



Advisory Board and Commission Working Group Greenprint

This form must be completed prior to a board or commission approving the establishment of a working group.

BOARD OR COMMISSION: Planning Commission

WORKING GROUP NAME: Small Area Plan Working Group: 70th and Cahill

WORKING GROUP OBJECTIVE: [Click here to enter text.](#)

WORKING GROUP CHAIR/CO-CHAIRS: [Click here to enter text.](#)

Project Title A working group may have more than one project.	70th and Cahill Small Area Plan
Description Describe the project and how it supports the approved work plan.	The intent is to work with City staff and its consultants to engage neighborhood residents, businesses, and other stakeholders in the 70th and Cahill area for the purposes of developing and drafting a Small Area Plan as part of the 2018 Comprehensive Plan Update. Additionally, the Work Group will participate in working meetings and will present the recommended Small Area Plan to the Planning Commission. The 70th and Cahill area had previously been identified as an area of potential change in the 2008 Comprehensive Plan. A small area plan was not completed at that time, but will be as part of the 2018 Plan Update.
Purpose Describe the purpose or objective of the project. e.g. develop a process, review the work	The purpose is to complete a Small Area Plan for the 70th and Cahill area to become an element in the 2018 Edina Comprehensive Plan Update. Work Group members are asked to take a leadership role and to serve as "champions" for the Small Area Plan.
Deliverables Tangible or intangible object produced as a result of the project intended to be delivered to the indicated audience.	The deliverable will be a Small Area Plan for the 70th and Cahill area to be incorporated into the Edina 2018 Comprehensive Plan Update.
Community Benefit How does this project benefit the Edina community?	The Small Area Plan will provide a detailed framework to guide development within the 70th and Cahill area.
Key Dates Is there an event or a timeframe to complete certain steps?	The planning process for the working group will take place over approximately four months. It is anticipated that the Small Area Plan Work Group will meet at least six times during the process and will help facilitate three Small Area Plan workshops with the community at-large. There will be possible additional check-ins with the group as the small area plan is completed and as the city-wide Comprehensive Plan progresses.
Promotion & Implementation What is the plan to share the project findings/completion or how will the completed project be implemented?	The Small Area Plan will be presented to the Planning Commission for review and recommendation to the City Council for approval. The findings and completion of the 70th and Cahill small area plan will become an element within the city's 2018 Comprehensive Plan Update.
Evaluation How will the group evaluate the findings or end result of the project?	The Work Group will work with the consultant team to collaboratively produce findings to populate a Small Area Plan. Record of Work Group meetings and action items will be made available to the public.
Duration of the Group Typically six months to two years.	Approximately four months



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<p>Membership & Time Commitment Working group size cap recommendation is 7 members. Estimate how much time a working group member needs to commit to.</p>	<p>Working Group will consist of nine members, with representation desired from residents, property and business owners from within and without the immediate study area. Time commitment will be attendance at six orientation/planning meetings (approximately 1.5 hours each), three workshops for approximately two hours each, and approximately 4-8 hours over the study period for additional outreach.</p>
<p>Public Notice & Member Recruitment Public notice will be given of the formation of any working group and individuals will have a minimum of 14 days after the public notice to express interest to join before members are selected.</p> <p>Forward the completed Greenprint to MJ Lamon for public notice.</p>	<p>Date of Work Group approval from board/commission: August 16, 2017</p> <p>Date for release of public notice: ASAP</p> <p>Date for working group member selection (must be at least 14 days after release of public notice date): September 28, 2017 at the Planning Commission meeting</p> <p>Date for working group's first meeting: Mid-October</p>

70th and Cahill Working Group Members

The Working Group consists of the following members:

- **Susan Lee, Planning Commission, Co-Chair**
- **Jerry Strauss, Planning Commission, Co-Chair**
- **Mark Nolan, Transportation Planner, Staff**
- **Kris Aaker, Asst. City Planner, Staff**
- **Connie Carrino, Resident**
- **Alice Hulbert, Resident**
- **Jeff Melin, Commercial Property Owner**
- **Tim Murphy, Commercial Property Owner**
- **Kristi Neal, Resident**
- **Phil Peterson, Resident**
- **Kyle Udseth, Resident**

70th & Cahill Small Area Plan

2018 Meeting Dates

Working Group Meetings are held from 6:30 pm-8:30 pm at the Edina Public Work Building, 7450 Metro Boulevard, Edina, MN. Meetings are open to the public. Please notify Mark Nolan, if you wish to attend: mnolan@edinamn.gov.

The Working Group will hold the following meetings:

- February 8 Work Group Meeting
- February 22 Work Group Meeting
- March 8 Work Group Meeting
- April 5 Work Group Meeting

Thank you.

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #1

Edina Public Works – Community Room, 7 - 9 PM



Meeting Agenda for October 5, 2017

- I. INTRODUCTIONS (20 min.)
Purpose: Get familiar with our working group
- II. COMP PLANNING/SMALL AREA PLANNING 101 (15 min.)
Purpose: Understand the City's comp plan update and small area plan process.
 - a. City Comp Plan Update
 - b. City SAP Process
- III. ROLES AND RESPONSIBILITIES (20 min.) SUE
Purpose: Review SAPWG Charter.
 - a. Meeting format, project files, working group communications, timekeeping
 - b. Meeting documentation, notes
 - c. Outreach Subcommittee
- IV. BACKGROUND (10 min.)
Purpose: Review outcomes from Edina's prior "visioning" process.
 - a. Vision Edina Report
 - b. Big Ideas Report
- V. 70TH/CAHILL BASE LEVEL INFORMATION (30 min.)
Purpose: Get acquainted with the site
 - a. Study area
 - b. Walk Distance
 - c. Existing Land Use
 - d. Existing Zoning
 - e. Topography
 - f. Traffic
 - g. Transit
 - h. Regional
- VI. REVIEW TIMELINE/NEXT STEPS (5 min.)
Purpose: Discuss action items and homework.
 - a. Action Items record
 - b. Homework

Next Meeting:

Wednesday, October 18th 7 -9 pm
Edina Public Works

**70th-Cahill Small Area Plan
Working Group Meeting #1**
Edina Public Works - Conference Room
October 5, 2017 - 7-9 p.m.

Present: Connie Carrino, Alice Hulbert, Susan Lee, Jeff Melin, Tim Murphy, Philip Peterson, Jerry Strauss, Kyle Udseth, Bill Smith, Tim Griffin, Mark Nolan, Kris Aaker
Absent: Kristi Neal
Notetaker: Susan Lee

Members introduced themselves.

Team meetings are open, and members of the public may attend working group meeting as an observer.

The working group received an overview on the comprehensive planning and small area planning purpose and process. The 2018 comprehensive plan update is currently being worked on by the Comprehensive Plan Task Force, comprised of the Planning Commissioners and the Consultant Team and due to conclude by December, 2018. We are now ready to begin the 70th-Cahill (70-C) small area planning process. Information from the 70-C SAP will be incorporated into the 2018 update. We reviewed our roles and responsibilities as members of the working group.

- We will rotate notetaking duties among our work group members.
- Dropbox will be used for sharing information. Folders in Dropbox will be identified by date for each activity.
- Email correspondence should be directed to the Chairs, Susan and Jerry, and copy to all work group members if you wish to share.
- Timekeeper is Mark Nolan.
- Outreach Committee will initially include Connie, Tim M. and Kyle.
- We discussed setting our future meeting times for 6:30 - 8:30 p.m. Thursdays.

Action Item: Susan will generate a roster for distribution to the work group.

We received a quick summary of the previous work and recommendations contained in the VISION EDINA and BIG IDEAS reports. As working group members, we should be familiar with its contents and summary.

Next, the team reviewed the 70-C area, including location, walkability radii, existing land uses and zoning. Members provided a few comments regarding the boundaries as shown and requested further information on the bordering industrial area (lease/occupancy, indication of changes or proposed development), and a discussion in the future to better understand the actual boundaries for the SAP. Our SAP is to consider future uses that will occur over the next 10+ years. It could benefit from further discussion regarding setting the actual boundaries.

Action Item: Susan and Jerry will hold a working group discussion on 70-C SAP boundaries during upcoming meeting(s).

Several factors can contribute to the identification of study area borders. Discussion noted that residential properties must be assumed to maintain the existing zoning designation, and the working group's priority is to focus on the retail parcels located directly at the corner of 70th and Cahill. It is a very small area, and may end up being a very small plan. The working group could also recommend

further or future study of a larger area. However, the consultant team, (Jana King) is currently in the process of evaluating all commercial uses and needs for the greater surrounding area. This information may provide some helpful background to the working group boundaries discussion. Tim suggested one factor might be the influence of physical features within a 1/4 mile radius of the site.

Action Item: Bill and Tim G. to provide a 'Framework Map' to assist SAPWG to identify important physical features and continue discussion on 70-C boundaries.

Discussed the pending comprehensive plan process as it relates to setting building height limits. Prior SAPs have included height recommendations in the past, but the City has indicated that Met Council has recommended the City remove heights from the comprehensive plan. We asked for a clarification from Met Council on what should or should not be included in comprehensive plans, and clarification on how this should then affect the SAP that we are working to produce.

Action Item: Kris will check with Cary Teague to clarify Met Council's direction regarding height in the comprehensive plan.

Tim G. assigned the working group an Issue Identification Exercise to be completed by the next meeting. Bill assigned the working group homework, "Do You See What I See", the task of visiting the area, photographing things that we either LIKE or DON'T LIKE. These photos should be uploaded to the Dropbox folder, or emailed directly to Susan.

Action Item: 70-C SAPWG members will take photos and share to dropbox folder by 10/12/17.

NEXT MEETING: THURSDAY, 10/12/17, 6:30 - 8:30 PM Edina Public Works, unless otherwise noted.

ACTION ITEMS 10/5/17					
70th-Cahill Small Area Planning Team					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
1	Provide Working Group Roster	Open	10/5/17	Sue	10/12/17
2	Hold working group discussion on SAP Boundaries	Open	10/5/17	Sue, Jerry	
3	Provide 'Framework Map' for working group discussion	Open	10/5/17	Bill, Tim	
4	Kris will check with Cary Teague to clarify Met Council's direction regarding heights in the comprehensive plan.	Open	10/5/17	Kris	
5	Take Photos LIKE/DISLIKE, share in Dropbox	Open	10/5/17	All	10/12/17

City of Edina

**70th/Cahill Small Area Plan Work
Group
Kick-Off Meeting
October 5, 2017**



I. INTRODUCTIONS

Purpose: Get familiar with our working group!

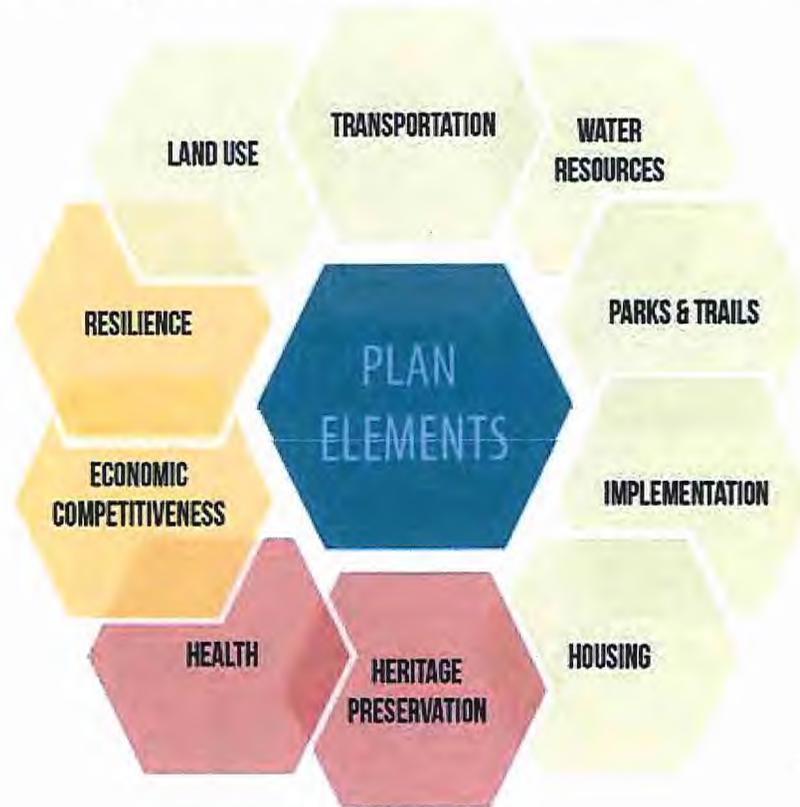
II. COMP PLANNING/SMALL AREA PLANNING 101

Purpose: Understanding comprehensive plans and small area plans and the City's planning process.

What is a Comprehensive Plan?

- A legally binding document that reflects a **community's vision** for the orderly and coordinated physical development of a city into the future
- Anticipates **change** and provides specific **guidance** for future legislative and administrative actions
- Provides **long range, policy guidance** for City
- **Legally required** per state statute and Metropolitan Council regulation
- Required to be updated every **10 years**

Comprehensive Plan Elements



Required by Statute

- Land use
- Transportation
- Housing
- Water Resources
- Parks and Open Spaces
- Implementation

Met Council

- Economic Competitiveness
- Resilience

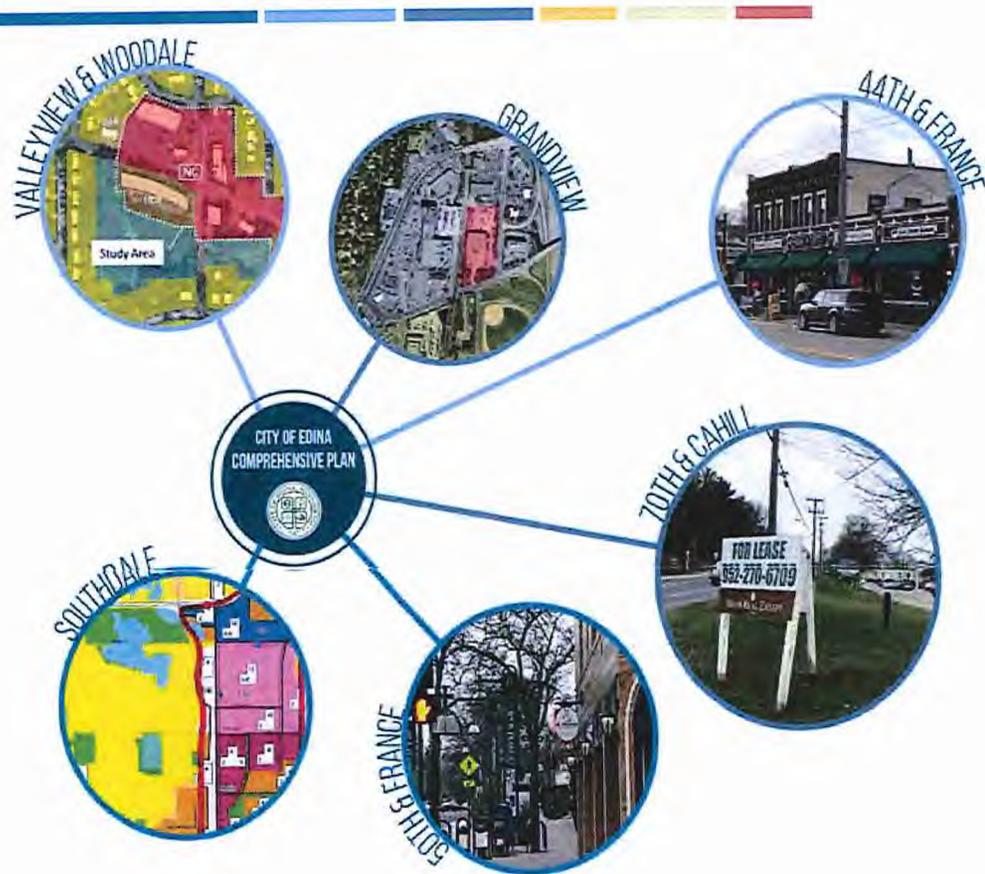
Priorities for Edina

- Heritage Preservation
- Health

Building on Previous Work

- Big Ideas Workshop (April 2017)
- Chamber of Commerce - Economic Development/Stakeholder Engagement Analysis (January 2017)
- Vision Edina 2015 (May 2015)
- Quality of Life Survey (2015)
- Living Streets Plan (2015)
- Affordable Housing Policy (2015)
- Parks, Recreation, and Trails Strategic Plan (2015)
- Also – Met Council System Statement





Small Area Plans

- Unique areas where existing conditions suggest that changes could occur
- Areas where there appear to be issues and opportunities for change
- In Edina: the focus is on community livability, connectivity, walkability
- Integrate into the larger community and region
- Implementation feasibility

III. ROLES AND RESPONSIBILITIES

Purpose: Review SAPWG Charter

A charter defines or mandates its functions and lays down rules for its conduct or governance.

- Champion project within area
- Provide local perspective on community values and issues
- Advise on best methods to achieve public participation
- Help to plan and facilitate community activities
- Brainstorm solutions when conflict arises
- Review and comment on study products at key milestones
- Present updates to Planning Commission
- Ensure project remains on schedule

Work Group members should be committed to advocating for the process over individual preferences

IV. VISION EDINA BACKGROUND

Purpose: Review outcomes from Edina's visioning process

Vision Edina:

- 2015 city-wide process
- Established a long-term vision for the city:
 - aspirational
 - inspirational
- Five visionary outcomes:



Inclusivity and Connectivity



Community Learning



Building to Scale Development

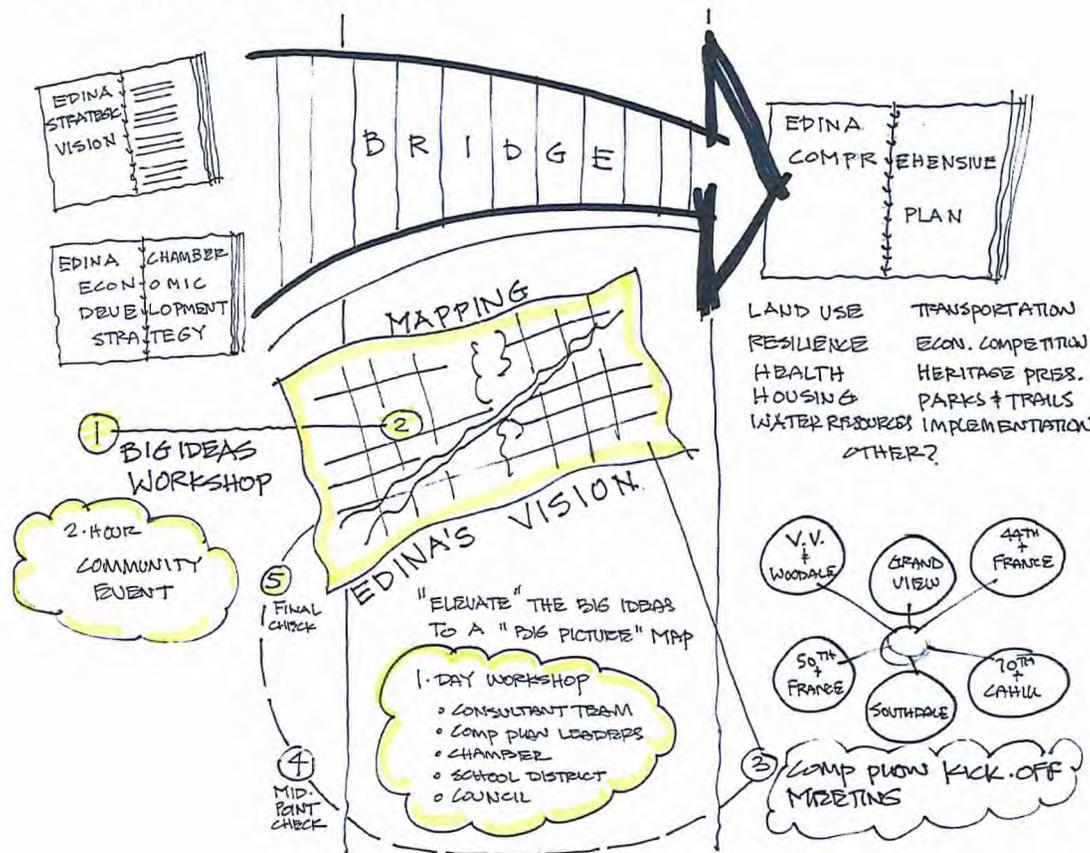


Future Orientation



Sustainability

Bridging Vision Edina and the Comprehensive and Small Area Plans

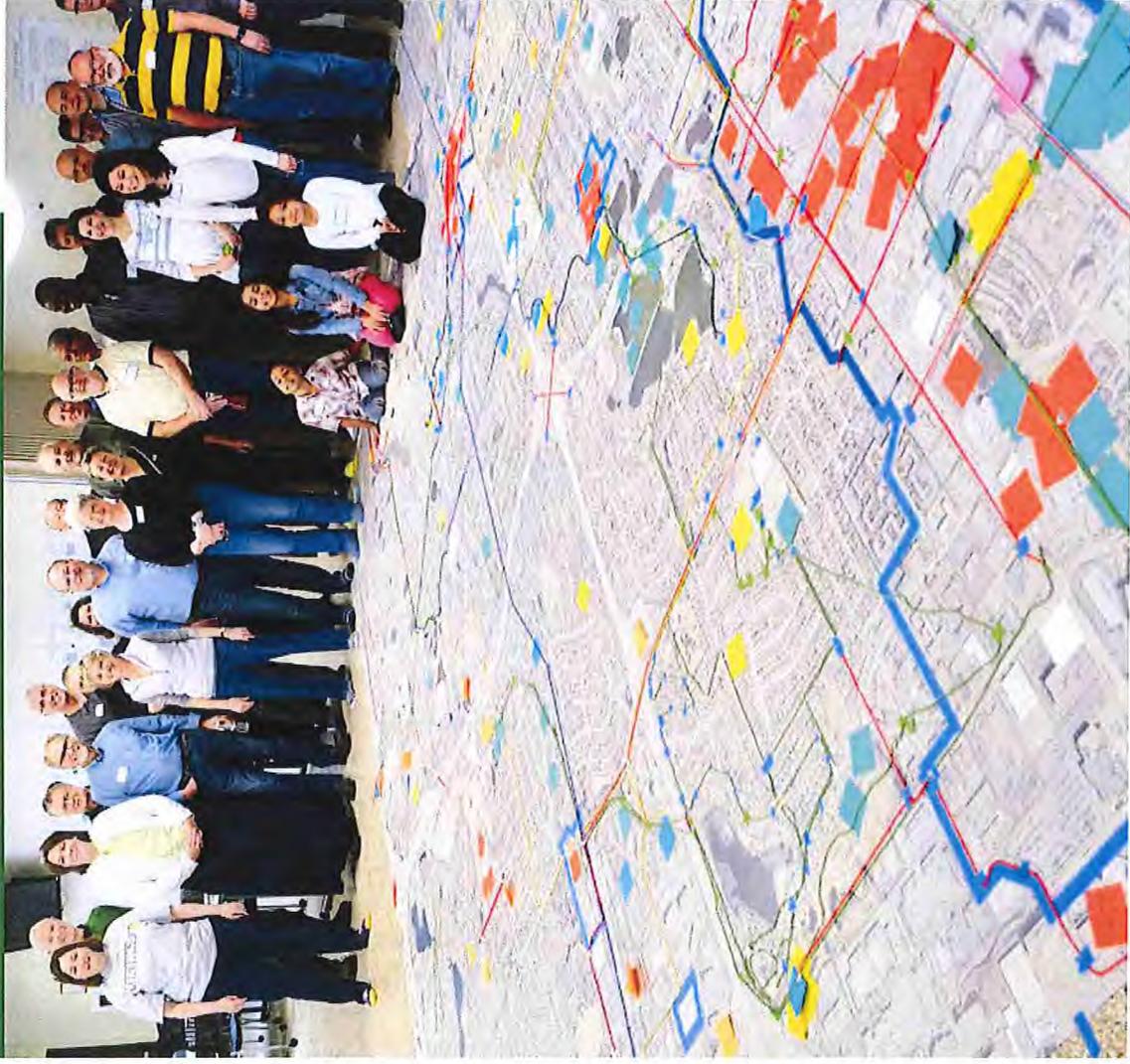


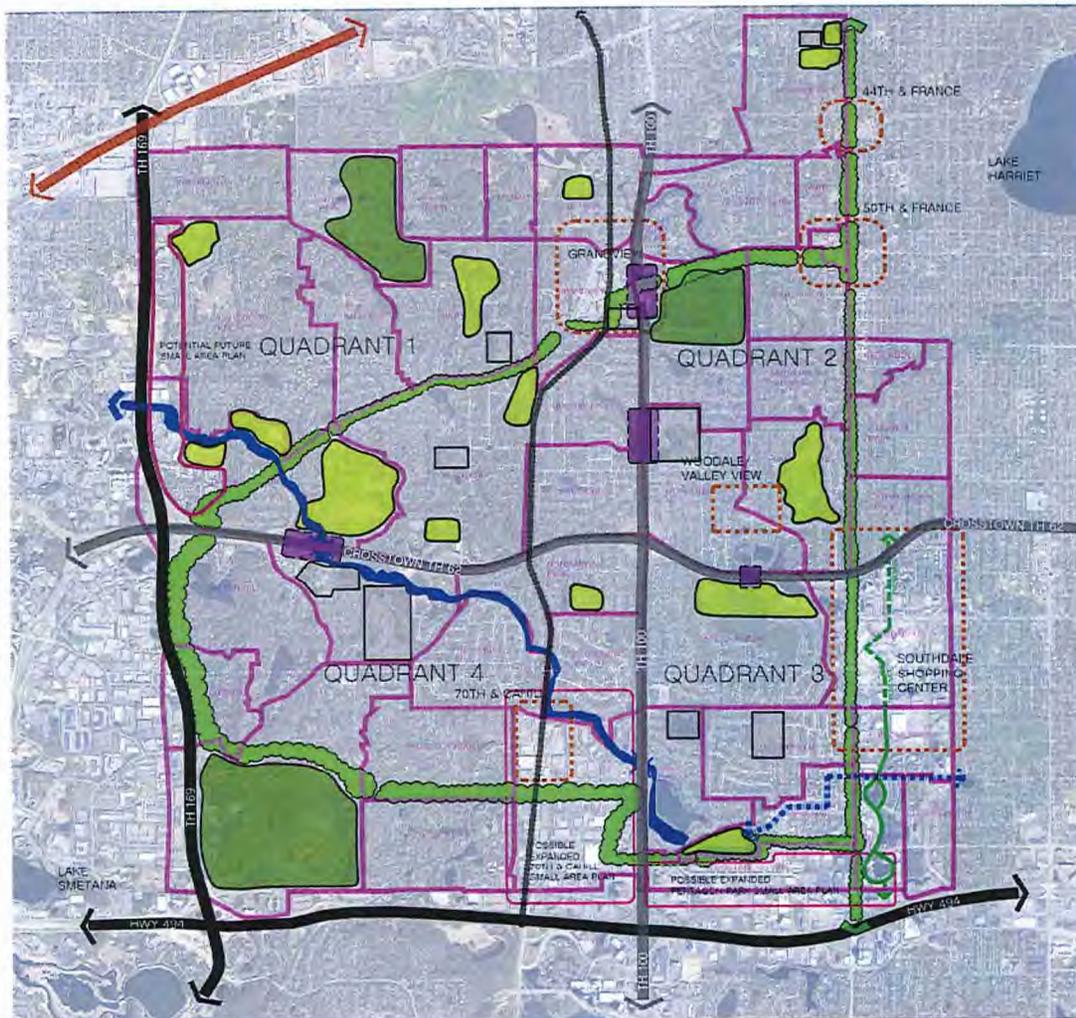
Eight Strategic Focus Areas:

- Residential Development Mix
- Transportation Options
- Commercial Development Mix
- Live and Work
- Educational Focus
- Population Mix
- Environmental Stewardship
- Regional Leadership

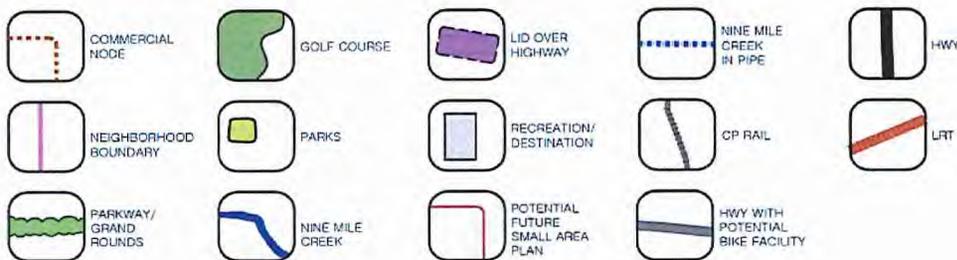
MAPPING EDINA'S BIG IDEAS

Bridging Between Vision and Planning
City of Edina, Minnesota





1 LAND USE ANALYSIS DIAGRAM



4

- Live/work at 70th/Cahill
- 70th/Cahill redevelopment as activity center
- Medium density residential with more activity
- 70th/Cahill should be walkable and connected
- Variety of housing types (townhomes, duplexes, affordable.
- Medium density housing
- Start up office space with affordable rents
- Access to LRT and Methodist Hosp on intra-city transit line (CP Rail)
- Trail around circumference of Braemar
- Nine Mile Creek trail should be developed
- Mixed use ground floor commercial and retail; second and third story residential
- "Maker space" and incubator uses

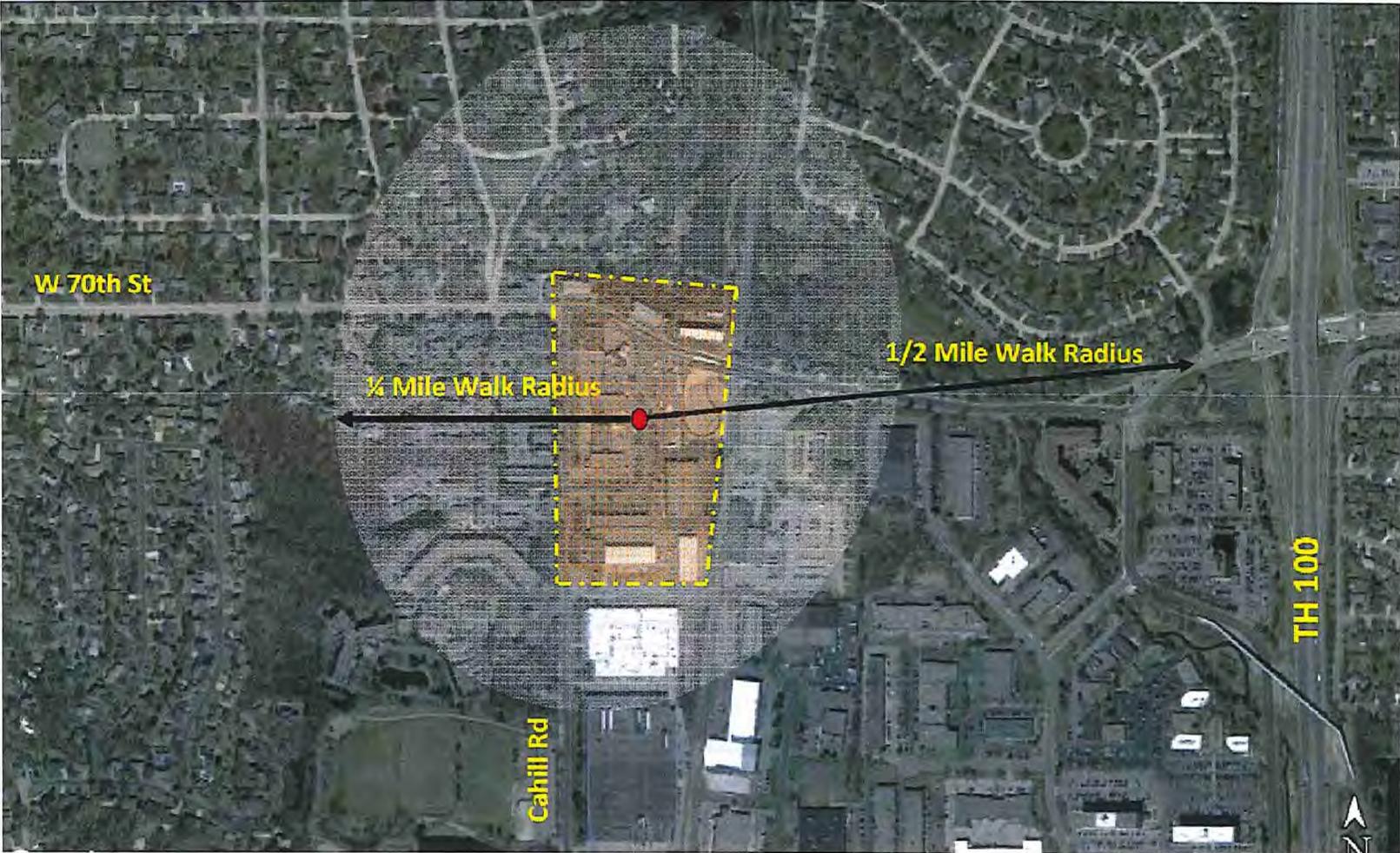
V. 70TH/CAHILL BASE-LEVEL INFORMATION

Purpose: Get acquainted with the site

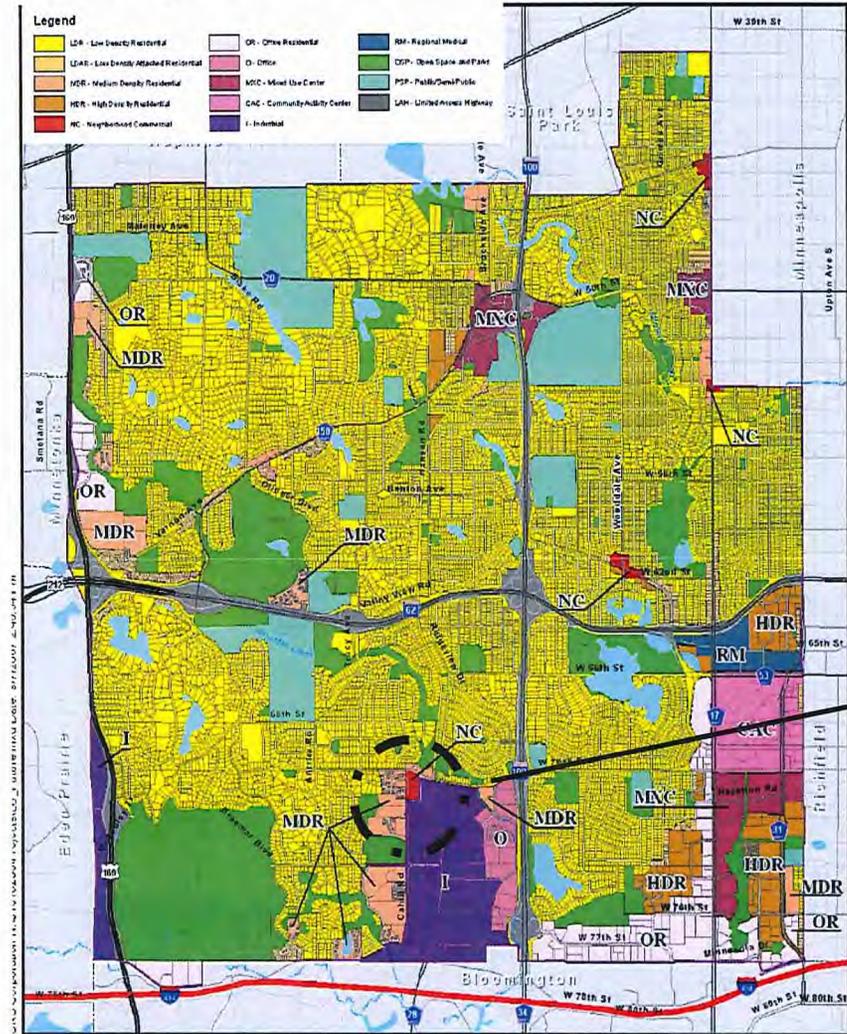
70th/Cahill Preliminary Small Area Plan Study Area



**Preliminary 70th/Cahill Small Area Plan Study Area:
1/4-Mile and 1/2-Mile Walk Radii**



Existing Land Use



70th/Cahill Study Area

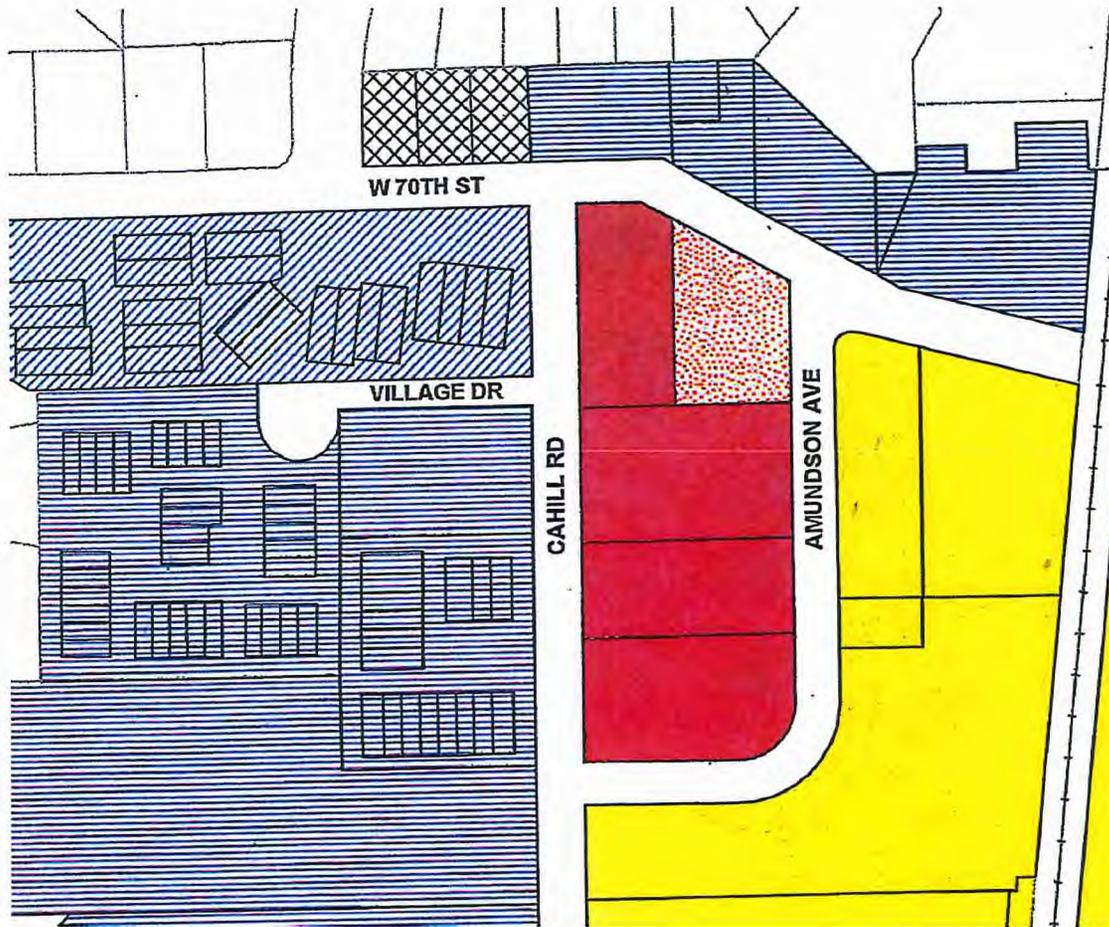


City of Edina
2008 Comprehensive Plan Update

Figure 4.3

Future Land Use Plan

Existing Zoning



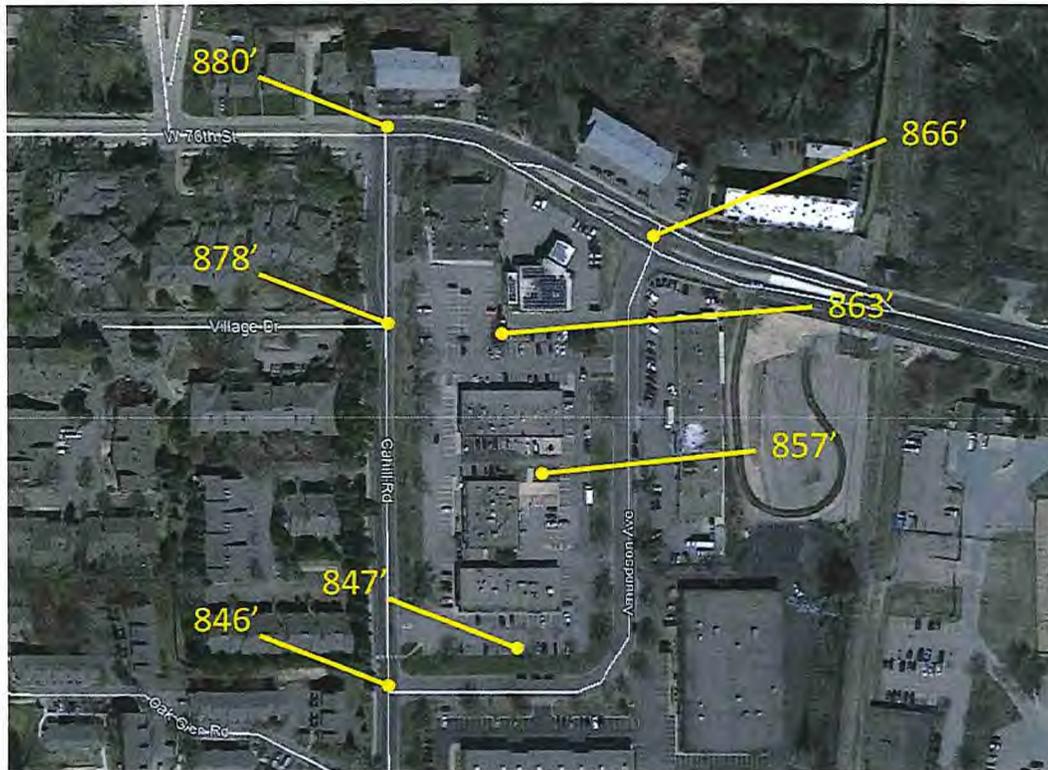
Legend

- | | | | |
|---|------------------------------------|---|----------------|
|  | R-1 Single Dwelling Unit Dist. |  | Church |
|  | R-2 Double dwelling Unit Dist. |  | City Buildings |
|  | PRD-1 Planned Residence Dist. |  | Private School |
|  | PRD-2 |  | Public School |
|  | PRD-3 | | |
|  | PRD-4 | | |
|  | PRD-5 | | |
|  | PCD-1 Planned Commercial Dist. | | |
|  | PCD-2 | | |
|  | PCD-3 | | |
|  | PCD-4 | | |
|  | POD-1 Planned Office Dist. | | |
|  | POD-2 | | |
|  | RMD Regional Medical Dist. | | |
|  | PID Planned Industrial Dist. | | |
|  | APD Automobile Parking Dist. | | |
|  | EHLD Edina Heritage Landmark Dist. | | |
|  | PSR-4 Planned Senior Citizen Dist. | | |
|  | MDD-4 Mixed Development Dist. | | |
|  | MDD-5 | | |
|  | MDD-6 | | |



Planning Dept
February, 2010

Topography



Study Area Topography:

- High of 880 feet
- Low of 846 feet
- 34 foot change
- Center of site at 857 feet
- Minimizes visual impacts of a potential redevelopment

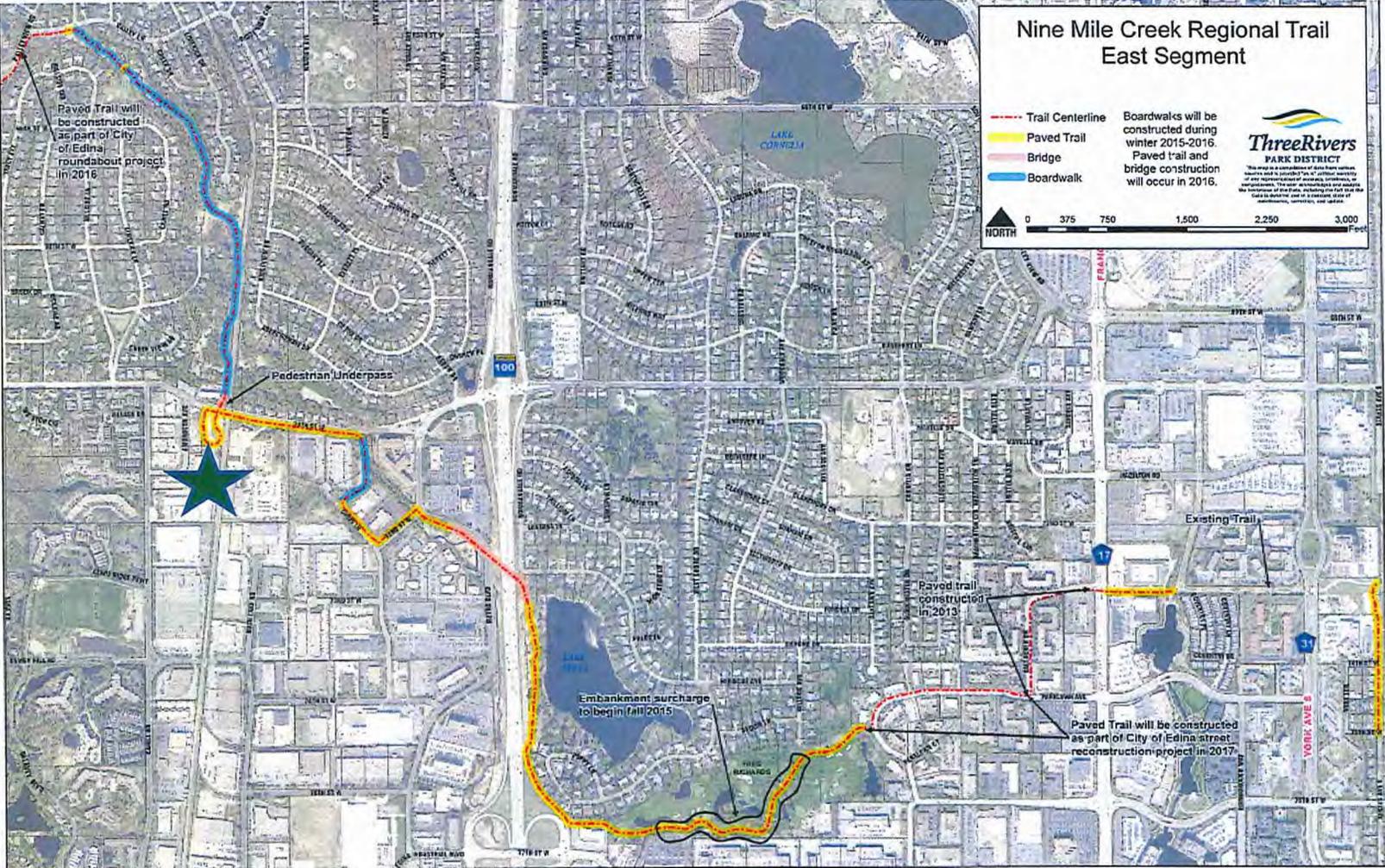
Most Current Two-Way Average Daily Traffic Volumes



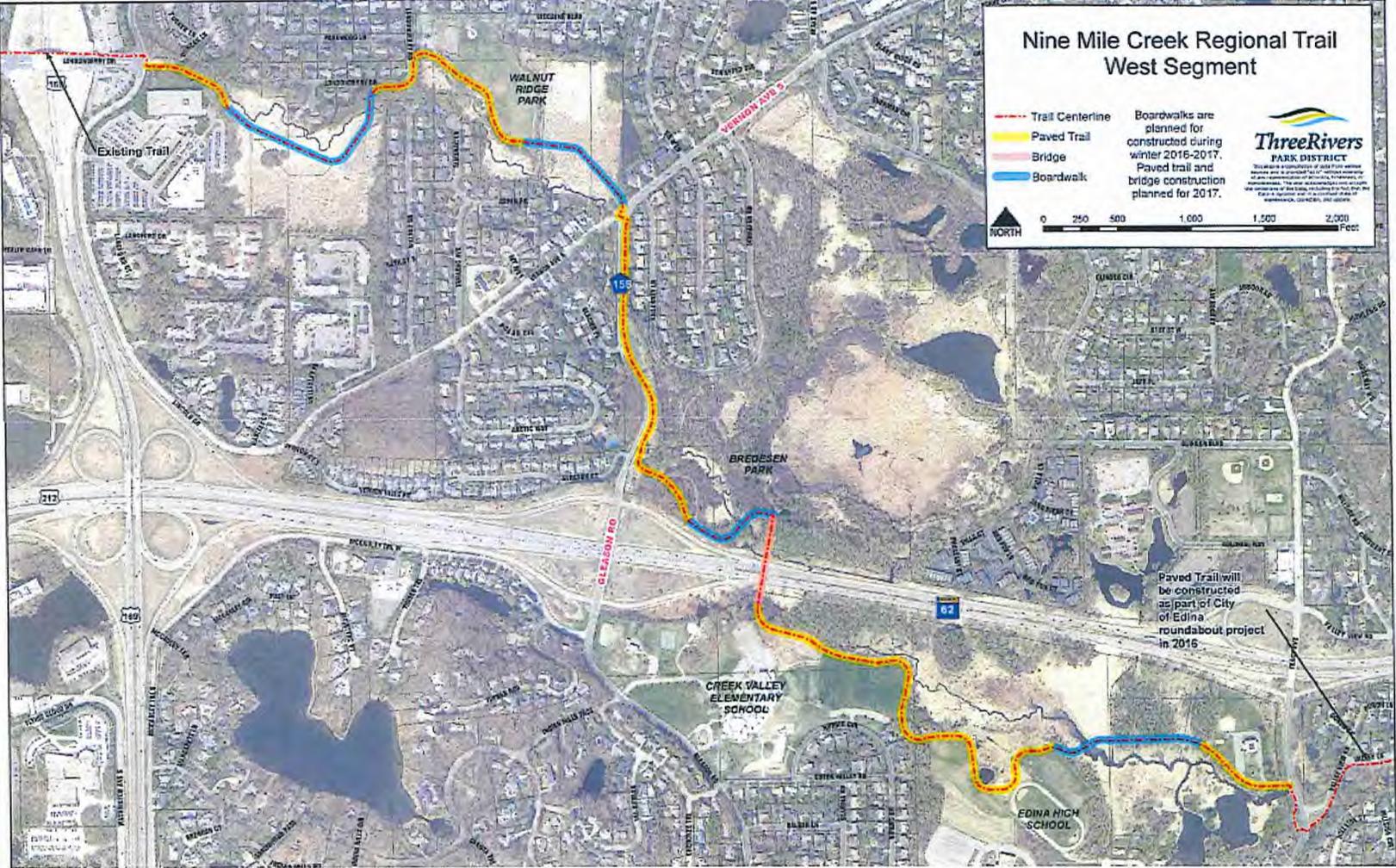
Two-way Daily Traffic Characteristics:

- Low
- Indicative of an area that is not active and with few attractions
- Streets have capacity to carry more traffic at acceptable LOS
- Volumes have stayed the same or have decreased over the past 10 years

Nine Mile Creek Regional Trail – East Segment



Nine Mile Creek Regional Trail – West Segment



Railroad R-O-W

- Owned by CP Rail
- TC&W has the rights to operate trains
- Currently, two trips per day; one trip up, one trip down
- Can be less
- TC&W has made investments to improve Minnesota River crossing and other trackage
- Potentially a sign that TC&W will increase freight traffic
- Edina's Transportation Commission (ETC) moved to forward a recommendation to City Council that the city should not pursue passenger rail service in this railroad r-o-w

VI. REVIEW TIMELINE/NEXT STEPS

Purpose: Discuss action items and homework.

**City of Edina, Minnesota
70th/Cahill Small Area Plan Working Group
Kickoff Meeting, October 5, 2017, 7 - 9 PM
Public Works Building 7450 Metro Blvd.**



Why is a small area plan being pursued?

Small area plans provide guidance on land use, transportation, housing, environmental protection and park/natural spaces within a specific geographic area. Ultimately the goal of a small area plan is to improve the quality of life within the geographic area, while meeting greater goals outlined in the City's Comprehensive Plan. Small area plans outline a community vision intended that is intended to be implemented over an extended period of time as opportunities arise. Small area plans do not guarantee that what, when or how redevelopment will occur.

Has a new development been proposed for the area?

No, the City hasn't received any new proposed developments for the area. However, it is quite possible that the City will receive proposals in the next few years given the age of many of the buildings. As proposals come forward, a small area plan will help City staff, Planning Commissioners and City Council members make decisions about the future of the area that reflect the wishes of the residents, businesses and other stakeholders.

What area will be covered by the small area plan?

The project roughly covers the commercial node at the intersection of West 70th Street and Cahill Road, extending east to the railroad tracks and south to Amundson Avenue in the southwest quadrant of Edina. The working group will determine the exact boundaries of the study area and may recommend additional adjacent areas for further or future study.

What is the timeline to complete the plan?

The City is anticipating a six-month timeframe for the project. However, the project schedule may extend to allow for full public review of the draft plan. The anticipated schedule for the small area plan is as follows:

- Kickoff Meeting – October 5, 2017, 7 - 9 PM (public works building)
- Develop work plan and prepare for engagement – October 2017
- Public input meetings – November/December 2017
- Develop and review draft plan – January/February 2018
- Finalize plan – March 2018

How will this impact property owners or businesses?

Small area plans address future development. Current property owners or businesses will not be forced to change their property or business as a result of the plan. Future land use changes will need to comply with any new land use regulations developed as a result of the plan.

What is the role of the small area plan working group?

Working Group members should be committed to advocating for the process over individual preferences. Members of the Working Group have the following responsibilities:

- Advises on the best methods to achieve public participation and champions the project with the local area.
- Identifies and engages neighborhood stakeholders
- Helps to identify issues and concerns in the area
- May lead or assist with the coordination and facilitation of public meetings
- Clarifies themes from information gathered during the public input process and ensures that plan reflects those themes
- Brainstorms solutions when conflicts exist between neighborhood goals and larger community goals
- Presents updates to planning commission after the public participation is completed and when the draft plan is finished
- Ensures that project remains on schedule

While hours may vary throughout the project, members should anticipate a time commitment of 4-8 hours a month with the most intensive work occurring during the month of November.

Documents will be shared and reviewed with work group members through the Google Drive application. Although you do not need to have a google account to participate, *creating one allows you to save the folder and documents for repeated access via the cloud.* (If you have a "@gmail.com" email account, then you already have a google account.)

Visit www.edinamn.gov to:

- Sign up for City Extra under "Comprehensive Plan" to receive email updates on the project
- Review documents, presentations and meeting notes related to the project @:
www.EdinaMN.gov/smallareaplans

Planning Commission and Small Area Plan Working Group Co-Chairs:

Susan Lee, 952-929-9241, susan.lee_edina@ymail.com

Jerry Strauss, 952-829-0280, jerrystrauss50@gmail.com

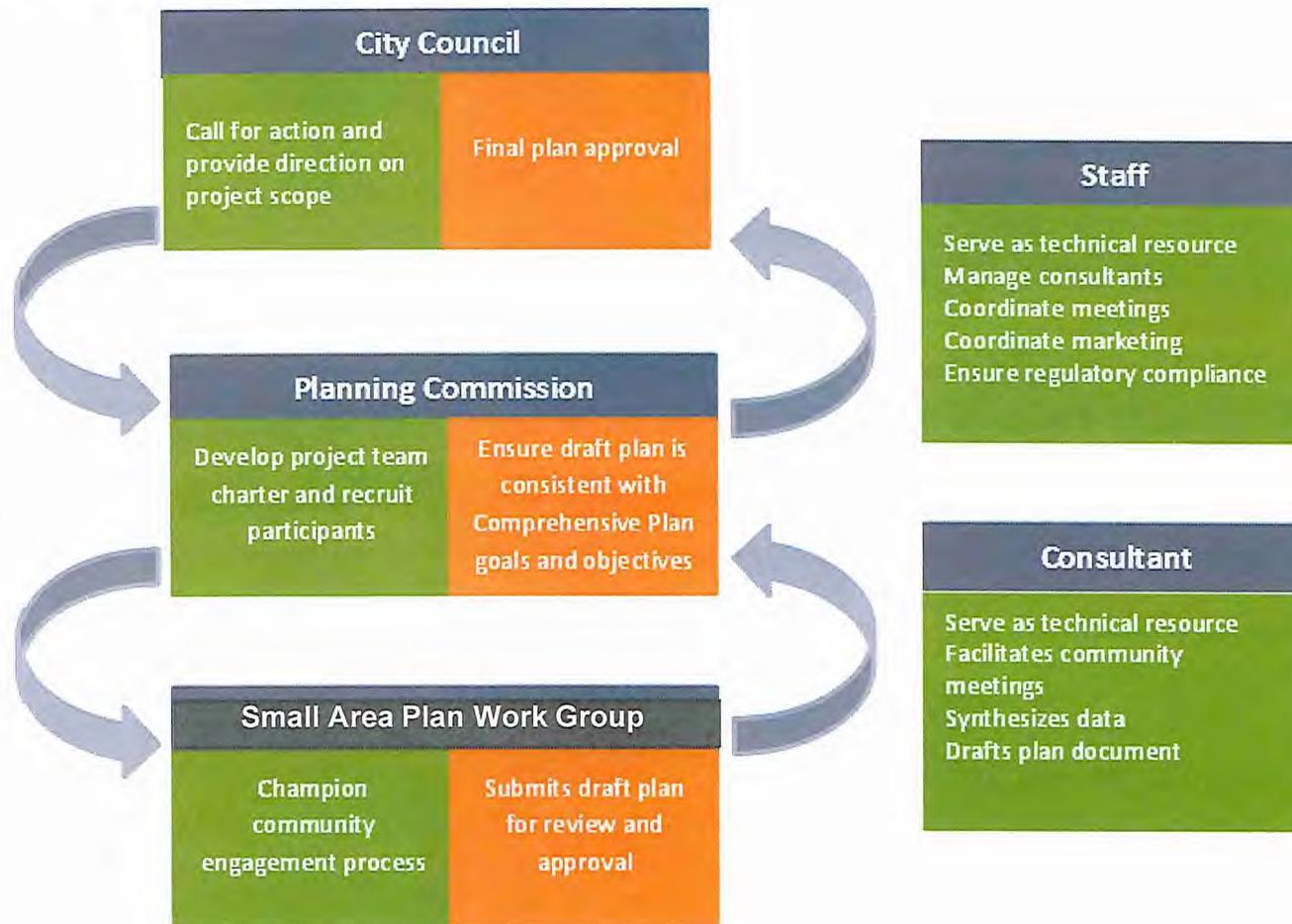
City Contacts:

Mark Nolan, Transportation Planner, mnolan@edinamn.gov or 952-826-0322

Kris Aaker, Assistant City Planner, kaaker@edinamn.gov or 826-0461

Cary Teague, Community Development Director cteague@edinamn.gov or 826.0460

Small Area Plan Roles



City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #2

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for October 12, 2017

- I. CHECK IN (15 min.) SUE-JERRY
Purpose: Announcements, review previous meeting
 - a. Meeting notes, Dropbox documents
 - b. Transparency, review process, announcements, sharing of notes, future meetings

- II. VISION AND BIG PICTURE FOR 70th-CAHILL (15 min.) SUE
Purpose: Discuss key items for consideration in SAP for 70th-Cahill.
 - a. Vision Edina
 - b. Big Ideas

- III. ISSUE IDENTIFICATION EXERCISE 101 (20 min.) TIM G
Purpose: Identify and rank issues facing the project

- IV. DO YOU SEE WHAT I SEE DISCUSSION (30 min.) BILL
Purpose: Lay a foundation for future planning with focus on maintaining and reinforcing positives of the area

- V. STUDY AREA BOUNDARIES (20 min.)
Purpose: Identify physical features that might influence study area boundaries.

- VI. FIRST COMMUNITY MEETING (10 min.)
Purpose: Begin thinking about dates and planning for the first community meeting.

- VII. REVIEW TIMELINE/NEXT STEPS (5 min.)
Purpose: Discuss action items and homework.
 - a. Action Items record
 - b. Homework
 - c. November/December meeting dates.

Next Meeting:

Thursday, November 2, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting #2**
Edina Public Works - Conference Room
October 12, 2017 - 6:30 - 9 p.m.

Present: Connie Carrino, Alice Hulbert, Susan Lee, Jeff Melin, Tim Murphy, Philip Peterson, Jerry Strauss, Kyle Udseth, Tim Griffin, Mark Nolan, Kris Aaker, Kristi Neal
Absent: Bill Smith
Notetaker: Jerry Strauss

I. CHECK IN (15 min.) SUE-JERRY

- Agenda and previous meeting minutes will be in the dropbox, hard copies, if needed, will be available at meetings. All meeting documents will be posted to City website. Note-taking duties will be rotated among WG, and meeting notes will be posted to City website once finalized and approved by WG.
- Information can be found at City website: <https://edinamn.gov/657/Small-Area-Plans>. Click on DEPARTMENTS, then PLANNING, then SMALL AREA PLANS, then 70TH & CAHILL.
- As a City volunteer work group, the WG shall maintain full transparency by sharing and posting of our meeting schedule, work documents, meeting summaries and holding open meetings where members of the public are welcome to attend and observe.

II. VISION AND BIG PICTURE FOR 70th-CAHILL (15 min.) SUE

- Susan reviewed key points, relevant to 70th-Cahill, from the Vision Edina Report, and the Big Ideas Workshop. The SAP needs to incorporate the strategic vision.

III. ISSUE IDENTIFICATION EXERCISE 101 (20 min.) TIM G

- The group shared what they perceived are the major issues facing the 70th-Cahill area, and proceeded to rank them. Eighteen major items were identified. These items will help form a starting point from which to begin planning. Consultant team will use this information and summarize for the next meeting.

Action Item: Summarize Issue Identification Items.

IV. DO YOU SEE WHAT I SEE DISCUSSION (30 min.) BILL

- In Bill's absence, and in order to give WG members additional time to take and upload their photos, we quickly reviewed the photos in the Dropbox "LIKE" "DON'T LIKE". WG members will continue to add photos, and may expand beyond the boundaries of the shopping plaza, if they find something of interest. We will return to a more detailed review at the next meeting.

Action Item: Summarize Do You See What I See.

V. STUDY AREA BOUNDARIES (20 min.)

- The WG gathered around and reviewed an enlarged map of the area. Discussion included limited street grid connections, barriers, gateways, landscaping, rail line, access to the area, walkability, and surrounding amenities.

- The shopping plaza is isolated from the eastern industrial properties due to the rail tracks, Xcel plant, and many "dead-end" street systems. The plaza serves primarily local neighborhood traffic, going to and from the north and west.
- There are just two places where traffic can cross the rail road tracks: 70th St., and Dewey Hill Rd.
- A new connector from the eastern properties to the 70th-Cahill site would need to cross over the railroad tracks, which falls within the jurisdiction of the XXXX, creating potential legal issues.
- Entrances to the plaza are from 70th coming from the east direction and Cahill coming from the south. Both routes experience poor signage and visibility.
- 77th-Metro Blvd. is the main retail area competition. It is located on the natural exit path for the entire commercial/industrial/office area east of the plaza. It is easier for traffic to access that location rather than heading north on Metro Blvd and west on 70th to reach 70th-Cahill.
- To be competitive, the plaza will need to have some unique mix of retail-commercial that would cause it to become a destination that the public would actively seek out.
- Lewis Park hosts a variety of sports related activities but currently, few seem to seek out the plaza for before or after events.

VI. FIRST COMMUNITY MEETING (10 min.)

- Discussed pros-cons of hosting a week night or weekend community meeting. WG members saw an advantage of holding it during the day, on a weekend, to engage the greatest number and cross-section of residents. WG suggested the possibility of hosting the meeting somewhere at the plaza and including a walk-around tour. A possible pre-Thanksgiving date of Nov. 18, Saturday, was proposed with December 2 as an alternative.
- Tim and Bill will review the dates and decide which is better. The consultant team and WG may need additional time to prepare. Will Nov. 18 give us enough time? What will be the format and activity at the community meeting? We want to solicit the public's input too.
- Are there any specific tasks that the Outreach Subcommittee need to do?

Action Item: Confirm date. Identify and assign tasks for First Community Meeting.

VII. REVIEW TIMELINE/NEXT STEPS (5 min.)

- We proposed Nov. 2 and Nov. 9 for the WG next meetings. All meetings will be held at the Public Works Building, 6:30 - 8:30 pm unless noted otherwise.

NEXT MEETING: THURSDAY, 11/2/17, 6:30 - 8:30 PM Edina Public Works, unless otherwise noted.

ACTION ITEMS 10/12/17					
70th-Cahill Small Area Planning Team					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
1	Provide Working Group Roster	CLOSED	10/5/17	Sue	10/12/17
2	Hold working group discussion on SAP Boundaries	Open	10/5/17	Sue, Jerry	
3	Provide 'Framework Map' for working group discussion	CLOSED	10/5/17	Bill, Tim	

4	Kris will check with Cary Teague to clarify Met Council's direction regarding heights in the comprehensive plan.	Open	10/5/17	Kris	
5	Take Photos LIKE/DISLIKE, share in Dropbox	Open	10/5/17	All	11/2/17
6	Summarize Issue Identification Items	Open	10/12/17	Tim	11/2/17
7	Summarize Do You See What I See	Open	10/12/17	Bill	11/2/17
8	Confirm date. Identify and assign tasks for First Community Meeting	Open	10/12/17	Bill, Sue, Jerry	11/9/17

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #3

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for November 2, 2017

- I. CHECK IN (15 min.) SUE-JERRY
Purpose: Announcements, Summary, Assign Notetaker
 - a. Approve Meeting notes
 - b. Review Dropbox documents
 - c. Review homework

- II. ISSUE IDENTIFICATION SUMMARY (20 min.) TIM G
Purpose: Conclusions from previous meeting exercise.
 - a. Review Handout

- III. DO YOU SEE WHAT I SEE DISCUSSION (20 min.) BILL
Purpose: Lay a foundation for future planning with focus on maintaining and reinforcing positives of the area.

- IV. STUDY AREA BOUNDARIES (20 min.) SUE
Purpose: Identify issues from previous meeting map review, achieve consensus on our study area boundary, decide how factors outside the boundary will be addressed in this study.

- V. REPORT ON BUSINESS AND INDUSTRIAL PARKS FOCUS GROUP MEETINGS (20 min.)
JANNA KING
Purpose: Discuss input received from the October Broker's and Developer's Focus Group sessions facilitated by BIKO.
 - a. Review Handout

- VI. FIRST COMMUNITY MEETING (10 min.) BILL
Purpose: Set date and begin planning for the first community meeting.
 - a. Review Outreach Tasks

- VII. REVIEW TIMELINE/NEXT STEPS (5 min.)
Purpose: Discuss action items and homework.
 - a. Action Items record
 - b. Homework
 - c. December/January meeting dates.

Next Meeting:

Thursday, November 9, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting #3**
Edina Public Works - Conference Room
November 2, 2017 - 6:30 - 9 p.m.

Present: Alice Hulbert, Susan Lee, Tim Murphy, Philip Peterson, Kyle Udseth, Tim Griffin,
Mark Nolan, Kristi Neal
Absent: Connie Carrino, Jeff Melin, Jerry Strauss
Notetaker: Alice Hulbert

I. CHECK IN (10 min.) SUE-JERRY

- Agenda and previous meeting minutes will be in the dropbox, hard copies, if needed, will be available at meetings. All meeting documents will be posted to City website. Note-taking duties will be rotated among WG, and meeting notes will be posted to City website once finalized and approved by WG.
- Information can be found at City website: <https://edinamn.gov/657/Small-Area-Plans>. Click on DEPARTMENTS, then PLANNING, then SMALL AREA PLANS, then 70TH & CAHILL.
- Homework: Example of Wooddale Valley View Small Area Plan was shared in the Dropbox.

II. UPDATE FROM XCEL ENERGY (20 min.) MICHELLE SWANSON, XCEL ENERGY

- Michelle Swanson from Excel Energy attended meeting to let everyone know that Excel has no plans to change any part of their facility or transmission lines. Each property has a separate easement with Excel and building heights may be restricted- developers must discuss this with them early in the process and be sure uses are compatible.
- Excel has buried transmission lines for some projects but it is costly and must be borne by the developer.
- Currently 40 people work from the Cahill Excel site - lots of truck traffic.
- Main points- building height may be a conflict, view isn't going to change, and trucks will be in and out daily.

III. ISSUE IDENTIFICATION SUMMARY (10 min.) TIM G

- The group shared what they perceived are the major issues facing the 70th-Cahill area, and proceeded to rank them. Eighteen major items were identified. These items will help form a starting point from which to begin planning. Consultant team will use this information and summarize for the next meeting.
- See handout from Tim Griffin- discussion of the handout- Issues we identified will help to influence the principles and criteria for the small area plan. Under suggested improvements- maybe should change the title to "brainstorming ideas", "other ideas".
- Should use similar exercise at the upcoming community meeting and see if they come to the similar conclusions.

IV. DO YOU SEE WHAT I SEE DISCUSSION (30 min.) BILL

- Quick discussion of photos- area suffers from lack of visibility, poor wayfinding, dated buildings, poorly defined private vs public space, too many blank walls with no windows, etc.
- Positives for the area include monument landscaping (garden club), individual businesses that spruce up their storefront, 9 Mile Creek Trail, interesting topography, nearby industrial area, Park, schools, hockey rinks.

V. STUDY AREA BOUNDARIES (20 min.)

- We discussed the intent of the study area boundaries. The lines drawn around the area do not imply that we should not study or consider recommendations for areas outside of the boundaries. We do not want the area plan to simply be a strip mall redesign exercise. However, the focus of the recommendations shall be on the parcels closest to and adjacent to the commercial parcel at the 70th and Cahill intersection.
- At the last meeting around the big map we noted the rail line is a substantial barrier and 77th Metro Blvd is competition. Need ways to draw people to Cahill - needs to be a destination.
- Should we explore opening some dead-end street to access Cahill area?
- Small area plans are used to guide land use in an area where change is expected in the next 10 years. We may choose to recommend a rail crossing or a rail transit station even though those things are currently not on the table for discussion.
- In the long term closing Amundsen may make sense to create one big parcel of land instead of multiple smaller ones- need to keep an open mind.
- Apartments to the north of 70th are affordable. The Met Council would like to see Edina create 1000 new affordable units in the next 10 years. If those units on the north went away, would need to consider how to replace them.

VI. REPORT ON BUSINESS AND INDUSTRIAL PARKS FOCUS GROUP MEETINGS (20 min.)

- Janna King- from Economic Development Services presented the results of the focus group discussion with developers on the future of the nearby industrial park (See handout).
- Economic competitiveness is a required section in the Comp Plan. No major changes are anticipated within the industrial area but a revitalization of existing industrial space is needed.
- Uses such as churches, daycare centers, gyms do not create as much employment or property taxes as industrial sites and can drag an industrial park down. Edina's industrial park is desirable because of its proximity to the airport, major freeways, great shopping, hotels, and a great city for employees to live in.
- The developer focus group recommended that the City use TIF funding to encourage more industrial uses and discourage uses such as gyms and daycare. Important to have the property owners come together and work towards a common vision for the area- more so than the business owners.
- They believe the Cahill area is ripe for a mixed use development.

Action Item: Post copies of Broker Focus Group and Developer Focus Group Summaries to Dropbox

VII. FIRST COMMUNITY MEETING (10 min.)

- Community Meeting- 3 are planned. The first will be Dec. 9th- maybe 10-12? Will discuss time at the next meeting . Plan to have the Community Meetings at the Public Works building. Next Cahill SAP meeting is Nov. 9 at 6:30

Action Item: Finalize timeframe. Identify and assign work group planning tasks for First Community Meeting.

VIII. REVIEW TIMELINE/NEXT STEPS (5 min.)

- December meeting dates of 12/7 and 12/21, January meeting dates of 1/11 and 1/25 unless noted otherwise. A possible extra planning session may be needed 1/30, or else during the week

prior to the Community Outreach Meeting. Bill will confirm. All meetings will be held at the Public Works Building, 6:30 - 8:30 pm unless noted otherwise.

NEXT MEETING: THURSDAY, 11/30/17, 6:30 - 8:30 PM Edina Public Works, unless otherwise noted.

ACTION ITEMS 11/02/17					
70th-Cahill Small Area Planning Team					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
2	Hold working group discussion on SAP Boundaries	CLOSED	10/5/17	Sue, Jerry	11/2/17
4	Kris will check with Cary Teague to clarify Met Council's direction regarding heights in the comprehensive plan.	Open	10/5/17	Kris	10/20/17
5	Take Photos LIKE/DISLIKE, share in Dropbox	CLOSED	10/5/17	All	11/2/17
6	Summarize Issue Identification Items	CLOSED	10/12/17	Tim	11/2/17
7	Summarize Do You See What I See	CLOSED	10/12/17	Bill	11/2/17
8	Confirm date. Identify and assign tasks for First Community Meeting	Open	10/12/17	Bill, Sue, Jerry	11/9/17
9	Post record copies of Focus Group presentation and meeting summaries to Dropbox	Open	11/2/17	Bill	11/9/17
10	Review Met Council response to building height	Open	11/2/17	Sue with WG	12/7/17

**City of Edina
70th - Cahill Small Area Plan Working Group
Meeting #2
October 12, 2017**

ISSUE IDENTIFICATION

1. 70th and Cahill is the primary node in a residential area. Opportunity to “do it right” 0-0-2
2. Need to keep a vibrant mix of uses. 0-1-0
3. Need to determine the highest and best use of the land.
4. The area is currently old, rundown and lifeless. 0-1-0
5. Need to remove power lines and do a “green streets” makeover 0-0-1
6. Cahill Who? Or Where? Identity is unclear.
7. Potential village scale and future commercial mix. 1-1-1
8. Need for an exterior public meeting and gathering space.
9. Potential residential redevelopment for young and aging residents in a village setting similar to Linden Hills. 0-1-3
10. Competition with 494 Hwy 100 business districts. Needs a destination experience. 2-3-2
11. Needs a focal point.
12. Opportunity for trail connections.
13. Needs to be cool and timeless. A village like setting. Zip code 55439. E.g. Bike shop 0-0-1
14. Need to improve pedestrian and bicycle facilities and connections. 0-0-1
15. Aging population needs a drug store
16. Need a market study to determine who lives and works here and who visits and what their collective needs are. 0-3-1
17. Is a complete re examination of the layout permitted in this planning process? 2-0-0
18. Create a curb and gutter plan.

OTHER IDEAS

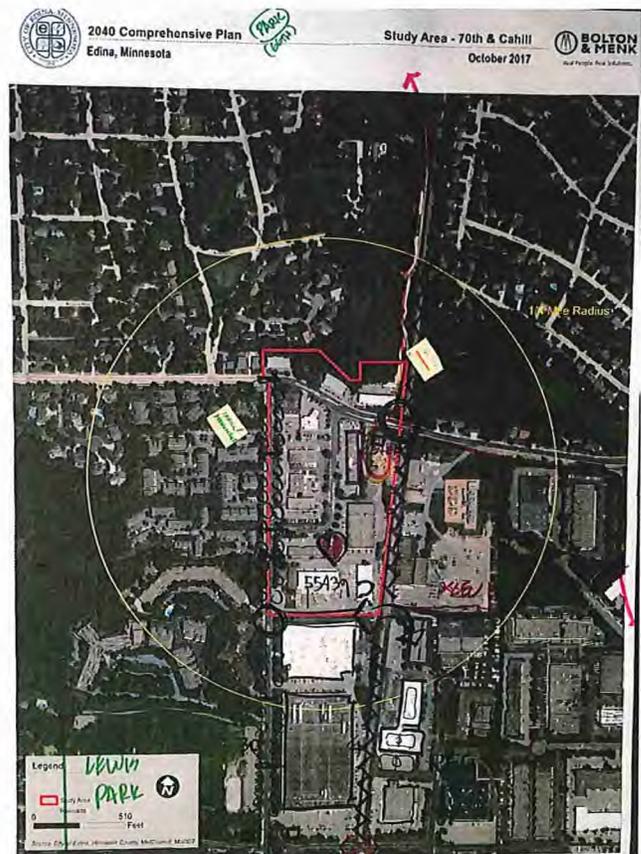
1. Village Market
2. Landmark high rise building. Referenced Frank Lloyd Wright (12 stories)
3. Good Streets aesthetic (3 votes)
4. Wayfinding. Local features, Parks and trail connections.
5. Landscaping east side of Cahill and south side of 70th Street

NOTES

(Orange text indicates two additional issues that the group thought no one would mention)

(0-0-0) indicates ranked voting by the working group.

Prepared by Tim Griffin 10.24.17



ISSUES

11. PRIMARY NODE IN
 A RES AREA - [LOCATION]
 OPPORTUNITY ✓ DO IT RIGHT

12. KEEP A VIBRANT ✓
 MIX OF BUSINESSES

13. HIGHEST + BEST USE [LAND]

14. OLD, RUNDOWN, LIFELESS

15. "GREEN STREETS" MAKEOVER
 power lines

11. FOCAL POINT.

12. TRAIL CONNECTIONS
 ALICE

13. NEED TO BELOW (VILLAGE)
 • BIKE STOP + TIMELESS 55439.

14. CONNECTIONS WALK
 BIKE ROLL CARS.

15. AGING. - DRUG STORES

16. WHO - MARKET STUDY.

17. COMPLETE EXAMINATION OF
 LAYOUT

18. CURB / WATER PAV

16. IDENTITY?
 CAHILL WHO?

17. FUTURE COMMERCIAL
 MIX SCALE VILLAGE

18. PUBLIC MEETING
 GATHERING SPACE
 EXTERIOR.

19. RESIDENTIAL DLP
 AGING + YOUNG VILLAGE STOP
 ELEV CHANGES LINDEN HILLS

20. COMPETITION. ATTRACTION
 DESTINATIONS
 494 1100 EXPERIENCE.

VILLAGE MARKET

HIGHRISE · FLOW · SCULPTURE
 12

"GOOD" STREETS. ✓✓
 AESTHETIC. ✓

WAYFINDING.

LANDSCAPING E CAHILL
 S SIDE OF 70TH.



Economic Development Services, Inc.

Developer Focus Group Summary

October 26, 2017

Mayor's Conference Room, City Hall

Present:

Josh Budish, VP Leasing and Development, Minneapolis-St. Paul Operations, Duke Realty

Casey Hankinson, Senior Vice President, National Build-to-Suit, Ryan

Matt Rauenhorst, Vice President, Opus Development Company, LLC

Todd Thorsen, Edina Planning Commission

Jerry Strauss, 70th and Cahill Small Area Plan Co-Chair

Bill Neuendorf, Economic Development Manager, City of Edina

Bill Smith, Biko Associates - Lead Consultant, Edina Comprehensive Plan

Facilitator: Janna King, Economic Development Services, Inc.

Introduction: The City of Edina is updating its Comprehensive Plan, something it does every 10 years. The plan guides land use, transportation, redevelopment, parks and many other facets of city development. One area of focus is the business and industrial parks in Edina. We want to make sure that they remain an attractive and competitive location for businesses. We'll start out by briefly sharing some information we've gleaned from businesses located in the park, and brokers active in this market. [See attached PPT]

1. How do you perceive the current situation in Edina's business and industrial parks?
 - Great location, yet a little tired
 - Major redevelopment opportunity
 - Workforce access is an important advantage
 - Out of date
 - Perceived challenging zoning
 - Phenomenal location
 - Current building stock creates a future of lower employment and more churches and small scale businesses and services
 - Surprisingly few big names in Edina's business and industrial parks
 - Aging building stock with few amenities and a lower tax base
 - Churches and similar assembly uses do not help viability of industrial and business attraction
 - Well-positioned for the next generation of talent. Not "that suburban". Location in Edina and airport access is great. Millennial attraction to downtown is overblown. We all like amenities.

2. Given the area's location, what market niche/opportunities do you see for the area long term?
 - Med tech
 - Health science
 - Office and "value office"
 - R & D
 - Med device
 - Showroom

jking@econdevelop.com 651 633 4803

1769 Lexington Ave N, Saint Paul, MN 55113



- Warehouse
- Edina is too good of a location for new bulk industrial - land is too expensive

3. Most of the properties were built in the mid-late 1960s, and some in the 70s and early 80s. What are your thoughts about the timing of renewal and/or redevelopment in the area?

- New industrial rents do not cover the cost of demo and new construction
- Redevelopment won't occur or 25- 50 years. I suggest creating incentives for building owners to renovate/repurpose
- Lot coverage is already high, so that makes redevelopment more challenging
- The market exists today for the current uses
- Some of the uses may not be great employers, but the property owners have a market
- The location is great, so someone will go into the properties and it won't redevelop for a long time as long as property owners can get rent
- Large parcels not likely to change anytime soon - BI Worldwide, Filmtec, MN Made Ice etc
- Look for the edges for new investment to begin
- Mid to small parcels are more outdated and should be the next priority
- Convert industrial to office-flex
- Parking demand is higher for office and flex space - reduce from 300+ sf per person to 100 sf per person
- Property owners seek the highest return which doesn't always mean the best tenants for the community, City could intervene using carrot or stick
- Add sidewalks around perimeter, connect to amenities
- Focus efforts in the center of the district, those parcels are most likely to change and need assistance and direction
- LEED does not increase rent, developers do what is practical instead
- Focus on Hwy 100/Cahill there is not a great deal of potential along Hwy 169/Washington Ave
-

Probe: Should the city just let the area decline so redevelopment occurs more quickly? Or should the City take steps to avoid decline?

- Unanimous response: No, don't let it decline. Be proactive, don't let Edina erode and decline to state of obsolescence

Discussion: What could be done to avoid decline and encourage revitalization?

- The **ceiling heights** in many cases are too low for current manufacturing or warehouse operations. Problems with **small truck courts, small windows, thin floors** and **structural issues that don't allow for adding a story**
- Can work for other employment uses. "Value office" with **20 - 50% office or laboratory finish** would be a good market. That can create **parking challenges**. That might mean striping/parking in the loading areas. Some employers might need to encourage ride-sharing, transit use or telecommute 1 day a week (which employees love!). Sometimes try to work out parking on adjacent properties. On-street parking might work in some areas - that is a last resort. Per thousand parking is out...what's the use, what's the density, what are transit and other options. Parking counts can change rapidly, the codes have not kept up - it is very difficult to predict and it will change over time - some cities establish max and



min, it has some problems, but is worth exploring for each site based on other mobility options (bus, bike route, proximity to workforce housing, etc)

- **Getting light into the buildings is key...they need more glass.** They'd look better from the outside and the inside would be more attractive to tenants. Good market for local business owners or smaller developers....they can do things like replace garage doors with glass.
- **Stormwater requirements** are a challenge. Major stormwater improvements will be required if properties are redeveloped, should be better understood up front. Some of the older properties could be grandfathered in...but proving it is a real challenge going back to the 1960s. The paperwork is a nightmare. Consider district stormwater strategy for redeveloped parcels - Maple Grove is working on this via special assessment process. Developer prefer to see 40 percent lot coverage but storm water requirements drive this down to 25-33 percent - this drives costs up. St. Paul Port Authority has won national awards for stormwater management in redevelopment situations. One developer is currently weighing the costs and benefits of shared storm water vs. on-site. It's complex – up front capital vs. on-going assessment. Goal is to put stormwater on less valuable land or make it an amenity. You want to buy less land and increase the density on what you own.

4. What could the city do to support or encourage redevelopment or renewal of underutilized properties?

- TIF or tax abatement in exchange for job creation and public improvements
- Look at the St. Paul Port Authority for job creation requirements – it works
- Some part of TIF or tax abatement should incent the property owner to update the building by adding glass, upgrading for employment uses like office or laboratory. Could also use value capture for stormwater, sidewalks and other public improvement.
- People would chase housing at 70th and Cahill
- City should have a package for owners to upgrade, so when a property owner is dealing with issues like the roof and the HVAC are getting older..... that package could encourage them to go for an employment use instead of just getting rent from a church or some other use that doesn't build up the image of the area. You have to make the economics work and provide a little motivation.
- Consider TIF or other incentives to encourage job growth and reinvestment
- Consider incentives to modernize, with outcomes of tax base growth and more employment

5. What other businesses or amenities would be helpful to enhance the competitiveness of Edina's business and industrial parks?

- Limit the church and assembly locations
- Link to the park on the west
- Emphasize the connection to the bike trail
- Sidewalks, especially connections to the public bus system, the bike path, the park and the nodes with restaurants
- Businesses – medical and technology
- Mixed use with multi-story residential at 70th and Cahill (placed appropriately – avoid conflicts with trucks, noise, complaining neighbors, etc.
- Look at the Business Park zoning in Brooklyn Park, Eagan and Shakopee. Brooklyn Park and Eagan do a nice job of setting the stage for owners/developers.



6. What other businesses or types of land use would you recommend be avoided in Edina's business/industrial parks? Why?
 - Religion & Daycare – there's enough of both already and they may scare other businesses away
 - Don't like to limit owner's options
 - Storage
7. What else would you like to share with us?
 - You have a great opportunity to enhance one of the few remaining areas of Edina that needs enhancement!
 - Allow flexible ideas to accommodate storm water, setbacks, height, etc.

Other Comments

- Churches and similar assembly uses do not help viability of industrial and business attraction
- Prefer the term 'business park' instead of 'industrial park'
- Arkray (medical diagnostics and consumable products for diabetes) is good example - they chose close-in redevelopment of an existing building over far away spacious (Shakopee) because of access to airport, customers, transit for employees and clinical trial participants. They don't have room to expand, but greenfield sites are too remote.
- Ryan Company first buildings were five office buildings on Metro Blvd
- Jett 55 on Vicksburg Rd in Plymouth is a good example to follow, John Schultz worked on that deal
- Southdale Mall is lagging - most retailers are slow here, nice to see massive investment in new out-buildings but the mall itself needs help
- Greater Southdale Area is a benefit for services and restaurants, but unlikely feasible for new office location due to high land cost and lack of demand for new space
- New spec office space is virtually dead - too much supply and reduced demand because office space per person continues to shrink
- Typical new industrial flex space is 24 to 32 ft high with 50-60 percent office

Suggestions

- The City should offer incentive package to existing building owner to entice them to upgrade and attract higher caliber tenants – employment focus
- Consider where new housing makes sense - this is a highly desired location for residents
- Consider new zoning designation for Business Park - different from PID
- Sidewalks are helpful but not a game changer, consider them to connect to amenities and on the perimeter, not necessarily every street.
- Consider on-street parking if employment numbers grow (last resort)
- 20-30 years, industrial uses will relocate, leaving Edina positioned for business growth - office, management, etc.
- Consider different zoning district with focus on employment
- 20-50 percent finished space with remainder warehouse, this drives high employment

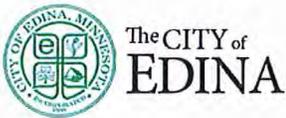
**EDINA HOUSING FOUNDATION
COME HOME 2 EDINA**

LOAN HISTORY BY YEAR

<u>YEAR & # OF LOANS</u>	<u>TYPE</u>	<u>LOAN AMOUNT</u>	<u>TOTAL</u>	
2007	2	1 - SH 1 - INT	\$ 60,000 \$ 32,200	\$92,200
2008	4	3 - SH 1 - INT	\$ 180,000 \$ 60,000	\$240,000
2009	9	8 - SH 1 - INT	\$ 449,250 \$ 22,500	\$471,750
2010	15	13 - SH 2 - INT	\$ 689,200 \$ 53,000	\$742,200
2011	15	12 - SH 3 - INT	\$ 652,700 \$ 152,150	\$804,850
2012	5	3 - SH 2 - INT	\$ 150,850 \$ 77,700	\$228,550
2013	9	8 - SH 1 - INT	\$ 431,775 \$ 8,000	\$439,775
2014	8	7 - SH 1 - INT	\$ 339,750 \$ 8,500	\$348,250
2015	9	9 - SH 0 - INT	\$ 406,925 \$	\$406,925
2016	8	7 - SH 1 - INT	\$ 294,100 \$ 8,000	\$302,100
2017	6	5 - SH 1 - INT	\$212,750 \$ 60,000	\$272,750
<hr/>				
90 loans	76 - SH (85%) 14 - INT (15%)	\$3,867,300 \$ 482,050		
		Grand Total		\$4,349,350

Edina's Business & Industrial Parks

October 2017



Edina Comp Plan Context



- Small area plans areas - expected to experience land use change
- Business and industrial parks being considered as part of comp plan as part of economic competitiveness
- Brokers and developers expect redevelopment/land use change in B & I parks in 20 -50 year horizon
- Tonight – B & I parks as context for 70th and Cahill Small Area Plan

Manufacturing's importance to MSP economy



- Total metro economic output: \$418 Bn (2015)
- Manufacturing and related are 1/3 of that output
- Most manufactured output exported
 - "Exports" here includes both international and domestic

PlanIt

Source: REMI.com



- Edina's Business & Industrial Parks are well-located and served by regional infrastructure
 - Workforce access, including transit
 - Quick access to MSP International Airport
 - Freeway access for freight, workforce, customers & suppliers

Economic Competitiveness

Background: Why are we interested?

- Metropolitan Council created to coordinate the orderly development of the region
 - With attention to infrastructure, systems and dynamics that transcend local jurisdictions
- *Thrive MSP 2040* recognizes economic competitiveness and prosperity as regional concerns
 - Supply and continued viability of industrial sites
 - Transportation networks serving freight needs

PlanIt

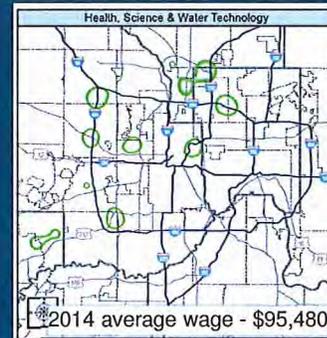


Edina – Cluster Profiles

Clusters identified by GREATER MSP as priority clusters for regional growth, which also show potential for Edina

Site selection factors based on 2016 Survey of NAIOP members and Society of Industrial and Office Realtors (SIOR) brokers

Cluster data and mapping by Metropolitan Council GIS



Health, Science & Water Tech Site Selection Factors

- Focus on specialized tech & existing office space; some interest in flexible/creative space
- Security and above standard telecom most important
- Ability to attract/retain management, business, technical & computer professionals engineering- very important
- Ability to attract/retain under 30 & diverse workforce is important
- Commercial air, good highway access, private on-site parking very important

Economic Development Services, Inc. for Metropolitan Council – unpublished 2016

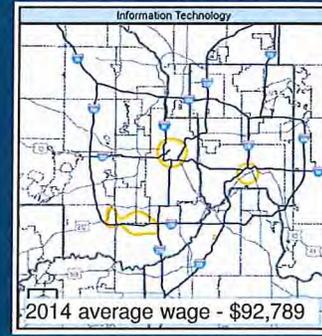
Edina – Cluster Profiles

Edina is well-suited for these regional economic drivers



Advanced Manufacturing Site Selection Factors

- Focus on existing production/warehouse space
- Transportation access critical
- Proximity to suppliers, customers & air service important
- Workforce critical— management, business, engineering, technical, production, operations, mechanics/repair
- Above standard electrical, personal & property security highly important
- Image, proximity to recreation, entertainment, culture are important



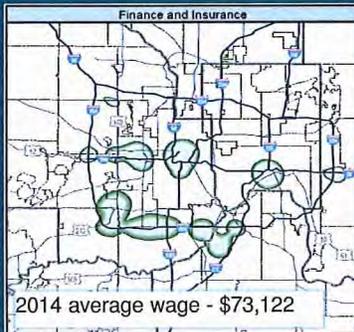
Information Technology Site Selection Factors

- Focus on existing office, flex/creative space
- Security, image and above standard telcom & electrical are critical
- Ability to attract/retain management, business, technical & computer professionals – critical
- Ability to attract/retain under 30 & diverse workforce is important
- Commercial air, good highway & transit access important

Economic Development Services, Inc. for Metropolitan Council – unpublished 2016

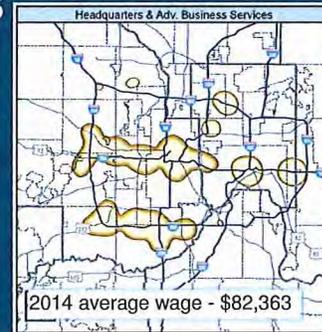
Edina – Cluster Profiles

Edina is well-suited for these regional economic drivers



Finance & Insurance Site Selection Factors

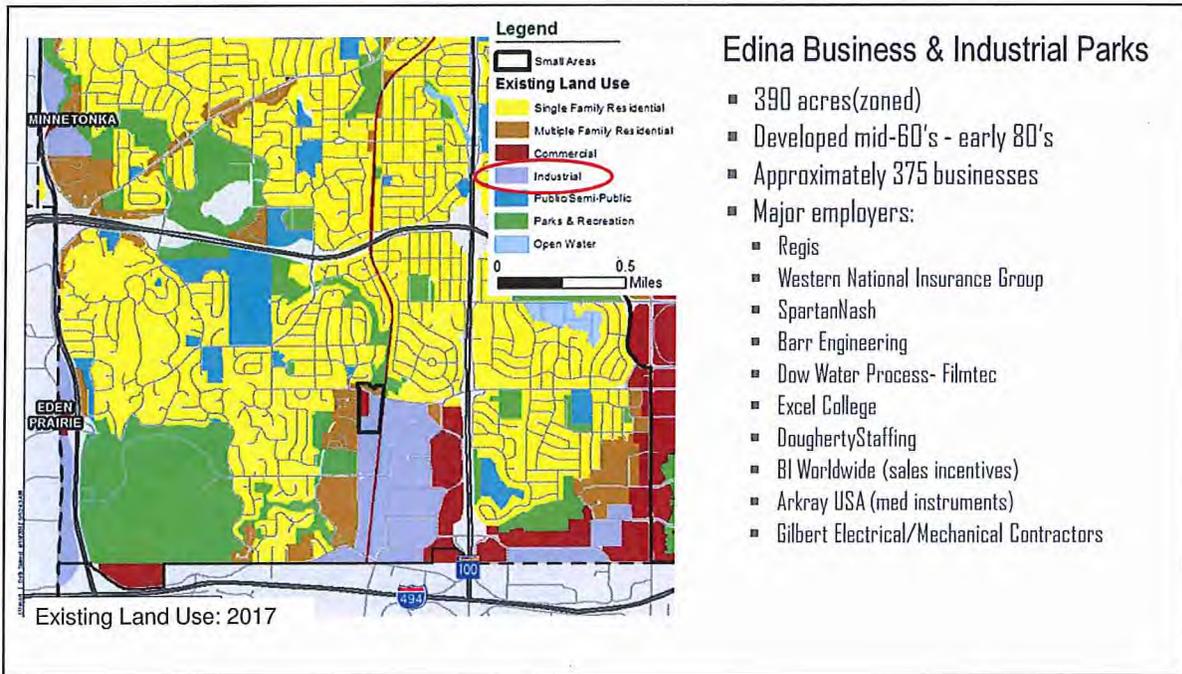
- Office space with good image & security
- Ability to attract & retain diverse workforce – management, business, math, computer, office, clerical including workforce under 30
- Above standard telecommunications
- Parking critical, transit important
- Proximity to hotels, restaurants, entertainment
- Commercial air service
- Trends – amenity rich areas to attract talent



HDqtrs & Adv. Bus. Services Site Factors

- Office space with good image, security & above standard telcom
- Proximity to commercial air service - critical
- Ability to attract/retain diverse workforce – management, business, technical, computer, office, clerical including workforce under 30 very important
- Good highway & transit access important
- Proximity to hotels, restaurants, entertainment
- Trends – amenity rich areas to attract talent

Economic Development Services, Inc. for Metropolitan Council – unpublished 2016



Edina Business & Industrial Parks

- 390 acres(zoned)
- Developed mid-60's - early 80's
- Approximately 375 businesses
- Major employers:
 - Regis
 - Western National Insurance Group
 - SpartanNash
 - Barr Engineering
 - Dow Water Process- Filmtec
 - Excel College
 - Dougherty Staffing
 - BI Worldwide (sales incentives)
 - Arkray USA (med instruments)
 - Gilbert Electrical/Mechanical Contractors



Edina B & I Parks



- SW metro location
- Freeway access (I-494, US 169, TH 100, TH 62)
- Airport proximity
- US Post Office
- Hotels, dining & entertainment nearby
- Commercial nodes (70th and Cahill, 7600 Metro Blvd)
- Childcare facilities (2)
- Transit service
- Good access for management, technical & support/production workforce
- Some sidewalk & trail improvements



Employment and a mix of other uses



Reinvestment

Emanuelson-Podas
7705 Bush Lake Road

Owner-occupied 26,000 sf former screw factory renovated for mechanical and electrical engineering firm. 55 employees.



SUSAN TADEWALD PHOTOGRAPHY



Business & Broker Feedback re: Strengths & Concerns

Strengths

- Location & access to 3 freeways
- Access to airport & downtown
- Client access
- Workforce – C-level + technical & support/production
- Address/reputation
- Generally agreeable regulatory climate
- Proximity to CEO residence
- Reasonable property taxes
- Amenities in the area

Concerns

- Lower clear heights & smaller truck courts
- Image of office properties
- Not on 494 or 394
- Lack of modern bulk product
- Parking, signage, permitting
- Next generation of talent (some concern)
- Outdated buildings
- Limited amenities – walkable
- Lack of sidewalks, transit, bicycle

70th and Cahill Small Area Plan

- NW corner
- Transit-served
- 9-mile creek bike trail
- Proximate to Dan Patch corridor
- Elevation changes



70th and Cahill Broker & Developer Feedback

- Ripe for redevelopment
- “People would chase housing there”
- Mixed use with commercial services & housing
- Keep TJs as a tenant!!
- Avoid potential conflicts between housing and industrial park tenants (noise, traffic patterns, etc.)

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #4

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for November 9, 2017

- I. CHECK IN (15 min.) JERRY
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Review-Approve Meeting notes
 - c. Review Dropbox documents
 - d. Review homework - comments on Jenna's summary?

- II. STATUS OF NINE MILE CREEK REGIONAL TRAIL (20 min.) DANNY MCCULLOUGH,
THREE RIVERS PARK DISTRICT
Purpose: Report on Nine Mile Creek Regional Trail study

- III. NEW BUSINESS (10 min.) JERRY
Purpose: Opportunity for Work Group members to revisit or bring up new items for review or discussion.

- IV. COMMUNITY OUTREACH MEETING (30 min.) BILL
Purpose: Review planning and assign tasks for the first community meeting.

- V. REVIEW TIMELINE/NEXT STEPS (5 min.) JERRY
Purpose: Discuss outstanding action items and homework.
 - a. Action Items record
 - b. Homework

HOLD for Next Meeting (to be confirmed):

Thursday, November 30, 6:30 - 8:30 pm

70th-Cahill Small Area Plan
Working Group Meeting # 4
Edina Public Works – Conference Room
November 9, 2017 – 6:30 – 9:00 p.m.

Present: Phil Peterson, Kyle Udseth, Mark Nolan, Kris Akker, Bill Smith, Connie Carrino,
Jeff Melin, Tim Murphy, Kristi Neal, Jerry Strauss,

Danny McCullough, Three Rivers Park District

Absent: Tim Griffin, Alice Hulbert, Susan Lee

Notetaker: Tim Murphy

I. CHECK IN (15 min.) JERRY

- Distributed meeting #3 notes & meeting #4 agenda for review. No changes or additions. No documents to review in Dropbox since last meeting (example of Wooddale Valley View Small Area Plan)
- Reviewed homework - **Developer Focus Group Summary**
- Comments from the work group on the summary:
 - Numerous comments discouraging religious & similar assembly uses
 - Respondents generally found the area dated & tired, buildings aged with low ceiling heights, not suitable for today's industrial uses
 - Covert "Industrial Park" reference to "Business Park/Office Flex."
 - Focus should encourage more employment opportunities
 - Need for multi-story residential suitable for 70th & Cahill area
 - Several mentioned wanting "Mixed Use" for Cahill area

II. STATUS OF NINE MILE CREEK REGIONAL TRAIL (20 min.) DANNY

MCCULLOUGH, Regional Trail Manager for Three Rivers Park District.

Purpose: Report on Nine Mile Creek Regional Trail study

- Danny provided a handout of the proposed trail route options to be studied for the area (See: "CP Rail Regional Trail Route" Map).
- Three Rivers Park District (TRPD) is looking at the existing trail "gap" near 70th in Edina (near the SAP study area). They would like to extend and connect the Nine Mile Creek Regional Trail (at 70th) and Hyland Park Reserve in Bloomington, but a study is required first.
- In September TRPD kicked-off its public engagement/outreach efforts needed for the trail study process. According to Danny, "They want to do outreach correctly." They are reaching out to business and the community for input on why they (riders/walkers) use the trail; which routes are used the most, etc.
- Once the study is complete TRPD will have cost estimates and will publish the master plan. Goal/timeline is to wrap-up by next fall. 85% complete.
- The study will look at the feasibility of roads/routes/space/best options/costs.
- A multi-use trail requires 16 foot right of way generally: 10ft width with 2 to 3 feet on each side.

- In the handout of proposed routes to study in the Cahill area, there are two options that will be studied (See: "Option A" and "Option B"). Danny noted that neither option will impact building setbacks; little or no property acquisition is expected; and that most trails utilize existing sidewalks.
- The work group asked if there are examples of other trail routes closely located near retail/commercial. Danny noted that a good example of a trail passing near retail is the Nokomis trail in Richfield on 66th & Cedar. Recommendation for group to visit. Another example that is encouraging retail development & housing is in Hopkins area near 8th St. & Excelsior Blvd where a future LRT site is expected.
- Estimated annual trail use 300,000 to 400,000 (varies dramatically by season & segment); Entire trail approximately 22 miles; goal for trail usage, "any level of rider."
- Danny noted that one area of concern for completing the "gap" from 70th towards Bush Lake Road is at 78th and the rail crossing. This could be an expensive piece of the trail in either scenario option.
- The work group mentioned that issue of connecting the study area to surrounding/nearby industrial/commercial is also a key concern.
- Danny asked for input from the work group, "What do you think of option A or option B...is there a preference?" **Unanimous consensus that option "A" of the two on the handout was the preferred.**
- Danny encouraged the group to take the survey (see handout for online link).
- Alice Hulbert was unable to attend the meeting, but submitted questions to Kristi to ask Danny. *See attachment with questions and answers.*

III. NEW BUSINESS (10 min.) JERRY

Purpose: Opportunity for Work Group members to revisit or bring up new items for review or discussion. None: Went directly to Item IV

IV. COMMUNITY OUTREACH MEETING (30 min.) BILL

Purpose: Review planning and assign tasks for the first community meeting.

- Connie brought a good example of poster/marketing piece created for the Wooddale-Valley View small area plan.
- Recommendation for 3 community input meetings:
 - 1) Date: Sat. Dec. 9. "Discovery workshop" to include overview and information from consultants (Base level information), facts/finding to-date, and neighborhood/community input.
 - 2) "Ideas" Workshop. Date: TBD
 - 3) "Progress Update" (Draft & review of recommendations). Date: TBD.
- Specifics of and to incorporate into 1st community outreach meeting Saturday December 9th
 - 1) 9:30-10 meet & greet
 - 2) 10-12 meeting
 - 3) To be held at Public Works building (no walk about)
 - 4) Utilize 'small group' format. Assign spokesperson to take notes for each small group. Provide post-it charts with 3 colored dots.

- 5) Working group member at each table
- Provide overview of “Vision Edina”
- Explain comprehensive plan & how each ‘small area’ fits in.
- This weekend Connie will draft “News release”/draft content for 11x17 poster/flyer and send to Bill Smith, Susan Lee and Jerry Strauss for approval and then send to Mark Nolan & Kris Akker early next week to have the city communications department design & print. Suggestion by Kristi to have ‘55439’ integrated into the content.
- Phil will connect with his property management for information on having them notify residents in all the developments west of Cahill
- Tim & Jeff will contact all the retail & businesses in the area
- Kristi will connect with key neighborhood contacts/leaders
- All Working Group members offered to take a part in the presentation. Most did not have any specific topic/focus those that did are:
 - a. Connie will research area history; may have Susan or Jerry present
 - b. ?? (TBD)
 - c. ?? (TBD)
- Other suggested notification/marketing uses: Facebook (“Edina Moms”, City of Edina); NextDoor”; City Extra; poster locations (as noted by Mark Nolan).

V. REVIEW TIMELINE/NEXT STEPS (5 min.) JERRY

Action Items record/Homework

- Connie will draft content for community outreach meeting “news release” and poster; will send to Bill Smith, Susan Lee, Jerry Straus for review by 11/13 and then to Mark Nolan and Kris Aaker by 11/15 for design/printing/distribution
- Phil will connect with his development management for information on having them notify residents in all the developments west of Cahill
- Tim & Jeff will contact all the retail & businesses in the area
- Kyle offered to bring rolls/donuts to the event. Tim will bring Bagels & fixings.

Next Meeting:

Group agreed to meet again just before the 1st community meeting
Bill Smith noted that Dan Edgerton may attend the next meeting as he is the consultant working on community engagement.

Date: Thursday, November 30, 6:30 to ???? (Possibly shorter than the norm)

ACTION ITEMS					
<i>70th Cahill Small Area Planning Team</i>					
8	Confirm date. Identify and assign tasks for First Community Meeting	Open	10/12/17	Bill, Sue, Jerry	11/9/17
9	Post record copies of Focus Group presentation and meeting summaries to Dropbox	Open	11/2/17	Bill	11/9/17
10	Review Met Council response to building height	Open	11/2/17	Sue with WG	12/7/17
11	Draft News Release content	Open	11/9/17	Connie	ASAP
12	Print Posters and Flyers	Open	11/9/17	Kris	ASAP
13	Distribute Posters and Flyers	Open	11/9/17	Jerry	12/4/17
14	Distribute to Plaza Businesses	Open	11/9/17	Jeff, Tim	12/14/17
15	Share to Networks, Social Media	Open	11/9/17	ALL	12/1/17

Note submitted to the group by Kristi with questions from Alice Hulbert regarding the bike trail:

Concern: I've noticed lots of families with young kids use the trail so I have concerns about access on 70th for them.

Questions:

- 1) Can a crosswalk with a curb cut through median be installed to help cyclists who are headed west on 70th cross over to the trail access? **Danny: Yes**
- 2) Can the curb on the eastbound side of 70th be removed between Amundson & the trail to widen the bike lane to accommodate pedestrians? (May need to build up the existing wall that now has a chain link fence on top of it). **Danny: Probable but will look at**
- 3) Could a side trail be built as a part of a Cahill development at the south end of the building that houses the dry-cleaners - allow access directly from Amundson at the midblock onto the trail? **Danny: Private property. Owner cooperation would be necessary.**
- 4) Can businesses put way-finding information near the trail to inform cyclists of what businesses are nearby? **Danny: Yes as long as it is not in the "right of way"; would need approval from TRPD.**

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #5

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for November 30, 2017

- I. CHECK IN (15 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Review-Approve Meeting notes
 - c. Review Dropbox documents
 - d. Review homework - comments on Jenna's summary?

- II. CAHILL PLAZA PROPERTY (15 min.) Jeff
Purpose: Update work group on future planning for the plaza.

- III. CONSULTANT UPDATE (30 min.) BILL
Purpose: Provide updates to team members.
 - a. Discovery Workshop Planning Subcommittee
 - b. Outreach Subcommittee

- IV. NEW BUSINESS (10 min.) ALL
Purpose: Opportunity for Work Group members to revisit or bring up new items for review or discussion.

- V. REVIEW TIMELINE/NEXT STEPS (5 min.) SUE
Purpose: Discuss outstanding action items and homework.
 - a. Action Items record
 - b. Homework

Next Meeting:

HOLD for Outreach Rehearsal Meeting (to be confirmed):

Thursday, December 7, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting # 5**
Edina Public Works – Conference Room
November 30, 2017 – 6:30 – 8:45 p.m.

Present: Connie Carrino, Alice Hulbert, Phil Peterson, Kyle Udseth, Mark Nolan, Kris Akker, Bill Smith, Jeff Melin, Tim Murphy, Jerry Strauss, Susan Lee

Absent: Kristi Neal
Notetaker: Kyle Udseth

I. CHECK IN (15 min.) SUE

- Distributed meeting #4 notes for review. Corrections noted and request to add trail map handout to record.
- No documents to review in Dropbox since last meeting.

II. CAHILL PLAZA PROPERTY (30 min.) JEFF MELIN.

Purpose: Update work group on future planning for the plaza. Jeff has recently discussed concerns w/ Cary Teague & Susan Lee regarding the Small Area Plan process.

- Jeff's family, as owners, have been there for awfully long time.
- Location is unique mix of mom-and-pop shops has also been a fixture in Edina. One tenant been there 49 years. Good core group of tenants
- Owners want to do the best thing for the city and community.
- Owner is not interested in selling, has had offers to buy.
- There is a lot of capital out there right now.
- Owners are not risk-averse, but need to consider the risk-reward like all businesses / investors. Potentially a lot to gain, but also a lot to lose – look at some recent redevelopments that have not gone well. Sometimes best to be patient.
- Three groups must come together in order to make a redevelopment successful: city, community, property owner. But nothing works without the tenants.
- Bill: questions for plaza property owner 1) what can small area plan do for you? and 2) we have a public meeting coming up where we need to make a presentation we as a work group, must agree on.
 - What is our narrative: do the best we can in explaining, give tenants some kind of assurance, we're not talking about tomorrow
 - We're looking at options right now, that's it. Nothing has been decided, nothing is imminent
- Alice: streets, connections, sidewalks are aspects the city, and SAPWG can address.
- Bill: city gets out in front, this is an area where change could occur. This is how city feels, community, market, property owners
 - Public aspect to consider: sidewalks, trees, lighting, etc.
- Connie: one aspect to planning here is re-zoning
- Jeff: something that would help is density over there
 - Going above two stories would not be the worst thing in the world.

- Bill: there are ways tenants can be brought in. Different model than the pizza shop, Mexican restaurant. Something like Midway Global Market
 - Food should absolutely be part of what's happening over there. Good for convenience retail
- 70th & Cahill small area plan – the City has not had a small area plan before for this location.
 - A small area plan for 70th & Cahill was recommended in the 2008 Comp Plan
 - Phil noted that some resident feedback has been received on a plan from "5-8 years back", possibly referring to the coffee shop in the warming house at Lewis Park. This was not a small area plan though.
- Do at next meeting: clarify what the small area plan is about, and address rumors:
 - This isn't a coffee shop in the park
 - Why are we doing this? Met Council has said we need an update to the Comp Plan, we want it to include a SAP for 70th & Cahill, based on the recommendations of the 2008 Comp Plan.

III. CONSULTANT UPDATE (30 min.) BILL

Purpose: Provide updates to team members.

- a. Discovery Workshop Planning
 - Project Overview (Bill) 1 hr. 45 min. Reviewed Bill's Agenda handout
 - Has to be fun. Get people up and moving
 - Social Time (30 min.) Postcards from the future. Clothesline, hang all postcards. First 30 minutes, mingling and drinking coffee & donuts
 - Poster boards explaining Comp Plan Update
 - Have copies of Wooddale – Valley View SAP, example of what a SAP looks like
 - Welcome and Introductions Sue & Jerry – 10 min.
 - Project Overview Presentation Consultants - 45 min.
 - what we're doing, and why. Comp planning 101
 - What we know so far
 - Regional Trail Plans – scenario A and B, Mark will cover this.
 - Questions - 10 min.
 - Break - 10 min.
 - After returning from break, participants "go to tables of 3-5".
 - Activities (Bill and Dan) 1 hr. 15 min. Reviewed Bill's Guiding Principles Activity Instructions
 - 3 areas seeking input on:
 - Vision – get postcards, read them out loud. People are participating, involved with each other
 - People want 70th & Cahill to be a node; all nodes get connected without needing a car. "Edina Grand Rounds", across the freeways, etc.
 - Principles – this is the most important part. 3 sections, re-working the names and examples
 - Land Use - need to include examples on handout. Question on maximum height may be too specific. Provide discussion questions for height in general terms.

- Design and Appearance - storm water management in lieu of "water treatment"
- Movement
- Bill will review all Discussion questions.
- Issues and opportunity mapping – map on each table with circle radius drawn. Mark up map and hand it in. Provide post-it notes for marking up map-marking exercise.
- Questions - 10 min. or whatever time is left

IV. NEW BUSINESS (10 min.) JERRY

Purpose: Opportunity for Work Group members to revisit or bring up new items for review or discussion.

- Poster and Flyer Distribution - checked and assigned locations. Distribution to continue through the coming week.
- Work Group members should arrive by 8:30 am on Saturday, 12/9.

V. REVIEW TIMELINE/NEXT STEPS (5 min.) SUE

Action Items record/Homework

- *Jeff announced that Edina Market was providing donuts for the event. Coffee and juice, napkins, cups, will be provided by the City.*
- *Need to find another location for Feb 3rd Community Meeting #2 due to Mathcounts competition.*

Next Meeting:

HOLD for Outreach Rehearsal Meeting (to be confirmed): Thursday, December 7,
6:30 - 8:30 pm

Remaining Meetings:

All meetings 6:30 pm - 8:30 pm at Public Works, unless otherwise noted.

- Saturday, December 9 DISCOVERY WORKSHOP, 9:00 am - 12:00 noon
- Thursday, January 11
- Thursday, January 25
- Saturday, February 3 DREAM WORKSHOP, 9:00 am - 12:00 noon
- Thursday, February 8
- Thursday, February 22
- Saturday, March 3 PROGRESS UPDATE, 9:00 am - 11:00 am

ACTION ITEMS					
70th-Cahill Small Area Planning Team					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
10	Review Met Council response to	Open	11/2/17	Sue with WG	12/7/17

	building height				
11	Draft News Release content	Open	11/9/17	Connie	ASAP
12	Print Posters and Flyers	Open	11/9/17	Kris	ASAP
13	Distribute Posters and Flyers	Open	11/9/17	Jerry, ALL	12/4/17
14	Distribute to Plaza Businesses	Open	11/9/17	Jeff, Tim	12/14/17
15	Share to Networks, Social Media	Open	11/9/17	ALL	12/1/17
16	Provide (2) copies WD-VV SAP for display at Community Meeting	Open	11/30/17	Kris	12/9/17
17	Include Regional Trail Map Graphic for Community Meeting	Open	11/30/17	Mark	12/9/17
18	Review Discussion Questions for Community Activities	Open	11/30/17	Bill and Dan	12/9/17
19	Provide post-it notes for Map Marking Exercise	Open	11/30/17	Bill and Dan	12/9/17
20	Donuts, Coffee, Juice and paper goods	Open	11/30/17	Kris, Mark, Jeff	12/9/17
21	Check for alternate location for 2/3 meeting	Open	11/30/17	Mark	1/11/18

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #6

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for January 11, 2018

- I. CHECK IN (10 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Approve Meeting notes
 - c. Review Dropbox documents
 - d. Review Homework

- II. SPEAKUP TOPIC (5 min.) JERRY
Purpose: Update working group on City's recent posting of 70th-Cahill topics to SpeakUp and responsibilities of working group members.

- III. DISCOVERY WORKSHOP REVIEW (40 min.) BILL
Purpose: Debrief Working Group and discuss Dec. 9 Public Outreach Discovery Workshop
 - a. Review input received at Workshop
 - b. Develop draft issues list, draft vision statement, draft list of principles
 - c. Provide direction to consultants to define the scope and range of conceptual alternatives for the site in the areas of:
 1. Land use alternatives
 2. Transportation alternatives
 3. Design and appearance alternatives (architecture and urban design)
 4. Approach - tear down and rebuild or redevelop

- IV. BUSINESS OWNER FEEDBACK (15 min.) SUE
Purpose: Discuss process for gathering business owner feedback for the SAP

- V. PROJECT WORK PLAN AND SCHEDULE (15 min.) BILL/SUE
Purpose: Finalize project schedule, upcoming milestones, timelines, meeting dates.

- VI. CONSULTANT UPDATE (15 min.) BILL
Purpose: Update working group members.
 - a. NEXT: Dream Workshop Planning
 - b. Outreach Subcommittee tasks

- VII. NEW BUSINESS (10 min.) ALL
Purpose: Opportunity for Work Group members to revisit or flag new items for review or discussion.

VIII. REVIEW TIMELINE/NEXT STEPS (5 min.) SUE
Purpose: Discuss outstanding action items and homework.

Next Meeting:

Thursday, January 18, 6:30 - 8:30 pm

HOLD for Outreach Rehearsal Meeting (to be confirmed):

Thursday, January 25, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting #6**
Edina Public Works – Conference Room
January 11, 2018 – 6:30 – 8:45 p.m.

Present: Connie Carrino, Alice Hulbert, Phil Peterson, Kyle Udseth, Jeff Melin, Tim Murphy, Kristi Neal, Jerry Strauss, Susan Lee, Bill Smith, Tim Griffin, Mark Nolan, Kris Aaker

Absent: None

Notetaker: Mark Nolan

- I. **Check In** (led by Susan Lee)
 - Mark Nolan assigned to take meeting notes.
 - Distributed meeting #5 notes for review. Notes were approved.

- II. **Speak Up Topic** (led by Jerry Strauss).
 - Posted Jan 5, soliciting feedback on four (4) topic areas. Posted until Feb 2
 - As of the afternoon of Jan 11, 59 responses has been received (several responded to all four topics)
 - Working group members are asked to monitor the Speak Up discussion (they will need accounts), and to make clarifying comments/posts. Jerry will monitor and summarize new comments for the group at each meeting
 - City staff will provide Speak Up data and a report, consultant will determine how to use it.

- III. **Discovery Workshop Review** (lead by Bill Smith)
 - Bill Smith touched on themes that came up repeatedly at the Community Meeting that may form the Guiding Principles for the area plan:
 - Desire for mix of land uses including commercial and residential.
 - Preference for a strong visual character
 - Improved aesthetics
 - Would like to see unique area identifiers, (“village square”)
 - Improved public realm (streets, sidewalks, etc.) and private realm, (increased landscaping, outdoor seating, façade improvements)
 - Strong interest in multi modal transit with connections to and within district including the middle school/high school and nearby condos (Dewey Hill, others)
 - Priority for creative environmental sustainability, (use of gray water as an amenity, etc.)
 - Work group members were asked to summarize what they heard at their individual tables. Comments included:
 - Some repetition from what’s in the Speak Up discussion. Will have to balance priorities, etc. between all input received and the Work Group.
 - Majority seems to want something done to support mixed use

- Transportation was as strong theme – particularly the potential Edina Bus Circulator and light rail transit
- More practice/coaching for facilitators prior to the meeting would have helped
- People are talking about making connections and increased vibrancy
- A desire to get people focusing on the study area as a whole, not just the “plaza”
- An emphasis on green space. Nine Mile Creek Regional Trail a huge opportunity
- For future community meetings, important to allow more time for participant input, even if item not on the agenda
- Draft issues list, vision statement, list of principles:
 - The vision/principles of the draft 44th & France SAP were reviewed.
 - Phil has drafted a vision statement; the work group agreed that this is a very good start. Phil will email this draft to entire group for comment/input.
 - The issues are in the meeting summary. Perhaps they could be categorized and prioritized by work group members.
 - It was agreed that a subcommittee would develop a draft vision statement and principles. Phil, Kristi and Connie volunteered. They will put together a draft before the Jan 18 SAPWG meeting.
 - Bill noted that the vision statement should be inspirational and forward-looking.

IV. Business Owner Feedback (led by Susan Lee)

- The work group discussed whether/how to obtain feedback directly from business owners in the study area. There was general agreement that it is important to get feedback from this stakeholder group.
- Several work group members mentioned that there are two distinct groups in terms of businesses: the property owners and the business owners, with sometimes different interests.
- Methods were discussed on how to obtain feedback:
 - Invite business owners to attend Feb 3 community meeting, then meet with them after
 - A Saturday meeting may be difficult for some business owners. A morning “breakfast meeting” was discussed.
 - Other methods discussed were phone interviews (difficult to obtain phone numbers) and mailed questionnaires (with questions specific to business owners)
- Some work group members thought that the current outreach efforts (which are meant to reach all stakeholders) is adequate, and not to specifically reach out to one group over another.
- Again, property owner input was thought to be most important for some.
- City staff can send a letter or flyer to all property owners in study area (who may have already received post cards)
- Consultant Jana King (with assistance from Kyle) can reach out directly to property owners, and report back. City will provide owner addresses.

V. Project Work Plan and Schedule (led by Bill Smith)

- Bill reviewed the draft schedule for the remainder of the project (see Jan 18 meeting - will bring conceptual alternatives for work group comments)
- Several conceptual alternatives will be prepared for work group and public review. Public will provide feedback, work group will decide which concepts to move forward. Final plan may be a hybrid of others.
- Bill explained the Planning Commission and City Council approvals process. Proposed dates will be finalized and added to the schedule.

Upcoming Meetings:

- Thursday, January 18: Work Group Meeting, 6:30 – 8:30pm
- Thursday, January 25: Work Group Meeting (tentative), 6:30 – 8:30pm
- Saturday, February 3: Community Meeting (Dream Workshop), 9:00am – 12:00pm
- Thursday, February 8: Work Group Meeting, 6:30 – 8:30pm
- Thursday, February 22: Work Group Meeting, 6:30 – 8:30pm
- Saturday, March 3: Community Meeting (Progress Update), 9:00am - 11:00am
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ACTION ITEMS					
<i>70th-Cahill Small Area Planning Team</i>					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
10	Review Met Council response to building height	Open	11/2/17	Sue with WG	12/7/17
13	Distribute Posters and Flyers	Open	11/9/17	Jerry, ALL	12/4/17
14	Distribute to Plaza Businesses	Open	11/9/17	Jeff, Tim	12/14/17
15	Share to Networks, Social Media	Open	11/9/17	ALL	12/1/17
16	Provide (2) copies WD-VV SAP for display at Community Meeting	Open	11/30/17	Kris	12/9/17
17	Include Regional Trail Map Graphic for Community Meeting	Open	11/30/17	Mark	12/9/17
18	Review Discussion Questions for Community Activities	Open	11/30/17	Bill and Dan	12/9/17
19	Provide post-it notes for Map Marking Exercise	Open	11/30/17	Bill and Dan	12/9/17
20	Donuts, Coffee, Juice and paper goods	Open	11/30/17	Kris, Mark, Jeff	12/9/17
21	Check for alternate location for 2/3 meeting	Open	11/30/17	Mark	1/11/18
23	Monitor (and comment, if necessary) Speak Up discussion	Open	1/11/18	Jerry, ALL	2/2/18
24	Prepare draft of vision statement and principles	Open	1/11/18	Phil, Kristi, Connie	1/18/18
25	Reach out directly to property owners within the study area	Open	1/12/18	Jana King, Kyle	2/3/18

26	Add dates to schedule for Planning Comm/ Council approval process	Open	1/12/18	Susan, Bill	11/18/18
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City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #7

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for January 18, 2018

- I. CHECK IN (5 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Approve Meeting notes
 - c. Review Dropbox documents
 - d. Review Homework

- II. SPEAKUP TOPIC (5 min.) JERRY
Purpose: Update working group on City's recent posting of 70th-Cahill topics to SpeakUp.

- III. BUSINESS OWNER FEEDBACK (5 min.) SUE, BILL
Purpose: Update working group on process for gathering business owner feedback for the SAP

- IV. VISION AND PRINCIPLES (40min.)
Purpose: Discussion of vision statement and principles
 - a. Develop draft issues list, draft vision statement, draft list of principles

- V. PROJECT WORK PLAN AND SCHEDULE (10 min.) SUE
Purpose: Discussion of project schedule, upcoming milestones, timelines, meeting dates.

- VI. CONCEPTS (30 min.) TIM/BILL
Purpose: Review and discuss conceptual design alternatives
 - a. Provide direction to consultants to define the scope and range of conceptual alternatives for the site in the areas of:
 1. Land use alternatives
 2. Transportation alternatives
 3. Design and appearance alternatives (architecture and urban design)
 4. Approach - tear down and rebuild or redevelop

- VII. CONSULTANT UPDATE (15 min.) BILL/DAN
Purpose: Update working group members.
 - a. NEXT: Dream Workshop Planning
 - b. Outreach Subcommittee tasks

- VIII. NEW BUSINESS (5 min.) ALL

Purpose: Opportunity for Work Group members to revisit or flag new items for review or discussion.

IX. REVIEW TIMELINE/NEXT STEPS (5 min.) SUE

Purpose: Discuss outstanding action items and homework.

Next Meeting:

Thursday, February 8, 6:30 - 8:30 pm

HOLD for Outreach Rehearsal Meeting (to be confirmed):

Thursday, January 25, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting #7**
Edina Public Works – Conference Room
January 18, 2018 6:30 - 8:30

Present: Connie Carrino, Phil Peterson, Tim Murphy, Kristi Neal, Jerry Strauss,
Susan Lee, Bill Smith, Tim Griffin, Dan
Absent: Alice Hulbert, Kyle Udseth, Jeff Melin, Mark Nolan, Kris Aaker
Notetaker: Kristi Neal

I. CHECK IN (led by Susan Lee)

- Kristi Neal assigned to take meeting notes. Tim Murphy assigned timekeeper.
- Meeting #6 notes were distributed for review. A request was made to update the minutes from 1/11 to reflect Item 25 on Action Items was addressed. Notes were approved.

II. SPEAK UP EDINA TOPIC (led by Jerry Strauss)

- 80 comments as of 1/18
- The two topics generating a lot of interest (additional comments since the last meeting) are Land Use and Future of the Area
- Connie requested the post be refreshed to generate interest/attention for additional commentary from the community before the post closes. Phil mentioned it would be a good time to also notify the public of the change of location for the Feb public meeting

III. BUSINESS OWNER FEEDBACK (Sue and Bill)

- Revisited business owner feedback ideas for the study area. Methods of obtaining feedback were again discussed. A possible breakfast meeting (focus group) vs mailed questionnaire. Again, group members raised concerns as to the availability of business owners to attend a breakfast meeting. There was general agreement that a mailed survey would be the best option because it would allow all to participate at their convenience without disrupting work schedules. Jana King will work on a survey to be mailed out. Bill will ask Jana to also draft a cover letter to send as well. The group feels a stamped addressed envelope should be included with the mailer.

IV. VISION AND PRINCIPLES (Connie, Phil, Kristi)

- The vision statement that Connie, Phil, Bill and Kristi have been working on in the subcommittee was presented. Members of the group provided comments and input. Some wording changes were made, a request to 'reorder' the statement was made. Bill will prepare the revised vision statement and email to the subcommittee (Connie, Phil and Kristi) to work on at a meeting later in the week. Principles were briefly touched on. Dan gave some insight regarding how in depth to go and to avoid dictating specific solutions as that is something that would be addressed in detail at a later time by the consultant team.

V. PROJECT WORK PLAN AND SCHEDULE (Sue, Bill)

- Bill requested input from the group regarding how the parcel map should identify the owners in the study area. Different options were brought up. Names of businesses? What the county uses? The group agreed that using numbers to identify the parcels would work well.
- Due to a shortage of time, Sue will discuss schedule with Bill on additional meeting dates.

VI. CONCEPTS (Tim, Bill)

- Tim presented three conceptual urban design alternatives for the work group to review with questions and comments. The group talked about a variety of scenarios that could possibly impact the area. Group members asked questions about how much space different changes (new streets) would require, parking along proposed streets, what might happen if the city acquired the drycleaner- could this potentially open up additional opportunities, could the Alternative C road that connects to the industrial park be added to Alternative B for the future?

VII. CONSULTANT UPDATE (Dan)

- Dream workshop planning- Dan talked to the group about presenting concepts, clouds, feedback, guiding principles, etc. at the next public meeting. He said he wants the group to start thinking about the following:
 - Social hour
 - Reception / Activity
 - Background for those that did not attend the first public meeting
 - Small group sessions
 - Two-way activities
 - Table talk activities
 - Questions to be weighed in on

ACTION ITEMS					
<i>70th-Gahill Small Area Planning Team</i>					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
21	Check for alternate location for 2/3 meeting	Open	11/30/17	Mark	1/11/18
23	Monitor (and comment, if necessary) Speak Up discussion	Open	1/11/18	Jerry, ALL	2/2/18
24	Prepare draft of vision statement and principles	Open	1/11/18	Phil, Kristi, Connie	1/18/18
25	Reach out directly to property owners within the study area	Open	1/12/18	Jana King, Kyle	2/3/18
26	Add dates to schedule for Planning Comm/ Council approval process	Open	1/12/18	Susan, Bill	11/18/18
27	Post reminder that SpeakUp topic will soon close.	Open	1/18/18	Kris	1/25/18

28	Post public announcement of location change to Senior Center for Feb 3 Workshop	Open	1/18/18	Kris	1/25/18
29	Jana to develop survey and interview logistics with business owners	Open	1/18/18	Jana	1/25/18

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #8

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for January 25, 2018

- I. CHECK IN (5 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Approve Meeting notes
 - c. Review Dropbox documents
 - d. Review Homework

- II. WORKING GROUP MEMBER ROLES AND RESPONSIBILITIES (5 min.) SUE
Purpose: A reminder as we move further into specifics, our role and responsibilities

- III. CONSULTANT UPDATE (15 min.) BILL/DAN
Purpose: Finalize planning for Feb 3 Dream Workshop.
 - a. Dream Workshop agenda
 - b. Outreach Subcommittee task assignments

- IV. SPEAKUP TOPIC (5 min.) JERRY
Purpose: Update working group on status of 70th-Cahill topics on SpeakUp.

- V. BUSINESS OWNER FEEDBACK (10 min.) BILL
Purpose: Review letter and survey questions, timeline

- VI. VISION AND PRINCIPLES (60 min.) CONNIE, KRISTI, PHIL
Purpose: Discussion of vision statement and principles
 - a. Develop draft issues list, draft vision statement, draft list of principles

- VII. PROJECT WORK PLAN AND SCHEDULE (5 min.) SUE
Purpose: Review updated schedule with additional meeting dates.

- VIII. NEW BUSINESS (5 min.) ALL
Purpose: Opportunity for Work Group members to revisit or flag new items for review or discussion.

- IX. REVIEW TIMELINE/NEXT STEPS (5 min.) SUE
Purpose: Discuss outstanding action items and homework.

Next Meeting:

Thursday, February 8, 6:30 - 8:30 pm

70th-Cahill Small Area Plan
Working Group Meeting #8
Edina Public Works – Conference Room
January 25, 2018 6:30 – 8:40 p.m.

Present: Connie Carrino, Alice Hulbert, Kyle Udseth, Tim Murphy, Jeff Melin, Phil Peterson, Susan Lee, Jerry Strauss, Bill Smith, Dan Edgerton, Mark Nolan, Kris Aaker

Absent: Kristi Neal
Notetaker: Phil Peterson

I. CHECK IN (5 min.) SUE

- Phil Peterson volunteered to take meeting notes.
- Distributed January 18 meeting handouts to those not present last week.
- Meeting notes from 1/18/18 were not available. Sue will email out to Work Group for review and approval.
- Sue reminded people of Dropbox documents since last meeting.

II. WORKING GROUP MEMBER ROLES AND RESPONSIBILITIES (5 min.) SUE

- Work Group will be developing and discussing specifics of the plan in the coming months.
- Property owner's rights are not being taken away by the small area planning process. No development can or will occur without the property owners themselves, taking the lead. The plan is a big picture document of what could be possible in the future, based on the input gathered from the public process.
- Sue distributed a sheet listing the work group's responsibilities and reminded everyone that "Planning team members should be committed to advocating for the process over individual preferences".
- Everyone needs to stay focused and supportive of the process.

III. CONSULTANT UPDATE (35 min.) BILL/DAN

- Dan presented a draft agenda for the February 3 Dream Workshop community meeting.
- An open house format for the meeting was discussed. The group continued to prefer the structured agenda.
- The meeting notices will identify the agenda time slots for the public.
- Dan's report on what was heard should include all sources of feedback (Speakup, interviews, as well as the first community meeting)
- Jeff asked if the concepts were going to be presented at the meeting and raised significant concerns with the draft design concepts including the authority to create the design options and the impact of the designs on his commercial tenants.

- The development of concepts are integral to the small area planning process that cities typically do. All cities do this type of thing for future planning. It is not something out of the ordinary. No property owners are being targeted or forced out. The plans do not guarantee when or how they will take place. The City cannot force or require property owners to follow the plan. It is a big picture guide for the City and property owners to use in future planning when and if redevelopment should happen.
- The Welcome and Introductions portion can be shortened to allow more time for activities and collection of feedback and comments.
- The “poster board/dot” and “post-it note” exercises will be moved from the Social Time to the Break period and the Social Time will include a continuous loop video of the word clouds.
- Our work group will convene at 8:15 a.m. to review final agenda and be given a review by Dan Edgerton of the facilitator guidelines for the meeting.

IV. SPEAKUP TOPIC (5 min.) JERRY

- There has been one additional entry since last meeting.
- The 70th-Cahill topic will conclude on February 2. A summary of the results will be presented to the City Council on February 23.
- Sue asked if the consultant team wanted the data to be collated for particular items. Bill indicated no, but he would like to receive a copy of the report as soon as possible following February 2 to include the information in his progress update report for March 3.
- Sue asked if we should add a comment in hopes of getting more responses. Decided not to do, as interest in the topic has probably reached its conclusion and there is no notification that goes out to participants that a new comment has been posted.

V. BUSINESS OWNER FEEDBACK (10 min.) BILL, SUE

- The plan is to mail a survey notification out to each business operator within the node. Jana King is developing the survey questions. The survey will be available online. If business operators can't do it online, they may request a hard copy to be mailed to them.
- A personal interview by Jana is planned for each property owner.

VI. VISION AND PRINCIPLES (20 min.) CONNIE, KRISTI, PHIL

- A draft vision statement and principles was developed by a sub-group consisting of Connie, Kristi and Phil and supported by Bill.
- Discussion was opened on the draft vision statement and principles distributed by email on Wednesday.
- Minor wording changes to the vision statement were suggested.
- Sue offered a different vision statement that generated considerable interest.
- Little time was spent on the principles.

- Bill and the consultant team will compile all suggestions from the meeting and distill a more formal draft of the vision and principles for the community meeting on February 3.

VII. PROJECT WORK PLAN AND SCHEDULE (5 min.) SUE

- Sue presented an update of the draft schedule, dated 1/11/2018. A revised copy will be sent to everyone.
- March 22: SAP Draft will be available to Work Group for review and comment.
- April 4: Work group meeting #11. All comments on the SAP Draft from the Work group will be due and reviewed at that time.
- April 19: final revised draft will be emailed to Work Group for approval.
- April 25: Comprehensive Plan Task Force reviews the draft.

Next Public Outreach:

Saturday, February 3, all work group members report at 8:15 a.m. Senior Center

Next Meeting:

Thursday, February 8, 6:30 - 8:30 pm

ACTION ITEMS					
<i>70th-Cahill Small Area Planning Team</i>					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
23	Monitor (and comment, if necessary) Speak Up discussion	Open	1/11/18	Jerry, ALL	2/2/18
26	Add dates to schedule for Planning Comm/ Council approval process	Open	1/12/18	Susan, Bill	11/18/18
27	Post reminder that SpeakUp topic will soon close.	Open	1/18/18	Kris	1/25/18
28	Post public announcement of location change to Senior Center for Feb 3 Workshop	Open	1/18/18	Kris	1/25/18
29	Jana to develop survey and interview logistics with business owners	Open	1/18/18	Jana	1/25/18

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #9

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for February 8, 2018

- I. CHECK IN (10 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Approve Meeting notes
 - c. Review Dropbox documents
 - d. Review Homework

- II. DREAM WORKSHOP SUMMARY (15 min.) BILL/DAN
Purpose: Summarize results of Feb 3 Dream Workshop.

- III. BUSINESS OWNER FEEDBACK (10 min.) BILL
Purpose: Update status, letter and survey questions, timeline, etc.

- IV. VISION AND PRINCIPLES (20 min.) ALL
Purpose: Discussion of vision statement and principles
 - a. Review version handed out on Saturday.

- V. SAP PLANNING (40 min.) ALL
Purpose: Discussion on the focus, approach and Work Group responsibilities for the remainder of the small area plan

- VI. PROJECT WORK PLAN AND SCHEDULE (5 min.) SUE
Purpose: Review updated schedule with additional meeting dates.

- VII. NEW BUSINESS (5 min.) ALL
Purpose: Opportunity for Work Group members to revisit or flag new items for review or discussion.

- VIII. REVIEW TIMELINE/NEXT STEPS (5 min.) SUE
Purpose: Discuss outstanding action items and homework.

Next Meeting:

Thursday, February 22, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting #9**
Edina Public Works - Conference Room
February 8, 2018 6:30-9:00 pm.

Present: Connie Carrino, Alice Hulbert, Susan Lee, Jeff Melin, Tim Murphy, Philip Peterson, Jerry Strauss, Kyle Udseth, Bill Smith, Mark Nolan, Kris Aaker, Kristi Neal

Absent:

Note taker: Jerry Strauss

- I. Check-in - Sue
 - a. In drop box, Summary of Speak-up Edina
 - b. 1/18/18, 1/25/18 meeting summaries were previously emailed to Work Group and approved with no changes.
 - c. Susan- Reviewed items for the Workgroup to read: In 'About Town Winter 2018', City Council sets 2018-19 Priorities, regarding 'Affordable Housing. She also shared an article titled, "Renovate or Die" about the importance of redevelopment in suburban Industrial/Office Parks.
2. Dream workshop Summary- Bill
 - a. Results of workshop to prepare guidelines, principals, vision, conceptual plans. Looking for more feedback. Exercise results could be attached as appendix info, also summarized as a narrative.
 - b. Connie- would like to see a 'draft response', is it consistent with what the SAG has discussed, was the Vision statement as presented to the workshop fully vetted with the SAG (example inclusion of senior housing). Bill thought the vision statement could be lengthy and specific.
 - c. Group discussion varied on the vision statement as currently proposed.
 - d. The SAG proposed a sub-group to reconsider the "Vision statement" (Kristi, Tim, Phil, Jeff)?
 - e. Bill reviewed the exercise regarding table 1-9, highlighted the likes and dislikes.
3. Business Owner Survey
 - A. Business Survey, a draft version circulated for review. Jerry and Sue to give approval to Bill/Jana to proceed.
4. SAP Planning going forward.
 - a. Susan thought that focusing on the conceptual plans are beginning to bog down the process; we are studying too small of an area, the Cahill node is too restrictive, and needs to be reviewed in context to the Industrial Park. Should we summarize what we have gathered into a report, and make a recommendation to continue studying the area along with the Industrial Park?
 - b. Phil and others did not necessarily want to start over, the group wanted to use what we have gathered. Susan responded that it is not starting over as all information gathered by the Work Group would be included as part of the report.
 - c. Kris offered that the "Big Ideas" did identify that this area of study needs to be bigger. It was believed that the City Council may well be aware of this need. It was remarked that other SAP are smaller than the Cahill study. A suggestion was made that it might be helpful to have a City Council member attend one of our meetings to clarify the Work Group's charge.

- d. Bill explained how a SAP is about 'land use'. To anticipate change. The feedback has expressed a high interest in mixed-use. The Met Council considers 'Economic Competitiveness'.
 - e. Kris noted any change in work scope will need approval by the Council and renegotiated with the Consultant. Susan will seek further clarification from City and Council and summarize back to Work Group.
 - f. What to take forward. The group summarized what they would like to see from the consultants. Plans stressing the public realm, improvements, grid changes, public infrastructure, zoning (bldg. hts, density) guidelines, principals, vision, connectivity. Schematics would not show buildings, perhaps just lot lines.
5. Vision and Principles
- A. Since we ran out of time, a sub-group of Tim, Phil and Kristi was assigned to revive elements from the last previous version, (copies were made by Mark and handed out to Work Group) and create final draft of Vision and Principles, prior to our next Work Group meeting.

NEXT MEETING: THURSDAY, 2/22/18 6:30 - 8:30 PM Edina Public Works, unless otherwise noted.

ACTION ITEMS					
<i>70th-Cahill Small Area Planning Team</i>					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
23	Monitor (and comment, if necessary) Speak Up discussion	CLOSED	1/11/18	Jerry, ALL	2/2/18
26	Add dates to schedule for Planning Comm/ Council approval process	Open	1/12/18	Susan, Bill	11/18/18
27	Post reminder that SpeakUp topic will soon close.	CLOSED	1/18/18	Kris	1/25/18
28	Post public announcement of location change to Senior Center for Feb 3 Workshop	CLOSED	1/18/18	Kris	1/25/18
29	Jana to develop survey and interview logistics with business owners	CLOSED	1/18/18	Jana	1/25/18
30	Subgroup to finalize Vision/principles	Open	2/8/18	Tim M, Kristi, Phil, Bill	2/12/18
31	Confirm direction for SAP finalization	Open	2/8/18	Susan	2/15/18
32	Review Business Operator Survey and Approve for Bill/Jana	Open	2/8/18	Susan, Jerry	2/9/18

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #10

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for February 22, 2018

- I. CHECK IN (5 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Approve Meeting notes

- II. VISION AND PRINCIPLES (30 min.) ALL
Purpose: Discuss and finalize the Vision and Principles documents.

- III. BUILDING HEIGHT DISCUSSION (30 min.) TIM G
Purpose: Discuss and reach conclusions on height and provide direction to consultant team.

- IV. SMALL AREA PLAN DIAGRAM (30 min.) TIM G
Purpose: Review diagrams that will be included in the small area plan.

- V. COMMUNITY MEETING #3 PLANNING (20 min.) TOM H
Purpose: Discuss format and give input for the final Community Meeting on March 3rd.

- VI. SCHEDULE (5 min.) SUE
Purpose: Review remainder of Work Group Schedule to SAP Completion
 - a. No March meetings? Final meeting April 5?

Last Community Meeting #3:
Saturday, March 3, 9:00 - 11:00 am

Next Meeting:
Thursday, April 5, 6:30 - 8:30 pm

**70th-Cahill Small Area Plan
Working Group Meeting #10**
Edina Public Works - Conference Room
February 22, 2018 6:30-9:00 pm.

Present: Co-chairs, Susan Lee and Jerry Strauss;
Work Group members, Connie Carrino, Alice Hulbert, Jeff Melin, Philip Peterson, Kyle Udseth (by phone);
Consultants, Bill Smith, Tim Griffin, Tom Holmes;
City Staff, Kris Aaker

Absent: Tim Murphy, Kristi Neal, Mark Nolan
Notetaker: Connie Carrino

I. CHECK-IN

- a. Susan Lee called the meeting to order, assigned a notetaker (Connie Carrino) and timekeeper (Kris Aaker). She also gave a quick review of Bill Smith's Small Area Plan update presentation to the City Council and Planning Commissioners at their Work Session on Wed., Feb. 21.
- b. The meeting notes from the February 8 work session were approved with one change to read: I. Check-in – Sue; c. Susan- Reviewed comments in 'About Town Winter 2018,' City Council sets 2018-2019 Priorities, such as 'Affordable Housing' policies. She also provided an article, 'Renovate or Die' about the importance of redevelopment in Industrial Parks for the work group to read

2. VISION AND PRINCIPLES

- The work group reviewed three draft versions of the proposed Vision statement: Sub-group "B" draft; proposed edits ("V2"); and an edited version Bill Smith included in his Feb. 21 City Council work session presentation.
- Vision Statement discussion:
 - Alice was concerned about using the term "village" to describe the study area.
 - The work group decided to stay with "Cahill Village" because it was suggested in the community meetings; Kris Aaker noted that Edina is often referred to as the Village of Edina" and it is endearing vs. negative; "Village" reflects the historical significance of Cahill; and the term is being used inspirationally not literally.
 - The work group approved a final version of the 70th-Cahill Vision Statement! **See attached.**
- Guiding Principle discussion:
- The work group reviewed the draft Proposed Principles: The version submitted by Sub-group "B" and "V2" with merged edits.
 - It was decided to merge the proposed separate principle of "Commercial Redevelopment into one guiding principle, "Vibrant Redevelopment."
 - With some additional discussion and wordsmithing, the guiding principle was finalized.
 - The "Connections to the Village" and "Housing" Guiding Principles were approved with minor changes.
 - There was robust discussion about the "Transportation" and "Parking" Guiding Principles including defining the term "village-scaled" streets. It was decided to keep

the term but include an example and description of “woonerf” to further illustrate this goal (see final version).

- After much consideration, how residential parking would be configured was determined to be too specific for the principles so that point will be deleted and moved to implementation. Kris Aaker also explained that zoning will help guide appropriate residential parking.
- The last guiding principle, “Green Space/Amenities/Urban Design” received thorough review, discussion and was approved with some editing and deletions (see final version).
- The FINAL version of the Guiding Principles was approved by the work group! **See attached.**

NOTE: *At this point, the Vision and Principles discussion and editing took up most of our meeting time. We decided to have a quick review of the remaining agenda items and finalize at an additional meeting on Saturday.*

3. BUILDING HEIGHT DISCUSSION

- Discussion TBC – Sat. 2/24/18
- NOTE: Bill will confirm with Excel Energy the height restrictions associated with the power lines (added to Action Items).

4. SMALL AREA PLAN DIAGRAMS

- Discussion TBC – Sat. 2/24/18
 - Bill briefly presented the plan outline/graphics (see handout). Highlights include: The north boundary of the study area stays multi-family
 - The alternative site diagrams will be in the report appendix with an explanation they were presented and discussed but are not mandatory design concepts
 - Jerry noted the diagrams should be viewed the same as the other graphics and photos—as examples to help visualize the concepts and context of a village scheme

5. COMMUNITY MEETING #3 PLANNING

- Discussion TBC – Sat. 2/24/18

6. SCHEDULE

- Discussion TBC – Sat. 2/24/18

NEXT MEETING: SATURDAY, 2/24/18 9:00 – 11:00 A.M. Edina Public Works, unless otherwise noted.

ACTION ITEMS					
<i>70th-Cahill Small Area Planning Team</i>					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
26	Add dates to schedule for Planning Comm/ Council approval process	CLOSED	1/12/18	Susan, Bill	11/18/18
30	Subgroup to finalize Vision/principles	CLOSED	2/8/18	Tim M, Kristi, Phil, Bill	2/12/18
31	Confirm direction for SAP finalization	CLOSED	2/8/18	Susan	2/15/18
32	Review Business Operator Survey and Approve for Bill/Jana	CLOSED	2/8/18	Susan, Jerry	2/9/18
33	Present Business Operator Survey results to work group			Bill	
34	Verify height restrictions from Excel Energy			Bill	

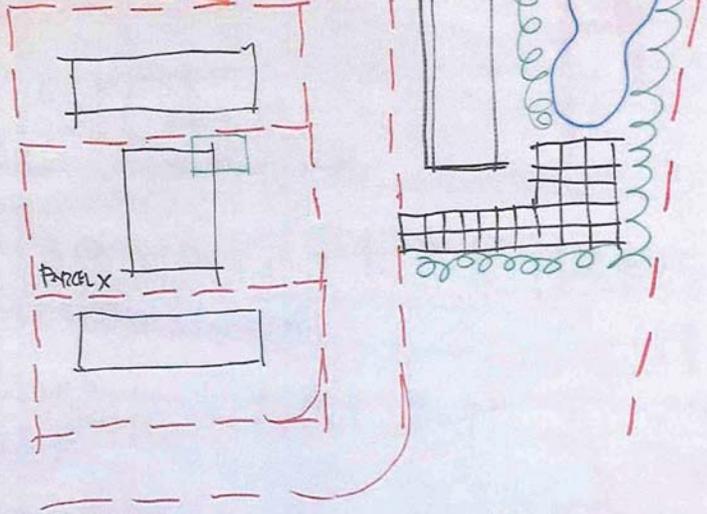
Vision and Guiding Principles

Draft Proposed Vision

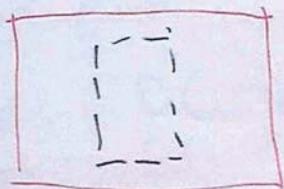
Cahill Village is a vibrant mixed-use node that has re-imagined its historic commercial area of shops, services and dining options and has expanded its on-site uses to include multi-family housing that appeals to people at all stages of life. Its vitality is strengthened by strong connections to the neighborhood and the surrounding Edina community. Access to and from this Village node can be accomplished by all travel modes, including bicycle and transit. Its proximity and convenient access to the Nine-Mile Creek Trail adds energy to the Village. The Village offers its residents and neighbors a range of opportunities for social engagement with indoor and outdoor meeting places.

CP SAP W SP Z TE CC EP

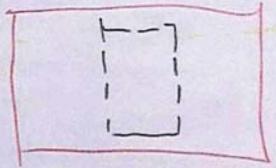
TELL A STORY!

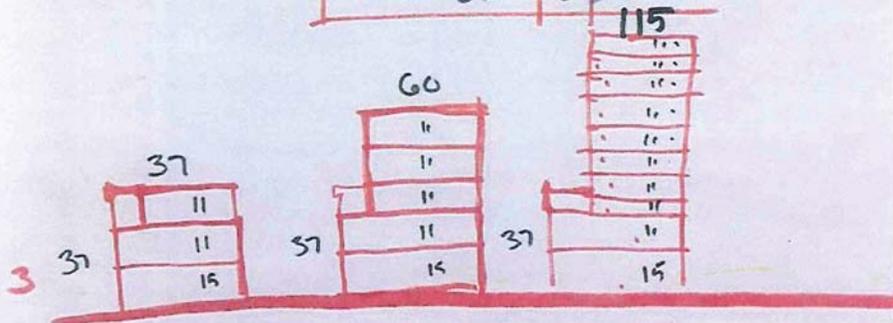
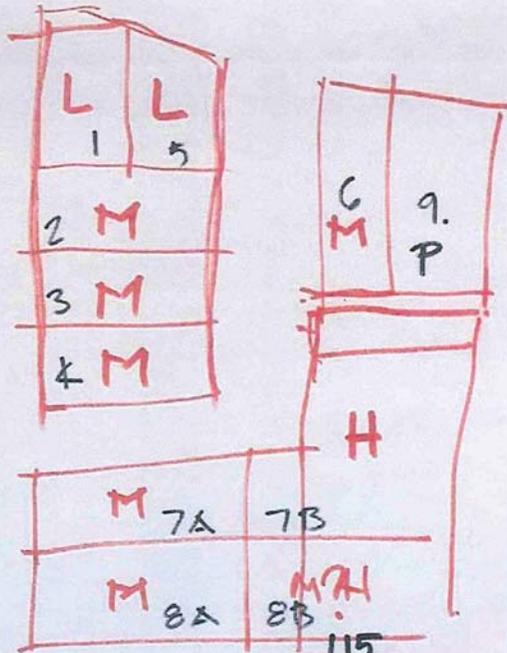


PARCEL X
RENOVATE



REDEVELOP

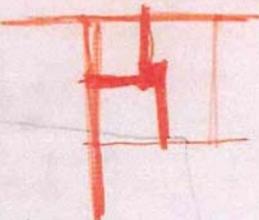




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37

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M

10
H



VISIONI

PAIL + LAND USE

GUIDING PRINCIPLES

JIM MURPHY / CONNIE

PUBLIC REALM

ALICE

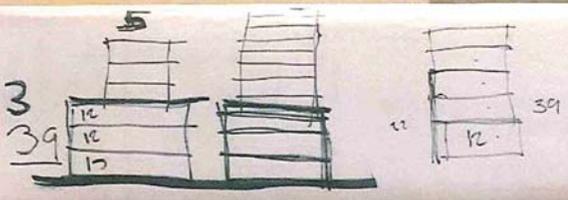
JERRY

DVLP PROXES (PARCEL)

EXISTING + NEW	OO	SETBACK
BUILDING FORM	OO	PLACEMENT

KYLE + JEFF

WALKABILITY



1	5	6	9	3	3	3-6	1-8	9
2				3	3	7-2	0.9	
3						7-2	1.8	
4						7-2	1-8	
5						1-8	1-8	9
6						7-2	2-6	8
7	A					4-4	0-8	
	B					4-4	6-2	
8	A					6-2	0-8	
	B					4-4	5-3	
9	PARK							

**70th-Cahill Small Area Plan
Working Group Meeting #11**
Edina Public Works - Conference Room
February 24, 2018 9:00 am-1:30 pm

Present: Co-chairs, Susan Lee and Jerry Strauss
Work Group members, Connie Carrino, Alice Hulbert, Jeff Melin, Philip Peterson, Kyle Udseth
Consultants, Bill Smith, Tim Griffin, Tom Holmes
City Staff: Kris Aaker

Absent: Tim Murphy, Kristi Neal, Mark Nolan
Notetakers: Connie Carrino, Susan Lee, Jerry Strauss

NOTE: The meeting record was approved as follows by the 70th-Cahill Small Area Plan Work Group at the 3-8-18 meeting with the following exception submitted by Jeff Melin via email on 3-8-18:

I appreciate the efforts of the work group and the time that everyone has dedicated to this process, however, the notes presented for the Saturday, February 24th meeting are inaccurate and my input is misrepresented and summarized out of context.

I. CHECK-IN - Sue

- a. Susan Lee called the meeting to order. This meeting was added on Thursday to finish the agenda items including Building Height Discussion, Small Area Plan Diagrams, Community Meeting #3 Planning and SAP Schedule. Bill Smith suggested that we begin with finalizing the agenda for the community meeting on March 3.

2. COMMUNITY MEETING #3 PLANNING – Tom H.

- This community meeting on Sat., March 3 is a “Progress Update.” It will be held from 9:00 – 11:00 a.m. at Public Works. Where the two previous community meetings were to solicit *input* from residents and stakeholders, this one will seek *feedback* on the recommendations and progress of the work group.
- Tom suggested an open house format instead of workshops like the two previous community meetings. Both Tom and Kris Aaker noted that the open house format worked well for 44th and France SAP. Attendees can provide comments at each “station.”
- After group discussion, we agreed on the following format, topics and facilitators:

9:00 a.m. – Check-in

9:15 - Brief overview/comments by co-chairs, Susan Lee and Jerry Strauss

9:30 - Attendees can review white boards with visuals (to be provided by Bill Smith, Tim Griffin and Tom Holmes) on five different topics, each will have an assigned work group facilitator:

1. Vision – Vision Statement with “word clouds” as visuals; facilitator, Phil Peterson/ Kristi Neal

2. Guiding Principles- White board of each of the guiding principles with the summary statement (not all the bullets); maybe “word cloud” boards and/or use some photos of current conditions and examples of envisioned Village; facilitator, Connie Carrino/ Tim Murphy

3. Public Realm – Large study area site draft with north/south and east/west connections; facilitator, Alice Hulbert
4. Built Form– Photos of existing buildings, sample photos representing potential new building types, and Tim G.'s building height sketches; facilitators Kyle Udseth/ Jeff Melin
5. Development Process – Diagrams of comp plan/SAP and planning process, hypothetical parcel/prototypes; this will help clarify how the SAP process works; facilitator, Jerry Strauss

10:15 -Repeat of overview/comments by co-chairs, Susan Lee and Jerry Strauss for attendees who joined late

11:00 -Wrap-up

3. SMALL AREA PLAN DIAGRAMS – Bill, Sue, Tim G.

- The design alternatives (“Cahill Commons” and “Cahill Village”) will be included in the appendix of the SAP and may also be used and referred to in the body of the report as needed to document the community input, and in explanation of what was learned from sharing those diagrams (e.g. the public park in the middle is too large, etc.)
- Jeff Melin again questioned why they would be included at all and Bill again explained that they are part of the public record and will be included. Bill said he would provide sufficient editorial to any diagrams to clarify and explain that they are not actual development plans, but graphic diagrams to show how land use might change.
- Alice raised the possibility of fronting/facing buildings towards Cahill—it seems to make sense that the entrance to the “Village” retail/housing should be one primary drive/street from Cahill so there is a distinctive and attractive “front” of buildings without mechanicals and trash bins displayed along Cahill. Perhaps Amundson would then “serve” the commercial/industrial buildings to the east and south of the study area? Bill indicated we would get back to this issue. We were not able to do this as time ran out. (See Action Item #35)

4. BUILDING HEIGHT DISCUSSION – Tim G. and Bill Smith

- Bill confirmed with Xcel Energy the restrictions associated with the power lines: There are no building height restrictions due to the transmission lines. However, No structures are permitted within 100 feet from towers. These requirements do not appear to pose any redevelopment issues for our study area.
- The group struggled with discussions on height and density. There were suggestions on keeping the recommendations broad (e.g. low, medium or high density with height ranges) or being more specific.
- Alice mentioned that it would have been helpful to have current density parameters for the study zone and nearby apartments for this discussion
- Bill said that currently the density 70th-Cahill is 12 units per acre. When asked about density allowances for the mixed-use we are proposing, Bill said that is 50-60 units per acre. He also explained that it is difficult to explain and describe density in just words—diagrams will be more helpful.
- The consultants will provide the current City zoning map with current height and density restrictions to display at the community meeting on March 3.
- As in previous Work Group meetings, Jeff Melin stated again, his significant concerns relating to his properties, “My two concerns all along have been density and my tenants. We have significant private property rights that must be respected.” He said he is willing to work with the City, and supports changes to the area in the future, but has

concerns with this small area planning process. In previous meetings it was suggested that he had no plans to redevelop or sell his properties and in other meetings he indicated "we are looking at possibilities". He questioned the consultants' data methods and sources on density. He repeated he is concerned for his tenants, that the City, in continuing to prepare a small area plan will cause his tenants to flee, demand changes to their leases, or begin to look elsewhere. It was reiterated again by Bill, that it is the property owner's right, not the City's, on the timing, on whether or not to redevelop, on whether or not to sell their properties. Jeff was not in favor of the Work Group discussing future building heights or polling Work Group members preferences on height as part of the small area planning. He abstained from the Work Group's building height voting exercise, with the exception of providing one vote in support of allowing up to 10-stories to the north west corner of one of his own parcels. When asked by Bill to share with the Work Group his preferences for future redevelopment of his properties, Jeff said he would not comment. However, he has repeatedly mentioned the current Grandview tower proposal. He has repeatedly mentioned the Wayzata Promenade development.

- Work group members and the consultants expressed great frustration with Jeff Melin's repetition of private concerns, lack of ability to offer specific, constructive comments to the Work Group and Consultants, lack of ability to set aside his personal interests and carry out his duties as a member of the Work Group, and extending the meeting time spent in addressing his individual concerns. Jeff emailed the Work Group and the City with his concerns on 2/15/18. Jeff presented another hard copy signed letter to the Chair, Susan Lee, after the meeting (attached).
- As we were quickly running out of time again, Tim G. redirected the work group's height and density discussion by providing some general building massing illustrations. He said the baseline pedestrian-oriented streetscape is best defined as a 37-39 foot tall vertical plane. This breaks down into a 3-story structure with 15+11+11 floor heights. Work Group members weighed in on how they felt about allowing additional height, by weighing on ADDITIONAL height over the 37-39 foot 3-story structure, that they could support. There was support for increasing height at these locations:
 - Parcels 2,3,4,6,7A,8A: up to 5 stories, 60 feet max.
 - Parcel 7B: up to 10 stories, 115 feet max.
- Connie pointed out that the Work Group should do a similar exercise for the properties north of 70th that are currently included in the study area. We were not able to do this as time ran out. (See Action Item #36)

5. SCHEDULE – Sue

- Sue reviewed the proposed final meeting and project schedule. Although it isn't in the current draft schedule, she suggested that the group might need **another meeting on Thu., March 8**. The purpose of the meeting would be to summarize the feedback from the community meeting on March 3 and resolve remaining open Work Group issues.
- The work group decided to tentatively approve this meeting, to be confirmed.
- The remainder of the project schedule is as follows:
 - March 3 – Community Meeting (Progress Update); 9:00 – 11:00 a.m.;
Public Works
 - March 8 – Work Group Meeting; 6:30 – 8:30 pm; Public Works (Tentative-TBD)
 - March 22 – Consultant team submits draft SAP to work group for review
 - April 4 - Work group comments on draft SAP due back to consultant team
 - April 5 - Work Group meeting (discussion/review of SAP comments);

6:30 – 8:30 pm; Public Works
 April 19 - Consultants send SAP final draft to work group for final approval
 May TBD - 70th-Cahill SAP presented to Planning Commission
 June TBD - 70th-Cahill SAP presented to City Council

NEXT PUBLIC OUTREACH #3: Community Meeting Open House, SATURDAY, March 3, 9:00 – 11:00 A.M. Edina Public Works, 7450 Metro Blvd.

NEXT MEETING: THURSDAY, 3/8/18 6:30 – 8:30 P.M. Edina Public Works, unless otherwise noted.

ACTION ITEMS					
<i>70th-Cahill Small Area Planning Team</i>					
ITEM	DESCRIPTION	STATUS	STARTED	RESPONSIBILITY	DUE
26	Add dates to schedule for Planning Comm/ Council approval process	Open	1/12/18	Susan, Bill	11/18/18
33	Present Business Operator Survey results to work group	Open	2/22/18	Jana	3/8/18
34	Verify height restrictions from Excel Energy	CLOSED	2/22/18	Bill	2/24/18
35	Revisit Cahill "Entry" Discussion	Open	2/24/18	All	3/8/18
36	Height discussion for properties north of Cahill	Open	2/24/18	All	3/8/18

City of Edina, Minnesota
70th-Cahill Small Area Plan Working Group
Meeting #12

Edina Public Works – Community Room, 6:30 - 8:30 PM



Meeting Agenda for March 8, 2018

- I. CHECK IN (5 min.) SUE
Purpose: Timekeeper, Notetaker, Announcements
 - a. Assign Notetaker, Timekeeper
 - b. Approve Meeting notes

- II. DENSITY/HEIGHT DISCUSSION (45 min.) TIM G
Purpose: Discuss and reach conclusions on density and height and provide direction to consultant team.

- III. FOLLOW UP OPEN AND ACTION ITEMS (60 min.) BILL, JANNA, DAN
Purpose: Close discussion on remaining items from prior meetings as noted during our last Work Group pow-wow following Saturday's Progress Update and those still on Action Items list.
 - a. Xcel Energy update (#34) BILL
 - b. Demographic and market trend data BILL
 - c. Business and Property Owner Data and Conclusions JANNA
 - d. Summary from Community Meeting DAN
 - e. Recommended land use on north side of 70th (#36) BILL
 - f. Recommended land use on south side of Amundson BILL
 - g. Frontage on Cahill Rd. (#36) BILL

- IV. GENERAL FINDINGS AND RECOMMENDATIONS (10 min.) BILL

- V. SCHEDULE (5 min.) SUE
Purpose: Review remainder of Work Group Schedule to SAP Completion
 - a. Draft preparation process, review process and timeline
 - b. Schedule follow up meetings
 - c. PC and CC approvals (#26)

Next Meeting:

Thursday, April 5, 6:30 - 8:30 pm

70th-Cahill Small Area Plan
Working Group Meeting #12
Edina Public Works - Conference Room
March 8, 2018 6:30-9:00 pm.

Present: Connie Carrino, Susan Lee, Jerry Strauss, Kyle Udseth, Bill Smith, Mark Nolan,
Kris Aaker, Kristi Neal, Tim Griffin, (Amy Melin Observer)
Absent: Tim Murphy, Jeff Melin, Alice Hulbert, Phil Peterson
Note taker: Jerry Strauss

I. CHECK IN

- a. Minutes for 2/22 and 2/24 were reviewed. An e-mail from Jeff Melin saying he could not attend the 3/8 meeting, in the e-mail he said the notes for the 2/24 meeting were inaccurate and his input was misrepresented and summarized out of context. The minutes were approved with Jeff's note to be included.
- b. Agreed to move item II. on the agenda to item III.

2. FOLLOW UP OPEN ACTION ITEMS

- a. Xcel Energy – Consultant team meeting next week with M. Swanson, Xcel Rep. to reviews issues with the power line.
- b. Demographic and Market Trend Data. Bill reported that the analysis will review the need for affordable housing, including senior housing. Connie stated that it will be important to know that the data supports the need for all types of housing.
- c. Business and Property Owner Data. Janna King reviewed the data and presented conclusions from Business and Property owners. This info in full will be in the report. A summary of their findings:
 - i. North of 70th and RR tracks a barrier to the area
 - ii. Business Parks interests go more to the south and west.
 - iii. Traffic counts not enough for more significant retail
 - iv. Commercial area relatively isolated but dynamic. Difficult to get connections to Business park
 - v. Survey – modest response 20%, typical 4-5%
 - vi. Strengths- family businesses affordable rents, happy mix, parking, access to freeways
 - vii. Weaknesses- low visibility to outside area, rr tracks, confusing site layout
 - viii. Opportunities – Increase density, add housing, modernize, use of bike trail, and attract magnet businesses (dry cleaner, brew Pub...)
 - ix. Conclusions – Bill said traffic volumes determine development, Southdale-Regional, 50th/France- Community, Cahill – Neighborhood are example of nodes. Cahill is clearly a neighborhood node. Cahill needs to revitalize and redevelop; The City can help, too early to suggest means and methods. What is needed is a balance of affordable housing, retail, density that is authentic and improves the connectedness with the neighborhood.
- d. Summary from Community Meet # 3. The station boards for the community meeting were summarized. These boards are shown in the dropbox folder. Some highlights: Preferences for higher were pro and con. Most liked the idea of 'give to get'. A lot of support for affordable housing. The vision and guiding principals were mostly viewed as positive.
- e. Land use North side of Cahill, Bill showed views of Existing and Recommended.

3. DENSITY/HEIGHT DISCUSSION – Review of 'Draft Cahill Building Form Matrix'
 - a. Kris said 'building height is measured from the front grade of the building to highest point of roof. Thus, from the rear of the building, it could appear to have additional height, on a sloping site.
 - b. Tim reviewed his matrix explaining a range of building forms and their corresponding densities, that ranged from 2-story/3rd story dormer, 3-story, 5-6 stories, and 10 stories.
 - c. The Work Group then had considerable discussion about building height. City staff has repeatedly commented that height need not be in the Comp Plan, and simply put, leave the height issue in zoning.
 - d. Bill stated that density is what leads to traffic issues, not height of buildings, per se.
 - e. The committee seemed to agree that the 24-40 dwelling units/acre was reasonable.
 - f. Susan said we needed to revisit our 10-story recommendation as this was not supported by residents who attended the final outreach meeting. Bill and Jana noted that we weren't going to get the kinds of development we want from our vision, unless we looked at multiple floors of residential units to subsidize the retail or commercial spaces at the ground level. The Work Group was supportive up to the 5 or 6 stories on Tim's matrix chart, but not 10 stories.

4. GENERAL FINDINGS AND RECOMMENDATIONS
 - a. Bill thought the consultants were in good shape to proceed with writing a draft plan. The SAP was in agreement regarding Vision, Principals, Public realm, and density.
 - b. However, the Work Group does not appear to be in full understanding of how the building heights will be addressed in the plan. It was suggested that this particular chapter be drafted first and shared with the SAG for review and input.

5. SCHEDULE
 - a. Biko staff will write the SAP chapters similar to the 44th/France plan. Bill mentioned that generally it is better for the SAG to react to draft versions than produce. +
 - b. Susan mentioned a process similar to one use with VV/Woodale to track comments and revisions.
 - c. Draft of plan due to SAG by 3/22, with comments due back 4/4, with a work group meeting 4/5.
 - d. It was mentioned to the consultants that some chapters will be getting considerable scrutiny, and it would be best to get even draft chapters early. Particularly land use, density and height issues.

NEXT MEETING: THURSDAY, 4/5/18 6:30 - 8:30 PM Edina Public Works, unless otherwise noted.

ACTION ITEMS					
<i>70th-Cahill Small Area Planning Team</i>					
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