

**WOODDALE VALLEY VIEW SMALL AREA PLAN
ISSUES IDENTIFIED BY COMMUNITY MEMBERS AND THE SMALL AREA
PLANNING TEAM**

Issued October 13, 2014

- 9 October 11th workshop
- CNA Concord Neighborhood Association meeting on August 8
- PPNA Pamela Park Neighborhood Association meeting on September 23
- SAPT Small Area Planning Team meeting of August 20

REF. #	PLANNING ISSUES	DOT- VOTES
ARCHITECTURE AND LAND DEVELOPMENT		
1	What should be done with the City property?	12
2	Should we have more housing?	10
3	What can be done to bring "mixed incomes" into this area?	5
4	Should business buildings eventually be rebuilt by the sidewalk?	3
5	Should the commercial use continue?	2
6	Is this one node or three? What can be done to connect or integrate into a coherent node?	2
7	When will the City decide to offer vacant land by Kellogg for private ownership?	2
8	Do we need so many driveways into and out of the commercial space?	1
9	Should the commercial use be separated / screened or integrated with residential uses?	
10	Would it be possible to screen garbage bins on the north side of this building?	
PPNA	Is there a level of quality you hope to achieve in developments in this node?	
PPNA	Is there a demand for attractive housing options for long-term residents selling their homes in the neighborhood?	
CNA	Residential "McMansions" and potential effect on property values	
CNA	Would like to retain a modest, middle-income neighborhood with appropriate / modest design	
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CNA	Impact of redevelopment / changes on neighborhood character	
CNA	Noise from potential redevelopment including short-term (e.g. construction) and long-term (e.g. outdoor cafes/dining)	
SAPT	Should the block south of 61 st and west of Kellogg be considered for redevelopment?	
SAPT	Are 3 or 4 stories north of Wooddale acceptable (housing or office)?	
SAPT	Should drive-throughs be an acceptable use?	
SAPT	What should be done to encourage multi-family housing (apartment buildings) to	

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	upgrade and improve their properties?	
SAPT	Should there be a certain arc architectural character that defines the area?	
SAPT	Should we or how can we encourage or maintain diversity in the housing stock?	
SAPT	Is parking visibility from the street desirable for customers of businesses?	
SAPT	Do we need more green space or pedestrian-friendly landscaping?	
BUSINESS MIX		
11	Should the City promote "artisan" businesses at WVV during evening hours to bring more customers to WVV (i.e., bakery, brewer?)	11
12	Would the City allow a micro brewery to draw customers to WVV?	9
13	What can be done to prevent blight from vacancies?	6
14	Do we need a gasoline station in this area?	6
15	Will better neighborhood "identity" attract small business that wants to be a part of the local community, i.e., services not manufacturing?	6
16	Could there be a restaurant entity like Cosetta's in St. Paul where you can dine, purchase food to go, get ingredients in a grocery-like area and just have coffee or gelato?	5
17	Could we have artists' studio space?	5
18	Can or should Wally's structure be re-zoned to encourage new retail that is both relevant to the neighborhood and a focal point?	4
19	Would a new convenience store / gasoline station at Wally's' be allowed by current zoning regulations?	4
20	What would be a business with tremendous appeal / draw customers in from all around?	3
21	How do we encourage more / new business growth without impacting traffic negatively?	2
22	How do we make WVV more of a "destination" to bring traffic to WVV that will allow merchants to "make it"?	1
23	Should businesses be allowed to obscure their windows?	1
24	Is there too much retail at this node?	1
25	Could we use parking space for a weekend farmers' market?	1
26	Should commercial uses be more visible from Valley View Road?	1
27	Should fuel be part of the future?	
28	Should storefront windows be obscured with advertising?	
29	Does the City ever own the building for their City-owned businesses (e.g., Edina Liquor)?	
30	What does Burley's do to look so cozy?	
31	How many residents does it take to support a superette? A restaurant? Other business?	
PPNA	How can we make the shopping mall vital? How can we make the whole corner more vital?	
PPNA	How do we retain the good neighborhood service mix in the strip mall?	
PPNA	Is there anything else that can be done to incent people to keep their properties up?	
PPNA	Is there anything that can be done to support investment along Valley View?	
SAPT	What are the options for the Wally's space?	

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SAPT	Does the current business mix meet the needs of the community?	
SAPT	What about eating establishments? With wine or not?	
SAPT	What can be done to improve the retail mix at the strip mall?	
SAPT	Should there be more dining or gathering spaces?	
SAPT	What types of businesses do we want to attract?	
SAPT	Do we need a gas / convenience store in the area?	
SAPT	Should the area become a destination point (like 50 th and France) for all Edina residents, only nearby (surrounding) residents or residents from outside Edina?	
SAPT	Are we planning for the neighborhood residents' benefit or do we want to "draw" from other areas?	
SAPT	Do we want drive-thru establishments?	
PUBLIC SPACE AND INFRASTRUCTURE		
32	How can we make the sidewalk, landscape, lighting and cross walks more attractive?	15
33	Should green space and trees be placed between the sidewalk and the street?	11
34	Where are the bike facilities – racks, etc.?	11
35	How should the publicly-owned property be used?	7
36	Should pedestrian access be easier?	5
37	Should the City lot remain an open space or should it become a park with tables and landscaping?	5
38	Should we make landscaping uniform with what's on the east die of Wooddale?	3
39	How do we make WVV parking lot dual purpose? (park-and-ride, etc.) More parking in evenings?	2
40	Should the former Rooster's property – now public property – be kept as green space? Should it be enhanced with public art? Seating?	1
41	Should the waterway between Lake Nancy and Lake Pamela be exposed to daylight?	1
42	Is there City property south of MA Peterson and east of New Horizon that would allow neighborhood access?	1
43	Should there be landscaping and more trees on the north side of Valley View Road?	1
44	Should there be consistent commercial signage in terms of size and location?	
45	Should there be a traffic light at the intersection instead of a stop sign?	
46	Should there be stairs and sidewalk in the Northwest side of Edina Market Mall?	
47	Should the northwest corner be used for more parking?	
48	Should the northwest corner of WVV be used as green space or should more businesses be allowed?	
49	Should the City try to acquire more of the commercial properties for public use?	
50	Should the City reconsider some of the parking to become green space instead?	
PPNA	Is there a potential for Garrison Ponds to be more of a public amenity?	
PPNA	Can there be more greenery near the intersections?	

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CNA	How to protect ponds / water (several south of Valley View)	
SAPT	Should we alter some of the traffic patterns and/or use traffic control measures (e.g., roundabouts)?	
SAPT	What would a fountain area be like?	
SAPT	Will any changes be made to street arrangements – i.e., cul-de-sacs added?	
SAPT	Is an increase in traffic a benefit or a concern?	
SAPT	Should the area be able to sustain additional traffic in order to support new businesses?	
SAPT	Do we need improved or additional lighting?	
SAPT	Can the MTC help with mass transit “flow” (e.g., stops)?	
SAPT	How can we encourage non-auto transportation and safe routes to transit, parks, schools ... ?	
PROCESS AND PLAN		
51	What are example of neighborhood commercial that work (e.g., 54 th and Lyndale; 56 th and Xerxes)	10
PPNA	Interaction with the Small Area Planning team and consultants	
PPNA	Concerns about what the City is able to do to actually drive change in the node	
SAPT	Should the City take the lead on redeveloping the area and, if so, in what ways?	
SAPT	Is a Small Area Plan necessary?	
SAPT	When will this plan be implemented?	
SAPT	What buildings / land are definitely included in this Small Area?	
MOVEMENT AND TRAFFIC		
52	How can we improve access to the Edina pool and Cornelia area? Bridge over 62.	12
53	Can the intersection of Valley View / 62 nd Street / Oaklawn be redone as a traffic circle to mark it safer for traffic and pedestrians?	9
54	Would the intersection benefit with a roundabout?	9
55	Should WVV attract people from outside the area?	6
56	Is the ideal to safely connect parks to commercial area so that kids can get from one to another safely?	6
57	Should pedestrian activity be encouraged along Valley View Road?	5
58	Do we want to attract more people to the neighborhood?	5
59	How can we tie in WVV for future transportation needs (i.e., to collector buses to Dan Patch?)	5
60	A blind man lives in this area and takes the bus to work. How can all pedestrian crossing and sidewalks be made safer?	5
61	Would it be possible to stack added parking under the present grade?	4
62	Is there a need for crosswalks?	4

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63	Could the entire commercial space be redesigned to accommodate drive-thru based businesses?	2
64	Are boulevard sidewalks safer?	1
65	Do we need drive-thrus?	
66	Do we want to generate more traffic?	
67	Does the Valley View – Wooddale intersection have to be a 4-way stop?	
68	Is this node walkable and pedestrian-friendly?	
69	What is the bike path green and why does it end?	
PPNA	How do we manage access on Wooddale at the shopping centers?	
PPNA	How do we improve the turning and pedestrian crossing at Wooddale / Valley View intersection? Could we introduce a roundabout here?	
PPNA	How do we make Valley View less of a racetrack westbound and eastbound toward the intersection?	
PPNA	How do we improve the Valley View / 62nd intersection? Would a roundabout work?	
PPNA	Is it worth studying termination of Kellogg Avenue at Valley View? Should we study that?	
CNA	Can there be safer walking to and from the adjacent neighborhoods, especially for kids?	
SAPT	Do we need a transit stop area that has a shelter?	
SAPT	Is there an opportunity to better connect / integrate retail from the strip mall to Burley's? (e.g., "flow" of walking between locations)	