

**MINUTES  
OF THE EDINA CITY COUNCIL  
WORK SESSION  
COM ROOM, CITY HALL  
TUESDAY, APRIL 2, 2024  
5:30 P.M.**

**CALL TO ORDER**

Mayor Hovland called the meeting to order at 5:31 p.m. and explained that Councilmember Risser would be participating in the meeting by videoconference due to advice from a healthcare professional that she not be in a public place, due to medical reasons.

**ROLL CALL**

Answering rollcall were Members Agnew, Jackson, Pierce, Risser (via electronic means), and Mayor Hovland.

Staff in attendance: Ari Lenz, Assistant City Manager; Cary Teague, Community Development Director; Chad Milner, Director of Engineering; Bill Neuendorf, Economic Development Manager; and Sharon Allison, City Clerk.

Others in attendance: Michael Schroeder and Mike Fischer

**GREATER SOUTHDAL E DISTRICT DESIGN EXPERIENCE GUIDELINES**

Community Development Director Teague reviewed the history of the Greater Southdale Area District Planning over the last 20 years, including:

- Land use and transportation study
- 2008 Comprehensive Plan
- Phase 1- creation of work group and Guiding Principles in 2015
- Phase 2 – creation of a graphic vision of the Guiding Principles
- Phase 3 – Comprehensive Plan updates and adoption of design experience guidelines
- Projects that were approved, but never built
- Projects that were approved and were built using the Guiding Principles.

Community Development Director Teague asked for feedback from the Council on whether the Design Experience Guidelines should be revisited and explained that the Planning Commission was interested in updating the existing Design Experience Guidelines. He introduced Michael Schroeder and Mike Fischer who have been involved with the Guidelines over the last 20 years.

The Council asked questions of staff, Mr. Schroeder, and Mr. Fischer, and discussed: consequences to the surrounding properties in conjunction with looking at how people will move through a property; other projects outside of the area that have been influenced by the Guidelines; use of sidewalks; horizontal mixed use projects versus vertical mixed use projects; visibility of ground floor units with things such as medical buildings; the uncertainty that comes with the use of ‘guidelines’; the potential use of TIF; differing opinions between the Planning Commission and the City Council and who the developers should listen to; the possible need for a different balance in the Guidelines related to, for example, walkability or connectivity; areas of ethnic diversity and ways to involve those individuals in the conversation about the Guidelines; importance of having public partnership; parking; importance of having a dialogue with developers; Southdale Mall in relation to the Guidelines; process for Guidelines; limitations and advantages of using ‘the grid’; concerns about the tree canopy; possible questionnaire usage to gather input; and ways to prevent developers from spending too much money on proposals before discussing projects with the City.

Community Development Director Teague thanked the Council for their input and noted that they would move forward in directing the Planning Commission revisiting the Guidelines.

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The Council asked that staff come back to the Council with what will be done, the expected outcomes, how it compared with the other priorities of the Planning Commission, so everyone is clear on what they are going after with this process.

**ADJOURNMENT**

Mayor Hovland adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Minutes approved by Edina City Council, \_\_\_\_, 2024.

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Sharon Allison, City Clerk

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James B. Hovland, Mayor