

**MINUTES
OF THE SPECIAL MEETING
OF THE EDINA CITY COUNCIL
HELD AT THE
EDINA SENIOR CENTER
NOVEMBER 15, 2005,
4:00 P.M.**

ROLLCALL: Answering rollcall were Members Housh, Hulbert, Masica, Swenson and Mayor Hovland. Also in attendance were the following members of the Edina Planning Commission: Steve Brown, David Byron, John Lonsbury, Michael Schroeder, Geoff Workinger, Helen McClelland, and Mike Fischer. Also in attendance were the following members of the Edina Transportation Commission: Joni Bennett, Dean Dovolis, Warren Plante, Marc Ussem, Les Wanninger, and Jean White. In attendance as well were the following staff members: Gordon Hughes, Eric Anderson, Ceil Smith, Wayne Houle, Steve Lillehaug, Craig Larsen, and Deb Mangel.

PRESENTATION OF GREATER SOUTHDALE AREA DRAFT LAND USE AND TRANSPORTATION STUDY REPORT Manager Hughes welcomed the Council, the Planning Commission, and the Transportation Commission to the Special Workshop and introduced Mark Koegler and Rusty Fifield of the Hoisington-Koegler Group, and Fred Dock of Myer-Mohaddes and Associates, Transportation Consultants, who were prepared to provide an update concerning the Greater Southdale Area Draft Land Use and Transportation Study Report.

Rusty Fifield and Mark Koegler of the Hoisington-Koegler Group, outlined the Greater Southdale Area Draft Land Use and Transportation Study Report #2. Mr. Fifield led the presentation briefly outlining the proposed land use plans. The Land Use Portion of the Plan divides the area into use districts beginning at the northern boundary of the area as follows:

- Health Care/Housing:
 - Mixed-use at the Valley View interchange
 - Hospital and medical office remains largely “as is”
 - Increased density along Xerxes
 - Central spine trail follows Barrie Road
 - Mixed use along 66th Street
 - Roadway aesthetic improvements
- Regional Retail
 - Southdale Center is shown as mixed use
 - Transit Center abutting 66th Street
 - Spine connection through or around Southdale
 - Roadway aesthetics improvements
- Central Spine
 - Most likely locale for future redevelopment efforts
 - Creates a new internal focus – pedestrian, transit and vehicles
 - Central spine area emphasizes pedestrian scale
 - Largely a mixed-use district and multi-family housing
- Centennial Lakes
 - AMC Theater site as mixed use
 - Centennial Lakes retail designated as mixed-use
 - Centennial Lakes office remains as office
 - South End transit station (to be located as close to I-494 as possible)
- Edge West
 - District abuts existing Edina neighborhoods
 - More intense land uses located along France Avenue

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- Land use pattern meant to establish a definable edge
- Retain existing office designations on south end
- Edge East
 - District abuts existing Richfield neighborhood
 - Mixed-use with commercial ground floor uses in northern portion of area
 - Housing and mixed-use designations to the south

Fred Dock, of Myer-Mohaddes reviewed the existing sidewalks and pedestrian/trail connections. He reviewed the proposed spine street which would be a focal point of potential future redevelopment in the Southdale area and would create a new pedestrian oriented street. Mr. Dock noted the reconstruction of Target would better relate to a pedestrian street. He added the area would be able to support mixed use development with underground and some surface parking and higher density housing in the southeast quadrant.

Mr. Dock stated the traffic movement would be influenced by the area's regional location, the region's attractiveness and the intensity of land use, the area's location between the center and edge of a region and the concentration of destination uses. Mr. Dock stated the roadway network included the regional streets: France Avenue, 66th/Valley View, 76th/77th Street and the connection street of York Avenue and 70th Street. He noted aspects that require further consideration included: movement patterns, street system, transit, traffic operations, and future travel growth.

Mark Koegler reviewed the potential building height and massing that the area could expect to experience. He noted that height and massing would present both economic and aesthetic issues. Mr. Koegler said the land values in the area will increase pressure to "build up", making architectural detail important in examining building height. He pointed out there was precedent for taller building - Edina Towers, Durham, concluding that structures approximately eighteen stories would be appropriate in the area.

The Council, Planning Commission and Transportation Commission presented their questions and observations concerning the strengths and weaknesses of each of the three land-use concepts. Concerns included the spine street concept, building massing and height, traffic congestion and transit. The consulting team advised that all comments and observations would be taken into account and following the November 28, 2005, community meeting, further work would be done on the plans and presented again to the Council, Planning Commission and Transportation Commission at a future workshop. Mr. Hughes thanked all participants for giving their time to review the status of the studies.

The Mayor adjourned the meeting at 6:30 p.m.

City Clerk