
G-5248	2.3	0.6	4.0	4.9	1,655.7	0.3
G-5249	74.0	57.1	4.0	302.3	1,296.5	23.3
G-5250	2.4	0.6	4.0	4.9	1,214.3	0.4
G-5251	1.5	0.0	4.0	1.5	486.9	0.3
G-5252	3.1	0.9	4.0	6.8	486.9	1.4
G-5277	1.0	0.0	4.0	1.0	446.5	0.2
G-5278	1.6	0.1	4.0	2.1	446.5	0.5
G-5320	1.9	0.1	4.0	2.4	543.1	0.4

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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-839	30.0	356.1	326.1	904.9
G-840	30.7	368.3	337.6	936.8
G-841	31.4	391.6	360.2	999.5
G-842	34.5	1384.8	1350.3	3746.8
G-843	0.2	427.6	427.4	1186.0
G-844	1.7	368.3	366.6	1017.2
G-845	46.6	380.1	333.5	925.4
G-846	84.3	1692.2	1607.9	4461.6
G-848	1.4	722.5	721.1	2000.9
G-849	0.8	364.3	363.5	1008.6
G-850	3.9	376.2	372.3	1033.1
G-851	5.0	413.6	408.6	1133.8
G-852	5.6	589.4	583.8	1619.9
G-853	7.7	629.0	621.3	1724.0
G-854	28.5	1242.5	1214.0	3368.6
G-856	29.0	572.8	543.8	1508.9
G-857	30.0	572.8	542.8	1506.2
G-858	30.9	572.8	541.9	1503.7
G-859	31.9	2978.6	2946.7	8176.5
G-860	0.2	1753.8	1753.6	4865.9
G-861	2.4	1011.3	1008.9	2799.5
G-862	0.7	339.1	338.4	939.0
G-863	15.6	339.1	323.5	897.6
G-864	16.1	343.5	327.4	908.5
G-865	0.8	343.5	342.7	950.9
G-866	87.7	343.5	255.8	709.8
G-867	88.5	343.5	255.0	707.6
G-868	88.9	2261.3	2172.4	6028.0
G-869	92.9	1011.3	918.4	2548.4
G-4827	6408.7	7505.8	1097.1	3044.2
G-4828	8.2	469.6	461.4	1280.3
G-4829	8.4	570.3	561.9	1559.2
G-4830	8.4	3931.6	3923.2	10886.1

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From: Brian LeMon, Dan Nesler, and Michael McKinney
Subject: Southeast Edina SAC Availability Analysis
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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-4831	302.9	1420.3	1117.4	3100.6
G-4832	304.1	9848.6	9544.5	26484.1
G-4833	6434.4	15198.2	8763.8	24317.8
G-4834	6441.8	35682.4	29240.6	81136.9
G-4835	0.7	503.6	502.9	1395.4
G-4836	9.6	481.2	471.6	1308.6
G-4837	0.6	519.8	519.2	1440.7
G-4838	10.6	519.8	509.2	1412.9
G-4839	12.1	519.8	507.7	1408.8
G-4840	99.9	519.8	419.9	1165.1
G-4841	110.8	519.8	409.0	1134.9
G-4842	126.4	519.8	393.4	1091.6
G-4843	129.4	519.8	390.4	1083.3
G-4844	136.8	519.8	383.0	1062.7
G-4845	138.0	519.8	381.8	1059.4
G-4846	320.0	519.8	199.8	554.4
G-4847	320.9	680.5	359.6	997.8
G-4848	358.1	680.5	322.4	894.6
G-4849	360.4	680.5	320.1	888.2
G-4850	360.5	680.4	319.9	887.7
G-4851	426.7	1592.9	1166.2	3236.0
G-4857	2.5	550.6	548.1	1520.9
G-4858	277.9	1023.8	745.9	2069.7
G-4914	3702.7	3517.1	0.0	0.0
G-4916	0.9	575.1	574.2	1593.3
G-4917	2.8	575.1	572.3	1588.0
G-4918	5.4	719.8	714.4	1982.3
G-4919	3711.6	3517.1	0.0	0.0
G-4920	3712.4	3517.1	0.0	0.0
G-4921	0.9	680.5	679.6	1885.8
G-4922	5.0	643.0	638.0	1770.3
G-4923	11.5	643.0	631.5	1752.3
G-4924	17.0	749.9	732.9	2033.7

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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-4925	3730.9	3798.9	68.0	188.7
G-4926	3732.8	3660.7	0.0	0.0
G-4959	581.5	1023.8	442.3	1227.3
G-4960	581.6	1023.8	442.2	1227.0
G-4961	946.5	1289.0	342.5	950.4
G-4962	946.5	2108.2	1161.7	3223.5
G-4963	947.2	1943.9	996.7	2765.6
G-4964	2364.4	3660.7	1296.3	3597.0
G-4965	1604.8	3798.9	2194.1	6088.2
G-4966	1604.8	3517.0	1912.2	5306.0
G-4967	413.8	799.4	385.6	1070.0
G-4968	1605.3	3517.0	1911.7	5304.6
G-4969	1605.3	3517.0	1911.7	5304.6
G-4970	1605.2	3517.0	1911.8	5304.9
G-4971	1605.1	3517.0	1911.9	5305.1
G-4972	1605.1	3517.0	1911.9	5305.1
G-4973	1605.1	3517.0	1911.9	5305.1
G-4974	0.1	1623.0	1622.9	4503.2
G-4976	0.4	4368.0	4367.6	12119.2
G-4977	0.0	380.2	380.2	1055.0
G-4978	0.2	1222.6	1222.4	3391.9
G-4979	1605.0	3045.8	1440.8	3997.9
G-4980	1605.1	3517.0	1911.9	5305.1
G-4981	1605.0	3517.0	1912.0	5305.4
G-4982	1604.8	3517.0	1912.2	5306.0
G-4994	1487.2	2487.0	999.8	2774.2
G-4995	1487.0	3517.0	2030.0	5632.8
G-4996	1487.0	2487.0	1000.0	2774.8
G-4997	1487.0	3367.1	1880.1	5216.9
G-4998	1486.9	3517.0	2030.1	5633.1
G-4999	1486.9	4973.9	3487.0	9675.7
G-5002	0.0	14358.6	14358.6	39842.3
G-5003	0.1	12013.0	12012.9	33333.4

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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-5005	0.1	469.5	469.4	1302.5
G-5006	1.1	469.5	468.4	1299.7
G-5007	1.1	475.3	474.2	1315.8
G-5008	0.0	1841.1	1841.1	5108.7
G-5009	1.7	1548.0	1546.3	4290.7
G-5010	1.8	1750.9	1749.1	4853.4
G-5011	2.0	1610.0	1608.0	4461.9
G-5012	3.5	3286.8	3283.3	9110.5
G-5013	0.1	815.5	815.4	2262.6
G-5014	1.5	3984.7	3983.2	11052.6
G-5015	1489.9	3367.1	1877.2	5208.9
G-5017	23.7	2348.7	2325.0	6451.4
G-5018	0.0	2675.5	2675.5	7424.0
G-5019	0.1	946.1	946.0	2625.0
G-5020	29.7	639.6	609.9	1692.4
G-5021	30.3	750.0	719.7	1997.0
G-5022	30.9	320.0	289.1	802.2
G-5023	135.5	1169.2	1033.7	2868.3
G-5024	135.6	956.5	820.9	2277.8
G-5025	1604.9	2270.2	665.3	1846.1
G-5112	0.8	469.6	468.8	1300.8
G-5113	5.4	894.0	888.6	2465.7
G-5114	0.9	680.5	679.6	1885.8
G-5115	3738.7	3517.1	0.0	0.0
G-5116	3740.2	3660.7	0.0	0.0
G-5117	3747.2	3517.1	0.0	0.0
G-5118	3748.9	3517.1	0.0	0.0
G-5119	1.0	486.9	485.9	1348.3
G-5120	1.4	1286.0	1284.6	3564.5
G-5121	3.9	1288.1	1284.2	3563.4
G-5122	5.5	1344.7	1339.2	3716.0
G-5123	18.8	469.6	450.8	1250.9
G-5124	28.5	469.6	441.1	1224.0

ATG

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From: Brian LeMon, Dan Nesler, and Michael McKinney
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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-5125	37.7	757.2	719.5	1996.5
G-5126	1.0	1328.2	1327.2	3682.7
G-5127	6.8	1328.2	1321.4	3666.6
G-5128	1.5	514.4	512.9	1423.2
G-5129	8.1	420.0	411.9	1142.9
G-5130	1.5	514.4	512.9	1423.2
G-5131	6.2	420.0	413.8	1148.2
G-5132	2675.4	3798.9	1123.5	3117.5
G-5133	2679.0	3367.4	688.4	1910.2
G-5134	1.4	1050.0	1048.6	2909.7
G-5135	20.3	469.6	449.3	1246.7
G-5136	2629.5	3517.0	887.5	2462.6
G-5137	2630.2	3517.0	886.8	2460.7
G-5138	0.0	1704.7	1704.7	4730.2
G-5139	0.1	469.5	469.4	1302.5
G-5140	6.7	469.5	462.8	1284.2
G-5141	6.7	2337.5	2330.8	6467.5
G-5142	2635.2	3517.0	881.8	2446.8
G-5143	2635.2	3517.0	881.8	2446.8
G-5144	2640.9	3367.4	726.5	2015.9
G-5145	3753.8	3517.1	0.0	0.0
G-5146	3758.4	3517.1	0.0	0.0
G-5147	3758.6	3367.4	0.0	0.0
G-5148	2709.5	6421.3	3711.8	10299.5
G-5149	2710.1	6279.8	3569.7	9905.2
G-5150	2712.1	7505.8	4793.7	13301.6
G-5151	6118.8	9786.4	3667.6	10176.9
G-5152	6123.1	7872.2	1749.1	4853.4
G-5153	6124.6	8558.0	2433.4	6752.2
G-5154	6127.3	7505.8	1378.5	3825.1
G-5155	6135.0	7505.8	1370.8	3803.7
G-5156	6140.1	7120.7	980.6	2721.0
G-5157	6188.2	7505.8	1317.6	3656.1

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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-5158	6191.1	7505.8	1314.7	3648.0
G-5159	6212.1	7505.8	1293.7	3589.8
G-5160	6213.7	7505.8	1292.1	3585.3
G-5161	6348.2	7505.8	1157.6	3212.1
G-5162	6353.3	7505.8	1152.5	3198.0
G-5163	6357.3	7505.8	1148.5	3186.9
G-5164	6399.9	7505.8	1105.9	3068.7
G-5165	6403.6	7120.7	717.1	1989.8
G-5166	0.4	251.8	251.4	697.6
G-5167	3.6	159.3	155.7	432.0
G-5168	7.6	469.6	462.0	1282.0
G-5169	9.0	771.6	762.6	2116.1
G-5170	11.0	846.5	835.5	2318.3
G-5171	13.1	1938.7	1925.6	5343.2
G-5172	14.8	159.9	145.1	402.6
G-5173	67.2	750.0	682.8	1894.6
G-5174	67.7	783.3	715.6	1985.6
G-5175	186.3	2974.3	2788.0	7736.1
G-5176	0.9	1607.0	1606.1	4456.6
G-5177	0.6	1558.5	1557.9	4322.9
G-5181	25.5	753.5	728.0	2020.1
G-5182	0.2	274.7	274.5	761.7
G-5183	10.9	343.5	332.6	922.9
G-5184	18.7	1233.6	1214.9	3371.1
G-5185	0.8	473.6	472.8	1311.9
G-5186	35.0	473.6	438.6	1217.0
G-5187	45.8	468.3	422.5	1172.4
G-5188	51.8	462.9	411.1	1140.7
G-5189	65.0	1044.8	979.8	2718.8
G-5190	0.7	467.2	466.5	1294.4
G-5191	3.2	485.7	482.5	1338.8
G-5192	2703.3	4307.5	1604.2	4451.3
G-5193	2705.9	3367.4	661.5	1835.5

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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-5199	1.4	664.1	662.7	1838.9
G-5200	3.3	664.1	660.8	1833.6
G-5201	225.6	565.4	339.8	942.9
G-5202	226.6	584.6	358.0	993.4
G-5203	256.5	4163.1	3906.6	10840.0
G-5206	1.6	469.6	468.0	1298.6
G-5207	13.7	742.5	728.8	2022.3
G-5208	20.8	742.5	721.7	2002.6
G-5210	28.1	942.2	914.1	2536.4
G-5211	29.3	870.6	841.3	2334.4
G-5212	30.1	878.6	848.5	2354.4
G-5213	33.4	1328.2	1294.8	3592.8
G-5214	30.6	621.2	590.6	1638.8
G-5216	0.9	697.6	696.7	1933.2
G-5218	0.8	708.1	707.3	1962.6
G-5219	3.0	766.1	763.1	2117.5
G-5220	33.6	2398.5	2364.9	6562.1
G-5221	121.2	2041.5	1920.3	5328.5
G-5222	175.8	1279.2	1103.4	3061.7
G-5223	118.7	932.4	813.7	2257.9
G-5224	0.7	410.0	409.3	1135.7
G-5225	0.9	343.5	342.6	950.6
G-5226	1.7	343.5	341.8	948.4
G-5227	2.3	678.3	676.0	1875.8
G-5228	2.7	2261.3	2258.6	6267.2
G-5229	97.0	1011.3	914.3	2537.0
G-5230	98.9	1011.3	912.4	2531.7
G-5231	0.2	1311.2	1311.0	3637.8
G-5233	1.2	447.8	446.6	1239.2
G-5234	181.4	1359.8	1178.4	3269.8
G-5235	172.6	916.8	744.2	2065.0
G-5236	284.7	1359.8	1075.1	2983.2
G-5237	0.4	2261.3	2260.9	6273.5

AM

To: Wayne Houle
From: Brian LeMon, Dan Nesler, and Michael McKinney
Subject: Southeast Edina SAC Availability Analysis
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Table 3: SAC availability				
Pipe Segment	Estimated Peak Flow (gpm)	Maximum Pipe Capacity (gpm)	Available Pipe Capacity (gpm)	SAC Units Available ¹
G-5238	287.5	1359.8	1072.3	2975.4
G-5239	1.7	1011.3	1009.6	2801.4
G-5240	3.2	1036.3	1033.1	2866.6
G-5241	5.4	972.6	967.2	2683.8
G-5243	295.2	1359.8	1064.6	2954.1
G-5244	296.1	1449.6	1153.5	3200.7
G-5246	0.4	446.5	446.1	1237.8
G-5247	2.6	1102.8	1100.2	3052.8
G-5248	4.9	1655.7	1650.8	4580.6
G-5249	302.3	1296.5	994.2	2758.7
G-5250	4.9	1214.3	1209.4	3355.8
G-5251	1.5	486.9	485.4	1346.9
G-5252	6.8	486.9	480.1	1332.2
G-5277	1.0	446.5	445.5	1236.2
G-5278	2.1	446.5	444.4	1233.1
G-5320	2.4	543.1	540.7	1500.3

¹ SAC units available adjusted to account for peak usage rate predicted by typical diurnal water usage curve.

Attachment

Addendum

Addendum

Infiltration and inflow (I&I) used in the City of Edina XP-SWMM sanitary sewer model (model) is based on metering efforts conducted in February and June of 2006. Base-line sewer flows used in the model are based on 2005 winter quarter water sales. Since 2006, redevelopment in the city of Edina, repairs to the sanitary sewer infrastructure, and improved water consumption efficiency have likely led to changes in expected base-line sewer flow and I&I flow.

Figure 1 shows meter data collected for model development in 2006 compared to meter data collected as part of the FilmTec Flow Analysis Study, completed for the City of Edina in December of 2012. The meter data shown was collected at the MCES-129 interceptor. As can be seen, there is a large difference in flow observed between the two studies. Some of the factors which may explain difference in flow rate observed between the 2006 and 2012 studies are outlined below:

- I&I reduction efforts conducted by the City of Edina since 2006, including replacing manhole covers and lining pipes.
- Reduction in base-line sewer flow since 2006.
- Differences in climatic conditions during the metering periods of the two studies; the fall of 2012 was exceptionally dry, potentially leading to lower than average pipe infiltration. Figure 3 shows a comparison of monthly precipitation totals in 2006 and 2012.

Figure 2 shows the 2006 and 2012 observed flow at MCES-129 compared to the flow predicted by the model. As can be seen, the 2006 data matches closely to the flow predicted by the model plus expected infiltration, whereas the 2012 matches more closely to the flow predicted by the model without the addition of infiltration. This observation could be caused by one or any combination of the factors outlined above. To better understand which factors are contributing to the decrease in observed flow and to help evaluate if updated calibration of the model is required, it is recommended that updated metering efforts be carried out, especially in areas identified as at or near capacity by current model projections. In addition to this, once the City has completed its water meter replacement program, new water use data should be added to the model to ensure more accurate calculation of base sanitary flow.

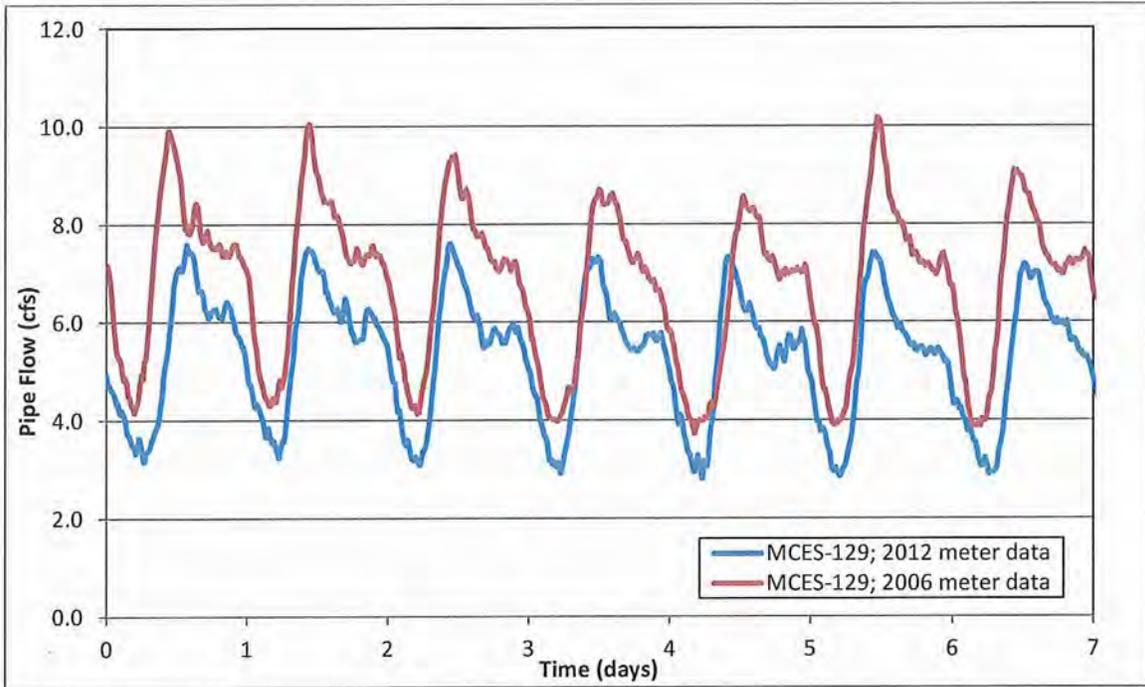


Figure 1. 2006 and 2012 MCES-129 metered flow data.

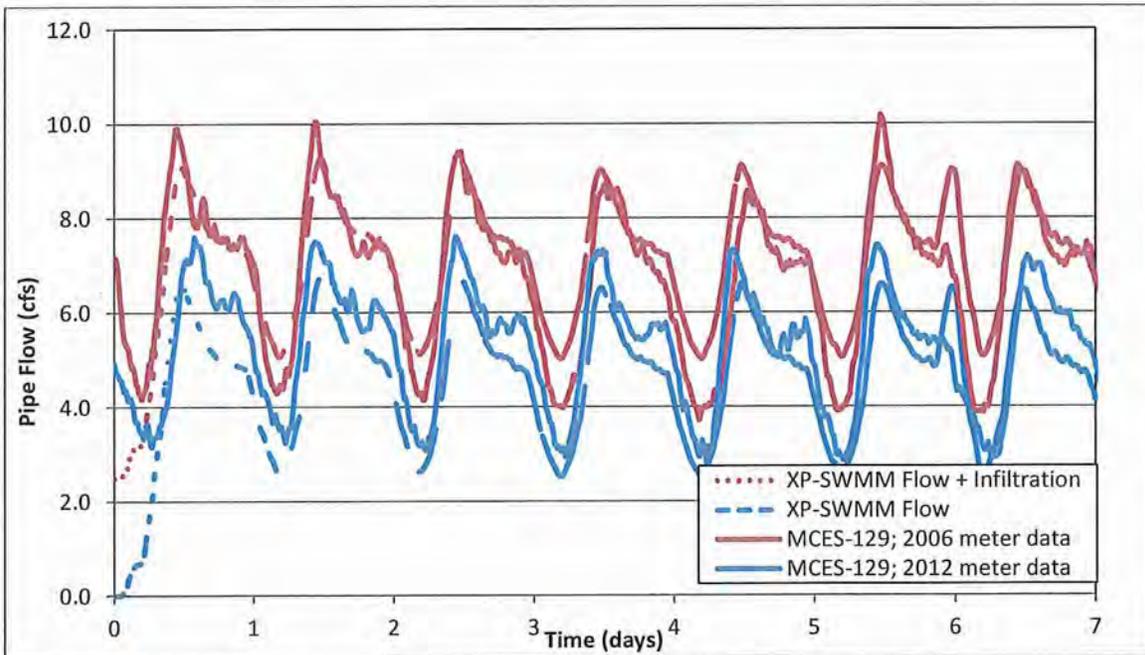


Figure 2. 2006 and 2012 MCES-129 metered flow data with XP-SWMM modeled flow.

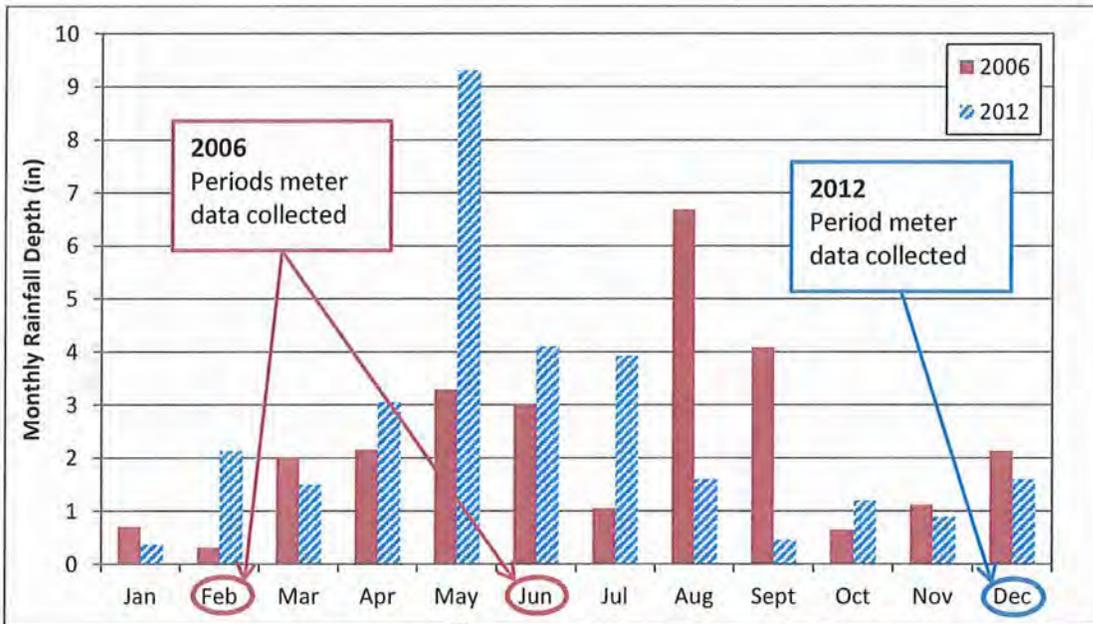


Figure 3. 2006 and 2012 monthly rainfall depth.

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Memorandum

DATE: *June 6, 2014*

TO: *Mr. Cary Teague, Planning Director
City of Edina*

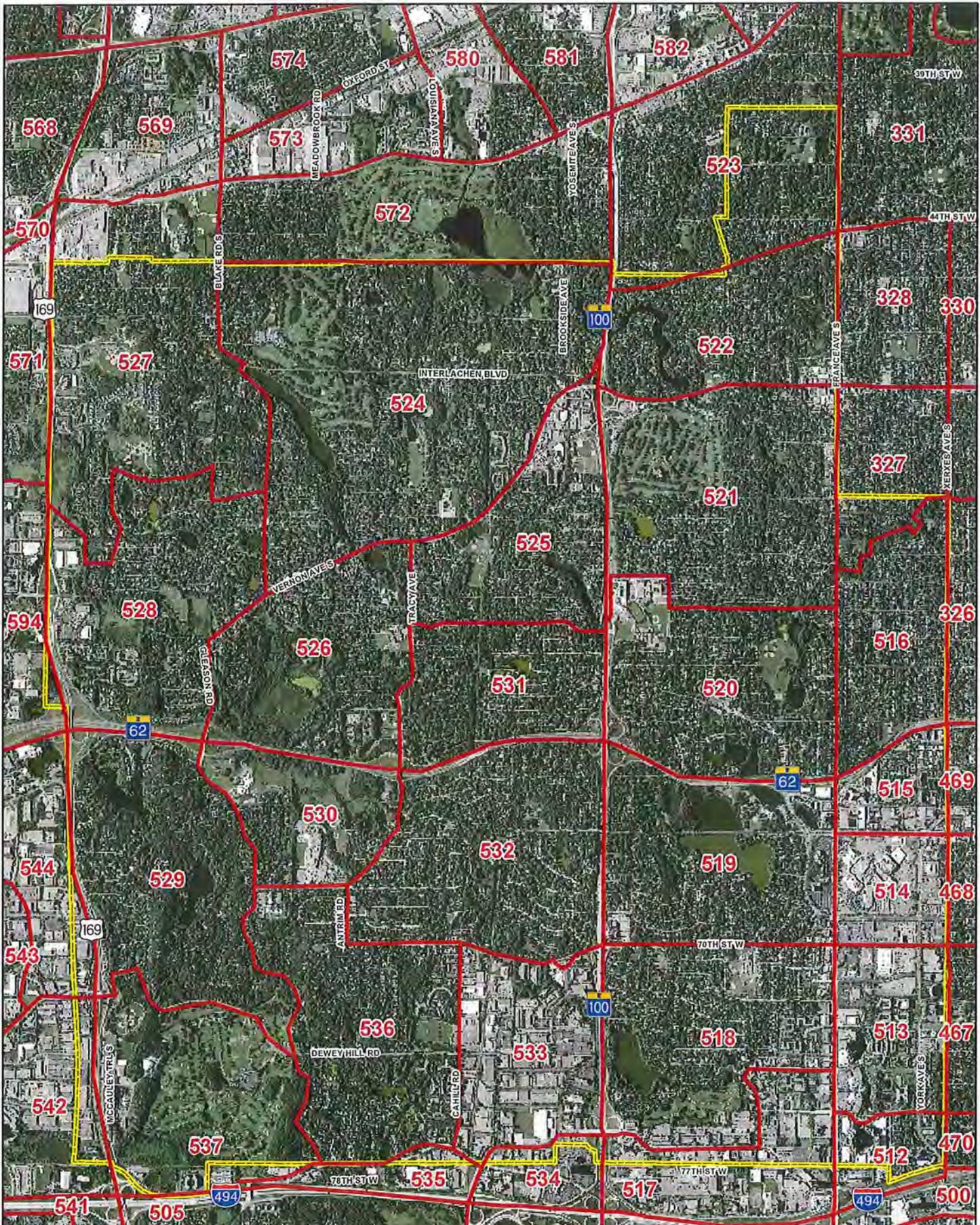
FROM: *Charles Rickart, P.E., PTOE*

RE: *Comprehensive Plan Amendment
Transportation Impacts
City of Edina, MN
WSB Project No. 1686-55*

A Comprehensive Plan amendment was recently submitted to Metropolitan Council for the Lennar (6725 York Ave) project. During discussion with Metropolitan Council for that request they concluded that the City needed to establish new residential density ranges for the City's mixed use Districts, to better align with the description of the uses allowed within each of the Districts.

As part of the review in establishing the residential density ranges, transportation impacts need to be considered. In general it can be concluded that: **There is adequate roadway capacity to support the proposed residential density ranges in the mix use Districts.** This finding is based on the following:

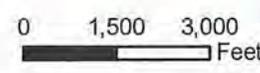
1. Per City Code, with each development proposal submitted to the City a detailed Traffic Study is required to document local and regional traffic impacts. These studies include evaluating the existing and forecasted 20 year roadway capacities. They take into account approved developments adjacent to the proposed project, as well as general traffic growth in the area. The studies will recommend any existing or future roadway mitigation required to accommodate the development. The studies are coordinated with Hennepin County and MnDOT if there roadways are impacted by the development proposal.
2. The City's Comprehensive Transportation Plan included forecasts based on households, population and employment for each Traffic Analysis Zone (TAZ). The TAZ's do not align with specific land use districts and are based on anticipated developable land. In mixed use districts, although some of the household and population forecasts are low, the corresponding employment forecasts are high. Therefore if additional households are included in a specific District, the corresponding employment numbers would be reduced which would balance the traffic generation. Attached is the TAZ map from the City's Transportation Plan and a summary of the effected TAZ's with the forecasted current Transportation Plans, Households, Population and Employment compared to the 1999 Plan and that included in the current (2014) Metropolitan Council Travel Demand Model.



Transportation Analysis Zones
City of Edina, MN

Legend

- Transportation Analysis Zones (TAZ)
- Edina Boundary



ASG

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 512	1997*	575	766	-	-	3974	1.33
	2009 [#]	586	737	0	4056	4056	1.26
	2020*	575	765	-	-	3603	1.33
	2030 [^]	597	764	208	1016	1224	1.28
	2030 [#]	636	916	650	3184	3834	1.44

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 513	1997*	2000	2903	-	-	3127	1.45
	2009 [#]	2009	2934	2576	2081	4657	1.46
	2020*	2000	2905	-	-	3191	1.45
	2030 [^]	2039	3085	2525	2525	5050	1.51
	2030 [#]	2059	2965	2525	2525	5050	1.44

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 514	1997*	33	38	-	-	6019	1.15
	2009 [#]	9	29	2692	3076	5768	3.22
	2020*	65	130	-	-	7156	2.00
	2030 [^]	310	540	2420	3630	6050	1.74
	2030 [#]	509	733	2420	3630	6050	1.44

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 515	1997*	993	1642	-	-	6210	1.65
	2009 [#]	1014	1595	21	2608	2629	1.57
	2020*	995	1650	-	-	6690	1.66
	2030 [^]	1044	1646	840	3960	4800	1.58
	2030 [#]	1064	1532	840	3960	4800	1.44

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 517	1997*	447	670	-	-	3219	1.50
	2009 [#]	454	695	402	11448	11850	1.53
	2020*	445	675	-	-	3716	1.52
	2030 [^]	481	741	531	4460	4991	1.54
	2030 [#]	504	1149	1331	11201	12532	2.28

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 518	1997*	1589	3393	-	-	4506	2.14
	2009 [#]	1617	3540	128	3350	3478	2.19
	2020*	1670	3575	-	-	4637	2.14
	2030 [^]	1963	4278	200	4300	4500	2.18
	2030 [#]	2192	3156	200	4300	4500	1.44

* - 1999 Edina Comprehensive Plan

[#] - Current (as of 2014) Metropolitan Council Travel Demand Model

[^] - 2008 Edina Comprehensive Plan

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	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 519	1997*	691	1792	-	-	3857	2.59
	2009 [#]	713	1794	55	2615	2670	2.52
	2020*	690	1805	-	-	4658	2.62
	2030 [^]	729	1821	400	2900	3300	2.50
	2030 [#]	731	1667	400	2900	3300	2.28

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 521	1997*	1214	2980	-	-	1200	2.45
	2009 [#]	1224	3200	289	940	1229	2.61
	2020*	1235	3050	-	-	1433	2.47
	2030 [^]	1299	3327	320	960	1280	2.56
	2030 [#]	1349	3076	320	960	1280	2.28

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 525	1997*	748	1653	-	-	1813	2.21
	2009 [#]	623	1663	327	726	1053	2.67
	2020*	940	2170	-	-	2105	2.31
	2030 [^]	698	1790	360	780	1140	2.56
	2030 [#]	748	1705	360	780	1140	2.28

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 528	1997*	1159	2493	-	-	1271	2.15
	2009 [#]	1170	2414	20	1493	1513	2.06
	2020*	1160	2510	-	-	1536	2.16
	2030 [^]	1186	2441	50	1650	1700	2.06
	2030 [#]	1190	2713	50	1650	1700	2.28

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 533	1997*	54	101	-	-	11532	1.87
	2009 [#]	57	92	607	11746	12353	1.61
	2020*	55	100	-	-	13700	1.82
	2030 [^]	358	603	1987	11263	13250	1.68
	2030 [#]	557	802	1988	11263	13251	1.44

	HOUSEHOLDS	POPULATION	JOBS			POP / HH	
			RETAIL	NON-RETAIL	TOTAL		
TAZ 534	1997*	0	0	-	-	948	-
	2009 [#]	0	0	12	2497	2509	-
	2020*	0	0	-	-	1145	-
	2030 [^]	30	51	13	1211	1224	1.70
	2030 [#]	50	72	50	5066	5116	1.44

* - 1999 Edina Comprehensive Plan

[#] - Current (as of 2014) Metropolitan Council Travel Demand Model

[^] - 2008 Edina Comprehensive Plan

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MINTUES
OF THE STUDY SESSION OF THE
EDINA CITY COUNCIL
TUESDAY, JANUARY 22, 2008
7:00 A.M

Mayor Hovland called the meeting to order at 7:00 a.m. in the Community Room of Edina City Hall. Answering rollcall were Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Also present were Planning Commissioners Brown, Fischer, Risser, Schroeder, Staunton, and Chair Lonsbury. Staff present included Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager, Cary Teague, Planning Director, Dan Cornejo, Comprehensive Plan Coordinator, and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the study session was to review the draft of the 2008 Comprehensive Plan. Manager Hughes briefly outlined the history of the Comprehensive Plan revision to date. Dan Cornejo presented an overview of the changes made from the 1998 Comprehensive Plan and the draft of the 2008 Comprehensive Plan Update.

The Council, Planning Commissioners and Staff reviewed and discussed the draft plan as follows:

- Improve the definitions of “step down” and “step back” in Land Use and Community Design chapter. “Step down” means that buildings should step down to the sidewalk; “step back” means that buildings should step back from nearby and adjacent lower-height residential areas. A drawing or photo will be added to help illustrate the term.
- Clarify bonus height and density - developers would need to earn either in exchange for
- 450 acres or about 5% of the city could change in terms of land use and densities. The other 95% is not recommended to change. The draft Plan does comment that within this 95%, and possibly within the other 5%, there could be proposals to make smaller zoning changes to facilitate the provision of affordable housing, lifecycle housing to accommodate seniors’ needs. However, the draft Plan does not call for immediate zoning changes, nor does it specify certain areas for these changes. This point was emphasized: NO changes are recommended in the single-family areas.
- The height maps need an accompanying narrative text that details what heights are recommended for which areas.
- Change map on page 4-50, regarding the Cahill area: the OR area should be 12-16 stories, and the GMU area should be 3-5 stories.
- Develop better definition of lifecycle housing and inclusionary housing.
- Potential links between height-density-transportation.
- Mixed used development and its future potential
- What, if any zoning changes would be implied by the Housing Chapter. Plan would be a policy or visioning document.
- Receipt and review of the recently written Energy and Environment chapter

CITY OF EDINA

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- Discussion that Plan would be a vision or give direction, and offer broader policy framework for further study and focus to achieve the city-wide goals and to guide future changes.
- Several language revisions were suggested to be incorporated on specific pages that staff will incorporate into the Plan.
- Small Area Plans were briefly discussed including how to formally remove the small area plans from the existing plan.

The Mayor and Council offered their thanks to the Planning Commissioners for their work on the update to the Plan.

Mayor Hovland declared the meeting adjourned at 9:00 a.m.

Respectfully submitted,

Debra Mangan, City Clerk


MINUTES
OF THE SPECIAL MEETING OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
MARCH 27, 2008
7:00 P.M.

ROLLCALL Answering rollcall were Members Bennett, Housh, Masica, Swenson and Mayor Hovland.

Mayor Hovland noted the purpose of the special meeting was to allow residents to comment on the proposed draft update of the Edina Comprehensive Plan. Following the hearing, he said there would be a forty-five day written public comment period. The Council was at the beginning of their work on the update to the Comprehensive Plan.

John Lonsbury, 6716 Southdale Road, Planning Commission Chair, used PowerPoint and presented the 2008 Comprehensive Plan Update.

Dan Cornejo, Comprehensive Planning Consultant, Planning Director Teague and Assistant Manager Worthington offered clarifications and comments in response to questions of the Council.

Public Comment

Arrie Larsen Manti, President, Edina Chamber of Commerce, 7701 Normandale Road Suite 101, stated that the Chamber hoped the City continued to work with business in Edina. She referred to the three entities: the Edina School District, the City of Edina and Edina businesses that must work together. Ms. Manti said 51,000 persons come into Edina Monday through Friday to work with mostly a positive effect. Ms. Manti said the Edina Chamber and businesses thanked the Planning Commission and city staff for the hard work and expressed their hope to be able to continue the working relationship that makes Edina a premier place to work and live.

John Elliot, 5904 Lee Valley Road, stated his concerns over increased traffic that would result from an increase in density and added if his concerns were not listened to, he may have to move out of Edina.

Ronald Rich, 7008 West Shore Drive, stated he was having a problem with the projected increased density seeming incongruous with what appeared to be the small projected population increase. Mr. Rich said that tall towers do not represent Edina and something was not being planned correctly and was off track. He said he did not want high density in Edina and asked for an answer to why it was being projected.

Cassandra Mihalchick, 7227 Lewis Ridge Parkway, said she was the President of the Cahill Lewis Neighborhood Association with over 500 members. She stated the concerns of the Association regarding the proposed Draft Comp Plan. They included concern over increased density, potential high rises, and affordable housing. The Association would refute that adding more affordable housing or low income housing to our current mix outweigh the concrete negatives of the lower average tax base, more traffic and more pressure on the Edina infrastructure. She said that achieving Edina should be something to work towards and not automatically granted. The Association would oppose any density bonuses to developers building affordable housing. The Housing Section of the Plan was out of sync with the desires of the Edina citizens. They particularly objected to proposed plans for the Cahill Gardens.



Gene Persha, 6917 Cornelia Drive, said ~~no sampling~~ of Edina residents had been integrated into the plan and people do not want tall buildings in Southdale or Cahill. Height was the most contentious issue and important point of the plan. The landscape will be affected by what was done permanently. The Plan projected the wishes of the Comp Plan Task Force and Planning Commission, but not the residents. He said that the consultants and planners vision was what the Draft Plan contained and that the citizens were not represented by the drafters of the proposed plan.

Jerry Paar, 6201 Virginia Avenue South, said that he had attended the quadrant meeting held earlier and specifically asked about the Valley View and Wooddale Area. In the information provided that evening, the traffic was estimated to increase by 6,000 vehicles per day. Mr. Paar asked where increased traffic would come from and why affordable housing was proposed to be increased. He noted that the Met Council would not require the City to increase their affordable housing by over 500 units. He stated he thought the plan was untried and said he found it flawed to be told that the choice was between lower buildings that would use up the green space or taller buildings that would block out the sun and not allow green space.

Doug Mayo, 6041 Kellogg Avenue South, said he was Chair of Edina Housing Task Force that had drafted the Housing Succession Plan. Mr. Mayo clarified that the 500 units of increased housing in the proposed plan would include 288 units of life cycle housing (this was housing that will be purchased by families earning between \$47,000 and over \$90,000) and 212 units of affordable housing (for person with incomes at 60% of median income or less). He said the affordable housing would be similar to what is already in Edina, such as Yorkdale, Centennial Lake, South Haven and some other apartment. He suggested there was a need for family and life cycle housing in Edina.

Bill Griffith, representing TE Miller Development, 7900 Xerxes Avenue, Bloomington, offered compliments on the comprehensive public process being followed by the Council and staff during the Comprehensive Plan Update. He stated there were issues with the area around Southdale and the loss of development potential. He suggested the Council consider his March 24, 2008 letter stating a reduction in FAR would result in a down-zoning without compensation.

Ron Miller, 6921 York Avenue, owner of property at 7716 France Avenue, suggested that if the goal of the new plan was to see projects built with certain features, only a true density bonus system would work. He warned decrease in FAR would cause landowners to keep what they have or build all retail.

Susan Covnick, 4715 Golf Terrace, said she was disappointed by behavior she observed. Ms. Covnick stated Edina was unique because it does not want change that was constantly being attempted to be foisted on the citizens. She said people are upset, angry and disappointed because they do not want the proposed changes. Ms. Covnick said people were there because they loved Edina and did not want to change.

Vivian Talghader, 7504 Hyde Park Drive, asked if the Council was considering the plan in part or as a whole. If changes were made to the draft plan would public input be sought at that point. She also asked if the plan were adopted would the City be held accountable to the Plan and if neighbors directly affected by small area plans would be notified when the plans were under consideration.



Jane Westin, 6136 Brookview Avenue, noted the proposed draft plan only went out ten years, but needs to think further in the future and consider climate change. She suggested the plan must address energy efficiency by creative use of wind, solar and water energy production.

Al Kluesner, 6417 Colony Way, suggested that if most of the re-development over the next ten years would be occurring south of TH62 and east of Cahill, the City Council become more proactive in getting representation on boards and commissions from that area.

Maire Katyal, 5177 Abercrombie Drive, said she was a former designer and planner in the State of Texas. She asked that the stress on the schools by additional development be considered. Ms. Katyal added that she would prefer owner-occupied housing and was opposed to more rental housing in the Cahill area. She asked that one West 70th Street higher buildings be set back from homes for light and air.

Virginia Borgeson, 6216 Ewing Avenue South, said she understood the goal of the Updated Comprehensive Plan and stated residents did not want increased density. She objected to the Comprehensive Plan removing decision-making from the residents and giving it to the City Council. She said she objected to the plan satisfying the desires of the developers. She also objected to increasing mixed-use plans, and cited numerous pages in the draft plan to which she objected.

Linda George, 5145 Tifton Drive, stated she did not feel there was neighborhood input from her neighborhood in the Comp Plan. She said that the persons drafting the Comprehensive Plan understand the impact of the traffic on Brookview Heights. She suggested that individual notices should be sent to each household in Edina notifying them of the update to the Comprehensive Plan. She also objected to tall buildings and said they would have a negative impact on adjacent neighborhoods.

Sharon Ming, 1103 Coventry Place, said she was disturbed by comments about not wanting change. Edina has already changed many times from agrarian community to post-war suburb to the present. Ms. Ming stated change would come no matter what and she felt the proposed Comp Plan was an opportunity to embrace the change. She urged inclusion of affordable housing, encouraging diversity in age and economics as a way to maintain Edina's vitality.

John Bohan, 800 Coventry Place, noted that tugging and pulling were typical of planning. He said that several things have come out of the process. Using the graphic, he noted some changes that have been completed. Mr. Bohan suggested the promenade area be finalized, expressed concern over heights of buildings and suggested heights be limited to four stories until the study was completed.

Linda Presthus, 4521 Belvidere Lane, asked for clarification of the question of whether the City of Edina was bound by statute of any kind to add 212 affordable housing units between the years of 2011 and 2020.

Mark Chamberlain, 7004 Bristol Boulevard, agreed with Ms. Ming and suggested Edina should shape the future changes rather than react to them. He suggested the future be shaped with lower densities and lower height building. Higher density will lead to more traffic without increasing the infrastructure to the area that has already been saturated. He urged the restriction of building heights and density.

Michael Fischer, 4512 Dunham Drive, stated he was a member of the Planning Commission and Comp Plan Task Force. He said he lived south of Crosstown and east of Cahill, reminding people that the Comp Plan Task force was made up of Edina citizens. He clarified what was



proposed in the land use section of the plan relative to housing. The 212 units were affordable required by the Met Council, an additional 175 units were for people earning an average income of \$62,800 and 113 units for people earning an average of \$90,275. He said these would be made up of teachers, fire fighters and dental hygienists. Mr. Fischer said that Edina would not stop traffic growth because Edina was surrounded by growing communities peopled by commuters who have learned that Edina streets were better than the freeway system. He pointed out that the Edina Schools were bringing in 1,000 students annually because there were not enough students in Edina which pointed to a need for life cycle housing.

Peggy Buxton, 7500 Cahill Road, said she has been a 40 year resident and has seen a great deal of change. She said she lived on the first floor facing east of her property and said that a building even three stories would block the sun on her building. She suggested lower building heights.

John Snyder, 5705 Lois Lane, said that a registered sex offender lived close to his property. He asked about the low income units and who would move into to them, expressing concern about the safety of his children. He asked the Council to explain why his fears were unfounded or if it was thought there was some merit in them, then why proceed and put the safety of young children at risk.

Member Masica made a motion, seconded by Member Housh to close the public hearing, noting the written record would remain open for 45 days.

Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

Mayor Hovland reviewed the questions asked by the citizens. The staff answered the questions and discussed the answers with the Council. Following the discussion Mr. Hughes suggested the forty-five day written comment period would remain open until May 12, 2008. The Council consensus for beginning their work on the draft plan following the comment period noting their first work session would be held at 5:00 p.m. on May 20, 2008, preceding the regular meeting.

There being no further business on the Council Agenda, Mayor Hovland declared the meeting adjourned at 9:40 p.m.

Respectfully submitted,

Debra A. Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
MAY 20, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Ceil Smith, Assistant to the City Manager; Cary Teague, Planning Director; Dan Cornejo, Planning Consultant; and Jane Timm, Deputy City Clerk.

Mayor Hovland said the purpose of the work session was to discuss the Comprehensive Plan.

The Council discussed the plan of action to review the Comprehensive Plan. Consensus was to start with land use at the meeting on June 3, 2008, at 5:00 p.m. Topics of discussion would include:

- Height
- Density
- Setbacks/design issues--i.e. closeness to street, parking
- Small Area Plans
- Height and density incentives, and how they work in other jurisdictions
- Basis for legal change in zoning incentives
- How mixed use works in the Twin Cities market, especially with housing over commercial?

The discussion at the work session on June 17, 2008, 5 p.m., would be housing. The topics would include:

- Housing type methodology
- Ownership vs. Rental
- Accessory dwelling units--would they work in any area in Edina, or be confined to certain areas
- Mandatory Inclusionary Zoning
- Methodology/philosophy of 500 additional affordable units
- Location of Affordable Housing
- Use of the phrase "Over Housing"
- "Accessibility" issues
- Implementation chapter inconsistencies

The discussion at the work session on July 1, 2008, at 5:00 p.m., would be Assumptions.

The discussion at the work session on July 15, 2008, at 5:00 p.m., would be Transportation. The topics would include:

- "Access" issues
- Functional Classification as a basis for traffic and vehicle count data

The Council discussed the joint work session with the School Board on June 16, 2008.

City Manager Hughes informed the City Council that one meeting would be needed to discuss the budget.

The Council discussed and made a decision to change the May 27, 2008, work session to 12:30 p.m. The purpose of that work session would be the Public Works facility.

Mayor Hovland declared the meeting adjourned at approximately 6:45 p.m.

Respectfully submitted,

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Jane M. Timm, Deputy City Clerk

MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
JUNE 8, 2008
5:00 P.M.

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Also present: Planning Commissioners John Lonsbury and Michael Fischer. Staff present included: Heather Worthington, Assistant City Manager; Ceil Smith, Assistant to the City Manager; Cary Teague, Planning Director; City Attorney, Roger Knutson and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the work session was to discuss the Land Use Chapter of the Comprehensive Plan. Member Masica led off stating that she felt height was an issue that needed to be discussed. She brought to the meeting a large map received from a constituent that she used to point out the height of various buildings in the Cahill area. The Council discussed various aspects of building heights with staff and the Planning Commissioners.

It was noted that the Cahill Industrial Area (east of Cahill Road, west of Hwy 100 and north of 1-494) was an area where the draft plan noted a potential for increased density. The Council discussed the following acceptable heights for the area: three stories, east side of Cahill and south side of 70th Street and the neighbors would not object to eight stories adjacent to Hwy 100. Discussion also included: increasing green space in relation to increasing height, impact of change in one neighborhood affecting adjacent neighborhoods, the vibrancy of neighborhood adjacent to freeways, whether or not zoning would need to change if the comprehensive plan changed the designation of an area (the City would have nine months to change zoning and then only change zoning if in conflict with plan), mixed use development, residential over retail development, whether industrial areas should be retained, purpose of the Comprehensive Plan to give guidance to developers and protection to residents, need to balance uses (i.e. commercial, industrial, residential), residents' desire to not increase height or density, development of vision, need for small area plans and maintenance of infrastructure.

The Council agreed the Cahill Industrial area from the railroad tracks to Highway 100 should be included in a small area study, there should be a maximum height of three stories and the zoning should not change. Future work sessions should review other potential areas of change including: Southdale area, 44th Street and France Avenue, the Grandview area, France Avenue north of Highway 62, and Valley View Road and Wooddale Avenue.

Mayor Hovland declared the meeting adjourned at approximately 6:50 p.m.

Respectfully submitted,

Debra Mangen, City Clerk



**OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
JUNE 17, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager, Heather Worthington, Assistant City Manager; Ceil Smith, Assistant to the City Manager; Cary Teague, Planning Director; Roger Knutson, City Attorney; and Debra Mangan, City Clerk.

Mayor Hovland said the purpose of the work session was to continue discussion of the Land Use Chapter of the Comprehensive Plan.

Member Masica stated she was uncomfortable allowing residential uses in conjunction with commercial and industrial uses and therefore opposed permitting residential uses in the industrial and commercial area.

The Council discussed the area bordered by Metro Boulevard on the east, West 70th Street on the north, Cahill Road on the west, and West 78th Street on the south. The issues included: existing and potential allowable heights of buildings in the area, current zoning of the area designated NC in the draft comp plan, effect of changing zoning on property values, existing and potential floor area ratio (FAR), desire to preserve commercial/industrial uses in Edina, the zoning should stay as it was in the area described in the plan as NC, the area designated GMU should maintain light industrial and commercial without residential, mixed land use concept, and uses that would be allowed within an industrial zoning designation.

Staff and Council also discussed Small Area Plan Studies and Potential Areas of Change that might trigger such studies. It was noted that the draft Comp Plan might be less prescriptive if it were to read "the City Council may direct staff to conduct a Small Area Plan Study in certain areas comprised of multiple parcels and/or identified as Potential Areas of Change within the Comp Plan."

The Council pointed out several corrections/revisions to the draft Comp Plan which staff will incorporate into the document.

Mayor Hovland declared the meeting adjourned at approximately 6:50 p.m.

Respectfully submitted,

Debra Mangan, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
JULY 22, 2008
7:00 A.M.**

Mayor Hovland called the meeting to order at 7:10 a.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Planning Director; and Debra Mangen, City Clerk. Roger Knutson, City Attorney, briefly joined the meeting between approximately 10:00 a.m. and 10:30 a.m.

Mayor Hovland said the purpose of the study session was to continue review of the Land Use chapter of the Draft Comprehensive Plan Update 2008

The Council discussed the area described as the greater Southdale Area bordered by the City's easterly and southerly boundaries, by TH 62 to the north and generally one parcel of land in depth west of France Avenue. The issues included: density, whether or not Floor Area Ratio should be adjusted, heights of buildings, buildings that would have a tower stepping down to a podium on the edges of the development nearer the street, setback, existing zoning, potential changes in zoning, the importance of encouraging a pedestrian friendly environment, concern regarding maintaining the vibrancy of the area, and infrastructure improvements potentially triggered by re-development or density changes. Staff noted that when speaking of building height, building codes allow stick-built method of construction for buildings up to four stories, that buildings five and six stories were allowed to use a transitional type of construction, but buildings taller than six stories required full masonry construction. Acceptable heights based on the draft plan were suggested and staff recorded those changes.

The Council asked Attorney Knutson if an existing 13 story building would be rebuilt, how many stories high statute would allow. Mr. Knutson responded the law would allow the building to be rebuilt to the same height. It was also noted that affordable housing would be favorably received in the residential areas. The Council felt it would be good to take time to reflect upon what the appropriate heights should be in the area.

Member Housh left the meeting at 9:10 a.m. Mayor Hovland declared the meeting adjourned at approximately 10:40 a.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
AUGUST 4, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Director of Planning; and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the study session was to continue review of the Land Use chapter of the Draft Comprehensive Plan Update 2008.

Member Masica commented that she would not be at the September 2, 2008, Council meetings.

Staff recapped the results of the July 22, 2008, work session dealing with the greater Southdale area of the city. The Council finished their discussion of appropriate heights in the area and staff recorded the suggested heights. Some items from the discussion included: the ability to maintain the vibrancy of the area, potential future ownership of Southdale, community vision for Edina did not embrace height, traffic congestion, and differing heights of individual stories effect on the overall height of the building, desire to maintain or increase green space, and the desire to encourage pedestrian friendly redevelopment if possible.

After concluding their discussion of the greater Southdale area, the Council next began the review of the France corridor north of Trunk Highway 62. Discussion included the regional medical district, FAR in the regional medical district, the office residential district in this area and scheduling of future work sessions on the Comprehensive Plan.

Mayor Hovland declared the meeting adjourned at approximately 6:50 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
AUGUST 19, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Kris Aaker, Assistant Planner; and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the work session was to continue the review of the Land Use Chapter of the draft Comprehensive Plan. Council reviewed the outcomes of their previous discussions of the Land Use Chapter.

Council discussion included: desire for a list of consensus items, concern about Regional Medical District zoning and density, future development of small area plans after the Comp Plan had been approved, and the need to potentially amend zoning regulations to coincide with the Comp Plan. It was decided that the neighborhood commercial nodes (50th & France, Wooddale and Valley View Road, 44th and France, 70th and Cahill and Grandview) would remain with the same land designations and overall heights as currently existed until small area plans had been completed.

Assistant Manager Worthington reviewed briefly the comments received from Three Rivers Park District and the Metropolitan Council on the Edina Draft Comprehensive Plan.

Areas for which small area plans would be completed in the future included: 50th & France, Wooddale & Valley View, 44th & France, Cahill & 70th, Grandview, and 54th & France. There was also discussion of whether or not Southdale should be considered for a small area plan.

The Council discussed whether the work of the Comprehensive Plan Task Force was being ignored, the community vision for Edina and the need to keep moving forward with the review of the draft plan. The tentative future schedule follows: September 16th at 5:00 p.m. - Housing Chapter, September 23rd, 7:00 a.m. Study Session, Transportation, October 7th at 5:00 p.m. Parks & Open Spaces and October 21st at 5:00 p.m. Wrap Up.

Mayor Hovland declared the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE STUDY SESSION OF THE
EDINA CITY COUNCIL HELD AT CITY HALL
SEPTEMBER 23, 2008
7:00 A.M.**

Mayor Hovland called the meeting to order at 7:00 A.M. in the Community Room of Edina City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Attending from the Edina Transportation Commission were Geof Workinger and Jennifer Janovy (also on the Bike Edina Task Force) and Sara Jacobs from the Bike Edina Task Force. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Wayne Houle, City Engineer; Jack Sullivan, Assistant Engineer; Chuck Rickart, WSB, Consultant; and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the study session was to review the Transportation Chapter of the draft Comprehensive Plan. Member Masica commented that there was a rumor circulating there was no intention to finish the review of the draft Comp Plan by year end. Mayor Hovland said he believed the Council was to finish their work in October and submit the draft plan to Met Council by November.

Manager Hughes assured the Council there was no intent to defer a decision on the draft plan until 2009. He stated staff was willing to meet whenever the Council desired to complete the review. He suggested that the Council also discuss whether they want to hold a public hearing on the revised draft plan.

The Council conducted a review of Chapter 7 Transportation Plan. Included in the discussion were: Edina's functional classification of roadways and its difference with Met Council's listing of functional classification of roadways, how the functional classification was developed, criteria used to derive terms with which streets and roads have been labeled, how changing roadway classification could impact availability of state or federal funds, desire for development of an overarching narrative to describe departure from functional classification, Bike Edina Task Force Comprehensive Bike Plan and its need for inclusion in the Comprehensive Plan, need to review draft plan for consistency of terminology and references between chapters, Traffic Demand Management Plans development and use, crash reduction strategies for major trouble points, working with various agencies and jurisdictions on 25 mph speed limit, transportation as it relates to transit, speed reduction strategy for school zones, development of park and ride locations and possible funding sources for updating TH 62 interchange. Staff noted suggested revisions and corrections during the review.

The Council discussed the timing and process for adopting a final draft of the Comprehensive Plan for submittal to the Metropolitan Council. They felt they could review the remaining chapters: Heritage Preservation, Water Resources, Park, Energy and Environment and Community Services in one more work session set for 5:00 p.m. October 7, 2008. The Council will e-mail any issues to the City Manager regarding these chapters by September 30, 2008. The issues will be consolidated to facilitate discussion on October 7th.

It was decided that the revisions will be completed and the revised red-lined draft will be submitted to the Council in its entirety in late October. The updated draft will also be posted online. The Council will give staff any final updates November 3, 2008, and those will also be posted on the web as soon as possible. It was anticipated that a hearing date would be set for November 18, 2008, to consider the final draft and presumably approve that draft for submission to Met Council.

Member Masica left the meeting at 9:45 a.m. Mayor Hovland declared the meeting adjourned at 10:05 a.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
SEPTEMBER 16, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the City Council Chambers of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Planning Director; Roger Knutson, City Attorney; and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the work session was to the review the Housing Chapter of the draft Comprehensive Plan.

Council discussion included: Housing Task Force's development of the Housing Succession Plan, Housing Task Force's goal of 500 units, Metro Livable Communities Act goal of 212 affordable units, percentage of Edina housing currently at an affordable price, definition of affordable housing, inclusionary zoning and its meaning and implications, and the desire that affordable housing be ownership vs. rental, concern over allowing two housing units to be developed in single family dwellings, how school district demographics affect Edina's population, and life-cycle housing and ability to allow residents to age in place within Edina. The Council pointed out changes and inconsistencies to the Housing Chapter that were recorded by staff. Staff will review the draft plan for consistency throughout the chapters after incorporating the changes.

It was noted the Transportation Chapter would be reviewed at the September 23, 2008, Study Session to be held at 7:00 a.m. Council requested that Geoff Workinger and Steve Brown of the Edina Transportation Commission be invited along with Kirk Johnson and other members of the Bike Edina Task Force. The meeting would be held in the Edina Community Room located on the second floor of City Hall.

Mayor Hovland declared the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
OCTOBER 7, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Masica, Swenson and Mayor Hovland. Member Housh was absent. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Planning Director; John Keprios, Director of Parks and Recreation; Wayne Houle, City Engineer/Public Works Director; Jennifer Bennerotte, Communications and Marketing Director; Marty Scheerer, Fire Chief; Mike Siitari, Police Chief; and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the work session was to review the remaining chapters of the draft Comprehensive Plan.

The Council worked through Chapters 6, Heritage Preservation; Chapter 7, Transportation; Chapter 8, Water Resources Management; Chapter 9, Parks, Open Space, and Natural Resources; Chapter 10, Energy and Environment; Chapter 11, Community Services and Facilities; and Chapter 12, Implementation. Several items were noted by staff. Council members supplied staff with notes of typos and clerical errors to be corrected into the final document.

The revised red-lined draft will be sent out to the Council on Friday October 24, 2008, with the November 3, 2008, work session devoted to a final review of the document. At the regular meeting on November 3, 2008, a public hearing will be scheduled for November 18, 2008. Written comment will also be accepted on the draft document.

Mayor Hovland declared the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

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The Council discussion included: the depth of the monitoring wells were 15-17 feet deep; any purchaser of this property would request a no-action letter since the property issues needed to be resolved with ConAgra; the MPCA might require ConAgra to conduct additional investigations, perhaps to determine if this substance originated from this property or was the result of a flow from other properties; and that sale of bonds at this time would be premature since it could be six months before the no-action letter would be issued. Mr. Hughes advised that the budget included a debt service levy in anticipation of selling these bonds later this fall or during 2009. In December, the Council will make the decision whether or not to have a debt service levy start in 2009 in anticipation of selling the bonds.

The Council noted the market in six months cannot be predicted at this time and the amendment would give the unilateral decision whether or not to sell bonds. The Council questioned whether the seller would be willing to issue an environmental assurance for unknown conditions. Mr. Hughes advised it was too early for such a negotiation with ConAgra, but there were different kinds of no-action letters and, based on the type issued, it was possible the City may negotiate additional assurances from ConAgra. The Council discussed the potential need for and cost of ground water remediation and noted that once the no-action letter was issued, the MPCA would still have the ability to require action under certain circumstances.

The Council noted the amendment: would provide an additional 60 days of due diligence after the no-action letter comes forward, would provide the City with flexibility in deciding what to do about environmental issues, and the \$100,000 would be returned if the City determined to not proceed to closing. Staff was directed to provide the Council with additional bond levy information to assist with that decision, noting it had until December 16, 2008, to make that decision. It was noted there were substantial savings in capitalized interest costs when this was considered previously. **Member Bennett made a motion, seconded by Member Housh, to approve an amendment to the purchase agreement for 7450 Metro Boulevard to extend the closing date; extend the due diligence period until 60 days after the issuance of the no-action letter for the City to evaluate its sufficiency and to arrange financing for the acquisition; and, permit the City to terminate the agreement if it determined that the no-action letter was not acceptable or financing feasible prior to the end of the extended due diligence period.**

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

UPDATE OF COMPREHENSIVE PLAN ROADWAY FUNCTIONAL CLASS SYSTEM

Engineer/Public Works Director Houle advised that the Functional Class System in the Transportation Chapter of the Comprehensive Plan does not match the Metropolitan Council's mapping, which became apparent during the Metropolitan Council's pre-review. At that time, staff explained the functional class map was identical with the 1999 Comprehensive Plan and staff did not know Metropolitan Council's mapping had changed when redone three years ago. Mr. Houle stated staff and Peter Langworthy of WSB met with Metropolitan Council staff and it was determined that Edina either needed to replicate in its Plan the Metropolitan Council map and functional classifications or request approval for map changes from the Metropolitan Council and its Technical Advisory Board. Mr. Houle displayed the Metropolitan Council's current mapping, explained how it differed from Edina's mapping, and presented staff's recommendations for agreements with Metropolitan Council classifications and requests for change. He also explained the hierarchy of road classifications and how they were categorized, noting the advantage of funding tied to A-minor arterial roadways.

The Council discussion included: the number of vehicles per day carried by collector (1,000 to 15,000) and B-minor arterial roadways (5,000 to 30,000); funding advantage for A-minor arterial roadways; impact of land use concentrations of residential or commercial/retail developments on road classifications; the importance of connectivity and standard consistency; concern about function of the roadway going forward; and, risks to residents who live on those roadways. The Council noted that when Edina was built, it was the outer suburb so future construction of the roadway system to outer areas had not been envisioned.

Peter Langworthy, WSB, explained the classification was based on the amount of traffic the roadway carried. He advised there were not clear-cut mandates that an arterial must have certain design criteria. Rather, there were guiding principals, and if a roadway was designated as a collector as opposed to a B-minor arterial, it would not have a major change on how that roadway would be designed moving forward. He noted Edina was a mature City with a mature roadway system. Mr. Langworthy said certain roadways, due to basic features and development had regional significance. For example, a road that had an interchange at one end and major commercial enterprise at the other end, would be of regional significance.

The Council noted that twenty percent of the City's mileage of roadways was designated as Municipal State Aid (MSA) roadways. Additionally, all of the road segments being discussed, with the exception of 58th Street, were on the MSA system. The Council expressed concern that changing a designation from collector to another status expanded the potential for future developmental capability. Mr. Houle suggested the future land use had been identified in the Comprehensive Plan. The Council discussed that the Comprehensive Plan required the City to adequately control access points to the regional roadway system, and the Comprehensive Plan would establish and more clearly define the connection between land use and transportation. **Member Swenson made a motion, seconded by Member Bennett, to recommend the following functional classifications to the Metropolitan Council:**

- That A-1 CSAH 158 (Vernon Avenue South/Gleason Road) from TH 62 (Crosstown) to TH 100 be upgraded to an A-Minor Arterial Roadway;
- That B-1 York Avenue So./Xerxes Avenue from TH62 to South City Limit and B-7 Valley View Road/West 69th Street from West 66th Street to CSAH 31 (York Avenue South) be upgraded to B-Minor Arterial Roadways
- That B-2 Blake Road/Interlachen Road from the north City limits/Spruce Road to Vernon Avenue, B-3 Londonderry Road/Lincoln Drive/Vernon Avenue South from TH169 to Gleason Road, B-4 Cahill Road from West 78th Street to West 70th Street, B-5 West 70th Street from Cahill Road to CSAH 17 (France Avenue), B-6 Normandale Road/Valley View Road from Benton Avenue to TH 62 (Crosstown) be designated Collector Streets

Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

RESOLUTION POSTPONED - PETITION TO NINE MILE CREEK WATERSHED DISTRICT FOR STREAM BANK STABILIZATION

The Council questioned whether submission of a petition to the Nine Mile Creek Watershed District (NMCWD) would be in conflict with work of Bike Edina Task Force to establish a bike trail in this area. Engineer/Public Works Director Houle explained that for the last two years, the NMCWD had asked Edina staff to submit a petition, which would open funding for CIP projects. He explained the NMCWD's project was to stabilize the banks from erosion, to realign the Creek in some areas, and to add a trail where it would match the Three Rivers trails. The Council expressed concern that the two projects may not be compatible. Mr. Houle noted that a project had not yet been identified and while Three Rivers had not committed funding to a trail, they had started a preliminary review of the feasibility and potential location for a trail.

City Manager Hughes advised that the Manager of the NMCWD had encouraged Edina to submit this petition, which would provide another source of funds into the corridor that did not exist today. This was the mechanism that cities used, a petition process to access the levy authority of the watershed district. He noted that Edina was one of the last communities to take advantage of this process.

The Council discussed that residents have not indicated support for a bank stabilization project but have asked why there was not a bike trail in Edina or park land to bike between, as identified formally in the community survey. The Council noted the City's budget constraints and past discussion to cut \$25,000 from trail maintenance, even though construction of more trails and maintaining current trails was identified as a top priority by Edina residents. It was also noted that Edina taxpayers contribute

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
NOVEMBER 3, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:08 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Wayne Houle, City Engineer/Director of Public Works; John Keprios, Park and Recreation Director; Jack Sullivan, Assistant City Engineer; and Jennifer Bennerotte, Communications and Marketing Director.

Mayor Hovland said the purpose of the work session was to review the draft **Comprehensive Plan**.

The Council reviewed the "Definitions" section of the draft Comprehensive Plan and the following chapters: Introduction; Vision, Goals and Objectives; Community Profile: Population, Housing and Employment; and Land Use and Community Design.

Council discussion included proper definitions of the terms "sustainability," "CIP" and "PUD" in the "Definitions section;" typographical errors in Chapter 2; population projections and the concept of "overhousing" in Chapter 3; and desirability by the community of mixed-use developments in Chapter 4.

The Council pointed out that graphics and tables in Chapter 3 were labeled as being comparisons of "similar communities," when they should have been labeled "adjacent communities." Staff will review the draft plan for consistency throughout the chapters. The Council revised two Land Use Policies in Chapter 4. Staff will make changes consistent with Council direction.

It was noted that additional work sessions will be scheduled to complete the Council's review of the draft Comprehensive Plan. All sessions will be scheduled before the Dec. 2, 2008 public hearing.

Mayor Hovland declared the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
NOVEMBER 13, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Wayne Houle, City Engineer/Director of Public Works; John Keprios, Park and Recreation Director; Jack Sullivan, Assistant City Engineer; Cary Teague, Planning Director; and Jennifer Bennerotte, Communications and Marketing Director.

Mayor Hovland said the purpose of the work session was to continue to review the draft Comprehensive Plan.

The Council began by continuing its review of the Land Use and Community Design chapter. The "Implementation" and "Housing" chapters were also reviewed.

Council discussion included the expression of building height, the maximum height of the high-density residential area west of France Avenue, the maximum height of the industrial area east of Cahill Road, development review process and affordable housing. The Council was reminded that heights in some commercial areas were not analyzed as much as in other areas because staff was directed to conduct small area plans after adoption of the Comprehensive Plan. Time did not permit such plans to be developed along with the Comprehensive Plan.

Staff will make changes consistent with Council direction.

It was noted that an additional work session will be held 5 p.m. Nov. 18 to complete the Council's review of the draft Comprehensive Plan.

Mayor Hovland declared the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
NOVEMBER 18 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Wayne Houle, City Engineer/Director of Public Works; John Keprios, Park and Recreation Director; Jack Sullivan, Assistant City Engineer; Cary Teague, Planning Director; and Jennifer Bennerotte, Communications and Marketing Director.

Mayor Hovland said the purpose of the work session was to continue to review the draft Comprehensive Plan.

The Council continued its review of the draft plan beginning with Chapter 7, Transportation.

Council discussion included the methodology used to model traffic volume projections, consensus that streets described as collector or above become residential thoroughfares, steps needed to remedy impaired waters, whether Todd Park should be downgraded to a neighborhood park and the status of Chapter 10, Energy and Environment.

Mayor Hovland declared the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Debra Mangan, City Clerk

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member cities do receive LGA. The issue of eminent domain was discussed, and the position of Metro Cities was read, noting it softened that language. Member Masica advised that at a regional level, Metro Cities had to take a stance for the majority of its member cities. **Mayor Hovland made a motion, seconded by Member Bennett, to appoint Council Member Masica as Edina's voting representative at the Metro Cities Policy Adoption Meeting.**

Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

***HEARING DATE (NOVEMBER 18, 2008) SET – APPEAL ZONING BOARD OF APPEALS DENIAL OF VARIANCE – SIGNAGE SOUTHDALE MEDICAL CENTER** Motion made by Member Bennett and seconded by Member Swenson to approve setting the hearing date for an appeal of a denial of a variance by the Zoning Board of Appeals for signage at the Southdale Medical Building, 6545 France Avenue, for the November 18, 2008, Council meeting.

Motion carried on rollcall vote – five ayes.

HEARING DATES SET: 1. FINAL DEVELOPMENT PLAN AND VARIANCE APPEAL EDINA REALTY, 3930 49½ STREET WEST (DECEMBER 16, 2008); 2. PRELIMINARY AND FINAL PLAT – GALLERIA SHOPPING CENTER (NOVEMBER 16, 2008) City Manager Hughes explained the applicant submitted a letter indicating the Edina Realty project, approved at the last meeting, also required a variance that was to be heard on November 6, 2008. However, due to the applicant's schedule, the Board of Appeals cannot consider the application until November 20, 2008, so the applicant had requested the hearing be set for a December meeting date. **Member Masica made a motion, seconded by Member Bennett, to approve setting the hearing date for the final development plan and variance appeal of Edina Realty, 2920 49½ Street West, for the December 16, 2008, Council meeting.**

Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

Member Swenson made a motion, seconded by Member Bennett, to approve setting the hearing date for the preliminary and final plat for the Galleria Shopping Center for the November 18, 2008, Council meeting.

Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

HEARING DATE (DECEMBER 2, 2008) SET – COMPREHENSIVE PLAN Mayor Hovland advised that additional work remained on the Comprehensive Plan, so it was recommended the public hearing be rescheduled. **Member Swenson made a motion, seconded by Member Housh, to schedule a public hearing on the Comprehensive Plan for the December 2, Council meeting.**

Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

REPORT ON CITY MANAGER PERFORMANCE EVALUATION Mayor Hovland reported the Council held three meetings to review nine categories of general performance for the City Manager. The Council used a summary performance rating scale and confirmed that Mr. Gordon was ranked in the "very good" to "outstanding" categories in all areas. It was noted that the City Manager did not receive a pay increase in 2008. **Member Housh made a motion, seconded by Member Swenson, to adjust the City Manager salary for 2008 by a 3.5% increase, retroactive to January 1, 2008.**

Rollcall:
Ayes: Bennett, Housh, Masica, Swenson, Hovland
Motion carried.

***FEASIBILITY REPORT RECEIVED AND PUBLIC HEARING SET (DECEMBER 2, 2008) – RESOLUTION NO. 2008-114 APPROVED FRANCE AVENUE SIDEWALK** Motion made by Member Bennett and seconded by Member Swenson to adopt Resolution No. 2008-114

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Member Housh made a motion, seconded by Member Swenson, to close the public hearing.

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

Member Swenson introduced Resolution No. 2008-115, Resolution Approving a Final Plat for a Registered Land Survey for the Galleria. Member Housh seconded the motion.

Rollcall:

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

PUBLIC HEARING HELD ON COMPREHENSIVE PLAN – RESOLUTION NO. 2008-134 APPROVED

Affidavits of Notice presented and ordered placed on file.

Mayor Hovland thanked the many citizens and groups for their participation and hard work in drafting the Comprehensive Plan.

Assistant City Manager Worthington reviewed stated that in late 2006 the City undertook the process to update the Comprehensive Plan as required by State Statute. She advised reviewed of the process taken, used, led by the Planning Commission, task force groups, citizens, staff members and consultants. The Council received the draft Comprehensive Plan on March 3, 2008, had now completed its review, and directed staff to schedule a public hearing for December 2, 2008. Ms. Worthington stated if the draft resolution was approved, the Comprehensive Plan would be submitted to the Metropolitan Council for its review process, which could take up to one year. When completed, the Council would be asked to adopt the Comprehensive Plan sometime in 2009 and then make Zoning Code amendments within nine months to comply with the guidelines of the Comprehensive Plan.

Mayor Hovland opened the public hearing at 7:18 p.m.

Public Testimony

Sharon Ming, 1103 Coventry Place, stated she was a 27-year resident and served on the Human Rights and Relations Commission for 19 years. She also served on the Housing Task Force that helped draft the Housing Section of this Plan. Ms. Ming detailed the open process created by the Council that included over a hundred volunteers, hundreds of committee meetings and public listening sessions. These meetings were attended by hundreds of citizens who provided creative input that would guide the City's development and growth over the next 10-15 years. Ms. Ming estimated that 120 meetings were held and at a value of \$25 per hour, there was probably \$100,000 worth of free volunteer time from people with expertise. Ms. Ming asserted that over the last nine months, since the Council undertook its review of the Plan, the Council had subverted its own public process. She suggested the Council made substantial changes without the benefit of community input and did not release the final draft to the public until just eight days ago, over the Thanksgiving weekend. Ms. Ming stated she felt this draft of the Comprehensive Plan had a lot of background and history; however, very little vision or strategy and very few ideas about what Edina wanted to see happen over next 10-15 years. She encouraged the Council not to approve or submit this Plan to the Metropolitan Council because it would not serve Edina well.

Cappy Moore, 6768 Valley View Road, stated she was a 24-year resident and in 2000 was one of four residents representing three area churches who met to discuss Edina's housing situations through the eyes of the faith community who wondered what Edina would look like if it became more diverse. She advised of the 30-40 meetings that were held over the next seven years including two public forums in 2004. Ms. Moore stated that Council Member Masica attended a public forum and had indicated her surprise to see 150 people in favor of affordable housing. Mayor Hovland had attended the 2006 public forum and gave the key address about change coming to Edina, a first-ring suburb, and the need to keep Edina moving into the future. Ms. Moore noted the public had spoken for more affordable housing, but it was cut from the Comprehensive Plan. She reviewed her involvement to attend meetings with diverse groups who spoke of their desire for an economically diverse city. Ms. Moore asked what happened to the Edina's vision and stated she did not understand why the Council disregarded the work charged to the Task Force and the public's input. She stated that as a member of a strong united faith community, a

Task Force member, and mother to six grown children, she believed there was room in Edina for families, single moms with one income wanting a secure environment, and newly-arrived immigrants. Ms. Moore stated Edina would be a better community for saying "yes" to those who want a new life in Edina. She asked the Council to be responsive to the work and moral fiber of this community and to reconsider and look with fresh eyes at the recommendations originally presented in the Comprehensive Plan.

Sister Mary Madonna Ashton, 4401 Valley View Road, Apartment 2, stated she was a 26-year resident and excited to attend meetings about the Comprehensive Plan that showed an effort to revitalize the community by encouraging young families, professionals and skilled workers to live as well as work in Edina. Sister Ashton stated that young people were needed to revitalize the community and asked the Council to explain why, in Chapter 5, Section 10, the goals stated by the Housing Task Force and unanimously approved by the Council to study in 2006 got scraped from the Comprehensive Plan. She stated she was very disappointed.

Sally Krusell, 6229 Hanson Road, stated she was a 24-year resident who moved to Edina from Highland Park because she wanted her daughter to attend Edina schools. She was a single parent and served on the Housing Task Force, spent a lot of time volunteering and bringing in experts who volunteered their time to provide information. Ms. Krusell stated she was floored by all that was cut from the Housing Plan and asked why she wasted her time as a volunteer. She read a portion of the Housing Succession Plan indicating: "mix of housing types and values was necessary to insure that those who contribute to the community can live in the community if they desire" and asked why that was stricken from the Plan. Ms. Krusell stated her children attended Edina schools but now cannot afford to live here. Ms. Krusell urged the Council to not accept the Comprehensive Plan.

Patrick Downey, 7501 Hyde Park Drive, stated he was a 25-year resident, had sons and a career raising institutional capital for commercial developers. He followed the Comprehensive Plan cycle and was impressed with the professionalism and citizen input. However, he was shocked that the Council removed portions of the Housing Section. Mr. Downey referenced Chapter 5-21, Item 3, and asked why the 500-unit goal for affordable housing was reduced to 212 units, noting some units would have gone to seniors. He stated his son married an Edina girl but lives in St. Louis Park because they cannot afford a house in Edina. Mr. Downey stated Edina needed to be revitalized by attracting young families to maintain its tax base and schools. He suggested affordable housing would provide better opportunity to attract young families, nurses, teachers and firefighters. Mr. Downey asked why the recommendation had been struck encouraging multiple building types or the expansion of mixed-use development. Mr. Downey urged the Council not to pass the Comprehensive Plan as written and to review the document as drafted by the Planning Commission that incorporated a long-term vision for the City and housing recommendations.

Rev. Gregory Welch, Church of St. Patrick, 6820 St. Patrick's Lane, stated he speaks to the question not of product or process but that the people who had come to the hearings and put together the Comprehensive Plan document were in an unresolved conundrum as to what was done. He pointed out it only takes two Council Members to see the document was not passed tonight. Rev. Welch stated the City Council and Mayor were credible people who listen and if they disagree, have an articulate way to do so; however, that negotiation takes time. He stated the deadline was the end of December but it could be extended for that type of reason. Rev. Welch commented that years ago, Edina was a "sandbox", but development happened because of the creativity of community leaders. Now creativity was needed to provide housing for seniors and the people who work here, teaching in Edina's schools and serving on the police force. Rev. Welch urged the Council to take more time so there can be further dialogue.

Stefan Helgeson, 3609 West 55th Street, stated he was a 28-year resident and echoed the comments already expressed tonight. He displayed Chapter 2, Vision and Objectives of the Draft Plan, and drew attention to the areas that had been removed. He concurred with the opinion that the public process had been truncated, which was unfortunate because many people cared about what happened in Edina. Mr. Helgeson stated the Council had in its hands the vision of Edina and could stretch to serve the future or

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squander it by not hearing the participants in this process. He stated he was a participant and was very concerned about the process and precedence this set in Edina. Mr. Helgeson suggested that Edina was sitting on its laurels while surrounding communities were getting award-winning developments. He stressed the need to become a leader in developing Edina, a suburban first-ring community, through an urban process. He felt the Comprehensive Plan did not address those future opportunities to become leaders, noting LRT had passed Edina by and the Council had said "no" to bike trails that would have provided connection to other communities. Mr. Helgeson suggested the Comprehensive Plan was the vehicle to bring Edina into the next decade and he could not understand how the Comprehensive Plan ended in its current state. He recommended the Council not approve the Comprehensive Plan and look at it again.

Dan Gieseke, 6800 Point Drive, stated he was a 17-year resident and attracted to Edina by its leadership, innovation and being a premier suburb. He stated the Comprehensive Plan should be the "tool" spoken about by others that would set Edina apart. Mr. Gieseke stated he participated in the public meetings and was excited about the process to provide input but now thought that residents were being short changed with this draft of the Comprehensive Plan. He urged the Council to reconsider the prior information from public input and consulting groups. He noted there had been considerable expense, time and effort in this process and that many of the people who worked on the Update to the Plan did not feel right about the outcome.

Gene Persha, 6917 Cornelia Drive, stated he had attended more meetings of the Comprehensive Plan than most citizens and did not like how it started or finished but thanked all who participated. He stated he had read the document three or four times and while he was not satisfied with the document, he understood reality. Mr. Persha stated he took strong exception to the sentence in Section 4-1 indicating: "Land uses in Edina are the result of dynamic natural forces that shape the present landscape." He stated he had noticed that development went hand-in-hand with infrastructure, and there was a profound impact if infrastructure was lacking. He suggested some areas of the City would take Small Area Plans and stated his concern that Edina needed better citizen participation and citizens should be able to choose their own representatives instead of having them appointed by the Council. Mr. Persha referenced Section 5-10, Neighborhood Character, and indicated that he liked to think Edina's neighborhoods had character, but it was incumbent on commercial and office uses to be incorporated into that character and complementary to the residential neighborhood. He suggested broadening the definition of rental property since residents in all parts of Edina had become concerned about rental of individual homes, which they believed were a defect in their neighborhood. Mr. Persha stated he was not sure whether licensing or a time limit was needed, but people who rented out homes had an obligation to keep up their property location. He felt that mixed-use was not the only answer to increased density, and green space was never a tradeoff for higher building height. He stated his concern that some of the pictures used for illustration in the Comprehensive Plan were not of Edina property.

Bernadette Daly, 4521 Sedum Lane, stated she was a 26-year resident with five children. Ms. Daly had followed with interest the public hearings and meetings at the Church of St. Patrick on housing and been impressed with the Council's engagement in seeking ways to help provide housing and economic diversity. She asked the Council to explain why, in Chapter 5, Page 19, Live Work Buildings and Mixed-Use Housing had been dropped. Ms. Daly suggested that other communities had wonderful examples of mixed-use buildings that were attractive, successful and visionary. She asked why Edina could not have the same and asked the Council to reconsider and put that type of housing back into the Comprehensive Plan.

John Morial, 6566 France Avenue South, stated he moved from a smaller community when his children finished school and now lived at Point of France. Mr. Morial said Point of France had been built in 1976 and was state-of-the-art in design and worthy of Edina at that time. He stated he was now a senior citizen, had lived in Edina for 16 years and enjoyed having Lake Cornelia within two blocks, wooded areas, pathways, wonderful neighborhoods, as well as all the services, stores and shops, all within several blocks. Mr. Morial stated that Mayor Hovland's presentation at the Church of St. Patrick addressed the vision of the Comprehensive Plan and Southdale Plan. He had been impressed with the urban/suburban vision of bikeways, pathways and had looked forward to enjoying that combination. Mr.

Morial asked what had happened to the vision, because it appeared to have been removed from the original report on which many hours had been spent. He urged the Council to vote "no" on the Comprehensive Plan so the Council could put vision back into the Plan before its approval.

John Bohan, 800 Coventry Place, stated he was a 12-year resident and had lived the preceding 40 years in southeast Minneapolis, always aspiring to live in Edina but unable to afford it. Mr. Bohan indicated he felt overwhelmed by people saying there was no vision and Edina was not doing the right thing. He stated he had heard a radio broadcast that there were no problems in Edina with foreclosures so something must be going right. Mr. Bohan said that initially the Draft Comprehensive Plan was the vision of a consultant whose focus was urban development. He suggested that over the course of 2007, the document began to reflect community input. Mr. Bohan stated he attended meetings and found interesting and sometimes heated discussions where the public got a chance to express their views, which caused changes in the original draft. For this reason, he said he felt it was not fair to say the Plan did not reflect the input from the community. Mr. Bohan stated that during 2008 the Council held many work sessions during which conflicts were resolved and ambiguities eliminated. He thought the Comprehensive Plan was a good representation and applauded the Council for their work. Mr. Bohan distributed seven suggestions to the Council.

Douglas Mayo, 6041 Kellogg Avenue S., stated he returned to Minnesota in 1976 and chose to move to Edina where he became engaged in community activities including Chair of the Housing Task Force. Mr. Mayo explained he moved to Edina because it was a premier community where you could make a home, educate and raise your family. However, in the last few years he had come to question Edina's preeminence, which may no longer exist. Mr. Mayo stated his career was in real estate development, and he had seen competing communities get superior developments, recreation, transportation facilities and schools to challenge Edina. He expressed concern that Edina was changing, and possibly not for the better. Mr. Mayo described areas of Edina that contained deteriorating housing, outdoor storage, vacant lease space, a decrepit shopping center and blighted neighborhoods. He stated the draft Comprehensive Plan prepared by the Planning Commission had strategies to deal with these conditions and a vision for Edina with exciting opportunities for redevelopment of designated areas through category and mixed-use, with a wide range of life cycle housing for people of all economic standings. Mr. Mayo asked why all the strategies were deleted. He suggested the Comprehensive Plan before Council would result in the status quo, discourage innovation, not attract young families, not provide a range of housing, sense of a future or positive direction. He stated that if you envisioned an Edina that strives, then the Council should revisit the Comprehensive Plan and consider the research, expertise, wisdom and input of the Planning Commission, Housing Task Force, residents and consultants.

Joellen Deever, 7405 Oaklawn Avenue, stated that she had been listening to comments and believed that no one was going to agree on a single issue. She thanked all who participated and commented that it was good to see familiar faces tonight of those who had attended the many Comprehensive Plan meetings. She commented that she found it interesting that Lewis Park Area did not want a restaurant, coffee shop, filling station or tall building. She stated that like Father Welch, she also remembered when Edina was considered a "sand box." Ms. Deever stated it had been an experience, pleasure and there were many people to thank.

Bob Aderhold, 3529 West 54th Street, stated he was a 12-year resident and served on the Affordable Housing Task Force that submitted its report to the Council two years ago. He stated that report had been accepted by the Council and was to form the philosophical basis of the Housing Chapter in the Comprehensive Plan. He stated he had been part of that process and worked with wonderful people representing a broad cross section of Edina. Mr. Aderhold stated he felt the report provided very modest goals for the City, and he was disappointed to see that very few of those goals made it into the final Comprehensive Plan. He encourage the Council to revisit the Plan, which many felt was less visionary than hoped, especially in regard to the Housing chapter.

Member Masica made a motion, seconded by Member Swenson, to close the public hearing.

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

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The Council discussion included: Reading of Page 46 of the Housing Succession Plan that included five strategies recommended by the Task Force. Two of the strategies were incorporated in full and two incorporated in part in the Comprehensive Plan. Specifically, the Plan adopted the Metropolitan Council goal of 212 new units of affordable housing, encouraged mix use development throughout most of the City where infrastructure was available or could be funded, advocated use of land trusts and second mortgages to facilitate affordable home ownership, and recommended better coordination and marketing of existing programs. high number of affordable housing units, mixed use in most of the City with the qualifier that infrastructure was available or could be funded, Edina's work with the Land Trust to acquire houses, a mortgage program and organizations such as the Greater Metropolitan Housing Program. It was noted that mandatory exclusionary zoning had been eliminated from the draft Comprehensive Plan. The Council agreed the Comprehensive Plan had included one of the most complete processes ever seen and reflected exactly what was said in all the public meetings. The Council considered that this draft of the Comprehensive Plan was released to the public eight days in advance of this public hearing and during Thanksgiving weekend, but that the previous draft containing many of the changes discussed this evening had been published at the end of October. However, It was felt that continuing the public hearing would not be a good use of time because additional substantive changes would not occur.

The Council discussed that it was elected to incorporate the community's vision into the Comprehensive Plan and had spent a lot of time attending meetings to ascertain that vision. The Council had found Edina's citizens embrace diversity, and young families and citizens want people who work here to live here. That was the reason high density new development at Cahill Gardens was found not to be timely because the area was already a successful core of employment with growing and expanding light industrial companies. The Council agreed it wanted to protect residential neighborhoods, and create thriving commercial nodes, but do not want to jeopardize residential neighborhoods, so were concerned about having too much rental housing. The Council had negotiated through vigorous debate, a Comprehensive Plan that struck a balance and equilibrium, which at least four Members could support. It was felt that Edina would continue to be innovative and attract people to live and work.

The Council discussed its appreciation for those who participated in the process and that it should have informed the Housing Task Force earlier in the process that exclusionary mandatory inclusionary zoning was a concern did not have support so it was not a surprise to them. It was noted that Chapter 2, Vision and Goals originally had incorporated Vision 20/20, the City's Vision Statement first adopted in 2000 and revised in 2003, with changes that had not been made by public process. In removing Vision 20/20/ from Chapter 2, the Council committed to hold a public process soon to revisit and update it. , was changed to incorporate the 2020 document Visioning Statement that was originally finalized in 2000 and updated in 2003. In addition, there was a commitment to revisit the 2020 vision soon. The Council reaffirmed that input from public listening sessions indicated a clear, strong and overwhelming majority of residents did not expect the community would remain unchanged but the kind of place they moved to with a balance of residential neighborhoods and suburban environment, not an urban environment. The Live Work Buildings were struck from the Plan due to a Fire Code issue and Accessory Buildings Dwelling Units were removed because public input indicated if they would be destructive to the pattern of residential neighborhoods.

The Council acknowledged that while each member had areas they'd like to "tweak," the Plan had been worked on for two years, there had been a lot of negotiation and the Plan continued embodied the community values and input heard from most who wrote or testified strongly. The Council acknowledged the disappointment and feelings of disenfranchisement of expressed by some residents. Mayor Hovland stated he believed the Plan did not reflect the majority opinion of this Council or his vision discussed at the Church of St. Patrick meeting but was a document fashioned to satisfy the requirements of the Metropolitan Council. He stated his concern that the elements of density, height and housing have fallen short of the mark and would not provide a framework for transportation and sustainable communities. Mayor Hovland stated that he knew Council Members Masica and Bennett attended many meetings and felt the Plan reflected the vision of many in the community but he felt it reflected the vision of those who chose to show up.

Member Masica introduced Resolution No. 2008-134, Approving the Submission of the 2008 Comprehensive Plan Update to the Metropolitan Council. Member Bennett seconded the motion.

Rollcall:

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

PUBLIC HEARING HELD ON LIQUOR FEE INCREASES FOR 2009 – ORDINANCE NO. 2008-10 ADOPTED SETTING VARIOUS FEES FOR 2009 Affidavits of Notice presented and ordered placed on file.

City Manager Hughes explained that increasing liquor fees required the holding of a public hearing and adoption of an ordinance. He advised of the suggested fee increases and that the cost covered the City's expense to enforce the ordinance, process the application, conduct quarterly checks on restaurants for underage service and enforcement issues that could occur. Unique to Edina was to offer a license fee credit of \$500 after completion of one calendar year and \$1,000 after completion of two calendar years of successful license checks. Mr. Hughes explained that Ordinance No. 2008-10 also contained the other fees set by ordinance that were annually adjusted.

Mayor Hovland opened the public hearing at 8:41 p.m.

Public Testimony

No one appeared to testimony.

Member Swenson made a motion, seconded by Member Housh, to close the public hearing.

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

Member Masica made a motion to grant First Reading and waive Second Reading, adopting Ordinance No. 2008-10 Amending Code Section 185 Increasing Certain Fees effective January 1, 2009. Member Swenson seconded the motion.

Roll call:

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

PUBLIC COMMENT

No one appeared to comment.

***AWARD OF BID – ONE 2009 FORD CROWN VICTORIA SQUAD CAR** Motion made by Member Bennett and seconded by Member Masica awarding the bid for one 2009 Ford Crown Victoria Police Interceptor to the recommended low bidder, Elk River Ford Crown Victoria at \$22,276.36.

Motion carried on rollcall vote – five ayes.

RESOLUTION NO. 2008-123 APPROVED ACCEPTING VARIOUS DONATIONS Mayor Hovland explained that in order to comply with State Statutes, all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations. **Member Bennett introduced Resolution No. 2008-123 accepting Various Donations.** Member Housh seconded the motion.

Rollcall:

Ayes: Bennett, Housh, Masica, Swenson, Hovland

Motion carried.

***RESOLUTION NO. 2008-125 APPROVED AUTHORIZING AN APPLICATION TO THE MET COUNCIL FOR A LIVABLE COMMUNITIES ACT TAX BASE REVITALIZATION GRANT** Motion made by Member Bennett and seconded by Member Masica to approve Resolution No. 2008-125

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
FEBRUARY 3, 2009
5:30 P.M.**

Mayor Hovland called the meeting to order at 5:40 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Brindle, Housh, Swenson and Mayor Hovland. Planning Commissioners present were: Commissioners Brown, Fischer, Forrest, Grabiell, Risser, Scherer, Schroeder, and Staunton. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Planning Director; Kris Aaker, Assistant Planner; Roger Knutson, City Attorney; Ceil Smith, Assistant to City Manager; and Debra Mangen, City Clerk.

Mayor Hovland stated the purpose of the meeting was to review issues of mutual interest to the Planning Commission and City Council and for the Council to hold a discussion of a potential City Council organizational development retreat.

Planning Commissioner Fischer handed out the following list of zoning ordinance priorities which Planning Director briefly reviewed (Note: Page numbers quoted in the list refer to the Draft Comprehensive Plan):

Zoning Ordinance Priorities

1. Comprehensive Plan inconsistencies.
 - a. Height Standards – PRD-4 Districts. Page 4-56 of Comprehensive Plan (HDR area) limits height to 8-stories – Current code has no max.
 - b. Height Standards – RMD & POD-2 Districts. Page 4-56 of Comprehensive Plan (RMD area) limits height to 12-stories – Current Code has no max.
 - c. Height Standards – PCD-3 District. Page 4-56 of Comprehensive Plan (CAC area) limits height to 10-12 stories – Current Code max. is 18 stories.
 - d. Height Standards – PCD-3 District. Page 4-56 of Comprehensive Plan (MXC area) limits height to 8-stories – Current Code has no max.
 - e. Height Standards – MDD-6 District. Page 4-56 of Comprehensive Plan (HDR & OR areas) limits height to 4 and 9 stories – Current Code has no max.
 - f. Height Standards – POD-2 District. Page 4-57 of Comprehensive Plan (O area) limits height to 8 stories – Current Code has no max.
2. PUD & CUP Ordinance/Development review process.

Page 4-59 of the Comprehensive Plan states that a Planned Unit Development zoning option be considered to incorporate design guidelines, including sustainable design etc... The CUP regulations could also be updated to incorporate these same standards.
3. Zoning Board review of variances associated with a "final development plan."

Consideration of our variance review process, particularly when a variance is tied to another application.
4. Driveway width limitation/impervious surface max.

Address the issue of excessively wide driveways for new home construction and establishing an impervious surface maximum to address drainage concerns/issues. (Page 4-44.)
5. Parking standards.

Update the parking requirements. Reduce spaces required if appropriate, encourage shared parking and parking at the rear of buildings. (Page 4-47.)
6. Urban forest protection.

Consider amendments to the landscaping requirements, including a tree preservation ordinance, and tree replacement requirement. (Page 4-59.)
7. Garage placement.

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Consider an amendment to limit garage placement to prevent garages in front of the living space of a home. (Page 4-45.)

8. Solar Ordinance.

If recommended by the Energy and Environment Commission. (Page 12-9.)

9. Massing study.

Examination of the impacts of the recent Ordinance changes from 2008. (Page 4-44 and City Council directed.) This would likely be an early 2010 project.

The Council and Planning Commission discussed the priorities, and it was determined that the Planning Commission would work on drafting amendments to existing City Code to be reviewed within the next three to six months with the City Council.

Mayor Hovland thanked the Planning Commission members for their work, and they left the meeting at 6:40 p.m.

Manager Hughes noted the Council had held an organizational development retreat two years ago with positive results. Since there now was a new member on the Council he inquired about holding a similar retreat in the near future. Mr. Hughes listed firms that could potentially lead such a retreat. He noted this could be a good lead in to update the City's VISION 20/20. Council directed Mr. Hughes to select a consultant and bring back possible dates in March or early April.

There being no further business, Mayor Hovland adjourned the meeting at 6:55 p.m.

Respectfully submitted,

Debra Mangen, City Clerk

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Proponent Presentation

Arrie Larsen Manti, Edina Chamber of Commerce President, requested approval of their application and thanked the Council for its past support of this event.

Mayor Hovland opened the public hearing at 7:18 p.m.

Public Testimony

No one appeared to comment.

Member Brindle made a motion, seconded by Member Swenson, to close the public hearing.

Ayes: Bennett, Brindle, Swenson, Hovland

Motion carried.

Member Swenson made a motion, seconded by Member Brindle, to Approve Temporary On-Sale Intoxicating Liquor License and Special Permit to use City property in conjunction with the Liquor License for the Taste of Edina event sponsored by the Edina Chamber of Commerce, conditioned that the sale and consumption be limited to beer and wine.

Ayes: Bennett, Brindle, Swenson, Hovland

Motion carried.

PUBLIC COMMENT

Dan Wick, representing Congressman Erik Paulsen, offered Congressman Paulsen's assistance to both the City of Edina and its citizens. Mr. Wick advised how the Congressman could be contacted.

Kitty O'Dea, 4610 Bruce Avenue, thanked staff for its assistance with the utility construction in the Country Club area and urged use of the adopted Heritage Preservation guidelines.

John Bohan, 800 Coventry Place, questioned the process for the Planning Commission's Work Plan amending the zoning code and whether public testimony would be entertained.

***AWARD OF BID – 2009-2011 POLICE UNIFORM CONTRACT Motion made by Member Swenson and seconded by Member Bennett awarding the bid for the 2009-2011 Police Uniform Contract to the recommended low bidder, Uniforms Unlimited at \$15,325.00.**

Motion carried on rollcall vote – four ayes.

PLANNING COMMISSION CHAIR PRESENTATION RECEIVED REGARDING ZONING ORDINANCE AMENDMENTS

Planning Commission Chair Fischer and Assistant Chair Staunton presented the proposed work plan to bring Edina's zoning code into agreement with the updated Comprehensive Plan. Planning Director Teague reviewed the recommended amendments to comply with the Comprehensive Plan. The Council, Commissioners and staff discussed necessary amendments, lighting requirement, signage requirements, Planned Unit Development districts, the work plan, the proposed public process to be followed with an additional monthly study session held by a Committee-of-the-Whole, Commission attendance requirements and the impact on the Commission with the extra work session.

RESOLUTION NO. 2009-43 ADOPTED ACCEPTING VARIOUS DONATIONS Mayor Hovland explained that in order to comply with State Statutes; all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations. **Member Swenson introduced and moved adoption of Resolution No. 2009-43 accepting various donations.** Member Bennett seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Swenson, Hovland

Motion carried.

The Council discussed the funding and scope of traffic studies and asked questions of staff. Mr. Knutson addressed zoning district classifications and notification standards. Mr. Teague defined accessory and permitted uses, confirming that accessory uses do not require notice or review or approval by the Planning Commission or City Council.

Member Brindle made a motion, seconded by Member Housh, to grant First Reading adopting Ordinance No. 2009-11, amending the City code concerning regulation of drive-through facilities.

The Council discussed the ordinance and proposed the following revisions: Subd. 14, F3, "Hours of operation shall be limited to the hours of 6:00 a.m. and 6:00 p.m."; add F.7. "Drive-through windows shall be limited to one service bay."; add G. to limit the audio system and menu board to assure it does not impact adjacent single-family residences in all zoning districts; Section 3, Subd. 7, "...A restaurant may have a drive-through facility subject to the requirements in Section 850.07, Subd. 14F." and staff to verify language contained in Section 850.16. **Member Brindle and Member Housh accepted these friendly amendments to the motion.** Member Bennett stated that while she supported the proposed use, she would not support the ordinance amendment making drive-through windows an accessory use in all PCD-1 districts. It was noted the revised ordinance would be considered for second reading on September 15, 2009.

Ayes: Brindle, Housh, Swenson, Hovland
Nays: Bennett
Motion carried.

***AWARD OF BID – JEFF PLACE SUMP DRAIN INSTALLATION IMP. #STS-366 Motion made by Member Brindle and seconded by Member Bennett awarding the bid for Jeff Place sump drain improvements, Improvement No. STS 366, to the recommended low bidder, RPU, Inc. at \$23,310.00.**

Motion carried on rollcall vote – five ayes.

RESOLUTION NO. 2009-75 ADOPTED ACCEPTING VARIOUS DONATIONS Mayor Hovland explained that in order to comply with State Statutes; all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations. **Member Swenson introduced and moved adoption of Resolution No. 2009-75 accepting various donations.** Member Brindle seconded the motion.

Rollcall:
Ayes: Bennett, Brindle, Housh, Swenson, Hovland
Motion carried.

***RESOLUTION NO. 2009-76 ADOPTED APPROVING AND ADOPTING COMPREHENSIVE PLAN UPDATE** Motion made by Member Brindle and seconded by Member Bennett to adopt Resolution No. 2009-76, approving and adopting comprehensive plan update.

Motion carried on rollcall vote – five ayes.

***HEARING DATE SET (9/15/09) – FOR PLANNING ITEMS** Motion made by Member Brindle and seconded by Member Bennett setting public hearing dates for September 15, 2009, as follows:

1. Amendment to overall development plan and final site plan for Little Szechuan Restaurant at 4820-West 77th Street.
2. Final development plan with side yard setbacks and height variances at 8050 West 78th Street for Hellmuth & Johnson Law Office.

Motion carried on rollcall vote – five ayes.

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
OCTOBER 6, 2009
5:30 P.M.**

Mayor Hovland called the meeting to order at 5:30 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Brindle, Swenson and Mayor Hovland. Member Housh was absent. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; John Wallin, Finance Director; Eric Roggeman, Assistant Finance Director; Ceil Smith, Assistant to the City Manager; Wayne Houle, City Engineer/Public Works Director; Cary Teague, Planning Director; Steve Kirchman, Building Official; Sherry Engelmann, Sanitarian; and Debra Mangen, City Clerk.

Mayor Hovland stated the purpose of the meeting was to continue the Council's review of the proposed 2010 Operating Budget.

City Manager Hughes stated the budget review would continue with those departments not finished at the last meeting. He added that there had been a staff rearrangement to cover two retirements without hiring any new staff. Mr. Hughes explained that the Public Works Coordinator and a Public Works Administrative Assistant were retiring. To cover these positions, the existing Utility Superintendent had been promoted to Assistant Public Works Superintendent, an administrative staff member from the Building Department would be working at Public Works three days a week with staff members from the Finance and Administration Departments covering her absence from City Hall. This shifting of responsibility will allow coverage without any hiring. It was noted that all the union contracts were up for negotiation this year.

Engineer Houle stated his intent to postpone as much as feasible any equipment purchases. He said when replacing vehicles the intention was to go with smaller versions still capable of the needed functionality.

Mr. Hughes noted the Planning Department's budget had been reduced in professional services reflecting the completion of the Comprehensive Plan and because the Historical Planning Consultant would no longer be attending meetings of the Heritage Preservation Board. He pointed out this also eliminated budget monies for small area plans, but that the 2010 proposed budget for Planning was more in line with what the department had traditionally budgeted before the Comprehensive Plan update.

Mr. Hughes noted the Building Department would be juggling support staff since a member was shifting to Public Works three days a week. He noted that part-time inspectors had been laid off, but the City would be retaining its full time inspection staff. Mr. Hughes said that activity for single family residential was still quite strong, but that commercial activity was down 37% from the same time in 2008.

Mr. Hughes reviewed the Health Department's proposed budget. He noted that Karen Zeleznak of Bloomington Public Health would attend the October 20, 2009, Regular Council meeting to review the grant just received.

The Council briefly reviewed the Assessing and Administration Departments' budget. It was noted that the Energy and Environment Commission budget would be reduced by \$25,000. The City's participation in Metro Cities was discussed as well as the benefit received for participation in the various organizations such as the League of Minnesota Cities. It was noted that the contingency

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budget had been increased over previous year and pointed out that there were no monies in contingencies to fund studies not included in the budget.

The Council briefly discussed areas that might have some cost benefit if services were to be shared regionally. Concern was expressed over the sacrifice of service accessibility to residents if shared services were initiated.

The Council and staff discussed the proposed 2010 budget. It was agreed to invite the Boards and Commissions to the October 20, 2009, work session at 5:00 p.m.

There being no further business, Mayor Hovland adjourned the meeting at 6:55 p.m.

Respectfully submitted,

Debra A. Mangan, City Clerk

Minutes approved by Edina City Council, October 20, 2009.

James B. Hovland, Mayor

Minutes/Edina City Council/December 1, 2009

Mr. Hughes answered questions of the Council, indicating that 37% of Edina's homes would see a tax decrease, 57% would have an increase of less than 5%, and the remaining homes would have a higher increase.

Mayor Hovland opened the public hearing at 7:40 p.m.

Public Testimony

No one appeared to testify.

Member Housh made a motion, seconded by Member Swenson, to close the public hearing.

Ayes: Bennett, Brindle, Housh, Swenson, Hovland

Motion carried.

The Council recognized that 70% of the budget was payroll and indicated its appreciation for staff's dedication, noting staff would be participating in the majority of reductions since there would be no cost of living increase to salary. It was noted the 2010 budget and levy would be considered for adoption by the Council at its December 15, 2009, meeting.

AWARD OF BID – GREER MEMORIAL GARDEN DEVELOPMENT – EDINA ART CENTER

Park and Recreation Director Keprios advised that just over \$21,000 had been raised to develop a garden in honor and memory of Pat and Bill Greer. The Edina Art Center subcommittee believed it could raise additional funding but should that fall short, the contractor had indicated it would develop only what had been funded. Mr. Keprios stated the garden plan was available for review at the Art Center or City Hall. **Member Swenson made a motion, seconded by Member Bennett, awarding the bid for Greer Memorial garden development, Edina Art Center, to the recommended low bidder, 4 Quarters Design & Build at \$29,976.00 plus Watershed District and building permit fees.**

Ayes: Bennett, Brindle, Housh, Swenson, Hovland

Motion carried.

***AWARD OF BID – EDINA PROMENADE PHASE 3 – LANDSCAPE IMPROVEMENTS, ENG**

10-1, IMPS NO. A-240 Motion made by Member Bennett and seconded by Member Swenson awarding the bid for Edina promenade phase 3, landscape improvements Contract No. ENG 10-1, Improvement No. A-240, to the recommended low bidder, Hartman Companies, Inc. at \$66,209.50.

Motion carried on rollcall vote – five ayes.

***AWARD OF BID – COMPRESSOR CONTROL PANEL REPLACEMENTS – BRAEMAR**

SOUTH ARENA Motion made by Member Bennett and seconded by Member Swenson awarding the bid for compressor control panel replacements, Braemar South Arena, to the recommended low bidder, Cool Air Mechanical, Inc. at \$18,530.00.

Motion carried on rollcall vote – five ayes.

PUBLIC WORKS SITE PROCESS PRESENTED Mayor Hovland recognized the attendance of Planning Commission Chair Michael Fischer, Commissioner Michael Schroeder, and Vice Chair Kevin Staunton. He thanked them for their work on this project as well as their contribution to the Planning Commission.

Mr. Fischer presented the Planning Commission's community-based planning process that would identify properties and create a Small Area Plan to address areas within the City that were likely to change. He acknowledged the valuable contribution of the Planning Commission and Mr. Schroeder who had over 20 years of experience in community-based design. The program's goals were to create an inexpensive process, a concentrated timeframe, a true community-based process, and to use a team of experts from Edina.

Mr. Schroeder presented the focus of the Program to areas of the community identified as 'potential areas of change' in the Comprehensive Plan. He noted the authority to initiate resides with the Council and there were no statutory requirements for the composition of the Plan or process used to achieve the Plan. Mr. Schroeder referenced seven key points to frame a Small Area Plan and described how this short one-month study period would be approached and achieved through a twelve-step process. Mr. Schroeder described those who would be involved in the process including a Technical Advisory Group, Community Advisory Team, a Design Team, and the public would be directly involved. He displayed a schedule to accomplish the Small Area Plan, resulting in articulation of principles to guide further planning, development direction, patterns, and concepts.

Mr. Schroeder answered questions of the Council regarding the appropriate length of time for the planning process that assured adequate public notification and input yet maintained energy and found points of consensus. Mr. Schroeder commented on the high importance of fully advertising the event so all in Edina knew the process was occurring and to encourage their engagement.

Mr. Staunton addressed selection and composition of the Community Advisory Team and Core Team made up of six Commission and Board members who would select two business/property owners and six community representatives.

The Council requested that each quadrant of the City select its own Community Advisory Team membership to avoid a perception of pre-selection and assure success. The Council discussed the process, noting it would not change the land use designation nor create a nonconforming use. Rather, it would offer a suggestion for evolution. The Council also discussed the need for varied venues to advertise the kick-off meeting to assure a high level of resident participation. Mr. Staunton indicated he would work with staff to schedule the kick-off meeting in February of 2010 so that a small Area Plan could be announced in the upcoming issue of *About Town*.

Member Housh made a motion, seconded by Member Swenson, supporting the general Small Area Plan process and allow public testimony and written comment for two weeks.

Ayes: Bennett, Brindle, Housh, Swenson, Hovland

Motion carried.

ORDINANCE NO. 2009-12 ADOPTED – AMENDING SECTION 850 TO REQUIRE A CONDITIONAL USE PERMIT FOR ACCESSORY BUILDINGS OVER 1,000 SQUARE FEET Mr.

Hughes stated the changes requested by Council at its last meeting had been incorporated. **Member Swenson made a motion, seconded by Member Brindle, to waive Second Reading adopting Ordinance No. 2009-12, amending the City Code concerning regulation of accessory buildings in the R-1, single-dwelling unit district.**

Rollcall:

Ayes: Bennett, Brindle, Housh, Swenson, Hovland

Motion carried.

RESOLUTION NO. 2009-98 ADOPTED – ACCEPTING VARIOUS DONATIONS Mayor Hovland

explained that in order to comply with State Statutes; all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations. **Member Bennett introduced and moved adoption of Resolution No. 2009-98, accepting various donations.** Member Brindle seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Housh, Swenson, Hovland

Motion carried.

***RESOLUTION NO. 2009-99 ADOPTED – AUTHORIZING SPECIAL ASSESSMENT DEFERRALS** Motion made by Member Bennett and seconded by Member Swenson to adopt Resolution No. 2009-99, approving deferral of special assessments.

incorporated on the site; however, they acknowledged the project meets Code with regard to landscaping.

SPEAKING FROM THE PUBLIC:

Mr. John Bohan, 800 Coventry Place.

ACTIONS OF THE COMMISSION:

Commissioner Brown moved to recommend Final Development Plan approval subject to the plans presented and subject to review by the Transportation Commission. Commissioner Grabiell seconded the motion. All voted aye; motion carried.

III. INTERGOVERNMENTAL BUSINESS:

Comprehensive Plan Update – Dan Cornejo

Mr. Cornejo addressed the Commission and informed them to the best of his knowledge this is the fourth time the City of Edina has prepared a Comprehensive Plan. Mr. Cornejo said a main objective is to open up and encourage resident participation during the process. Continuing, Mr. Cornejo stated it is the task of the Planning Commission to oversee the Comprehensive Plan updating process. Continuing, Mr. Cornejo told the Commission until the plan has been adopted there will be a number of opportunities for resident input including small group "listening sessions" and community-wide public meetings. Mr. Cornejo informed the Commission a community-wide Comp Plan meeting will be held on March 21, 2007, 6:30-8:30 pm in the Community Center auditorium. The meeting on the 21st will focus on land use. Mr. Cornejo also informed the Commission on April 5th an inter-generational dialogue will be held at City Hall in the Council Chambers.

Mr. Cornejo explained "land use" in the City pointing out the City is divided into character types to include "Garden" which is the traditional neighborhood developed along street car lines, "Post War" housing developments during the 1950's and 1960's, (this era of housing is particularly vulnerable to tear downs), "Contemporary", the typical large suburban lots, "Multi-family Enclaves" and "Industrial/Mixed Use" districts.

Mr. Cornejo introduced Mr. Arijs Pakalns, URS to speak to land use and infrastructure.

With the aid of graphics Mr. Pakalns spoke to circulation and infrastructure as they relate to land use.

P.C.
2/28/2007

A discussion ensued with Commissioners acknowledging the Comp Plan is being updated incorporating Edina's Vision 20/20; however, noting the Comprehensive Plan doesn't really speak to values. It's a broader statement of community goals and policies that direct the development and redevelopment of the City into the future. The Comp Plan addresses zoning and other land use issues, street and other infrastructure improvements, traffic, parks, trails and other amenities including community services.

Chair Lonsbury thanked Mr. Cornejo and Mr. Pakalns for their update. Chair Lonsbury directed residents to refer to Edina's website for more information on the Comp Plan including future meeting dates and times.

IV. REPORT FROM STAFF:

Mr. Teague informed the Commission the City Council approved the request by the Edina Fire Department for a Final Development Plan to construct a new Fire and Rescue station. The City Council also approved the recommended change in Code regarding time limits for reapplying for a variance.

V. ADJOURNMENT:

The meeting adjourned at 8:30 PM

Submitted by

P.C.
11/28/2007



MINUTE SUMMARY
Regular Meeting of the Edina Planning Commission
Wednesday, November 28, 2007, 7:00 PM
Edina City Hall Council Chambers
4801 West 50th Street

MEMBERS PRESENT:

Chair John Lonsbury, Julie Risser, Nancy Scherer, Kevin Staunton, Michael Schroeder, Mike Fischer, Steve Brown, Floyd Grabel, Arlene Forrest and Katie Sierks

STAFF PRESENT:

Cary Teague, Wayne Houle and Jackie Hoogenakker

I. APPROVAL OF MINUTE SUMMARY:

The minutes of the October 31, 2007, meeting were filed as submitted.

II. NEW BUSINESS:

Chair Lonsbury told the Commission he would like to amend the Agenda and have the Bike Edina Task Force go first. Commissioners agreed.

Presentation of the City of Edina Comprehensive Bicycle Transportation Plan

PRESENTATION BY CONSULTANT AND BIKE EDINA TASK FORCE

Mr. Antonio Rosell, Community Design Group, Alice Hulbert and Kirk Johnson of the Bike Edina Task Force (BETF) were present.

Mrs. Hulbert told the Commission the BETF is very pleased with the Plan and introduced Mr. Antonio Rosell to the Commission who will showcase the Plan

Mr. Rosell addressed the Commission and explained he will be presenting a power point presentation on the Plan. Mr. Rosell highlighted the guiding principles of the plan as follows:

- Connecting to local and regional destinations
- Safe routes for all
- Bicycling as a base for community health
- Bicycling as a useful transportation option in Edina
- Improving safety.

Mr. Rosell said success for the plan will be measured by increases in the number of people who cycle in Edina. Continuing, Mr. Rosell presented the Edina Comprehensive Bicycle Transportation Plan to the Commission.

COMMISSION COMMENTS:

Commissioners expressed their agreement that Edina needs a Bicycle Transportation Plan element in the Comprehensive Plan and told the Task Force they are very enthusiastic about the Plan. A majority of the Commissioners indicated they like to bike throughout the City and commented there are some heavily trafficked areas in the City (W 70th Street) where biking is difficult and unsafe, adding creating bike lanes would be of great benefit not only to bikers but to the community at large. Commissioners also expressed the importance of trying to tie the City to the already established bike trails throughout the greater Metropolitan area.

Chair Lonsbury thanked the BETF for their presentation and their positive contribution to the City.

COMMISSION ACTION:

No action required.

**Z-07-5 Preliminary Development Plan Review
 Wayzata Properties
 Pentagon Park area along 77th Street West**

STAFF PRESENTATION:

Mr. Teague told the Commission the applicants are again in attendance this evening to introduce their redevelopment proposal at the regularly scheduled public hearing before the Commission. Mr. Teague informed the Commission the applicant is proposing to tear down the buildings on the Pentagon Tower and Pentagon Quads site and build 634 senior housing units, an 80,000 square foot hotel, three office towers that would total 737,000 square feet, and two above ground parking structures. The Pentagon Tower and Quad sites contain 660,500

PC.
18/19/2007

III. OLD BUSINESS:

**PUBLIC HEARING / UPDATE OF THE 2008 CITY OF EDINA
COMPREHENSIVE PLAN**

Presentation from Chair Lonsbury:

Chair Lonsbury addressed the Commission and explained at this time he will be doing a brief presentation and overview of the differences between this Plan and the previous 1998 Plan and highlighting key points.

Chair Lonsbury stated it is important to understand that the Comprehensive Plan is a plan for the future; it's a framework plan, a broad plan, and a general plan that helps to shape the vision of Edina.

Chair Lonsbury gave his presentation.

Chair Lonsbury opened the hearing for public testimony.

Public Comment:

Virginia Borgeson, 6216 Ewing Avenue, expressed displeasure with "Monster Houses", the City's notification process and Council actions.

Doug Mayo, 5004 Kellogg Avenue, asked the Commission to increase the goals for affordable housing.

Virgil Dismeyer, 7250 Lewis Ridge, expressed interest in the concept of "Cahill Gardens" adding he believes a compatible plan can be developed for this area with high-rises kept along the major freeways.

Joseph Talghader, 7504 Hyde Park Drive, told the Commission there's a lot of "stories out there" about what could/would happen in the Cahill area and suggested that the City send out flyers when a change is proposed for a specific area.

Sharon Ming, 1103 Coventry Place, told the Commission she's a proponent of affordable housing and believes action needs to be taken to ensure that the affordable housing goals laid out in the Housing Succession Plan are met and if possible exceeded.

Robert Gubrud, 4421 Ellsworth Drive, told the Commission they should consider the impact of peak oil and suggested that the Council should create a peak oil task force.

A resident of 6566 France Avenue told the Commission the City needs to pay attention to maintaining and expanding affordable housing opportunities, adding Edina schools need young children. Edina should be a place where teachers, police, fire fighters, etc. are able to live.

Donald Dietz, 6405 Rolf Avenue, expressed displeasure that the City hasn't done anything to stop the continued building trend of "Monster Houses". Neighborhoods need to be protected, and Edina's affordable housing stock needs to be maintained.

Kimberly Montgomery, 5300 Evanswood Lane, told the Commission Edina needs a Community Center where not only seniors, but children and teens can go to participate in activities. Ms. Montgomery suggested that the City consider redeveloping the public works site with a Community Center. Ms. Montgomery added in her opinion the current public works site would be underutilized if another office building were constructed there. Ms. Montgomery also suggested that tree preservation language be placed in the Comprehensive Plan.

John Bohan, 800 Coventry Place, questioned where "bonus" height has been implemented, and how it works. Mr. Bohan referred to the small area plans mentioned in the Plan and questioned who would initiate those area plans.

Pat Downey, 7501 Hyde Park Drive, asked to have his voice added in support of affordable housing, adding the goal of 212 housing units is too low, increase the goal.

Cassandra McHoltick, Lewis Ridge neighborhood association said her concern is with the small area plans especially in the Cahill area. Ms. McHoltick said retaining what exists, even warehouse district areas instead of high density housing, could be better. Increase in density is an increase in traffic. Ms. McHoltick suggested if the Cahill area plan is ever implemented high-rises should be limited along Highways 100 and 494. Ms. McHoltick pointed out Edina is mostly residential. Concluding, Ms. McHoltick said she wants suburban setback requirements maintained and the Cahill area should remain a small retail neighborhood node.

John Knutson, 5215 Benton Avenue, stated he supports affordable housing and suggested that some form of development fee similar to parkland dedication (used to build and maintain parks) be formulated to advance affordable housing in Edina. Mr. Knutson said there are many seniors in Edina who want to downsize and they need affordable housing options. Police Officers, teachers, nurses also need affordable housing options.

**Commissioner Grabiell moved to close the public hearing.
Commissioner Fischer seconded the motion.**

COMMISSION COMMENTS/QUESTIONS

Chair Lonsbury stated that at this time he would like the Commission to discuss and comment on any issues/topics they have or those raised by residents.

A lengthy discussion ensued with the following issues raised:

- Set realistic affordable housing goals. Recommend an increase in affordable housing units.
- The Housing Succession Plan goal of 500 affordable housing units may be a number that could be added to the Comprehensive Plan as achievable, noting the Housing Succession Plan was received by the City, but not adopted. Historically, Edina has proven it is important to achieve its goals, and having a “mandatory” number may “get it done”.
- Clarify density bonuses with the suggestion that “bonus” becomes “incentives”.
- The Comprehensive Plan should articulate why “affordable housing” matters and list those reasons
- Assign responsibility for implementation of affordable housing goals.
- Acknowledge affordable housing is a controversial issue and residents may have mixed feelings on the issue. Recognize challenges.
- Increase affordable housing opportunities for all people, single, families, and seniors. Also include options in the plan to achieve affordable housing (Land Trusts, East Edina Housing) by reaching out to the business community.
- Define inclusionary zoning, lifecycle housing, overlay districts and/or zones
- Clearly define what is meant by the term “Step Down”.
- Clarify small area plans and district guidelines noting there isn’t anything in the Plan that states an area will be redeveloped. The Comp Plan is a guide plan and these small commercial nodes are owned by private individuals. Redevelopment may never occur.
- Clarify who can request initiation of small area plans (community, property owners, business groups, City staff, Planning Commission, Council, etc)
- Further clarify FAR and how zoning bonuses (incentives) work. Somehow articulate in the Plan that for the majority of Edina density will not be increased. Things will remain as is. It’s only in those identified areas of possible change where the density bonuses/incentives will be able to be used to increase density.
- Consider developing a PUD District (Planned Unit Development), acknowledging this would mean a change to the Zoning Ordinance; however, it is something the Planning Commission needs to consider.
- Place in the Plan provisions for urban forest protection. Create a tree ordinance.

- Clarify or have a definition for the term "Aging Population". It's a phrase used throughout the Comp Plan and it needs to be defined.
- Acknowledge continued support for an increase in bike and walking paths.
- Comment on massing and note recent changes to code.

Chair Lonsbury in summary listed the following as items also for consideration:

- Review the City's notification process.
- Consider developing a "community center" so there is a location for intergenerational activities.
- Acknowledge that peak oil is a concern for not only Edina but the entire country noting the City has established an Energy and Environmental Commission that should tackle this issue and other environmental and energy issues.

Chair Lonsbury directed staff to formulate these comments and definitions into the Plan and bring them back to the Commission for further review at the February 27, 2008 Planning Commission meeting.

IV. OTHER BUSINESS:

**A-08-1 Sprint Spectrum and Adath Cemetery
5605 France Avenue, Edina, MN**

Staff Presentation

Planner Teague informed the Commission Sprint Spectrum would like to build a 70-foot tall cellular antenna tower at the Adath Cemetery at 5606 France Avenue. Edina's existing ordinances do not allow cellular antennas or towers within cemeteries. The applicant is therefore, requesting an ordinance amendment to allow cell towers within cemeteries.

Planner Teague asked the Commission to note the City's current ordinance allows cellular antenna towers within the R-1 zoning district on properties that are conditionally permitted uses, publicly owned, or golf courses. The Adath Cemetery is zoned R-1, however cemeteries are not regulated.

Planner Teague explained in most cities, cemeteries are conditionally permitted uses within single-family districts. However, the Edina zoning ordinance does not mention cemeteries at all; therefore, the City's two



MINUTE SUMMARY
Meeting of the Edina Planning Commission
Wednesday, February 27, 2008, 7:00 PM
Edina City Hall Council Chambers
4801 West 50th Street

MEMBERS PRESENT:

Julie Risser, Nancy Scherer, Kevin Staunton, Michael Schroeder, Mike Fischer, Steve Brown, Floyd Grabiell, Arlene Forrest, Katie Sierks and John Lonsbury

STAFF PRESENT:

Planner, Cary Teague, Assistant City Manager, Heather Worthington, City Engineer, Wayne Houle, Assistant City Engineer, Jackie Sullivan, and Planning Commission Secretary, Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the January 30, 2008, meeting were filed with corrections from Chair Lonsbury.

II. OLD BUSINESS:

Update of the 2008 Edina Comprehensive Plan

Commission Comment

Chair Lonsbury used a PowerPoint presentation highlighting changes made to the Comprehensive Plan since their last meeting.

Chair Lonsbury referred to a letter with attachments from Mohagen Hansen Architectural Group. The letter is in response to the Comprehensive Plan and was submitted as written public testimony. Chair Lonsbury noted the purpose of the letter is to request a modification to the Comprehensive Plan for property located within the greater Southdale area bordered by Highway 62, France Avenue, Valley View Road/Lake Cornelia and 66th Street.

Commissioners briefly discussed the letter and suggested that the interested parties give oral testimony to the City Council when the Council conducts their public hearing on the Comprehensive Plan.

A discussion ensued with Commissioners acknowledging the changes to the Plan and pointing out the importance of small area plans. Commissioners also noted the Plan has responded to concerns of residents by reducing building height in the City, reiterating the importance of small area plans if/when redevelopment occurs. Commissioners also noted the importance of creating a Plan that meets Edina's future housing, transportation and environmental needs.

Chair Lonsbury suggested that action on the Comprehensive Plan be done with two motions. The first, Commission approval or denial of the plan and second a motion forwarding the Comprehensive Plan Update to the City Council with Commission recommendation.

Commission Action

Commissioner Staunton moved approval of the Update of the 2008 Edina Comprehensive Plan, including the amended Transportation element. Commissioner Brown seconded the motion. All voted aye; motion carried.

Commissioner Grabiell moved to forward the Update of the 2008 Comprehensive Plan to the City Council with the Commission's unanimous recommendation of approval. Commissioner Fischer seconded the motion. All voted aye; motion carried.

III. NEW BUSINESS:

Zoning Ordinance Amendment 850.14, Subd. 8

Staff Presentation:

Planner Teague addressed the Commission and explained Wayzata Properties is proposing to redevelop the 43 acre Pentagon Park office site and rezone the site to MDD-6. Planner Teague explained that Zoning Ordinance 850.14 Subd. 8A. requires that the minimum tract area for an MDD-6 development district be 50 acres. At this time staff is recommending an ordinance amendment to decrease the minimum tract area for the MDD-6 district from 50 to 40 acres.

Planner Teague concluded staff believes it is reasonable to amend the ordinance for the following three reasons:

1. The 50 acre minimum was established solely for the Centennial Lakes development which was 50 acres in size. As mentioned, the MDD-6