



To: MAYOR AND COUNCIL

Agenda Item #: VIII.C.

From: Cary Teague, Community Development Director

Action

Date: July 21, 2015

Discussion

Information

Subject: Greater Southdale Area Planning – Stage 2 Work Plan Proposal

Action Requested:

Approve the Phase 2 Work Plan.

Information / Background

This item is next phase in the Planning Commission's Work Plan Goal of doing a Small Area Plan/Density Study in the Southdale area in conjunction with the engineering department's study of transportation and utility capacity in the Southdale area. (See attached Work Plan.)

ATTACHMENTS:

- Stage 2 Work Plan
- Request for Letter of Interest
- Planning Commission Work Plan



Overview

At the outset of the planning process, a work plan was demonstrated to the City Council that included four broad stages of planning for the West Side of France Avenue and Greater Southdale area. The first stage was aimed at the creation of a set of working principles that might guide work, offer interim guidance in reviewing proposals for change, and begin setting a tone for expectations of evolution in the study area. Stage Two builds upon that work by laying out a definitive vision for the study area, using graphics, pictorial illustrations, and narrative to create a foundation that, with any necessary modifications to the working principles, articulates the ways the study area might be organized, connected, and experienced.

Prior to initiating State Two, Work Group will assess the need for expanding its composition to include other stakeholders or interests from the study area. The Work Group does not see a need for expansion of its membership but if asked by the City Council will identify the types of additions it feels are beneficial to enhancing its work during Stage Two. Recommendations regarding expansion and areas of representation would then be forwarded to the City Council for appointments pending the Work Group's consideration of expansion and composition needs. Importantly, the City Council will make additional appointments.

This document establishes the key elements of a Stage Two work plan, including:

- Framing a process for Reach-out activities aimed at broadening engagement in the planning process
- Identifying the primary goals of Stage Two work;
- Highlighting the key deliverables of Stage Two;
- Defining needs for anticipated consultant assistance; and
- Laying out an initial schedule for the work.

This work plan is presented by the Work Group as an outline of its Stage Two activities. It builds upon the successful interactions of the 12 members of the initially appointed and nominated Work Group and their interests in continuing their commitment toward a compelling vision for the study area. It recognizes engagement with the community was less than optimal, but the Work Group also notes that each of its meetings were open to the public and there were non-Work Group members consistently present at its meetings and every non-Work Group member was offered the opportunity to participate during a designated part of each meeting.

Reach-out sessions

The Work Group, in defining an approach to its Stage Two effort that continues to rely upon the local knowledge and insights of its members, will endeavor to engage other interests and stakeholders throughout the study area. At the end of Stage One, the Work Group formulated a concept of Reach-out activities as a means of creating a more robust engagement process. The Reach-out methods include:

- Identifying those interests, stakeholders, neighborhoods, residents, and other groups that need to be engaged in this planning effort, including affirming engagement with those already engaged.;
- Developing a consistent presentation and set of interactive exercises that might be used in Reach-out sessions;
- Defining Reach-out teams as subcomponents of the Work Group to conduct various Reach-out sessions;
- Encouraging further participation in the planning process as a part of each Reach-out session; and
- Recording and reporting the results of each Reach-out session so that the interests of these groups are recognized in the planning process.

The Work Group has initiated a process of defining a Reach-out process for Stage Two. Interests and stakeholder groups identified for Reach-out meetings to date include:

- Residents and neighborhood areas including areas north of 66th Street, new residential development (One Southdale, Westin), Centennial Lakes/Edinburgh, Cedars, Cornelia neighborhood (north of 70th Street and south of 70th Street);
- Business and property owners including medical, retail, and office users in relatively defined geographic areas;
- Community and service groups including Rotary, Public Art Edina, Chamber of Commerce; and
- Other groups identified by the City Council or during Reach-out sessions

The Work Group intends to meet with identified interest and stakeholder groups using two to four of its own members as a Reach-out team for each session. Every member of the Work Group has indicated an interest in participating in these sessions. Reach-out sessions will be programmed for 60 to 90 minutes and will generally use the following agenda:

Introductions	5 minutes
Purpose and need for the planning study	5 minutes
Stage One work review focused on the working principles and supporting questions	5 minutes
Stage Two goals, schedule, and deliverables	5 minutes
Interaction	20 to 50 minutes
<i>Review working principles and supporting questions</i>	
<i>Sharing thoughts toward a vision</i>	
<i>Other interactions as needed or to support known interest of interest/stakeholder group</i>	



Summary of input and key messages to carry forward	<i>10 minutes</i>
Upcoming meetings and an invitation to be present at Work Group meetings	<i>5 minutes</i>
Identification of other stakeholder or interest groups	<i>3 minutes</i>
Next steps	<i>2 minutes</i>

The Reach-out sessions will present information and accomplishments of Stage One, but will focus on interaction between the groups and the Reach-out team. It is intended that no more than half of the time allotted for each session will be directed to presentation of materials. The working principles and supporting questions will be provided to participants before each Reach-out session to the degree practicable.

Reach-out activities will begin with approval of this work plan by the City Council. The schedule posed as a part of this work plan suggests concurrent early activities focused on Reach-out activities and the engagement of a consultant to assist with the deliverables of Stage Two work.

Primary goals

The Work Group, in considering the efforts of Stage One and the need to make progress toward a definitive vision for the study area as the key deliverable of its charge from the City Council, believes the following goals apply to its Stage Two effort:

- 1) Continue the active and productive dialog occurring as a part of meetings of the Work Group;
- 2) Reach out to other stakeholders to broaden engagement and encourage more robust input from the entire study area;
- 3) Maintain the sequence of a Kick-off Meeting, Work Group Meetings, a Check-in Meeting, and Decision Meetings during the work of Stage Two;
- 4) Use the working principles defined in Stage One to help craft a graphic vision for the study area;
- 5) Assess the utility of the working principles and supporting questions and recommend modifications if necessary;
- 6) Engage outside expertise to enhance the ability of the Work Group to understand conditions extant in the study area, project possible evolutions, and continue building a framework encouraging positive and supported change in the study area;
- 7) Advance the working principles in combination with other deliverable to offer more refined tools to assess, create, and guide proposals for change in the study area;
- 8) Accomplish the work in a period of approximately three months to allow possible future stages of the work to advance ahead of or in concert with the upcoming update of the Comprehensive Plan; and
- 9) Outline methods of translating an accepted graphic vision into the parameters for development, including directions for height and density.

Anticipated deliverables

Responding to directions of the City Council and in alignment with its intentions from the outset of the planning process, the Work Group intends to prepare and deliver the following items as the core elements of its Stage Two work:



- 1) Updated working principles and supporting questions that build upon the work of Stage One;
- 2) Graphic vision for the study area demonstrated in diagrams, two- and three-dimensional illustrations, or other pictorial representations conveying the essential character of and parameters for development, and clearly highlighting the experience expected for people populating a public or publicly accessible realm within the study area;
- 3) Identification of development zones within the study area, including definition of development parameters based on those zones; and
- 4) Work plan for Stage Three including key deliverables and areas requiring further resolution.

Consultant assistance

The Work Group believes its efforts in Stage Two will be enhanced through the engagement of a consultant with expertise and relevant experience in urban design and development. The Work Group proposes to seek Letters of Interest as a way of gauging interest, understanding, and expertise. The Work Group will work with staff to prepare and solicit a Request for Letters of Interest, select qualified candidate individuals, firms, or teams for an interview to be conducted publicly by the Work Group (in whole or in part), and offer a recommendation of a preferred candidate to the City Council.

The consultant would be integrally involved in the efforts of Stage Two, but the Work Group would retain responsibility for engaging the public and stakeholders. Because of its broad representation and the depth of experience of key members of the Work Group in public processes, the Work Group believes it can deliver a successful community engagement process and keep the focus of a consultant on delivering urban design expertise in support of the Work Group's efforts.

The Work Group estimates the required consulting services can be achieved during a ten-week engagement for fees not exceeding \$30,000. The Work Group understands funds for this effort can be made available from funding already established work planning work in the Southdale area and identified in the Planning Commission's 2015 work plan.

Schedule

The Work Group recognizes the intensity of activity necessary to move this process toward definition and completion. It also understands the importance of a process that perpetuates and broadens its own interactions while building a more complete understanding of the conditions and potential for positive change in the study area. The schedule below is a general outline and an initial framing of the timing and sequence of Stage Two activities.



NOTE! This schedule has not been correlated to city meeting schedules, holidays, or other potential meeting conflicts. This schedule cannot be confirmed until a consultant is under contract.

Task	Key activity	Schedule																					
		July				August					September				October		November						
		6	13	20	27	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30
1.00	Define and procure consulting services																						
1.01	Work Group Meeting 0(a): Consider actions for Stage Two work	█																					
1.02	Prepare Request for Letter of Interest and document Stage Two work plan		█																				
1.03	Gain approval for solicitation through Letter of Interest			█																			
1.04	Receive responses to Letter of Interest				█	█																	
1.05	Conduct interviews with select responders					█																	
1.06	Select preferred consultant and make recommendation to City Council						█																
1.07	Establish contract for services with City Council-approved consultant							█															
1.08	Work Group Meeting 0(c): Review work plan and schedule with consultant								█														
1.09																							
2.00	Conduct Stage Two planning activities																						
2.01	Work Group Meeting 0(b): Develop Reach-out strategy and meetings		█																				
2.02	Conduct Reach-out meetings			█	█	█	█	█															
2.03	Work Group Meeting 1: Distill and assimilate Reach-out input							█															



Task	Key activity	Schedule																					
		July				August					September				October				November				
		6	13	20	27	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30
2.04	Conduct Stage Two Kick-off Meeting																						
2.05	Work Group Meeting 2: Tour study area and extant conditions session with consultant																						
2.06	Work Group Meeting 3: Possibilities sketch session with consultant																						
2.07	Work Group Meeting 4: Sketch alternatives and defining preferences																						
2.08	Work Group Meeting 5: Implications of preferred sketch alternative																						
2.09	Work Group Meeting 6: Defining graphic vision and supporting narrative																						
2.10	Work Group Meeting 7: Catch up																						
2.11																							
3.00	Seek concurrence on Stage Two directions																						
3.01	Conduct Check-in Meeting																						
3.02	Work Group Meeting 8: Review results of Check-in Meeting and frame work session discussion																						
3.03	Participate in City Council and Planning Commission work session																						
3.04	Review consultant draft deliverable																						
3.05	Present Stage Two directions to Planning Commission																						
3.06	Present Stage Two directions to City Council																						
3.07																							



Task	Key activity	Schedule																					
		July				August					September				October				November				
		6	13	20	27	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30
4.00	Document Stage Two work																						
4.01	Work Group Meeting 9: Review consultant draft deliverable and input from Planning Commission and City Council																						
4.02	Work Group Meeting 10: Review consultant final deliverable																						
4.03	Work Group Meeting 11: Consider Stage Three work plan elements																						
4.04																							

Macintosh HD:Users:michaelschroeder:Desktop:West Side of France Avenue and Southdale Area planning framework:Stage 2:0 Organizing:Stage Two work plan, 20150629.docx





**Request for Letter of Interest
Greater Southdale Area Planning Framework**

Release date: July xx, 2015
Letter of Interest due: August xx, 2015, 2:00 pm

SECTION 1: PROJECT BACKGROUND

As charged by the Edina City Council, a Work Group was formed to address issues related to future land use and urban design for parcels along the west side of France Avenue and the greater Southdale Area (extending to TH 62 on the north and the city limits on the east and south—with the entire area referred to as the “district” in the efforts of the Work Group). The process approved by the City Council includes work in four stages, with each stage being completed and the results accepted by the Planning Commission and City Council prior to moving to subsequent stages. On June 17, 2015, the Work Group concluded its Stage One work by presenting working principles to the City Council as its core deliverable for Stage One. The City Council, at the same meeting, adopted those working principles as policy for guiding the further efforts of the Work Group, evaluating proposals for change in the study area, and providing guidance to those proposing change.

The Work Group is composed of residents and commercial interests, some appointed by the City Council and some self-selected during a Kick-off Meeting, and has met nine times since the Kick-off Meeting. The Work Group is assisted by staff but is, at this point, a volunteer effort. Of note, there have been fewer than six absences during the nine meetings of the 12-member Work Group. Each Work Group meeting has been open to the public with time allowed during each agenda for public comment.

The process to date has included a Kick-off Meeting when more than 40 residents and commercial interests participated in a series of workshop exercises and then convened in separate groups to self-select half of the required composition of the Work Group. Information gathered during the Kick-off Meeting was used to inform the efforts of the Work Group as it formulated initial ideas and eventually defined a set of working principles.

A key part of Stage One (and every stage of work proposed for this effort) was a Check-in Meeting when members of the public would have the opportunity to review the efforts of the Work Group while in progress. While attendance was limited, the information gained during this meeting remains prominent in the dialog of the Work Group.

The deliverable of Stage One is a series of working principles intended as a guide for the public and private realms of the study area. The Work Group acknowledges that work remains in the process of

offering definitive guidance, but is focused on more aspirational goals for the evolution of the greater Southdale area. As such, the principles may evolve as the Work Group continues through subsequent stages of its work, gaining more insights and a richer understanding of the conditions of the district. As presented to the Planning Commission, they stand as more than a draft and staff has acknowledged their utility even in their current form to assist in guiding proposals for change in the district.

To enhance understanding of the working principles and offer a more robust tool for staff and proponents for change in the district, the Work Group augmented the working principles with a series of supporting questions—provocations encouraging more comprehensive and thoughtful proposals. The Work Group believes these tools are a key complement to other tools used in guiding development in the district, with these working principles being a higher order filter for acceptability than other more typical planning tools.

As it looks forward to a second stage of the work, the Work Group intends to use the working principles to craft a graphic vision for the district and more fully demonstrate the ways in which the working principles can be applied to create more vibrant, forward-looking, and human-focused development patterns across the district. Members of the Work Group have agreed to continue their service, and have concluded that more aggressive outreach is needed to ensure interests across the district are recognized. In essence, the Work Group intends to maintain the current dialog with stakeholders through kick-off and check-in meetings and through its regular Work Group meetings, but will orchestrate a process of interactions where it reaches directly to stakeholder groups throughout the district. In particular, the Work Group recognizes the need to make contact with residential interests that to date may not have been engaged, as well as business and commercial interests throughout the district. In addition, the Work Group intends to initiate a series of roundtable discussions as a part of its work in Stage Two as a way of more fully understanding the complexity of the district and its physical, functional, and economic evolution. The working principles are attached to this request for Letter of Interest along with a copy of the presentation made to the City Council on June 17, 2015.

The Work Group is seeking qualified individuals, firms, or teams to assist it in the process of completing Stage Two of its work. It is possible that the selected individual, firm, or team will be engaged to assist the Work Group in subsequent stages of its work.

The City of Edina is supporting the efforts of the Work Group through its Planning Department. Once a consultant is selected, a contract will be established through the City of Edina.

SECTION 2: PROJECT DEFINITION

This work is intended to support a Work Group charged by the City Council to define a set of principles to guide further planning work, to offer a tool in evaluating proposals for change in the study area, and to provide guidance to those proposing change. To date, the Work Group has achieved the first stage of its work as it delivered to the City Council a set of working principles. Now, the Work Group seeks to articulate graphically a visionary interpretation of the working principles as the core of its charge for Stage Two of its efforts. Further work in framing definitive direction, documenting the process, and gaining approvals will occur in subsequent stages of the Work Group's process. Ultimately, with the completion of Stage Three and Stage Four, the whole of the efforts will become a core element of the city's comprehensive plan update, which is scheduled to begin in 2016.

During Stage Two, the Work Group is seeking technical assistance to develop a graphic vision for the study area. The *core elements* of this work will include:

- Assisting the Work Group in the preparation of materials intended to engage the community during discussions about the future of the study area;
- Assessing and enhancing the working principles to serve as guides for further work, evaluation tools, and development guidance;
- Creating diagrams, illustrations, and other graphics that together demonstrate a graphic vision for the future of the study area; and
- Participating in meetings of the Work Group as required, in public meetings including presentations to the Planning Commission and City Council, and other meetings as recommended by the responder.
- Developing a vision summary at the conclusion of Stage Two to encapsulate the major vision elements discussed and agreed to during this portion of the work.
- Outlining, near the conclusion of Stage Two, the steps needed to translate an accepted graphic vision for the study area to into parameters for development, including directions for height and density.

Work related to this project is intended to begin during August and be complete by September xx, 2015.

SECTION 3: CONSULTANT SCOPE OF WORK

The Work Group expects responders to define a scope of work aligned with the core elements indicated in Section 2. Definition of a fully supportive scope of work is the responsibility of the responder, but the Work Group expects the following general areas of support:

- Provide planning and urban design leadership to assist the Work Group in further framing a vision for preserving, energizing, and adding development in the study area;
- Secure and/or prepare materials to elevate the understanding of existing conditions as well as the true viable potential of the study area;
- Develop graphics to include, but not be limited to, a three-dimensional massing diagram of culture throughout the study area to support a vision that demonstrates economic viability, functional workability (including relationships and patterns), aesthetic and place-making appeal, and sustainable environmental quality in ways that emanate from and support the working principles and reinforce an aspirational plan for the study area; and
- Outline key parameters of directing development, including a comparison of quantitative and qualitative methods of guiding development.

The Work Group's anticipated schedule for Stage Two work, as well as its initial overall approach to the work, is attached to this request for Letter of Interest. In addition, the city intends to engage separate consulting services related to defining capacity of infrastructure in the study area. In particular, that consultant will prepare an infrastructure study of the greater Southdale area simultaneously to this planning effort. The study will include an examination the greater Southdale area's roadway, sewer and water capacity. The study will be based on existing conditions; development that is allowed by Zoning

Ordinance; and potential for future growth. The consultant team would not be asked to perform any work in these areas but may be asked to work with and use information gathered from the study.

SECTION 4: SCHEDULE

The Work Group has defined the following general schedule for its work during Stage Two. Responders shall be aware of the key dates indicated, but may propose an alternative schedule for the work that achieves the core elements by the completion date. All meetings of the Work Group are not included in this list and it is not expected that the selected consultant will be required to be present at all meetings of the Work Group.

Release of Request for Letter of Interest	July xx, 2015
Letter of Interest Due, 2:00 pm	August xx, 2015
Short-listed teams notified	August xx, 2015
Interviews	August xx, 2015
Consultant selected	August xx, 2105
City Council approval of Consultant Contract	August xx, 2015
First meeting with Work Group	August xx, 2015
Stage Two Kick-off Meeting	August xx, 2015
Stage Two Check-in Meeting	October xx, 2015
City Council/Planning Commission work session	October xx, 2015
Presentation to Planning Commission	November xx, 2015
Presentation to City Council	November xx, 2015
Stage Two Wrap-up Meeting with Work Group	November xx, 2015

Dates in italics are approximate and will be refined in concert with the selected consultant.

SECTION 5: SUBMITTAL REQUIREMENTS

Questions and clarifications

Questions regarding this request shall be directed to:

Cary Teague, Community Development Director
cteague@EdinaMN.gov

Questions shall only be submitted via email. Responses to questions will be provided to all known proposers and posted on the city's website at:

<<<insert website link>>>

Responses to questions will not be provided within 3 days of the submission due date.

Submittal

Responders shall submit a Letter of Interest via email only to:

City of Edina
Attn: Cary Teague, Community Development Director
cteague@EdinaMN.gov

Letters of Interest shall be submitted no later than 2:00 pm **August xx, 2015**. Late submittals will not be reviewed.

Letter of Interest content and format

A Letter of Interest shall not exceed eight single-sided, letter-sized pages. No font shall be smaller than 11 point. If a responder's Letter of Interest exceeds the page limit, the excess pages will not be reviewed, regardless of content. Forms required as a part of the response shall not be counted toward the page limit of the Letter of Interest. A statement describing conflicts of interest, if any, shall be submitted as a part of the response. Such a statement shall not be counted toward the page limit of the Letter of Interest.

The Letter of Interest shall include the following:

1. Contact information: Responder shall clearly identify the responder's full legal name, business address, and contact person's name, telephone number, and email address.
2. Key personnel: Responder shall list the key personnel to be assigned to the project and identify their roles and responsibilities. No change in key personnel will be permitted without approval of the City of Edina.
3. Project understanding: Responder shall demonstrate their understanding of the project and the needs of the city and the Work Group in a statement of objectives and goals, a description of the nature of the effort and the necessary outcomes. The intent is to provide information sufficient to understand the responder's view of the nature and scope of the work required.
4. Approach and work plan: Responder shall provide an approach and general work plan and affirm their ability to provide the services required within the identified time frame for the project.
5. Relevant experience: Responder shall demonstrate their capacity for performing the requested work by providing information for past or current projects of similar size, scope, complexity, and nature. For each past or current project, references shall be provided, including a contact person, project and agency relationship, telephone number, and email address.
6. Specialized expertise: Responder shall identify any specialized expertise available within the firm or team and highlight the ways in which that expertise may be of value to the city and the Work Group.
7. Additional information: Responder shall provide any other information that may be relevant to this project and assist the city and the Work Group in making a selection.
8. A statement accepting the terms of the city's standard consulting services agreement, or if the terms are not acceptable, an indication of the modifications that may be requested. Modifications may require approval by the City Council.
9. A statement indicating your firm can comply with the city's insurance requirements as outlined in the attached standard consulting services agreement template.
10. Conflict of interest: Responder shall indicate that it has no conflict of interest regarding this project and any current or pending association with other entities or agencies related to this project. Should the responder feel there are current or pending relationships that may pose a

conflict of interest, the assignment and relationship shall be fully described separate from the Letter of Interest and included with the response.

11. Certification statement: Responder shall provide and agree to the following statement, executed by a person with authority to represent the responder:

I hereby certify that I am a duly authorized representative of the company and that the information contained within this letter of interest is current, true and correct to the best of my knowledge. I hereby authorize and request any person, agency or firm to furnish any pertinent information requested by the City of Edina deemed necessary to verify the statements made in this application.

(Signature) (Title) (Date)

A fee proposal is not required as a part of the Letter of Interest. Fee proposals will be requested from those individuals, firms, or teams selected for an interview as noted in Section 6.

SECTION 6: SELECTION PROCESS

The City of Edina intends to use this request to shortlist qualified consultants. Letters of Interest will be reviewed by city staff and representatives of the Work Group, including but not limited to:

Cary Teague, Community Development Director

<<<city staff>>>, title

Michael Platteter, Planning Commission chair

At least two members of the Work Group representing residential interests in the study area

At least two members of the Work Group representing business and commercial property interests in the study area

Selection Criteria

In its review of submitted Letters of Interest, the City of Edina will consider the following criteria:

1. Expressed understanding of the work and capacity to perform necessary tasks and according to the project schedule (15%)
2. Project approach and general work plan (20%)
3. Qualifications and experience with projects of similar scope, schedule, and complexity of key personnel assigned to the project (20%)
4. Qualifications and experience of the key staff to be assigned to the project (25%)
5. Specialized expertise that may be of value to city for this project (5%)
6. Fee proposed for the performance of the work (15%)

Firms selected by the City of Edina for an interview will be notified no later than July xx, 2015.

Interview

The City of Edina may determine it to be necessary to interview selected responders. If so, interviews will be 45 minutes and include no more than a 25 minute presentation. The focus of the interview will be directed toward the project approach and work plan, with discussion of timeline and deliverables.

Request for Letter of Interest
Greater Southdale Area Planning Framework
Page 7 of 7

The city will not expect the interviews to include time directed toward past projects unless they bear a specific relationship to the work plan or to the resumes of any personnel assigned to the project unless the personnel brings specialized expertise to the project.

A comprehensive fee for services shall be submitted by interviewing individuals, firms or teams not later than 24 hours prior to the date of interviews. Fee proposals shall be submitted via email to:

Cary Teague, Community Development Director
cteague@EdinaMN.gov

Interview attendance shall be limited to the following, with maximum attendance being limited to five personnel:

1. Project manager
2. Design lead
3. Specialist identified by the responder

The interview panel will be comprised of the same individuals responsible for reviewing the Letters of Interest. The city may include others depending of the responses received.

Macintosh HD:Users:michaelschroeder:Desktop:West Side of France Avenue and Southdale Area planning framework:Stage 2:Request for Letter of Interest, 20150628.docx



Planning Commission 2015 Annual Work Plan

2015 New Initiative	Target Completion Date	Budget Required	Staff Support Required	Council Approval
<p>A. Zoning Ordinance Amendments The Planning Commission would like to complete the following from the list in 2015:</p> <ol style="list-style-type: none"> 1. Grading & Drainage – work with engineering to establish clear regulations 2. Parking regulations/Proof-of-parking 3. Lighting Ordinance <p>B. Policy Recommendations</p> <ol style="list-style-type: none"> 1. Tree Ordinance/Landscaping 2. Density in Southdale area-(See below) 3. Living Streets – Bringing buildings up to the street & connecting to the street. 4. Mid Term Comp. Plan Consideration 5. Sustainability enforcement/PUD/Ped. friendly/affordable housing. 6. Monitoring Residential Redevelopment standards & ordinance <p>C. Commission Liaison</p> <ol style="list-style-type: none"> 1. Connectivity – Living Streets 2. France Avenue Corridor Planning 3. GrandView 	<p>On-going</p> <p>2015</p> <p>2015</p> <p>2015</p> <p>On-going</p>	<p>No additional budget requested at this time</p> <p>No additional budget requested at this time</p>	<p>Yes, staff support is required</p> <p>50 Hours + Engineering Department</p> <p>30 Hours</p> <p>30 hours</p> <p>Yes, staff support is required</p>	<p>Council approval is required for each Zoning Ordinance amendment</p> <p>Council approval is required</p>

<p>D. Small Area Plan - Conduct a Small Area Plan for the Cahill and 70th Commercial area as defined in the Comprehensive Plan.</p>	<p>2015-16 2016-17</p>	<p>\$25,000-\$75,000 depending on the scope of work to be done by a consultant. (TIF funds) To Be Determined</p>	<p>Yes, staff support is required</p>	<p>Council approval is required</p>
<p>E. Small Area Plan – Complete the Small Area Plan for the Wooddale and Valley View Commercial area.</p>	<p>2015</p>	<p>\$40,000 (TIF funds)</p>	<p>Yes, staff support is required</p>	<p>Council approval is required</p>
<p>F. Small Area Plan/Density Study in the Southdale area – Conduct a Small Area Plan/Density Study for the Southdale area in conjunction with the engineering department’s study of transportation and utility capacity in the Southdale area.</p>	<p>2015-16</p>	<p>\$75,000 depending on the scope of work to be done by a consultant. (TIF funds)</p>	<p>Yes, staff support is required</p>	<p>Council approval is required</p>

Progress Report:

Ongoing Responsibilities

The Planning Commission is responsible to review all Land Use applications submitted to the City of Edina. Land Use applications include: Variances; Site Plan Review; Sketch Plan Review; Conditional Use Permits; Subdivision; Lot Line Adjustments; Rezoning; and Comprehensive Plan Amendments.

To accomplish this responsibility the Planning Commission meets twice per month, on the second and fourth Wednesday of the month. The Planning Commission typically reviews 3-4 of the above requests each agenda.

Other Work Plan Ideas Considered for Current Year or Future Years

Begin preparation for the 2018 Comprehensive Plan Update

Proposed Month for Joint Work Session:

May

Staff Comments:

We anticipate 2015 as another very busy year for development. We will try to accomplish as much as we can outside of our usual “ongoing responsibilities.”