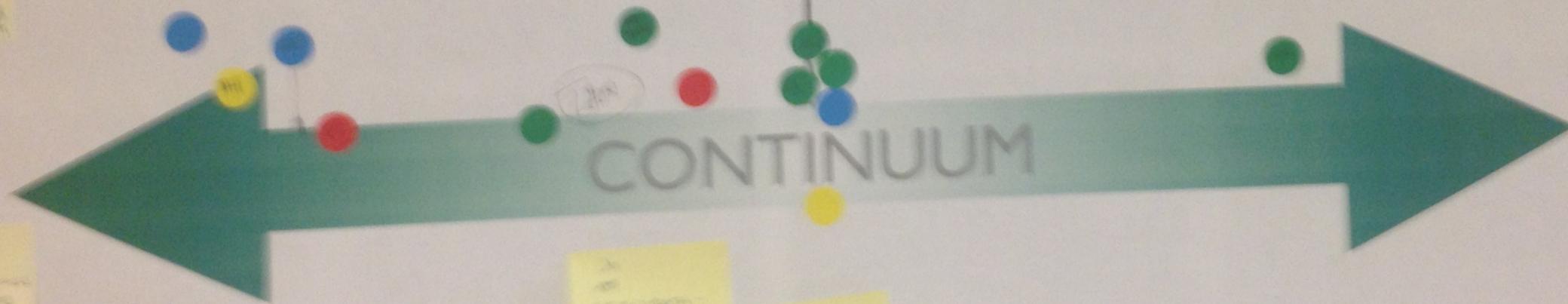


# I. Public spaces and places

Publicly accessible spaces should be required as a part of every development/building parcel in the greater Southdale area.

All spaces created for the public should be owned and operated by the city for the benefit of all residents and visitors.



## 2. Mobility

The greater Southdale area should allow movement for pedestrians, bicyclists, transit, and cars, even if it reduces capacity for cars.

The greater Southdale area should provide rights-of-way focused on moving cars conveniently without congestion.



MAF -  
BOTH OF THESE ARE  
IMPORTANT.  
BASELINE EXPECTATIONS  
WITH OPPORTUNITY FOR  
MUTUAL BENEFIT.  
THIS CITY DOES NEED  
TO ASK FOR MORE  
SOMETIMES. AS A COMMUNITY

# 3. Change

Rules should be established and perpetuated as a means of creating consistency in decision-making for the greater Southdale area and offering all parties something they can rely on.

Private development should be pursued on a "give to get" basis, where a developer is allowed more in return for providing a true community benefit.



Change is hard

DVD  
The existing rules (zoning, density, etc) were the result of a planning process. They are "what we want" if the builder wants change, get involved in comp plan update in 2016.

A strong set of specific rules should be set to keep a well rounded plan achievable. It should include laws to building codes, materials, setbacks, light, etc.

3. BALANCE  
HO/CO  
Ded

MUST HAVE SOME RULES TO GUIDE THE GIVE TO GET. OTHERWISE FRAUDS TO ALL

These don't have to be in conflict. The rules can be built in give-to-get trade offs. To one extent, things are already done in a way that is not "give-to-get" but "give-to-get" is a better way to think about it.

Basic Rules are important to stabilize the process. Don't let developers Bitt they should all be a grade of accountability. Give to community development. No free ride.

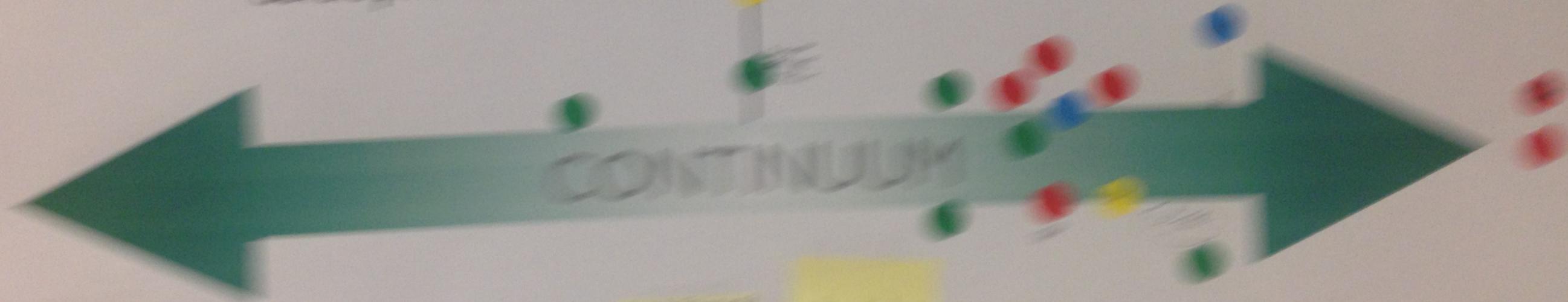
PF: Allow for flexibility and a financially feasible project but to ask for something in exchange is reasonable.



# 4. Architectural Integrity

Building and site designs should be encouraged to be the best the developer can afford to implement; the city has no role in supporting private development.

The city should reward innovations in building and site design to allow a developer the opportunity to create a viable project and an enhanced contribution to the community.



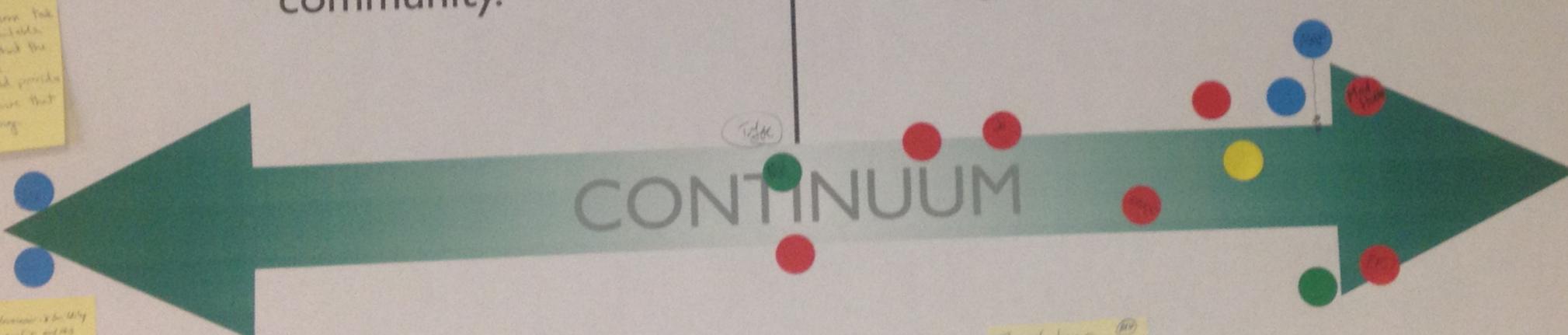
[Yellow sticky note]



# 5. Infrastructure

The costs of increased infrastructure required by new development should be borne by the developer, regardless of any benefit offered to the community.

The city has a role to play in assisting new development through the creation of supportive infrastructure that eventually benefits the entire greater Southdale area.



1000 - This is how the community will benefit from the project.

City to create a way out for the city to be able to pay for the infrastructure that is needed.

110 - Building new from the infrastructure that the city can provide. The city should provide the infrastructure that is needed.

116 - The developer is the one to make a profit, and the city should be a cost for the project. If the city is to be the one to make a profit, it should be a cost for the project. The city should be a cost for the project.

117 - The city has a role to play in infrastructure requirements and people a small amount of it but the majority of the cost should be placed on the developer or commercial space build.

118 - Existing and beautiful streetscape (to sample) could encourage development and change for the better.



# 6. Land Uses

The greater Southdale area should strive to create a greater mix and range of uses, more activities, and an increased population of workers, residents and visitors.

The range of land uses that exists today in the greater Southdale area is sufficient to accommodate community needs long into the future.



It is a clear priority and important. Consider Government that would attract employees.

DO: Let market force determine land use within existing zoning plan, zoning update.

North (Chapel) and @ residence (all the new) build the new apartment. There is already a new space, probably a new building with a lot of parking. It is a good idea to have a mix of uses in many, many places.

I agree with response to number 10. It is a good idea to have a mix of uses in many, many places.

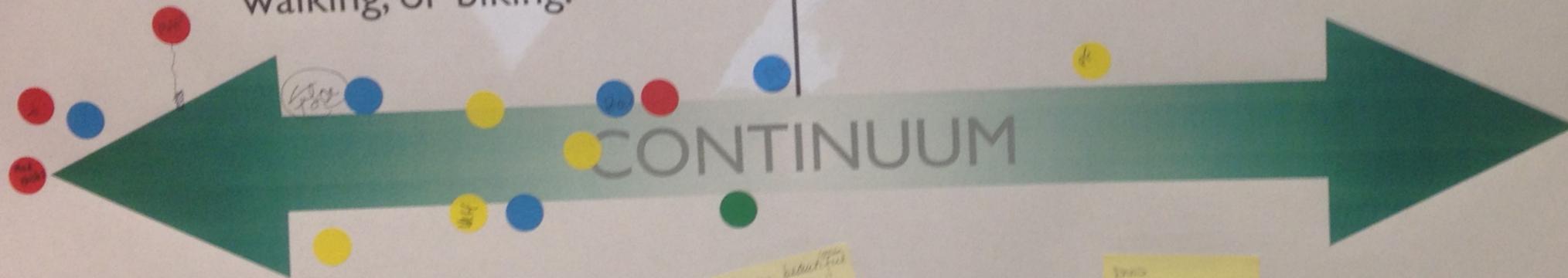
It is a good idea to have a mix of uses in many, many places.



# 7. Connectivity

“Living districts” should be easily accessible from each other with pleasing transitions, transparent borders with neighboring “districts,” and ways where individuals can easily move in and out of districts by car, walking, or biking.

Edina should maintain the distinct and unique living districts that exist as they do today leaving the barriers to transport and connect between them.



Clearly this is challenging but creates beautiful corridors, walking bridges and France & York (that are easy & pleasing to the eye) are really needed in open natural areas and trees

Why were behind the stone gateway on sidewalk put in on the right side of the road to neighborhood street entrance (walk in) but with scale is not really a barrier??

1995  
Clear path to walking routes to create connectivity. The current layout is driving many visitors



# 8. Transitions

Where land uses change, increased setbacks should be required to separate the uses without introduction of anything but landscaping into the setback area.

New development at locations where land uses change should be required to create active, attractive, and publicly accessible spaces at the common boundary.



How did we grade the corridor neighborhood? What are the boundaries?

Increased setbacks should not necessarily be required where land uses change but some form of buffer is needed to separate the uses.

Landscaping is an important part of future visibility/landmarks

Balance views

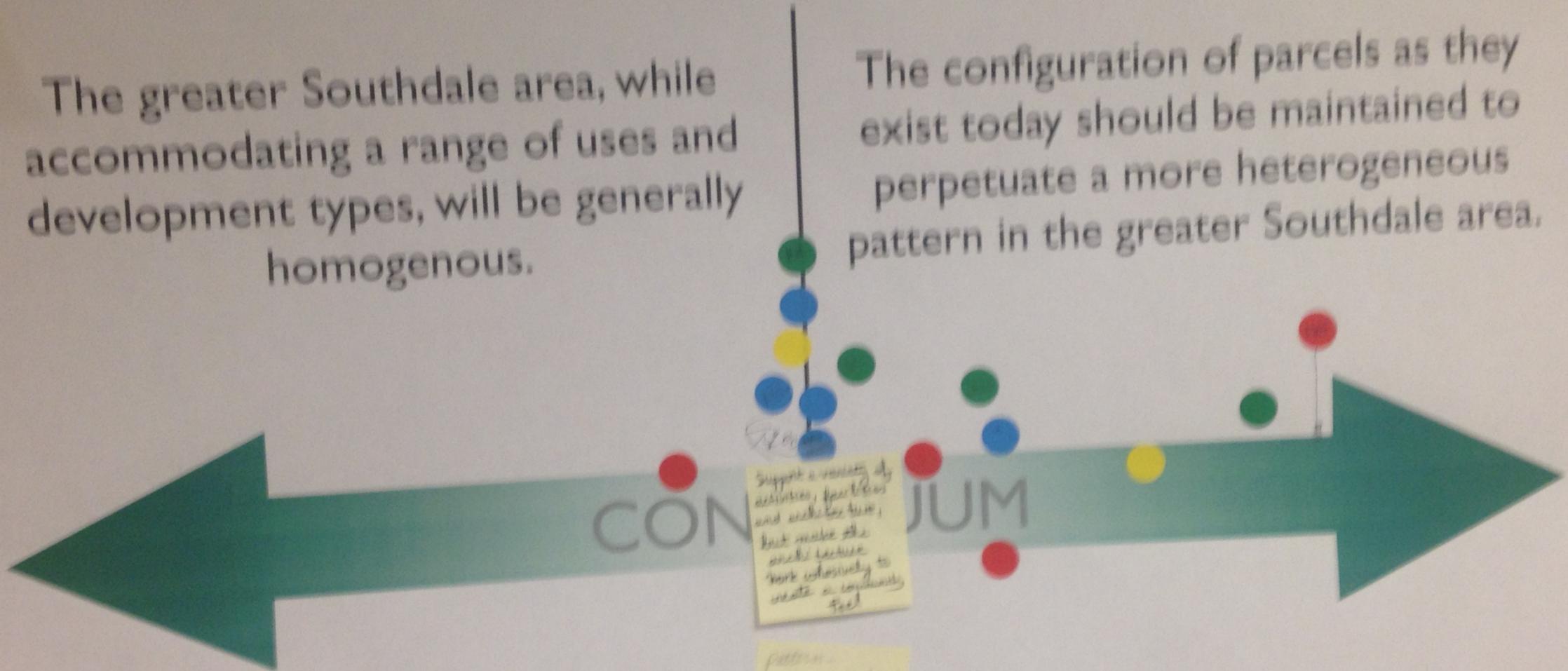
Land use change creates an excellent opportunity to improve pedestrian safety and create a more vibrant, active public space.



# 9. Pattern

The greater Southdale area, while accommodating a range of uses and development types, will be generally homogenous.

The configuration of parcels as they exist today should be maintained to perpetuate a more heterogeneous pattern in the greater Southdale area.



*[Faint, illegible handwritten notes on a yellow sticky note]*

*Support a variety of activities, functions and architecture, but make the archi lecture work collectively to create a community feel*

*pattern - design elements should fit in & contribute to an overall quality (in context) etc.*

*Homogeneity is not essential but aesthetics are critical*

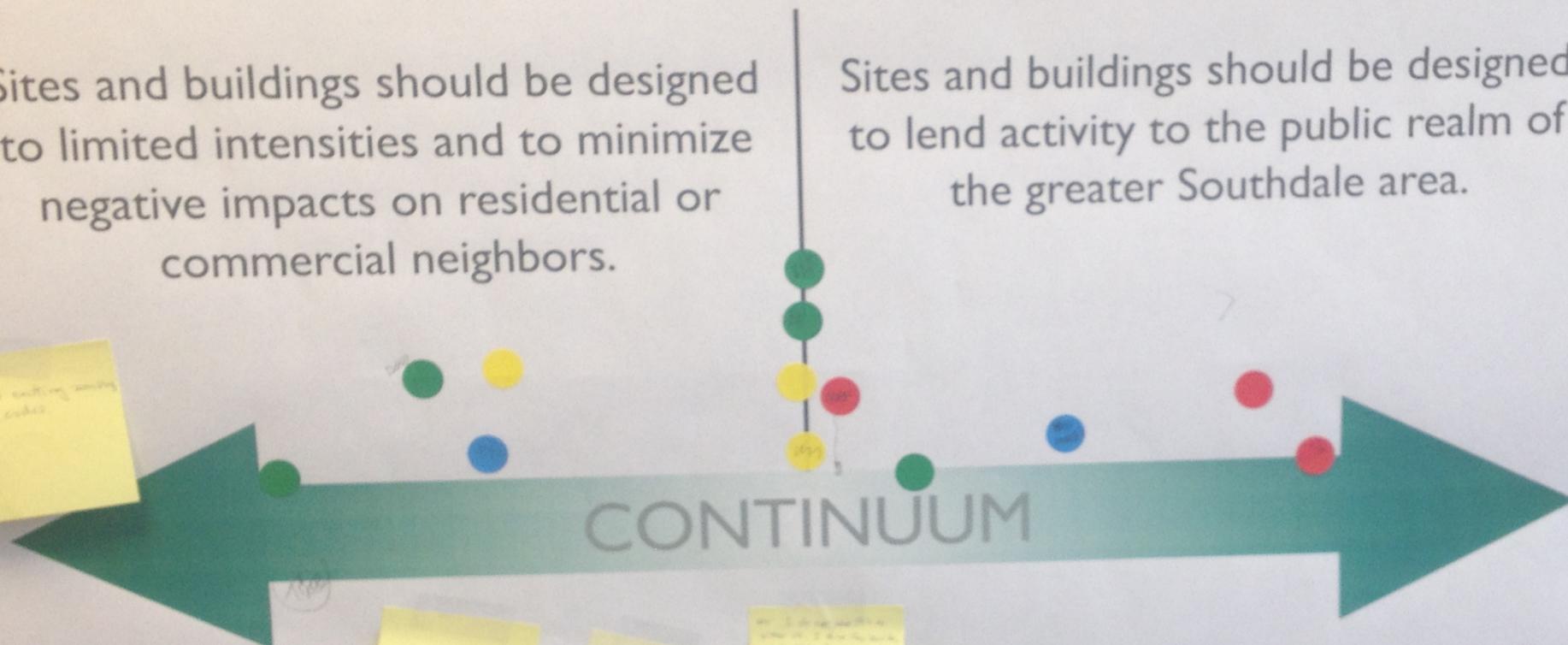




# 11. Activity

Sites and buildings should be designed to limited intensities and to minimize negative impacts on residential or commercial neighbors.

Sites and buildings should be designed to lend activity to the public realm of the greater Southdale area.



Handwritten note: A balance to important items.

Handwritten note: Color coding using codes.

Handwritten note: New buildings should not...  
Handwritten note: be mixed in the...  
Handwritten note: that will feel...  
Handwritten note: like an urban...  
Handwritten note: city.

Handwritten note: ...



# 12. Height

Building heights should be modest with limited shadowing of neighboring properties and limited impacts on views from neighbors, but resulting limited space at the edges of a site.

Taller buildings might be encouraged provided their development includes more appealing site design, plazas, courtyards, and gardens.



Height - how can we or appropriate for allow and future of a city be encouraged to work with a mix use

Building height is an important factor in site design

Building height is an important factor in site design

Building height is tricky. There are currently too tall buildings way too close to the streets. Velly aesthetically unpleasing but feasible all thought

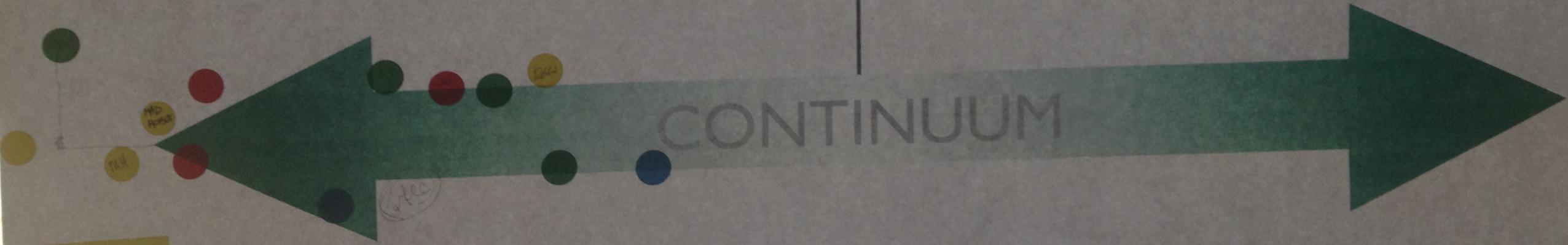
Do maintain views



# 13. Innovation

Developers and the city collaborate to develop, evaluate, and pursue new ways of solving problems, allowing the greater Southdale area to regain its distinction, become a place Edina citizens are proud of, and serve as a cornerstone of community growth.

Developers in the private sector design and develop independent of city and residents the greater Southdale area by following exactly the planning direction documented in the city's planning tools, including its comprehensive plan.

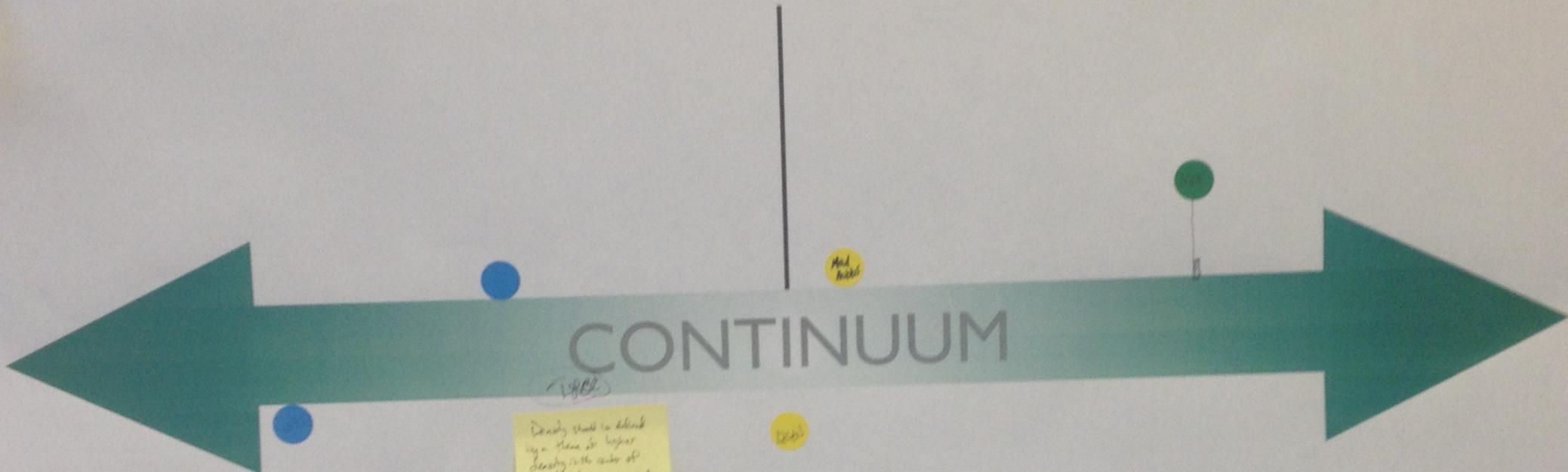


DO NOT REMOVE  
THE GREAT CHAIRS  
FROM THE SOUTH  
SIDE



# 14. Density

MAF -  
DENSITY CAN BE OUR  
FRIEND IF WE  
UNDERSTAND IT AND  
DO SOMETHING ABOUT  
IT. THE BEST IS  
CONTINUUM'S.



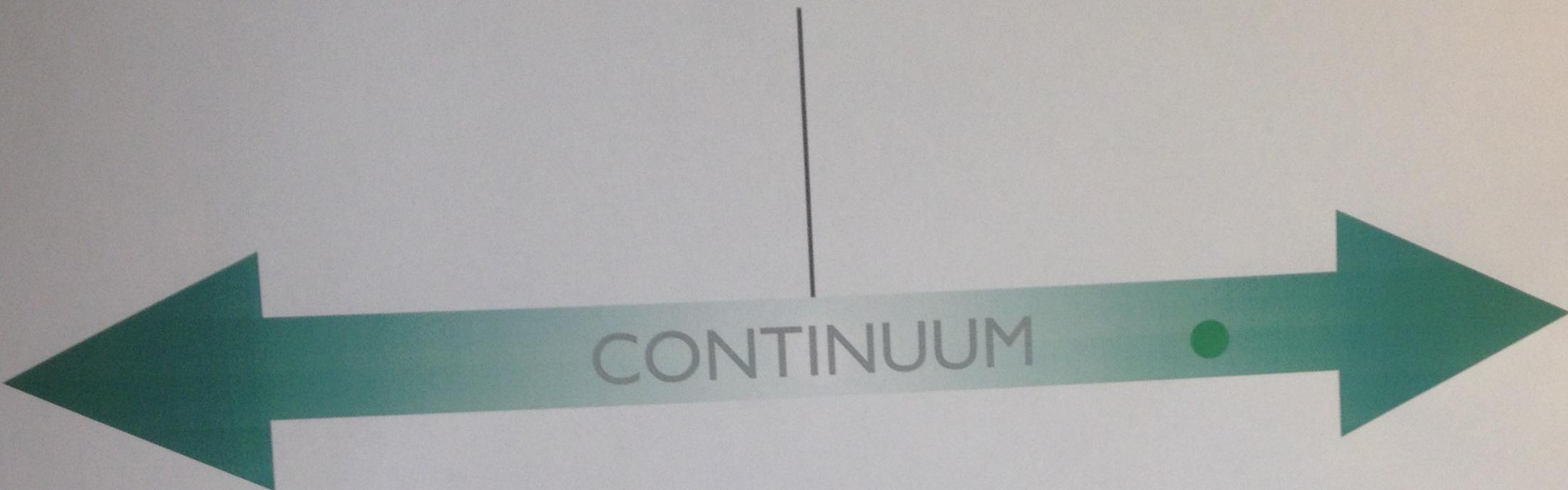
Density is defined  
as mass per volume.  
Density is the ratio of  
mass to volume, usually  
measured in kg/m<sup>3</sup>.  
Density is a scalar  
quantity.

Density is a scalar  
quantity.

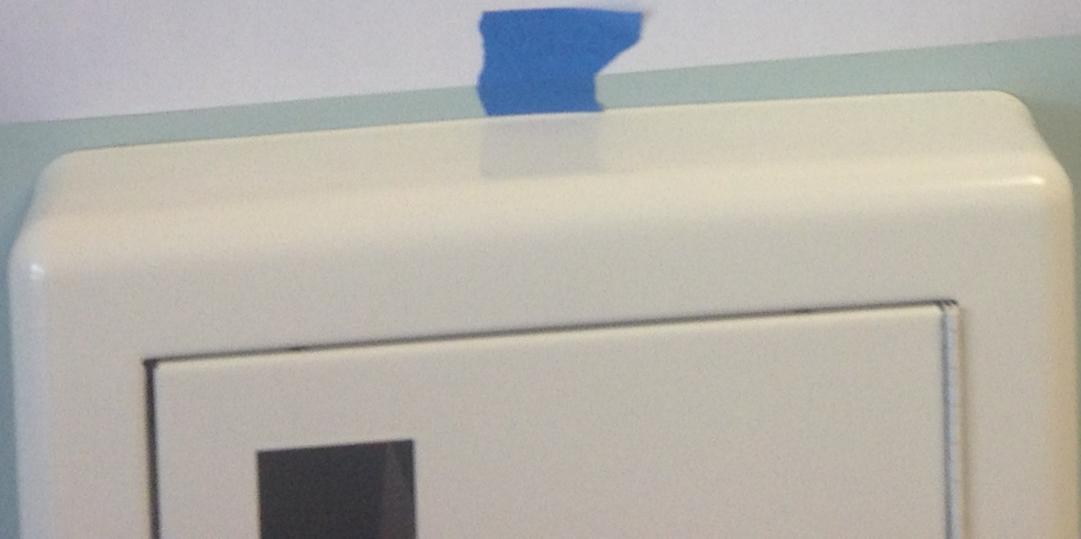


15.

\_\_\_\_\_



OVERALL  
QUALITY  
DEW



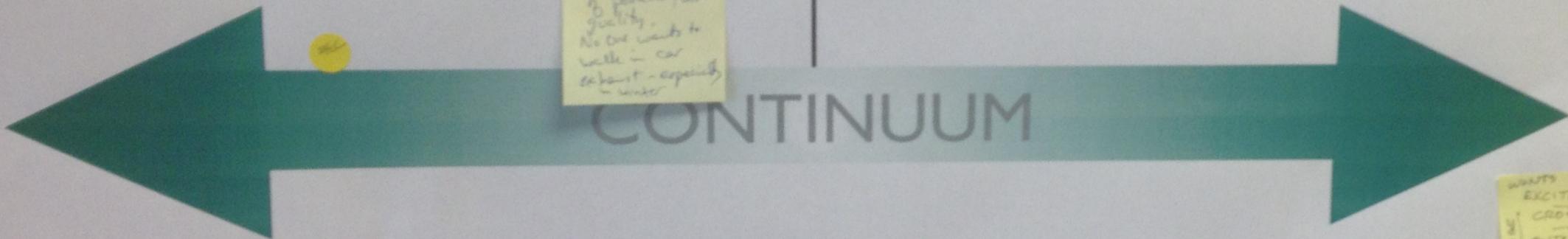
16.

Health  
on part of a public  
continuum  
whether a  
development  
location  
can be  
attracting  
more users  
to walk or  
bike there  
design  
one of  
several  
options

200  
pedestrian level  
could be used in  
connecting with adjacent  
parking by providing  
more public bicycle

Ⓢ  
Plan to mind  
of pedestrian/air  
quality.  
No one wants to  
walk in car  
exhaust - especially  
in winter

WANTS  
EXCITEMENT  
CROWD-SCENES  
ENTRANCE  
ACTIVITY  
ACTIVITY/ARTS  
LIGHT



17.

Action Process  
A. decision making  
B. faire double  
vision vs subjective  
interpretation  
C. Leadership - city to  
participation

