Grandview Community Advisory Team

Meeting Packet

February 27, 2014
6:30 to 8:30 PM
Edina City Hall

Packet Contents

1) Agenda
2) Staff Update (2-24-2014)
    a. Community Facility Inventory (2-3-2014 Final)
3) Public Works Site RFI draft to review (2-17-2014 draft)
4) Community Process draft to review (2-17-2014 draft)

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Grandview Community Advisory Team (CAT)

Thursday, February 27, 2014
6:30 to 8:30 PM

Edina City Hall, 4801 West 50th St.
Council Chambers (first floor)

Agenda:

1) Call to Order
2) Approve Meeting Notes
3) Community Comment
4) Staff Updates
5) Resident Survey Presentation (Morris Leatherman Company)
6) Discuss Public Works site RFI (draft)
7) Discuss Community Process (draft)
8) Adjourn

Next Meeting: Monday March 10, 2014 at 6:30 PM

CITY OF EDINA

MEMO

Date: February 24, 2014

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	Survey data has been collected and consultant is scheduled to discuss on February 27. Materials will be presented at meeting. Final report pending input from CAT.
2	Inventory of Community Facilities in and around Edina	Final report submitted with modifications suggested at February 10 CAT meeting.
3	Preparation of Request for Interest (RFI)	Co-chair Michael Fischer prepared updated draft based on discussion at February 10 CAT meeting. Submitted for review.
5	Sewer Capacity Study	Final Report submitted.

Community Facility Inventory for the Grandview District Project

Community Facility Inventory

Grandview District Community Advisory Team

Mike Fischer, Co-Chair
Jennifer Janovy, Co-Chair
Jimmy Bennett
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Pat Olk
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Bill McReavy
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Kevin Staunton
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City Staff

Scott Neal, City Manager
Bill Neuendorf, Economic Development Manager
Ann Kattreh, Parks and Recreation Director
Cary Teague, Community Development Director
Chad Millner, Engineering Director
Brian Olson, Public Works Director

February 2014

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WEBER Community Planning

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Introduction and Purpose of this Study

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:

- Community centers 2
- School district facilities 3
- Art centers 3
- Theatrical performance and rehearsal venues 4
- Gymnasiums 5
- Swimming pools 5
- Meeting, training, event and banquet rooms 5
  - Park Locations 5
  - Public Buildings 6
  - Schools 6
  - Other Locations 7
- Major fitness centers and clubs 7
- Public art displays 7

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 or 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)
- A woodworking shop
- 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.

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 that 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, **Edinborough 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 are 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
- Meeting rooms in libraries 12
- 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.

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.

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, fitness, classes, meetings	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	▪ 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)	School groups	▪ School District ▪ City	▪ School campuses ▪ Park
St. Louis Park	▪ St. Louis Park High School ▪ Veterans Memorial Amphitheatre	School groups	School District	▪ School ▪ Park
Hopkins	▪ Hopkins Center for the Arts ▪ Eisenhower Community Center ▪ Hopkins High School	Stages Theatre Co. at Center for the Arts	City	▪ Downtown ▪ School campuses
Minnetonka	▪ Arts Center on 7 ▪ Minnetonka High School	▪ School ▪ Minnetonka Theatre	School District	School campus
Eden Prairie	▪ Performing Arts Center (in HS) ▪ Auditoriums in high & middle schools	School groups	School District	School campus
Richfield	▪ Auditoriums in high and middle schools	School	School District	School campus
Bloomington	▪ Bloomington Art Center and Theatre ▪ High and middle schools	▪ Continental Ballet Co. ▪ Eight others	▪ City ▪ School District	City campus
Minneapolis	▪ 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	▪ School gymnasiums and pools ▪ LA Fitness ▪ Southdale YMCA	▪ School District ▪ City ▪ Business	▪ Community Center ▪ Schools ▪ Park ▪ Independent
St. Louis Park	▪ School gymnasiums and pools ▪ LA Fitness; Lifetime Fitness ▪ Jewish Community Center	▪ School District ▪ City ▪ Business	▪ Schools ▪ Park ▪ Independent
Hopkins	▪ Lindbergh Center ▪ School gymnasiums and pools ▪ LA Fitness	▪ School District ▪ Business	Schools
Minnetonka	▪ Williston Fitness Center ▪ School gymnasiums and pools	▪ City ▪ School District	▪ City campus ▪ Schools
Eden Prairie	▪ Eden Prairie Community Center ▪ School gymnasiums and pools ▪ Lifetime Fitness	▪ City ▪ School District ▪ Business	▪ School campuses
Richfield	▪ School gymnasiums and pools ▪ LA Fitness	▪ School District ▪ Business	▪ Schools
Bloomington	▪ Activity Centers ▪ Lifetime Fitness	▪ School District ▪ Business	▪ 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 (oen 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 is 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 seats160 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 litchen, 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

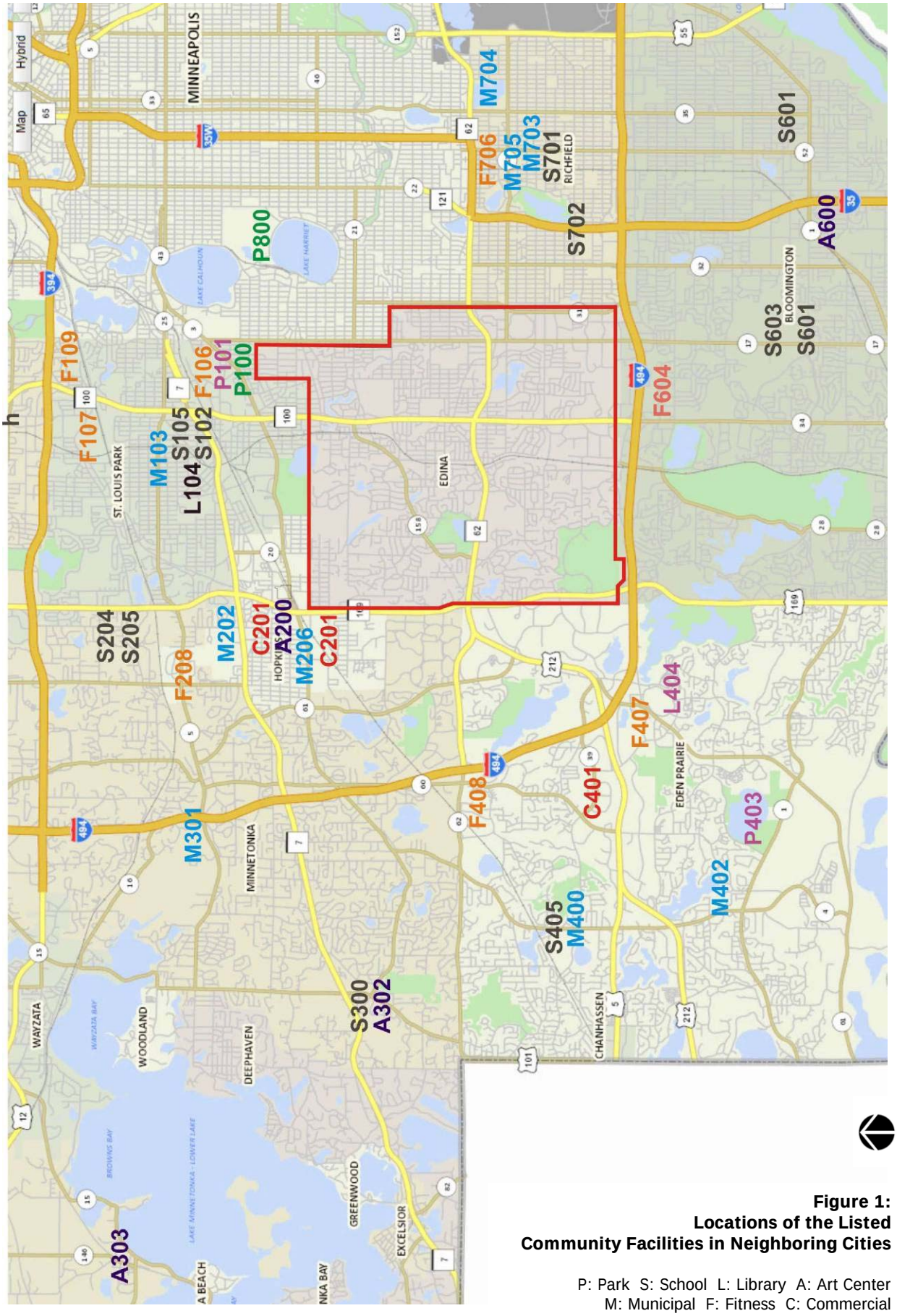

Figure 1:
Locations of the Listed
Community Facilities in Neighboring Cities

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

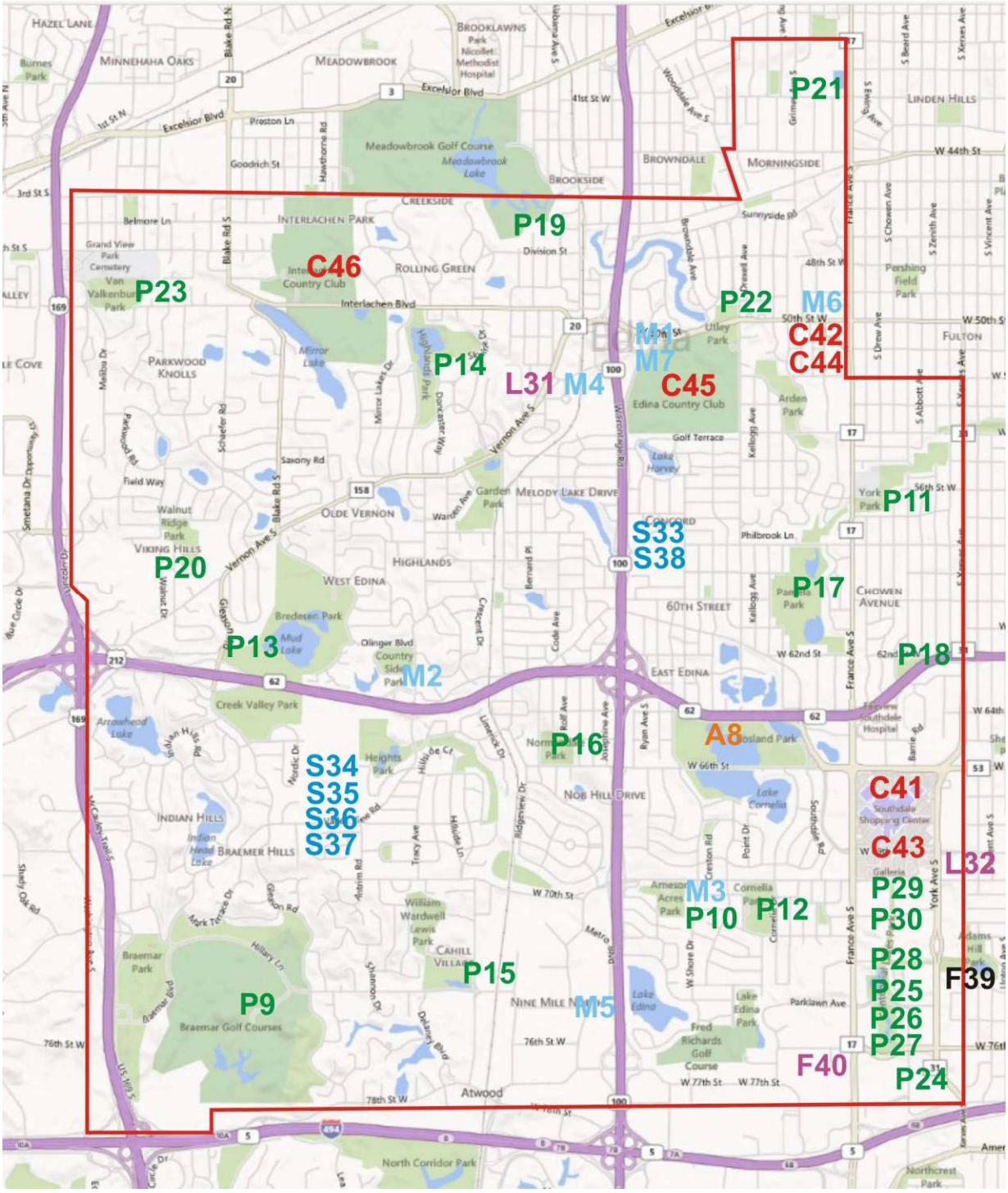

Figure 2:
Locations of the Listed
Community Facilities in Edina

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

Perceptions of Need for Community Facilities in Edina

Many sources of research were used for this inventory of community facilities, including personal interviews, telephone interviews, document reviews, Website reviews and direct observation. Interviews were conducted with these knowledgeable individuals:

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

During the course of this study, perceptions of possible facility needs were offered by the interviewees then generalized and coalesced below.

In summary, despite the fact that there are 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 observations*** 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 it 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.

Further Study and Next Steps

This brief study has revealed that there are many established community or civic facilities in or 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.

Possible Needs for Further Study

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.

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.

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 followed by a 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*	***Hourly Rate***	***Hourly Rate***	***Hourly Rate***	***Hourly Rate***
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 *(Large)*	$12	$34	$74	$142
ECC/SVMS/VVMS *(Small)*	$12	$29	$62	$119
Elementary	$12	$24	$46	$97
Events				
ECC/ EHS/SVMS *(Large)*	$12	$74	$142	$283
ECC/SVMS/VVMS *(Small)*	$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 Letters of Interest

to Partner
with the City of Edina
to Develop Phase I
of the GrandView District

Introduction

The City of Edina has a rich history of innovative developments that have become national models for public/private partnerships. We are looking for a development partner to collaborate with us to create the next great idea.

Objective

The City of Edina is looking for a partner with real estate development expertise and experience to collaborate in implementing the GrandView District Development Framework. As Phase I in the implementation process, this partner will work with the City to determine public and private uses on a 3.3-acre parcel (the former public works site) in the center of the District and then design and construct the structure(s) that house those uses.

It is important to the City that the site be developed in a manner that is innovative in responding to the needs of the community and is successful in the marketplace.

Background

In 2010, the City initiated a community-based small area guide plan process for the GrandView District, led by residents, business and property owners, supported by a volunteer team of architects, landscape architects, and planners (all Edina residents). The innovative, collaborative and intensive process (10 meetings in 20 days) resulted in the unanimous approval of 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 April of 2012, with the help of a $100,000 Met Council Livable Communities grant, the City completed the second citizen-led phase of the process resulting in the City Council adopting the *GrandView District Development Framework*, a copy of which is attached.

The Framework provides a vision for how to bring the seven guiding principles to life and suggests a development program for the public works site including a community building and plaza, public parking, park n ride and several types of residential development. The actual development program for this site will be determined through ongoing community dialogue, partially determined before the development partner is selected and finalized with the development partner's assistance.

Proposed Process

The City proposes a multi-stage process to engage and collaborate with a development partner to achieve the vision outlined in the Framework.

Stage One: The City will review letters of interest and select prospective partners to interview. After conducting interviews, the City may select a tentative development partner.

Stage Two: The City and the tentative development partner will work together during an approximately 60-120 day period to ***create a process*** for identifying the appropriate uses on the City-owned parcel,

designing and financing the structures associated with those uses, and framing ways in which the remainder of the district might respond to a new use on this city-owned parcel.

City and Development Partner agree to move forward

Stage Three: Using the City Council approved process, the City's development partner will collaborate with the City to generate alternative scenarios for development aligning with the GrandView District Development Framework. Each scenario will demonstrate all aspects of a feasible development of the former Public Works site (and any other sites that become a part of this process), including but not limited to:

- A general plan of development indicating public and private uses, intensities, and patterns of built elements, open spaces, and supporting circulation patterns and infrastructure requirements;
- An economic model demonstrating the feasibility of each scenario, including the potential financial or other support required of the City of Edina to ensure each scenario is financially feasible and ultimately successful for the city and the partner; and
- A staging model illustrating the timing and sequencing of development.

Stage Four: The City Council will consider the alternative scenarios and determine which, if any, is in the best interests of the city. If a scenario is selected, then the City, working with the development partner, will establish terms for an agreement under which the City and the development partner will work exclusively to pursue the selected development scenario.

While the City expects this process will result in a supportable development scenario, other approaches are encouraged and will be considered as a part of the initial submittal of a Letter of Interest.

Submission Requirements

Interested development partners should submit a Letter of Interest no greater than 10-pages in length explaining the reasons they are interested in the opportunity, their perspective of the vision outlined in the Framework (including how the development of the City-owned parcel can serve as a catalyst for private redevelopment of surrounding parts of the District), and their ideas on how they might work with the City to convert the vision outlined in the Framework to reality.

The Letter of Interest should identify the primary team members who would be working with the City. Such primary team members will be expected to attend interviews with the City should the team be selected for such interviews.

Submission of the Letter of Interest is due to Bill Neuendorf, City of Edina Economic Development Manager, by 4:30pm on Day, Month, Date. The letter can be emailed as a PDF to bneuendorf@edinamn.gov. In addition, 15 printed copies should be delivered to:

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

Selection Criteria

Selection of interviewees and ultimate selection of a development partner to engage in the initial ~~60-day~~ stage of the development process shall be based on the City's judgment of who is best able to work with the City to accomplish the vision for redevelopment in the District as outlined in the Framework.

Desired attributes in our Development Partner include but are not limited to:
Creativity
Flexibility
Development Experience
Willingness and Ability to Collaborate
Capacity for Innovation
Ability to meet Community needs

OR

All complete submittals received prior to the deadline for submissions will be evaluated by the City. Information gathered through this process will assist the City in determining which responders, if any, to interview based on their perceived ability to collaborate with the City to create innovative development options that achieve the goals of the Framework.

Terms

This is a request for Letters of Interest and in no way obligates the City to enter into a relationship with any entity that responds, nor does it limit or restrict the City's right to enter into a relationship with any entity that does not respond to this

request. In its sole discretion, the City may pursue discussions with one or more entities responding to this request, or none at all, and reserves the right to add members to any team it selects to participate in the initial development stage. The City further reserves the right, in its sole discretion, to cancel this Request for Letters of Interest at any time for any reason. All costs associated with responding to this request will be solely at the responder's expense.

Additional Information

Questions about any matter contained in this Request for Letters of Interest can be directed to Bill Neuendorf, Economic Development Manager 952-826-0407 or bneuendorf@edinamn.gov . Please do not contact members of the Community Advisory Committee.

Supplemental information is available online at www.edinamn.gov .

Site Photographs
April 2012 GrandView District Development Framework
Environmental Documents (Phase I and Approved RAP)
2008 Comprehensive Plan
Edina Zoning Code
2013 Community Facility inventory
2014 Traffic Study
2014 Infrastructure Study
2014 Edina Resident Survey

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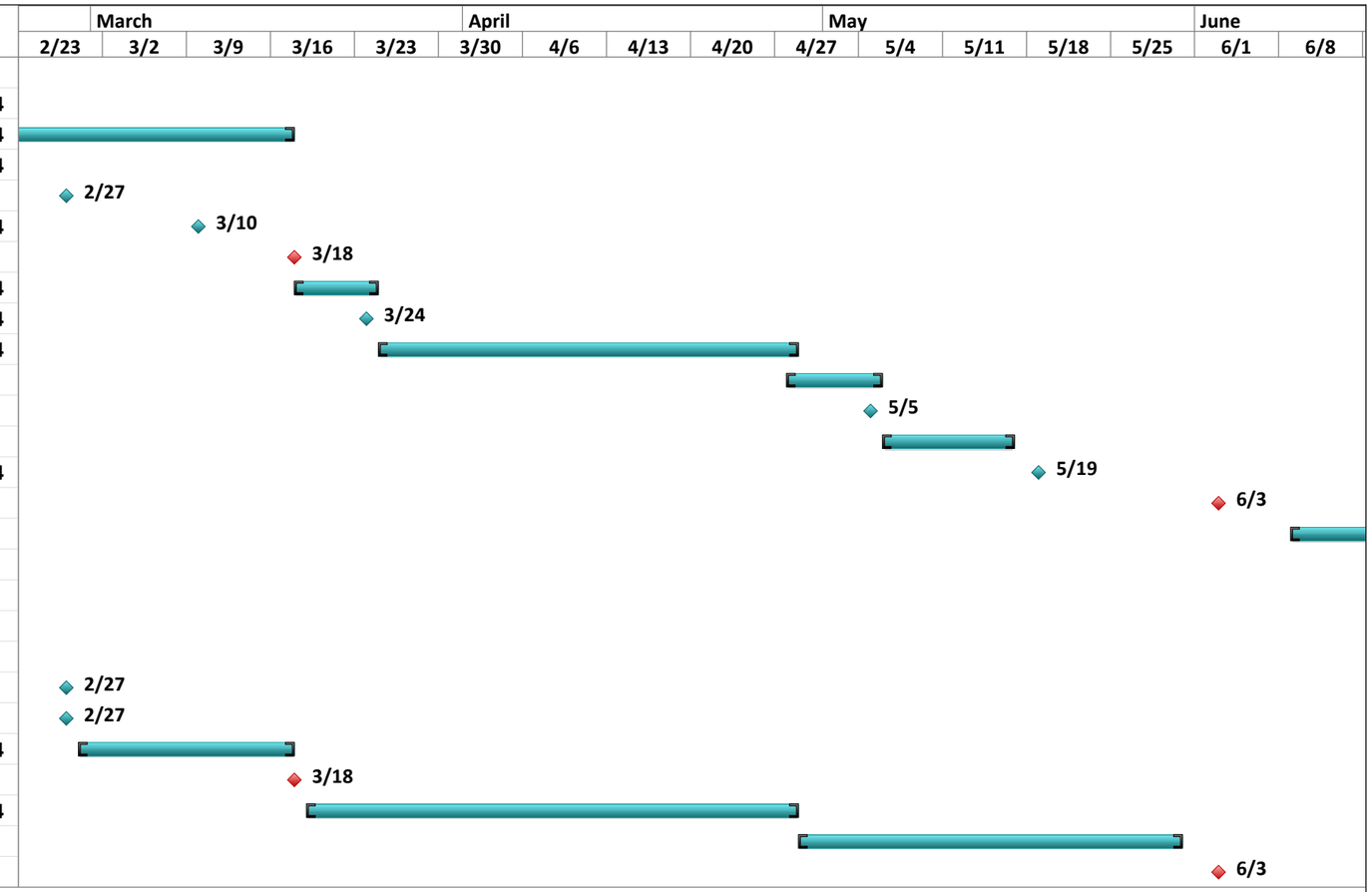
ID	Task Name	Duration	Start	Finish
1	SELECTING A DEVELOPMENT PARTNER			
2	City Council Work Session	0 days	Mon 1/20/14	Mon 1/20/14
3	Write RFLOI	41 days	Mon 1/20/14	Mon 3/17/14
4	Accept Public Facility inventory	0 days	Mon 2/10/14	Mon 2/10/14
5	Accept Public Survey Results	0 days	Thu 2/27/14	Thu 2/27/14
6	Accept Infrastructure Reports	0 days	Mon 3/10/14	Mon 3/10/14
7	Present RFLOI to City Council	0 days	Tue 3/18/14	Tue 3/18/14
8	Make final revisions to RFLOI	5 days	Tue 3/18/14	Mon 3/24/14
9	Grandview Committee approve Final Version	0 days	Mon 3/24/14	Mon 3/24/14
10	Distribute RFLOI to Development Community	25 days	Tue 3/25/14	Mon 4/28/14
11	Committee to review Letters of Interest	6 days	Mon 4/28/14	Mon 5/5/14
12	Committee selection of Finalists	0 days	Mon 5/5/14	Mon 5/5/14
13	Preparation for Development Partner Interviews	9 days	Tue 5/6/14	Fri 5/16/14
14	Development Partner Interviews	0 days	Mon 5/19/14	Mon 5/19/14
15	Recommendation of Development Partner to City Council	0 days	Tue 6/3/14	Tue 6/3/14
16	Design a Work Plan with the Development Partner	72 days	Mon 6/9/14	Tue 9/16/14
17	Begin Creating Development Plans	10 days	Wed 9/17/14	Tue 9/30/14
18				
19				
20	DETERMINING PUBLIC USE PROGRAM PRIORITIES			
21	Initiate the plan idea with the Grandview Committee	0 days	Thu 2/27/14	Thu 2/27/14
22	Propose a Public Use Stakeholder Committee	0 days	Thu 2/27/14	Thu 2/27/14
23	Develop the Public Use Idea Generation (PUIG) Process	12 days	Fri 2/28/14	Mon 3/17/14
24	Present PUIG process to City Council	0 days	Tue 3/18/14	Tue 3/18/14
25	Call for Ideas from the Community	29 days	Wed 3/19/14	Mon 4/28/14
26	Prioritize Community Ideas	24 days	Tue 4/29/14	Fri 5/30/14
27	Recommendation of Priority Pubic Uses to City Council	0 days	Tue 6/3/14	Tue 6/3/14



D R A F T for discussion February 15, 2014