



**To:** City Council

**Agenda Item #:** VII.D

**From:** Scott Neal

**Action**

**Discussion**

**Date:** September 3, 2013

**Information**

**Subject:** Process For Community Space Programming Related to Redevelopment of 5146 Eden Ave.

### **Action Requested:**

Recommend decision making process for community space programming related to redevelopment at 5146 Eden Avenue.

### **Information / Background:**

The Grandview Redevelopment Framework includes community space as part of the redevelopment plan for 5146 Eden Avenue (former public works building). There was considerable discussion about the programming of the community space during the lengthy public process to create the Framework. However, the Grandview Steering Committee was unable to reach a consensus and, as a result, only general recommendations were outlined in the final document.

Staff intended to provide these general recommendations to developers as part of the Request for Information (RFI) process and to work with the identified developer partner, Grandview Citizen Advisory Team (CAT) and the City Council to further refine the vision for the space.

However, there was discussion at the last Council meeting about the need to collect information and make a decision about the use of the space prior to the RFI. Given its membership and mission, the Grandview CAT may not be best suited to achieve this objective.

Given the considerable resources that have invested in Grandview to date, we feel that that this decision should be carefully thought out. It is critical that we understand our primary driver for this project. Understanding that it is important to have both a “catalyst” development project and a well-loved community space, which need trumps the other as we prioritize resources for the project?

The following questions may assist in establishing the primary focus of staff with respect to the Grandview project for the next several months:

- Does the Council have insight into the type of programming anticipated for a future community space?

- How much flexibility does the Council want to leave to the developer/CAT/staff in determining options?
- Does the Council's expect the developer to fund a large portion of the capital costs associated with the community space?
- What type of public input does the Council want prior to making a community space decision?
- What additional information does the Council feel is necessary before making a decision?
- Who is best suited to collect this information?

Attached you will find three different process outlines for your consideration. Focus Option 1 is, essentially, the current direction that staff have given to the CAT based on our impression that it had a consensus of support from the City Council. Focus Option 2a and 2b are additive variations of Option 1 based on comments and suggestions offered by Council Members at the August 20 Council meeting.

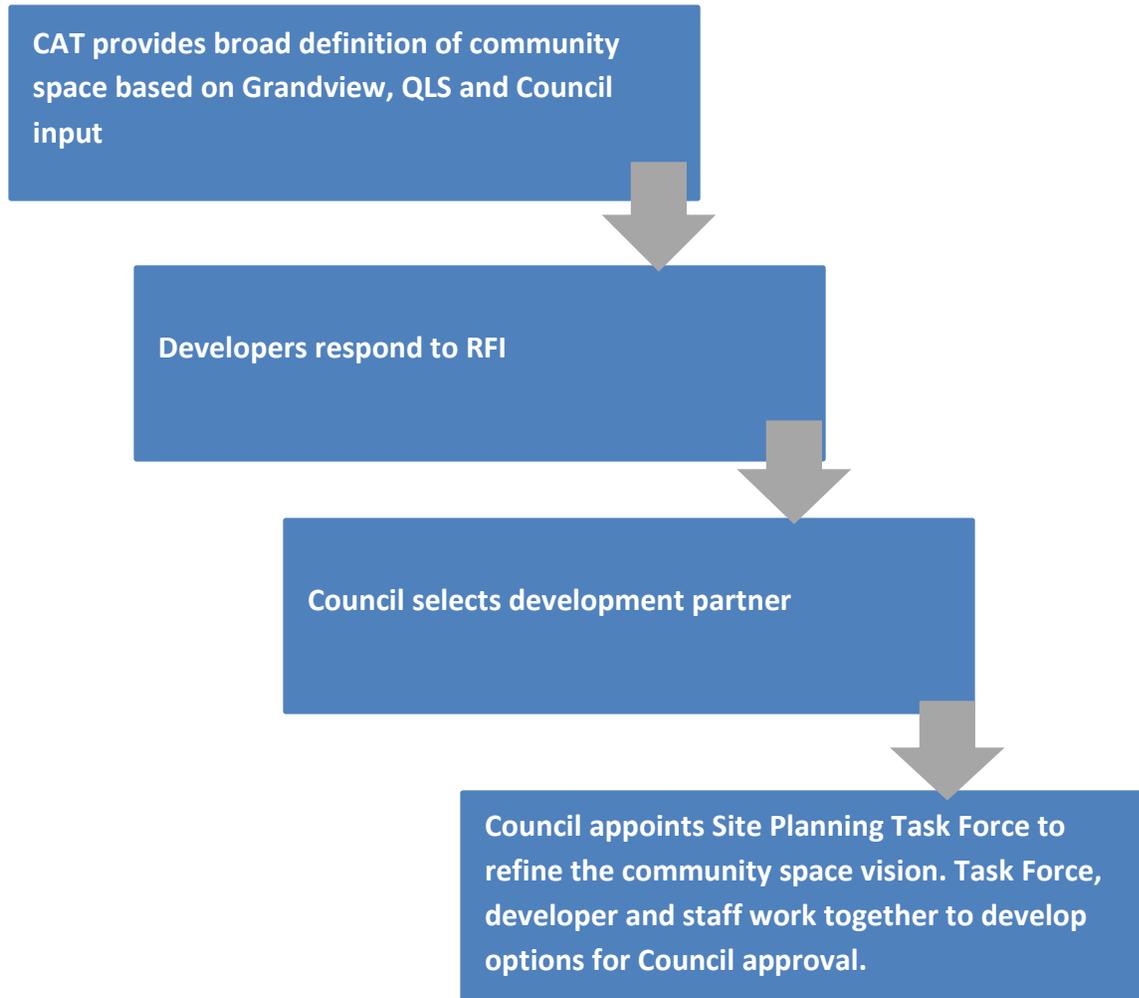
I would also like to suggest a fourth possibility. Significant capital projects are under consideration (Braemar Golf Course improvements and Sports Dome), underway (Golf Dome), or have just been recently completed (Braemar Arena). We have also had extensive discussion about the challenges associated with securing reliable annual funding for our Capital Improvement Plan. In Option 4, we could choose to proceed with redevelopment process and use the community space as green space until a compelling community need surfaces and more defined financial resources are available.

Attachments:

- Options for Grandview Community Space Decision Process
- Memo from Bill Neuendorf

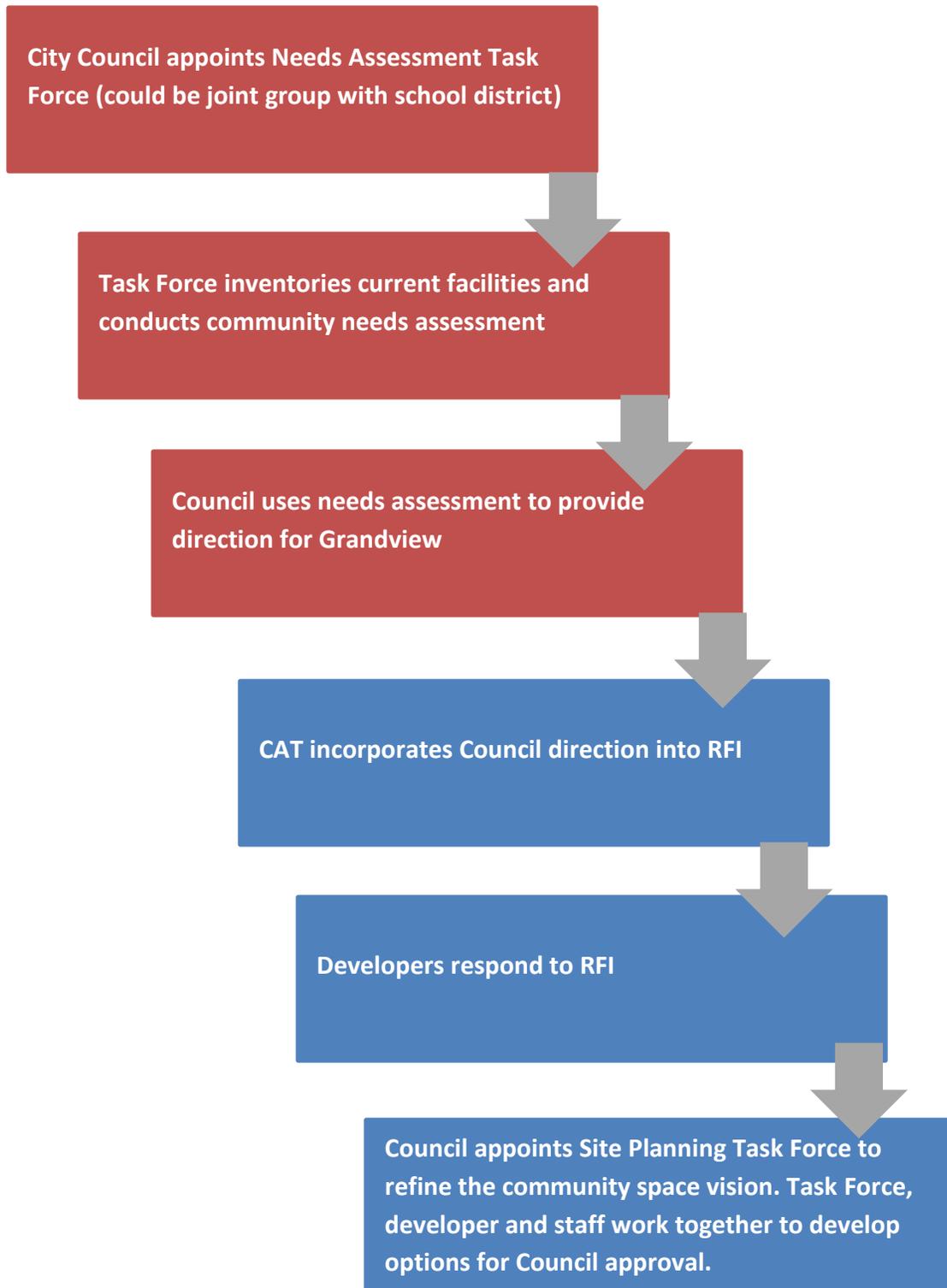
## Options for Grandview Community Space Decision Process

### Focus Option 1: Creating a Redevelopment Catalyst for the Grandview Area



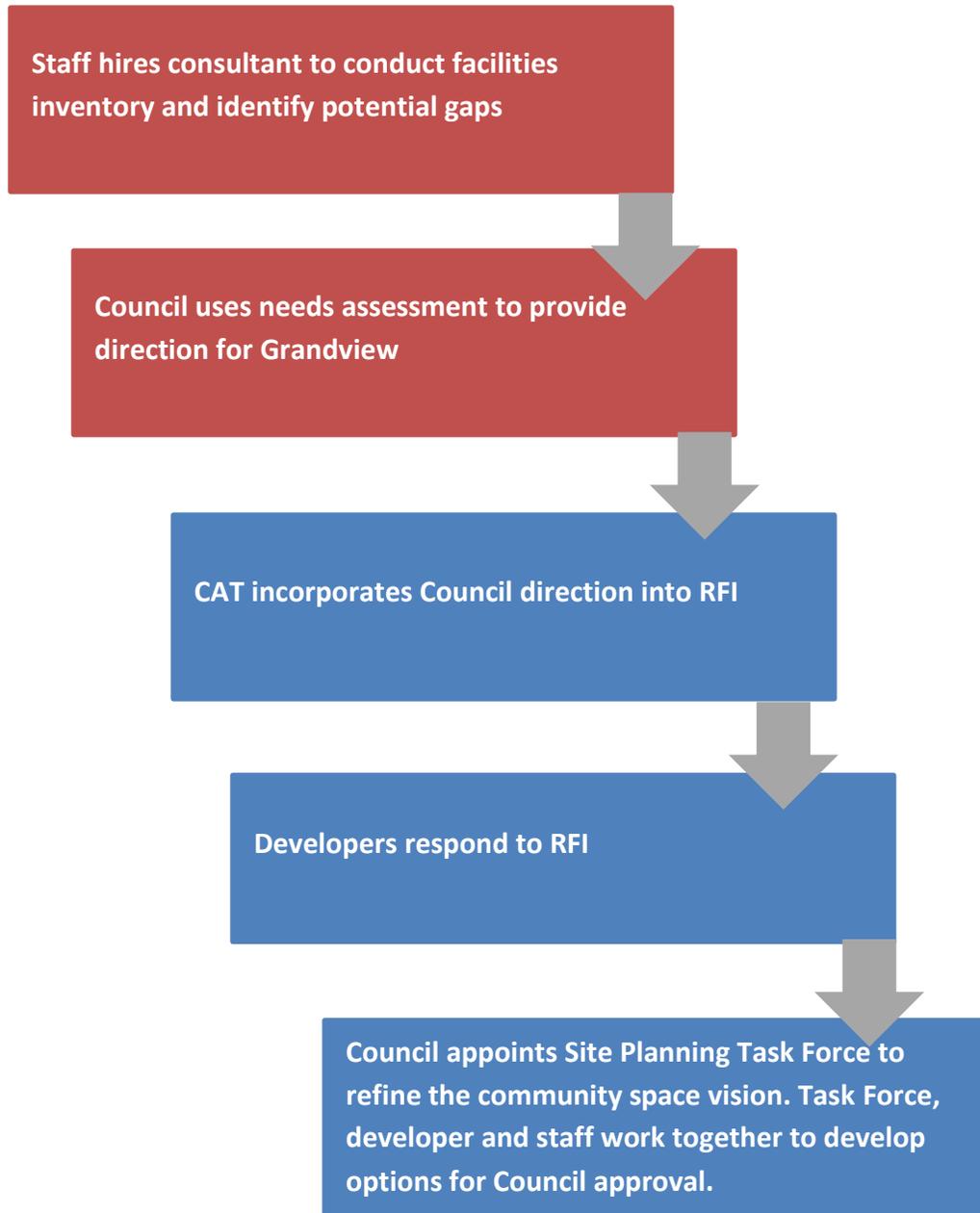
Benefits	Concerns
<ul style="list-style-type: none"> <li>Most time-efficient</li> <li>Best utilizes the talents of the CAT group</li> <li>No need to divert staff and financial resources to a new community group</li> <li>Consistent with outlined work plan</li> </ul>	<ul style="list-style-type: none"> <li>An important community need may be missed during the RFI process</li> <li>May not provide enough direction to developers</li> </ul>

### Focus Option 2a: Inventorying and Identifying Community Recreation Needs (Additional Eight to Twelve Months)



Benefits	Concerns
<ul style="list-style-type: none"><li>• Will provide important data about current resources and community needs</li><li>• May make the decision process easier</li><li>• Gives developers clear direction</li></ul>	<ul style="list-style-type: none"><li>• Slows down redevelopment progress</li><li>• Diverts staff and potentially financial resources to a new community process</li><li>• Will require reprioritization of work plan items</li><li>• May not be financially feasible</li></ul>

### Focus Option 2b: Inventorying and Identifying Community Recreation Needs (Additional Three to Four Months)



Benefits	Concerns
<ul style="list-style-type: none"> <li>• Will provide important data about current resources and community needs</li> <li>• May make the decision process easier</li> <li>• Gives developers clear direction</li> </ul>	<ul style="list-style-type: none"> <li>• Slows down redevelopment progress</li> <li>• Diverts staff and potentially financial resources to a new community process</li> <li>• Will require reprioritization of work plan items</li> <li>• May not be financially feasible</li> </ul>

## Economic Development

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**Date:** August 30, 2013

**To:** City Manager, Scott Neal

**cc:**

**From:** Bill Neuendorf  
Economic Development Manager

**Re: Inquiry from the Grandview Community Advisory Team – use of proposed community space at 5146 Eden Ave. redevelopment**

The Community Advisory Team (CAT) was convened to provide assistance in implementing the 2012 Grandview Development Framework. As the CAT discussed the process of redeveloping the former Public Works site, questions have arisen that should be considered by the City Council.

Throughout the previous years of community planning, there has been no specific public use that has been identified for a future community space located on a portion of the vacant site. At this time, there is no consensus among the 11 members of the CAT regarding how to proceed with redevelopment without knowing additional information.

- Several CAT members encourage the City to hold off on issuing a Request for Interest (RFI) until additional studies can be conducted to identify the specific type of community need that is supported at this location. There is concern about moving forward if the intended outcome has not been defined. CAT members intend to pursue the best possible redevelopment at the site. Based on their 'advisory role', they are not empowered to determine the specific use nor to eliminate possible uses that may be desirable to the community.
- Alternatively, several CAT members encourage the City to move forward and issue an RFI based on the general information accumulated over the last 3 years of community engagement. This past information, coupled with results of the 2013 Quality of Life survey indicate that there is support for flexible community space that can be expanded or contracted in the future to address the changing needs of the community residents. They note that community needs change over time and that an adaptable space should address most of the possible uses that have been identified in recent years. They are comfortable with determining the specific community use with the expertise of an experienced developer who can craft a financially feasible redevelopment project that satisfies the broad goals of the City.

Direction is requested from the City Council so that the CAT can move toward its mission of implementing the Development Framework.

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