

**MINUTES  
OF THE WORK SESSION OF THE  
EDINA CITY COUNCIL  
HELD AT CITY HALL  
JULY 22, 2008  
7:00 A.M.**

Mayor Hovland called the meeting to order at 7:10 a.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Cary Teague, Planning Director; and Debra Mangen, City Clerk. Roger Knutson, City Attorney, briefly joined the meeting between approximately 10:00 a.m. and 10:30 a.m.

Mayor Hovland said the purpose of the study session was to continue review of the Land Use chapter of the Draft Comprehensive Plan Update 2008

The Council discussed the area described as the greater Southdale Area bordered by the City's easterly and southerly boundaries, by TH 62 to the north and generally one parcel of land in depth west of France Avenue. The issues included: density, whether or not Floor Area Ratio should be adjusted, heights of buildings, buildings that would have a tower stepping down to a podium on the edges of the development nearer the street, setback, existing zoning, potential changes in zoning, the importance of encouraging a pedestrian friendly environment, concern regarding maintaining the vibrancy of the area, and infrastructure improvements potentially triggered by re-development or density changes. Staff noted that when speaking of building height, building codes allow stick-built method of construction for buildings up to four stories, that buildings five and six stories were allowed to use a transitional type of construction, but buildings taller than six stories required full masonry construction. Acceptable heights based on the draft plan were suggested and staff recorded those changes.

The Council asked Attorney Knutson if an existing 13 story building would be rebuilt, how many stories high statute would allow. Mr. Knutson responded the law would allow the building to be rebuilt to the same height. It was also noted that affordable housing would be favorably received in the residential areas. The Council felt it would be good to take time to reflect upon what the appropriate heights should be in the area.

Member Housh left the meeting at 9:10 a.m. Mayor Hovland declared the meeting adjourned at approximately 10:40 a.m.

Respectfully submitted,

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Debra Mangen, City Clerk