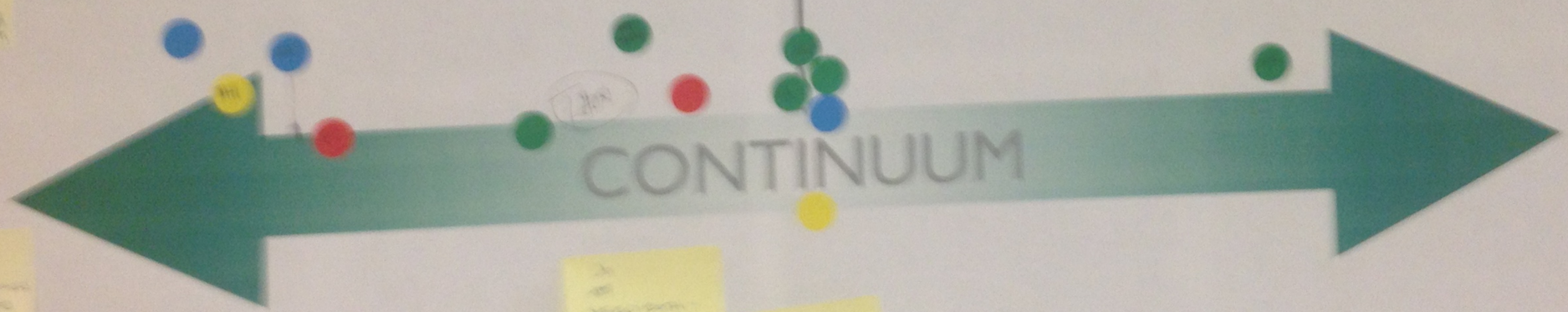
1. Public spaces and places

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

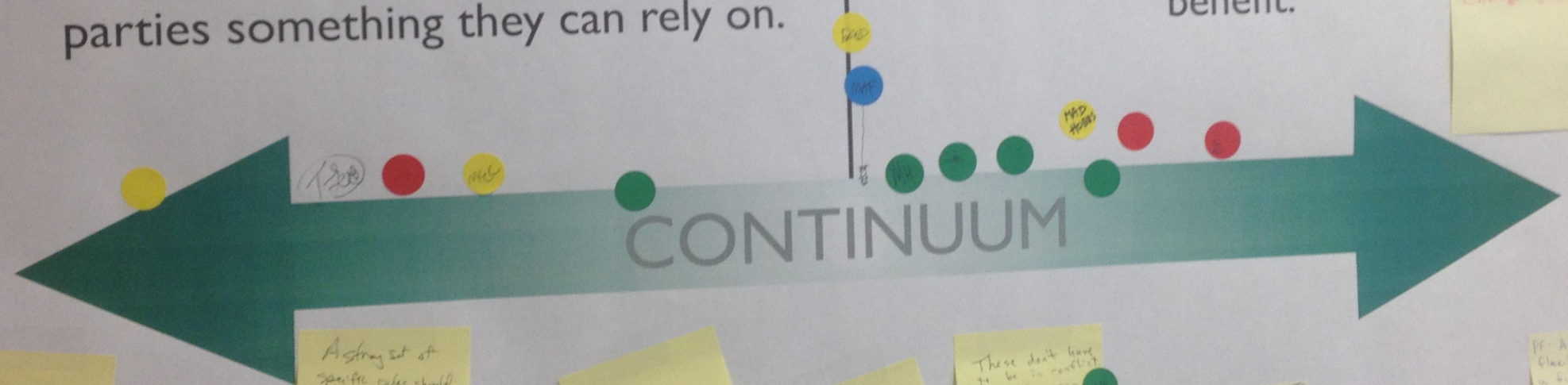
The greater Southdale area should allow movement for pedestrians, bicyclists, transit, and cars, even if it reduces capacity for cars.

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

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.



MAF -
BOTH OF THESE ARE IMPORTANT.
BASELINE EXPECTATIONS WITH OPPORTUNITY FOR MUTUAL BENEFIT.
THE CITY DOES NEED TO ASK FOR MORE SOMETIMES. HAS COME AROUND

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

A strong set of specific rules should be set to keep a well intended plan achievable. It should include down to building codes, materials, setbacks, lighting, etc...

3
BALANCE
40/60
DVD

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

These don't have to be in conflict. The rules can be held in give-to-get trade offs. To some extent, zoning & the already does this in that by requiring a higher or different use

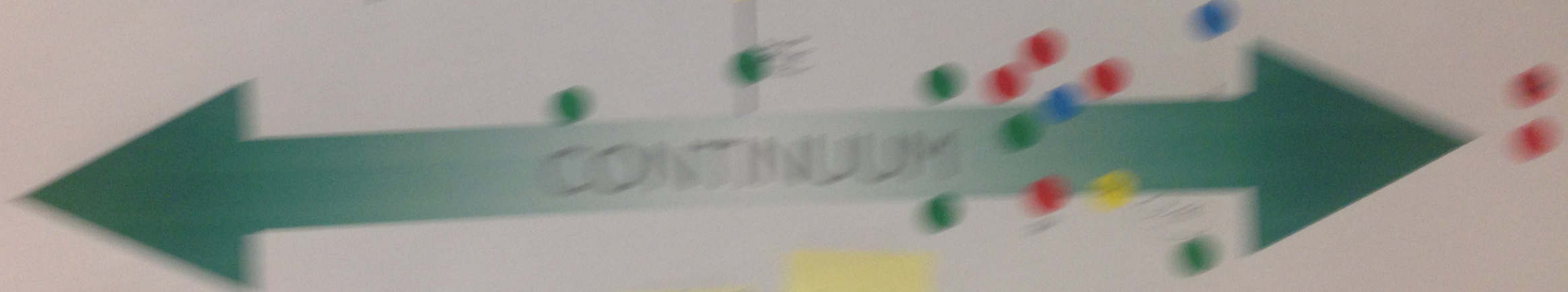
Basic Rules are important to make the process inviting for developers. But they should all to a greater degree be held accountable to giving to community development. No free ride

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.



5. Infrastructure

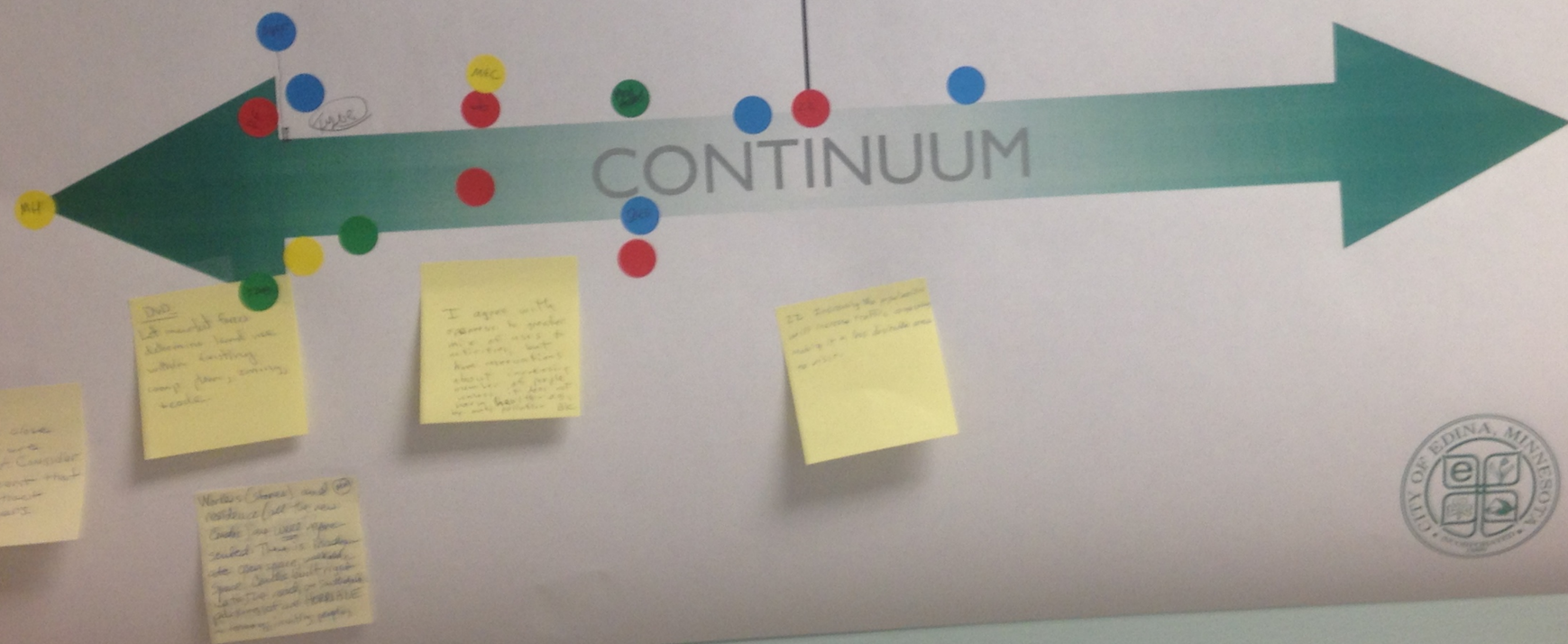
The costs of increased infrastructure required by new development should be borne by the developer, regardless of any benefit offered to the community.

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.

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.



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 walkable, beautiful corridors, walking bridges over France & York (that are easy & pleasing to the eye) are really needed to get natural access back & forth

Why were beautiful stone "gateway" dividers put in on the north side of 76th to neighborhood street entrances (ie Lincoln) but south side is bare? Are these things ?? where are provided

Bikes
Bike trails be complete possible to include more ways. The easiest way for a driving, walking, biker.

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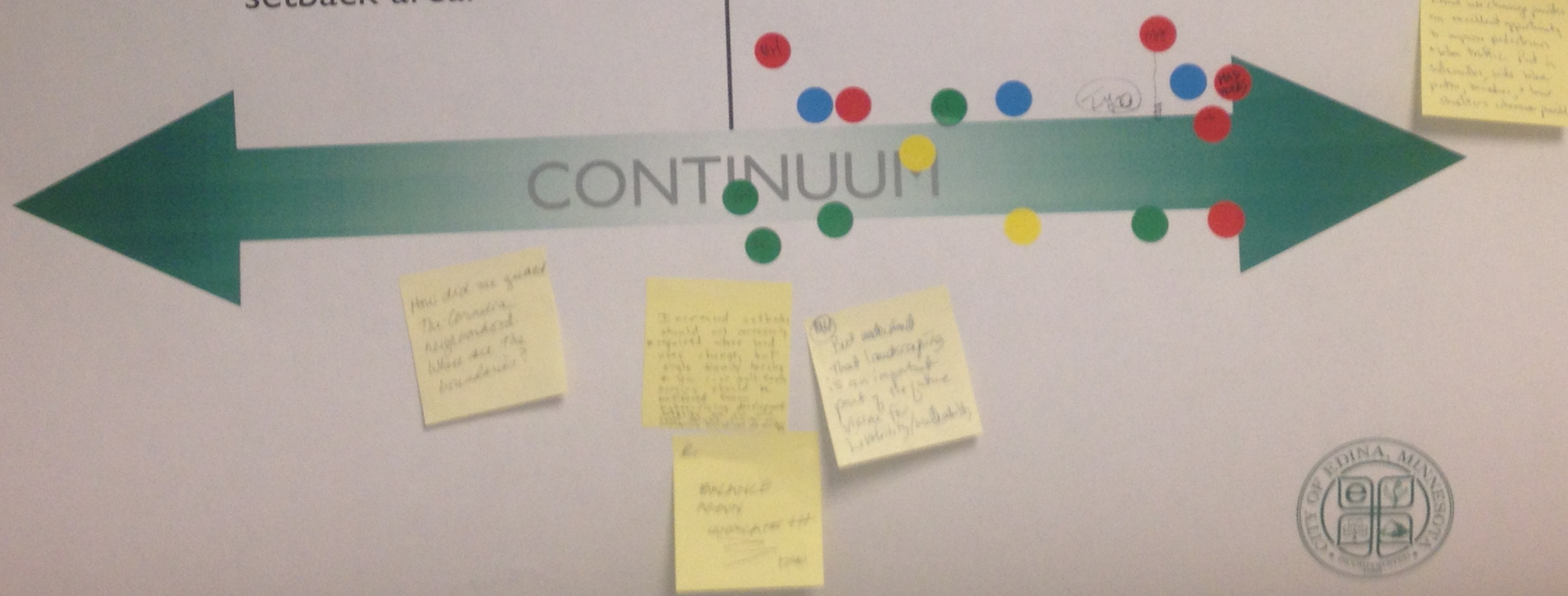
8. Transitions

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

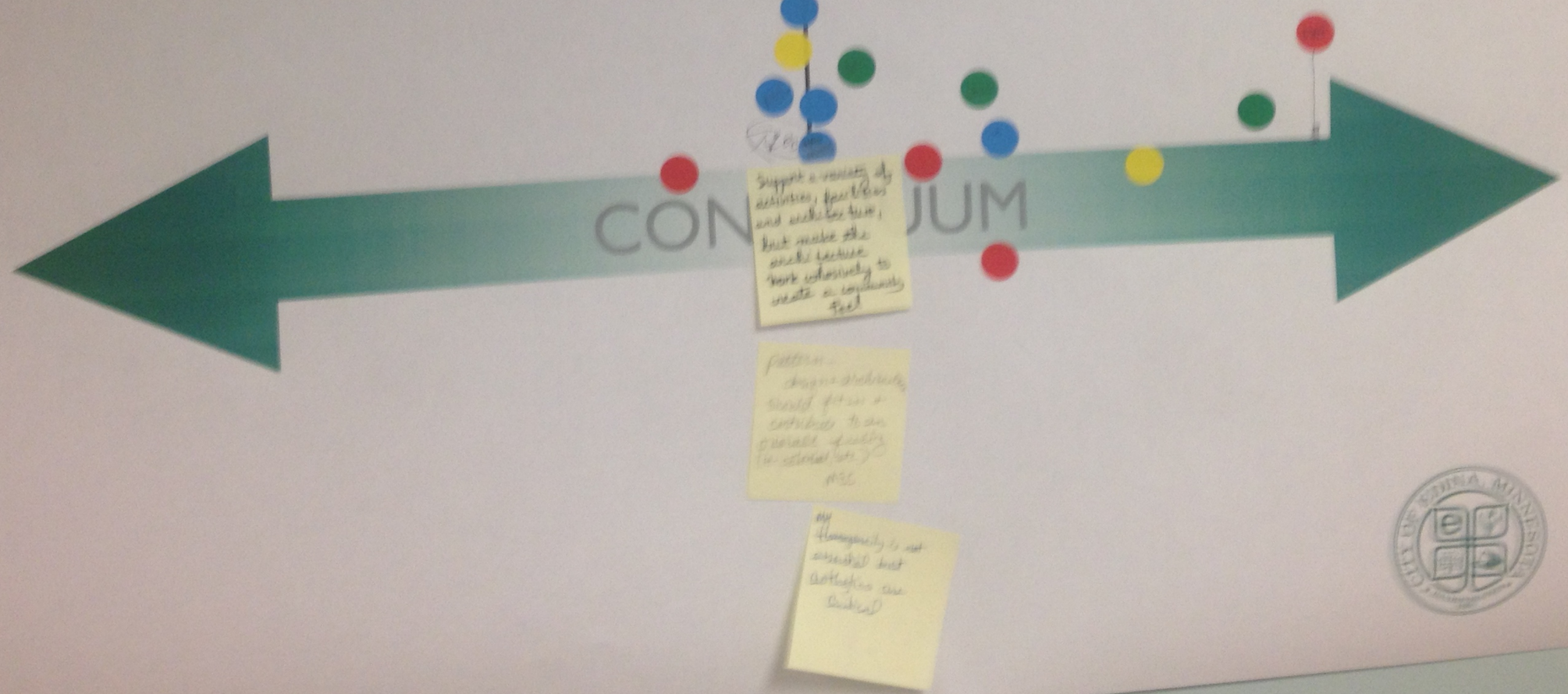
New development at locations where land uses change should be required to create active, attractive, and publicly accessible spaces at the common boundary.



9. Pattern

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

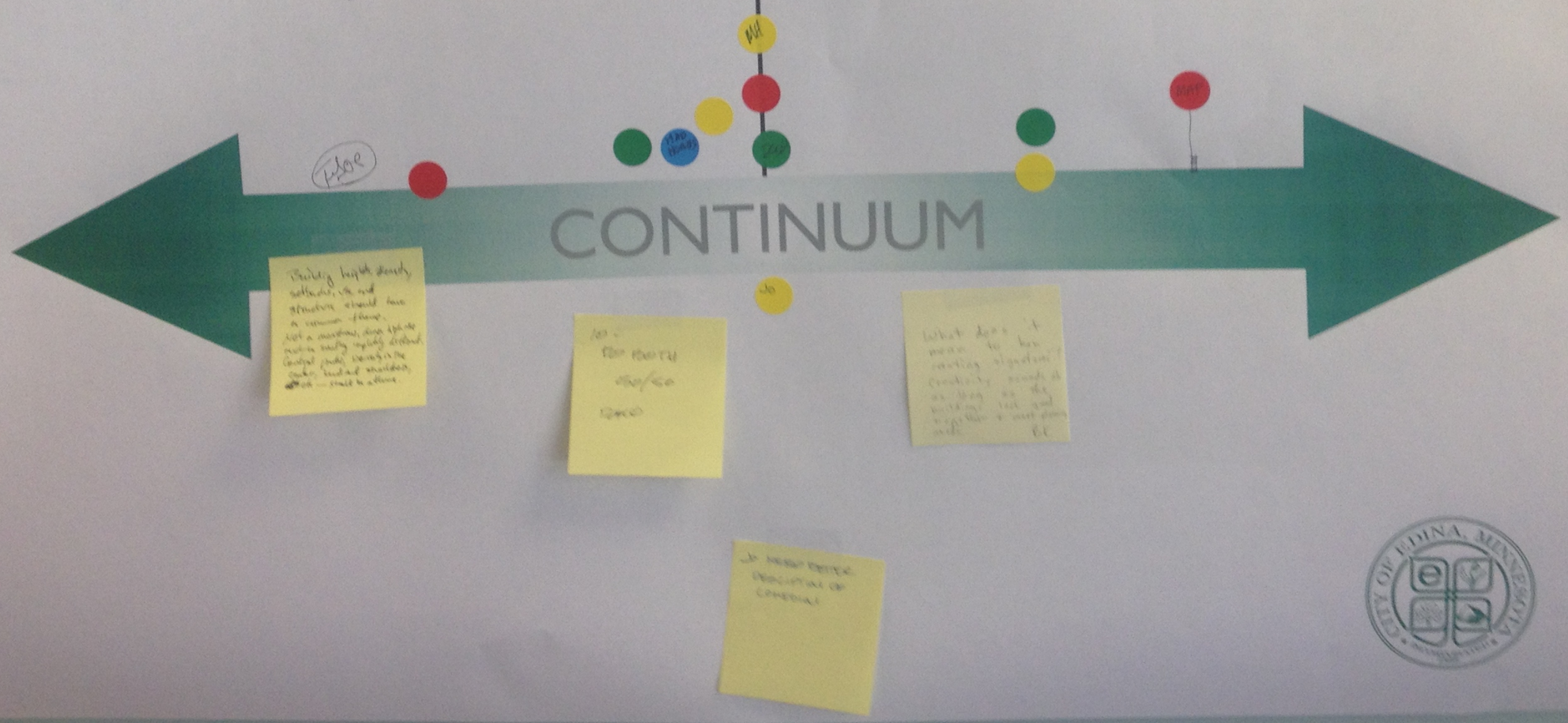
The configuration of parcels as they exist today should be maintained to perpetuate a more heterogeneous pattern in the greater Southdale area.



10. Cohesion

Development in the greater Southdale area should follow standards that establish a greater sense of uniformity in buildings and sites.

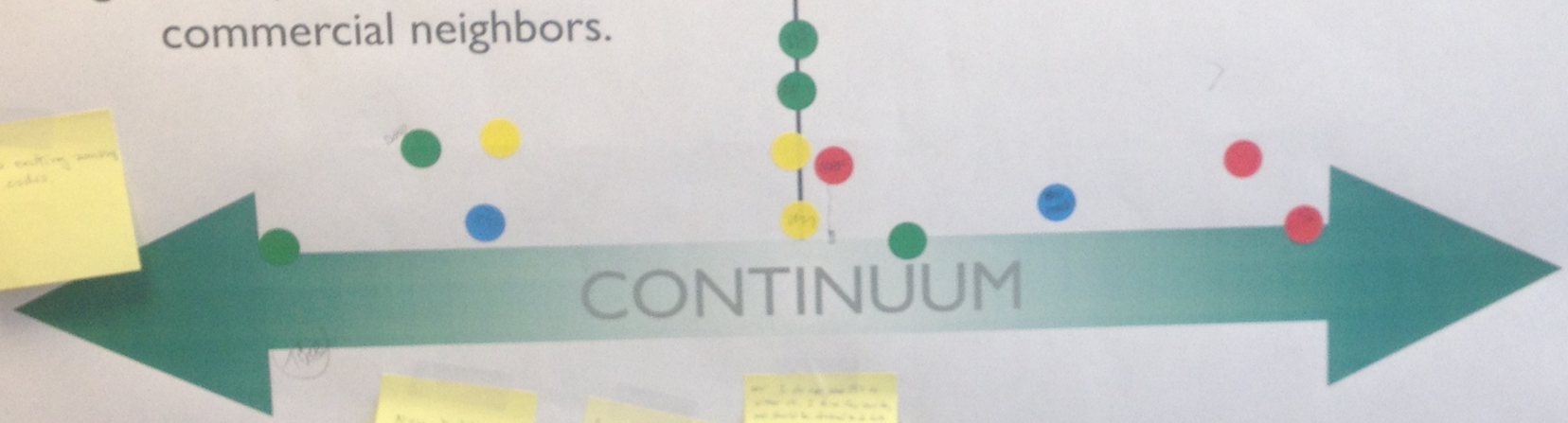
Development of buildings and sites should respond to and respect neighbors without creating signatures, but still encouraging creative designs.



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.



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.

Building Height is tricky. There are currently too tall & buildings way too close to the streets. VERY aesthetically unappealing but Fixable w/ Thought

Jo
MAINTAIN VIEWSHEDS

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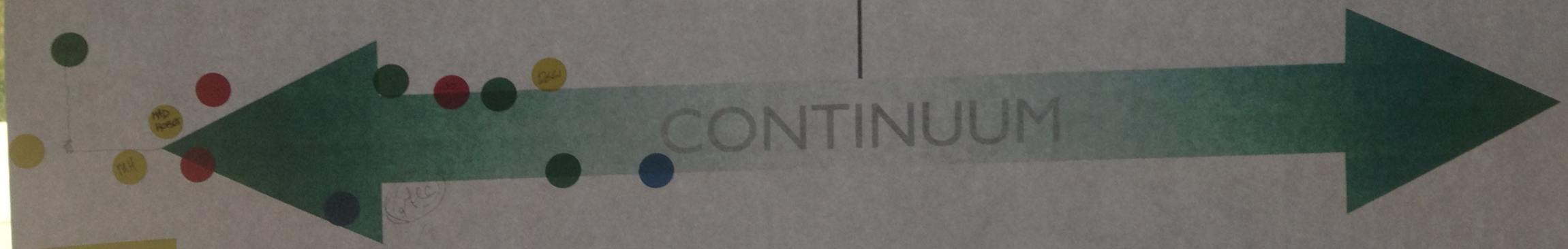
13. Innovation

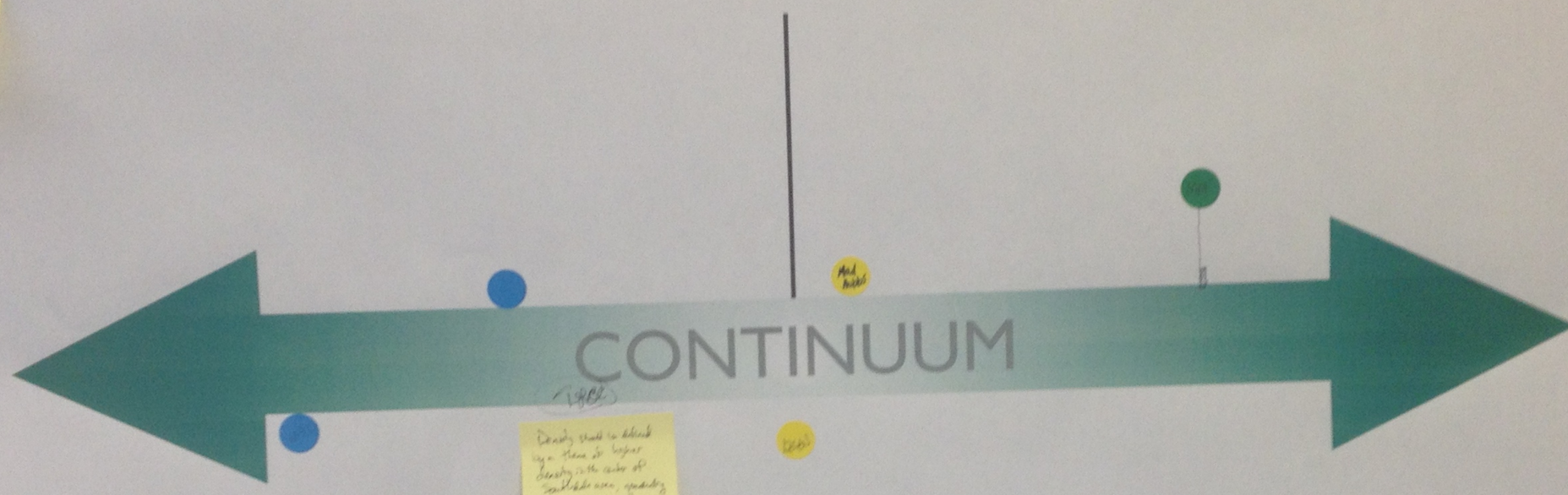
Developers and the city collaborate to develop, evaluate, and pursue new ways of solving problems, allowing the greater Southdale area to regain its distinction, become a place Edina citizens are proud of, and serve as a cornerstone of community growth.

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.



14. Density

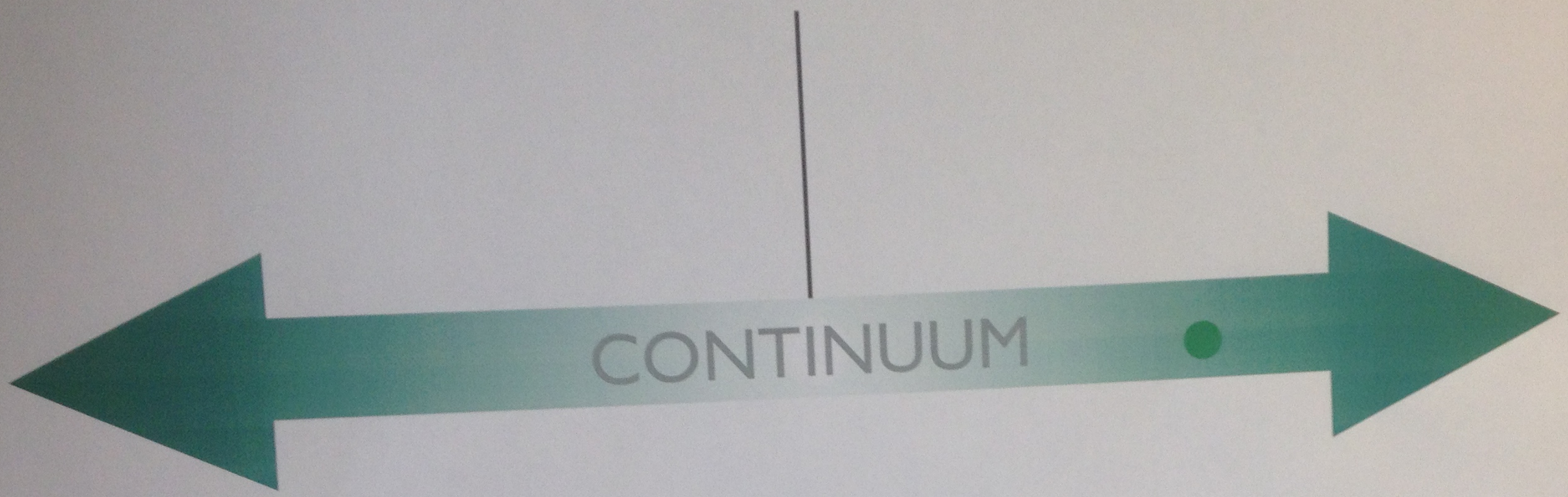
MAF -
DENSITY CAN BE OUR FRIEND IF WE UNDERSTAND IT AND DO EVERYTHING WELL IN THE REALM OF CONTINUUM'S



Density should be defined by a frame of higher density in the center of Southdale area, gradually transition lower density adjacent to the single family zoned (outside exterior) ?

BMD
Follow existing code + zoning.

15. _____



OVERALL
QUALITY
DEW

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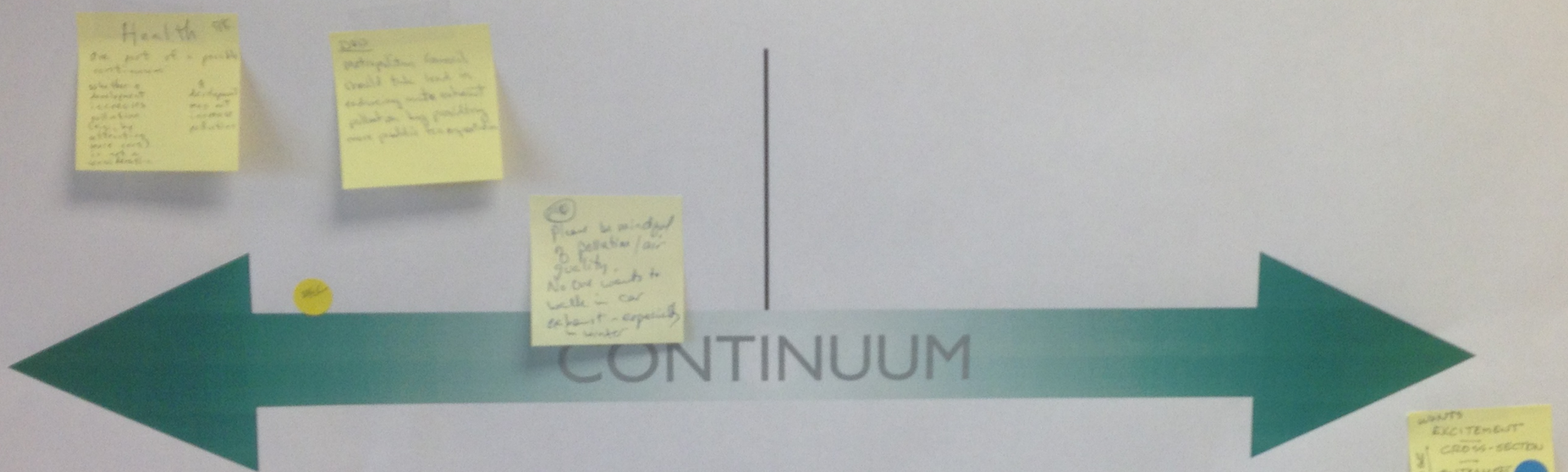
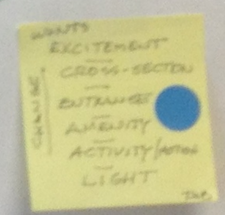
16. _____


CONTINUUM


EXCITEMENT
CROSS-SECTION
ENTRANCE
AMENITY
ACTIVITY/MOTION
LIGHT

17.

Action Process
A. decision Making
B. favor double vision vs subjective interpretation
c. Leadership = city participation