

Grandview Community Advisory Team

Meeting Packet

January 6, 2013

6:30 to 8:30 PM

Edina City Hall

Contents

- 1) Agenda
- 2) Correspondence from Kim Montgomery (12-12-2013)
- 3) Staff Update (12-31-2013)
- 4) Community Facility Study (12-31-2013 draft)
- 5) RFI drafts to review
 - a. Staff draft dated 12-3-2013
 - b. Suggestions from Sandy Fox dated 12-12-2013
 - c. Suggestions from Pat Olk dated 12-12-2013
 - d. Suggestions from Kevin Staunton dated 12-13-2013 (includes cover letter)
 - e. Suggestions from Jennifer Janovy dated 12-27-2013



Grandview Community Advisory Team (CAT)

Monday, January 6, 2014

6:30 to 8:30 PM

Edina City Hall, 4801 West 50th St.
Mayor's Conference Room (first floor)

Agenda:

- 1) Call to Order
- 2) Approve Meeting Notes
- 3) Community Comment
- 4) Staff Updates
- 5) Facility Inventory Study (Weber Community Planning)
- 6) Review RFI Feedback and Drafts
- 7) Adjourn

Next Meeting: January 13, 2014 at 7:00 PM

Kimberly Montgomery
5300 Evanswood Lane
Edina, MN 55436
952-931-2119

December 12, 2013

To the City of Edina GrandView Community Advisory Team (CAT):

CC: Edina City Council
Ann Kattreh
Michael Frey

Dear GrandView CAT:

I appreciate having the opportunity to hear Michael Frey speak to the members of the 12/9/13 CAT meeting about the Edina Arts Center, the Arts and Cultural Commission and how the arts might fit into a GrandView plan. Michael spoke of the limitations of the current Art Center building and the need for additional space in order to meet the needs of arts in Edina, including both visual and performing arts. He further talked about the need for a first rate gallery space.

Ann spoke about the need for a multigenerational building with an arts focus. When asked where Edina residents go for recreation, she said "If we had a chance to start this before all of the enterprises, creating a traditional community center, would be ideal." She further said that we have struggled with Edinborough, in part because of the surrounding competition from facilities like the Y and other private health clubs. She mentioned that whatever should be economically feasible.

To be sure, arts and culture can play a critical role in GrandView if paired with compatible and sustainable uses. In that context, it is important to have facts regarding the financial health of area arts facilities. Here are a few nearby examples:

Minnetonka Center for the Arts (from the 990)

Fiscal 2011

Revenue \$1,179,679 (including \$316,625 of grants and contributions)
Revenue less expenses **-\$215,156**

Fiscal 2012

Number of visitors: approximately 10,000
Revenue: \$1,380,084 (including \$422K of grants and contributions)
Revenue less expenses: **-\$86,548**

Burnsville Center for the Arts (Sun Newspaper-10/31/13)

Net Loss 2012 **-\$285,747**

Net Loss 2011 **-\$304,853**

Hopkins Center for the Arts (from the City of Hopkins website-page 41)

Year ended December 31, 2012

Revenues: \$575,916

Expenditures: \$765, 546

Net Loss: **-\$189,630** (covered in part by a transfer in from the City's General Fund of \$147,920)

Art Fund Balance: **-\$1,109,599**

The Friends of the Hopkins Arts Center (2012 990) showed \$118,000 in income and \$113,000 in expenses, for net revenue of approximately \$5,000.

Bloomington Center for the Arts (from the City of Bloomington 2013 Budget-Enterprise Funds:

http://www.ci.bloomington.mn.us/cityhall/dept/finance/budget/budget13j_enterprise_internal.pdf

2011 Actual

Operating Income: \$116,656

Non-Operating Income: \$451,549

Expenditures: \$636,115

Net Loss: **-\$67,910**

2012 Budget

Operating Income: \$117,350

Non-operating Income: \$496,467

Expenditures: \$702,654

Net Loss: **-\$88,837**

2013 Budget

Operating Income: \$147,000

Non-operating Income: \$514,000

Expenditures: \$694,018

Net Loss: **-\$33,018**

Walker Art Center (from the 990)

Year Ended December 31, 2012

Revenues \$21.3MM

Net Loss **-\$2.2MM**

Guthrie Art Center

FY 2013

Operating Loss: **-\$438,000**

Season subscriptions declined to 17,225 from 32,000 in FY 2000.

The Edina Art Center has also seen a decline. When asked the number of visitors the Edina Arts Center has per year, Michael answered that in 2000 the Center had roughly 7000 visits per year. Today, he said with the economy, the center has roughly 4,800 to 5,000 visits per year.

As a 30-year supporter of the arts, I understand the difficulties arts organizations face. I owned my own gallery downtown for nine years and have served on the executive board of a \$50 million David Chipperfield designed museum with \$2.5 million per year operating budget. I continue to be involved with a number of Twin Cities' arts organizations.

While Michael Frey is correct in saying that studies show that arts contribute to the economic vitality of the Twin Cities, individual arts organizations continue to struggle. Most are heavily reliant on grants and contributions both of which are difficult to attract in the current economic climate.

By contrast, recreation facilities and programming are financially successful. See Star Tribune "Popularity of city-run fitness centers skyrockets": (<http://www.startribune.com/local/west/221738091.html>) In Edina Community Education, adult fitness classes have been a "cash cow" for the program despite inadequate facilities. A nearby example of a successful community program is Minnetonka's **Williston Fitness Center**. Williston has over 8,000 community members of all ages and **300,000 visits** annually despite being 1/2 mile from The Marsh and approximately one mile from a L.A. Fitness Center.

Here is a brief recap of **Williston Fitness Center's** financials and key measures:

2011

Revenues: \$1,398,921

Net profit: \$5,428

Average active members: 3,694

Total facility visits (captured electronically): 203,408

2012

Revenues: \$ 2,113, 292

Net profit: \$ 464,166

Average active member: 6,638

Total facility visits: 292,847

2013 Projected numbers

Revenues: \$2,360,000

Net profit: \$544,500

Average active members: 8,200

Total facility visits: 300,000

Kevin Staunton asked Michael Frey what uses might be compatible with an arts center saying we don't want to design something no one uses. A fitness/health center could provide a visitor and revenue stream to offset any operating losses incurred by a visual/performing arts center. Furthermore, it could provide a healthy profit to support a bond financing. Ultimately, with hundreds of thousands of "stay-at" visitors, it could be the economic driver for surrounding area businesses and provide the place-making necessary to attract families and young people to the area thus driving a demand for housing. There are a host of other compatible uses that bear **fact-based** exploration of which a community survey is just one part:

- Teen Center—Look at Rochester Athletic Club and Northfield models
- Shared work spaces—Look at CoCo model
- Coffee shop (alternatives to Starbucks)
- Alternative dining options
- Adult Education and ECFE as possible tenants given that current community Center is likely to be taken back by school district for school use.

Looking at these uses in tandem is likely to create the kind of economically feasible model that Ann Kattreh says is necessary. As Mike Fisher says "It is exciting to consider all of these things in one place."

Respectfully yours,

Kim

K B Montgomery
kmschoolmail@aol.com



Date: December 31, 2013

To: Grandview Community Advisory Team

From: Bill Neuendorf, Economic Development Manager

Re: **Grandview Implementation – Status Update**

This memo provides a summary of the current status of several ongoing projects and studies related to implementation of the Grandview Development Framework. Feel free to contact me at 952-826-0407 with any questions.

| DESCRIPTION OF ITEM | | STATUS |
|---------------------|--|--|
| 1 | Resident Survey of community needs and programming at former Public Works site | Stakeholder review group met Dec 10 to review draft questionnaire. Final draft received Dec. 23. Scheduled for implementation early January 2014. |
| 2 | Inventory of Community Facilities in and around Edina | Draft study received Dec 30 th and distributed to CAT for review. Will be presented and discussed at Jan 6 th meeting. |
| 3 | Preparation of Request for Interest (RFI) | Second draft discussed Dec 9 th . Significant modifications proposed by Kevin Staunton and Jennifer Janovy. To be discussed at Jan 6 th meeting. |
| 4 | Progress review with City Council | Work session scheduled for January 21, 2014. |
| 5 | Sewer Capacity Study | In progress by Barr Engineering. Completion anticipated late January 2014. |
| 6 | Transportation Study | Proposals being solicited from several firms. Coordinated with Engineering Dept. Implementation anticipated Q1 2014. |
| 7 | Bus Garage – site selection | City and SD273 determined that relocation will require a larger site than is currently used in Grandview. A 3-4 acre site is preferred. |
| 8 | Tax Increment Financing - designation of new District | Public works site certified as eligible March 2013. Consultants can be ready to proceed upon request. Timing should proceed any new development project (but prior to March 2016 so that former PW site does not expire) |
| 9 | Implementation Work Plan | Staff update in progress |
| 10 | Communication Plan | The website was updated on Dec 16. City Extra will be used more frequently. |

Draft for Review by the Citizens Advisory Team

Analysis of Civic, Cultural and Social Facilities for the Grandview District Project



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EDINA

...For living, learning, raising families & doing business

Draft for Review by the Citizens Advisory Team

Analysis of Civic, Cultural and Social Facilities for the Grandview District Project

Grandview District Community Advisory Team

Mike Fischer, Co-Chair

Jennifer Janovy, Co-Chair

Jimmy Bennett

Bright Dornblaser

Pat Olk

Sandy Fox

Bill McReavy

Nancy Grazzini-Olson

Kevin Staunton

Sue Jacobson

City Staff

Scott Neal, City Manager

Bill Neuendorf, Economic Development Manager

Ann Kattreh, Parks and Recreation Director

Cary Teague, Community Development Director

Chad Millner, Interim Engineering Director

Brian Olson, Public Works Director

December 2013



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EDINA

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Purpose of this Study and Summary

This report is a listing and description of “community facilities” in and near Edina prepared for the Community Advisory Team of the Grandview District Redevelopment Project. Its purpose is to help the Team advise the City Council about the use and function of the public building that was included in the *Framework* plan for that municipally-led redevelopment. The term “community facility” was defined to mean any public-owned or privately-owned but publicly available facility for gatherings, education, entertainment, recreation or similar activities. In short, the scope included civic, cultural and social facilities.

The geographic area of interest included all of Edina, of course, but also the nearby cities of St. Louis Park, Hopkins, Minnetonka, Eden Prairie, Bloomington and Richfield. Only major facilities located in southwest Minneapolis were included because many of the other publicly-available facilities tend to be located a considerable distance from Edina.

Information was gathered from City staff, from research and interviews conducted by the consultant in November and December, 2013, and from the work done in 2012 from the Edina Arts and Culture Working Group.

The initial assignment for this study emphasized the inventory and description of facilities, but during the research opinions were inevitably collected about certain organizations’ facilities needs. Those generalized thoughts are reported here with the caveat that they represent the thoughts of individuals and are not formally endorsed by their organizations.

Some information is presented about facility rental costs, but only limited and anecdotal conclusions are drawn about whether local organizations find them affordable. Likewise, the availability of certain venues is noted without a strict comparison to the timing of organizations’ or individuals’ needs.

The types of facilities studied included community centers, parks, meeting or event rooms, class rooms, theatrical facilities, gymnasiums, swimming pools, art centers, commercial fitness centers, and other businesses with a fitness or wellness orientation,. The list did not include athletic fields, ice rinks or golf courses as those were not considered suitable for the space available in the Grandview District.

Thus, this report should not be considered a market study but rather an inventory. Hopefully, it will help generate opinions from community residents and leaders about a facility in the Grandview District that addresses both community needs and opportunities.

Inventory and Description of Community Facilities

Table 5 lists the identified facilities by city and includes a summary statement about many of them. The facilities are numbered by type and sequence within each city. Additional details about some of the major facilities are presented in Appendix A.

The facility types studied were:

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General Findings about Community Facilities in Edina

There is an abundance of public and private facilities in and near Edina that fit into the broad category of civic, cultural and social facilities and that serve some of all of the roles that may have been envisioned for the community facility space in the Grandview District. Edina and its neighbors are mature, fully-developed communities with active governments and a generally high degree of affluence. Consequently, there are many public or private buildings, rooms, parks and other facilities.

This section describes facilities in Edina while the next section addresses major facilities in the other cities.

Community Center

Edina and its neighbors each have a facility called a “community center” with varying types and amounts of spaces for civic, cultural and social events. The continuing education function of each school district often makes heavy use of that building for classes aimed at adults or children, especially pre-schoolers. Sometimes fitness facilities are included, either because the community center was a former school with those facilities, as in the case with Edina, or because it is a new building with that purpose in mind.

The Edina Community Center, owned by Edina Public Schools and located in the former Edina East High School building at 5701 Normandale Boulevard, is a large building with many functions and activities. Its two major tenants are Edina Community Education and the

French Immersion Option of Normandale Elementary School.

In addition to the elementary school, the building includes:

- Five classrooms for adult education
- Three professional development rooms with computers and audio-visual equipment
- Two school gymnasiums
- One City-owned gymnasium
- Normandale Auditorium
- A demonstration kitchen (for use by Community Education only)
- A computer training room
- A library
- Five dance studios (one for tap dance)
- Office spaces rented to 11 non-profit and other private organizations (on the third floor)
- Offices that support Edina Public Schools and Edina Community Education.

The dance studios are mostly booked by Community Education and are not used much by other organizations. The professional development rooms receive much private use. Reservations are made no more than four months ahead for any of these facilities. The third floor is nearly fully occupied, with space for maybe one more private office rental.

This building was originally constructed in 1948 and expanded or renovated several times. There is discussion underway about the future of the building and the degree to which it meets the needs of Edina Community Education.

In comparison, Eden Prairie and Minnetonka have relatively new buildings that were designed as public fitness centers with membership fees, quite a bit like private fitness clubs; the building in Eden Prairie also includes meeting rooms. In St. Louis Park, Richfield, Bloomington and Hopkins, the fitness and meeting facilities are spread through the city in school buildings and/or facilities built jointly by the City and the School District adjacent to school buildings. The community education division of the school districts usually programs their activities into these school facilities but they are also available for rent to the public when not booked by an organization that has higher priority (school activities then City-sponsored sports associations). The Edina model is closer to the latter with the exception that Edina also has a swimming pool in Edinborough Park.

School District Facilities

The Edina School District, like those in neighboring cities, has several auditoriums, gymnasiums, meeting rooms and similar facilities available for occasional public use as they each are devoted principally and predominately to use by the schools. Use by other City organizations or, especially, other groups, receives a lower priority. These facilities are described under the following sections on auditoriums, swimming pools, and meeting and class rooms.

Art Center

Since 1977, the **Edina Art Center** has occupied a 10,000 square foot, three-level former house along the south side of Highway 62 at 4701 W. 64th Street, which is accessible via a circuitous route through Rosland Park. The center includes classrooms for teaching and creating paintings, drawings and, especially, ceramics and pottery. There is a small exhibit gallery and a shop for selling members' work. The Center also rents a room at the Edina Senior Center for instruction. The Art Center has completely filled this building, which is relatively cramped and physically constrained. It is also not configured for access by people with physical disabilities.

The Art Center is owned by the City and within the budget of the Parks and Recreation Department. It has its own director, and general guidance but not governance comes from the Edina Arts and Culture Commission. Funding comes from class registrations, donations, memberships and the Edina municipal liquor stores.

Theatrical Performance and Rehearsal Venues

The **Edina Performing Arts Center** is a newer wing of Edina High School at 6754 Valley View Road that includes a large proscenium stage and seating for 640. This auditorium is heavily booked by the schools from November through May for rehearsals, set-building and performances of all kinds. Only in the summer are there open weeks. In September and October there are a few open weekend dates.

Outside groups may use it for one-time events during busy periods but usually must work "in front of the curtain" as sets are on the stage. School groups that have priority include the concert band, the symphony orchestra, the concert choir and the thespian troupe. Rental rates vary by type of organization (four levels). A review of the activity calendar on the Edina Community Education Website (<https://edina.thatscommunityed.com/facilities/calendar>) reveals that this facility and most others in the school district are heavily booked.

The **Fick Auditorium** is an older auditorium in the high school with seating for 760. Like the Performing Arts Center, availability to outside groups is mostly limited to summer and early Fall, isolated dates the rest of the year, and always after the school day.

Normandale Auditorium, located in the Edina Community Center (a Public Schools building), has no stage, a flat floor and pull-out bleachers with a seating capacity of 580. Thus, it is more accurately termed a flexible space, and it is used for a variety of activities other than performances. Consequently, it is much easier to reserve time in Normandale Auditorium than in the Edina Performing Arts Center, Fick Auditorium or either of the middle school auditoriums, but Normandale is not nearly as grand as the others.

The two **middle schools** auditoriums are occasionally available for use by the general public although priority is given to school productions, of course. These rooms have somewhat more evening and weekend openings than do the two venues at the high school. **Dragseth Auditorium**, located adjacent to **South View Middle School**, which is east of the Community Center at 4725 South View Lane, is a very nice, newer venue with seating for

600 that rivals the Performing Arts Center in some respects. **Valley View Middle School** has an older auditorium without air conditioning that seats 562.

Gymnasiums

There are **gymnasiums** in the high and middle schools and the Community Center that may be rented by outside groups, but, like the stages, open times available to the general public are few after the school groups and City sports associations book their needs. Each of these facilities is heavily booked from November through May, less so the balance of the year. During the school day until 6:00 (and some days until 10:00pm), the gyms are devoted to the schools. In the evening, next priority goes to the City sports associations, which are under the auspices of the Parks Department. The limited remaining time may be used by other recreational groups, which are sometimes commercial or non-profit organizations. Weekends have the greatest number of openings. Rental rates vary by type of organization.

There are two **gyms owned by the City** (as opposed to the School District), one in the Community Center and the other in South View Middle School. These are also near their full capacity of use by City sports associations. It is hoped that the multi-purpose sports dome to be built near Braemar Arena beginning in 2014 will relieve some of this pressure by providing indoor practice space for certain sports such as lacrosse and soccer.

Swimming Pools

There is a swimming pool in each of the middle schools and they are judged to be fully booked at this time. The **Valley View Middle School** pool has six lanes and is considered a practice pool. It is used by the high school teams and by the Edina Swim Club (a City association). The **South View Middle School** pool is eight lanes and is used for competitions. It is sometimes available on weekends when not booked by City associations. The Southdale YMCA also uses these pools. Finally, **Edinburgh Park** has a Junior-Olympic sized pool.

Meeting, Training, Event and Banquet Rooms

Park Locations

In the Edina park system, there are many buildings that have rooms for meetings and events. For instance, there are heated, carpeted buildings in 13 **neighborhood parks** that can be rented for meetings, parties, neighborhood events or memorials. The priority use of these buildings is children's summer recreational programs and winter evening skating, but they are available to the public at other times. The buildings at Weber, Cornelia and Countryside Parks have a capacity of 63 people while the buildings at Todd and Walnut Parks have a capacity of 50. For those listed above, the cost is \$70 for six or fewer hours; there is no charge for the others. They usually include a pair of eight-foot tables and a set of chairs. Similarly, the Rosland Park shelter is an open pavilion that is rented frequently in the summer.

Arneson Acres, a pastoral park located on 70th Street, includes a former house that can be used for conferences, receptions and parties and which is heavily used. The upper level

includes the Edina Historical Society and the Edina History Museum. The gazebo in the park is popular for wedding photos.

The municipal **Braemar Golf Course club house** has a very nice room for dinners, wedding receptions and corporate gatherings. Similar but more elaborate are the rooms available at the private Edina and Interlachen Country Clubs.

At Centennial Lakes Park, **Hughes Pavilion** includes the Fireside and the Parlor meeting rooms that are available when they are not booked for a park activity such as warming skaters. The nearby Maetzold Amphitheatre has an outdoor covered stage and sound system. A farmer's market is conducted weekly outside the Pavilion.

Public Buildings

Beyond the parks, the City has several buildings that have meeting rooms for use by the public. These include the City Hall, Fire Station No. 1, the new Public Works Building at 7450 Metro Boulevard, the Edina Senior Center and the two Hennepin County Libraries.

The **Edina Senior Center**, a municipal organization, is housed in the lower level of the building that includes the Edina Hennepin County Library, at 5280 Grandview Square., which faces onto Grandview Square Park. The organization, which has 1500 members and sponsors a wide range of classes and activities, has existed since 1969 and moved into its present quarters in 2000 along with the library. The 15,000 square foot space includes a gathering area, casual seating by a fireplace, a catering kitchen (no cooking facilities), class rooms, a conference room, a room that can be set up for larger meetings and includes a dance floor. The Edina Art Center leases one class room for painting and drawing instruction, while the room with the dance floor is rented regularly by the Minnesota Youth Symphony. Two meeting rooms are accessible after hours from the library via a stairway. Some programs in the Center are co-sponsored with Edina Community Education. There is sometimes a parking shortage as there is competition from the library and on-street demand from the nearby offices and the housing.

There are two **Hennepin County Libraries** in the city, Edina and Southdale. Like most other buildings in the system, each rents meetings room, conference rooms, small study rooms, casual seating, public computers and free Wi-Fi. Room capacities range from 10 to 200 persons, and the fees for room use are low.

Schools

The Edina Community Center includes five classrooms for adult education, three professional development rooms with computers and audio-visual equipment, a demonstration kitchen (for use by Community Education only), a computer training room.

The Community Room at Edina High School seats 60 classroom style and has presentation technology. It is available outside the school day for \$12 to \$46 per hour.

Other Locations

Churches, particularly those with larger buildings, often rent spaces for meetings or performances to non-political groups and those that support their mission. These include but are not limited to St. Patrick's Catholic, Colonial, Christ Presbyterian, Normandale Lutheran and Edina Morningside Community Church.

Commercial buildings in Edina that have meeting spaces for rent by the public include Southdale Shopping Center and Lund's Grocery Store. The Westin Edina Galleria has an indoor sculpture display. The Edina Cinema is the site of the annual Edina Film Festival.

Major Fitness Centers and Clubs

Located east of Centennial Lakes, **Edinborough Indoor Park** at 7700 York Avenue, is a remarkable facility that includes an amphitheatre, casual seating, a play area, fitness equipment, swimming, jogging, skating and an indoor garden. There is a fee for use of this park.

Private fitness clubs in Edina include LA Fitness and the Southdale YMCA. Both have weight training equipment, racquet courts, basketball court, an indoor swimming pool, hourly child care, and group or individual fitness coaching.

Public Art Displays

Edina has outdoor park spaces that are used for the display of public art, particularly The Promenade, which has seven sculptures. The Promenade is analogous to the linear park and bridge over Highway 100 proposed in the Grandview District plan. There four sculptures in public spaces in the 50th and France district and two installations in Grandview Square Park.

The Edina Art Center includes a gallery to display and sell the works of its members.

A few paintings or photos are hung in City Hall, and that building has a few stained glass windows.

General Findings about Major Community Facilities in Neighboring Cities

Neighboring cities were surveyed to identify their major community facilities that Edina residents or organizations might possibly use. The list of facility types studied was very similar to that used for Edina although the level of detail was less. The cities studied were:

- Edina
- St. Louis Park
- Hopkins
- Minnetonka
- Eden Prairie
- Bloomington
- Richfield
- Minneapolis (Southwest)

The facility types studied were:

- Community centers 8
- School district facilities 9
- Art centers 10
- Theatrical performance and rehearsal venues 10
- Gymnasiums, swimming pools and major fitness centers..... 12

Community Centers

Each neighboring suburban city has a facility known as a community, activity or recreation center. These exist in a wide variety of functions, buildings, locations and ownership arrangements.

In most instances, the community centers of neighboring cities emphasize fitness, while in Edina the community center is a combination of learning and recreation. In contrast, the St. Louis Park Community Center is more strongly oriented toward learning and wellness; recreation, fitness and meetings are conducted in the St. Louis Park Recreation Center and in the schools.

In Eden Prairie, Minnetonka and Richfield, the building is owned by the City while in St. Louis Park the School District is the owner. In Hopkins and Bloomington, the City and the School District jointly own their community centers, as their buildings are immediately adjacent to their high schools. Bloomington has two “activity centers” designed for fitness and recreation that are on high school campuses but programmed by a joint Bloomington and Richfield Community Services, which is housed in Bloomington Public School District.

In those community centers that are owned in whole or in part by the School District, the community education wing of the school district schedules many classes and activities into the building but also uses other school buildings.

In all instances, the facility may be used by residents of other cities although rental or membership rates are higher for non-residents and priority for group rental may be lower.

The Eden Prairie Community Center appears to be the most elaborate of the fitness centers while the Lindbergh Center in Hopkins and the Williston Fitness Center in Minnetonka are also quite well appointed and new.

A summary comparison of these facilities is presented in Table 1.

**Table 1
Comparison of Community Centers**

| | Name | Facility Orientation | Owner | Location | Design |
|-----------------------|---------------------------------|-----------------------------|-----------------------|-----------------|---------------|
| Edina | Edina Community Center | Learning and recreation | School District | School campus | Former school |
| St. Louis Park | St. Louis Park Community Center | Learning and wellness | School District | School campus | Former school |
| Hopkins | Lindbergh Center | Recreation and fitness | Joint School and City | School campus | Custom |
| Minnetonka | Williston Fitness Center | Recreation and fitness | City | City campus | Custom |
| Eden Prairie | Eden Prairie Community Center | Recreation and fitness | City | School campus | Custom |
| Richfield | Richfield Community Center | Meetings | City | Park | Custom |
| Bloomington | Activity Centers | Recreation and fitness | Joint School and City | School campuses | Custom |

School District Facilities

In every neighboring community, the classrooms, computer training rooms, gymnasiums, auditoriums, swimming pools, tennis courts, field houses and cafeterias of the public schools are available for rent by the public after school hours and when not reserved by the schools or the City (for its sports organizations). Residents of other cities or for-profit organizations may rent the facilities but they may pay higher rates.

Normandale Community College, located at 9700 France Avenue in Bloomington, has classrooms, conference rooms, a banquet room (up to 250 capacity), a theatre and an auditorium available for rent to the public.

Art Centers

Art centers in the neighboring communities occupy a wide range of facilities. Each provides for the instruction, creation and display of visual art while the Bloomington Art Center and the Hopkins Center for the Arts include theatres and rehearsal rooms. One must be a member to use the studios but City residency is not required for membership. The facilities in Hopkins and Bloomington actively market and rent rooms to the public for meetings, classes, exhibits, receptions, performances and rehearsals. The Minnetonka center has a satellite facility in the second level of Ridgedale Shopping Center.

**Table 2
Comparison of Art Centers**

| | Name | Facility Orientation | Owner | Location | Design |
|-----------------------|--------------------------------|-----------------------------|--------------------------|-----------------|-----------------|
| Edina | Edina Art Center | Visual | City | Independent | Adaptive re-use |
| St. Louis Park | Art Program | Visual | City and School District | Various | Shared spaces |
| Hopkins | Hopkins Center for the Arts | Performance and visual | City | Independent | Custom |
| Minnetonka | Minnetonka Center for the Arts | Visual | Private | Independent | Custom |
| Eden Prairie | Eden Prairie Art Center | Visual | City | Independent | Custom |
| Richfield | Richfield Art Center | Visual | City | Park | Custom |
| Bloomington | Bloomington Art Center | Performance and visual | City | City campus | Custom |

Theatrical Performance and Rehearsal Venues

Facilities for theatrical performances in the neighboring cities are owned either by the School District or by the City.

Each of the school auditoriums is heavily booked by the schools from November through May although short-term or one-time rentals may be had during that period. The schools often have stage sets in place and not movable during the rehearsals and performance of their plays, which requires others to work “in front of the curtain.” During other times of the year, those stages are much more available. The school stages are usually in use by the schools until 6 PM but are often open after that hour.

The Arts Center on 7, which is adjacent to Minnetonka High School and owned by the School District, has a proscenium stage (690 capacity), black box theatre, rehearsal rooms for choirs, bands and orchestras. It houses the Minnetonka High School Theatre and the Minnetonka Theatre acting groups. This venue has many weekends and week days open for public rental

from October through March, and the studio theatre is generally open. Summer is busy with two shows. It is not available to the public during the school day.

The performing arts facilities in Hopkins and Bloomington are owned by the City and not located in or adjacent to a school. Both of those centers are heavily booked throughout the year by their resident performance companies (Stages in Hopkins and the Continental Ballet Company and eight others in Bloomington), by touring professionals and by other local groups. The Bloomington Theatre is virtually fully booked. Thus, open weekend dates and extended reservations are rare and relatively expensive except in the summer when there are more openings.

Classes are also available in dance from commercial ventures in private buildings.

**Table 3
Comparison of Theatrical Performance Venues**

| | Name | Resident Organizations | Owner | Location |
|-----------------------|--|--|---|---|
| Edina | <ul style="list-style-type: none"> ▪ Performing Arts Center at EHS ▪ Fick Auditorium at EHS ▪ Normandale Auditorium at ECC ▪ Auditorium in Valley View Middle School ▪ Dragseth Auditorium at South View Middle Schools ▪ Maetzold Amphitheatre (City) | | <ul style="list-style-type: none"> ▪ School District ▪ City | <ul style="list-style-type: none"> ▪ School campuses ▪ Park |
| St. Louis Park | <ul style="list-style-type: none"> ▪ St. Louis Park High School ▪ Veterans Memorial Amphitheatre | School | School District | <ul style="list-style-type: none"> ▪ School ▪ Park |
| Hopkins | <ul style="list-style-type: none"> ▪ Hopkins Center for the Arts ▪ Eisenhower Community Center ▪ Hopkins High School | Stages Theatre Co. | City | <ul style="list-style-type: none"> ▪ Downtown ▪ School campuses |
| Minnetonka | <ul style="list-style-type: none"> ▪ Arts Center on 7 ▪ Minnetonka High School | <ul style="list-style-type: none"> ▪ School ▪ Minnetonka Theatre | School District | School campus |
| Eden Prairie | <ul style="list-style-type: none"> ▪ Performing Arts Center (in HS) ▪ Auditoriums in high & middle schools | School | School District | School campus |
| Richfield | <ul style="list-style-type: none"> ▪ Auditoriums in high and middle schools | School | School District | School campus |
| Bloomington | <ul style="list-style-type: none"> ▪ Bloomington Art Center and Theatre ▪ High and middle schools | <ul style="list-style-type: none"> ▪ Continental Ballet Co. ▪ Eight others | <ul style="list-style-type: none"> ▪ City ▪ School District | City campus |
| Minneapolis | <ul style="list-style-type: none"> ▪ Lake Harriet Band Shell | None | Park and Recreation Board | West Lake Harriet Parkway |

Meeting Rooms in Libraries

There are Hennepin County Libraries in St. Louis Park, Hopkins, Minnetonka, Eden Prairie, Bloomington and Richfield. Each has rooms of various sizes for rent to the public at reasonable rates. The rooms have capacities from 4 to 200 people and some include audio-visual equipment. Wi-Fi is commonly available.

Gymnasiums, Swimming Pools and Major Fitness Centers

As noted above, major fitness and recreation facilities are available in each of the neighboring cities either through the school district, the municipality or private businesses. Those owned by the City may be in buildings independent from a school campus or integrated into a high school or a community center building that is owned by the school district (as in Edina). Once again, facilities in the schools are meant primarily for school use and are not available during the school day or immediately after school. Evening use is sometimes dominated by City-sponsored sports organizations but some time is available for other groups. The Eden Prairie and Minnetonka fitness center include meeting rooms for rent.

**Table 4
Comparison of Fitness Centers and Clubs**

| | Name | Owner | Location |
|-----------------------|--|---|--|
| Edina | <ul style="list-style-type: none"> ▪ School gymnasiums and pools ▪ LA Fitness ▪ Southdale YMCA | <ul style="list-style-type: none"> ▪ School District ▪ City ▪ Business | <ul style="list-style-type: none"> ▪ Community Center ▪ Schools ▪ Park ▪ Independent |
| St. Louis Park | <ul style="list-style-type: none"> ▪ School gymnasiums and pools ▪ LA Fitness; Lifetime Fitness ▪ Jewish Community Center | <ul style="list-style-type: none"> ▪ School District ▪ City ▪ Business | <ul style="list-style-type: none"> ▪ Schools ▪ Park ▪ Independent |
| Hopkins | <ul style="list-style-type: none"> ▪ Lindbergh Center ▪ School gymnasiums and pools ▪ LA Fitness | <ul style="list-style-type: none"> ▪ School District ▪ Business | <ul style="list-style-type: none"> ▪ Schools |
| Minnetonka | <ul style="list-style-type: none"> ▪ Williston Fitness Center ▪ School gymnasiums and pools | <ul style="list-style-type: none"> ▪ City ▪ School District | <ul style="list-style-type: none"> ▪ City campus ▪ Schools |
| Eden Prairie | <ul style="list-style-type: none"> ▪ Eden Prairie Community Center ▪ School gymnasiums and pools ▪ Lifetime Fitness | <ul style="list-style-type: none"> ▪ City ▪ School District ▪ Business | <ul style="list-style-type: none"> ▪ School campuses |
| Richfield | <ul style="list-style-type: none"> ▪ School gymnasiums and pools ▪ LA Fitness | <ul style="list-style-type: none"> ▪ School District ▪ Business | <ul style="list-style-type: none"> ▪ Schools |
| Bloomington | <ul style="list-style-type: none"> ▪ Activity Centers ▪ Lifetime Fitness | <ul style="list-style-type: none"> ▪ School District ▪ Business | <ul style="list-style-type: none"> ▪ High schools (2) |

Summary of Community Facilities

Table 5 lists all of the community facilities inventoried for this study listed by city. The locations of many of these buildings are illustrated on Figures 1 and 2, which follow. For the sake of mapping, the organization of Table 5 is based more strongly on facility ownership (such as Schools) than purely by function (such as Meeting Room).

Table 5
Community Facilities in and near Edina

| Type | Number | Name | Location | Features |
|--------------|--------|--|---------------------------------------|---|
| Edina | | | | |
| M | 1 | City Hall | 4801 W. 50th Street | Meeting rooms; art displays |
| M | 2 | Fire Station No. 1 | 6250 Tracy Avenue | Meeting rooms |
| M | 3 | Edina History Museum | 4711 W. 70th St. / Arneson Acres Park | Meeting room |
| M | 4 | Seniors Center | 5280 Grandview Square | Meeting rooms and programs |
| M | 5 | New Public Works Building | 7450 Metro Boulevard | Meeting space |
| M | 6 | 50th and France | 50th and France | Outdoor sculpture; annual art fair |
| M | 7 | Grange Hall | 4918 Eden Avenue | Historic structure |
| A | 8 | Edina Art Center | 4701 W. 64th Street | Classrooms, exhibit and work spaces |
| P | 9 | Braemar Golf Club House | 6364 Dewey Hill Road | Conference and reception space |
| P | 10 | Arneson Acres | 4711 W. 70th Street | Conference and reception space |
| P | 11 | Chowen Park Building | 5700 Chowen Avenue | Meeting space |
| P | 12 | Cornelia School Park Building | 7142 Cornelia Drive | Meeting space |
| P | 13 | Creek Valley Park Building | Gleason Ave. at 64th Street | Meeting space |
| P | 14 | Highlands Park Building | 5200 Doncaster Way | Meeting space |
| P | 15 | Lewis Park Building | Dewey Hill and Cahill Roads | Meeting space |
| P | 16 | Normandale Park Building | 6501 Warren Avenue | Meeting space |
| P | 17 | Pamela Park Building | 5900 Park Place | Meeting space |
| P | 18 | Strachauer Park Building | 6200 Beard Avenue | Meeting space |
| P | 19 | Todd Park Building | 4429 Vandervoork Avenue | Meeting space |
| P | 20 | Walnut Ridge Park Building | 5801 Londonderry | Meeting space |
| P | 21 | Weber Park Building | 4115 Grimes Avenue | Meeting space |
| P | 22 | Wooddale Park Gazebo | 50th and Wooddale | Meeting space |
| P | 23 | Van Valkenberg Park Building | 4935 Lincoln Drive | Meeting space |
| P | 24 | Edinborough Indoor Park | 7700 York Avenue | Amphitheatre, casual seating, play area, fitness, swimming, jogging, plants. Entrance fee. |
| P | 25 | Hughes Pavilion - Centennial Lakes Park | 7499 France Avenue | Parlor and Fireside meeting rooms |
| P | 26 | Maetzold Amphitheatre - Centennial Lakes | 7499 France Avenue | Outdoor covered stage |
| P | 27 | Farmer's Market - Centennial Lakes | 7499 France Avenue | Outdoor space for farm vendors |
| P | 28 | Centennial Lakes Park | Sculptures | Along paths and in the maze |
| P | 29 | The Promenade | Seven sculptures | Along the paths |
| P | 30 | The Promenade | Community garden | |
| L | 31 | Edina Hennepin County Library | 5280 Grandview Square | Meeting room (30); conference room (15); three small study rooms; casual seating, computers, Wi-Fi |
| L | 32 | Southdale Hennepin County Library | 7001 York Avenue | Three large meeting rooms (49, 49, 195 capacity), conference room (10); casual seating, computers, Wi-Fi. Audio-visual equipment available. |

P: Park S: School L: Library A: Art Center M: Municipal F: Fitness C: Commercial R: Religious

**Table 5
Community Facilities in and near Edina (continued)**

| Type | Number | Name | Location | Features |
|------|--------|------------------------------|---|--|
| S | 33 | Edina Community Center | 5701 Normandale Road | Five class rooms, two school gyms, one City-owned gym, Normandale Auditorium, demonstration kitchen, computer lab, library, five dance studios (open for tap), Edina Community Education, after-school programs (grades 4-9), child care, Early Childhood Family Education. |
| S | | Edina Public Schools | Various locations | Virtually every room or athletic facility is available for rent to the public when they are not in use by the schools. Priority for use and rental rates: (1) City associations and Edina non-profits not charging fees, (2) Edina non-profits charging fees and Edina employees, (3) Non-Edina non-profit devoted to children or community, (4) commercial for-profits. |
| S | 34 | Edina Performing Arts Center | Edina High School - 6754 Valley View Rd. | Large stage with auditorium seating for 640. Booked by the schools from November through May. Outside groups may use for one-time events during that time but usually must work "in front of the curtain" as sets are on the stage. School groups include the concert band, the symphony orchestra, the concert choir and the thespian troupe. Rental rate varies by type of organization (four levels). |
| S | 35 | Fick Auditorium | Edina HS - 6754 Valley View Rd. | High school stage and auditorium with seating for 760. Has similar limitations on use as the Performing Arts Center. |
| S | 36 | High School Community Room | Edina HS - 6754 Valley View Rd. | Classroom style seating for 60 with audio-visual equipment. Available to groups outside the school day only for \$12 to \$46 per hour depending on type of organization |
| S | 37 | Valley View Middle School | 6750 Valley View Road - next to the high school | Gym and swimming pool are available some evenings. Priority: school district, City sports associations, others. Auditorium has a capacity of 562 and is available to outside groups when not booked by the school district; older than South View Middle School auditorium, no air conditioning. |
| S | 38 | South View Middle School | 4725 South View Lane - next to the Community Center | Gym and swimming pool (with diving well) are available some evenings. Priority: school district, City sports associations, others. Auditorium has a capacity of 600 and is available to outside groups when not booked by the school district. |
| F | 39 | Southdale YMCA | 7355 York Avenue | Weight and cardio equipment, group fitness, basketball court, racquetball courts, indoor lap pool, skate park, locker rooms, classes and programs |
| F | 40 | LA Fitness | 4175 W. 76th Street | Fitness equipment, group fitness, gym, courts, pool |
| C | 41 | Southdale Shopping Center | 66th Street at France Avenue | Meeting room. Seat 30 |
| C | 42 | Lund's Grocery Store | 3945 W. 50th Street | Meeting room. Seat 30 |
| C | 43 | Westin Edina Galleria | 3201 Galleria | Sculpture display |
| C | 44 | Edina Cinema | 3911 W. 50th Street | Film festival to support the Arts Commission |
| C | 45 | Edina Country Club | 5100 Wooddale Avenue | Banquets and catering; meeting rooms |
| C | 46 | Interlachen Country Club | 6200 Interlachen Boulevard | Banquets and catering; meeting rooms |
| R | 47 | Major church buildings | Several locations | Meeting rooms, single-event performance spaces, dining rooms, catering kitchens; access and rates vary. Locations include including St. Patrick's, Colonial, Christ Presbyterian; Normandale Lutheran and Edina Morningside among others. |
| C | 48 | Exercise studios | At least three locations | Fitness equipment and instruction |
| C | 49 | Yoga studios | Several locations in and near Edina | Yoga group fitness |
| C | 50 | Massage spas | Several locations | Therapeutic massage and treatments |
| F | 51 | Southdale YMCA | 7355 York Ave S | Fitness equipment, group fitness, gym, courts, pool |

P: Park S: School L: Library A: Art Center M: Municipal F: Fitness C: Commercial R: Religious

**Table 5
Community Facilities in and near Edina (continued)**

| Type | Number | Name | Location | Features |
|-----------------------|--------|--|---------------------------------------|--|
| St. Louis Park | | | | |
| P | 100 | Veterans Memorial Amphitheater | Wolfe Park - 3700 Monterey Drive | Outdoor stage |
| P | 101 | St. Louis Park Recreation Center | 3700 Monterey Drive | Aquatic park, two indoor ice rinks, the Banquet Room which seats 160 and includes a catering kitchen, and the Gallery Room, which seats 160. |
| S | 102 | St. Louis Park Community Center | 6300 Walker Street | Former junior high school with facilities for swimming, basketball, early childhood, youth, adult and seniors education and recreation. Includes a medical clinic and a Spanish Immersion School. |
| M | 103 | St. Louis Park Senior Center | 6715 Minnetonka Boulevard | Programs and activities for seniors. Housed in a former school building. Programmed by Community Education and the City. |
| L | 104 | St. Louis Park Hennepin County Library | 3240 Library Lane | Meeting room |
| S | 105 | St. Louis Park High School | 6425 W. 33rd Street | Proscenium theater |
| F | 106 | LA Fitness | 3555 Highway 100 | Fitness equipment, group exercise, pool, racquet courts |
| F | 107 | Life Time Fitness | 5525 Cedar Lake Road | Fitness equipment, group exercise, pool, tennis and racquet courts, spa, dining |
| C | 108 | Byerly's Grocery Store | | Meeting room |
| F | 109 | Sabes Jewish Community Center | 4330 Cedar Lake Rd S | Fitness, arts, learning and events for all people |
| Hopkins | | | | |
| A | 200 | Hopkins Center for the Arts | 1111 Main Street | Includes proscenium theatre (715), black box theater, dance studio, arts classroom, art gallery, community room, Jaycees studio, conference room, lobby and kitchen. Classes in theatre, arts, dance and fitness. Stages Theatre Company is the major tenant. |
| C | 201 | Hopkins Dance Center | 921-1/2 Main Street, Hopkins | Classes in ballet, tap, jazz and lyrical dance. |
| M | 202 | Eisenhower Community Center | 1001 Highway 7 | Three theatres seating 875, 465 and 280 persons. Rooms accommodating 10 to 200 people for meetings or training. Cooking and computer training classrooms. Two dining rooms with catering kitchens for banquets, meetings or exhibits. All available for rent to outside groups. |
| S | 203 | Meadowbrook Community Center | Next to Meadowbrook Elementary School | Two gymnasiums plus community education classrooms available for rent to outside groups. Priority for use is: school, city, others. |
| S | 204 | Lindbergh Center | Next to Hopkins High School | Five basketball courts, 8 volleyball courts, 4 indoor tennis courts, 200 meter track, 300 meter walking track, weight room, baseball, softball and golf training facilities, locker rooms and 2,200 spectator seats. Priority for use is: school, city, others. The 92,000 square foot building is a result of partnership between the |
| S | 205 | Hopkins High School | 2400 Lindbergh Drive | Proscenium theater; thrust stage |
| M | 206 | Hopkins Activity Center | 33 - 14th Avenue North | A building in the downtown for meetings or activities by people of all ages. Includes meeting rooms, a lounge, a kitchen, a fitness room and a multi-purpose gymnasium. |
| C | 207 | Depot Coffee House | 9451 Excelsior Blvd | This renovated train building is a place for teens and others to congregate and enjoy food, drink and music. This building is funded through a partnership of the City, the School district, Three Rivers Parks and Hopkins-Minnetonka Recreational Services. It is directed by youth. |
| F | 208 | LA Fitness | 1710 Highway 7 | Fitness equipment, group exercise, pool, racquet courts |

P: Park S: School L: Library A: Art Center M: Municipal F: Fitness C: Commercial R: Religious

**Table 5
Community Facilities in and near Edina (continued)**

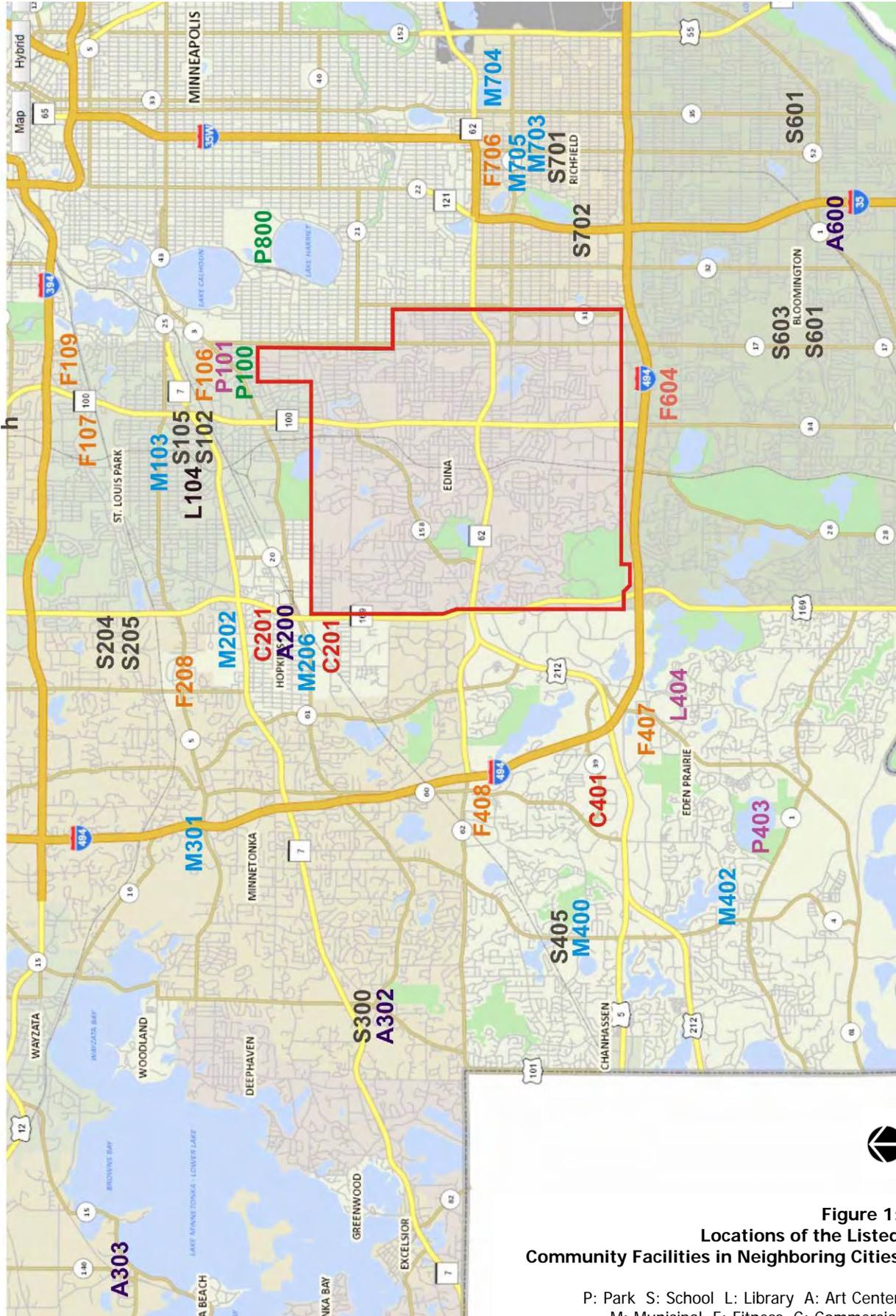
| Type | Number | Name | Location | Features |
|---------------------|--------|--------------------------------------|---------------------------------|---|
| Minnetonka | | | | |
| S | 300 | Minnetonka High School | 18285 Highway 7 | Proscenium stage, rehearsal rooms, black box theater |
| F | 301 | Williston Fitness Center | 14509 Minnetonka Drive | Fitness equipment and training. 5 tennis courts, basketball court, 25 yard swimming pool, batting cages, leagues and lessons. Monthly, annual and one-time memberships. Facilities for children's parties. |
| A | 302 | Arts Center on 7 | | Proscenium stage (690), black box theatre, rehearsal rooms for choirs, bands and orchestras. Houses the Minnetonka High School Theatre and the Minnetonka Theatre acting groups. Adjacent to Minnetonka High School. All facilities are available for to rent. Owned by Minnetonka Public Schools. Has many weekends and week days open from October through March. Studio theatre is generally open. Summer is busy with two shows. Not available during the school day. |
| A | 303 | Minnetonka Center for the Arts | 2240 North Shore Drive, Wayzata | Classrooms for painting, drawings, photography, sculpture (including metal casting), woodcarving, ceramics, fiber, glass and art history. Gallery, gift shop and café. Also located in Ridgedale shopping center, second level. Owned independently and supported by memberships and donations. |
| Eden Prairie | | | | |
| M | 400 | Eden Prairie Community Center | 16700 Valley View Rd | Includes an eight-lane, 25 meter indoor swimming pool, two racquetball courts, three indoor ice rinks a gymnasium, a café, fitness classes, programs and personal trainers, seven rooms that include technology for meetings that can accommodate 10 to 100 people. The pool may soon be renovated to include a zero-depth entry. |
| C | 401 | Eden Prairie Art Center | 7650 Equitable Drive | A building for teaching, creating and displaying visual art. Art Center students may rent open studio time. The building was designed and built privately for art production and given to the City. |
| M | 402 | Eden Prairie Senior Center | 8950 Eden Prairie Road | Includes a full kitchen, a lounge and four rooms for meetings or events that may be rented. Programs and activities for seniors. |
| P | 403 | Staring Lake Park Amphitheater | 14800 Pioneer Trail | Outdoor stage |
| L | 404 | Eden Prairie Hennepin County Library | 565 Prairie Center Drive | Meeting room, conference room, computers, casual seating, Wi-Fi |
| S | 405 | Eden Prairie High School | 17185 Valley View Road | Most facilities in the district including classrooms, commons, cafeterias, and gymnasiums are available for rental through Community Education. A few spaces at the high school (Prairie Dome, Activity Center, Performing Arts Center, auditorium, music area, gyms, fields, Aerie stadium, wrestling and weight rooms, locker rooms, and climbing wall) are scheduled through the Activities Office. |
| F | 407 | Life Time Athletic | 755 Prairie Center Drive | Fitness equipment, group exercise, pool, tennis and racquet courts, spa, dining |
| F | 408 | Life Time Fitness | 6233 Baker Road | Fitness equipment, group exercise, pool, tennis and racquet courts, spa, dining |

P: Park S: School L: Library A: Art Center M: Municipal F: Fitness C: Commercial R: Religious

**Table 5
Community Facilities in and near Edina (continued)**

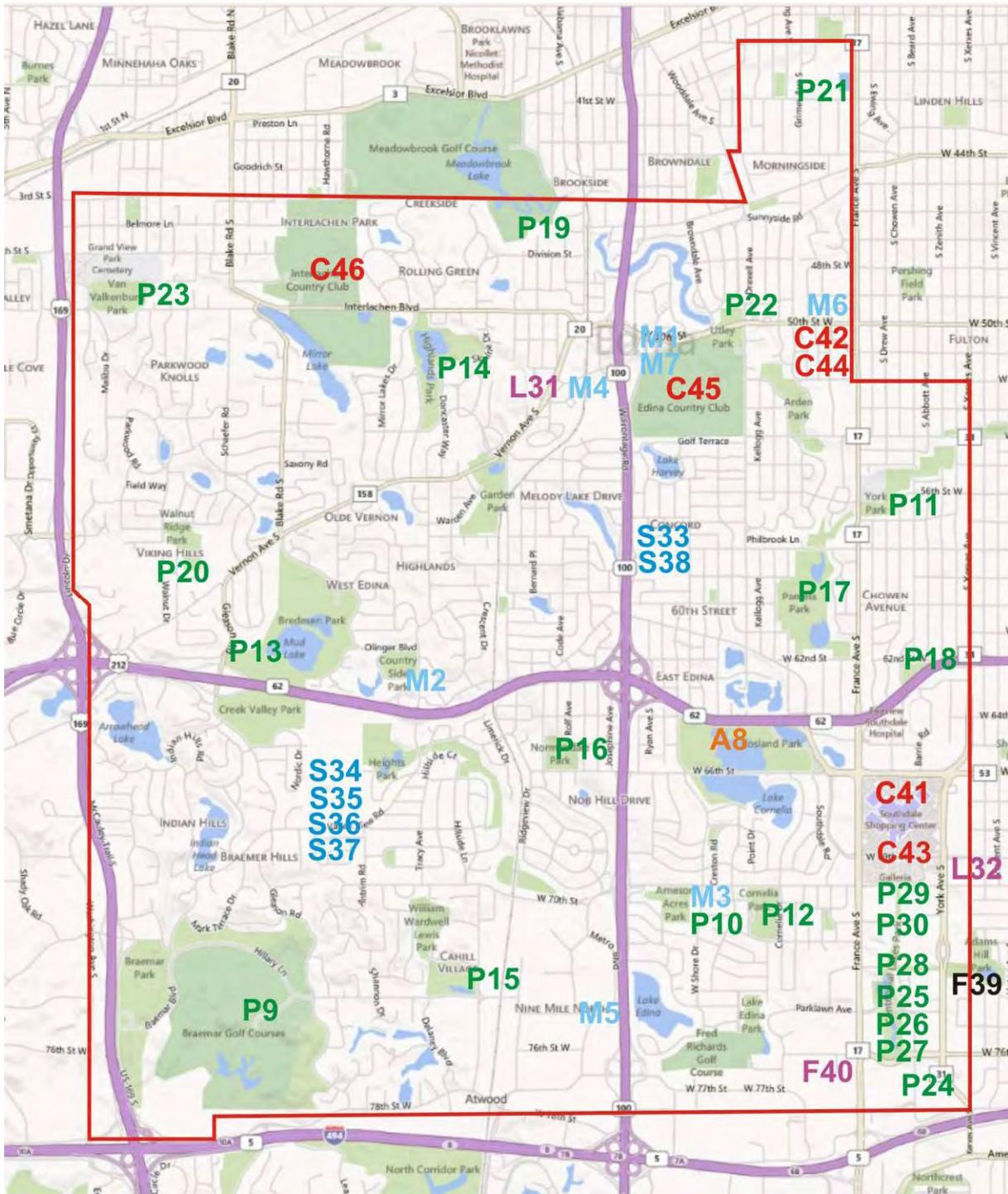
| Type | Number | Name | Location | Features |
|--------------------|--------|------------------------------------|--|--|
| Bloomington | | | | |
| A | 600 | Bloomington Art Center | 1800 W. Old Shakopee Road | Schneider proscenium theatre (366), black box theater (115), rehearsal and meeting spaces; class rooms for theatre, pottery, painting, drawing, glass, fibers, photography and writing, two galleries and a gift shop. Houses the Continental Ballet Company and 8 other resident arts organizations. The Bloomington Theatre and Art Center is an organization that promotes the performing and visual arts and arts education and provides most of its programming in the BAC. |
| S | 601 | Bloomington Activity Centers | Activity Centers at Kennedy and Jefferson High Schools | Activity Centers at Kennedy and Jefferson High Schools in Bloomington offer five gym courts, a dance studio, an indoor jogging track, a weight room, team meeting rooms and adult lockers and showers. Bloomington-Richfield Community Services provides programs and facilities at numerous locations in these two cities through a joint effort of the Cities and the School Districts. |
| S | 602 | Bloomington Public Schools | Various locations | Among the various high, middle and elementary schools are five auditoriums, numerous classrooms, eight gyms, eight media centers and five swimming pools. All facilities are available for rent after school hours and when in in use for school programs. |
| S | 603 | Normandale Community College | 9700 France Avenue | Class rooms, conference rooms (up to 250 capacity), banquet room, theatre, auditorium available for public rental. |
| F | 604 | Lifetime Fitness | 5250 W 84th St | Fitness equipment, group exercise, pool, tennis and racquet courts, spa, dining |
| Richfield | | | | |
| S | 700 | Richfield Public Schools | Various locations | Bloomington-Richfield Community Services offers a variety of classes, including swimming, for adults at several school locations after normal school hours. |
| S | 701 | Richfield High School Auditorium | 7001 Harriet Avenue So. | Proscenium stage. School performances have first priority. Short booking are available in Fall and Summer. Winter-Spring tends to be booked. |
| S | 702 | Richfield Middle School Auditorium | 7461 Oliver Avenue so. | Proscenium stage |
| M | 703 | Richfield Community Center | 7000 Nicollet Avenue | Five rooms available to rent to meetings, dining or other events, ranging in size from 300 to 3,200 square feet, and from \$29 to \$52 per hour. |
| M | 704 | Richfield Art Center | 6335 Portland Avenue | Spaces for creating and displaying works of art by residents and members. Located in a park and sponsored by the Richfield Arts Commission and the City. |
| M | 705 | Wood Lake Nature Center | 6710 Lake Shore Drive | One room to rent for birthday parties |
| F | 706 | LA Fitness | 6501 Lyndale Avenue | Fitness equipment, group exercise, pool, racquet courts |
| Minneapolis | | | | |
| P | 800 | Lake Harriet Band Shell | West Lake Harriet Parkway | Outdoor covered stage |

P: Park S: School L: Library A: Art Center M: Municipal F: Fitness C: Commercial R: Religious



**Figure 1:
Locations of the Listed
Community Facilities in Neighboring Cities**

P: Park S: School L: Library A: Art Center
M: Municipal F: Fitness C: Commercial



**Figure 2:
Locations of the Listed
Community Facilities in Edina**



P: Park S: School L: Library A: Art Center
M: Municipal F: Fitness C: Commercial

Perceptions of Need for Community Facilities

During research and interviews for this inventory of community facilities, it became apparent that despite the many facilities already available within or near Edina there may be some unmet needs that might be satisfied in the Grandview District. It should be emphasized that these preliminary findings are the opinion of the consultant and are based on remarks made by individuals that may not represent the consensus of the boards of the benefiting or responsible organizations. Nevertheless, they are presented to stimulate further discussion and analysis among members of the community and the Grandview Citizens Advisory Team.

Multiple Use Space(s)

The comments of several people interviewed coalesced around the idea of a flexible space with a flat floor, movable walls and movable seating. This space could be used to theatrical performances, dance performances and rehearsals, banquets, meetings and gatherings of various sizes, parties, galas and exhibits. It might have theatrical lighting and “black box” painted walls and be supplemented with break-out meeting rooms and a catering or a full kitchen. It could also function as a formal or ceremonial civic and community gathering space. This may need to be more than one major room as the various demands and functions may not always be complementary.

The three stages owned by Edina Public Schools are nearly fully booked except in the Summer; a City-owned theatre that is more accessible to non-school groups is desired. It would be helpful if there were one or more major tenants (performance groups or civic associations) that called this facility their home; an art-based dance school was mentioned.

Art Center Growth

The Art Center seems to have done as much as it can with its current, limited facility. Additional programming, teaching, production, gallery and sales would be possible with additional space, particularly if it were more visible and accessible than their current location. It would be essential that any art production space be affordable to the artists as Edina is strong in private spaces for the sale of art but weak in affordable places to create it. Outdoor space for the temporary display or permanent installation of sculpture is also desired, similar to the opportunities at The Promenade.

Initiatives by the Edina Arts and Culture Commission

The Edina Arts and Culture Commission, a group formed in 2013 to advise the City Council, would like the community to expand offerings in the subjects of literature, the film festival (now in its third year), music and the Edina Theatre Guild. A home for the Commission and some of the programming that it initiates would be welcomed.

Civic and Arts Organizations

There may be a need by civic organizations for shared office space and materials storage. Edina has many charitable or community development organizations that are staffed by member volunteers and operated from the members’ homes or businesses. Up to 75 of these

local groups contract with the Edina Community Foundation for technical, fund-raising, logistical and general legal assistance. The Foundation, which currently shares office space in the Edina Senior Center, could be the “keystone tenant” in the Grandview District for these groups. There is virtually no additional office space for rent to community or charitable groups in the Community Center.

Fitness Center or Gymnasium

Research conducted for this study supports the notion that there is a need for additional gymnasium space that is available for use by non-school athletics, which means that it should probably be owned by the City. Currently, there are gymnasiums in the high school, the middle schools and the Community Center including two that are “owned” by the City. Nevertheless, open time in the evenings except in the Summer is scarce. There is little doubt that the current School and City gyms are nearly fully used at desirable times.

Some residents have expressed a desire for a municipal fitness center. A future gymnasium space could be combined with a “fitness center,” which might include weight training and cardiovascular exercise equipment and rooms for classes such as yoga, Pilates or aerobics. One question is the degree to which the City government feels it is appropriate to compete in a business category against several successful national companies that offer many desirable options in and around Edina .

Community Education Growth

If there were more or different facilities available, Edina Community Education might expand its programming. Ideally, Community Education would like to provide classes in more than one location for ease of access. A satellite facility in the Grandview District(or elsewhere in the City) might be welcomed. There is some concern that Edina Public Schools may need to re-occupy the building that now houses Community Education.

Senior Center Growth

The Senior Center would possibly like to expand its offerings and its clientele, perhaps with a name change, a new brand image and more evening and weekend hours. It might welcome a banquet room and a flexible-use space. A facility in the Grandview redevelopment could be either a satellite space or a new venue. Possible concerns could be reduced public visibility and continued or even increased competition for parking.

Concluding Observations

This brief study has revealed that there are many established community or civic facilities in and near Edina for use by individuals or groups from this city. These facilities are distributed throughout the City, and several key spaces are devoted primarily to the needs of the School District. Despite the scope of existing community services, there are unsatisfied space needs that, if addressed in the Grandview District, could not only benefit residents in the vicinity but also coalesce to create a remarkable civic hub and a centerpiece of the nascent district.

First Priority Facility Needs

The Edina Art Center needs more space, both for its present membership and programming as well as to grow and serve additional demand. Greater visibility would aid its marketing and help boost gallery sales, also.

Second Priority Facility Needs

It would be highly beneficial to have a performance and rehearsal venue that is scheduled by the City. A more detailed examination of the available capacity and the cost of existing School District facilities is needed before this need can be fully substantiated and the design parameters established.

Additional space for meetings, events, classes and offices would benefit several local organizations, groups and individuals. Another gymnasium scheduled by the City would be very helpful to the City's athletic associations, but further assessment should be done after the sports dome opens near Braemar Arena in 2015.

The availability of several facilities, including gymnasiums, auditoriums and classrooms, could change dramatically if the Community Center should ever be fully devoted to regular school use again, which is said to be a long-term possibility.

Facility Interrelationships

Several of potential facilities are synergistic, other combinations less so. For instance, the trio of office space, classrooms and break-out rooms for a conference are mutually supportive. Those might be linked to a multiple-use, flat-floored space devoted to performance and rehearsal (including art-based dance), social events and lectures.

At the same time, the burgeoning demand for gymnasium space and fitness or wellness training support one another but may not be compatible with the office-meeting-event-performance group. The two might coexist depending on the amount of space available.

However the indoor rooms are programmed, they should relate physically to the outdoor civic spaces of Grandview Green and Grandview Crossing that are also envisioned for the District. A grand lobby and entrance could function both as the civic hub and another programmable, and possibly rentable, venue.

Further Study and Next Steps

Further study is certainly warranted before embarking on any space allocation or architectural design. For instance, a detailed assessment of the availability and need for performance space and its desired characteristics would be near the top of this list. The same goes for the market demand for fitness, indoor athletics, office and meeting spaces.

Research participants have voiced interest in certain facility improvements but those interests have been their personal opinions and have not been officially endorsed by their Boards. Similarly, the depth, quantity and frequency of interest has not been compared to projected costs and space availability.

The success of other public facilities has usually been based on the long-term presence of one or more anchor tenants, so identifying those should be a central objective of the next phase of study.

Another consideration may be the importance of not duplicating existing public facilities that are under capacity or creating unwarranted competition with private businesses.

Subsequently, it might be productive to convene a strategic planning session or design charrette all of the interested groups that might become “tenants or users” of the facility. Broad-based strategic planning could help identify or clarify the most feasible use or combinations of uses. Study participants should include but not be limited to:

- Edina Community Education
- Edina Public Schools
- The Edina Art Center
- Other local arts organizations
- Edina Parks and Recreation Department
- Representatives of the various Edina athletic associations
- The Edina Senior Center
- Edina Community Foundation and the organizations that it serves.

Appendix A: List of People Interviewed for this Study

| | |
|----------------|---|
| Valerie Burke | Director, Edina Community Education |
| Lori Wilcox | Facility Scheduler, Edina Public Schools |
| Chris Arvold | City of Edina Parks Department |
| Eric Boettcher | City of Edina Parks Department |
| Donna Tillsner | Director of Edina Senior Center |
| Dick Crockett | Director, Edina Community Foundation |
| Michael Frey | Director, Edina Art Center |
| Lynn Anderson | Director of Sales, Hopkins Art Center |
| Susan Easton | Hopkins Conference and Event Center |
| Jim Urie | Manager, Bloomington Theatre and Art Center |
| Collin O'Brien | Fine Arts Events Manager, Art Center on 7 |
| Ricardo Jones | Activities and Facilities Coordinator, Eden Prairie Schools |

Appendix B: Research Notes

Example Comparison Costs

Cost for an Edina dance studio to hold a ticketed public event for one night, one two-hour show:

Fick Auditorium, Edina High School

\$610 (rent, 2 hours, with A/C) plus \$60 (technician, 2 hours) plus \$10 (application fee) plus \$120 (custodial time, 3 hours) plus sales tax plus technical equipment charges + \$92 (dance hourly rate)

Total: \$892 + sales tax + equipment

Hopkins Center for the Arts

Theatre: \$570 (rent, 2 hours) + \$1 per ticket + optional box office service (\$25 + 10% ticket revenue)

Total: \$570 + (optional box office service of \$25 + 10% of ticket revenue + \$1 per ticket)

Hopkins High School Auditorium (class C)

\$390 (rent, 2 hours) + \$70 (custodial staff, 2 hours) + \$50 (production assistance, 2 hours) + \$70 (theater/technology support, 2 hours) + \$40 (building supervisor, 2 hours) + \$45 (lobby/foyer area use, 3 hours)

Total: \$665

Arts Center on 7 (Minnetonka Public Schools)

Main stage: \$900 (weekend show, minimum four hour reservation) + \$70 (technician, 2 hours) + \$25 (box office set-up fee) + 5% ticket revenue + \$2 per ticket

Total: \$995 + 5% of ticket revenue + \$2 per ticket

Edina Public Schools Rental Schedule 2013-2014

| | Class A | Class B | Class C | Class D |
|---|---|---|---|--|
| | City Associations & Edina Nonprofit / Not Charging Fees | Edina Nonprofit / Charging Fees; Edina Employee Use | Non-Edina Nonprofit Devoted to Children / Community | Commercial or For-Profit Organizations |
| AUDITORIUMS/THEATERS* | <i>Hourly Rate</i> | <i>Hourly Rate</i> | <i>Hourly Rate</i> | <i>Hourly Rate</i> |
| EHS (EPAC) & SVMS (NEW FACILITIES) | | | | |
| No Spectators, No A/C | \$34 | \$74 | \$142 | \$283 |
| No Spectators, With A/C | \$52 | \$91 | \$159 | \$305 |
| Events, No A/C | \$52 | \$108 | \$198 | \$430 |
| Events, With A/C | \$74 | \$125 | \$231 | \$436 |
| EHS (Fick Aud.), VVMS & ECC | | | | |
| No Spectators, No A/C | \$17 | \$34 | \$74 | \$142 |
| No Spectators, With A/C | \$34 | \$52 | \$91 | \$159 |
| Events, No A/C | \$34 | \$74 | \$142 | \$283 |
| Events, With A/C | \$52 | \$91 | \$159 | \$305 |
| GYMNASIUMS/FIELD HOUSE | | | | |
| No Spectators | | | | |
| ECC/EHS/SVMS (<i>Large</i>) | \$12 | \$34 | \$74 | \$142 |
| ECC/SVMS/VVMS (<i>Small</i>) | \$12 | \$29 | \$62 | \$119 |
| Elementary | \$12 | \$24 | \$46 | \$97 |
| Events | | | | |
| ECC/ EHS/SVMS (<i>Large</i>) | \$12 | \$74 | \$142 | \$283 |
| ECC/SVMS/VVMS (<i>Small</i>) | \$12 | \$62 | \$119 | \$238 |
| Elementary | \$12 | \$46 | \$97 | \$192 |
| Camp/Clinic | \$34 | \$34 | See Above | See Above |
| CAFETERIAS** | | | | |
| Secondary | \$24 | \$46 | \$97 | \$192 |
| Elementary | \$17 | \$34 | \$74 | \$142 |
| KITCHENS** | | | | |
| Secondary | \$24 | \$46 | \$97 | \$192 |
| Elementary | \$17 | \$34 | \$74 | \$142 |
| CLASSROOMS | | | | |
| Secondary & Elementary | | \$12 | \$24 | \$46 |
| PROFESSIONAL DEVELOPMENT CTR*** | | | | |
| Rooms 348, 349, 350 & 351 | | \$12 | \$24 | \$46 |
| SWIMMING POOLS**** | | | | |
| South View Middle School | \$62 | \$91 | \$182 | \$356 |
| Valley View Middle School | \$34 | \$46 | \$97 | \$192 |
| Timing/Sound Equipment | \$12 | \$24 | \$34 | \$46 |
| FIELDS | | | | |
| Kuhlman***** | | | | |
| Lights | \$91 | \$119 | \$238 | \$475 |
| Without Lights | \$12 | \$29 | \$62 | \$119 |
| Edina High School – Turf | \$12 | \$29 | \$62 | \$119 |
| Other | ----- | \$12 | \$24 | \$46 |
| Camp/Clinic Turf Field | \$34 | \$34 | See Above | See Above |

- Custodial time (setup, cleanup, assistance) will require a fee of \$40/hour (\$55/hour on Sundays and holidays).
- Fees do not include equipment use charges such as technical equipment.
- * Auditorium or theater use will require a fee of \$30/hour for the services of a district technician.
- ** Fees to use the kitchen are per day, and fees to use the cafeteria are per hour.
- *** Pool timing and/or sound equipment use will require a fee of \$30/hour for the services of a district technician.

Edina Indoor Athletic Facilities

| | City Owned | School Owned | City Use | School Use |
|-------------------------------------|---------------|-----------------|-------------|---------------|
| Braemar Arena | | | | |
| Rink #1 | X | | X | X |
| Rink #2 | X | | X | X |
| Rink #3 | X | | X | X |
| Ballet Room | X | | X | |
| Velocity - Private Training | X | | X | |
| Elementary School Gymnasiums | | | | |
| Concord School Gym | | X | X | X |
| Cornelia School Gym | | X | X | X |
| Countryside School Gym | | X | X | X |
| Creek Valley School Gym | | X | X | X |
| Highlands School Gym | | X | X | X |
| Community Center | | | | |
| Auditorium | | X | X | X |
| City Gym | X | | X | X |
| Large Gym | | X | X | X |
| Small Gym | | X | X | X |
| Dance Studios | | X | X | X |
| High School | | | | |
| Auditorium | | X | X | X |
| Field House | | X | X | X |
| Gymnastics gym | | X | | X |
| Main Gym | | X | X | X |
| Performing Arts Center | | X | | X |
| South View Middle School | | | | |
| Auditorium | | X | | X |
| City Gym | X | | X | X |
| Gym #1 | | X | X | X |
| Gym #2 | | X | X | X |
| Gym #3 | | X | X | X |
| Swimming pool | | X | X | X |
| Pool diving well | | X | X | X |
| Valley View Middle School | | | | |
| Auditorium | | X | | X |
| Middle Gym | | X | X | X |
| North Gym | | X | X | X |
| South Gym | | X | X | X |
| Pool | | X | X | X |

Youth Athletic Associations Supported by the Edina Parks and Recreation Department

1. Braemar City of Lakes Figure Skating Club
2. Edina Baseball Association
3. Edina Basketball Association
4. Edina Girls Athletic Association
5. Edina Volleyball Association
6. Edina Hockey Association
7. Edina Soccer Association
8. Edina Soccer Club
9. Edina Football Association
10. Edina Youth Softball Association
11. Edina Swim Club
12. Edina Girls Fast Pitch Softball Association
13. Edina Lacrosse Association
14. Edina Boys Flag Football Association

**Request for Development Partner
Redevelopment Opportunity in Grandview District
5146-5220 Eden Ave. Edina, MN**

Staff Pg 1



INTRODUCTION

- The City of Edina is seeking a creative Development Partner to transform a vacant site in the heart of Edina’s Grandview District. It is vitally important to the City that the site be redeveloped in a manner that responds to the needs of the community while being successful in the marketplace.
- The City’s former Public Works site is envisioned to be an anchor that attracts multiple generations of Edina residents to the neighborhood-oriented District. It is also envisioned as a catalyst that sets the standard and context for redevelopment of the surrounding properties that are privately owned.
- The City has consciously chosen to seek a potential Development Partner early in the process so that a successful program can be crafted in a timely fashion.

- The site development and planning process will be highly transparent so that taxpayers and other stakeholders are informed and included in all stages of planning.

DESCRIPTION OF FORMER PUBLIC WORKS SITE

- Three parcels totaling 3.3 acres (Phase 1 on map)
- PID 28-117-21-31-0014, -0015 and -0016
- Potential for 1.7 acre expansion on adjacent School District property (Phase 2 on map)
- Environmental studies identified remains of hydraulic fluid in the soils; other contaminants remediated in 2013
- Currently zoned “PID” Planned Industrial District
- Identified as a “potential area of change” in the 2008 Comprehensive Plan

POSSIBILITIES

- This site is located in a central point of the Grandview District and is seen as the “commons” for how the long-term vision will be realized. The City is committed to having a significant portion of the site available for perpetual community use. Potential uses suggested by the community include:

- Community/civic building to anchor the site
- community plaza / green space
- structured parking for shared use of community and businesses
- potential Metro Transit Park-n-Ride
- multi-family housing to add “eyes on the park”

- The programming of the Community Space is not fully determined. Based on recently completed surveys and inventories, it is apparent that both indoor and outdoor community spaces are desirable. Final programmatic details will be determined by the City with the guidance of the selected Development Partner. **INSERT ADDITIONAL DETAIL BASED ON PENDING SURVEYS.**



A VIBRANT DISTRICT

In 2012, the City completed a community-based planning process to craft a long-term vision for the Grandview District. The likelihood for long-term change in this area is apparent and the

objective of the community planning process was to proactively identify the types of development that will be well received in the neighborhood and most likely to be successful.

While there are many details essential to fulfill the community vision, the primary goals of the Development Framework include:

Staff pg 3

- Support the “go to” auto-oriented uses while encouraging more “stay at” pedestrian-oriented uses.
- Recognize the need for a range of housing types.
- Create a recognized, visible arts identity and provide space for greater community arts opportunities.
- Address community needs of underserved populations (teens, singles, seniors, etc.).
- Establish a “community commons” as a multi-purpose facility for a wide audience and as a focal point and central gathering place that connects adjacent civic buildings.
- Emphasize a pedestrian-oriented sense of place that produces an appropriate scale and function, and preserves surrounding views.
- Support economic growth and community stability by providing accessible and efficient connections between home, school, work, recreation and business destinations.
- Preserve future transit opportunities provided by the rail corridor in a way that ensures that the kinds of opportunities pursued in the future are consistent with the character envisioned for the District and provide benefit to the surrounding neighborhood.
- Leverage public resources to encourage voluntary private redevelopment of declining properties.



ADDITIONAL INFORMATION

Questions can be directed to Bill Neuendorf, Economic Development Manager 952.826.0407 or bneuendorf@edinamn.gov. Supplemental information is available online at www.edinamn.gov

-
- April 2012 Development Framework
- Environmental documents (Phase I & Approved RAP)
- 2008 Comprehensive Plan
- Edina Zoning Code
- Community Facility Inventory, 2013
- Edina Resident Survey, 2013/14

SELECTION AND PROGRAM DEVELOPMENT PROCESS

- Responses to this request will be reviewed by Staff and the community-based Advisory Team (2 weeks)
- The top candidates will be invited to give a brief presentation to the Advisory Team and discuss their qualifications, ideas and concerns (2 weeks)
- The Advisory Team will recommend the top candidate to the City Council (same day)
- The City Council will then name a “Tentative Developer” and enter into a non-binding agreement to work cooperatively for a fixed period of time (60-days??) to prepare a Feasibility Study. During this time, the City (using community guidance) and “Tentative Developer” will explore options and alternatives to achieve mutual goals and outcomes. (15-30 days)
- If City Council accepts the Feasibility Study, “tentative developer” will be granted an exclusive right to prepare a full proposal for the site including a term sheet to address possible sale or lease and terms of redevelopment (60-90 days). This full proposal will be submitted to the City Council for consideration. (15 days)
- If approved, “tentative developer” and City will prepare complete Redevelopment Agreement to identify responsibilities of each (60 days).
- If executed, the “developer” will have an exclusive binding agreement and can then prepare full development plans for the site (4-6 months).
- After the City Council’s standard site plan approval process, the developer will be expected to implement the development plan.

Staff Pg 4

SUBMITTAL REQUIREMENTS AND DEADLINE

Interested development professionals are encouraged to provide an information packet to display their creativity in delivering outstanding community development projects.

- Background and area(s) of expertise of company or teams
- Credentials of key individuals
- Examples of successfully completed projects that addressed client goals creatively, including creation of public spaces
- References from past partners or clients, preferable community-based groups or government agencies
- 15 printed copies with PDF version
- Must be received at Edina City Hall, no later than Friday **February __, 2014** at 4:30 PM

From: [Sandra Fox](#)
To: [Bill Neuendorf](#)
Cc: [Jennifer Janovy](#); [Mike Fischer](#)
Subject: Re: Grandview CAT - REMINDER
Date: Thursday, December 12, 2013 8:10:17 AM

Hi Bill,

As a reminder from my last email to you, I would like some mention of a rec center as a possibility in the RFI along with an arts center.
I think that makes the possibilities broader.

Sandy Fox

On Dec 11, 2013, at 8:55 PM, Bill Neuendorf <BNeuendorf@EdinaMN.gov> wrote:

Grandview-ers,

Thanks for a robust conversation on Monday night with reps from Edina Parks & Rec and the Edina Art Center.

REMINDER to provide comments back to me regarding the 2nd draft of the RFI.

I'd appreciate your comments by Friday Dec. 13th so that I can modify and return combined updates to you prior to our next meeting.

SAVE THE DATE

CAT meeting ... Monday – January 6th, 2014 (6:30 to 8:30 PM), City Hall, Mayor's Conference Room

CAT meeting ... Monday – January 13, 2014 (7:00 to 8:30 PM), site TBD

CAT meets with City Council at Work Session – Tuesday January 21, 2014 (please hold 5:00 to 7:00, time TBD)

Happy Holidays!

Bill

**Bill Neuendorf, Economic Development
Manager**

952-826-0407 | Fax 952-826-0390 | Cell 952-491-1143
BNeuendorf@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing
Business

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<5146 Eden Request for Develop Partner 12-3-13 DRAFT.pdf>

From: [Pat & Anne Marie Olk](#)
To: [Bill Neuendorf](#)
Subject: Re: Grandview CAT - REMINDER
Date: Thursday, December 12, 2013 10:22:23 PM

Bill,

Thanks for putting this together. Some observations that I had were that in the Selection and Program Development Process. I wouldn't put down timelines. That way we have more flexibility. We can always provide timelines once we get to each stage of the process. I was also of the understanding that if we partner with a "Tentative Developer" that we were under no obligation to use them once the consulting period was over and a plan was in place to develop the public works site. Therefore, I don't think we should state in the RFI that the "Tentative Developer" will be granted an exclusive right to prepare a full proposal. We might want proposals from multiple developers.

Hope that makes some sense.

Pat

On Dec 11, 2013, at 8:55 PM, Bill Neuendorf wrote:

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<5146 Eden Request for Develop Partner 12-3-13 DRAFT.pdf>

From: [Kevin Staunton](#)
To: [Bill Neuendorf](#); ["James Bennett \(jimmy@uwalumni.com\)"](#); ["dornb001@umn.edu"](#); ["Mike Fischer \(mike.fischer@hbcorp.com\)"](#); ["matrixusa@aol.com"](#); ["ngo@thunderbirdaviation.com"](#); ["Susan Jacobson \(Morethanthislife@yahoo.com\)"](#); ["Jennifer Janovy \(rimeyovy@comcast.net\)"](#); ["Bill McReavy \(billmcreavy@washburn-mcreavy.com\)"](#); ["Pat & Anne Marie Olk \(apolk@comcast.net\)"](#)
Subject: Re: Grandview CAT - REMINDER
Date: Friday, December 13, 2013 2:09:24 PM

Attached is a redlined version of the document with my suggested revisions (as well as a clean version that incorporates my edits and is easier to read). Some of my revisions are merely grammatical or stylistic suggestions for how to phrase things. Others are more central to the themes I think are critical as we go through the process of trying to engage a development partner and then work with that partner to develop the site in a manner consistent with the Framework. My substantive or thematic suggestions fall into the following categories:

1. We need to make it clear that this is an RFI and not an RFP. I want developers considering this invitation to know that we are *not* looking for them to come to us with a plan already hatched. We are looking, instead, for someone who can *collaborate with* us to develop options. They need to know that we will be their client and that their opportunity to develop the site will be dependent on working with us to create a development that meets our goals. To emphasize this point, I changed the title of the document and inserted some language that emphasizes the collaborative nature of the relationship we seek.
2. Don't pre-judge the possibilities. We may have disagreements within the CAT about the precise portion of the public works site that should be dedicated to public use. I think there will be ample opportunity to discuss the merits of various scopes of public use as we move through the process. Moreover, I think debates on that topic will be more productive when we have detailed options (and consequences) in front of us. For now, I want a prospective development partner to know what we have agreed upon in the Development Framework. Accordingly, I have suggested revisions to the "Possibilities" section that describes what we said in the Framework (i.e., commitment to (a) a community commons, (b) a civic center linking the library to city hall, and (c) inclusion of a civic building and green space) and leaves out what we did not say (i.e., a significant portion of the site available for perpetual community use).
3. Process. This is a critically important portion of the document and one that I am not sure — even with my suggested edits — we have right yet. I like what we have so far about issuing the RFI and selecting "top candidates" to interview. I have added a bullet point that briefly describes the criteria we will use to select the "top candidates" — put simply, our judgment about their ability to collaborate with us to create innovative options that will achieve the goals of the Framework. I am also fine with then selecting a tentative developer to recommend to the Council. Once the Council approves that "tentative developer," I would like to see the following process: (a) we work with the "tentative developer" for a fixed period of time to develop a work plan which includes the process we will follow to create development options and share them with the public, and a time frame within which we will complete that process; (b) assuming the Council approves the Work Plan, the City would then enter

into a development agreement with the developer that would give the developer the exclusive right to develop the property within that time frame if the Council approves a development option emerging from the collaboration process; and (c) the CAT and the Developer would then work to create options for development that would be shared with the public and, ultimately, presented to the Council for a decision. This process is a change from the draft in that it contemplates the potential of creating multiple development options during the collaboration process. By making that change though, it has the advantage of permitting us to continue to flesh out alternatives that can ultimately be compared when all of their benefits and consequences are known rather than abandoning options before we know for sure that they are not the best approach. The trick, of course, will be to make the process finite and promising enough that a developer will feel like the potential reward at the back end justifies the time invested at the front end. I would suggest that Bill collaborate with the city attorney about possible contractual models for achieving this balance (I wouldn't, for instance, rule out some type of interim compensation — maybe the Met Council would even help — that would reduce the financial risk for the developer). This is what I have tried to describe with my edits but I am not sure I have accomplished it yet. I'd ask you each to consider whether what I describe here is acceptable and then look to see if the language accomplishes it.

As I said at the meeting on Monday, I will not be able to attend the meeting on January 6. I will be at the meeting on the 13th and am available between now and the 6th to collaborate further on the document.

Thanks.

K

From: Bill Neuendorf <BNeuendorf@EdinaMN.gov>
Date: Wednesday, December 11, 2013 at 8:55 PM
To: "James Bennett (jimmy@uwalumni.com)" <jimmy@uwalumni.com>, "dornb001@umn.edu" <dornb001@umn.edu>, Mike Fischer <Mike.Fischer@lhbcorp.com>, "matrixusa@aol.com" <matrixusa@aol.com>, "ngo@thunderbirdaviation.com" <ngo@thunderbirdaviation.com>, "Susan Jacobson (Morethanthislife@yahoo.com)" <Morethanthislife@yahoo.com>, "Jennifer Janovy (rjmevy@comcast.net)" <rjmevy@comcast.net>, "Bill McReavy (billmcreavy@washburn-mcreavy.com)" <billmcreavy@washburn-mcreavy.com>, "Pat & Anne Marie Olk (apolk@comcast.net)" <apolk@comcast.net>, Kevin Staunton <kevin@stauntonlaw.com>
Subject: Grandview CAT - REMINDER

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...For Living, Learning, Raising Families & Doing Business

DRAFT
For review & discussion

**Request for ~~Interest Development Partner~~
Redevelopment Opportunity in Grandview District
5146-5220 Eden Ave. Edina, MN**



INTRODUCTION

- The City of Edina is seeking a creative Development Partner to help it transform a vacant site in the heart of Edina’s Grandview District. It is vitally important to the City that the site be redeveloped in a manner that responds to the needs of the community while being successful in the marketplace.
- The vacant site (which is the former home of the City’s former-Public Works facility)site is envisioned to be an anchor of a revitalized that attracts multiple generations of Edina residents to the neighborhood-oriented District that attracts multiple generations of community residents. It is also envisioned as a catalyst that sets the standard and context for potential private redevelopment of the surrounding properties that are privately owned.
- The City has deliberately consciously chosen to issue this Request for Interest rather than a Request for Proposals in order to facilitate the creation of a collaborative relationship between the City and its eventual Development Partner. Such a collaboration is critical to ensuring that redevelopment

DRAFT – for review only

[12/13/2013 Revisions suggested by Kevin Staunton](#)

December 3, 2013

Page 1

DRAFT
For review & discussion

~~of the District is consistent with the City's vision, seek a potential Development Partner early in the process so that a successful program can be crafted in a timely fashion.~~

- The site development and planning process will be highly transparent so that taxpayers and other stakeholders are informed and included in all stages of planning.

DESCRIPTION OF FORMER PUBLIC WORKS SITE

- Three parcels totaling 3.3 acres (Phase 1 on map)
- PID 28-117-21-31-0014, -0015 and -0016
- Potential for 1.7 acre expansion on adjacent School District property (Phase 2 on map)
- Environmental studies identified remains of hydraulic fluid in the soils; other contaminants remediated in 2013
- Currently zoned "PID" Planned Industrial District
- Identified as a "potential area of change" in the 2008 Comprehensive Plan

POSSIBILITIES

~~• This site is centrally located in located in a central point of the GrandView District and envisioned is seen as home to a the "community commons" in the City's for how the long-term vision will be realized. That vision calls for the site to provide a "civic center" that includes a civic building and green space linking City Hall to the east with the Library to the southwest. The City is committed to having a significant portion of the site available for perpetual community use. Potential uses suggested by the community include:~~

- ~~○ Community/civic building to anchor the site~~
- ~~○ community plaza / green space~~
- ~~○ structured parking for shared use of community and businesses~~
- ~~○ potential Metro Transit Park n Ride~~
- ~~○ multi-family housing to add "eyes on the park"~~

• The programming of the Community Space is not fully determined. Based on recently completed surveys and inventories, it is apparent that both indoor and outdoor community spaces are desirable. Final programmatic details will be determined by the City with the guidance of the selected Development Partner. **INSERT ADDITIONAL DETAIL BASED ON PENDING SURVEYS.**



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A VIBRANT DISTRICT

DRAFT – for review only

[12/13/2013 Revisions suggested by Kevin Staunton](#)

DRAFT
For review & discussion

The City's vision for the future of the District is based on the GrandView District Development Framework, a copy of which is attached. The Framework was the result of a ~~In 2012, the City completed a~~ community-based planning process ~~and was adopted by the City Council in April of 2012. to craft a long term vision for the Grandview District. The likelihood for long term change in this area is apparent and t~~he objective of the community planning process was to proactively identify the types of development that will be well-received in the neighborhood and most likely to be successful.

~~While there are many details essential to fulfill the community vision, the primary~~The future land use goals of the Development Framework include:

- Supporting the “go to” auto-oriented convenience retail uses while encouraging more “stay at” pedestrian-oriented uses.
- Recognizing the need for a range of housing types.
- Creating a recognized, visible arts identity and providing space for greater community arts opportunities.
- Addressing community needs of underserved populations (teens, singles, seniors, etc.).
- Establishing a “community commons” as a multi-purpose facility for a wide audience and as a focal point and central gathering place that connects nearby-adjacent civic buildings.
- Emphasizing a pedestrian-oriented sense of place that produces an appropriate scale and function, and preserves surrounding views.
- Supporting economic growth and community stability by providing accessible and efficient connections between home, school, work, recreation and business destinations.
- Preserving future transit opportunities provided by the rail corridor in a way that ensures that the kinds of opportunities pursued in the future are consistent with the character envisioned for the District. ~~and provide benefit to the surrounding neighborhood.~~
- Leveraging public resources to encourage voluntary private redevelopment of declining properties.



ADDITIONAL INFORMATION

Questions can be directed to Bill Neuendorf, Economic Development Manager 952.826.0407 or bneuendorf@edinamn.gov. Supplemental information is available online at www.edinamn.gov

-
- April 2012 Development Framework

DRAFT – for review only

[12/13/2013 Revisions suggested by Kevin Staunton](#)

DRAFT
For review & discussion

- Environmental documents (Phase I & Approved RAP)
- 2008 Comprehensive Plan
- Edina Zoning Code
- Community Facility Inventory, 2013
- Edina Resident Survey, 2013/14

SELECTION AND PROGRAM DEVELOPMENT PROCESS

- Responses to this request will be reviewed by Staff and the community-based Advisory Team (2 weeks).
- Staff and the Advisory Team will select top candidates to be interviewed based on their ability to collaborate with the City to create innovative development options that achieve the goals of the Development Framework.
- The top candidates will be invited to give a brief presentation to the Advisory Team and discuss their qualifications, ideas and concerns (2 weeks).
- The Advisory Team will recommend the top candidate to the City Council (same day).
- The City Council will then name a “Tentative Developer” and ~~enter into a non-binding agreement to~~ work cooperatively for 60 days (could be more but needs to be fixed in the final document) ~~a fixed period of time (60 days??)~~ to prepare a Work Plan Feasibility Study. The Work Plan will outline the process the Developer and the City will follow to generate one or more proposals for development of the site. The Work Plan shall include a date by which the City Council will decide whether to proceed with any of the proposals. During this time, the City (using community guidance) and “Tentative Developer” will explore options and alternatives to achieve mutual goals and outcomes. (15-30 days)
- If City Council accepts the Work Plan Feasibility Study, the “tentative developer” and the City shall negotiate an agreement providing, among other items, the developer with will be granted an exclusive right over a specified period to work with the City to prepare a full proposal for development of the site, including a term sheet to address possible sale or lease and terms of redevelopment (60-90 days). This full proposal will be submitted to the City Council for consideration. (15 days)
- ~~If the City ultimately approves one of the proposals, the developer “tentative developer” and City will prepare complete Redevelopment Agreement to identify responsibilities of each (60 days).~~
- ~~If executed, the “developer” will have the right to develop the property pursuant to the terms of the approved proposal, an exclusive binding agreement and can then prepare full development plans for the site (4-6 months).~~
- ~~After the City Council’s standard site plan approval process, the developer will be expected to implement the development plan.~~

DRAFT – for review only

[12/13/2013 Revisions suggested by Kevin Staunton](#)

December 3, 2013

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SUBMITTAL REQUIREMENTS AND DEADLINE

Interested development professionals are encouraged to provide an information packet to display their creativity in delivering outstanding community development projects.

- Background and area(s) of expertise of company or teams
- Credentials of key individuals
- Examples of successfully completed projects that addressed client goals creatively, including creation of public spaces
- References from past partners or clients, preferable community-based groups or government agencies
- 15 printed copies with PDF version
- Must be received at Edina City Hall, no later than Friday February __, 2014 at 4:30 PM

Highlighted sections:

Green = from the December 3 draft or Kevin's redlines

Blue = quoted from the *Framework*

Yellow = from *Framework*, but not direct quote

**Request For Information
Redevelopment Opportunity
5146 Eden Avenue in the GrandView District of Edina**

Executive Summary

Through this Request for Interest (RFI), the City of Edina and Edina Housing and Redevelopment Authority ("City") are seeking statements of interest from qualified individuals or development teams for redevelopment of 3.3 acres of property owned by the City of Edina and located at 5146 Eden Avenue.

The property is centrally located within the GrandView District of Edina. As described in the *GrandView District Development Framework*, the site provides a unique and singular opportunity to create a major new public realm amenity that will add interest to the area for all stakeholders, value to real estate, and provide a signature gathering place in the heart of the District.

Interested individuals or development teams should respond to this RFI by providing an information packet that displays their creativity in delivering outstanding community development projects. Additional submittal requirements and instructions can be found below.

Responses are due to Bill Neuendorf, Economic Development Manager, no later than 4:30 p.m. on [DATE].

Project Summary

As described in the *GrandView District Development Framework* (attached), redevelopment of 5146 Eden Avenue provides a unique and singular opportunity for a qualified development team to partner with the City of Edina to create a major new public realm amenity that will add interest to the area for all stakeholders, value to real estate, and provide a signature gathering place in the heart of the District.

This major new public amenity will, at a minimum, include:

- a multipurpose community facility for people of all ages engaged in "whole body, whole life, health, and wellness" activities;
- a public green space;
- best practices with regard to sustainability;

- bicycle and pedestrian connectivity;
- consideration of potential future transit uses on the adjacent railway;
- consideration of current Metro Transit service to the District; and
- a public parking structure.

Additional potential uses on the site, as identified in the *GrandView District Development Framework*, are:

- a variety of residential housing types (condominiums, apartments and town homes); and
- a Metro Transit park and ride structure.

A more detailed description of the community uses desired to be included in this public amenity can be found in [Insert reference to findings from community survey and community facility inventory].

Site Description

- Three parcels totaling 3.3 acres
- PID 28-117-21-31-0014, -0015, -0016
- Currently zoned Planned Industrial District (PID)
- The site has been cleared. Environmental studies identified remains or hydraulic fluid in the soils; other contaminants remediated in 2013

Site Context

Transportation: [brief description of transportation context, including RR; link to transportation study document]

Sewer and Water Infrastructure: [brief description of sewer and water infrastructure context; link to study document]

Adjacent Parcels: [brief description of school bus garage and other City parcels]

Project Context

The property is centrally located within the GrandView District of Edina. The City of Edina Comprehensive Plan identifies the GrandView District as a “mixed-use center” and “potential area of change” (see Comprehensive Plan, p. 4-25, 4-29, 4-31).

In 2010, the City carried out a community-based small area guide plan process for the GrandView District. This process resulted in seven Guiding Principles for redevelopment of the GrandView District:

1. Leverage publicly-owned parcels and civic presence to create a vibrant and connected District that serves as a catalyst for high quality, integrated public and private development.

2. Enhance the District's economic viability as a neighborhood center with regional connections, recognizing that meeting the needs of both businesses and residents will make the District a good place to do business.
3. Turn perceived barriers into opportunities. Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.
4. Design for the present and future by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
5. Organize parking as an effective resource for the District by linking community parking to public and private destinations while also providing parking that is convenient for businesses and customers.
6. Improve movement within and access to the District for people of all ages by facilitating multiple modes of transportation, and preserve future transit opportunities provided by the rail corridor.
7. Create an identity and unique sense of place that incorporates natural spaces into a high quality and sustainable development reflecting Edina's innovative development heritage.

In 2012, the City completed the second phase of this process which resulted in the *GrandView District Development Framework*. The Framework provides a vision for how to bring the seven Guiding Principles to life. Central to this effort were three key goals:

1. Create a place with a unique identity announced by signature elements, like:
 - A central commons on the former Public Works site (5146 Eden Avenue) with indoor and outdoor public space; and
 - An innovative, cutting-edge approach to 21st-century sustainability.
2. Completely rethink and reorganize the District's transportation infrastructure to:
 - Make the District accessible and inviting to pedestrians and cyclists; and
 - Preserve future transit opportunities provided by the rail corridor in a way that ensures that the kinds of opportunities pursued in the future are consistent with the character we envision for the District and provide benefit to the surrounding neighborhood.
3. Leverage public resources to make incremental value-creating changes that enhance the public realm and encourage voluntary private redevelopment consistent with the vision that improves the quality of the neighborhood for residents, businesses, and property owners.

A successful project must, at a minimum, be consistent with the Guiding Principles and key goals stated above.

The RFI Process

Interested Party Meeting and Parcel Inspection¹

[Insert Date and Location]

¹ From Lexington, MA RFI

[TIME] — Question and answer session
[TIME] — Tour of former public works site

Response Due

Responses to this RFI must be postmarked or delivered no later than [insert time and date] to:

Bill Neuendorf, Economic Development Manager
City of Edina
4801 W. 50th Street
Edina, MN 55424

Email: bneuendorf@edinamn.gov

Submission Requirements²

Entities responding to this RFI should submit a statement of interest (SOI) containing the following information:

- Entity: Name and general description of the entity submitting the SOI.
- Entity contact information: Name, mailing address, telephone number, and email address of the entity's primary contact.
- Project concept or statement of how responder would creatively address the principles and goals identified in the *GrandView District Development Framework*
- Participant roles: The proposed roles that the entity, the City, and any other project participants may play in the development, ownership and operation of the proposed project.
- Public interest: A brief description of how the project is in the public interest.
- Prior experience: A brief description of the entity's prior development experience, especially as it relates to developing innovative indoor or outdoor public amenities.
- Financial capability: Verifiable information demonstrating that the entity is in sound financial condition and has the ability to secure the necessary financing to meet the project's requirements now and in the future.
- Participation of other entities: A brief description of any steps the entity has taken to seek interest from other entities in participating in developing the proposed project.
- Other information. A brief description of any other information that would be useful in evaluating the SOI.

Responder must provide:

² From Peoria, Lexington RFIs

- 15 printed copies of complete submittals
- PDF version of submittals, emailed to bneuendorf@edinamn.gov or provided on a flash drive

Reviewing Responses³

All complete submittals received prior to the deadline for submissions will be evaluated by the GrandView Community Advisory Team (GCAT) and City staff. Evaluation of submittals will be completed by [DATE].

The information gathered through this process will assist the GCAT and City staff in determining next steps. Potential next steps may include:

- Seeking additional information or clarification from one or more responders;
- Inviting one or more responders to give a brief presentation to the GCAT;
- Proceeding with formal RFP process;
- Entering directly into negotiations with one or more responders; or
- Taking no further action.

Clarification and Changes to the RFI⁴

Questions about any matter contained in this RFI should be emailed to Bill Neuendorf at bneuendorf@edinamn.gov no later than ten (10) business days prior to the deadline for this RFI. All material changes, or clarification of any matter contained in this RFI, will be published in the form of a written addendum to this RFI and posted on [website]. The City may make a courtesy effort to notify interested parties that an addendum has been published, but is under no obligation to do so. As such, parties interested in this RFI should refer frequently to the website for information about this RFI. The City may also provide supplemental information about this project on the website.

Please do not contact any member of the GCAT for information about this RFI or your SOI.

Terms of this RFI⁵

This RFI is a request for information only and in no way obligates the City to enter into a relationship with any entity that responds to this RFI nor does it limit or restrict the City's right to enter into a relationship with any entity that does not respond to this RFI. In its sole discretion, the City may pursue discussions with one or more entities responding to this RFI, or none at all. The City further reserves the right, in its sole discretion, to cancel this RFI at any time for any reason. All costs associated with responding to this RFI will be solely at the responder's expense.

³ From Tucson, West Sacramento RFIs

⁴ From Tucson RFI

⁵ From Tucson RFI

Information provided to the City in response to this RFI will become the property of the City. If an entity responding to this RFI believes that a specific portion of its response constitutes a “trade secret” and is, therefore, exempt from public disclosure, the entity must clearly identify that specific information as a “trade secret.” Identification of information as a “trade secret” does not necessarily mean that the information will be exempt from public disclosure. The City will make that determination based on the nature of the information and the requirements of [site applicable law if relevant].

Attachments

- Site photographs
- GrandView District Development Framework
- Summary of community survey and facility inventory
- 2014 community survey
- 2013 community facility inventory
- Traffic study
- Infrastructure study
- Environmental documents
- Zoning code and Comprehensive Plan excerpts

Additional information may be found at [website].