



PLANNING COMMISSION SYNOPSIS

Thursday, September 17, 2015

CALL TO ORDER

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 p.m. in the Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Nordstrom, Willette, Spiess, Batterson, Fischer, Bennett, Goodrum (arrived at 6:13 PM)

STAFF PRESENT: Pease, Centinario, Farnham, Heyman, Johnson, Desrude, O'Day

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1
6:02 p.m.

CASE: 8972A-15

APPLICANT: Bloomington Southtown Props (owner and user)

LOCATION: 1601 Southtown Drive

REQUEST: Major revision to final site and building plans for a 1,785 square foot auto detailing/photo booth addition and demolition of a 911 square foot building

SPEAKING FOR THE APPLICANT:

Christine Eid, Stinson Leonard Street, representative of Lupient Chevrolet
Shaun Berry, Lupient Chevrolet

PUBLIC HEARING DISCUSSION:

Pease stated Lupient Chevrolet intends to make minor changes to their site. Pease showed an aerial photo of the location and explained minor parking and inventory storage changes. The overall site is legally nonconforming exceeding the maximum of 90% impervious surface coverage. The changes result in a net loss of two inventory spaces. Other considerations include landscape changes and the minor floor area ratio increase to 0.46 floor area ratio. Staff is recommending approval subject to the conditions in the staff report.

Willette said the Applicant came before Planning Commission in the past to address the design of the building.

Pease noted they went to Planning Commission for use of a non-compliant building material. They withdrew the application and used a code-compliant material instead.

Christine Eid said this application condenses their operations and fits in suitably with the Penn-American Plan. The improvements meet the standards set forth in the zoning code.

The public hearing was closed via a motion.

Batterson said a photo detailing booth is wise and believes adding improvements to the building is beneficial.

Nordstrom stated this item moves to Council on September 28, 2015.

ACTIONS OF THE COMMISSION:

M/Willette, S/Spiess: To close the public hearing. Motion carried 6-0. Goodrum absent.

M/Batterson, S/Spiess: In Case 8972A-15, having been able to make the required findings, I move to recommend approval of the major revision to Final Site and Building Plans for a 1,785 square foot auto detailing/photo booth addition and demolition of a 911 square foot building located at 1601 Southtown Drive, subject to the conditions listed in the staff report.
Motion carried 6-0. Goodrum absent.

CONDITIONS OF APPROVAL RECOMMENDED TO THE CITY COUNCIL:

The major revision to Final Site and Building Plans is subject to the following conditions being satisfied prior to the issuance of development-related permits:

- 1) Building and site improvements are limited to those on the approved plans in Case 8972A-15.
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Access, Circulation, and Parking plans, including identification of all customer and employee parking, must be revised for approval by the City Engineer.
- 3) Sewer Availability Charge (SAC) must be determined and satisfied.
- 4) An erosion control surety must be provided and approved erosion control measures must be in place and inspected prior to issuance of grading permits.
And subject to the following conditions:
- 5) Signage must be installed to identify all compact parking spaces.
- 6) All construction related parking, loading and unloading, staging, and material storage must occur on-site and off of adjacent public streets except as may be approved by the Director of Public Works for a temporary period.

And, while the use and improvements must comply will all applicable local, state, and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Exterior finish materials for the new exterior of the existing building and the addition must meet City Code requirements as approved by the Planning Manager (Sec. 19.63.08).
- 2) Landscape plan must be approved by the Planning Manager and must include at least one tree in each newly created parking island (Sec 19.52).
- 3) All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
- 4) Recycling materials must be separated and collected (Sec. 10.45).
- 5) All rooftop equipment on the building must be fully screened (Sec. 19.52.01).
- 6) Building addition be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code 3802; Uniform Fire Code Ch. 10.306).
- 7) Fire lanes must be posted as approved by the Fire Marshal (Sec. 8.73).
- 8) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
- 9) Signage must comply with the requirements of Chapter 19, Article X of the City Code.
- 10) All signs must be in accordance with the approved Uniform Sign Design (Sec. 19.109).
- 11) Development must comply with the Minnesota State Accessibility Code (Chapter 1341).

ITEM 2
6:10 p.m.

CASE:	5891AB-15
APPLICANT:	Duke Realty Limited Partnership (owner) Investment Bloomington I, LLC (user)
LOCATION:	5650 American Boulevard West
REQUEST:	Major revision to the Norman Pointe preliminary development plan from a 10-story, 332,000 square foot office building to a five-story, 187,255 square foot building and final development plan for a five-story, 179-unit multiple-family residential building

SPEAKING FOR THE APPLICANT:

Peter Coyle, Invest Bloomington, LLC
Michael Miller, Invest Bloomington, LLC

PUBLIC HEARING DISCUSSION:

Centinario showed an aerial photo of the location. The site is strategically located near Normandale Blvd and Interstate 494. The residential site is zoned C-4 Planned Development and residential uses are an accessory use within the C-4 zoning district. Centinario showed the original Preliminary Development Plan was approved by City Council in 2001. Buildings 1 and 2, along with the associated parking ramps, have been constructed. There have been several changes to the Planned Development. Building 4 was removed from the Planned Development to allow the Covington development to occur. That process included reguided the future land use in the Comprehensive Plan to Multiple-Family Residential, rezoned, and a final development plan approved. The proposed development would change the Norman Pointe Building 3 from a 10 story office building to a 5 story residential building. The square footage would decrease from 332,000 to 187,000 square feet.

The site plan shows a terrace, an outdoor pool, additional parking for guests and tenants, and pedestrian walkouts along American Blvd W and Normandale Lake Blvd. The landscape plan would create a pedestrian-friendly component with plantings along the sidewalk. Staff suggests the Applicant plant ornamental trees farther away from the building foundation to allow for growth. The building design proposed a mix of materials including brick, metal and glass to give the site an attractive exterior appearance. The staff report indicated the exterior materials were under review. Since the staff report was published, the Applicant addressed the issue and the materials are now code compliant.

The Applicant is proposing 321 parking stalls while the code requires 367 parking stalls. The parking deviation is about 12%. Staff is comfortable with this deviation since public transit is well served to this site.

There is disagreement on the proposed storage deviation. The Applicant is proposing 108 storage lockers and the code standard is 179 lockers (one locker per unit). The deviation is short 40% on the number of storage lockers. The Applicant could re-tool the storage requirements and could come closer to the meeting the code requirement.

Goodrum asked if Covington is fully leased and if there are any parking issues. He also questioned the adequacy of 8 guest parking stalls and security measures proposed.

Centinario said Covington is about 85% leased and stated staff is not aware of any parking complaints. He said the Applicant may address the security plan.

Pease said the storage lockers, if available, are a Code required amenity. Given the history of storage lockers usage for the development reviewed, staff is hesitant to support the storage deviation.

Goodrum asked if staff is working with the Applicant to increase the storage locker requirement to 179.

Pease said it will not be difficult to reach the full 179 storage units.

Bennett asked if Planning Commission makes a recommendation, will the deviation be included in the conditions of approval.

Centinario said the conditions of approval will include a code requirement to meet the storage standards.

Peter Coyle, legal representation for Investment Bloomington, LLC said Norman Point is a project where employees own and manage the site. He complimented the staff for their hard work. The Applicant will comply with the storage deviation as staff recommends.

Michael Miller applauded the client in creating appealing and durable building materials. The scale is adequate and acts as a good buffer between the different types of surrounding residential uses. The storage issue is based off past experiences. Miller does not want to create extra space for storage lockers that may be unused. In terms of volume, the site is offering twice the minimum volume of storage. Guest parking access will include security cameras with a speaker connected to staff. This will function well during visiting hours. Though, the client has not expressed a solution for after visiting hours.

Pease commented staff is comfortable with the parking. Any potential problems will be on the adjacent property owners within this Planned Development in the ramp next door as opposed to the public streets. This is an internal problem the Applicant will have to address.

Batterson said the ramp looked like a natural place for problems. He asked about direct access to the first floor apartments.

Michael Miller said the first floor apartments create a pedestrian-friendly environment and brings human scale to the building. The scale of the building creates consistency with the townhomes to the west.

The public hearing was closed via a motion.

Spieß toured Covington and mentioned residential units are needed in West Bloomington.

Goodrum said the space adds to the area. But, he is concerned about losing two large parcels that could be potentially used for office space. He is also concerned about the parking and the storage issues.

Batterson likes the idea of housing in the Normandale Lake area. He would like to know more information about the parking issue.

Nordstrom asked if there is a single motion.

Centinario said it will be single motion.

Item moves to Council on October 5, 2015.

ACTIONS OF THE COMMISSION:

M/Spiess, S/Willette: To close the public hearing. Motion carried 7-0. Goodrum arrived.

M/Spiess, S/Fischer: In Case 5891AB-15, having been able to make the required findings, I move to recommend City Council approval of the Major Revision to the Norman Pointe Preliminary Development Plan and Final Development Plan for a 179-unit multiple family residential building located at 5650 American Blvd. W. subject to the conditions of approval listed in the staff report. Motion carried 7-0.

CONDITIONS OF APPROVAL RECOMMENDED TO THE CITY COUNCIL:

The following conditions must be satisfied prior to the issuance of development-related permits:

- 1) A site development agreement reflecting all conditions of approval in Case 05891AB-15 must be signed by the landowner and recorded with Hennepin County.
- 2) An encroachment agreement permitting dwelling unit stoops along American Boulevard West must be approved by the City Engineer.
- 3) The Grading, Drainage, Utility, Erosion Control and Traffic Control, access, circulation and parking plans must be revised for approval by the City Engineer.
- 4) A Storm water Management Plan must be provided that demonstrates how the development will meet the requirements of the City's Comprehensive Surface Water management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided since greater than one acre is disturbed.
- 6) An Erosion Control Bond must be provided.
- 7) Sewer Availability Charges (SAC) must be satisfied.
- 8) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City Engineering Division.
- 9) A Minnesota Department of Health (MDH) approval for water service extension must be obtained or a notification from MDH that this approval is not required must be submitted to the City Engineering Division.
- 10) Prior to issuance of the building permit, the special assessment for the sanitary sewer work completed in 2011 must be levied on the property.
- 11) Applicable deferred park dedication fees must be paid.

And subject to the following ongoing conditions:

- 12) Visitors and guests to the site must have access to and the ability to use underground parking spaces.
- 13) All construction stockpiling, staging, and parking must take place on-site and off of adjacent public streets and public rights-of-way.
- 14) All pickup, drop-off, loading and unloading must occur on site and off public streets.
- 15) Alterations to utilities must be at the developer's expense.

While the use and improvements must comply with all applicable local, state, and federal codes, the applicant should pay particular attention to the following Code Requirements:

- 1) Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code

- Sec. 6.20, MN State Fire Code Sec. 508).
- 2) Unused water services must be properly abandoned. (11.15).
 - 3) Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903);
 - 4) Electronic utility as-builts, per City of Bloomington requirements, must be submitted to the Public Works Department prior to the issuance of the Certificate of Occupancy. (17.79(a)).
 - 5) Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 - 6) Landscape plan be approved by the Planning Manager and landscape surety in the amount of \$56,340 must be filed (Sec. 19.52).
 - 7) Storage space for each dwelling unit must meet minimum requirements, as amended (Sec. 21.302.09).
 - 8) All rooftop equipment must be fully screened (Sec. 19.52.01);
 - 9) Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands except where flexibility has been approved (Sec. 19.64).
 - 10) All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
 - 11) Recyclable materials must be separated and collected (Sec. 10.45).
 - 12) Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 - 13) Parking lot, parking garage, and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
 - 14) Sign Design must be in conformance with the requirements of Chapter 19, Article X of the City Code.
 - 15) Development must comply with the Minnesota State Accessibility Code.

ITEM 3
6:42 p.m.

CASE:	8008AB-15
APPLICANT:	FPA Bloomington LLC (owner) Your Storage Solution (user)
LOCATION:	1220, 1230 and 1240 West 98th Street
REQUEST:	Amend conditional use permit for self-storage units and minor revision to final site and building plans to construct 30 cold self-storage units and 8 recreational vehicle storage stalls

SPEAKING FOR THE APPLICANT:

Francis Corso, Redwood Construction, Inc
Chris Whitehouse, DJR Architecture

PUBLIC HEARING DISCUSSION:

Johnson said the application is an amendment to the conditional use permit. He showed the aerial photo of the site. The Applicant intends to add 30 cold self-storage units and 8 recreational vehicle storage stalls. This would include removal of 51 existing parking stalls. The site would be secured with 2 security gates as well as additional landscaping to screen the units. Johnson addressed the site history for this property. The Applicant will be adding two-way driveways, which will include a 10 foot parking lane for users. There's a total of 45 parking stalls which is code compliant. He displayed the landscape plan and recommended the Applicant to plant adequate landscaping for screening. Lighting is required at both gates for security purposes. The interior site is not required to be lit. Storm water management calls for above and below ground infiltration basins. A Nine Mile Creek watershed district permit is required. The findings are consistent with the application and therefore, staff is recommending approval.

Fischer asked about the exterior building block appearance.

Pease said it includes a tint and texture that is built into the concrete masonry similar to the front of the dais.

Batterson asked about the total parking stalls and security gate design.

Johnson said the total is 45 parking stalls. The security gates are required by Code to keep the site secure. The users of the site may have a key card or code to access the site.

Francis Corso said employees have a numbered access code and the security system keeps track of how long users are in and out of the site. The gate could be a swing or sliding gate. The Development Review Committee's concern was based on the Knox Box and if it was secured to the foundation.

Whitehouse said the rock-faced block material would be integrated into the color of the façade. A total of 4 parking stalls would be allocated to the new area. The appearance of the gates is not detailed out yet.

Batterson asked about the height, size and materials of the security gates.

Whitehouse said they are thinking of an armed gate so the fire department may enter the site.

Batterson reiterated the gates are more for keeping track of the ins and outs of the site.

Fischer asked about the employment plan.

Corso said the hours would be from 8am to 5pm, 7 days a week. Someone will be stationed at the office at all times.

Fischer asked if it will it be chain link gate.

Whitehouse said no.

The public hearing was closed via a motion.

Willette said he is patron and enjoys their service.

Fischer was concerned about the garage material but as he learned about the materials, he thinks it will look nice.

Batterson is concerned about security. There could be potential for someone on foot to enter the site without a proper access code. He is also concerned about the lack of lighting and believes there needs to be more protection for people who use the storage units.

Nordstrom said this is a final decision unless an appeal is received by 4:30 on September 22, 2015.

ACTIONS OF THE COMMISSION:

M/Willette, S/Spiess: To close the public hearing. Motion carried 7-0.

M/Spiess, S/Willette: In Case 08008BC-15, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit amendment and to approve a Minor Revision to Final Site and Building Plans to construct 30 additional self-storage units and eight additional outdoor RV storage stalls at an existing self-storage facility located at 1220 West 98th Street.
Motion carried 7-0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

The Conditional Use Permit for the self-storage facility at 1220 West 98th Street (Case 08008B-15) is subject to the following conditions:

- 1) The self-storage facility is limited to the areas identified in the plans submitted for Case 08008BC-15.
- 2) Final Site and Building Plans must be approved for the expansion.
- 3) Exterior storage is limited to recreation vehicles and recreational equipment only in the locations as approved in Case 08008C-07 and 08008BC-15.

and, the Minor Revision to Final Site and Building Plans (Case 08008C-15) is subject to the following conditions being satisfied prior to the issuance of development-related permits:

- 1) Building and site improvements are limited to those on the approved plans in Case 08008BC-15.
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Access, Circulation, and Parking plans must be approved by the City Engineer.
- 3) Sewer Availability Charge (SAC) must be determined and be satisfied.
- 4) An erosion control surety must be provided and approved erosion control measures must

- be in place and inspected prior to issuance of grading permits.
- 5) A Stormwater Management Plan must be provided which meets the requirements of the City of Bloomington Surface Water Management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
 - 6) A Nine Mile Creek Watershed District Permit must be submitted.
 - 7) A National Pollutant Discharge Elimination System (NPDES) Construction Site Permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided prior to the issuance of any permits if the area of disturbance is greater than one acre. and subject to the following ongoing conditions:
 - 8) Alterations to utilities be at the developer's expense.
 - 9) All construction related parking, loading and unloading, staging, and material storage must occur on-site and off of adjacent public streets.

and, while the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Any business signage must be in accordance with Chapter 19, Article X of the City Code;
- 2) All driveways must meet the minimum dimensional requirements per City Code Section 19.61.01(c)(3).
- 3) Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal (Sec. 19.61.01(e)).
- 4) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
- 5) Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
- 6) Landscape plan must be approved by the Planning Manager and landscape surety be filed (Sec. 19.52).
- 7) Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec. 19.64).

ITEM 4
7:06 p.m.

CASE:	10000G-15
APPLICANT:	City of Bloomington
REQUEST:	City Code Amendment – Establish licensing requirements and create zoning standards for medical marijuana distribution facilities

PUBLIC HEARING DISCUSSION:

Heyman gave a project schedule for the proposed city code amendment. There is one distribution facility per congressional district. Various city departments gave their input on the medical marijuana standards. The licensing standards include regular inspections, day-to-day enforcement and maintenance of current state standards. It also includes, similar to pawnbroker licensing standards, security guards, use of cameras, hours of operation, a ban on selling other merchandise and consumption on site.

Heyman covered the three land use types for medical marijuana. First, manufacturing facilities are considered as commercial agriculture in the code, which is prohibited in all zoning districts. Second, laboratories are permitted in industrial districts and do not have a negative impact on surrounding uses. Third, distribution facilities call for new standards. Specifically, distribution facilities would be a conditional use in all districts where pharmacies are currently allowed. The conditional use permit for a distribution facility has to be approved by City Council.

The new standards prohibit the sale of all other products. It also proposes sensitive land use buffers which includes a distance threshold of 1,000 feet from any school. Also, there is a density standard of 1 facility per 100,000 Bloomington residents. The building location must be highly visible and permanent. There must be 1 space per 280 square feet of gross floor area for parking. Heyman showed a map of all potential facility locations in Bloomington. Of the 253 locations, 179 of the locations are possible with the 1,000 foot buffer from any school. The city has received no comments from MN Medical Solutions, Leafine, and MN Department of Health. Staff sent the ordinance update to the 792 e-subscribers and to the Sun Current newspaper and received one email in support.

Fischer asked if each manufacturer has one district.

Heyman said within the 8 congressional districts, each manufacturer received approval for four distribution facilities each. There two companies are running the program and a total of 8 distribution facilities in the state.

Batterson asked if the 1,000 foot buffer rule applies to private or public schools.

Heyman said the 1,000 feet applies to both public and private schools.

Bennett asked about the distance between the distribution facility to the police station.

Heyman said staff received no comment or concern from the police department.

The public hearing was closed via a motion.

Goodrum applauded the staff for listening to the recommendations made by City Council and Planning Commission.

Nordstrom said it appears, based on existing structure of the state, this application will cover the requirements of a medical marijuana distribution facility.

Willette noted the state sent a one year moratorium in January 2015.

Nordstrom said the City has the ability to remove the moratorium.

Fischer said the code requires security guards and cameras.

The item moves to Council on October 19, 2015.

ACTIONS OF THE COMMISSION:

M/Spiess, S/Fischer: To close the public hearing. Motion carried 7-0.

M/Batterson, S/Bennett: In Case 10000G-15, I move to recommend approval of the Ordinance as attached to the staff report to amend Chapters 14, 19, and 21 of the City Code for medical marijuana distribution facilities.

Motion carried 7-0.

ITEM 5
7:23 p.m.

CASE:	Study Item
APPLICANT:	City of Bloomington
REQUEST:	Review and comments on initial findings related to update to Normandale District Plan

PUBLIC HEARING DISCUSSION:

Julie Farnham, Senior Planner and Jen Desrude, Civil Engineer gave a presentation covering:

- 2008 District plan background
 - Purpose is to create a vision for the district
 - Study the infrastructure
 - Plan approved on May 19, 2008
 - City Council update on August 11, 2014 (study)
- 2008 land use concept
 - Assumed mostly office uses west of Normandale Blvd
 - Clean up revisions were also made to reflect existing and planned uses (ex: Luxemburg Apartments)
- Traffic issues in the district
 - Planned office development created peak traffic capacity issues
 - Main focus was on Normandale Blvd and 84th Street intersection
 - Implementation plan included a triple left turn lane, at grade improvements, and streetscape and wayfinding
- Urban design master Plan was prepared
 - Includes landscape elements, trails and walkways
- Budget for recommended public improvements
 - \$41.2 million in 2008 dollars
 - City tried twice, but was unsuccessful in obtaining federal grants for the intersection improvements
- Funding scenario included several components:
 - Special assessments
 - Including Norman Pointe and Class A office buildings
- Abatement district revenue
- Completed short-term improvements (2008-2010)
 - Widen 83rd street, access restriction at Norman Center Drive, new signals, modify curb, additional right turn lane
 - Gateway signs, kiosks, enhanced transit stops, landscape improvements
- Funding Plan status
- Spent \$4.1 million to date on urban design improvements and interior road improvements
- NLDP Update – Why?
 - Evaluate the impact of land use changes on public infrastructure needs and priorities
 - Incorporate East Bush Lake Road/I-494 access ramp into the district plan
- Scope of update
 - Update land use assumptions and scenarios
 - Update traffic and utility models
 - Evaluate implementation plan and adjust timing and funding strategy
- Land use changes – two scenarios created to use in traffic and utility models
 - Land use scenario 1: Commercial
 - Same land use patterns but the updates reflect the approved development

- Land use scenario 2: mixed used
 - Office and hotel sites convert into multi-family residential
- Traffic and model updates
 - Currently in progress
 - Analyze changes based on land use scenarios
 - Identify recommended public improvements
- Implementation plan
 - Incorporate the West Bush Lake Road ramp to I-494
 - Desrude showed a revised concept that is acceptable to the Federal Highway Administration
 - Total of \$23 million dollars; much cheaper than Normandale & 84th intersection
 - Received \$7.3 million in federal grant funding to date
 - City pursuing a TED grant for \$8 million
 - City will also pursue funding assistance from Edina and Legislature if the TED grant falls short Funding update
 - Completed work: 100% assessed (\$4.1 million)
 - Remove intersection improvements- \$32 million in 2013 dollars
 - New projects
 - Ramp \$23 million
 - Internal roadways- tbd
 - Utilities- tbd
 - Urban design- tbd
 - Update the abatement district
 - Update special assessment agreements
- Update timeline
 - Staff will come back for input when draft implementation plan is completed
 - Anticipate public hearings in April 2016
 - Met Council review is required as the District Plan is part of the City's Comprehensive Plan
 - Anticipated formal adoption by City Council in June 2016

Willette noticed staff is proposing to eliminate the intersection at 83rd Street and Normandale Blvd.

Desrude clarified the intersection improvements proposed in 2008 will be removed from the implementation plan and replaced with the East Bush Lake Road ramp improvements.

Goodrum asked if staff will be looking at pedestrian enhancements to the retail center. Goodrum noted the distance between the existing retail and residential apartments.

Farnham said the zoning code allows for retail use. Most of the retail in the area will remain as is. Farnham said the urban design plan lays out the connections between housing and retail. In the original plan, the pedestrian bridge was a requirement of the intersection. In the plan update, staff will be re-evaluating all proposed improvements, including pedestrian facilities.

Nordstrom said Edina is redeveloping their office park (Pentagon Park) and that demand for office parks is decreasing.

Farnham said there are large shifts occurring in the market and the outcomes are hard to predict. She said it is important to be flexible to respond to those changes.

The meeting adjourned at 7:49 p.m.

