

## Economic Development

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**Date:** January 21, 2014

**To:** Mayor and City Council

**From:** Bill Neuendorf  
Economic Development Manager

**Re:** **Grandview Community Advisory Team - Redevelopment Update**

### Work Session Item IV.

The attached document will be used to guide the discussion at the Work Session.

The presentation will be made by Co-Chairs Mike Fischer and Jennifer Janovy.

# Grandview Community Advisory Team

## Redevelopment Update

Former Grandview Public Works site

City Council Work Session

January 21, 2014

# Tonight's Conversation

- Background
- Status Updates
  - Community Facility Inventory
  - Resident Survey
  - Request for Interest
- Redevelopment of former Public Works site
  - Concerns & Questions

# Background

- Grandview Development Framework adopted in April 2012
  - 2 years of planning
  - Direct involvement by 50+ person Steering Committee
  - Dozens of meetings
  - \$100,000 + investment
- Community Advisory Team conceived May 17, 2013
  - Purpose is to “ ...provide real world real estate expertise and community vision to assist and inform staff during the implementation process.”
  - Anticipated roles and activities include...
    - Preliminary input to shape the Request for Interest (RFI) for the Public Works site,
    - Review of RFI responses and recommendation to City Council
    - Plus several others related to implementation of Development Framework
- Community Advisory Team named in June 2013
- At the request of CAT, additional Council direction provided in Sept. 2013
  - Survey Edina residents about community use of site
  - Inventory community facilities and identify gaps
  - Proceed with simultaneous preparation of RFI, target completion Jan. 2014

# Status Update

## **Facility Inventory**

- Study submitted Dec. 30, 2013
  - Identified community facilities in and around Edina
- Will present & discuss at upcoming CAT meeting
- Initial feedback of CAT member requested additional study to identify usage of facilities

# Status Update

## **Resident Survey**

- Survey being implemented weeks of Jan. 13 & Jan. 21
- 400 households will be randomly polled by telephone
- Questions developed based on input from key stakeholders
  - CAT members,
  - Parks & Recreation
  - Edina Community Education
- Results on February 13, 2014

# Status Update

## Former Public Works site - Request for Interest

- Ten meetings completed in seven months
- Group has prepared & reviewed multiple versions of an RFI document
- Many questions raised regarding community preferences & process
- Group is split regarding how to move forward

## Next Steps

- 1) Additional direction needed from Council to complete this task
- 2) Additional time needed to complete this task

# Former Public Works site redevelopment

The 2012 Development Framework generally describes a catalytic redevelopment project on the site to set the tone for future development throughout the Grandview District.



## Framework Concept (pg 19)

- 50,000 SF community building
- 28,000 SF public plaza
- Shared public parking, including Park & Ride
- multi-family housing

More specifically, a mix of uses was envisioned that contain complimentary public and private elements.

## Former Public Works site redevelopment

What possible land use scenarios is the City willing to consider for this site?

### Option A

- 100% private development

### Option B

- combination of public and private uses

### Option C

- 80-100% public use

## Option B: Public-Private Development

With a significant Public Use component, when should the City begin working with a potential Development Partner?

### Early in the process

- Engage Partner to collaboratively identify
  - community needs,
  - market demand and
  - financial feasibility

### Later in the process

- Allow time to clearly identify community needs first, then
- Investigate demand and feasibility with a Partner at a later stage

## Option B: Public-Private Development

# What is the best way to craft an RFI process to work with a Partner?

### Select a Tentative Developer

- Design process together
- Shape a viable project together
  - If agreeable to City, engage Tentative Developer to build and finance it
  - If NOT agreeable to City, reimburse Tentative Developer a pre-defined fee and part ways

### Select a Developer (in a consulting capacity only)

- Shape a viable project together
- Reimburse consultant for work completed

Then seek a Developer to build and finance it

- Traditional RFP process anticipated

## Option C: Possible 80 - 100% Public Use

What is the new process to explore this possible major Public Use opportunity?

- What is the preferred use?
- Who is involved in selecting a future public use?
- What type of process will be used to explore public needs?
- What professional expertise will be needed for this work?
- How would the project be funded?

With a new process, what is the role of the Grandview CAT?