

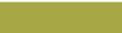


# **GrandView Small Area Plan**

**Community Workshop #3**

*November 16, 2011*



	Sept	Oct	Nov	Dec
<b>Part I</b>				
Discussion and Discovery				
Community Workshop #1				
<b>Part II</b>				
Ideas and Options				
Community Workshop #2				
<b>Part III</b>				
Decide and Deliver				
Community Workshop #3				
Deliverables				

<b>Project/Community Meetings</b>	Sept	Oct	Nov	Dec
Steering Committee				
Staff Coordination				
Executive Team Meeting				
Community Workshop	 #1	 #2	 #3	
Work Group Meetings				
Plan Commission/Council				
Project Update				

Note: Scope and schedule subject to review and approval by the Client and Cuningham Group

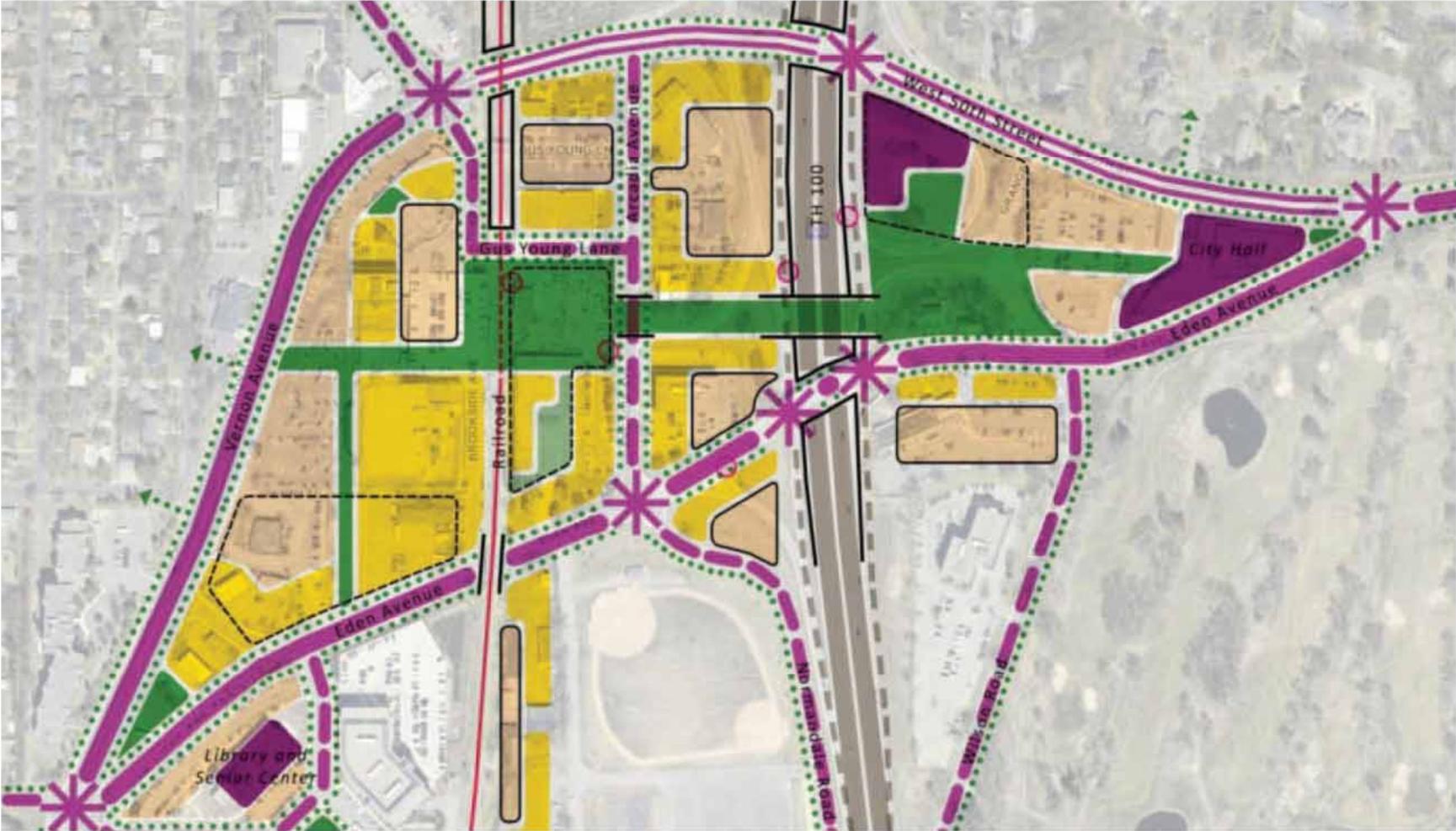
# Schedule

## The Guiding Principles

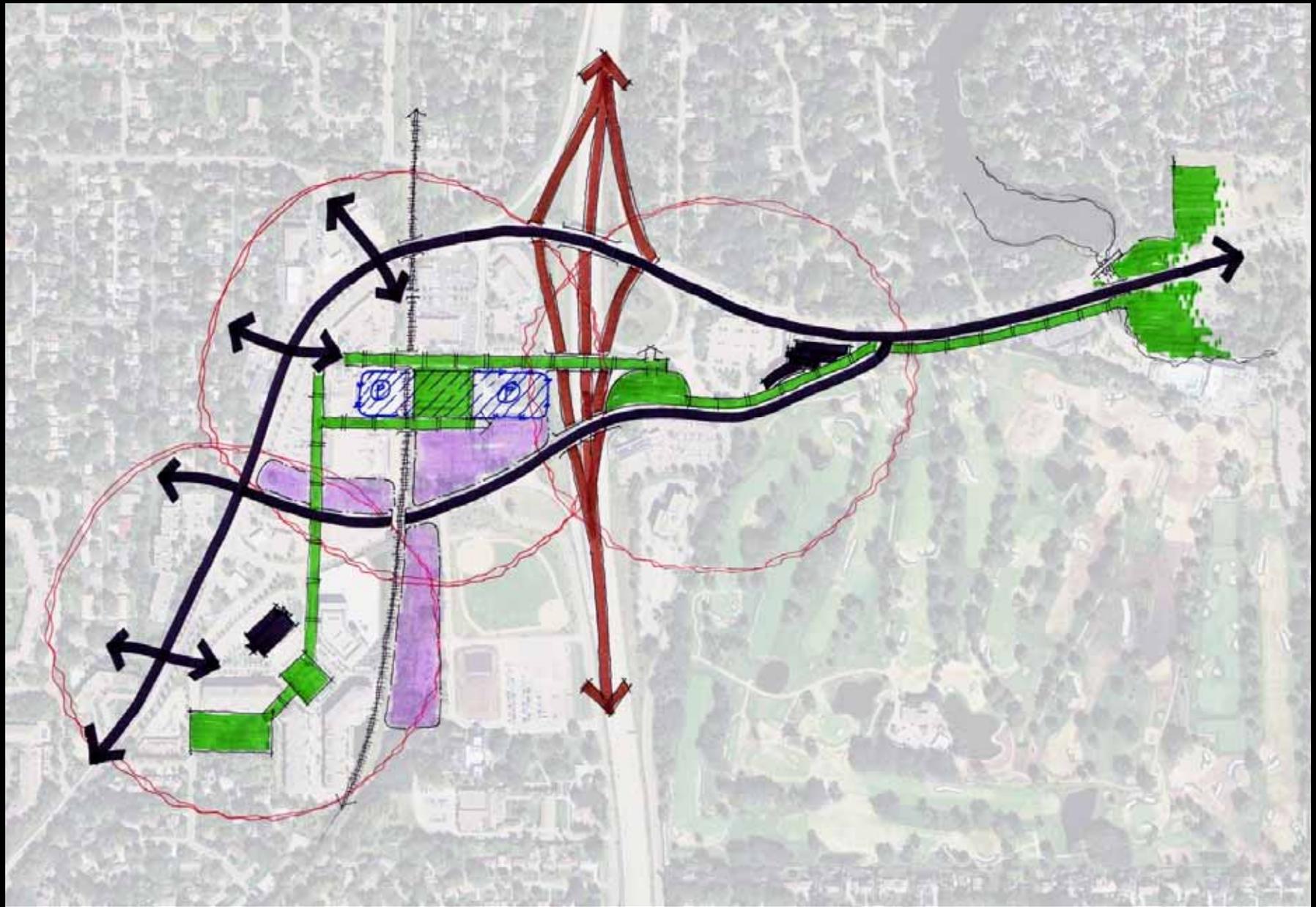
1. Leverage publicly-owned parcels and civic presence to create a vibrant and connected district that serves as a catalyst for high quality, integrated public and private development.
2. Enhance the District's economic viability as a neighborhood center with regional connections, recognizing that meeting 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 the 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.

# Principles

# Guide Plan Diagram



# Guide Plan Diagram



**Small Area Plan Concept Diagram**

# Community Workshops

September 21, 2011

October 25, 2011



### **Legacy and Sustainability**

1. Take a position on sustainability . . . expectations and outcomes
2. Be a model for city wide sustainability ordinance
3. Define incentives to attract “Best-in-Class” development
4. Seek partners and follow the money (creative financing strategies)
5. Maximize use of the freebies . . . focus on what and why, not how
6. Connect to Minnehaha Creek

### **Parks and Public Realm**

1. Acknowledge “No net loss”, yet aggressively seek new public space
2. Provide legible green armature as primary form giver
3. Build on existing strengths...inventory; assessment; repurpose; improve
4. Reject single purpose in favor of integrated/overlapping goals
5. Re-prioritize bike and pedestrian movement as a district signature
6. Health and wellness underpins design decisions

### **Arts and Culture**

1. Create a recognized, visible, connected arts identity (uniquely Grandview)
2. Resolve...Consolidated (central) vs. Fragmented (satellite)
3. Advocate for content...then build infrastructure
4. Build on and leverage what you have
5. Build capacity for both producers and consumers
6. Provide space/place for community purpose
7. Napa + Brooklyn = Edina

## **Benchmarks/Goals**

### **Facilities and Community Needs**

1. Determine best use of existing facilities...efficiency, improvements, relocate
2. Address needs of underserved populations...teens, singles, etc.
3. Establish community commons at Grandview...multi-purpose model with connections to wide audience
4. Provide indoor and outdoor spaces for both planned and spontaneous activities
5. Respond to “Whole Life – Whole Body” approach...food, exercise, rest, etc.

### **History and Meaning of Place**

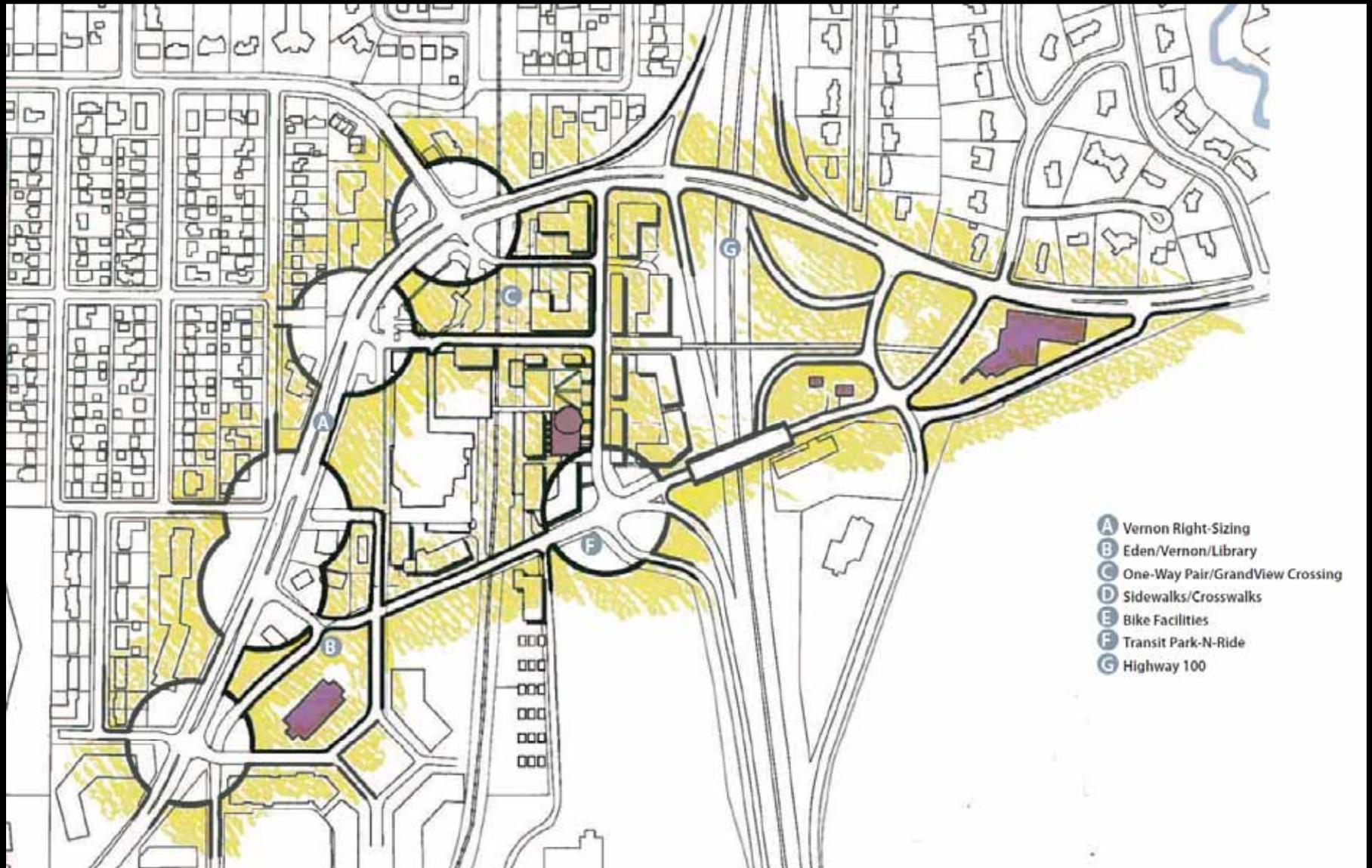
1. Is “Grandview Heights” the place name?
2. Tell the stories...connect the dots with historic and interpretive sites
3. Reveal the resource...increase community awareness and active use of existing facilities
4. Develop the Mill Site...celebrate the “Birthplace” of Edina
5. Record the oral history of the Grandview District

Make it Beautiful !

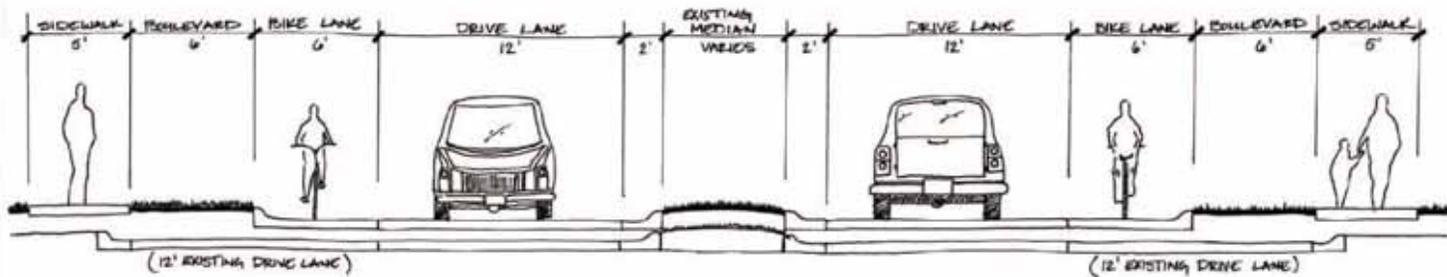
### **Transportation and Highway 100**

1. Partner to implement Park-n-Ride in Grandview...on your terms
2. Identify and implement demonstration project for “Complete/Living” streets
3. It’s not safe!! Parking, access, movement, lighting need attention now
4. Complete the public walkway system...bikes and pedestrians are a priority
5. Take leadership and direct discussion related to highway 100 interchange...build the “Reason Platform”

## **Benchmarks/Goals**



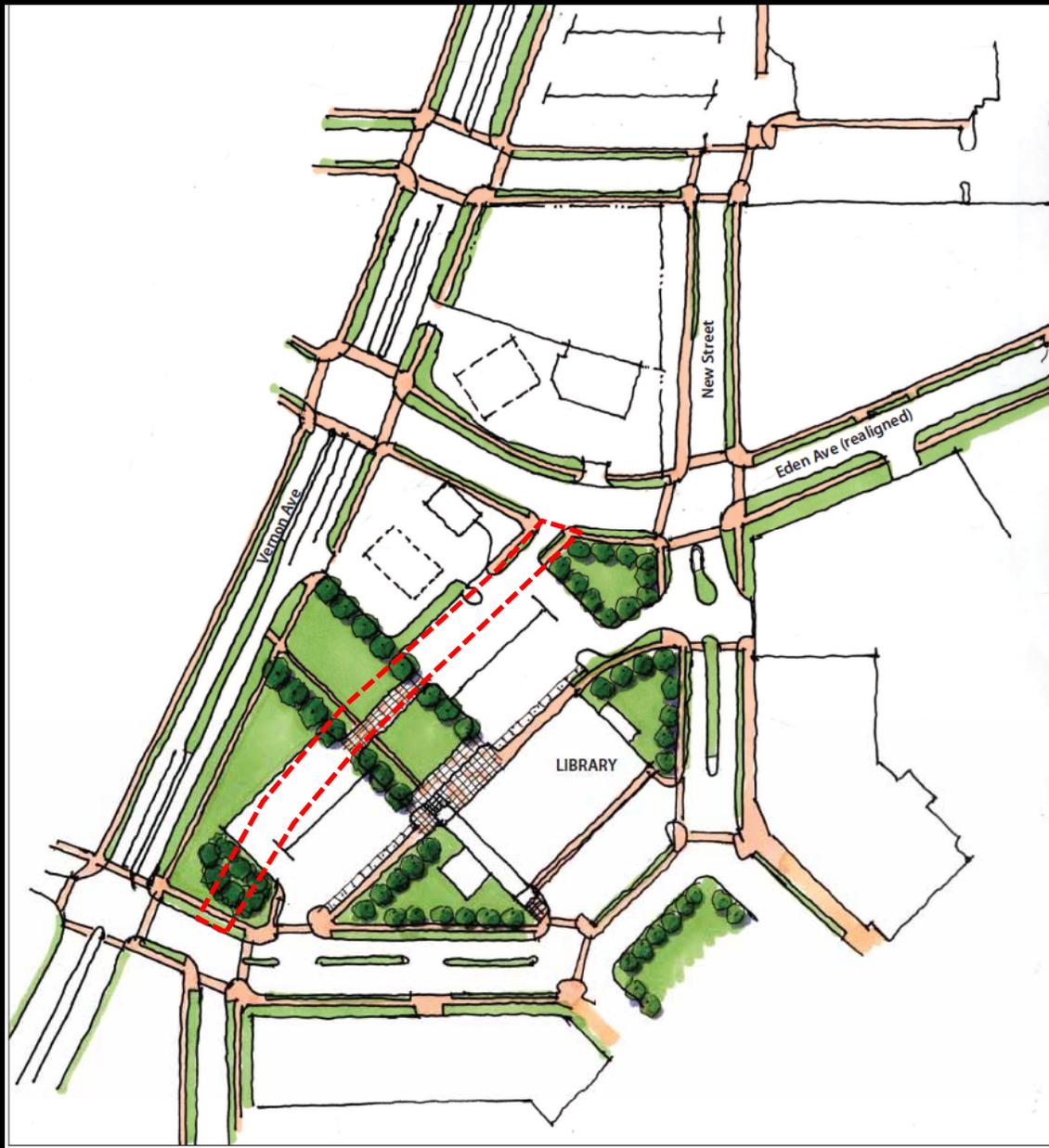
**Movement Diagram**



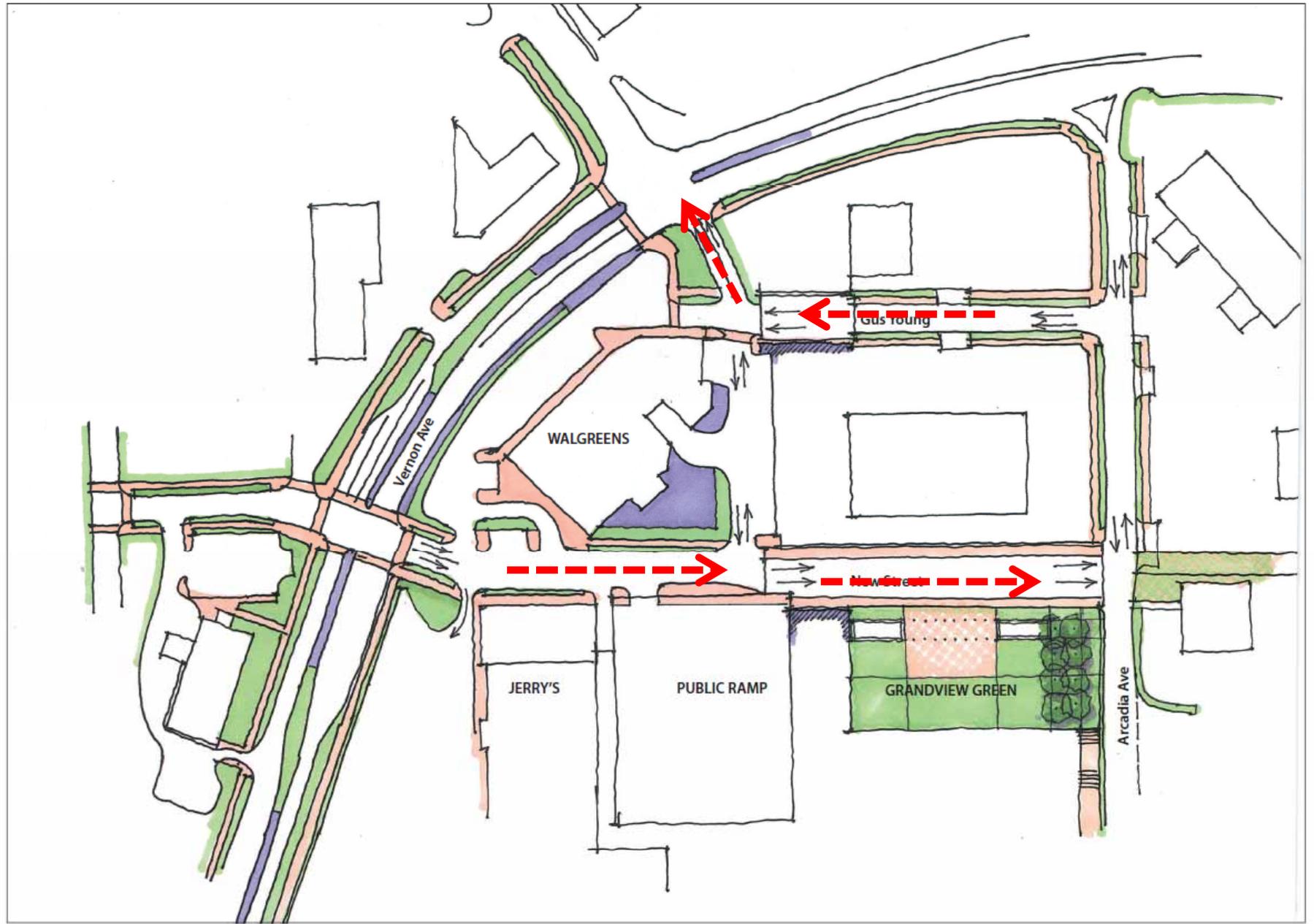
**VERNON AVE. SOUTH**  
11-9-11



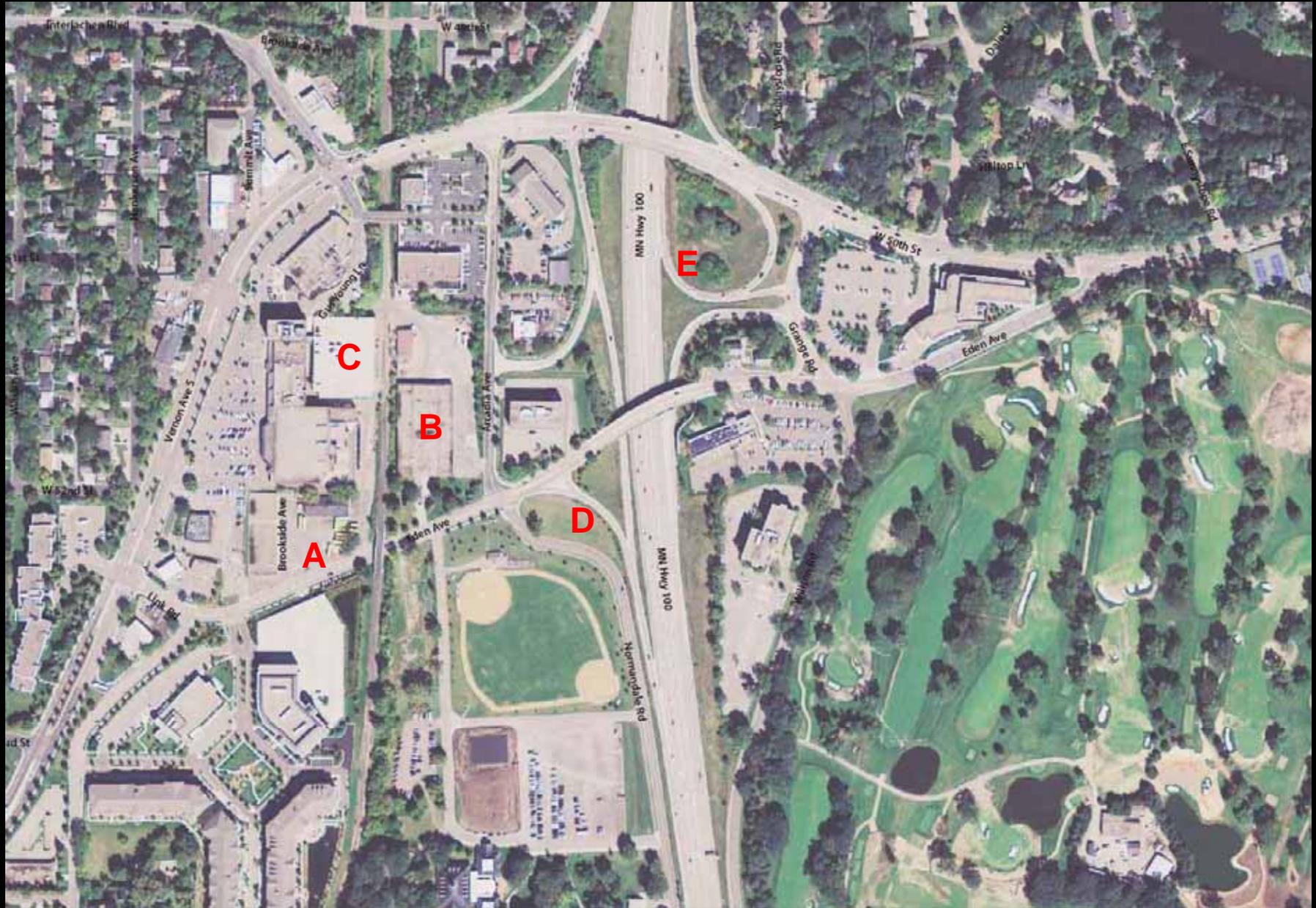
# Proposed Vernon Avenue Section



**Vernon/Eden/Sherwood (red dash line)**



**Gus Young/New Street (one-way pair)**



**Park N Ride (possible locations)**



**Bicycle Facilities (orange = primary – purple = secondary)**

# Eden Avenue: Existing



## Eden Avenue: Buffered Bike Lane



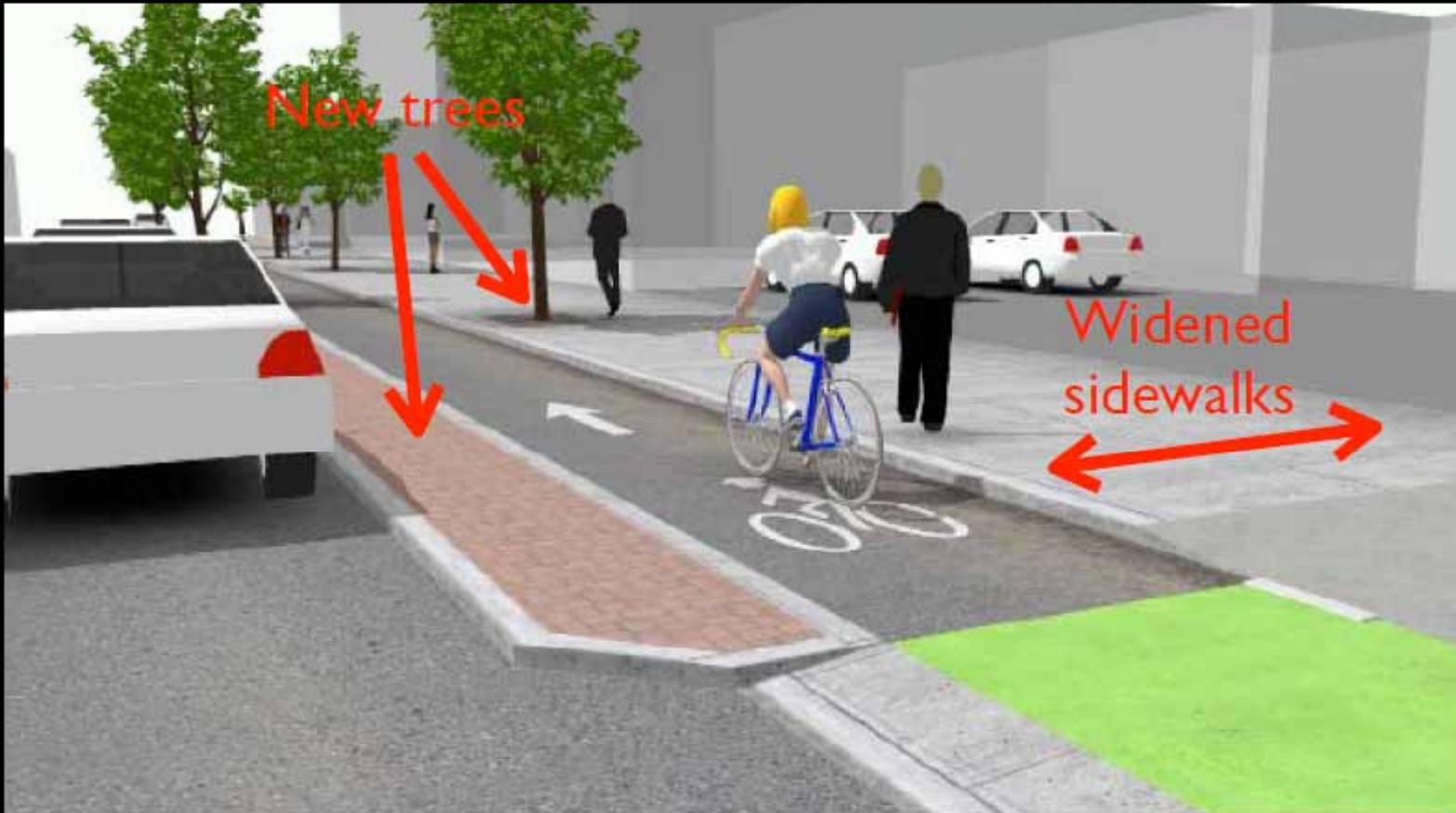
## Vernon at location 2: Existing

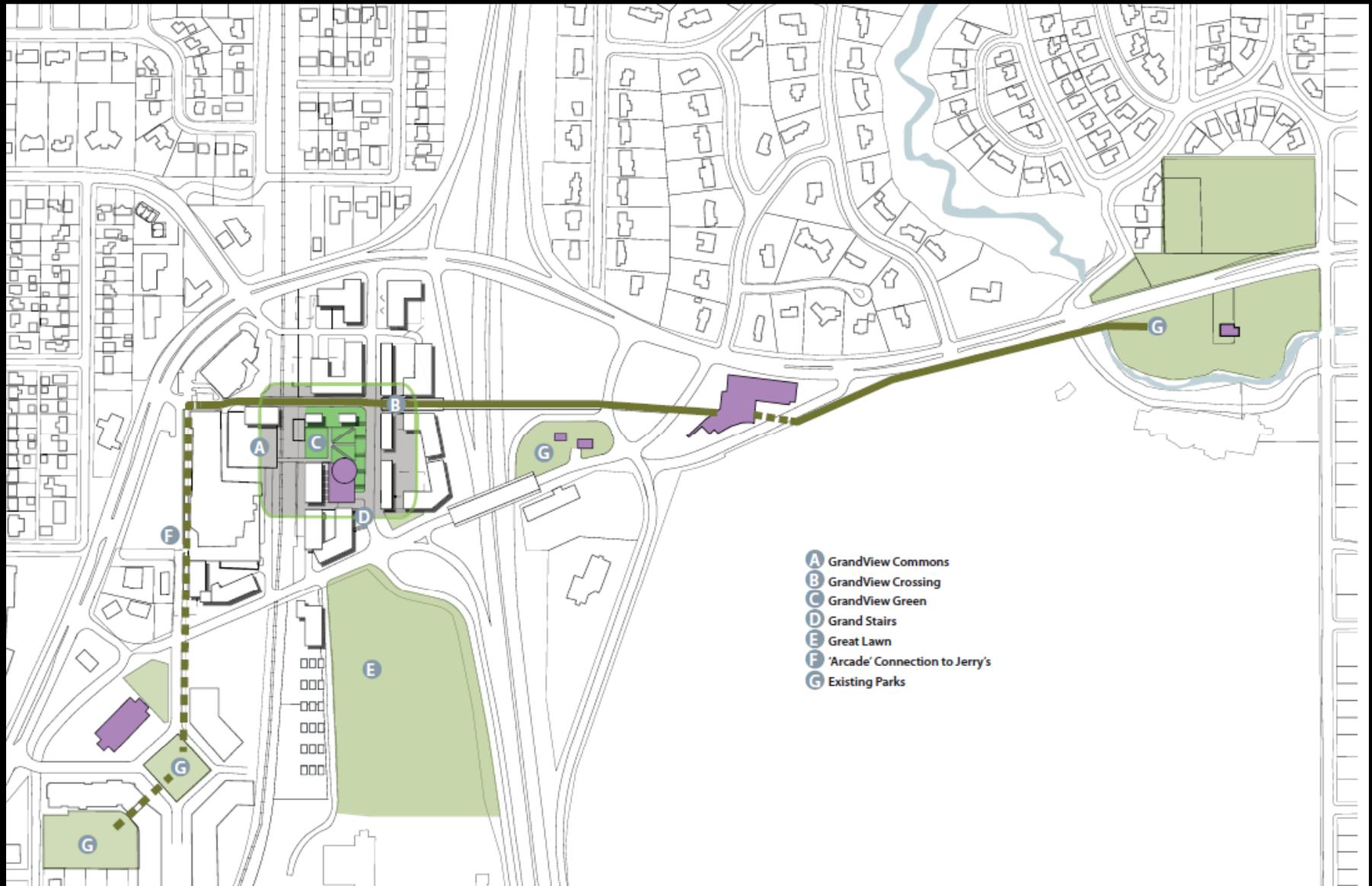


## Vernon at location 2: After (Short term)



## Vernon at location 2: Longer term





**Public Realm Diagram**

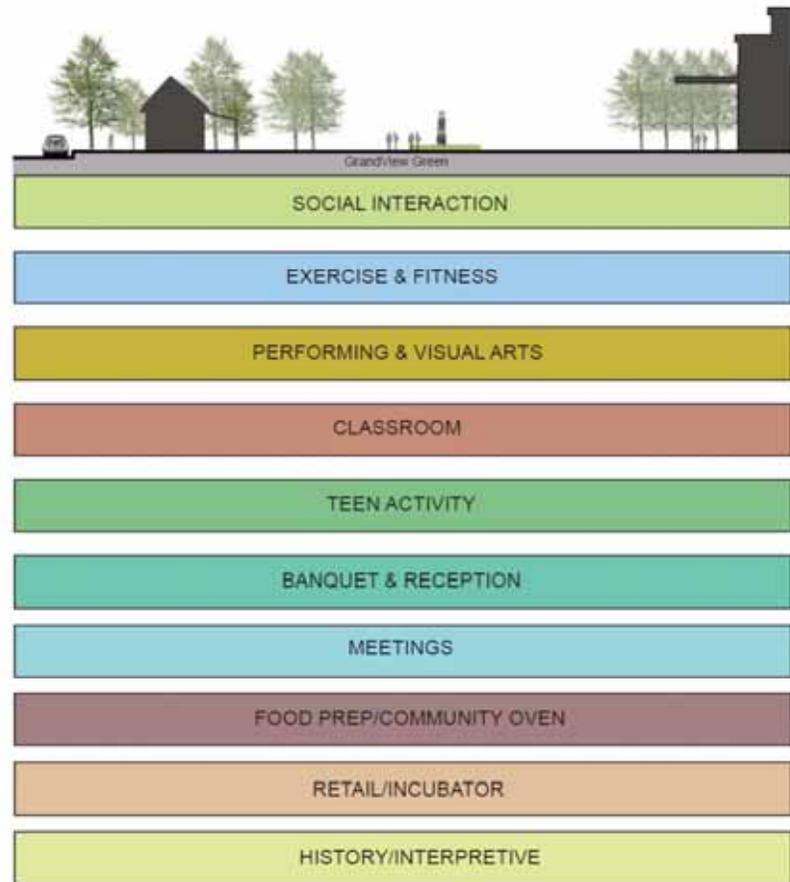


## District Connectivity



GRANDVIEW COMMONS

**GRANDVIEW COMMUNITY COMMONS DIAGRAM  
WHAT/WHO POPULATES THE COMMONS?**



GRANDVIEW COMMONS DIAGRAM

# GrandView Commons



# GrandView Commons



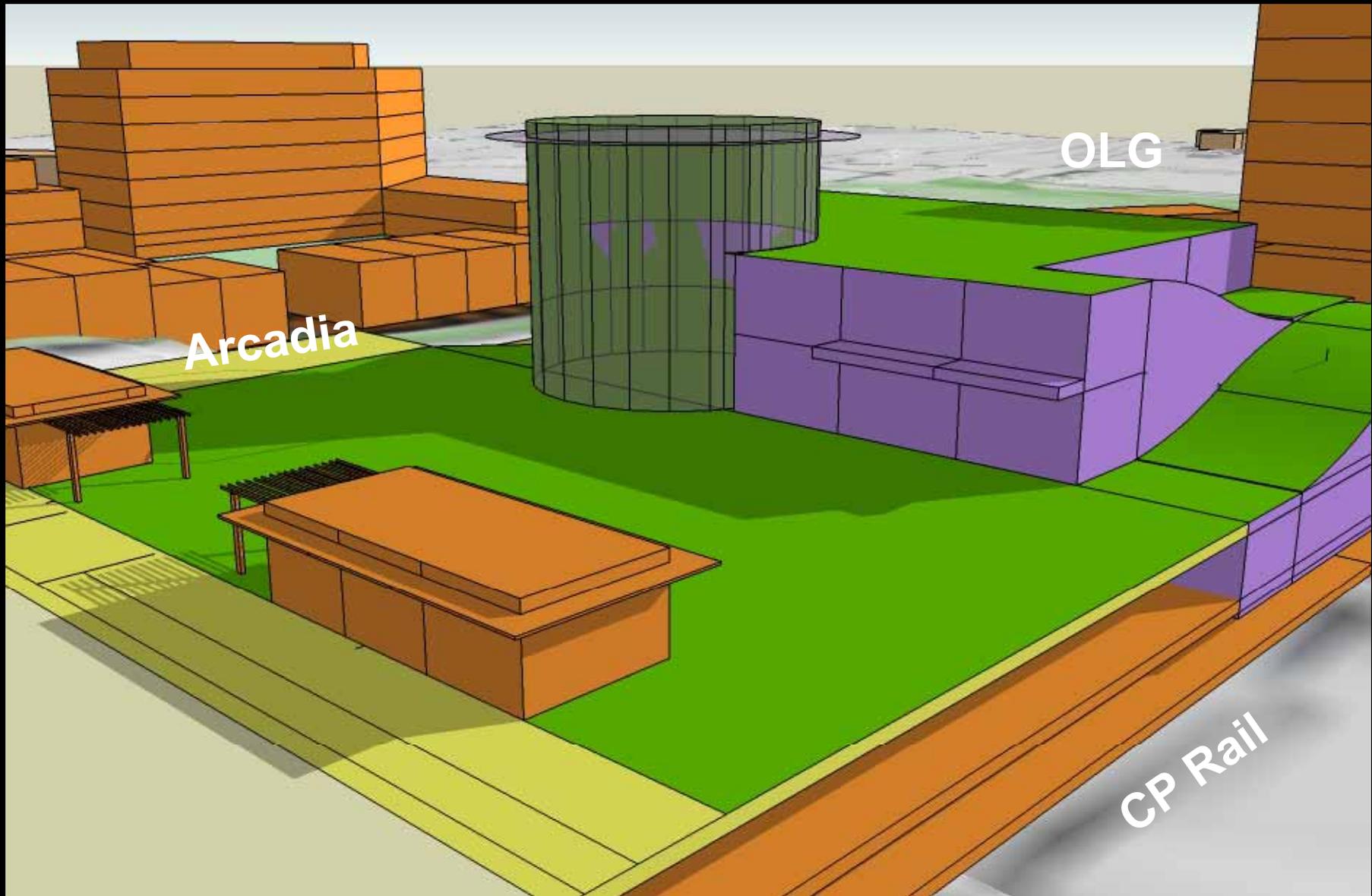
COMMERCIAL STREET



PUBLIC SPACE



CIVIC BUILDING



Arcadia

OLG

CP Rail

**GrandView "Green"**

# Scale and Size Comparison



GrandView Square



GrandView Green



**Example Green Space - Toronto**

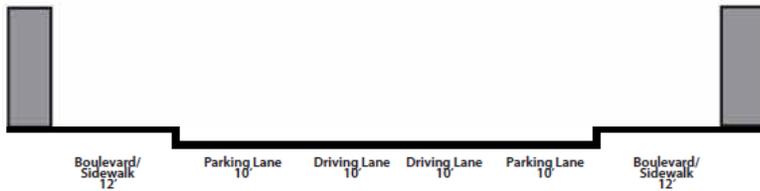




**Existing – Looking west from Arcadia**



GrandView Crossing



Commercial Street



Bridgehead Plaza

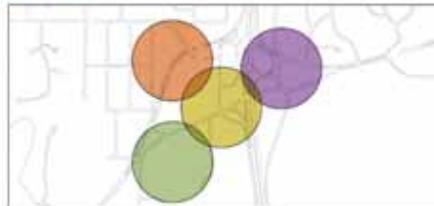


Pedestrian/Bike Bridge

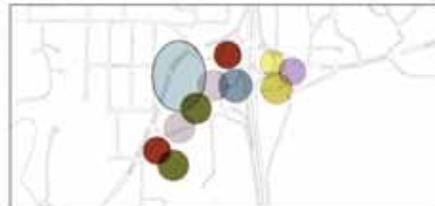
**Potential bridge street – Looking west from Arcadia**



Strategies



Break Down the Scale



Mix up the uses

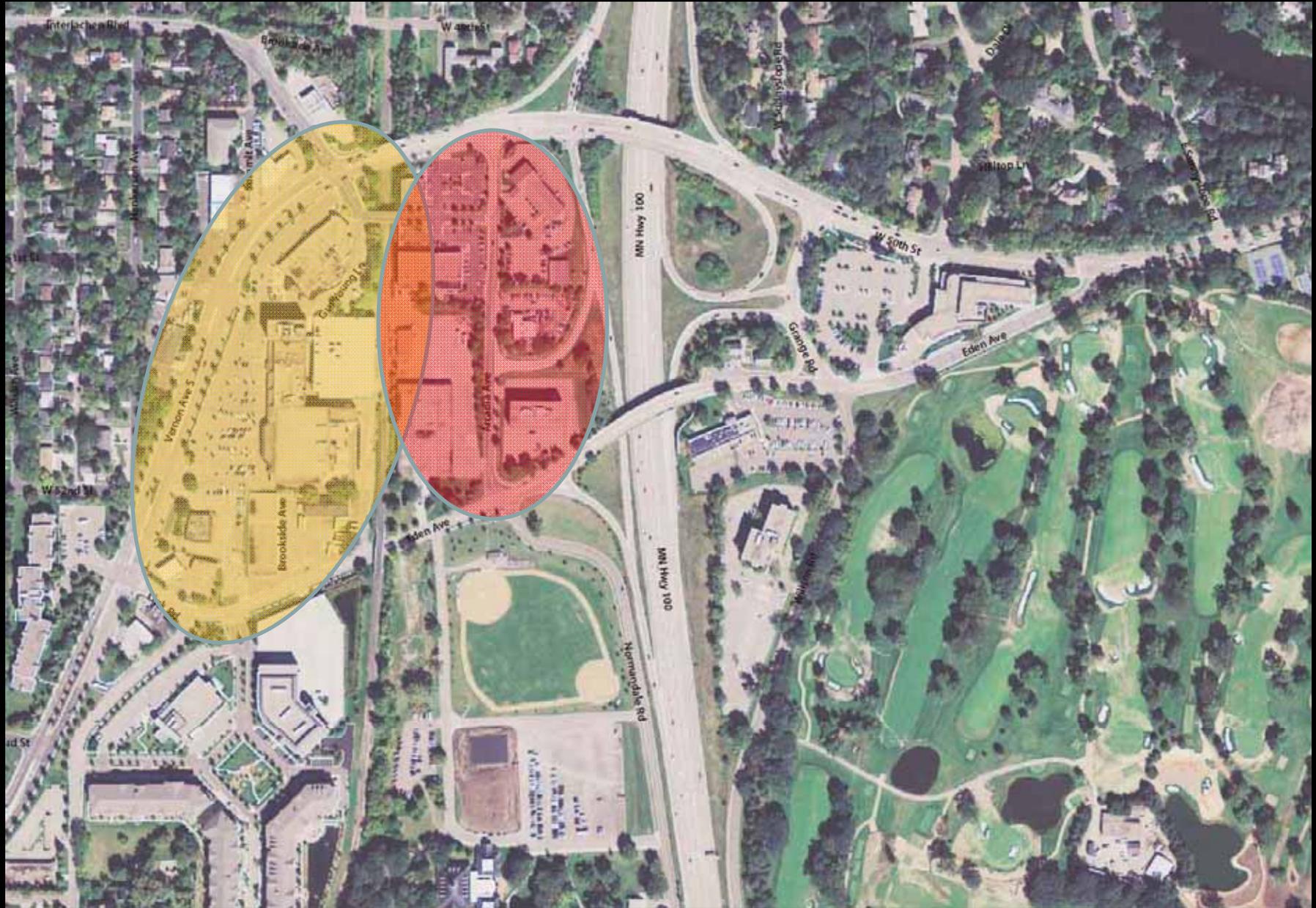


Connect throughout

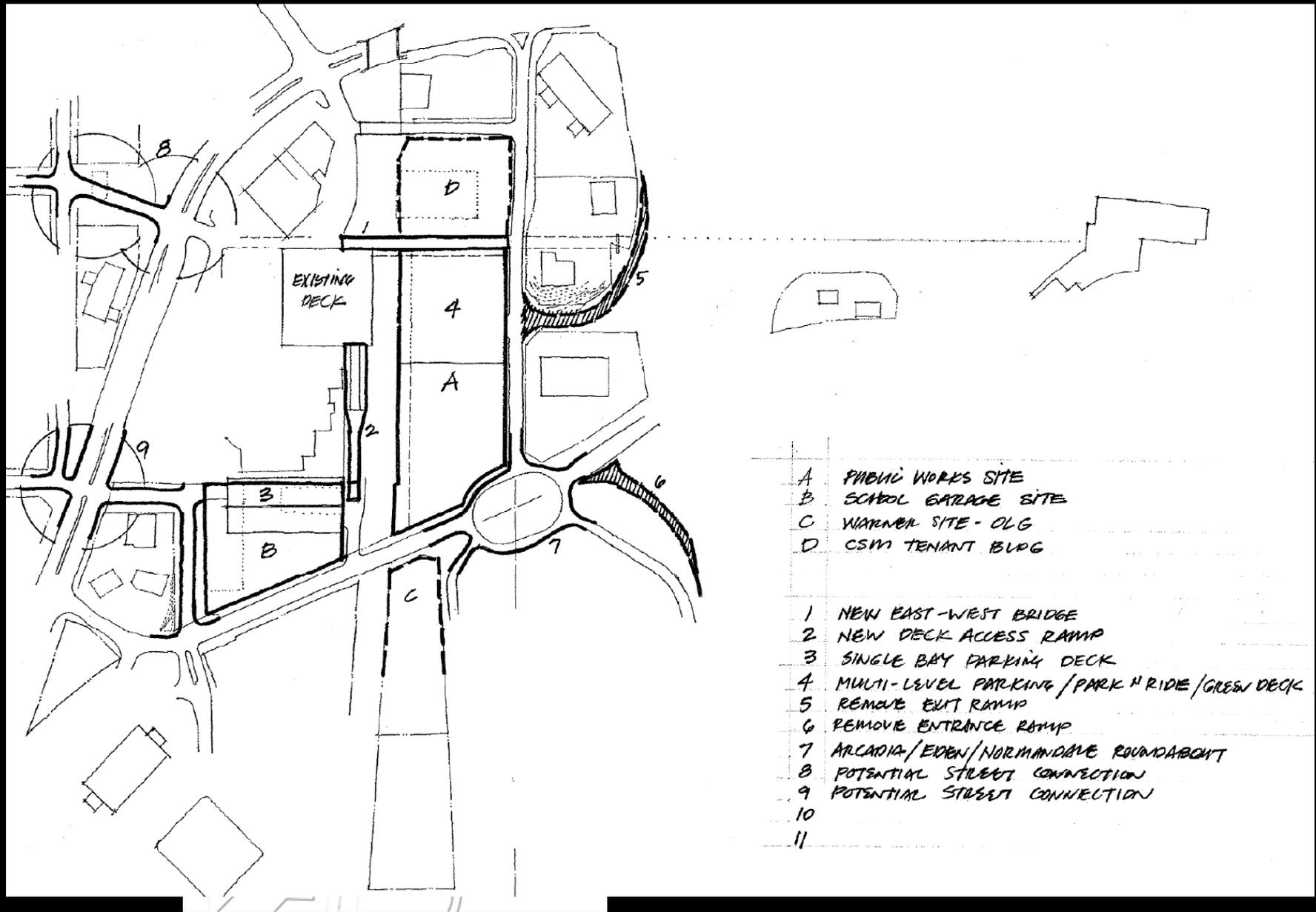


Easy to get to; easy to get around

# Land Use



**Land Use Concept – Go To (yellow vs. Stay At Uses (Red))**



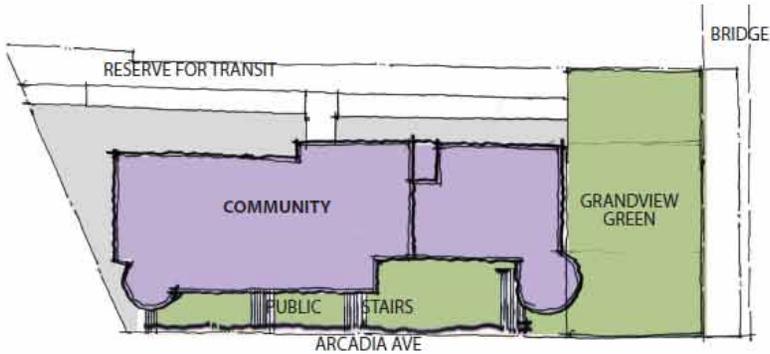
**Initial Phase Diagram**



**Initial Phase**

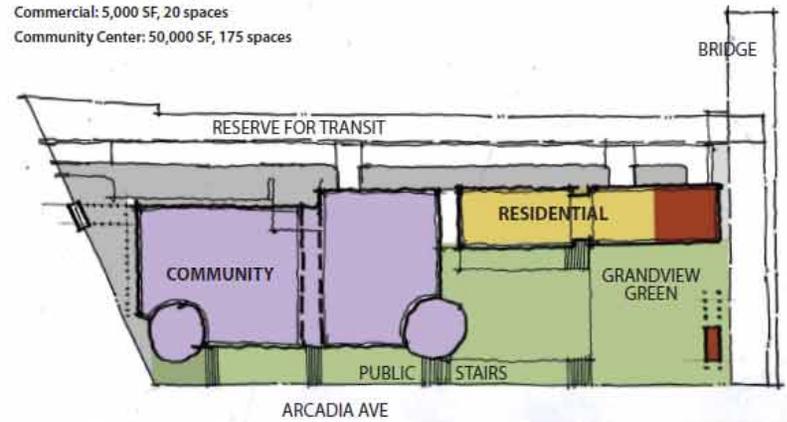
### Community Center

Park n Ride: 170 spaces  
 Community Center: 95,000 SF, 290 spaces



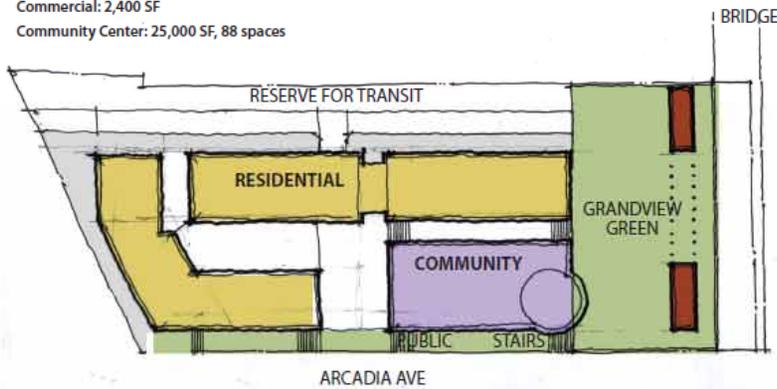
### Public/Private

Park n Ride: 170 Spaces  
 Residential: 72 units, 120 spaces  
 Commercial: 5,000 SF, 20 spaces  
 Community Center: 50,000 SF, 175 spaces

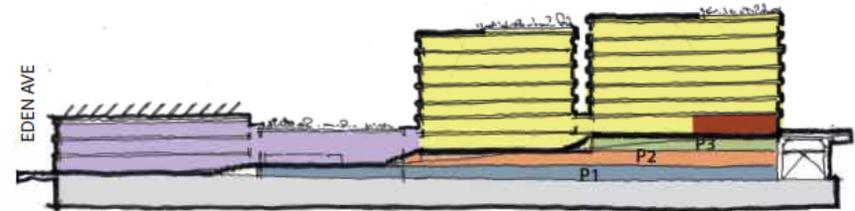


### Mixed-Use

Park n Ride: 170 Spaces  
 Residential/Mid-rise: 90 units, 157 spaces  
 Residential/Low-rise: 30 units, 45 spaces  
 Commercial: 2,400 SF  
 Community Center: 25,000 SF, 88 spaces

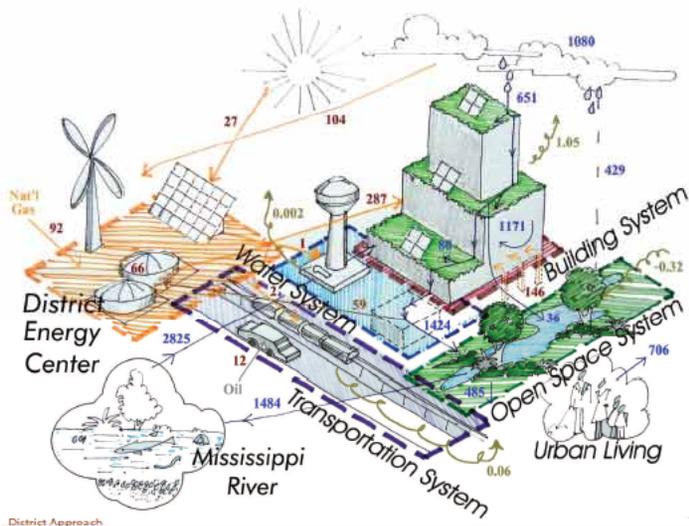


### Section Through Public/Private

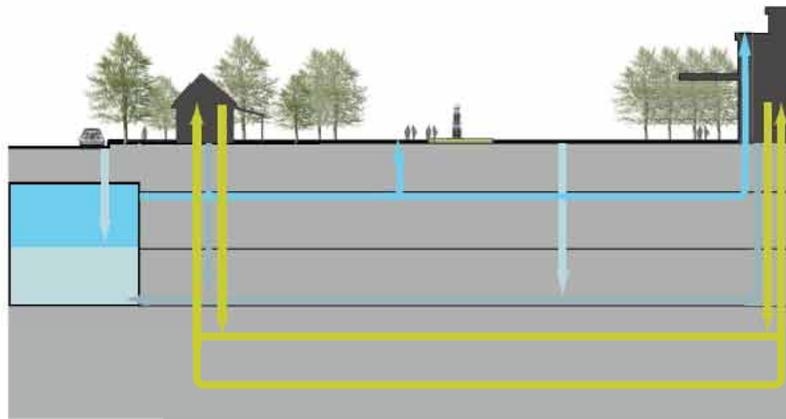


- P3: 76 spaces
- P2: 130 spaces
- P1: 254 spaces

# Public Works Site Options



District Approach



District Systems Diagram

## Laying the groundwork for the "GrandView District Sustainability Plan"

### Level I - Build the Foundation

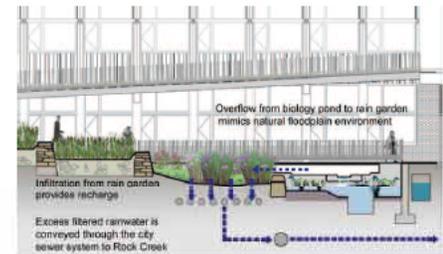
- Stormwater strategy - under parking collection/storage/treatment/reuse
- Recycle/reuse building materials (after demolition) - examples
- Pilot project(s) for solar light installation

### Level II - District Systems

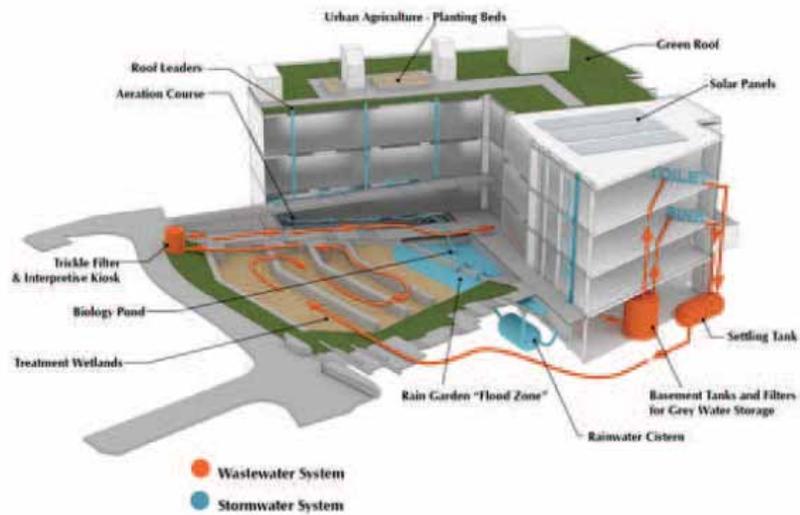
- Stormwater management
- Grey water use
- Trash collection and recycling
- Generate power for specific uses/needs
- Green roof

### Level III - Closed Loops

- Recycled stormwater into drinking water supply
- Recycled grey water into drinking water supply
- Off-the-grid
- Green buildings - zero carbon



**Sustainability**



# Sustainability