

EDINA Comprehensive Plan

Table of Contents



Acknowledgements

Executive Summary

a. Why Plan?	i
b. Purpose of the Comprehensive Plan	i
c. Plan Development	ii
d. Plan Organization	ii
e. Chapter Highlights	iii
1. Introduction and Vision	
a. Introduction	1-1
b. How the Comprehensive Plan Was Prepared	1-3
c. How to Use This Comprehensive Plan	1-16
2. Community Profile	
a. Chapter Highlights	2-1
b. Introduction	2-1
c. Planning Context	2-1
d. Planning Area Designation	2-2
e. Forecasted Growth	2-4
f. Population and Households	2-5
g. Housing Units	2-13
h. Employment	2-35
3. Land Use and Community Design	
a. Chapter Highlights	3-1
b. Introduction	3-1
c. Forecasted Growth	3-2
d. Community Designation	3-4
e. Trends and Challenges	3-6
f. Existing Land Use and Conditions	3-7
g. Residential Density	3-18
h. Potential Change Areas	3-22
i. Future Land Use	3-25
j. Community Design Guidelines	3-40
k. Land Use Goals and Policies	3-47
4. Housing	
a. Chapter Highlights	4-1
b. Introduction	4-1
c. Current Conditions	4-2
d. Trends and Challenges	4-12
e. Housing Needs Analysis	4-15
f. Affordable Housing Allocation	4-19
g. Goals and Policies	4-22
h. Implementation Plan	4-24
i. Additional Housing Tools	4-28
5. Transportation	
a. Chapter Highlights	5-1
b. Introduction	5-5
c. Current Conditions	5-5



d. Transit.....	5-9
e. Roadways.....	5-12
f. Aviation.....	5-24
g. Freight.....	5-24
h. Trends and Challenges.....	5-28
i. Future Transit Services	5-31
j. Future Roadways	5-35
k. Aviation.....	5-55
l. Freight.....	5-56
m. Goals and Policies	5-56
n. Transportation Objectives	5-60
6. Parks, Open Space, and Natural Resources	
a. Chapter Highlights	6-1
b. Edina Parks and Recreation Department Vision and Mission	6-1
c. Introduction.....	6-2
d. Inventory and Current Conditions.....	6-2
e. Trends and Challenges.....	6-9
f. Goals and Policies	6-9
g. 1995 Revised Introductory Guidance	6-12
7. Water Resources	
Overview	
a. Chapter Highlights	7-1
b. Introduction.....	7-1
c. Central to Modern Life	7-1
d. Making the Invisible, Visible	7-2
e. Asset Management and Safety.....	7-4
f. Reimagine and Renew	7-5
g. Trends and Challenges.....	7-6
h. Conclusion	7-6
Sanitary Sewer Utility	
a. Introduction.....	7-7
b. Current and Future Conditions.....	7-9
c. Goals and Policies	7-35
d. Implementation.....	7-36
e. References and Appendices	7-42
Stormwater Utility	
a. Introduction.....	7-43
b. Current and Future Conditions.....	7-45
c. Goals and Policies	7-49
d. Implementation.....	7-50
e. References and Appendices	7-53
Drinking Water Utility	
a. Introduction.....	7-54
b. Current and Future Conditions.....	7-56
c. Goals and Policies	7-62
d. Implementation.....	7-63
e. References and Appendices	7-67



8. Energy and Environment	
a. Chapter Highlights	8-1
b. Introduction.....	8-1
c. Background: Edina’s Commitment to Sustainability	8-2
d. Existing Conditions, Trends, and Challenges	8-4
e. Recommendations and Strategies.....	8-8
f. Collection of Sustainability Ideas and Specifics from the EEC.....	8-11
g. Solar Access Protection	8-14
9. Community Services and Facilities	
a. Chapter Highlights	9-1
b. Introduction.....	9-2
c. Public Safety: Police Protection.....	9-4
d. Public Safety: Fire Protection	9-9
e. Education/Lifelong Learning: Schools	9-14
f. Education/Lifelong Learning: Libraries.....	9-21
10. Economic Competitiveness and Economic Development	
a. Chapter Highlights	10-1
b. Introduction.....	10-1
c. Background.....	10-2
d. Current Conditions	10-4
e. Trends and Challenges.....	10-10
f. Goals and Policies	10-15
11. Human Rights and Relations	
a. Chapter Highlights	11-1
b. Introduction.....	11-2
c. Current Conditions	11-3
d. Trends, Challenges, and Themes.....	11-5
e. Goals and Policies.....	11-6
12. Community Health	
a. Chapter Highlights	12-1
b. Introduction.....	12-1
c. Background.....	12-2
d. Current Conditions	12-4
e. Trends, Challenges, and Opportunities.....	12-6
f. Recommendations.....	12-8
g. Additional Resources.....	12-10
13. Heritage Preservation	
a. Chapter Highlights	13-1
b. Introduction.....	13-1
c. Trends and Challenges.....	13-3
d. Goals and Policies.....	13-4
14. Arts and Culture	
a. Chapter Highlights	14-1
b. Introduction.....	14-2
c. Current Conditions: Historic Contexts and Inventory	14-3
d. Arts and Culture in the Comprehensive Plan	14-5
e. Vision for Arts and Culture in Edina	14-7
f. Dedicated Venues and Spaces.....	14-8



- g. Art and Artists in Edina14-11
- h. Arts and Culture Commission14-13
- i. Summary of Current Conditions14-14
- j. Trends and Challenges.....14-15
- k. Goals and Policies14-17
- 15. Implementation**
 - a. Chapter Highlights15-1
 - b. Introduction.....15-1
 - c. Implementation Responsibility15-1
 - d. Implementation Tools15-2
 - e. Key Official Controls15-5
 - f. Implementation Actions.....15-8
 - g. Plan Amendment Process.....15-42

Tables

- 1. Introduction and Vision**
- 2. Community Profile**
 - 2.1 Population, Household, and Employment Projections2-4
 - 2.2 Race and Ethnicity Trends in Edina2-11
 - 2.3 Housing Values, Costs, and Affordability Gap2-32
 - 2.4 Persons Per Household.....2-34
 - 2.5 Employment by Industry2-37
 - 2.6 Percentage Employment by Industry2-38
 - 2.7 Top Edina Resident Commuter Destinations2-42
 - 2.8 Top Edina Worker Origins.....2-43
- 3. Land Use and Community Design**
 - 3.1 Population, Household, and Employment Projections3-3
 - 3.2 Existing Land Use, 2005-2016.....3-8
 - 3.3 Residential Acres by Type.....3-21
 - 3.4 Net Residential Density3-21
 - 3.5 Guided Land Use Acres.....3-25
 - 3.6 Future Land Use Categories3-28
 - 3.7 Future Land Use in Change Areas.....3-34
 - 3.8 Residential Expected Density Ranges.....3-35
 - 3.9 Commercial/Industrial Expected Density Ranges3-35
 - 3.10 Demand for Residential Acres Through 2040.....3-36
 - 3.11 Demand for Commercial/Industrial Acres Through 20403-37
 - 3.12 Staged Development or Redevelopment – Residential3-38
 - 3.13 Staged Development or Redevelopment – Commercial3-39
- 4. Housing**
 - 4.1 Housing Conditions in 2016.....4-8
 - 4.2 Subsidized Affordable Housing in Edina, 2016.....4-9
 - 4.3 Edina Households Experiencing Cost Burden, 2016.....4-10
 - 4.4 New Affordable Housing Allocation4-21
 - 4.5 Residential Future Land Use Designations4-21
 - 4.6 Development Capacity for Affordable Housing Allocation4-22
 - 4.7 Housing Implementation Tools4-28



5. Transportation	
5.1 Scheduled Transit Service in Edina (2018)	5-9
5.2 “A” Minor Arterial Roadways	5-19
5.3 Major Collector Roads	5-20
5.4 2040 Transportation Analysis Zone Base Forecasts	5-37
5.5 2040 Transportation Analysis Zone Forecasts Adjusted	5-38
5.6 2040 Transportation Analysis Zones Forecasts Changes.....	5-39
5.7 Planning Level Roadway Capacities by Facility Type at LOS D/E	5-43
5.8 Bridges with Insufficient Height Clearances.....	5-56
6. Parks, Open Space, and Natural Resources	
6.1 Mini Parks	6-4
6.2 Neighborhood Parks.....	6-5
6.3 Community Playfields.....	6-5
6.4 Community Parks	6-6
6.5 Special Purpose Parks.....	6-6
6.6 Park Summary	6-6
6.7 Total Acreage by Number of Park Facilities.....	6-7
6.8 Natural Open Space Areas.....	6-8
6.9 Maintained Grass Areas	6-8
7. Water Resources	
7.1 Historic Sanitary System Flows.....	7-14
7.2 Metropolitan Sewer Interceptors.....	7-15
7.3 Capacity and Design Flow for Existing Trunk Sewer.....	7-16
7.4 Population, Household, and Employment Projections	7-34
7.5 Storage	7-57
7.6 Existing Supply Wells	7-58
7.7 Existing Water Treatment Plants.....	7-59
7.8 Existing Demands	7-60
7.9 Ultimate Water Demand Projections	7-61
8. Energy and Environment	
8.1 Edina Gross and Rooftop Solar Generation Potential	8-14
9. Community Services and Facilities	
9.1 School Enrollment	9-19
10. Economic Competitiveness and Economic Development	
11. Human Rights and Relations	
11.1 Percent of Edina Population by Race	11-5
12. Community Health	
13. Heritage Preservation	
14. Arts and Culture	
15. Implementation	
15.1 Implementation Actions.....	15-8

Figures

1. Introduction and Vision	
2. Community Profile	
2.1 Community Designation	2-3
2.2 Edina Population, Housing, and Employment Trends and Forecasts.....	2-5
2.3 Total Population of Edina, 1970-2016.....	2-6



2.4 Population Forecasts of Edina and Adjacent Communities, 2010-2040	2-6
2.5 Age of Edina Residents, 2000-2016.....	2-7
2.6 Percentage of Residents Over 65 Years of Age	2-7
2.7 Percentage of Edina Population Under 20 and Over 65 Years of Age	2-8
2.8 Average Size of Edina Households, 1990-2040	2-9
2.9 Comparison in Percentages of Household and Population Change.....	2-9
2.10 Median Age of Edina Residents by Migration Type in the Last Five Years.....	2-10
2.11 Race and Ethnicity in Edina	2-11
2.12 Household Type in Edina	2-12
2.13 Median Household Income	2-13
2.14 Edina Housing Units by Percentage.....	2-13
2.15 Housing Year Built	2-15
2.16 Age of Edina Housing Percentage Built by Decade	2-16
2.17 Comparison of Persons in Household and Bedrooms per Structure	2-17
2.18 Households Per Acre	2-18
2.19 Housing Units Per Acre.....	2-19
2.20 Homeownership Rates	2-20
2.21 Tenure and Vacancy	2-21
2.22 Household Tenure by Year Moved In.....	2-21
2.23 New Housing Units Permitted.....	2-22
2.24 Building Conditions.....	2-23
2.25 Median Value of Owner-Occupied Units.....	2-24
2.26 Median Housing Values.....	2-24
2.27 Owner Occupied Units by Estimated Market Value.....	2-25
2.28 Median Household Income by Age of Householder	2-26
2.29 Median Gross Rent.....	2-27
2.30 Average Housing and Transportation Costs.....	2-28
2.31 Median Housing Costs.....	2-28
2.32 Average Number of Days on the Markey.....	2-29
2.33 Average Price Per Square Foot.....	2-29
2.34 Trulia Median Sale Price	2-30
2.35 Median Rent.....	2-30
2.36 Census Tract Map.....	2-31
2.37 Housing and Transportation Costs, Percent of Income.....	2-33
2.38 Total City Employment, 1970-2016.....	2-35
2.39 Generalized Job Concentrations.....	2-36
2.40 Percentage of Edina Workers in the Labor Force by Age and Sex	2-39
2.41 Labor Force Participation Percentage of 16-64 Population	2-40
2.42 Job Density Patterns in Edina	2-41
2.43 Commuting Destinations of Edina Residents	2-42
2.44 Place of Residence of Edina Workers	2-43
2.45 Commuting Distance	2-44
2.46 Projected Employment for Edina and Adjacent Communities.....	2-45
2.47 Percentage Change in Employment and Population Projected	2-46
3. Land Use and Community Design	
3.1 Edina Population, Household, and Employment Trends.....	3-3
3.2 Community Designation	3-5
3.3 Existing Land Use.....	3-9



3.4 Market Value Per Acre	3-13
3.5 Land Value to Total Value Ratio	3-14
3.6 Building Age.....	3-16
3.7 Building Condition	3-17
3.8 Existing Housing Units Per Acre.....	3-19
3.9 Population Per Square Mile.....	3-20
3.10 Potential Areas of Change from 2008 Plan	3-23
3.11 Potential Areas of Change from 2018 Plan	3-24
3.12 Future Land Use	3-26
4. Housing	
4.1 Edina Population and Households.....	4-2
4.2 Edina Resident Student Population and District Enrollment Trends	4-4
4.3 Median Home Sales Price	4-5
4.4 Percent of Edina Households Experiencing Cost Burden	4-10
4.5 Owner Occupied Units by Estimated Market Value.....	4-11
4.6 Affordable New Units Added by Year.....	4-20
5. Transportation	
5.1 Existing Sidewalk Facilities	5-6
5.2 Existing Bicycle Facilities.....	5-7
5.3 Tier 1 and Tier 2 Regional Bike Network	5-8
5.4 Existing, Scheduled Transit Service	5-11
5.5 Regional Roadway Network	5-13
5.6 Current (2016) Daily Traffic Volumes.....	5-14
5.7 Number of Lanes on Collectors and Arterials.....	5-15
5.8 Regional Roadway Functional Classification	5-17
5.9 Local Roadway Functional Classification	5-18
5.10 Existing Jurisdictional Classification	5-22
5.11 Existing MSA Network	5-23
5.12 Freight System	5-26
5.13 Current Daily Volume of Heavy Commercial Traffic.....	5-27
5.14 Proposed Sidewalk Facilities	5-29
5.15 Proposed Bicycle Facilities.....	5-30
5.16 Metropolitan Council Regional Transitways	5-34
5.17 Traffic Analysis Zones	5-36
5.18 2040 Base Forecast Daily Traffic.....	5-41
5.19 2040 Revised (Adjusted) Base Forecast Daily Traffic	5-42
5.20 2040 Forecast Capacity Deficiencies (Met Council Base).....	5-44
5.21 2040 Forecast Capacity Deficiencies	5-45
5.22 Conceptual East/West Connector	5-49
5.23 Jurisdictional Turnbacks Proposed by Hennepin County	5-53
6. Parks, Open Space, and Natural Resources	
6.1 City of Edina Parks and Facilities Map.....	6-2
6.2 Alternative Alignments for the CP Regional Trail	6-3
7. Water Resources	
7.1 Sanitary Sewer Map	7-10
7.2 Major Sewer Shed and Outlets.....	7-11
7.3 Lift Station Sewersheds and Outlets	7-12
7.4 Surface Water Resources	7-46



- 8. Energy and Environment**
 - 8.1 Energy Use – Total All Energy Types.....8-5
 - 8.2 Energy Use – Residential8-6
 - 8.3 Gross Solar Potential in Edina8-15
- 9. Community Services and Facilities**
- 10. Economic Competitiveness and Economic Development**
 - 10.1 Assessed Value Per Acre for Commercial Parcels10-3
 - 10.2 Employment Density10-4
 - 10.3 Edina’s Traded Industry Clusters10-5
 - 10.4 Edina’s Business and Industrial Parks.....10-6
 - 10.5 Recently Remodeled Business Park Properties10-6
 - 10.6 Regionally Significant Retail/ Commercial Areas.....10-8
 - 10.7 City of Edina, Major Fiber Routes.....10-9
 - 10.8 Seven County Metro Manufacturing Employment10-10
 - 10.9 Transformation of Shopping Centers10-11
 - 10.10 Conversion of Former Service Station.....10-13
- 11. Human Rights and Relations**
 - 11.1 Food for Thought: Equality Versus Equity Versus Justice11-3
 - 11.2 City of Edina Median Household Income by Year and Race11-6
- 12. Community Health**
- 13. Heritage Preservation**
- 14. Arts and Culture**
- 15. Implementation**
 - 15.1 Existing Zoning.....15-4



Appendices

A. Land Use

- A1 44th & France Small Area Plan
- A2 50th & France Small Area Plan
- A3 70th & Cahill Small Area Plan
- A4 Greater Southdale District Plan
- A5 Wooddale & Valley View Small Area Plan
- A6 Grandview District Development Framework
- A7 Technical Maps

B. Transportation

- B1 Edina Living Streets
- B2 Pedestrian and Bicycle Master Plan
- B3 50th & France Transportation Study
- B4 Edina Southdale Area Model Update and Transportation Study
- B5 Grandview District Transportation Study

C. Parks, Open Space, and Natural Resources

- C1 City of Edina Parks, Recreation, and Trails Strategic Plan

D. Water Resources

Sanitary Sewer Utility

- D1 Southeast Edina Sanitary Sewer Preliminary Engineering
- D2 Edina South Sanitary Sewer Capacity Evaluation

Stormwater Utility

- D3 2018 Comprehensive Water Resources Management Plan
- D4 Nine Mile Creek Water Management Plan
- D5 Minnehaha Creek Watershed Management Plan
- D6 Stormwater Pollution Prevention Program

Drinking Water Utility

- D7 Wellhead Protection Plan
- D8 2018 Water Supply Plan

E. Implementation

- E1 Edina Capital Improvement Plan

F. Review and Approval

- F1 Public Comment Period Summary
- F2 Meeting Agendas, Minutes, and Resolution