



October 9, 2017

Mr. Cary Teague
Community Development Director
City of Edina
City Hall – 4801 West 50th Street
Edina, MN 55424

Dear Cary:

Biko Associates, Inc. is pleased to present our proposal to provide city planning consulting services to the City of Edina and its Greater Southdale Area Work Group, in collaboration with Architectural Field Office (AFO), to prepare the Greater Southdale District Small Area Plan (SAP).

Over the past few months we have worked with you, Michael Schroeder who is co-chair of the Greater Southdale Area Work Group, and AFO to devise a unified work plan/scope and schedule. Together we will build on the prior work of the Work Group with AFO. In this next phase, AFO will provide further definition of urban design patterns and policy guidance for desired development and public realm character and quality. Biko will focus on land use and development policy and ensure that all of this work is brought together in a Small Area Plan as part of their work on the 2018 Edina Comprehensive Plan.

The objectives of this work are to ensure that this work builds on and reflects the Edina Strategic Vision Framework, that it aligns with the overall policy directions emerging in the 2018 Comprehensive Plan, that the development options exhibit design flexibility and market adaptability, and that the SAP illustrates opportunities accessible to developers, design professionals, and investment partners that are supportive of community-focused interests.

This unified work plan/scope will also include implementation strategies, including recommendations for an improved and more responsive development review process.

This proposed work plan/scope provides opportunities for public outreach, dialogue with Edina's boards and commissions, as well as communication with Hennepin County, watershed and school districts, State agencies, City of Richfield, and Fairview Southdale Hospital.

The unified work plan/scope and schedule are attached. For its portion of the work, Biko Associates, Inc. proposes a fee of \$82,000.

We appreciate the opportunity to present this proposal. If you have any questions, please call me at 651-699-1927 or e-mail me at dancornejo@comcast.net.

Respectfully,

Dan Cornejo
Biko Associates, Inc.