



Grandview District

Edina Minnesota

Steering Committee Meeting 6 October 2011

Ideas and Options
Prep for Community Workshop #2

- Principle 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.
- Principle 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.
- Principle 3** - Turn perceived **barriers into opportunities**. Consider layering development over supporting infrastructure and taking advantage of the **natural topography** of the area.
- Principle 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**.
- Principle 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.
- Principle 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.
- Principle 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

Group Reports



Transportation

- Bicycle Plan adopted - 2007
- Transportation Commission – proposed Living Streets
- Parking shortage for some uses
- City ramp acts as “informal” park ‘n ride lot
- Area identified as park ‘n ride location in the 2030 Transportation Policy Plan – Met Council
- CP rail – low frequency for limited # of users
- Commuter rail cannot be planned for (Dan Patch rule)
- Barriers and challenges for non-vehicular movement
- School bus garage is available on condition (estimate is \$2-3 mil to replace – not including land)

Work Group Reports – September 21

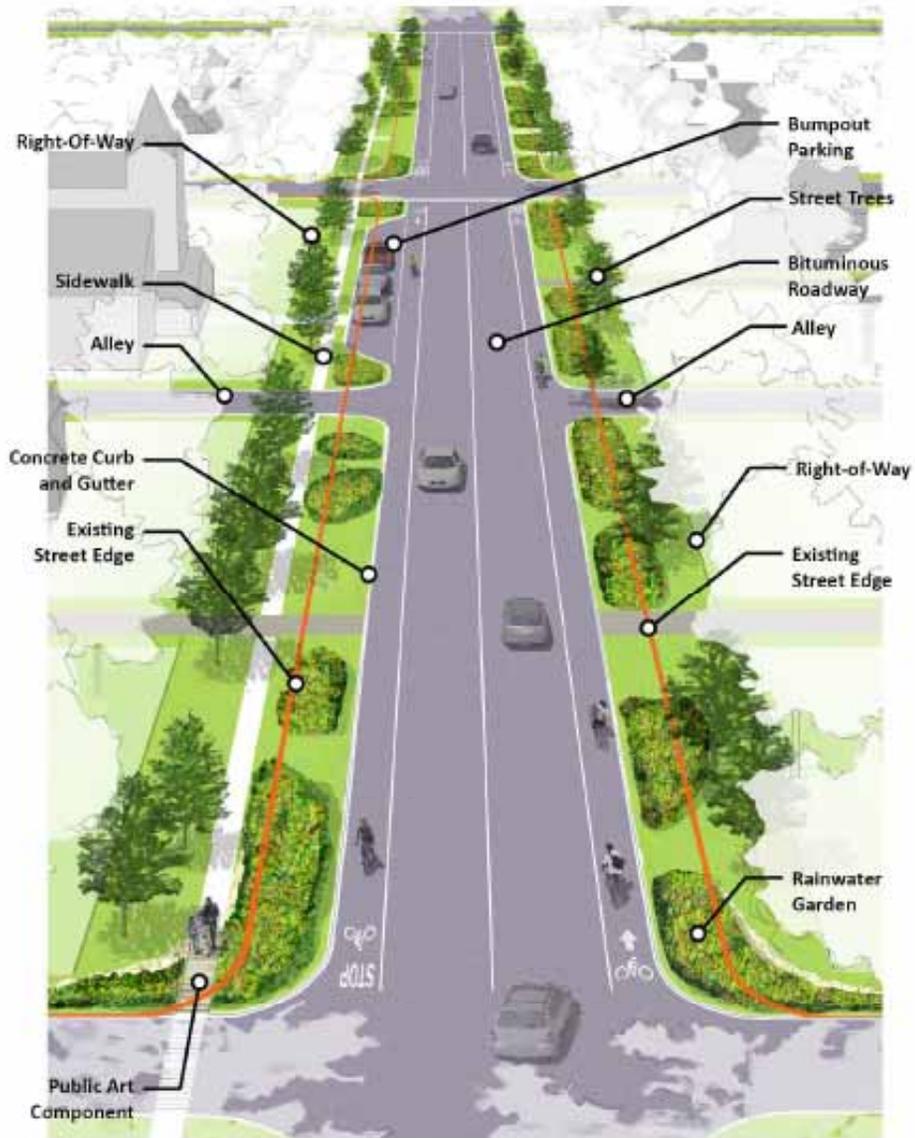


FIGURE 4 – COLLECTOR STREET - RWMWD/BARR REPOF

- Improve stormwater quality through reducing the impervious footprint of streets...
- Implement traffic calming measures through the use of techniques best suited for site conditions...
- Improve biking and walking conditions along natural connector routes and collector streets...
- Create boulevard tree standards that provide environmental benefits...

Living Streets

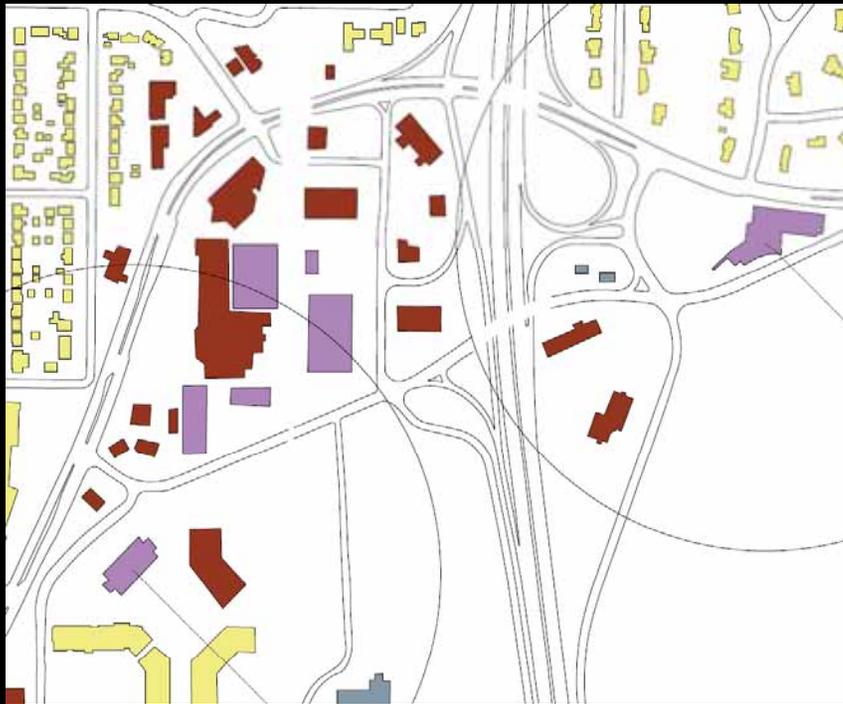
Community Needs/Public Realm

- Edina residents make social connections thru the school environment
- School auditoriums: SouthView, Valley View, High School (Edina Performing Arts Center)
- 70% of population does not have school age children
- 33% of residents live alone
- Underserved populations: empty nesters, teens, parents w/young children
- 2006 Parks & Rec Survey: support for walking/biking trails (89%), indoor fitness/exercise (75%)
- Facility Assessment – should be complete by November
- Edinborough Facility – should be complete by November

Work Group Reports – September 21

Land Use/Community Design

- 17 property owners & 46 parcels
- Walgreens moving in old Jerrys Hardware – 2012
- Jerrys updating new hardware location and store
- History – Orchards and GrandView Heights Gates



Work Group Reports – September 21

Finance & Real Estate

- At least two office users looking for more space/move
- Met Council has discussed park 'n ride with OLG in the past
- Potential for residential development at OLG site
- Past interest in developing the bus garage site
- Potential for new residential project on W 49th Street
- CIP identifies:
 - Art Center = \$196k
 - Edinborough = \$1.3mil
 - Braemar = \$1.5 mil
 - Southdale/France/Promenade = \$11 mil
 - Parks & Rec = \$3.2 mil
 - Public Works = \$32.9 mil
 - Utilities = \$39.6 mil [\$11.4 mil for stormwater pipe]

Work Group Reports – September 21

City Departments

Police

- Bike & pedestrian safety is biggest concern
- Crime is not an issue
- Dept has precinct at Southdale; operate bike units

Parks & Rec

- Braemar Study
- Indoor athletic facility
- Senior Center: how to better utilize

Public Works

- County maintains Vernon; city maintains GrandView landscape
- Lift station at Eden and Arcadia
- Well at Sherwood Park will have to pipe to treatment site

Communications

- Newsletter; daily & weekly outlets (Facebook & Twitter)

Planning

- Anticipating a zoning code update
- Other areas of change include Southdale area

Work Group Reports – September 21

Businesses & Property Owners

What works:

- Demographics and location/exposure
- Customer loyalty
- Good quality

What doesn't work:

- Parking lots and streets
- Traffic, logistics of circulation and access

What would you add:

- Sidewalks on Vernon/pedestrian improvements
- More/smaller restaurants
- Green space
- Buses on Eden rather than Vernon

Work Group Reports – September 21

Q1 – Best thing/Worst thing

Services & Goods (11) Access/navigation (13)
Location (8) Walk/bike environment (9)
Places (5) Unattractive (5)

Q2 – Community Commons

Gathering place (11)...[outdoor (10)]
Mixed use development (9)
Public building (8)

Q3 – Success in 5 yrs/20 yrs

Better biking/walking (8) Transit/transportation (13)
Community center (6) Gathering/community (9)
Public realm improve. (5) Businesses/retail (5)



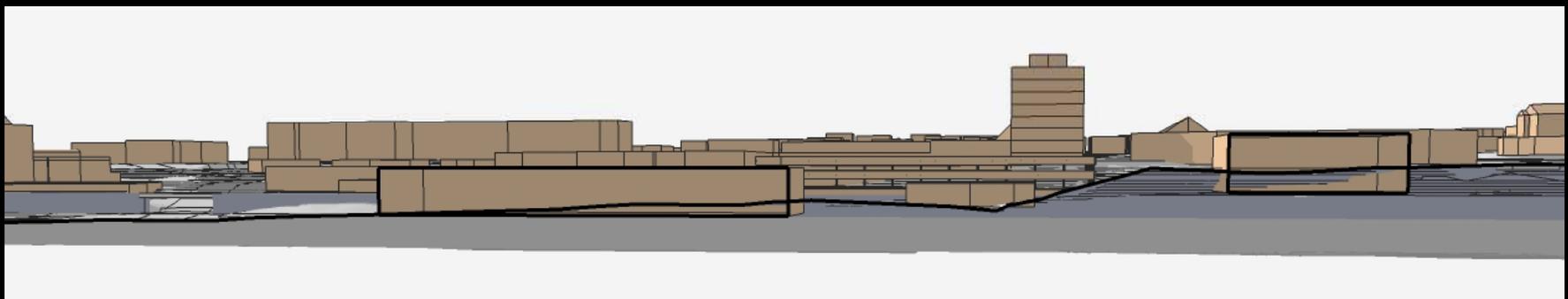
Base Maps/Graphic Analysis



SketchUp over aerial



SketchUp over aerial



SketchUp Sections

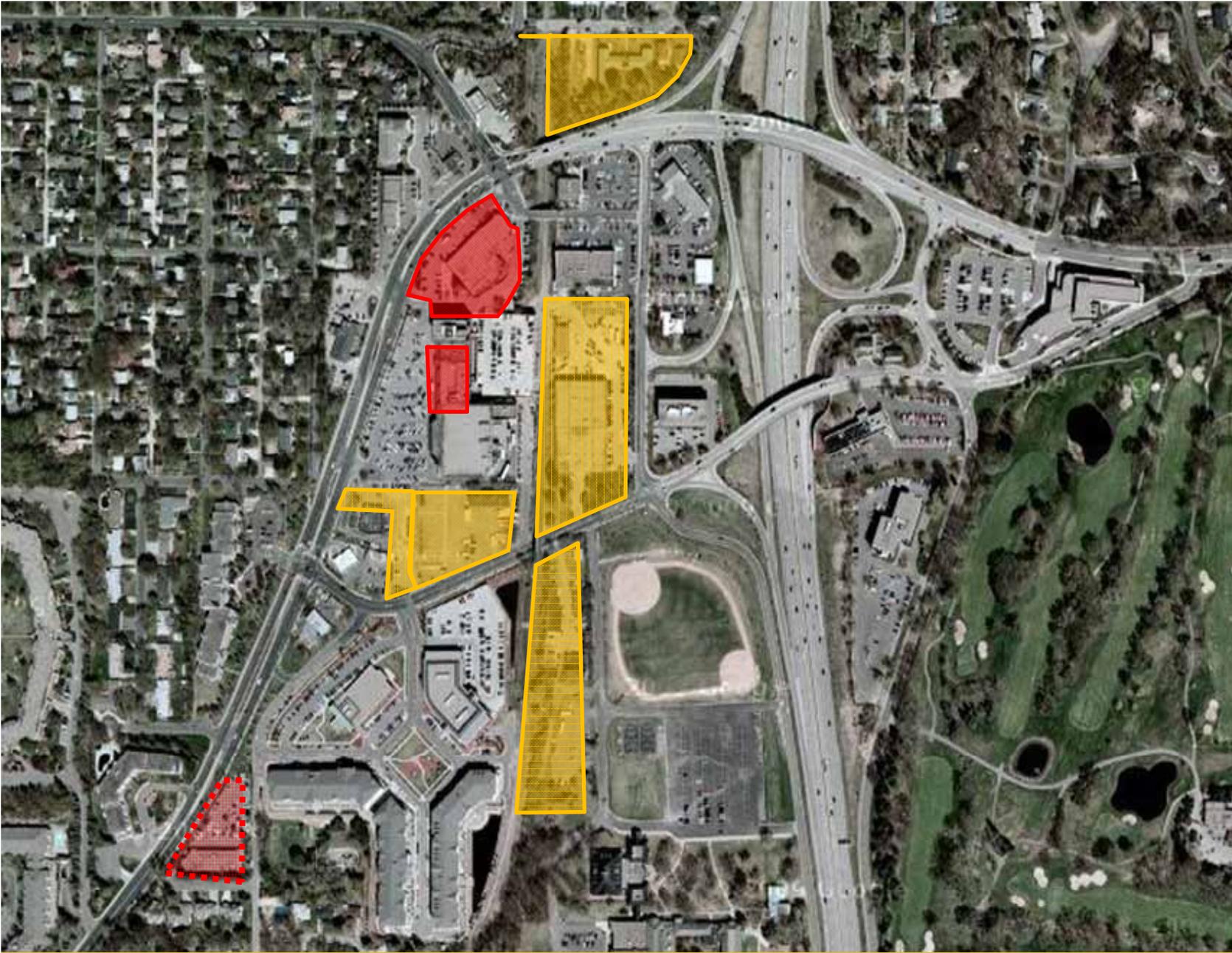


- Approx 340,000sf of office use
- Approx 150,000 sf of retail use
- Approx 1815 parking spaces

Parking – Preliminary #s



Hard vs. Soft map



Areas of Change/Potential Change

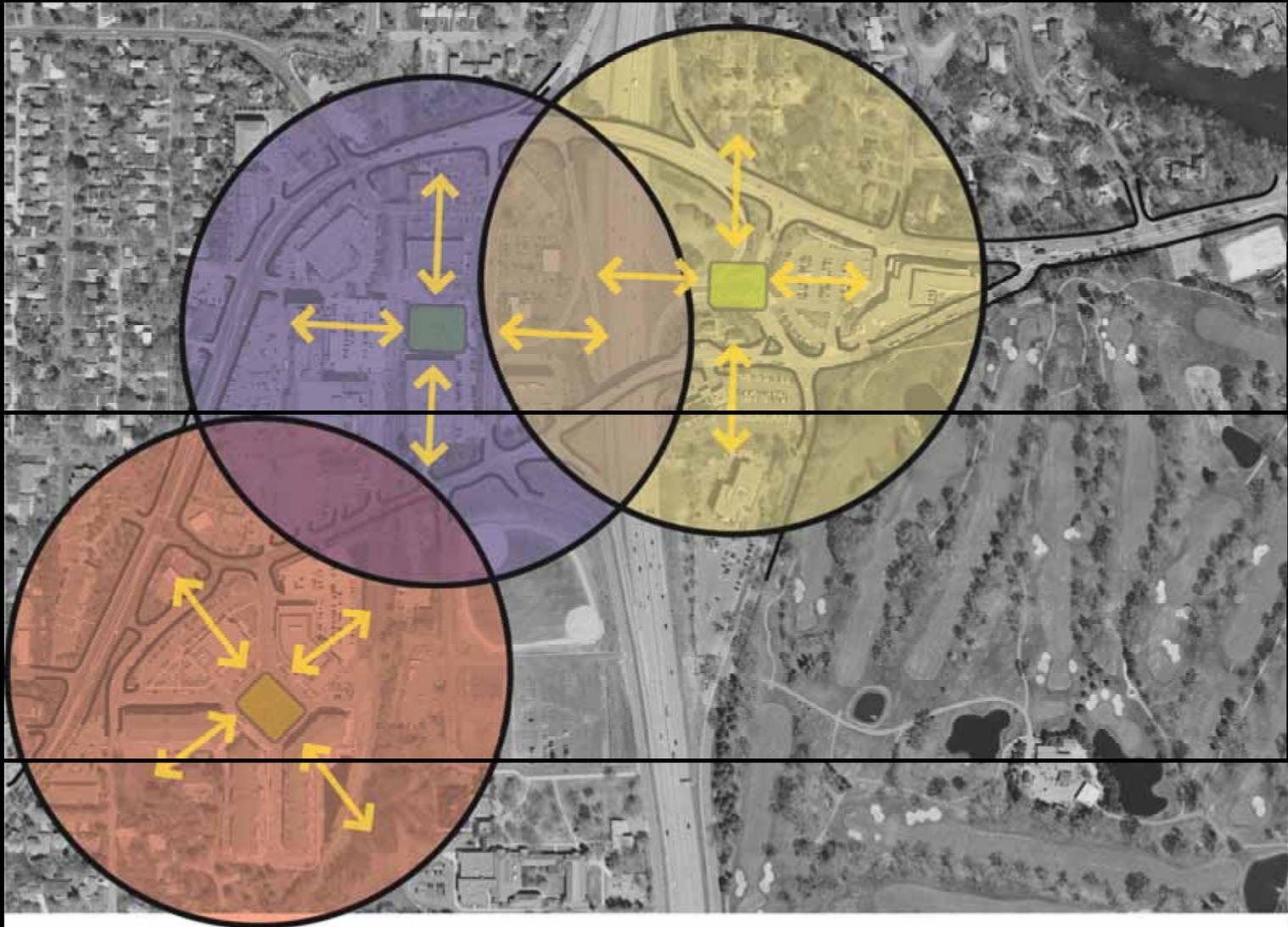
Ideas for Frameworks



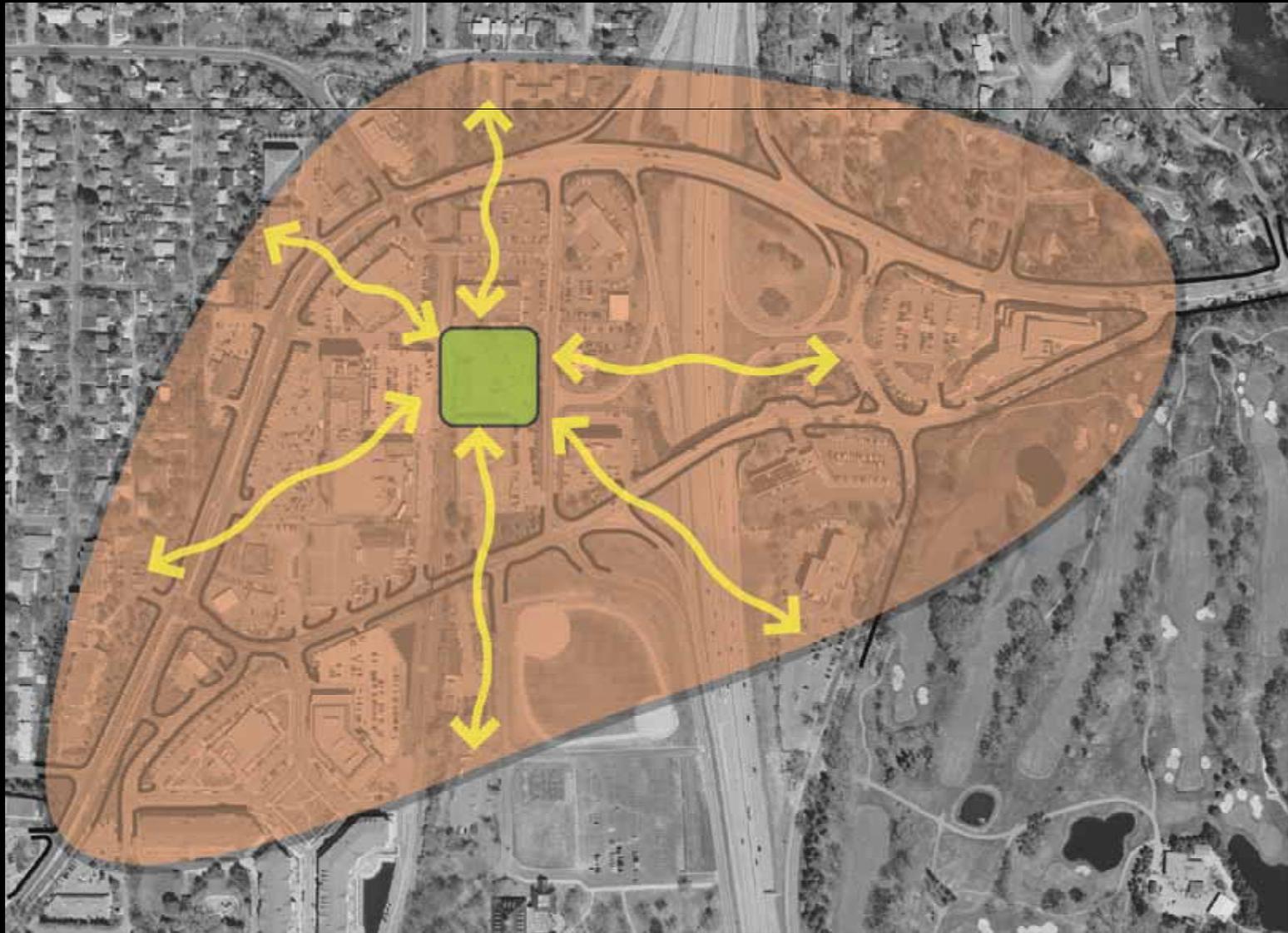


Concept Plan

1 Small Area Guide Plan Illustrative . . . the green bridge



2 Three Distinct Places . . .
but connected



3 The Village Center . . . one signature gathering place at the heart



4 Emphasis on the Frame . . . pursue the 'Living Streets' approach



5 Emphasis on the Internal Streets . . .
the connective tissue



6 New England / European Village . . .
work with the topography



7 Eden Avenue Main Street . . .
creating a signature destination

Ideas for Details

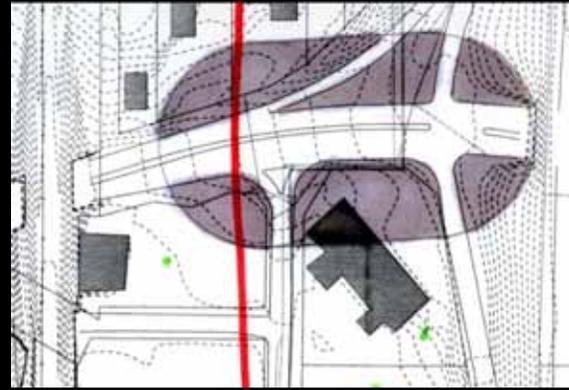




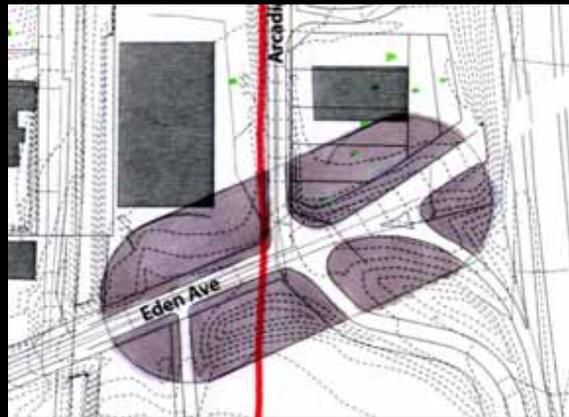
Hwy 100 Before & After



Intersections



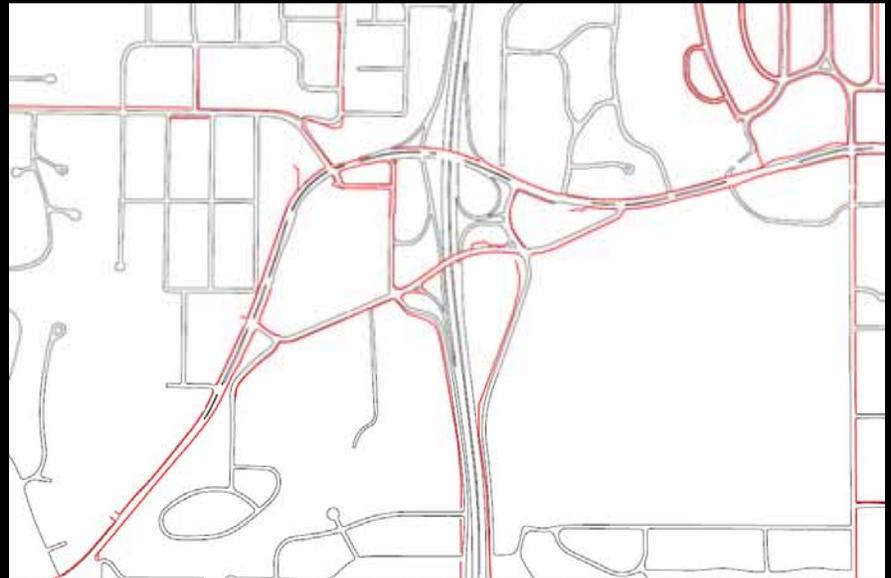
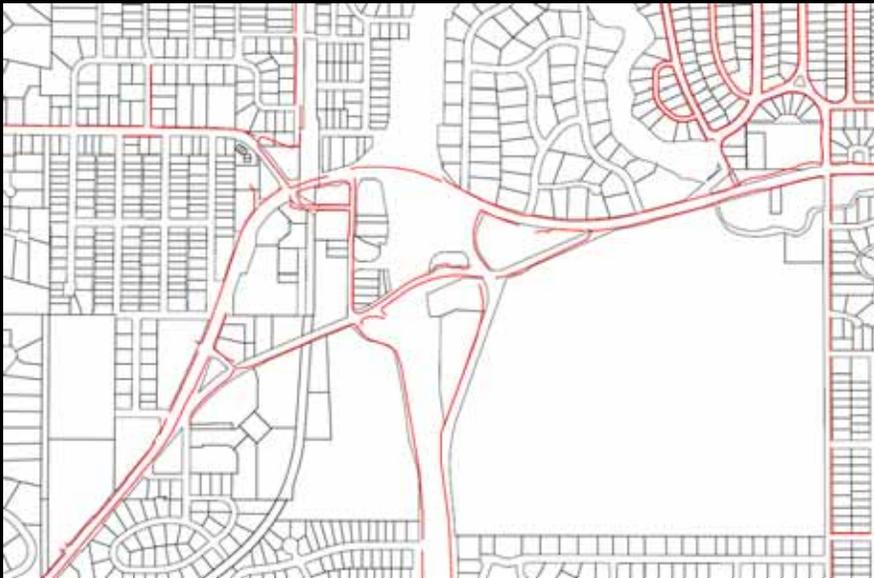
Vernon
Arcadia
Hwy 100



Eden
Arcadia
Hwy 100



50th
Grange
Hwy 100



Sidewalks



Public Works Site



Park N Ride – Maple Grove



Park N Ride – Eden Prairie