

Planning Department

Phone 952-826-0369 • Fax 952-826-0390 • www.EdinaMN.gov



To: City Council
cc:
From: Cindy Larson, Residential Redevelopment Coordinator
Date: February 3, 2014
Subject: Residential Redevelopment Update

Action Requested:

None.

Information / Background:

The residential redevelopment update will provide an overview of my observations of our redevelopment process.

Topics covered will include common concerns from our residents and remedies presently used to address these concerns, effective policies that are currently in place, and recommendations for next steps to better improve our policies and procedures.

Engineering staff will be in attendance to describe how engineering review has changed as a result of ordinance updates affecting single and two family dwelling storm water management, erosion and sediment control.

CITY OF EDINA



Residential Redevelopment Update

Common Concerns
Remedies
Effective Changes
Next Steps



www.EdinaMN.gov

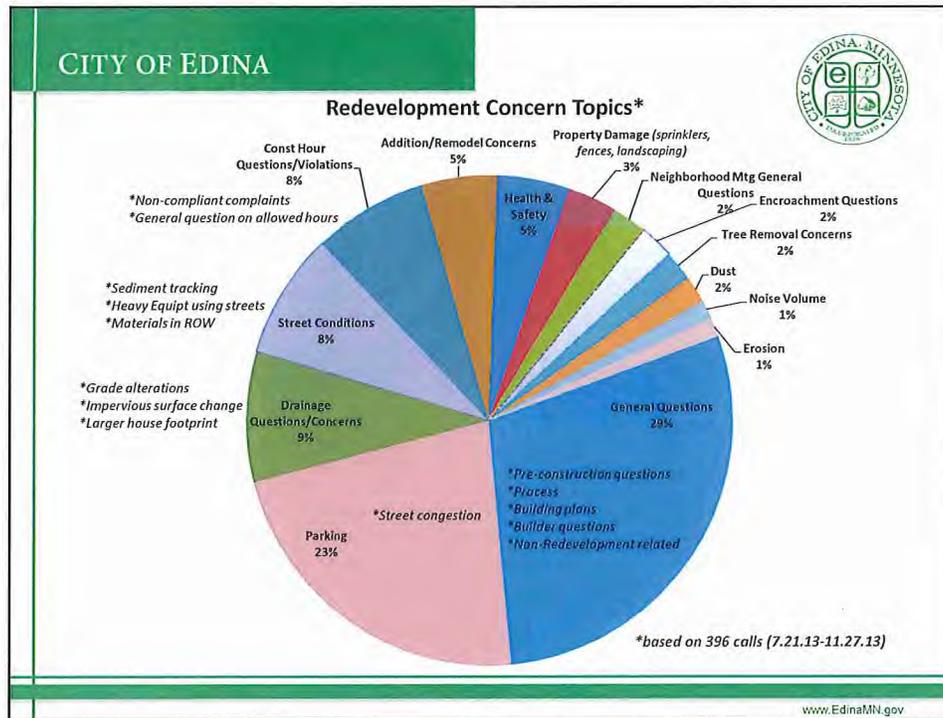
CITY OF EDINA



Common Concerns

- Misc. General Questions
- Parking
- Drainage & Impervious Surface Coverage Questions
- Street Conditions
- Construction Hour Questions & Complaints
- Safety Concerns
- Property Damage
- Encroachment Questions
- Tree Removal Concerns

www.EdinaMN.gov



- CITY OF EDINA
- ## Remedies
- Communication with Permit Holders on Code Compliance (*sweeping, erosion & perimeter protection, safety fence, placement of materials, parking, construction hours*)
 - Parking Restrictions by Edina PD
 - Coordination of efforts across City departments to answer questions & remedy issues (*Building, Engineering, Police, Public Works, Health*)
 - Schedule meetings between builders and residents
 - Parking Tickets, Stop Work Orders, Escrow Funds
- www.EdinaMN.gov



Effective Changes

- Site Signage – instant access to contact info
- Neighborhood Meetings – provides opportunity for residents to ask questions
- Escrow – holds permit holder accountable
- Pre-Demolition Site Inspection



Next Steps

- Enforcement Clarifications
 - Parking Issues - Ordinance Amending Chapter 26 of the Edina City Code Concerning Enforcement
 - Violation Remediation Policies – Implementation of specific guidelines for getting permit holder into compliance
 - Construction Hours – Research ways to clarify confusion between Chapter 10, Article IV, Sec. 111(b) (7am-7pm M-F; 9am-6pm Sat) vs. Chapter 23, Article II, Division 5, Section 124 (7am-9pm M-F; 8am-7pm Sat, Sun, holidays)



Next Steps

- Creation of Critical Topic Handouts (*for demolition & new building permits*)
 - Site Signage Template
 - Rock Construction Exit Specifications
 - Safety & Silt Fence Installation Specifications
 - Sample Neighborhood Meeting Letter
 - Common Courtesies (not parking in front of mailboxes, etc.)



Next Steps

- Website Presence for Residential Redevelopment
 - Information for both Permit Holders and Residents
- Code Clarifications
 - Shoring Plan details
 - Dust control
- Drainage Policy Review (*Engineering*)



Overview - Engineering Review

“No person shall obstruct or divert the natural flow of runoff so as to harm the public...”

“The stormwater management plan must detail how stormwater will be controlled to prevent damage to adjacent properties and adverse impact to the public stormwater drainage system.”



Current Regulations

- Erosion & Sediment Control Permitting
 - Greater than 1 acre
 - Local Watershed
 - MPCA
 - Less than 1 acre – none
- Ordinances – Erosion Control
 - Lack of Enforcement

CITY OF EDINA



What's New?

Ordinance Revisions

- Stormwater

Requires Engineered Plans

- Engineer designs all stormwater and erosion control plans.

www.EdinaMN.gov

CITY OF EDINA



What's New?

Staff Changes

- Different staff member
- Expanded checklist
- Longer review time

www.EdinaMN.gov

CITY OF EDINA



How is it working so far?

Positive Outcomes

- Site drainage issues – majority
- Cross departmental collaboration / communication
- Responsiveness to residents

www.EdinaMN.gov

CITY OF EDINA



How is it working so far?

Uncertain Outcomes

- Highly constrained sites
- Erosion and sediment control

Negative Outcomes

- Public system

www.EdinaMN.gov

CITY OF EDINA



What are the areas for improvement?

Internal

- Consistency of standards
- Standard operating procedures and enforcement response procedures.

External

- Customer service to builder
- Communication of standards
- Guidance for highly constrained sites

CITY OF EDINA



Policy Preview - "Are you comfortable with the next step?"

Minimum Required Information:

Provide a standard level of engineering analysis and reporting... but, we could double design and review effort and cost?

CITY OF EDINA



Policy Preview - "Are you comfortable with the next step?"

Stormwater and Erosion Control Standard:

More certainty to avoid problems, and add stormwater controls on constrained site... but, site inspection costs increase and some sites have to pay an extra \$1,000-\$10,000 to construct drainage solutions?

CITY OF EDINA



Policy Preview - "Are you comfortable with the next step?"

Standard Operating Procedure and Enforcement Response Procedure:

We provide a standard and transparent permit and enforcement process... but, increase costs, and limit flexibility with complaints and when enforced shut down work sites for noncompliance?

CITY OF EDINA



Thank you!



www.EdinaMN.gov