



To: MAYOR AND COUNCIL

Agenda Item #: VIII. C.

From: Bill Neuendorf
Economic Development Manager

Action
Discussion
Information

Date: September 16, 2014

Subject:

Selection of Grandview Development Partner

Action Requested:

Name a potential development partner for the former Public Works site at 5146 Eden Avenue in the Grandview District and authorize staff to negotiate terms of the partnership for final Council approval.

Information / Background:

Ten teams of development professionals submitted responses to the City's Request for Interest (RFI) issued in June 2014. All the responses are posted at www.edinamn.gov/grandview.

This response followed extensive outreach to the urban planning and real estate development communities. The RFI packet was sent to more than 60 local professionals via U.S. Mail and e-mail. Print and internet ads were placed in local and national trade journals. The RFI was also posted to the websites of Urban Land Institute MN, American Planning Association MN and MN Commercial Association of Real Estate (MNCAR).

The RFI document was informed by the work of the Community Advisory Team which met from June 2013 to March 2014 and finalized by staff. Issuance of the RFI was authorized by the City Council on June 17, 2014 and marked another step toward implementing the vision adopted in the 2012 Grandview Development Framework.

Narrowing the field

An ad-hoc committee of City staff representing Administration, Community Development, Economic Development, Parks & Recreation and Engineering reviewed all ten responses and narrowed the field to four teams. The staff evaluation was based on eleven measures that summarize the objectives of the RFI:

- 1) Does the team possess necessary qualifications to co-develop the site with a mixed-use project consisting of public and private components in a manner that responds to the GrandView Development Framework using extensive public engagement?
- 2) Does the team have the capacity to arrange financing and complete the project?
- 3) Have members of the team successfully completed projects in Edina?
- 4) Does the statement reflect a sincere understanding of the GrandView 7 Guiding Principles?

- 5) Does the statement demonstrate alignment with the GrandView Development Framework?
- 6) Has the team demonstrated strong examples of public/private projects or projects with civic/community uses?
- 7) Has the team demonstrated examples where extensive public engagement occurred?
- 8) Does the statement recognize the multiple modes of transportation that surround the site and show willingness to achieve a high degree of walkability?
- 9) Has the team demonstrated strong examples of “place making”?
- 10) Has the developer historically retained long-term ownership of the property and demonstrated responsible stewardship of completed projects?
- 11) Has the team submitted a work plan that realistically addresses the needs and time requirements?

Presentations by Finalists

Four teams of potential development partners presented their qualifications and were interviewed by the City Council members at the September 2nd, 2014 Work Session. These teams are:

- **Doran Companies** with ESG Architects and Westwood Professional Services
- **Frauenshuh Commercial Real Estate Group** with Opus, Reynolds Urban Design and Confluence
- **Greco, LLC** with BKV Architects and Frana Companies
- **Kraus-Anderson Realty** with ESG Architects and Melrose Company

Selection of Preferred Development Partner

The City Council is scheduled to discuss their preferences at the September 16, 2014 Work Session. It is anticipated that the Council will identify a preferred partner who will be capable of working collaboratively with the City to achieve a mixed-use project that includes synergistic public and private elements that meets the needs of the community and is successful in the marketplace.

Next steps

After identification of the preferred partner, numerous steps are anticipated to arrive at a buildable concept:

- a contract will be negotiated to clarify the responsibilities of each party,
- significant research and extensive community input is then anticipated to arrive at two or more feasible development alternatives for the site,
- after community review, the City Council is anticipated to identify the preferred alternative in mid-2015,
- development partner will then be responsible for securing financing and approvals for the private component while the City will be responsible for securing the public component,
- Finally, construction will occur, possible in multiple phases.

Attachments:

June 2014 RFI; September 2, 2014 presentations by finalists; follow up information received from Doran, Greco, & Frauenshuh; related resident correspondence



City of Edina, Minnesota GrandView Phase I Redevelopment, 5146 Eden Avenue Request for Interest for Development Partner

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 Edina's next great neighborhood amenity.

Objective

The City of Edina is seeking 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 vacant 3.3-acre parcel (the former Public Works site) in the center of the District and then potentially design and construct the structure(s) that house those uses.

The School Bus Garage at 5220 Eden Avenue is potentially Phase 2 in the redevelopment process. This parcel is wholly owned by Edina Independent School District 273. Any redevelopment planning for this parcel will take place in partnership with District 273 in a separate process unrelated to this Request for Interest.



It is important to the City that all sites be developed in a manner that innovatively responds 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, including a volunteer team of architects, landscape architects, and urban 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:

GrandView 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 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.

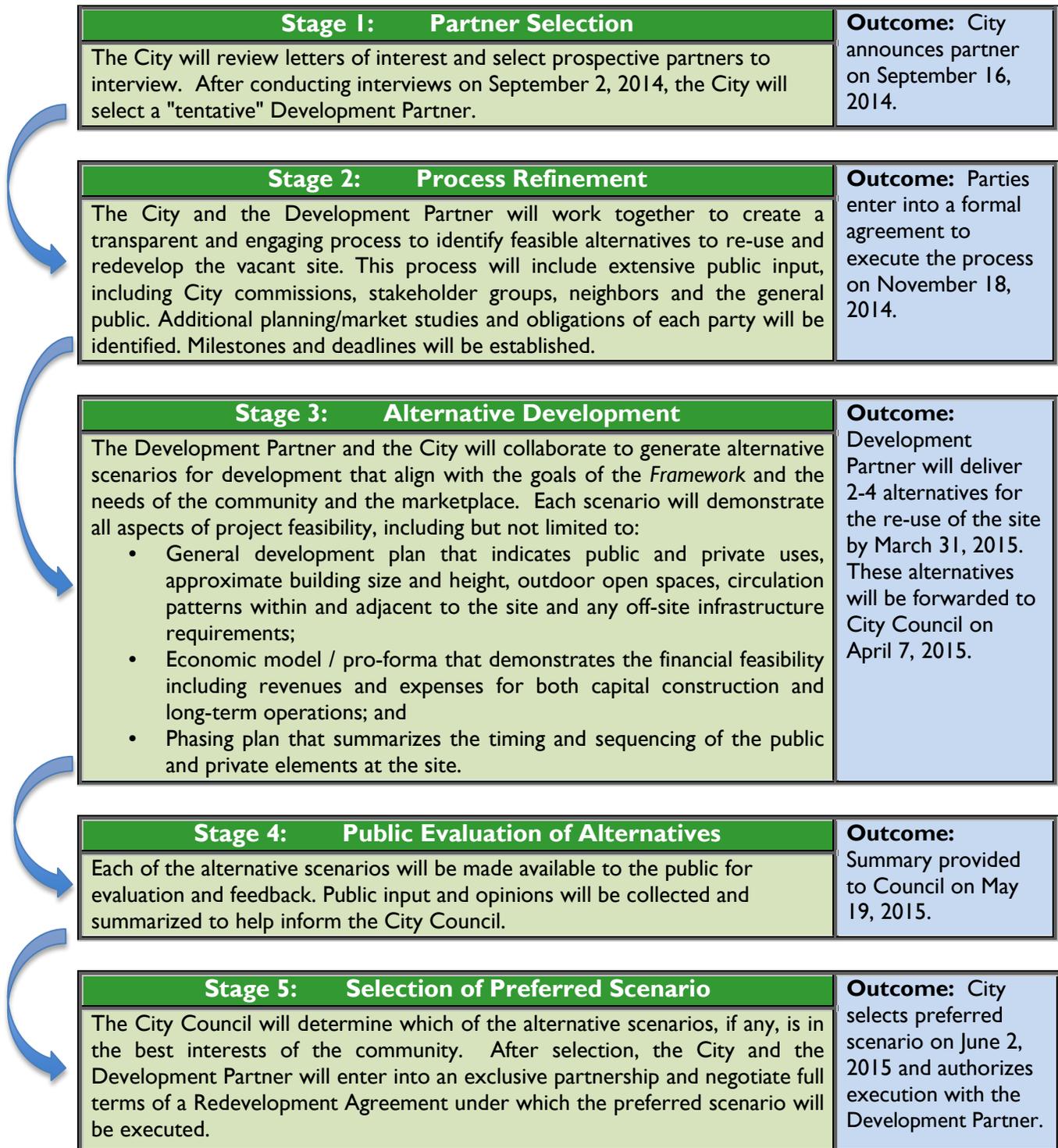
In April of 2012, with the help of a \$100,000 Met Council Livable Communities grant, the City completed the second citizen-led phase of the process resulting in the unanimous City Council adoption of the *GrandView District Development Framework*. The *Framework* (available at www.edinamn.gov) provides a vision for how to bring the Guiding Principles to life.

In the GrandView District, the former Public Works site at 5146 Eden Avenue provides a unique and singular opportunity to create a major new public realm amenity that will add interest to the area for all stakeholders, add value to real estate, and provide a signature gathering place in the heart of the District. This amenity, the GrandView Commons, is envisioned to include a community building, public green, and new street (GrandView Crossing). Additional elements potentially envisioned for the site include a Metro Transit park and ride and possibly multi-family housing.

In keeping with the spirit of the *Framework*, all uses must provide for bicycle and pedestrian connectivity and adhere to best practices with regard to environmental sustainability. In addition, development must consider and should preserve future transit use of the adjoining rail line. Additional visions for the site and the district is found in the *Framework*.

Collaborative Process

The City anticipates a multi-stage process to collaborate with a potential Development Partner to achieve the vision outlined for the former Public Works site in the *Framework*.



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

Submission Requirements

Interested entities (whether an individual, company, or team) should submit a Letter of Interest that includes the following information:

- 1) Name, mailing address, telephone number, and email address of the primary contact person;
- 2) The names and professional backgrounds of all team members who are integral to the project;
- 3) A general statement of why the team is interested in this opportunity, including the team perspective of the community vision outlined in the *Grandview Development Framework* and preliminary thoughts on how development of the site can serve as a catalyst for private development of the surrounding parts of the District;
- 4) Three examples of experiences with the one or more of the following attributes: civic/community uses, mixture of public and private uses, public/private partnerships, multi-modal transportation elements, environmental sustainability or innovate project financing;
- 5) Two examples of projects shaped with extensive public input;
- 6) Preliminary work plan that outlines the critical elements and milestones anticipated when working with the City to advance from “vision” to “reality”; and
- 7) Any other information that is critical to the City’s ability to evaluate the merits of the team.

Respondents are encouraged to be thorough, yet concise. References to online project examples are encouraged. Letters of Interest must be limited to 10-pages. Submission is due by 4:30pm on Monday, August 11, 2014. The Letter of Interest must be submitted in electronic format with 10 printed hard copies delivered to:

City of Edina
4801 West 50th Street
Edina, MN 55424
Attention: Bill Neuendorf, Economic Development Manager
bneuendorf@edinamn.gov

Selection

All complete submittals received prior to the deadline will be evaluated by an ad-hoc selection team comprised of City staff likely to be engaged in the development planning process. Submittals will be evaluated on past experience, professional capabilities and ability to collaboratively work in partnership with the City to successfully create innovative development alternatives for the site. The City will determine which responders, if any, will be invited to interview.

Selected responders will be invited to give in-person presentations to the City Council on Tuesday September 2, 2014 at 5:00 PM. Based on the Letter of Interest and in-person interviews, the City Council anticipates selecting a “tentative development partner” to explore the feasible alternatives for the site on September 16, 2014. Development planning is anticipated to begin immediately thereafter.

Terms

This is a request for Letters of Interest and in no way obligates the responder to enter into a relationship with the City. Nor does this request obligate 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. 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

In addition to the Development Framework, the City has commissioned several studies that may inform the response to this Request for Interest. These documents include: environmental studies, Community Facility Inventory, Edina Resident Survey and preliminary traffic and underground infrastructure studies. A finding of TIF eligibility was also completed for the site. These documents are available at www.edinamn.gov/grandview.

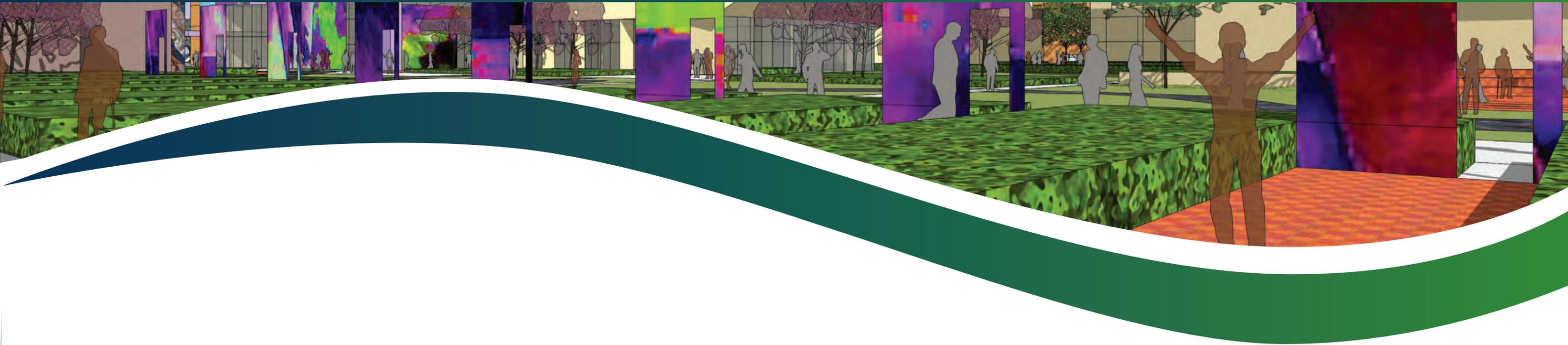
Questions about this Request for Interest can be directed to Bill Neuendorf, Economic Development Manager at 952-826-0407 or bneuendorf@edinamn.gov.



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IMAGINE THE POSSIBILITIES



Edina GrandView Phase I
Redevelopment

IMAGINE THE POSSIBILITIES



September 2, 2014

To: The Edina Community

From: Kelly Doran & the Doran Development Team

Re: GrandView: Imagine the Possibilities

Thank you for the opportunity to work with City of Edina leaders and community members to explore re-development possibilities for the GrandView neighborhood.

On the following pages of this booklet we have provided a visual presentation of possible uses and design elements for the GrandView Phase I project. These pages imagine a vibrant and interactive community of private multi-family residential with a public use building situated among an iconic sculpture garden and plentiful natural green spaces—all accessible by pedestrian friendly walkways and diverse modes of transportation.

Our goal in presenting these visions is not to suggest this is what shall be, but rather as a glimpse of our team's creative abilities. Indeed, our team has a long tradition of working with city leaders and citizen advisory groups to bring reality to visions that have evolved from community collaborations.

Another strength we would bring to the GrandView project is the Doran Companies ability to perform at all levels of the development process. Our company is truly local and has the capacity to design, finance, construct, own and manage developments without having to seek assistance from corporate partners or from national real estate investors.

If Doran Companies is chosen to work with the City of Edina on the GrandView neighborhood re-development, we assure you we can offer the most experienced team to guide this project through the due diligence process to assure the creation of a memorable space among a distinguished and proud community.

Sincerely,

Kelly Doran, Principal
Doran Companies

THE DORAN GRANDVIEW DEVELOPMENT TEAM



IMAGINE THE POSSIBILITIES | VISION A



VISION A | Two 5-story residential buildings over 2 levels of parking



View from Our Lady of Grace athletic fields looking North

IMAGINE THE POSSIBILITIES | VISION B



VISION B | 12-story and 7-story residential mid-rise buildings over 2 levels of parking and 3-level townhomes along Arcadia Avenue.



View from Our Lady of Grace athletic fields looking North

IMAGINE THE POSSIBILITIES | VISION C



VISION C | Two 14-story residential mid-rise buildings over 2 levels of parking and 3-level townhomes on Arcadia and Eden Avenues.



View from Our Lady of Grace athletic fields looking North

IMAGINE THE CONNECTIONS



This aerial view demonstrates how a mid-rise concept would allow for the greatest possible safe and comfortable pedestrian and bike connections to, from and through the GrandView development. While the pictured community building, greenway paths, civic plazas, and art plaza/sculpture garden are possible with all three concepts, the mid-rise alternative would allow for maximum open, green space and civic uses.

IMAGINE THE POSSIBILITIES



A green plaza sculpture garden concept on a cover over the RR tracks and Brookside Avenue adds an exciting green and artistic dimension with unlimited potential to become a destination for community bicyclists and pedestrians, in addition to a great sense of pride for the City of Edina.

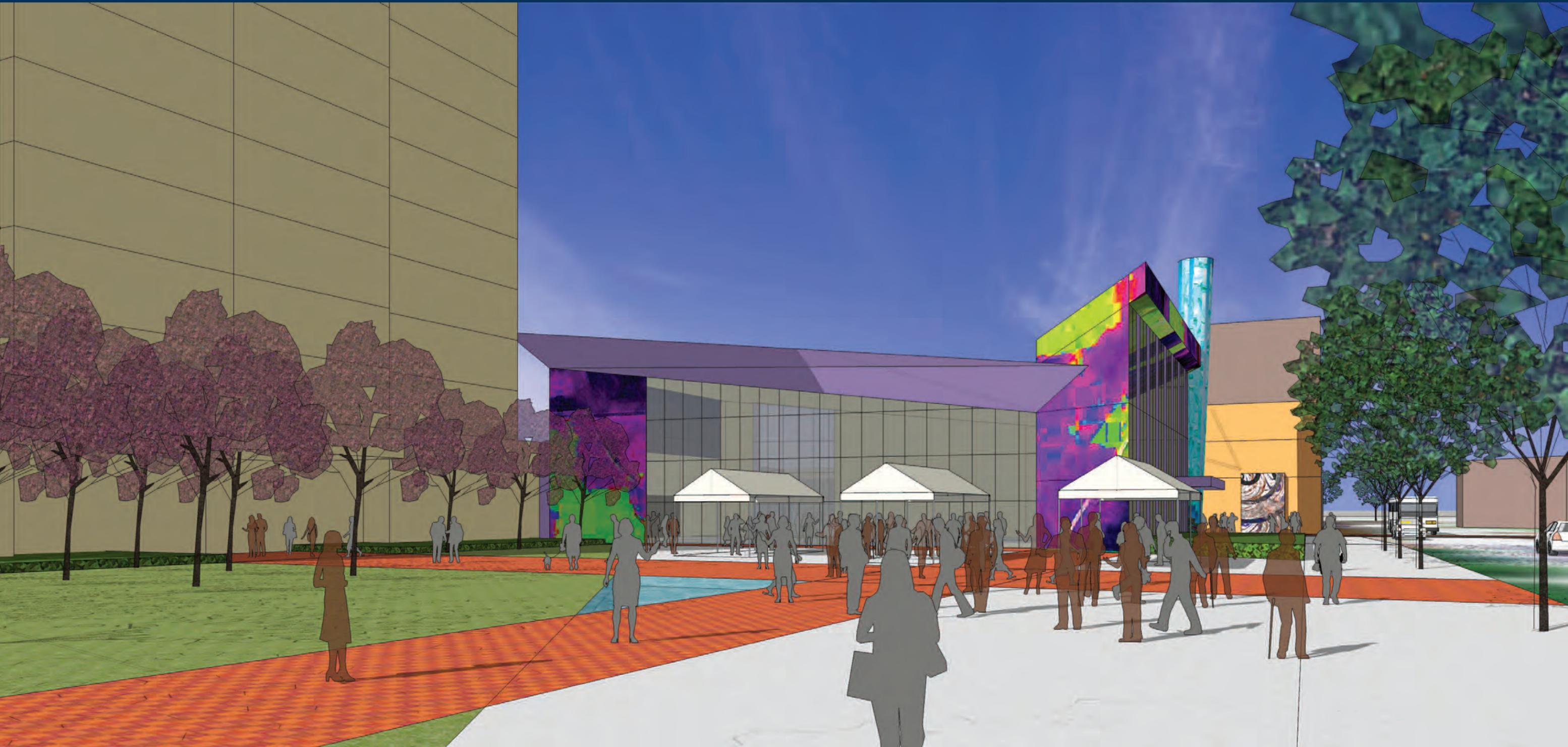


IMAGINE THE POSSIBILITIES

IMAGINE THE POSSIBILITIES



The expansive walkway concept with green and artistic amenities would create a welcoming space that would also promote interaction between the adjacent public and private buildings.



IMAGINE THE POSSIBILITIES



IMAGINE THE POSSIBILITIES

IMAGINE THE POSSIBILITIES



Providing the greatest amount of public space is essential to maximizing use for public events such as outdoor community concerts, theatre, civic receptions and school events such as proms and graduation ceremonies.

This aerial view demonstrates how the promenade above the RR tracks and Brookside Avenue would intersect with the planned new bridge and GrandView Crossing to provide a pedestrian and bicycle connection over Highway 100 to City Hall.



IMAGINE THE POSSIBILITIES

IMAGINE THE POSSIBILITIES



A continuous public space serving as a circular walkway around the entire development with intervals that expand to signature elements such as a sculpture garden, a promenade of trees, gardens, fountains and welcoming public and private structures is sure to provide a unique identity for the GrandView neighborhood and the City of Edina.



IMAGINE THE POSSIBILITIES

IMAGINE THE POSSIBILITIES

Contact Information

Kelly Doran

Office: 952.288.2000

Kelly@DoranCompanies.com



7803 Glenroy Road, Suite 200
Bloomington, MN 55439
www.DoranCompanies.com



Grandview Phase I Redevelopment

Parking Analysis

USE	STALLS ¹	PARKING NEEDS ² (#per 1000sq ft)		POTENTIAL DEVELOPMENT IN SQUARE FEET	
		LOW	HIGH	HIGH	LOW
Office	500	4	6	125,000	83,000
Medical	500	6	8	83,000	62,500
Retail	500	4	5	125,000	100,000
Retail w/Restaurants	500	6	8	83,000	62,500
Residential (Apt and/or Condo)	500	1.5	2	333,000	250,000

¹ Assumes a two-level parking structure covering approximately 2.5 acres of the site.

² These numbers are not based upon the Edina zoning code, but use practical industry standards

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NEIGHBORHOOD



PLACE MAKING



REVITALIZATION



GrandView District PHASE 1 REDEVELOPMENT





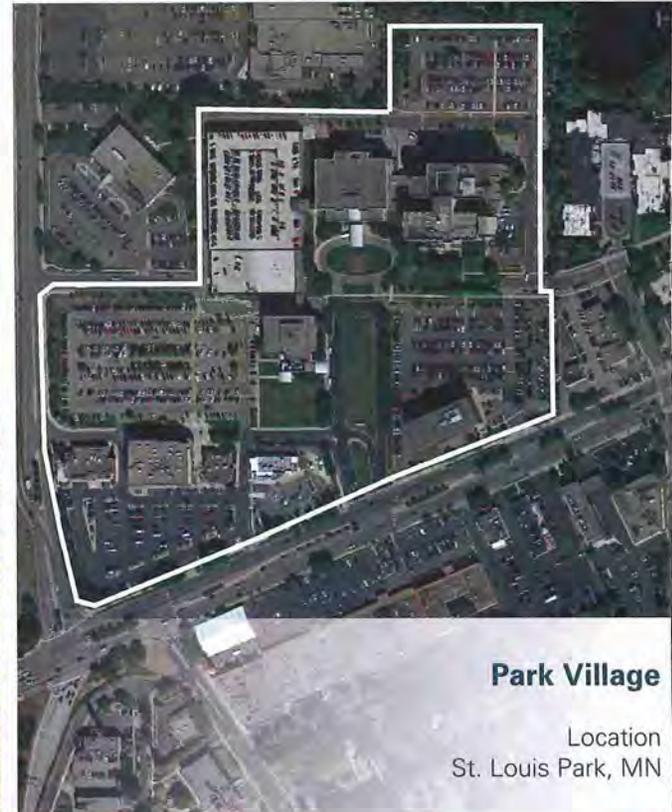
• Benchmark Projects

experience

green

path

why our team



Park Village

Location
St. Louis Park, MN



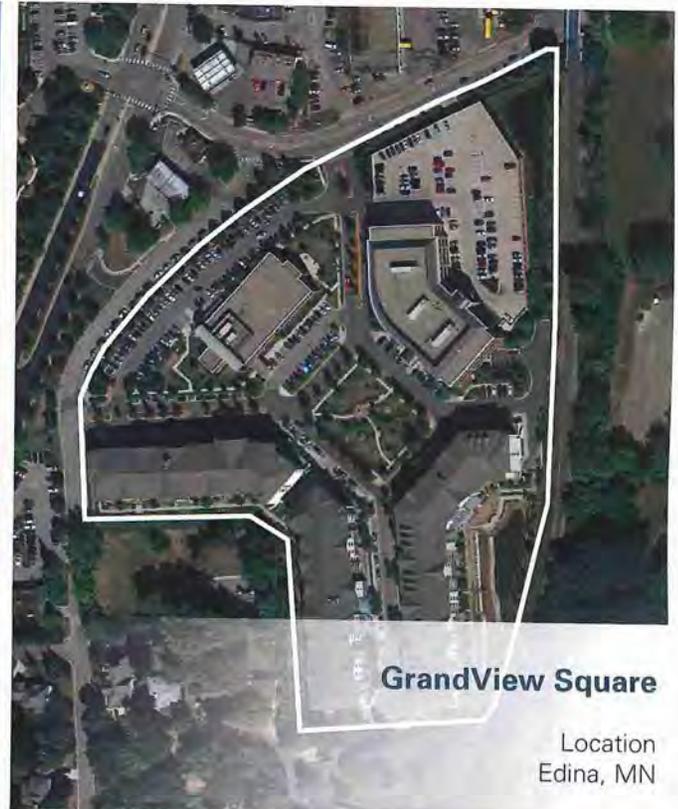
Benchmark Project - Frauenshuh

experience

green

path

why our team



Reynolds
urban
Design

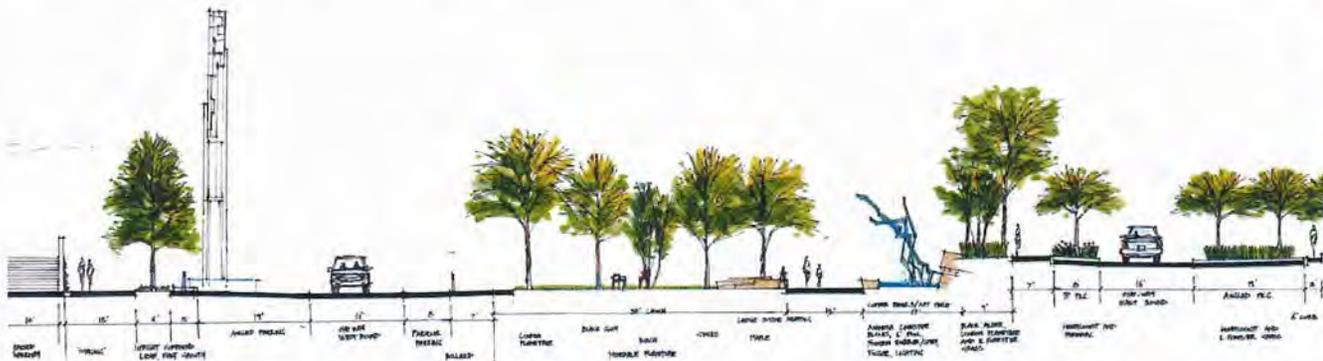
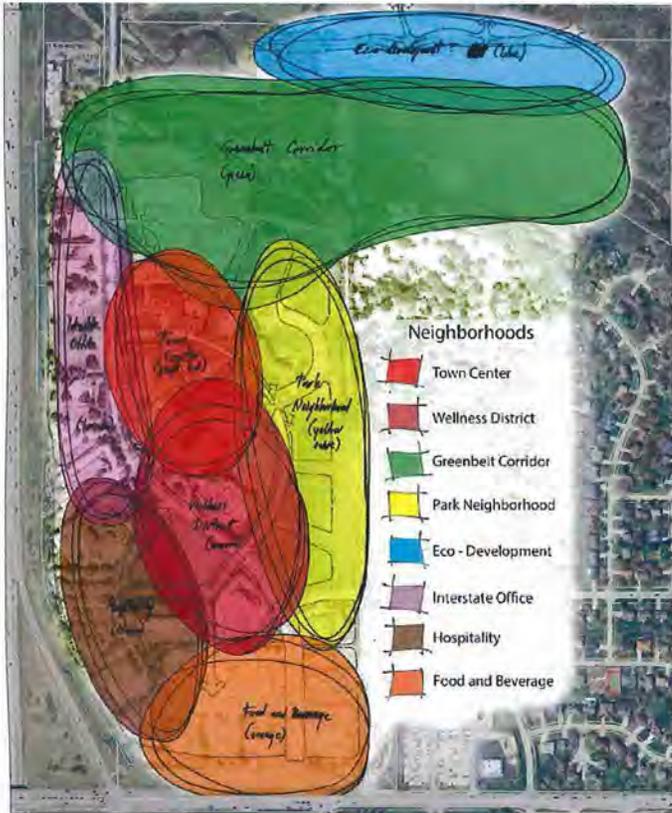
Benchmark Project - Opus

experience

green

path

why our team



Reynolds
urban
Design

Benchmark Project - Reynolds Urban Design

experience

green

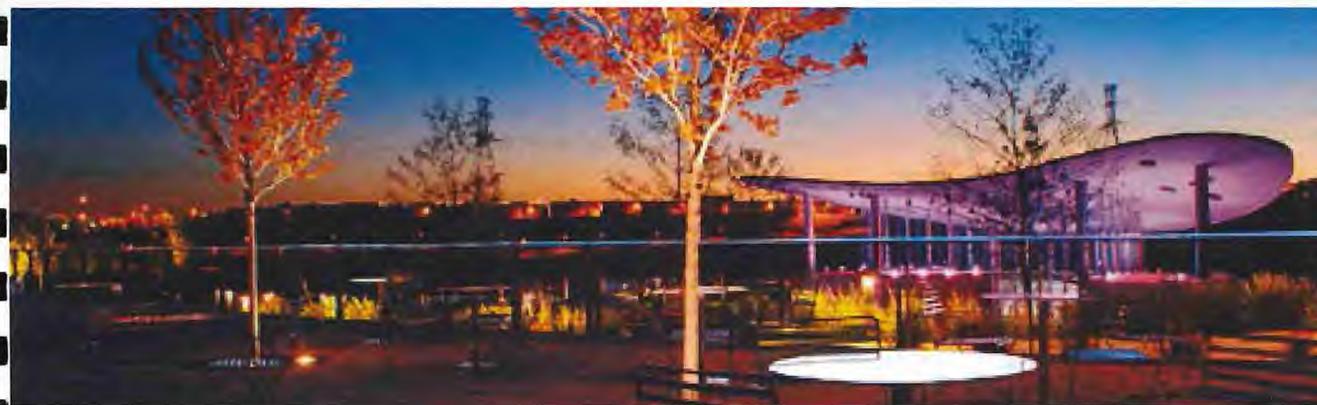
path

why our team



Town Green + Bandshell

Location
Maple Grove, MN



Benchmark Project - Confluence



- Best Practice



We Take a **Best Practice** Approach to Sustainability

- Implement a Sustainable Design Charrette
- Create holistic walkable neighborhoods
- Develop and re-purpose in-fill sites
- Maximize building performance
- Minimize environmental impact
- Sustainability experts involved through all project phases
- Sustainable design features & building practices in every project
- Align with client's ideologies, budget & building goals
- Over 15 million Sq. Ft. LEED certified space completed





- **Project Team**
- **Guiding Principles**
- **Resources**
- **Work Plan**
- **Public Participation**
- **Site Analysis**
- **Feasibility Analysis**
- **Creating Place**

experience

green

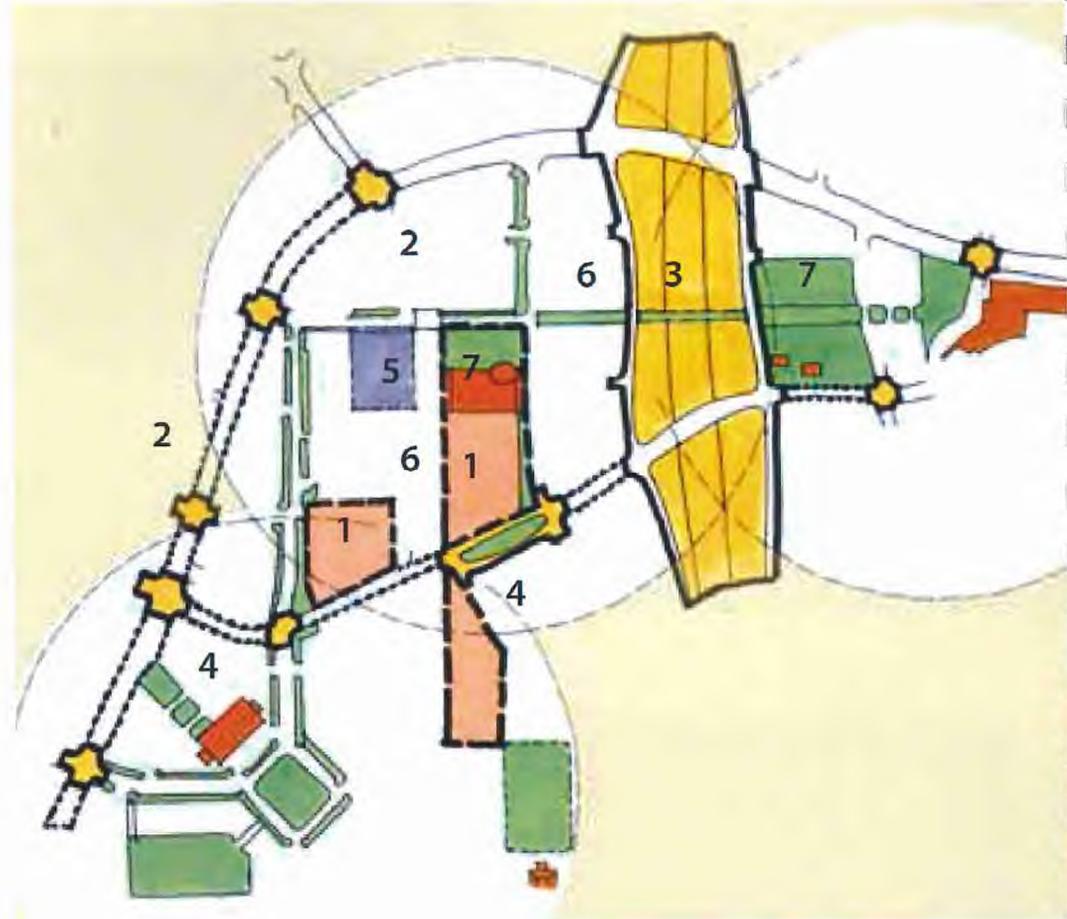
path

why our team



Team Leaders

- Leverage publicly-owned parcels
- Meet the needs of businesses and residents
- Turn barriers into opportunities
- Pursue logical increments; make vibrant walkable and attractive
- Organize parking; provide convenience
- Improve movement for all ages; facilitate multiple modes of movement
- Identity and unique sense of place; be sustainable and innovative





Experience and expertise:

Frauenshuh

- Master Developer
- Project Feasibility Analysis
- Real Estate Investment & Finance
- Leasing & Marketing
- Asset & Property Management



Experience and expertise:

The Opus Group

- Development
- Finance
- Sales / Leasing
- Interior Design
- Architecture
- Engineering
- Construction / Project Management



Experience and expertise:

Reynolds Urban Design

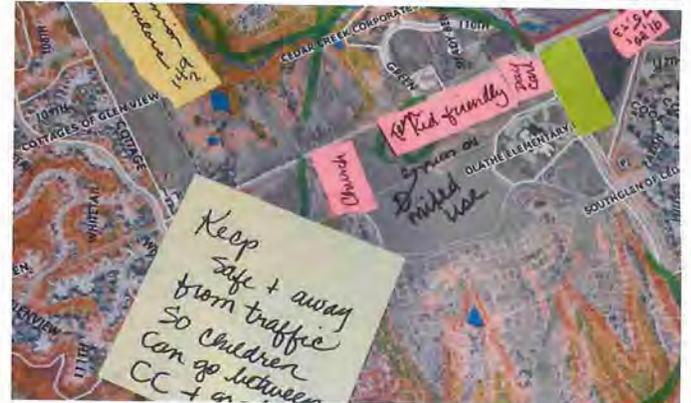
- Team Master Planner
- Urban Design
- Design Process Facilitation
- Strategic Planning Concepts

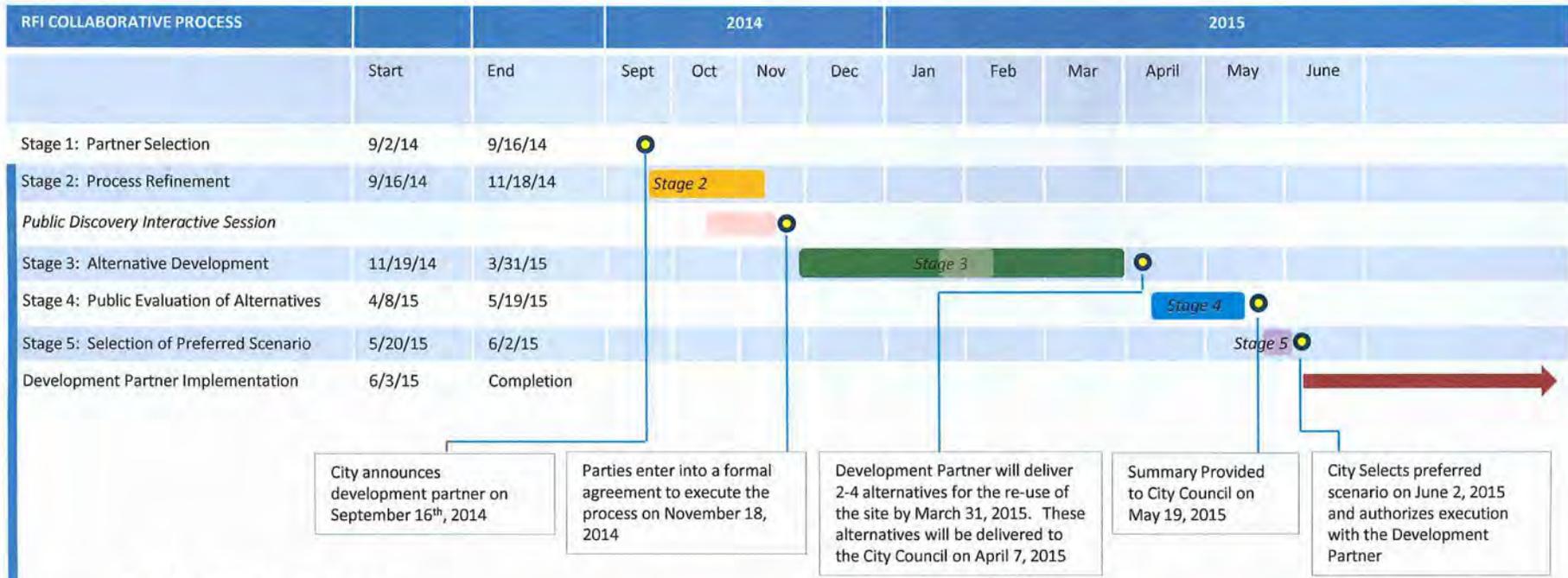


Experience and expertise:

Confluence

- Public Facilitation
- Public Space Programming
- Landscape Architecture
- Public Space Design





City announces development partner on September 16th, 2014

Parties enter into a formal agreement to execute the process on November 18, 2014

Development Partner will deliver 2-4 alternatives for the re-use of the site by March 31, 2015. These alternatives will be delivered to the City Council on April 7, 2015

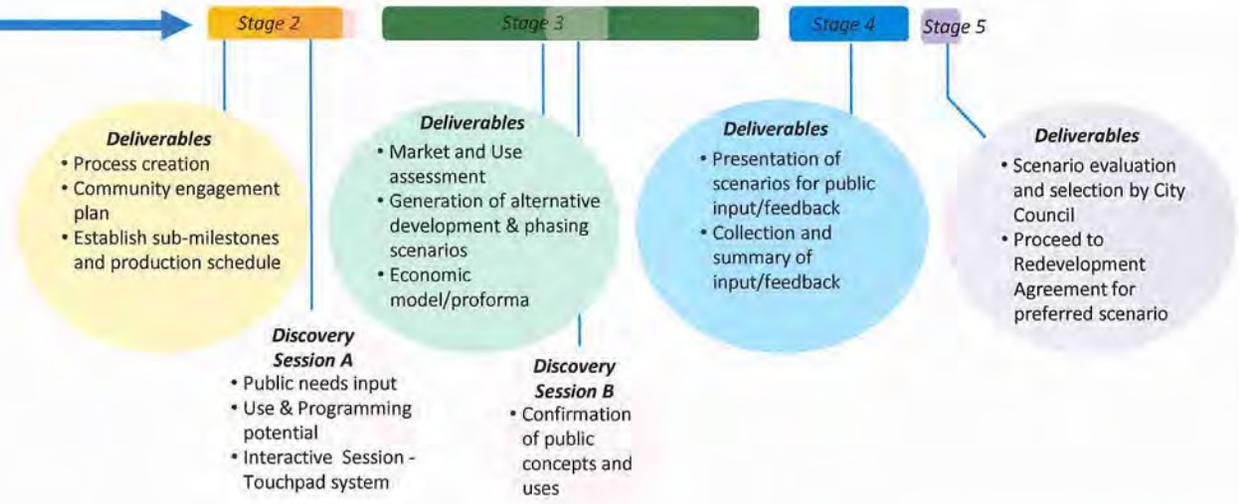
Summary Provided to City Council on May 19, 2015

City Selects preferred scenario on June 2, 2015 and authorizes execution with the Development Partner

Master Developer Process Activities

LEGEND

- Milestones
- Process Steps

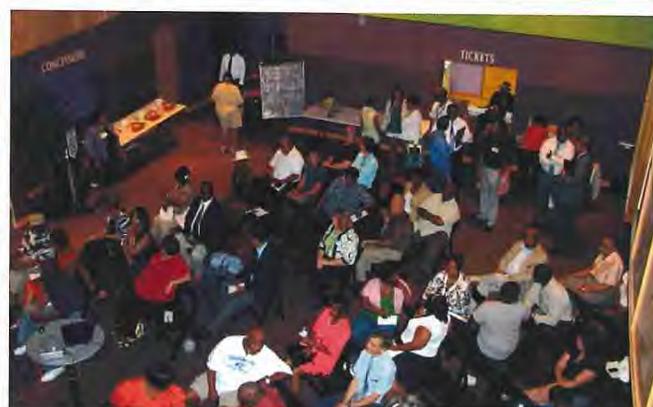


experience

green

path

why our team



Reynolds
urban
Design

Public Participation

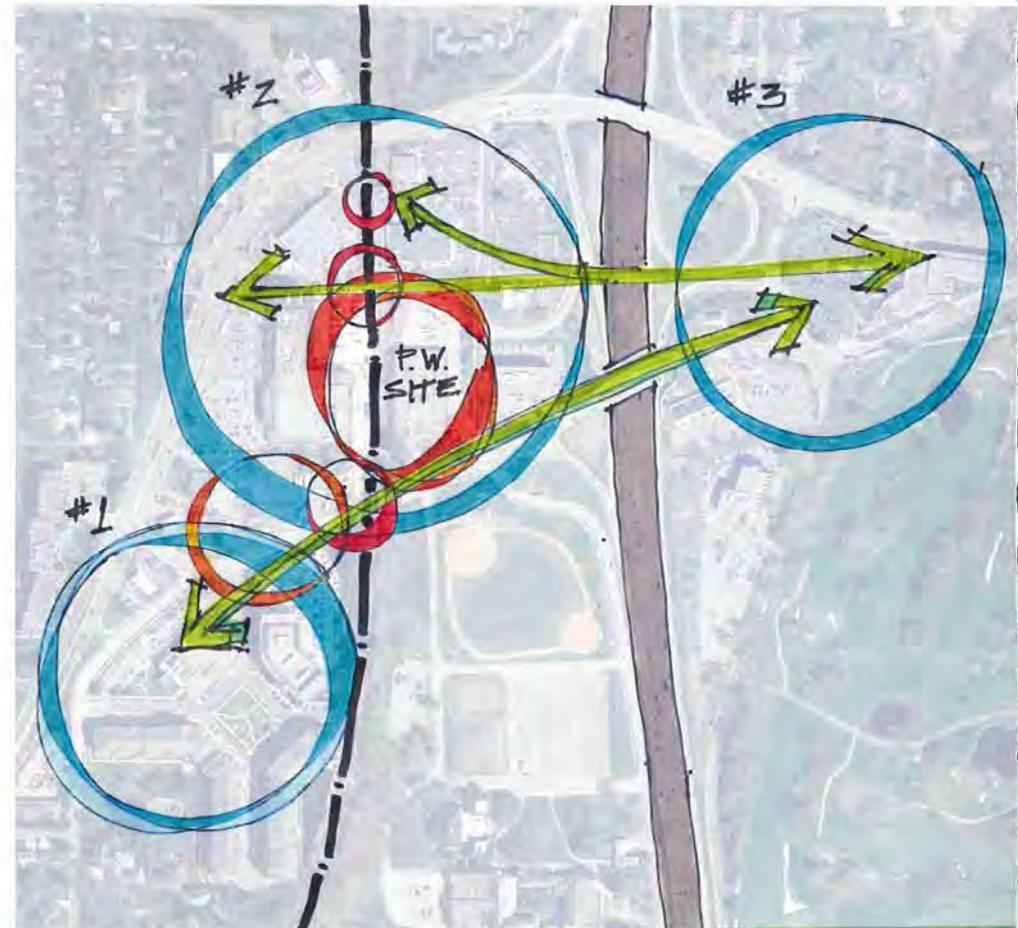
Together we will explore and discover the best strategic development plan by...

Gathering **FACTS**

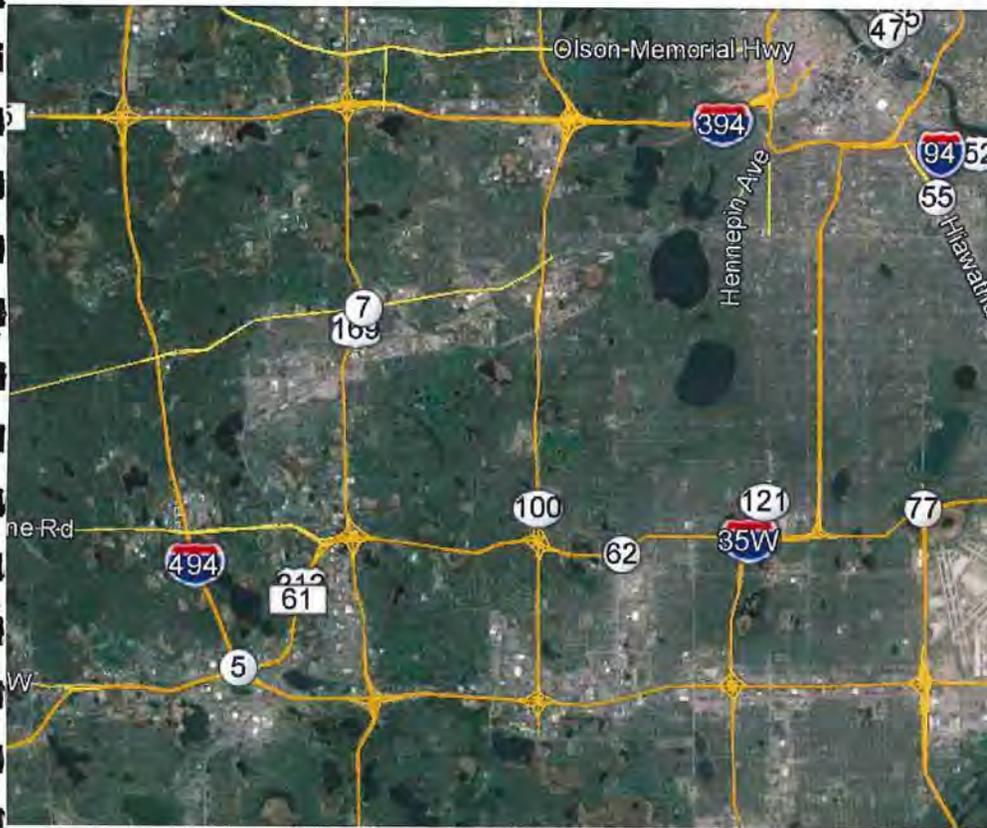
Documenting **GOALS**

Understanding market **NEEDS**

Creating **CONCEPTS**



Identifying and expanding everyone's understanding of the layers of neighborhood wide systems that will create a framework for development.



experience

green

path

why our team



EAST VILLAGE MARKET DISTRICT MASTER PLAN

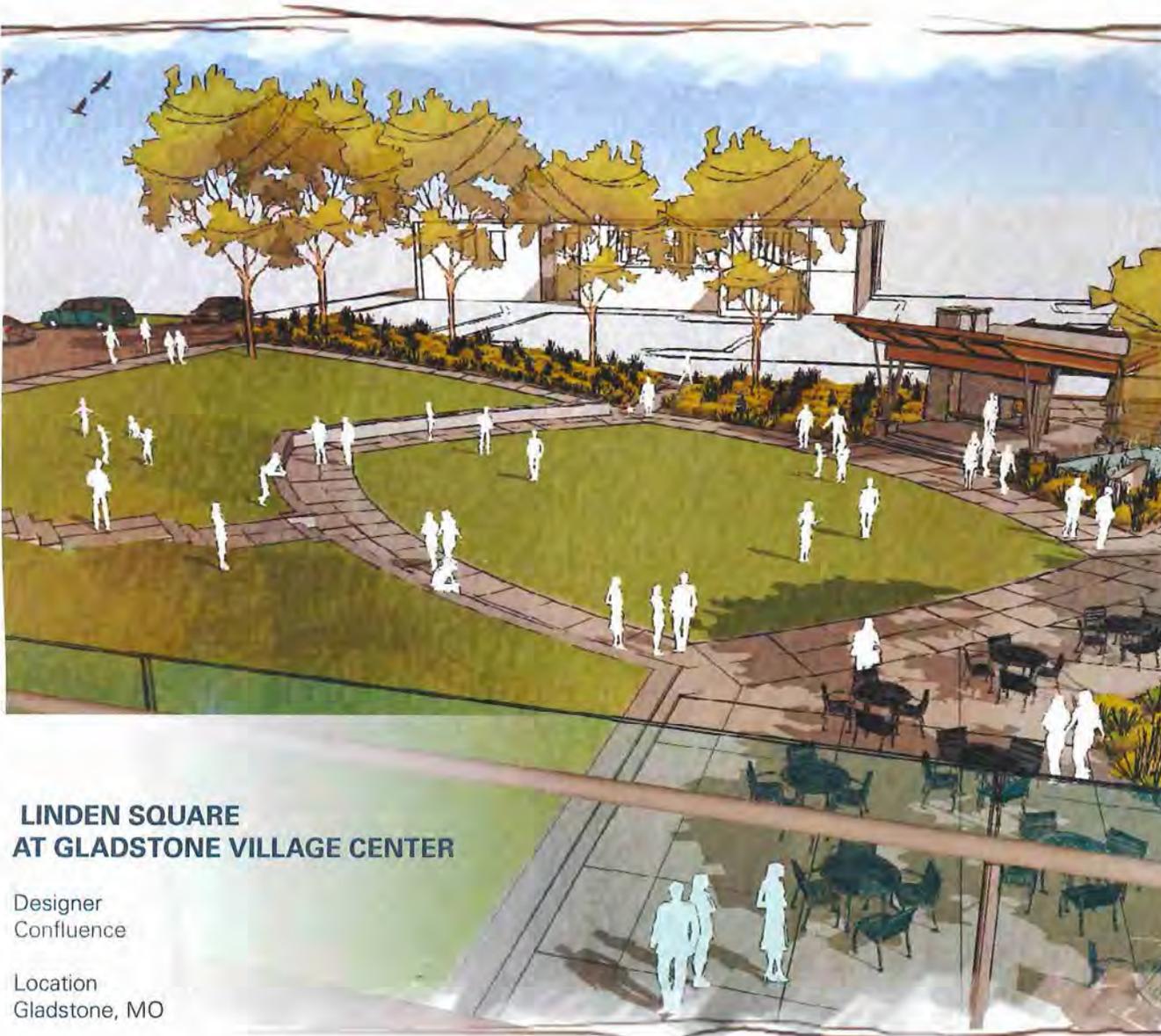
Designer
Confluence

Location
Des Moines, IA



Reynolds
urban
Design

Creating Place



**LINDEN SQUARE
AT GLADSTONE VILLAGE CENTER**

Designer
Confluence

Location
Gladstone, MO



Creating Place



experience

green

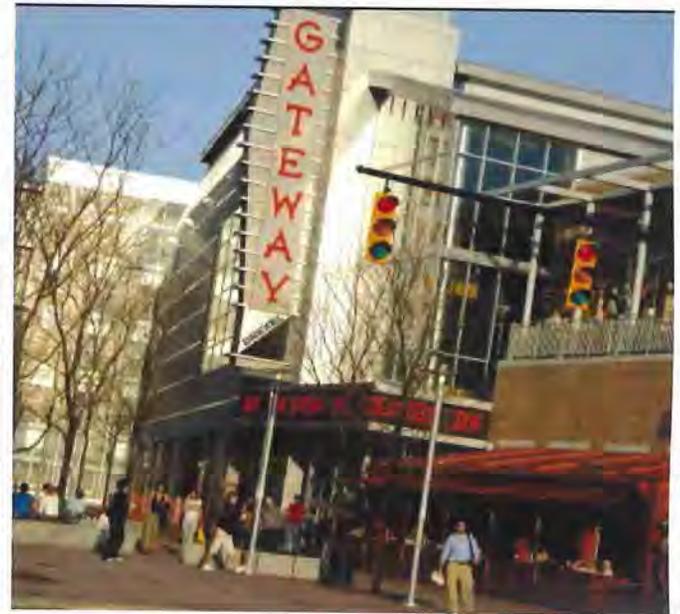
path

why our team



High Street Mixed Use Redevelopment

Designer
Reynolds Urban Design



North Kansas City

Designer
Reynolds Urban Design



Reynolds
urban
Design

Creating Place

experience

green

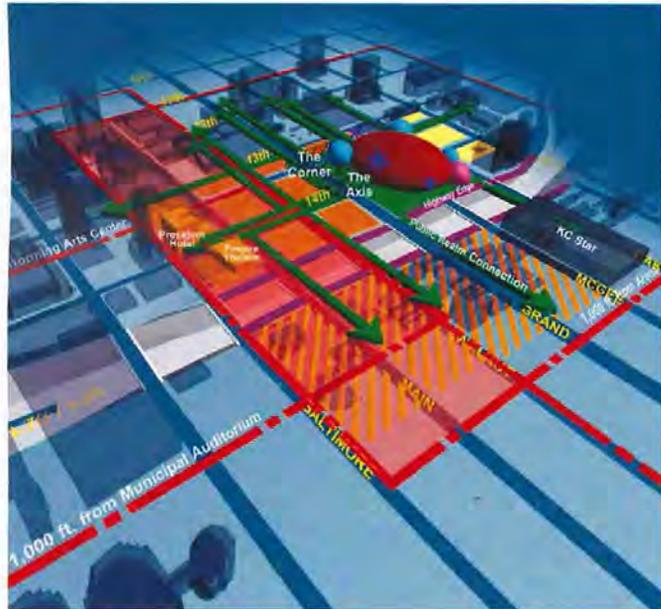
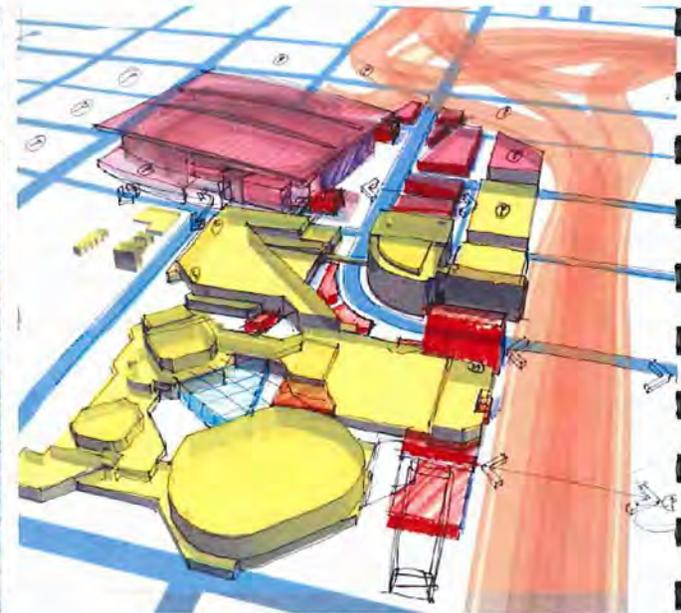
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why our team



Birmingham Entertainment District

Designer
Reynolds Urban Design



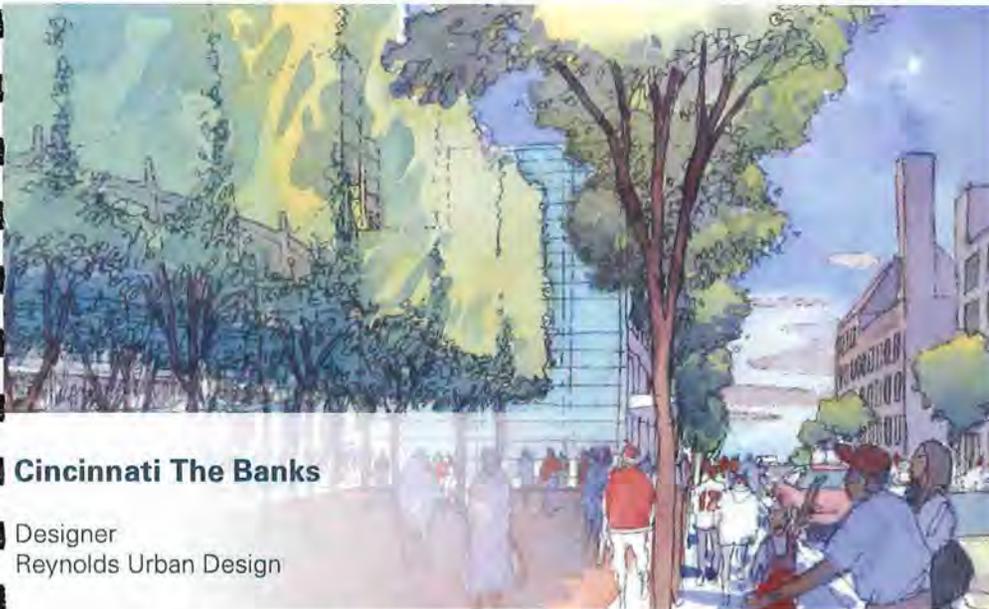
Kansas City Power and Light District

Designer
Reynolds Urban Design



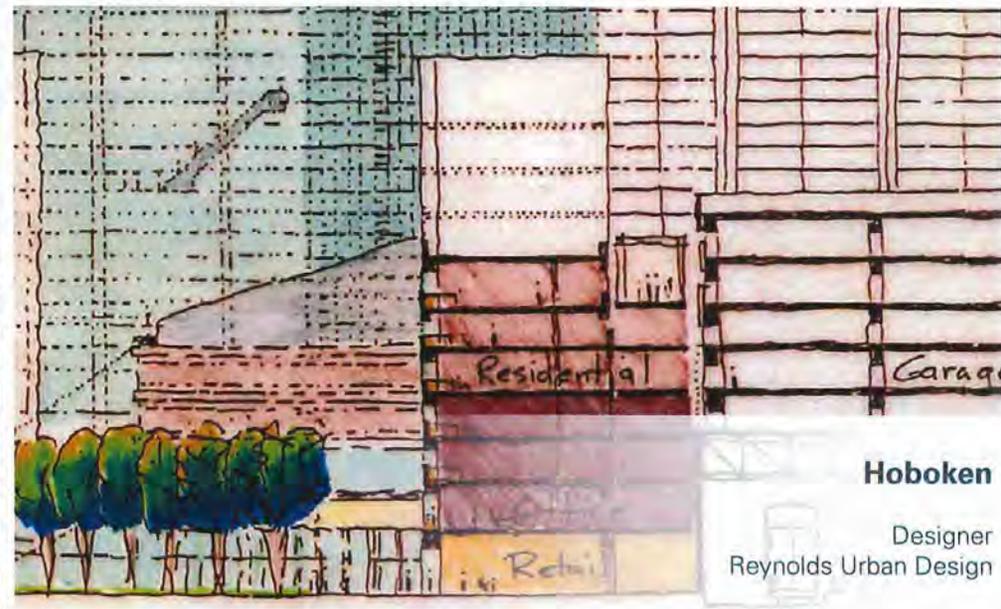
Reynolds
urban
Design

Creating Place



Cincinnati The Banks

Designer
Reynolds Urban Design



Hoboken

Designer
Reynolds Urban Design



Court Avenue Entertainment District

Designer
Reynolds Urban Design



Reynolds
urban
Design

Creating Place



• Your Partner

Your Ideal Development Partner

Identify Community Needs - We propose an interactive public discovery and communication process

Walkable Community - Creating connections within the district will further enhance the vitality and energy of the neighborhood

Value Driven Development Solution - Requires an understanding of existing conditions, market needs, it's place in the overall environment, and it's contribution to the community

Collaboration - The GrandView District project has the opportunity to be influenced by many stakeholders but also by a team of experts and the market

Experience - The opportunity to share our diverse experience and create a truly unique project solution that is a regional model of excellence





GrandView Phase I Redevelopment

Interview for Development Partner

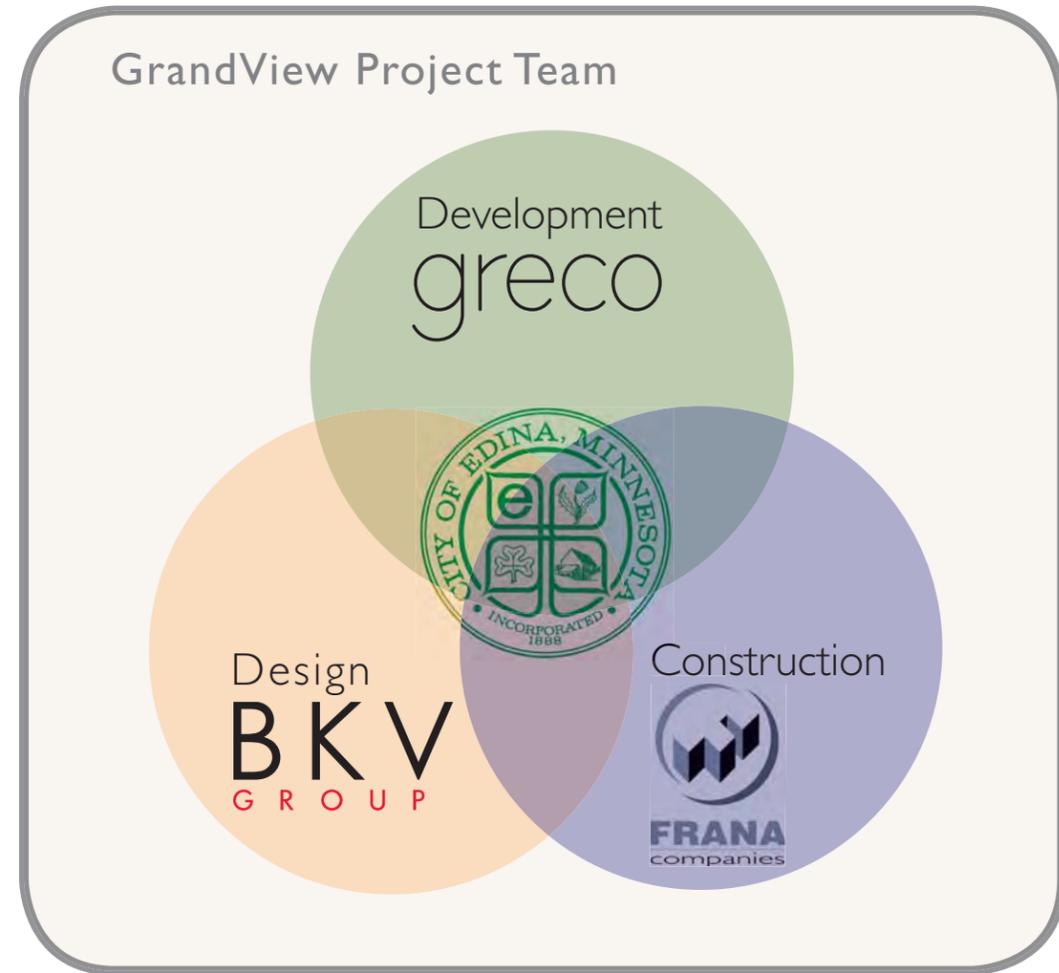
greco

BKV
GROUP



Project Team

- Intimate Team with Breadth of Experience
- 20 Years Working Together
- Proven Track Record of Similar Successful, Re-Developments
- Residents of Edina
- Prior Experience in Edina



greco development



Arnie Gregory
Principal

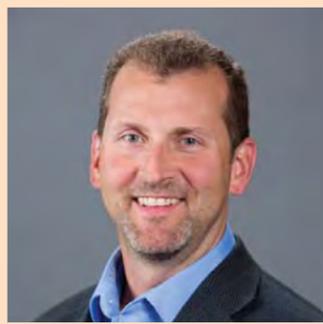


Brent Rogers
Vice President of Development

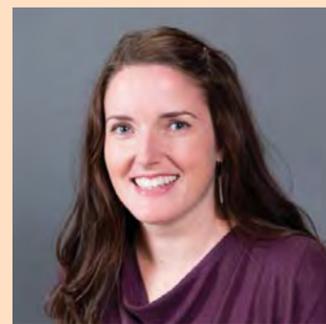
B K V architecture
engineering
urban design
G R O U P



Jack Boarman, AIA, NCARB
Partner



Mike Krych, AIA
Design Partner



Gretchen Camp, AIA, NCARB, LEED
AP
Partner, Entitlement



Brady Halverson, ASLA, RLA
Urban Designer



general
contractor

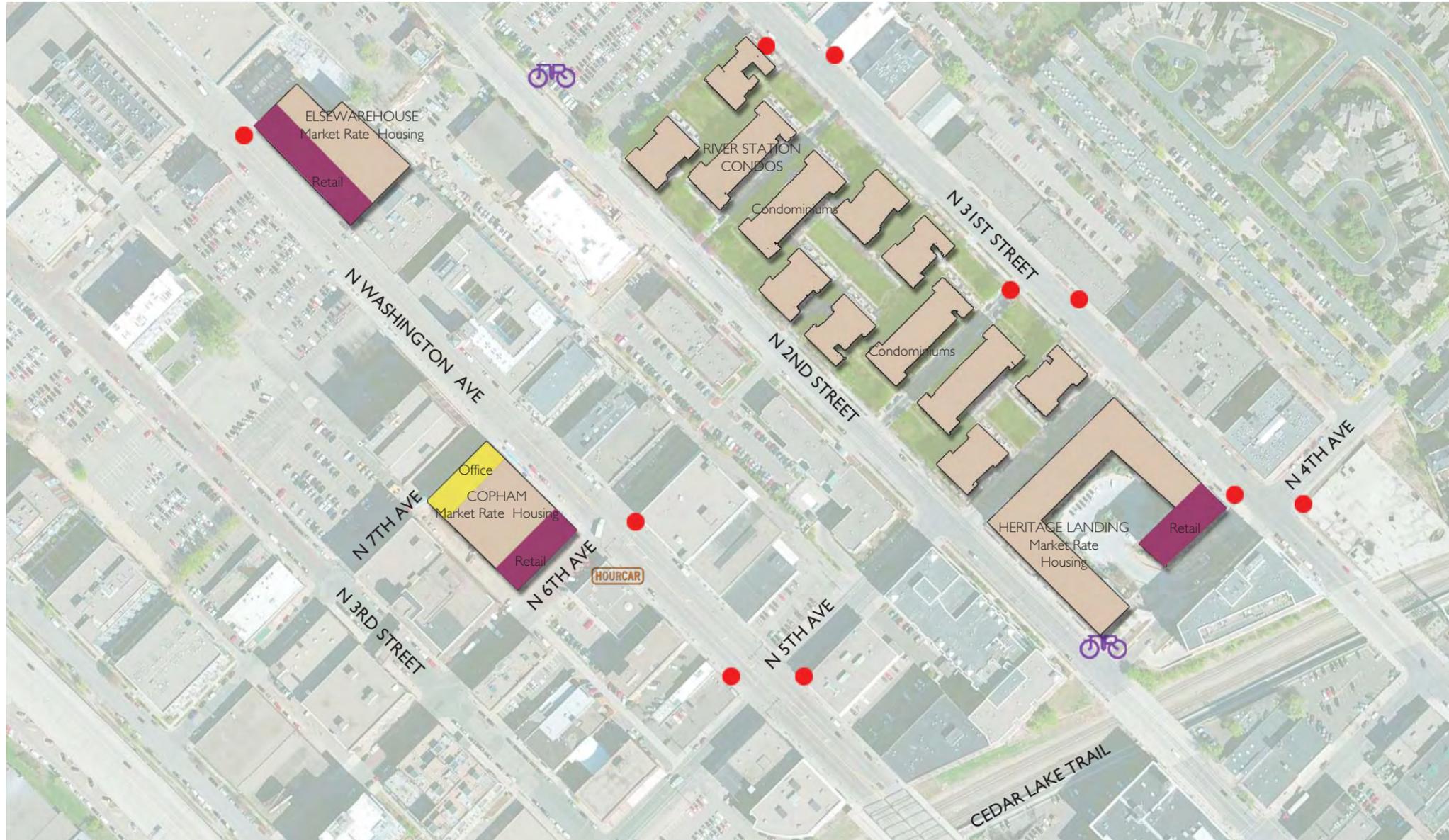


Mike Benedict
President & Owner



Rob Mariotti, Jr.
Construction Project Manager

Project Experience



NORTH LOOP

HERITAGE LANDING

- 2.5 Acre Development
- \$32 Million
- 229 Market Rate Rental Housing Units
- 100 stalls of public parking

RIVER STATION CONDOMINIUMS

- 7.5 Acre Development
- \$175,000/Unit
- 360 Units of For-Sale Housing

ELSEWAREHOUSE

- Adaptive Reuse of a 3- and 6-story Warehouse Building
- 116 Market Rate Rental Housing Units
- 127 Enclosed Parking Stalls
- 230,000 sf of Total Building Area

THE COPHAM

- Adaptive Reuse of a 7-story Warehouse Building
- 120 Market Rate Rental Housing Units
- 162,000 sf of Total Building Area

NORTH LOOP REDEVELOPMENT



Bus Stop



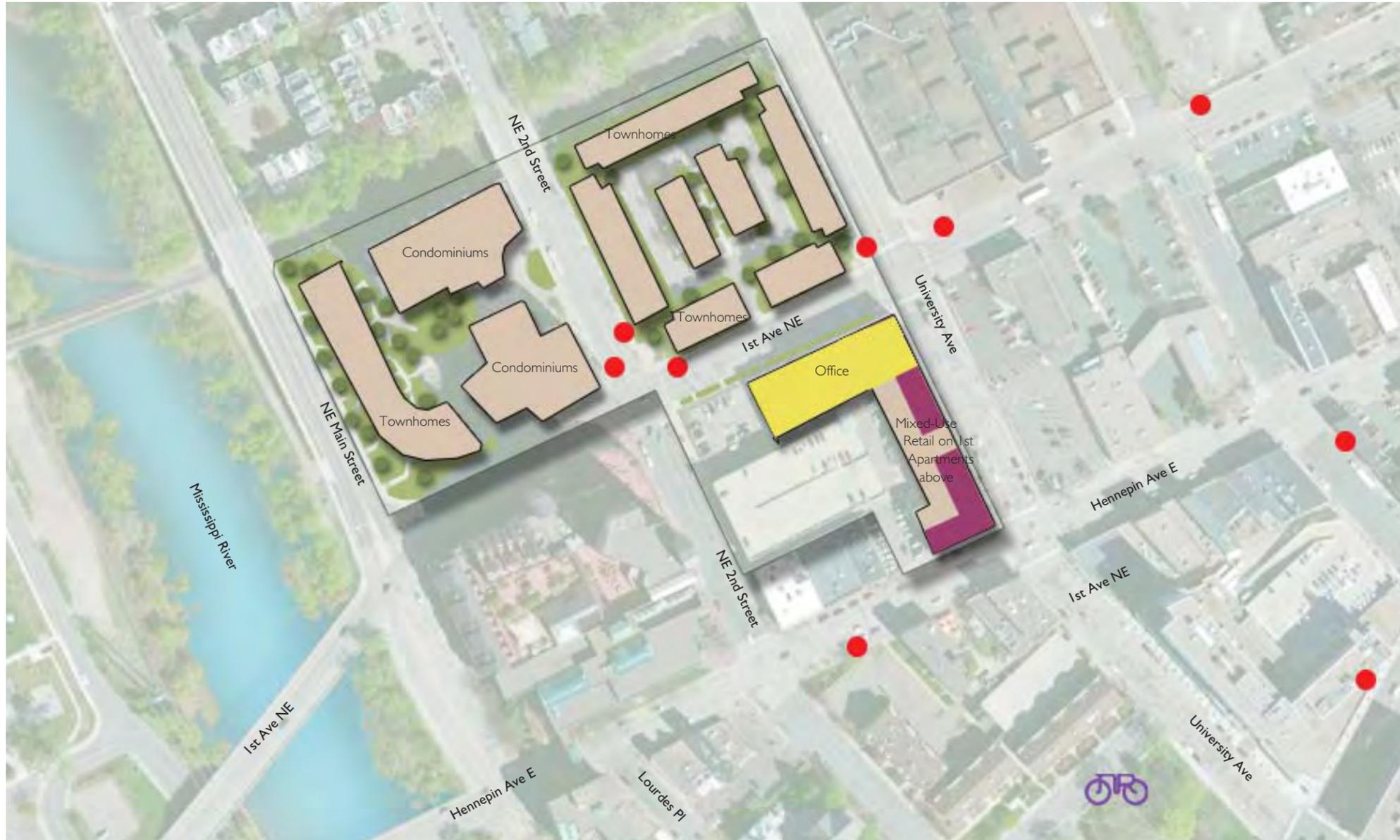
Nice Ride Station



Light Rail Station



Project Experience



1ST AVE NE & UNIVERSITY

- Multiple Phase Development
- 3 City Blocks
- 30 Apartments
- 48 Townhomes
- 107 Condominiums
- 12 Brownstones
- 14,000 sf Retail
- 30,000 sf Office Space

AWARDS:

- City Business, the Best in Real Estate

THE VILLAGE AT ST. ANTHONY FALLS



Bus Stop

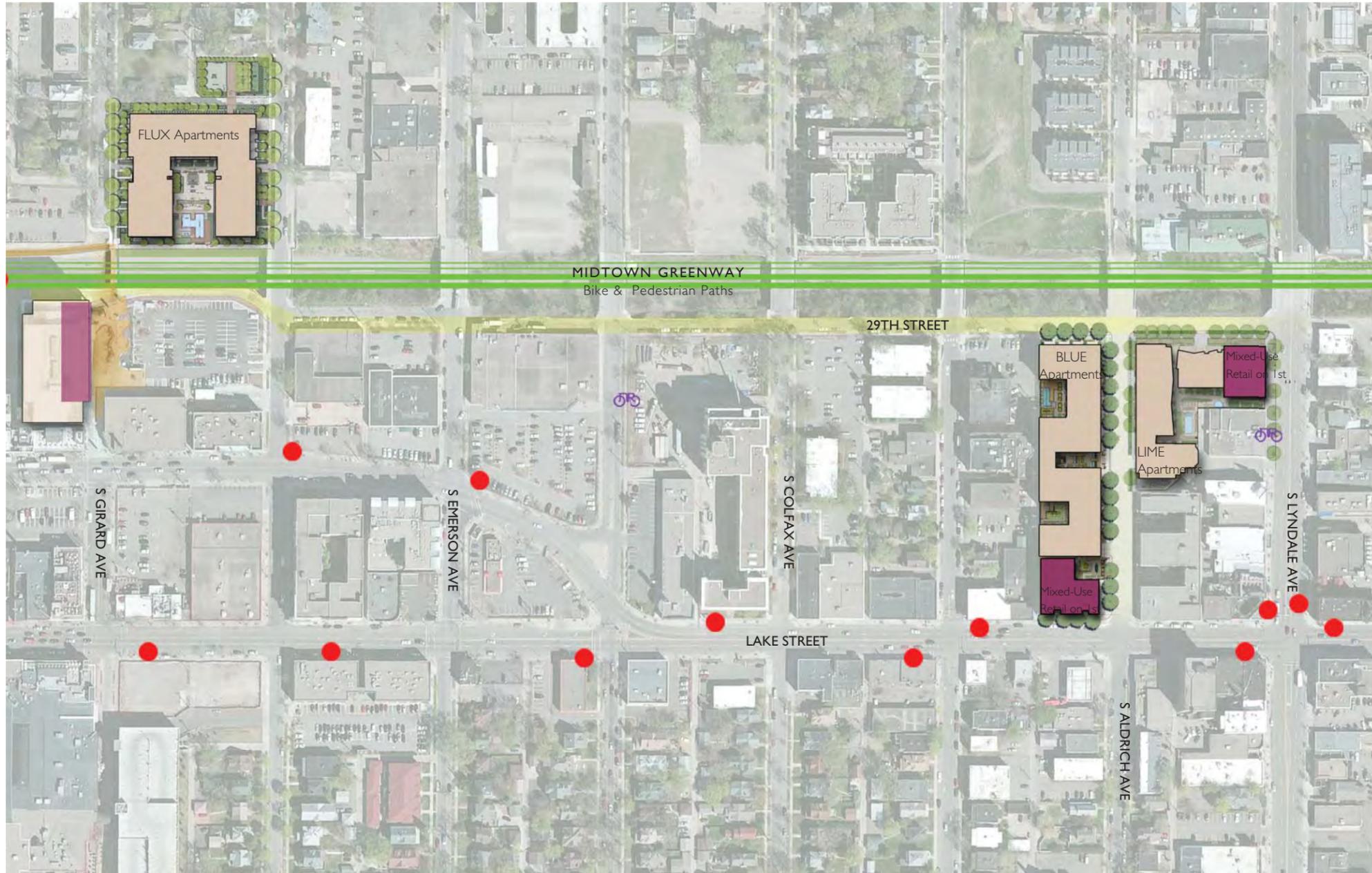


Nice Ride Station

greco



Project Experience



UPTOWN/LYN-LAKE REDEVELOPMENT

BLUE

- 393,000 sf Multifamily Development
- 242 Units Market Rate Housing
- Uptown's First LEED Certified Market Rate Apartments

LIME

- 251,000 sf Multifamily, Mixed-Use Development
- 171 Units Market Rate Housing
- 242 Stall Underground Parking Ramp
- Restaurant and Retail on Ground Level

FLUX

- 290,000 sf Multi-family Development
- 216 Units Market Rate Housing
- 243 Underground Parking Stalls
- Public promenade along the Midtown Greenway

UPTOWN/LYN-LAKE REDEVELOPMENT



Bus Stop



Nice Ride Station



Financing

- Extensive experience with both public and private lenders and institutional investors
- Successfully financed over \$180 million in development projects since 2008, which contain over 100,000 sf of urban, mixed-use space



Blue \$50 Million 2008



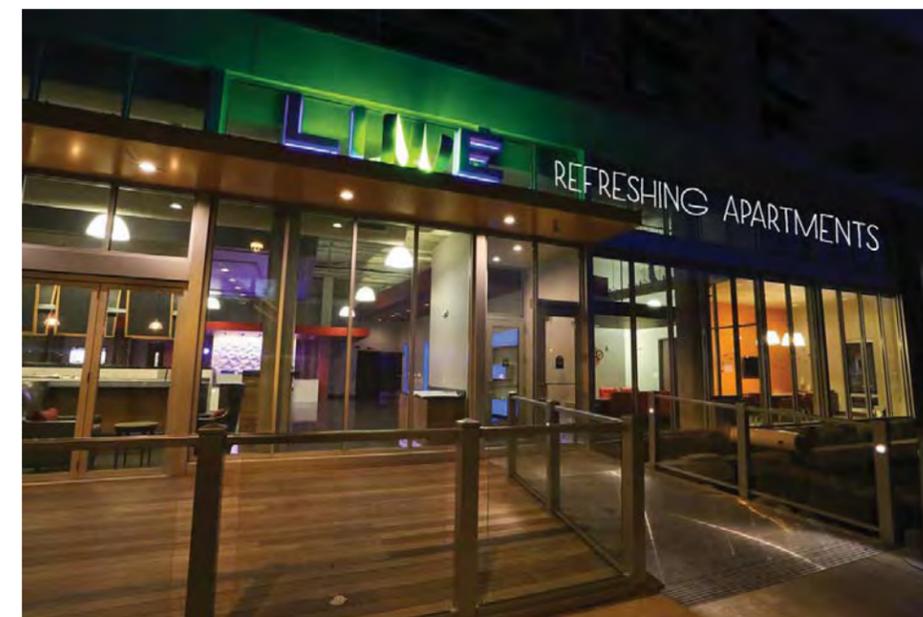
Flux \$40 Million 2012



The Copham \$25 Million 2012

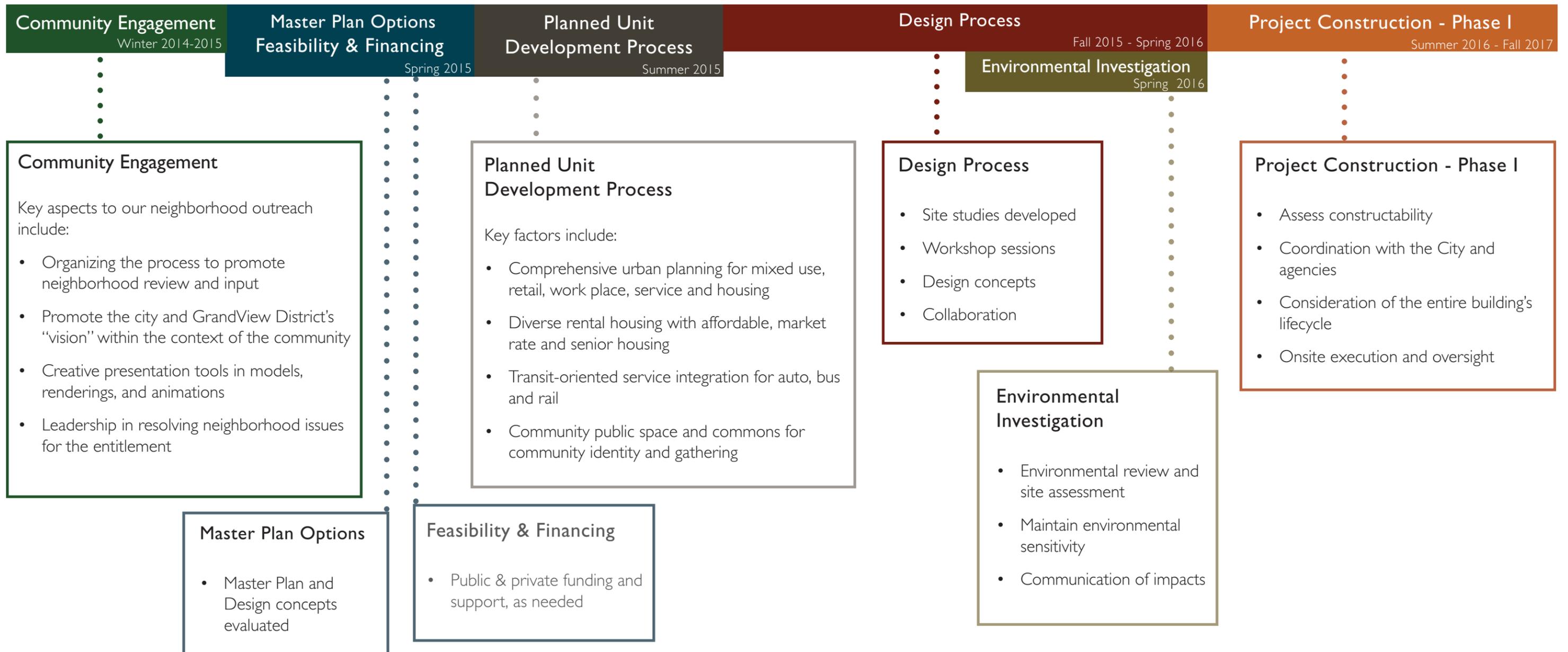


ElseWarehouse \$30 Million 2013

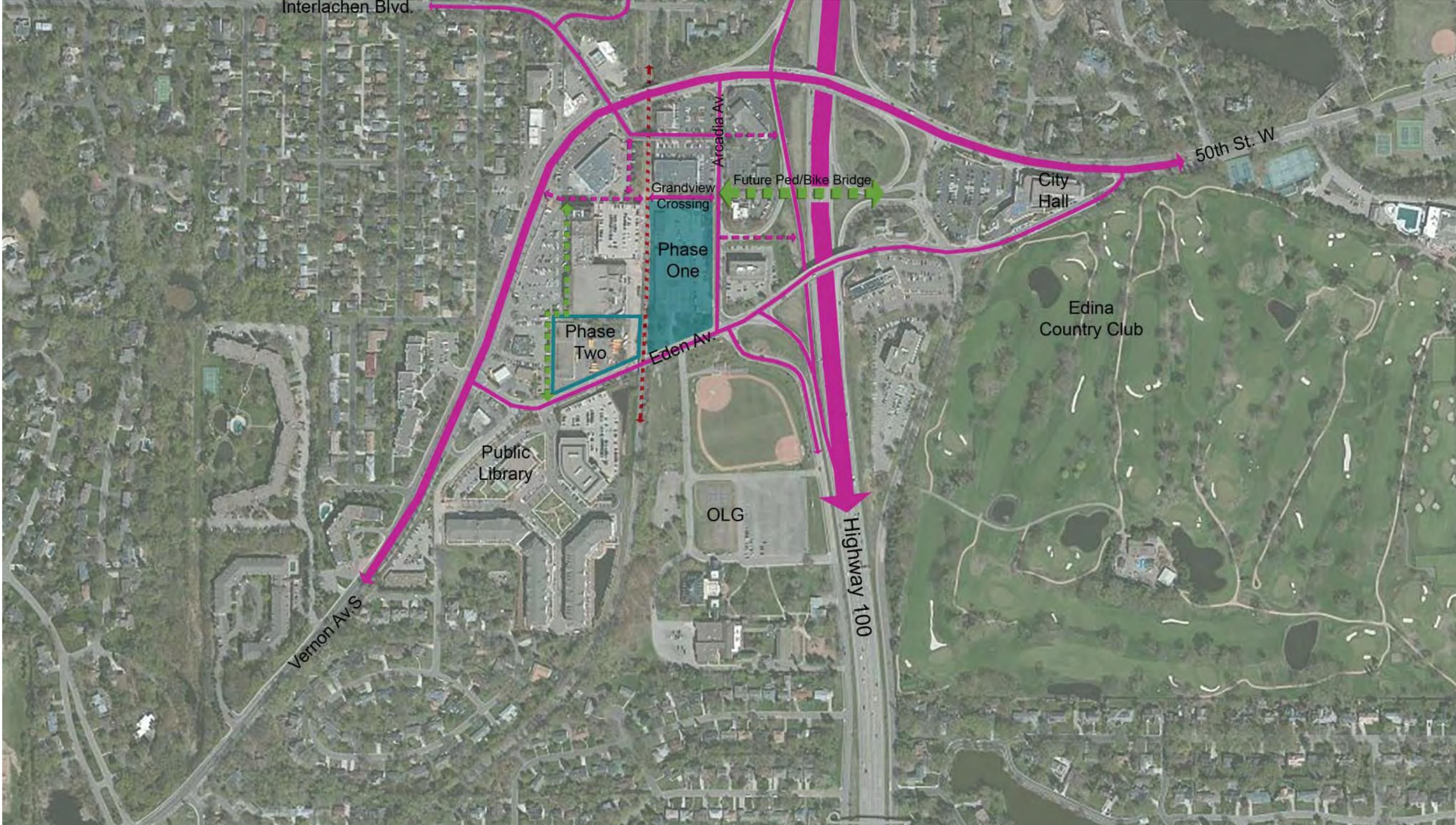


Lime \$35 Million 2014

Schedule / Process



Site Context



Visioning

Edina Context

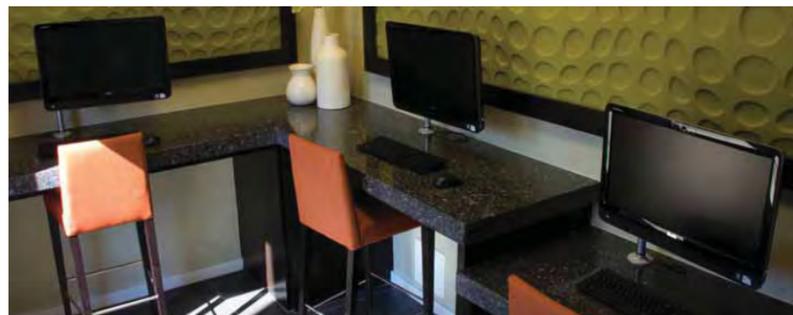
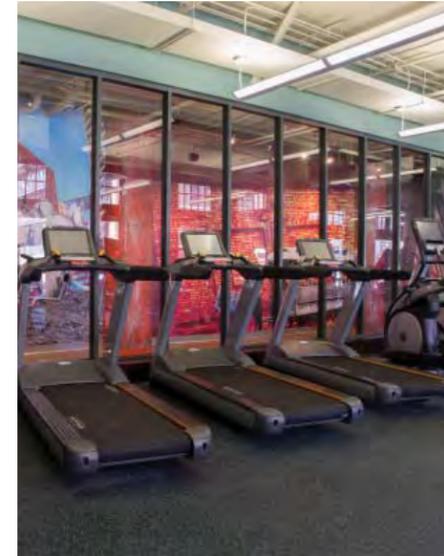
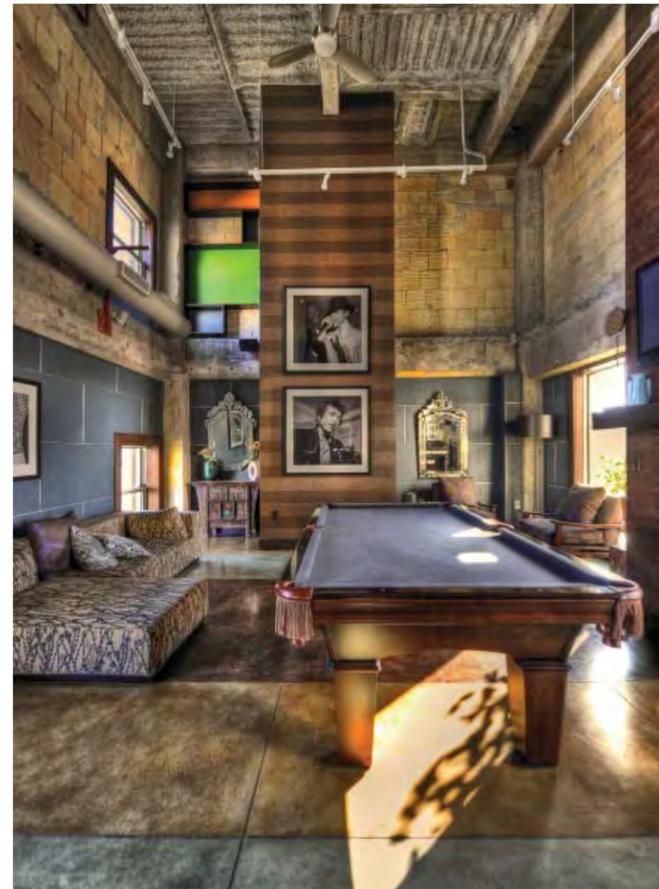
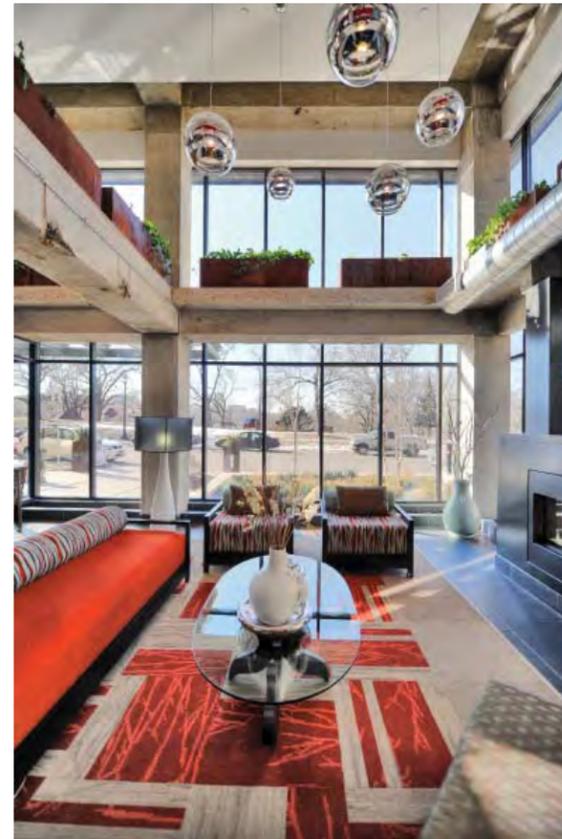


Visioning

Placemaking



Visioning



Lifestyle Living

Your Partner - Greco Development



- Experts at Re-Creating Neighborhoods
- Collaborative Process Brings Your Vision to Reality
- Research and Development of the Most Creative & Relevant Ideas
- Intimate Team Size Provides a Personal Level of Service
- Proven Track Record for Financial and Community Success & Sustainability
- Members of the Edina Community, Committed to Implementing the Full Vision of the GrandView Master Plan



Project Experience



SILVER LAKE ROAD & 37TH AVE NE

- 321,000 sf Retail & Office Space
- 261 Units General & Senior Housing
- 407 Units Condominium Housing in 3 phases
- 32 units Side-by-Side Townhomes

AWARDS:

- MSP Business Journal Best in Real Estate 2004, Mixed-Use Development
- National Association of Industrial and Office Parks (NAIOP) Award of Excellence 2005, Mixed-Use

SILVER LAKE VILLAGE



Project Experience



OLD SHAKOPEE ROAD

- 2 Phase Redevelopment of Former City Hall Site
- 22 Townhomes, 60 Condos in each
- 4-Story, 93-Unit Senior Housing with 39 Assisted Living Units, 14 State-of-the-Art Memory Care Units, 40 Independent Living Units

THE VILLAGE AT NINE MILE CREEK



greco



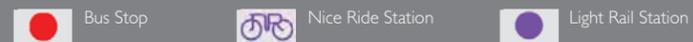
Project Experience



LAKE & HIAWATHA

- 450-550 Units Multifamily Housing – Market Rate, Affordable, and Senior Housing
- 6.5 Acres
- 100,000 sf Office, 10,000 sf Retail
- Midtown Farmer's Market
- Public Transit Plaza

L&H STATION



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PARTNERING TO CREATE THE VISION
GRANDVIEW DISTRICT REDEVELOPMENT

September 2, 2014

Members with authentic tradition of creating vibrant, sustainable communities



Mike Korsh, CPM
Kraus-Anderson Real Estate
20 years of diversified real estate management experience



David Graham, FAIA, LEED AP
ESG Architects
Leader in the use of urban planning principles to design urban redevelopment master plans that reinvigorate the urban realm



Douglas Jandro
Kraus-Anderson Construction Company
30 years of experience in development, financing, strategic analysis and critical leadership teaming with local government



Art Bartels, AIA, LEED AP
ESG Architects
Project Manager/ Facilitator from Master Planning through Construction Implementation for complex redevelopments



Bob Cunningham
Melrose Company
Leader in creating vibrant, pedestrian-oriented communities such as Excelsior & Grand

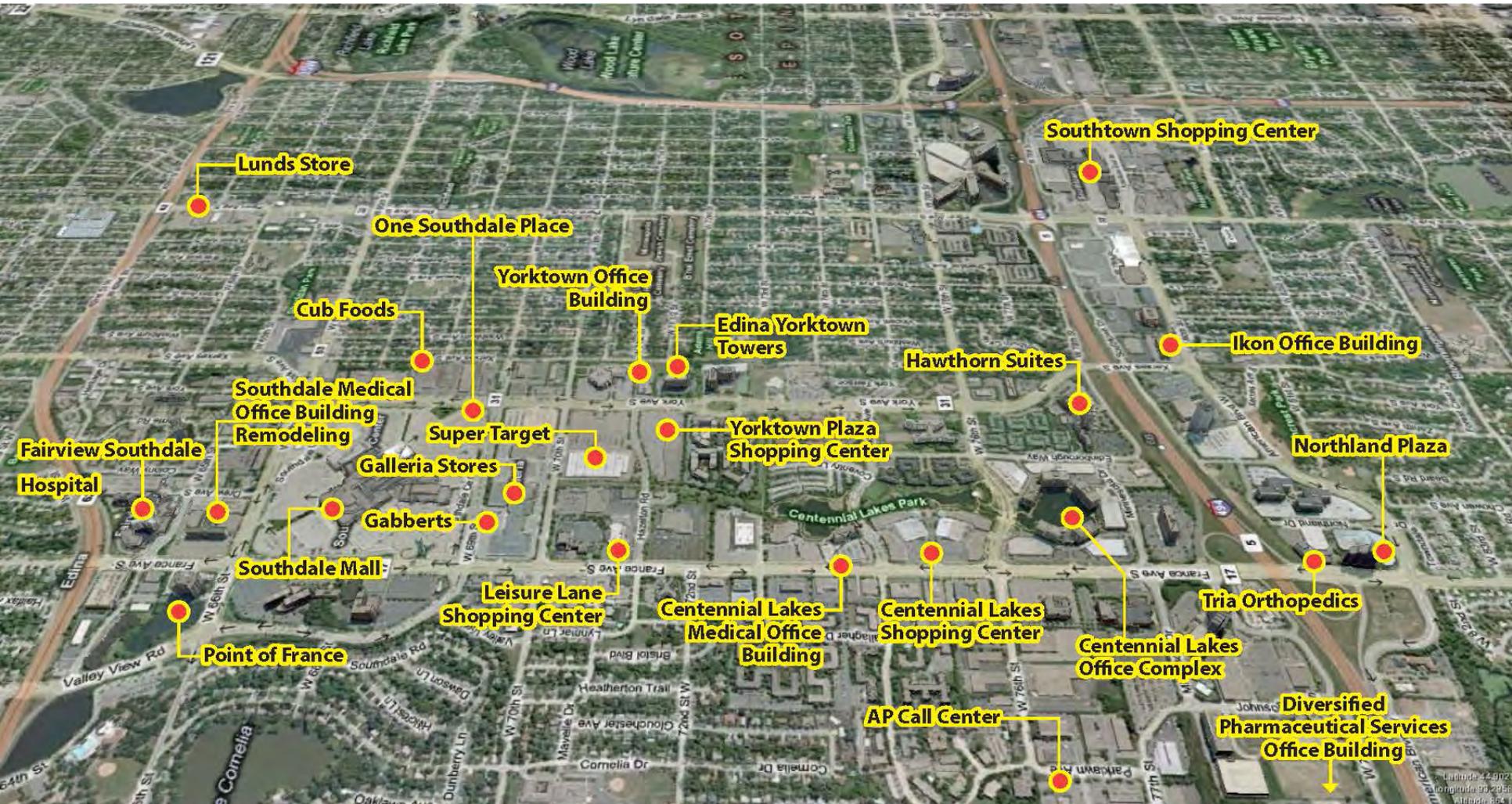


Dennis Sutliff, AIA, ULI
ESG Architects
Urban Planner, Designer of award-winning Mixed-Use Communities creating sustainable environments for live, work, & play

Team members have a legacy of working in Edina on innovative master plans: **Edinborough & Centennial Lakes**

- **Your partner is Kraus-Anderson**
- **Develop-to-Own / Long-term Hold**
- **Public Private Partnerships**
- **Legacy in the Community**
- **Long-Standing Business Relationships**
- **Ability to Own, Develop, Construct**
- **KA Communicates**

Long-term commitment



Partnering to create the vision





Centennial Lakes Edina, MN



- **Community/
Recreation Center**
- **Event Venue**
- **Activates Public
Realm**



Partnering to create the vision





We Know Mixed Use

Excelsior & Grand



- Setting the Standard
- Process/Community Engagement
- Public/Private
- Balance
- Mixed –Use/TOD, Guiding Principles
- “Lessons Learned”



Partnering to create the vision



We Know Community Spaces



East Ridge Performance Auditorium, Woodbury, MN



U.S. Land Port of Entry Plaza, Warroad, MN



Augsburg College Kennedy Center, Minneapolis, MN



Forestview Performance Auditorium, Brainerd, MN



Coloplast Headquarters Plaza, Minneapolis, MN



Midtown YWCA, Minneapolis, MN



Fountains at Hosanna Plaza, Lakeville, MN

Partnering to create the vision

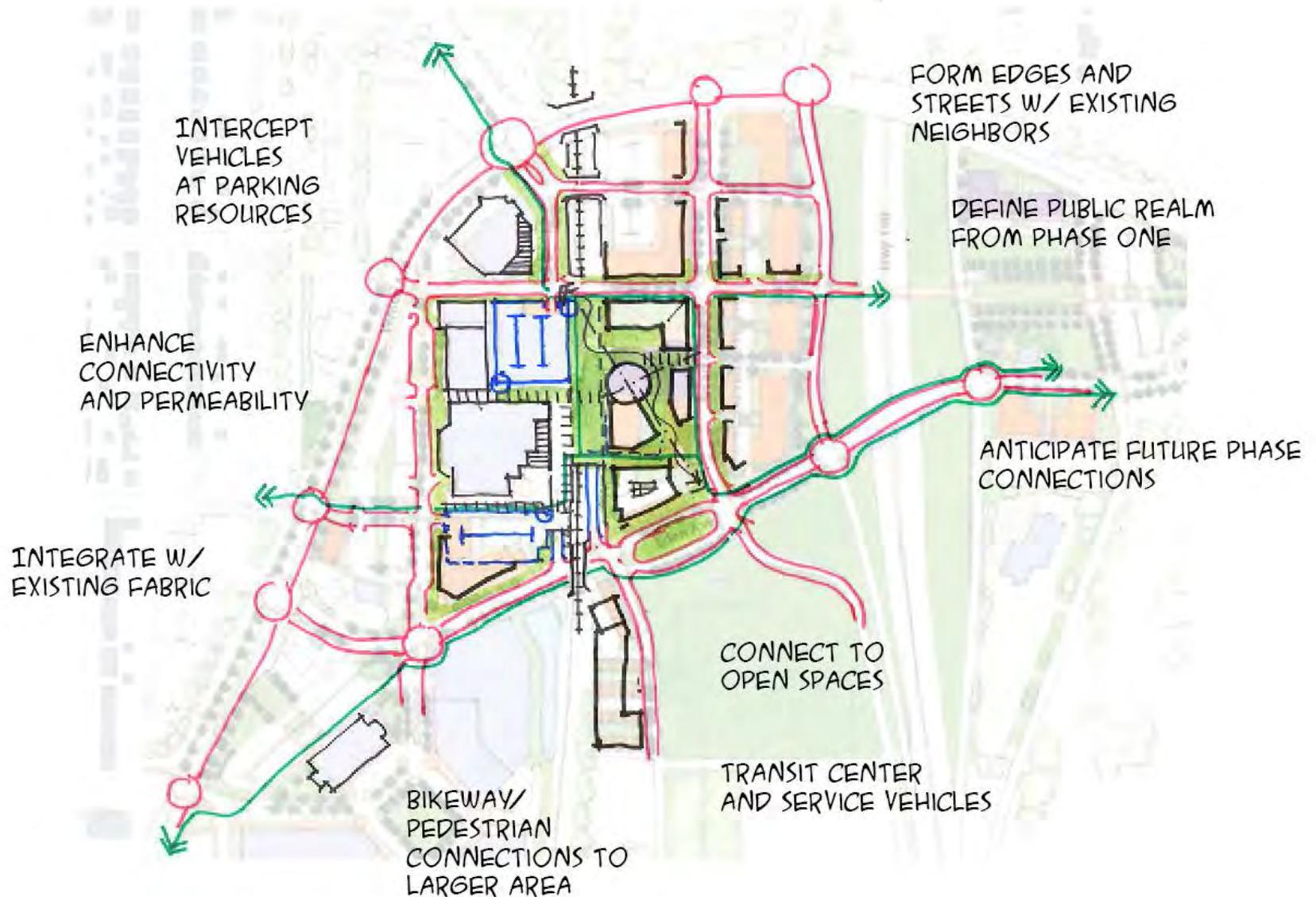


GrandView District



Partnering to create the vision





Reality Near Term



MID-BLOCK
PEDESTRIAN
CONNECTIONS
TO WEST



INVESTIGATE CAPACITY
FOR ADDITIONAL PARKING/
RESIDENTIAL ABOVE RAMP

"STREETSCAPE"
IMPROVEMENTS AT
JERRY'S AND PARKING
MODIFICATIONS



PARKING DECK FOR
RESIDENTIAL

6-8 STORY MIXED-USE RESIDENTIAL
W/ COMMERCIAL LINER

Reality Long Term



PEDESTRIAN
CONNECTION OVER
HIGHWAY 100

FUTURE RESIDENTIAL
MIXED-USE
DEVELOPMENT

"STREETSCAPE"
IMPROVEMENTS AT
JERRY'S AND PARKING
MODIFICATIONS

"COMPLETE STREETS"
STREETSCAPE/ INTERSECTION
IMPROVEMENTS

Experience

Commitment

Philosophy

Strength

... to complete your vision

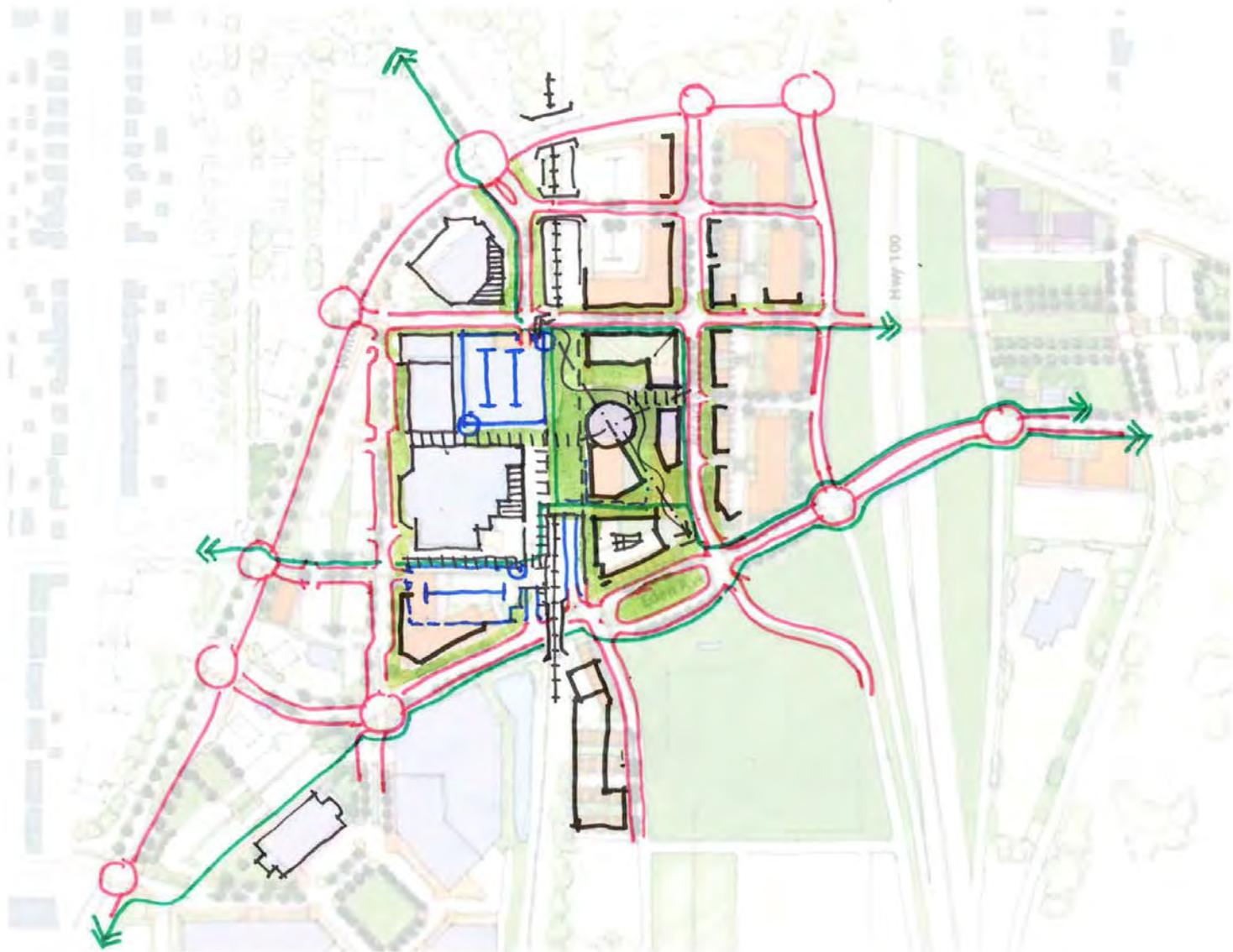
Questions & Answers



Partnering to create the vision



The Spark Alternative "A"



Partnering to create the vision



The Spark Alternative "B"



Reality – Mid Term Alternative “B”



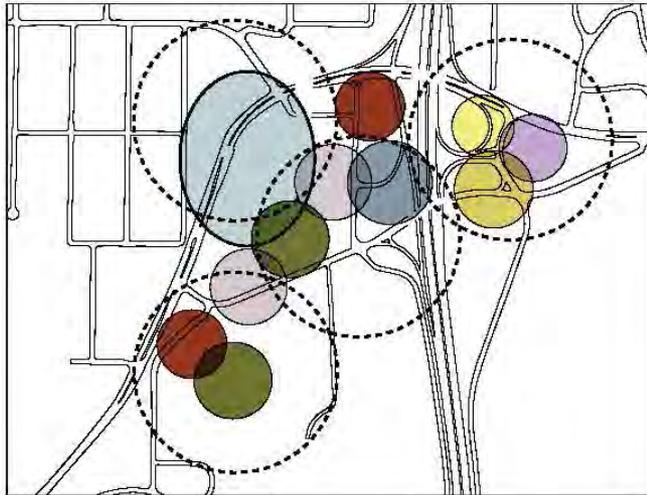
Reality – Mid Term Alternative “C”





Principles Related to the Concept Diagram

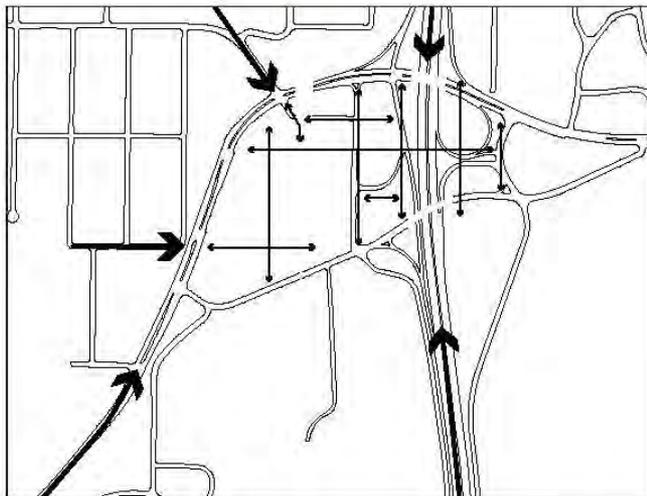
Concept Diagrams



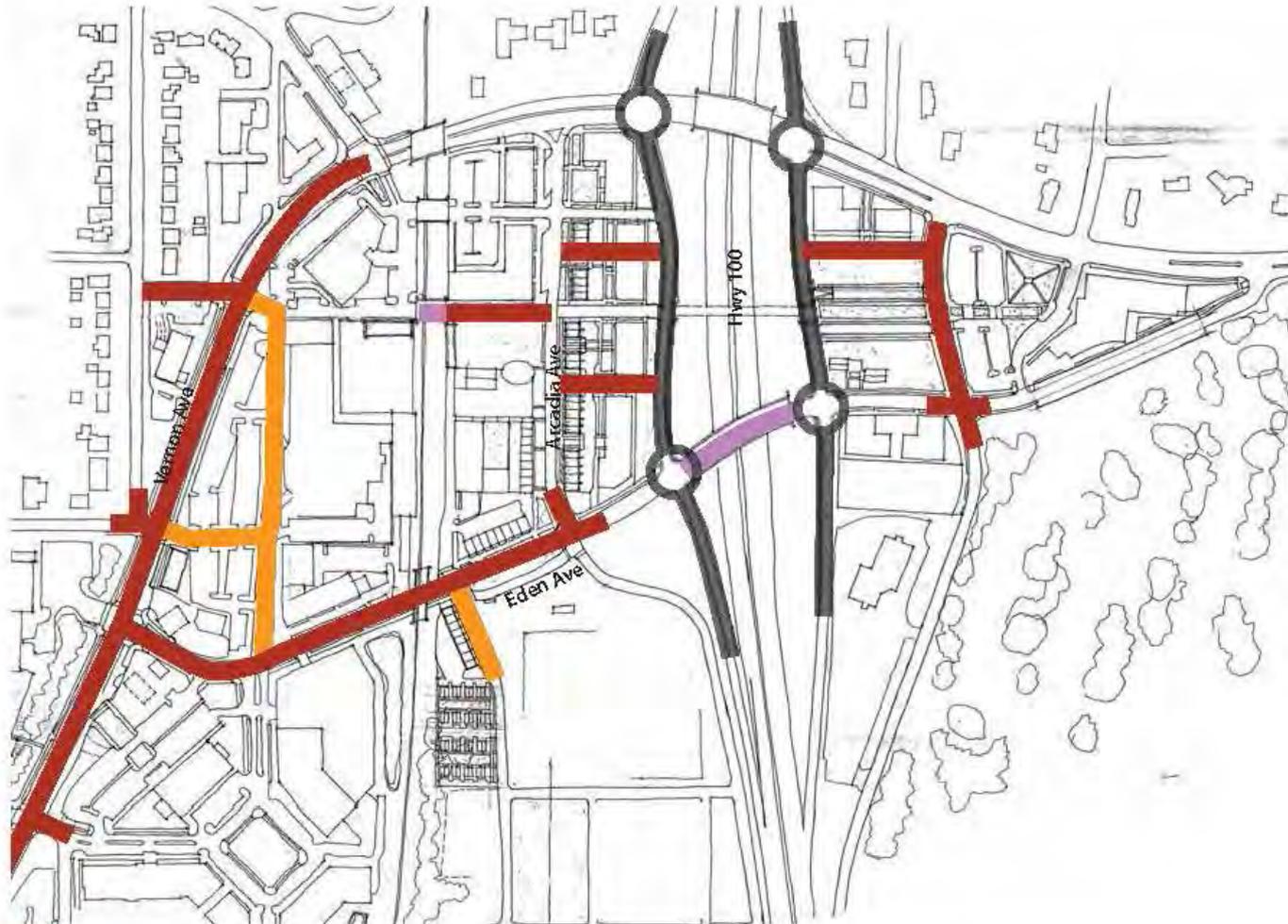
Create "go to" and "stay at" uses



Connect throughout



Easy to get to; easy to get around



-  Complete/Living Streets improvements
-  Private streetscapes
-  Split diamond interchange
-  New / improved bridges



Public Realm



Land Use



Implementation







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Bill-

I want to thank you for the opportunity for Doran Companies to interview for the Grandview Redevelopment. We are excited about the opportunity and would love to collaborate on the possibilities with you. Thank you for considering Doran Companies.

Best Wishes
Kelly Doran



FRAUENSHUH
Commercial Real Estate Group

September 3, 2014

Delivered via electronic mail

Mayor Hovland and City Council Members
4801 West 50th Street
Edina, MN 55424

Dear Mayor Hovland and City Council Members,

Thank you again for the opportunity to introduce our team for the role as the City's development partner for the GrandView Phase 1 Redevelopment Project.

We are committed to working with the City of Edina to create a development plan that embraces the *GrandView District Development Framework* and will be a catalyst for long term private and public investment in the GrandView District.

As mentioned during our interview, we have completed projects incorporating private-public use elements in a variety of ways. We use our internal sources to finance our projects, and offer extensive financial depth and the capacity to complete this project. Where creative financing of public elements and amenities are needed, we've used private financing and when appropriate, a combination of public tools such as tax increment financing and/or philanthropic sources to achieve desired project outcomes. In our experience, this has been a proven strategy to achieve alignment and the best outcomes for all interested parties.

The GrandView Phase 1 project should reflect the values of our Edina community and be the beginning of the new centerpiece district for the Twin Cities region. We are excited to get started with the City of Edina, its staff and community stakeholders to begin this exciting project.

Sincerely,

David R. Frauenshuh
CEO and Founder



607 WASHINGTON AVENUE · SUITE 100
MINNEAPOLIS, MN 55401

(612)630.2450
(612)630.2453 FAX

WWW.GRECOLLC.COM

September 4, 2014

Mayor James Hovland
Edina City Council
4801 West 50th Street
Edina, MN 55424

Re: GrandView Redevelopment - Public Realm Discussion

Honorable Mayor Hovland and Edina City Council Members:

We appreciate the time we were given to present our qualifications for the GrandView Redevelopment and the interactive dialogue and questions. Our presentation was primarily focused on the Phase One project area for a residential development as defined in the overall plan. From the comments we heard it appeared that we adequately covered our qualifications in housing development but more detail would have been appreciated for the broader master plan and our ideas for the "public realm." Prior to the interview we had discussed the current plan and a number of ideas for the public areas that could support the development. To address the questions presented to us at the interview we prepared the attached site plan and narrative to share in more detail our thoughts for addressing the "public realm" in the overall development plan. Hopefully the City will accept this submittal as an elaboration of our ideas for the overall project potential as your partner in the development.

As the center of Edina, the development can be recognized as a unique and symbolic destination for the community. In the master plan for the town center there needs to be a strong public focus that energizes the overall plan. For it to be a thriving center it needs to include a broad range of uses and be a center for people to live, work, socialize and play. From our experiences and travels, "place making" for a community takes many interconnected elements to be achieved. These are some of our ideas for elements that can be studied to achieve this for Edina. It begins with a vision.....

A Town Square artfully connected to The Cultural Center

- 1. Town Square*** – A central Edina Town Square can be developed as a whole block centered on the main pedestrian boulevard to the City Hall. This generates a grand outdoor classic City Square and Park framed by midrise (6-story) residential structures with cafés, outdoor dining and boutique shops. As one of the highest points in the overall downtown area, the Town Square will create a presence for the "center of Edina".
- 2. Arts Bridge and Pedestrian Boulevard*** – To the east is the pedestrian boulevard across Highway 100 to the City Hall. This can be a 30 foot wide

pedestrian promenade designed as an "Art Bridge" with sculptural elements connecting the Cultural/Civic Center with the Town Square. As viewed from Highway 100, the proposed "Arts Bridge" is an urban night and day marker for the Edina town center - an active link between the Town Square, City Hall and a new Cultural Center that brings together the downtown location. As the boulevard extends west to the rail line it both bridges the line and allows a vertical connection down to a streetcar line and/or bikeway to the north and south areas of the city.

3. **Cultural Center** – This key component can express the cultural life, history and arts in the City's downtown plan. A location at the City Hall together with an Amphitheater area for music creates a major civic anchor on the east side of downtown. The major activities on the east side expands the public realm and enhancing the scale of the downtown with civic anchors on the east and west sides. The Arts Bridge over Highway 100 may be a formidable task but achievable when it connects such major civic elements.
4. **Residential with Mixed-Use** – The populating of the downtown area through mid-rise density residential housing is critical to create a 24/7 living downtown neighborhood center. The residential density in apartments, condos and townhouses needs to be adjacent to open public space, retail and amenity/cultural areas that support the social community. The residents want a sense of place for where they live. The public realm for the streets and entry courtyards needs to provide aesthetic views both near and far. The residential use is the engine to create a viable and vibrant community that defines the heart of a classical town center.
5. **Pedestrian Street Scape Boulevards** - The north/south streets connecting to the Town Square can be tree-lined with terraced housing entries to the sidewalk, landscaped boulevard and parallel parking. The apartments can have terraced, stepped back top floors to add light to the street scape. Between the blocks of housing there can be public courtyards or "woonerfs" aligned perpendicular to the boulevards as public court yards and parking. These provide aesthetic views and an amenity for residents.
6. **Neighborhood Retail** – On the first floor of buildings surrounding the Town Square, there will be additional retail to service the greater City and the new residential neighborhood. Currently there is quality destination retail in the area that will continue to bring people to the area. The new retail, restaurants and commercial will need to relate strongly to the residents' lifestyle, and thus will need outdoor gathering and dining areas.
7. **Transit Connectors** – The bus, auto and future rail transit should be integrated and accessible yet not impact the pedestrian focus of the downtown. The lower level location of the greenway rail line/bikeway allows a through-town movement for future transit. A vertical connection and bridge can be provided to the main east/west boulevard, connecting to the Town Square. Like our Uptown Greenway projects, the GrandView Greenway could be lined with three- to five-story residential buildings, have a pedestrian way on both sides and incorporate ramp connections to the rail level. It could be a visually-enhanced open view corridor for housing while screening the back of the existing retail buildings.

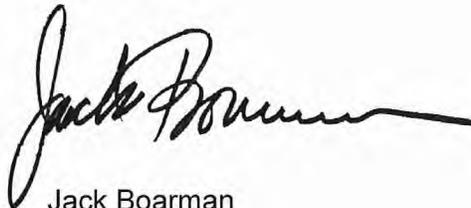
The attached rendered plan illustrates the ideas stated above. What we have suggested reflects our individual thoughts and are submitted with that limitation. This illustrates a wide range of "public realm" ideas that are all classical principals for the development of great communities. As we presented on Tuesday, we have applied many of these principals within our projects as part of our community-building efforts. Nothing presented is beyond what can be attained with the joint efforts of us all.

Again, we appreciate the opportunity to discuss your vision for the GrandView area of Edina. We look forward to partnering on this journey to create an inspiring downtown center of Edina.

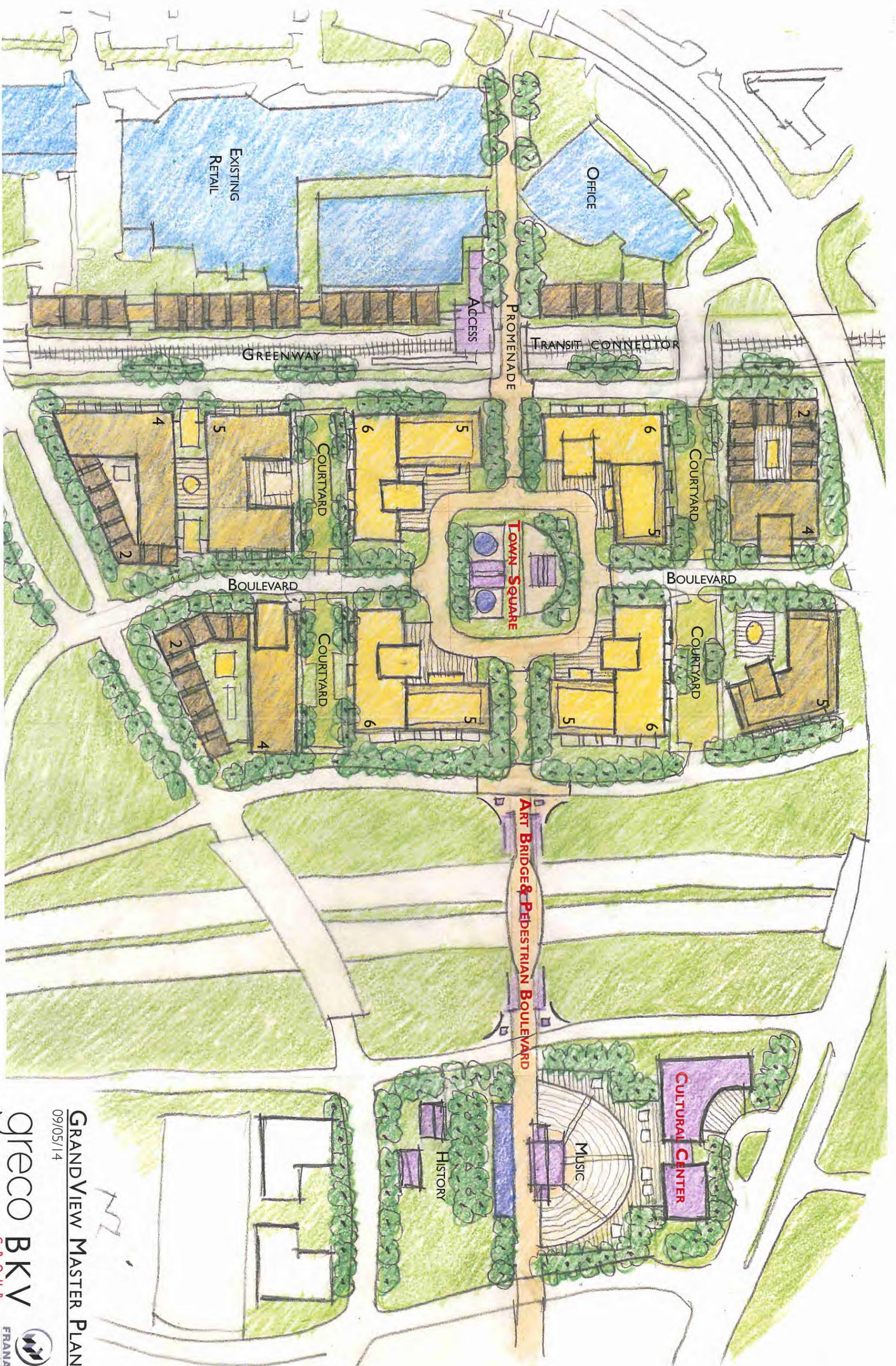
Best Regards,



Arnie Gregory
Greco Development



Jack Boarman
BKV Group



GRANDVIEW MASTER PLAN
09/05/14

Resident Comments received by BN Sept 4-11th, 2014. re: Development Partner Interviews

From: Joel Stegner [mailto:joel.r.stegner@gmail.com]

Sent: Thursday, September 04, 2014 4:13 PM

To: Bill Neuendorf

Subject: Grandview project comment

Hi Bill,

I have some comments to share regarding the Grandview. Although I serve on the Community Health Commission, I am speaking as an individual and not for them. CHC does believe that Health in All Policies should be considered with Grandview as with any other city project, but that is not the point of my communication. As I have served the research lead for major corporations and done these kinds of evaluations myself, I understand how difficult a job screening potential developers can be and am just attempting to encourage the City leaders to do more to connect this project to overall city priorities and the changing needs of people who live here.

Thanks,
Joel

My comments:

I have been tracking the Grandview process closely since it was developed, along with other major development projects now happening in Edina – the Southdale build-up, the Braemar sports complex, and the Fred Richards-Pentagon Park redevelopment. The City seems to do these one-off projects, not considering how they relate to each other or the city's overall long-term priorities. Let me illustrate.

The City of Edina operates a Community Center in a shared space with Edina Public Schools. Despite some changes, it looks like the same old building as when I moved into Edina in 1985. There isn't the big community center sign that I see in other communities, perhaps because the City doesn't own the building. It doesn't contain all of Edina's community services (those found at Edina Art and Senior Center Centers) or match the services provided by Edina's neighboring communities. Should the schools need the space in the near future (which I think to be likely), the community center functions of the building would be displaced. The lack of a modern community center puts Edina behind its neighbors.

Within 5-10 years, Edina will need **a new community center**. Where would it go? Having one located across the highway from City Hall would essentially establish a public corridor with great visibility and access. When the public talks about wanting the project to have a heavy public purpose (just not another high end residential, office and retail complex), the services they mention fit into a community center. I don't know if the size of the place is large enough – the architects should talk about that – but if Edina needs a community center, where better to put it?

It could put it down in the Fred Richard, Pentagon Park complex – but access wouldn't be good, unless it was accessible close to at Highway 100 and 77th. Unless Southdale Shopping Center were to close and the whole area be redeveloped, there really isn't space there for a community center. All the land at Braemar is spoken for. There aren't obvious alternative locations with

good access and visibility. Edina's public facilities (other than City Hall) are not both highly visible and accessible. When doing future public spaces, this problem needs to be addressed.

Our council and boards as well as those who attend public hearings tend to be age 40 and over. However, when we plan future facilities, we are building them for those who are choosing where to live as adults – young singles, couples and families – those people who were born after 1980 – **the millennial generation**, often the age of our children and grandchildren. They have very different values, interests and tastes than earlier generations. They are more cooperative than competitive, more interested in practical lifestyles than the acquisition of stuff and face the daunting task of paying off student loans, developing careers, raising families and preparing for retirement when growth in pay levels is static and movement up the corporate ladder is slowing down. Both parents will be working, so they will need cost and time efficient solutions.

The prestige that Edina had for earlier generations may or may not carry over to them. We need to work with a developer who is making a genuine attempt to understand what this group is looking for. When the City narrowed the choices to four proposals, it managed to exclude two developers that brought different experiences to the table than the four that were selected – one that actually designed a revitalization project with a well functioning community center, the other the only group primarily made up of a team under the age of 40, with the non-profit developer that fits the generation mind-set.

First, one of the proponents has done the redevelopment of Hopkins, including the successful Hopkins Center for the Arts. Perhaps Hopkins is not seen as a peer community by Edina community leaders, but Hopkins has a lot to offer to the younger, more value oriented person. That development has really worked and as a result, they have been used for other Hopkins redevelopment projects (there are a few going there as well). This project seems to be more of a public-private partnership than anything the four selected developers are done.

The other rather drastic alternative was the non-profit developer – Place. Other than being non-profit, there were other two ways they were clearly distinct. Their mostly under age 40 project team wasn't just another group of virtually all white males well over the age of 40. Might their team have a more natural understanding of what the Millennials are looking for in terms of a community? And this difference shows up in how they did their projects – with lots of grass roots involvement and really focused on public purposes. Because they are non-profit (like Beacon), they don't come in with solid financing for projects, but develop it from different sources – including but not limited to government.

It was very disappointing to me that neither was included, because their inclusion would stretch the more traditional developers to do something other than a cookie-cutter public private project that is 90% office-retail-high end residential (and of course, no affordable housing – cannot afford it – cuts too much into the profitability for the developer). Throwing in a small, invisible public building, a small park and maybe another sculpture garden, which seems to be the mindset of the traditional developers, simply doesn't respond enough to the already expressed public interest in major public purposes. I wonder if they even bother to read what residents said they wanted from the project in the recent city survey.

Instead, the city went with four developers who have already worked with the City (let's call them the "good old boys club" as there are **existing relationships**). It may in fact be that the city always intended to work with someone it has already used and opened it up to a broad group without the intention of considering unfamiliar applicants. I'm not saying I believe that –but I'd suggest that it has that appearance. However, if the City is not willing to interview a couple other

proponents with greater real world experience with a project with a major public component, then **the question should be how effective have the previous projects they have done have been.** If they didn't do such a great job, or one did a outstanding job, this should be considered.

Let me talk about Centennial Lakes and the Promenade. This site was developed primarily to service commercial interests with some nice amenities included including a public building, the pond, walking path, lawn games and band shell, and sculpture garden.

I have had the opportunity to perform a couple times at the band shell – a good performance space – but the site – more challenging. First, it is very close to a street, so there is constant traffic noise. Second, while there is some parking on the street, there isn't much and one has a significant walk to get there – if one even knows where it is, because it is pretty invisible without much signage. The available seating is not adequate for the number of people who want to attend, which often means people have to get there very early – which is challenging, because the seating area is unshaded and gets very hot in the summer. It was clearly built to fit a left-over space that really wasn't quite big enough and right for its public purpose.

Then there is the Promenade. It is largely invisible unless one sees it while winding through the traffic circles on 70th (best to watch to road, or get hit, because people don't have the knack quite yet). There is really no public parking, so one has to find a parking space in a busy commercial area and make the trek to get there. As I drive 70th and look down the Promenade, I seldom see anyone using the path. If one goes to the Park and Red activity guide, the map page doesn't really highlight where it is. So while the Promenade is a nice idea, how many people are actually aware of it and using it?

Another project is the Senior Center, sharing a building with the Hennepin County Library. It is buried in a residential neighborhood, in the middle of a residential development. Unless someone happened to be driving to the library, one would never know that it exists. For a Senior Center, the whole issue is use. What percentage of Edina seniors are members and how often do they use it? Are the programs self-sustaining, or do they involve a major subsidy? I don't have the numbers, but I believe that Senior Centers in other communities that are more visible and accessible have much heavier use. The developer of that project didn't appear to maximize the program benefits of such a program.

I'd suggest that if you want to just work with people you have worked with before, you should be thinking about whether they did their best work. You can consider that question by simply auditing how well those sites are working and/or by asking the developer some simple questions like – **what do you think is working best and what is most problematic about the projects you have designed for Edina?** If they are unable to answer, they are simply in the mode of designing projects that may or may not work, and not using their design successes and failures to guide their future work.

I have also heard that the City wants to have **the developer lay out a public process for input**, but only after one is selected. That shows a leap of faith, which might not be justified. I'd point out that the City has already gained considerable input, including a survey that said that a major component of the project should be public. I hope that previous public input isn't forgotten when the developer gets going - no need to pay to redo things.

If you want a company that actually uses public input, wouldn't it make sense to have them **describe exactly how they would propose to do that before you award the contract**, and in fact asks them to provide details on actual public processes (and their impact) on other projects

they have done? It is nice if they lay out a process, but if they have no experience with getting public input or ended up ignoring everything that was suggested, instead simply doing the plan they thought best in the first place, it becomes one large game of charades.

That gets to a bigger issue, as illustrated by the Beacon process. **How does the City want to build public input into all of its major decisions?** One used to have to come to the meeting to have one's say (assuming one knew something was on the agenda), but now one can get notice and respond to these things in writing – a big improvement. However, at what point does the city actually rely on opinion research – a random sample of the population – rather than just listening to the loudest voices or best organized group?

Outsourcing public input to a developer that really isn't accountable to people who live here without heavy direction in terms of what works to me just doesn't make a lot of sense, particularly if you actually engage the company first and then hope for the best.

I would hope that you would **ask all of the potential developers a few more questions** before you select one and don't essentially give them free rein on how to approach this project. If this is what happens and you have a cookie-cutter office/retail/high end residential project with no affordable housing and a public component that is very lightly used, that is not going to attract the new residents who will make Edina a vibrant, in-demand community in the future.

#####

From: Ted Davis [mailto:tedhdavis@comcast.net]
Sent: Wednesday, September 10, 2014 9:30 AM
To: Bill Neuendorf
Subject: Grandview

Dear Members of the City Council and Mr. Neuendorf,

The four teams presented very different approaches and personalities. They are all proven professionals that have the capacity of building the Grandview development. Which will provide the best solution for Edina and the Grandview development? Please accept my observations of each team below.

Doran Companies/ ESG

This team was the most successful in showing possibilities and creating a sense of 'what can be'. They took a chance in showing ideas and I think it was well done. ESG has an excellent record of designing innovative projects. They are the best design firm of the proposed teams.

One concern I had was this teams focus on housing and saying it won't be retail or medical office. If the housing market crashes, which it will eventually do, having an open mind to the possibilities will be crucial to the City. Despite this, the Doran team was impressive in their approach and design sensitivity.

Frauendhuh / Opus

Having worked with David Frauenshuh on the LaSalle Plaza project, and knowing his history, I believe he does indeed bring proven capabilities to the City.

Convergence made a convincing presentation for providing a positive process for engaging the public. Terry Minarek is new to the company, as is the company to the Cities. Will others from Convergence come to town to help lead the effort?

I was impressed with Dennis Reynolds and his thoughts on what the project could become. This is a formidable team, except for the lack of a top design firm.

Greco / BKV

As they noted, they are an experienced team together, which can be a positive.

They presented a very residential focus – again, what happens if the residential bubble bursts? A successful development and city has multiple uses and amenities. I don't think this team showed the vision on the urban or neighborhood scale. This is more than just developing and building singular residential units.

Overall, this team was the least successful in presenting a vision for the project. Though they have done some successful buildings, the Grandview project is more than a building. It is about a new neighborhood that should energize this part of our City and become a stellar example of new development. This team didn't bring the vision.

Kraus Anderson / ESG

Sometimes one shouldn't focus on the presentation, but the track record of the team. After all, the presentation is only a short time, and in this case, a very short time due to the time deadline of the meeting.

Both KA and ESG have excellent records of doing quality work. In addition, Bob Cunningham spoke eloquently about the teams vision for the project. Together, this should be a formidable development and design team.

I wish the teams had dared to dream more, to think outside their comfort zones, to think more about what could make a truly remarkable addition to Edina. A site with substantial topography, how might one make this accessible to elderly, as well as young. How could a park link this site, as well with other parts of the area? How can that park be more than leftover space and be a special place for all citizens to come to? How can new retail integrate with the housing, to make this a living environment that is unique to Edina? Hopefully, this will develop during the process for whatever team is selected.

To meet this challenge, the chosen team will need to bring not only experience, but creativity.

Thank you for considering my comments.

Sincerely,

Ted Davis, FAIA, IIDA, LEED AP
(Design Principal, RSP Architects)
4600 Concord Terrace, Edina

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From: dornblaser [mailto:dornb001@umn.edu]
Sent: Friday, September 05, 2014 11:44 AM
To: Bill Neuendorf
Subject: Grandview Options

Bill - Doran should be rejected as basically housing development, Greco for less competence than others. Council member comments and questions re importance of public realm as catalyst/focal point for development provide fundamental criteria.

Dorn

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From: Eugene Persha [mailto:epersha@aol.com]
Sent: Wednesday, September 10, 2014 9:50 PM
To: Edina Mail
Subject: Grandview's Developers' Initial Proposals

To: Members of City Council, City Manager, Planning Dept., and Economic Development Dept.

From: Gene Persha

Date: September 10, 2014

Topic: Grandview Development

After watching, participating in the Grandview I Community Advisory Team, and looking at many depictions and ideas for redeveloping the Grandview site for over five years, I have some observations and recommendations.

- 1) The "Final Four" developers, it seemed to me, did not read either Grandview I's report closely, or did not have any idea of what the "desired end result" was to be, or just not really cognizant of the difficulties for development as delineated by the Grandview II team.
- 2) Very little reference, specific reference, was made to the work of Grandview I and II.
- 3) If one looks at all four presentations by the "Final Four", it is apparent the civic, the public purpose of this site, has been lost.
- 4) To me, there was a total lack of creativity for developing this site. Nothing stood out.
- 5) The central focus, as presented by the "Final Four", was highrise apartment buildings towering over everything else, even the postage stamp size green space/public plaza.
- 6) The terrain of the land was really not taken into account or used in an effective way, especially at the bottom of the hill on Eden Avenue. Perhaps, this area could have a higher structure because of the topography. I do not think anyone in our Grandview I

group envisaged the largeness of possible apartment buildings as this, and even in the location depicted.

7) Once again, clear sight lines, blockages of light, shadowing, over densifying a small area, just overwhelms this small space.

8) Not one developer gave a large chunk of land to either a public building, public square, or even a park and ride facility which was never really depicted in any form.

9) The emphasis by every developer was to squeeze as much revenue out of the Grandview site on their unwarranted assumption of their total ownership and control. The proposals were none other than proposals to make money, and not a plan to fit the city's needs, yet alone expectations for this land.

10) Note: the Community/Public Building appears as an "add on" really with no connection by shape and form to the proposed apartment buildings, the chief structures here.

11) Where are the amenities such as walk paths, a bicycle corridor, flower gardens, tree preserves, and some break up of the concrete structural look? The visitors need and outdoor utilitarian use also. It is a city-wide use area!

12) The bus garage is always mentioned(that elusive future desirable), but there never is even a suggestion how to deal with it? I will give one: Use city money and financing, with TIF funds to help get the school district get a new facility in the limited areas it might go within the city.

13) Covering the railroad tracks or building over them just will not happen without a tremendous financial encumbrance. The railroads have pre-eminent rights historically as few private entities have today. A better suggestion would be to make a more functional bridge over the tracks by Davanni's and across from the Edina Liquor Store. Has any one of our developers asked the railroad to help partner a new crossing over the tracks?

14) Notice, there were no step downs or step ups in the building heights. Maybe the contour of the land might lend itself to some of this type of design.

15) There was any over emphasis on apartment buildings at the expense of everything else.

16) There was no mention of trying to buy or partner with the owner of the "building on stilts" at the base of Eden Avenue. What would the owner get in return? Maybe some city help to make this a more comprehensive and wholistic designed area?

17) Did you notice that one of the developers proposed an outdoor swimming pool? Did this group even consider a possible joint use in a community center? Anyway, there is no green space given instead of the pool area. Everything is tailored to building tenants.

18) What about a reconfiguration of the roadways and access roads that are adjacent to Hyw. 100? According to Grandview I, that definitely had possibilities.

19) Can't we easily destroy an area with over density and building size and decreased livability and community use when we pack it all in Grandview?

20) Developers like to use the city's small projected green space here, or better yet, Our Lady of Grace's green space for their front yard, but they minimize their contribution to this, and surely for the public realm. Their obligations and needs are met by others.

21) I think we need some competition for "best design" for this area rather than turn this into one commercial venture where that is the visible emphasis.

Every developer should submit(an actual sketch plan) in three contexts: A) bigger development-1/2 of the area for a building/s B) major public/community building C) one half green space area which could even include a utilitarian green roof over a park and ride or parking ramp naturalized.

22) After three different plans with different emphases are submitted, they could be rated by meeting the "desired future objectives." If you have seen an Environmental Impact Statement(EIS), and I am not suggesting one, but they have alternatives with perceived attributes and deficiencies listed. Out of this comes a "preferred alternative." I have always liked the format of this since things are spelled out. It also serves as a good comparison document. They can be scored, ranked, or rated for appropriateness for the area.

23) We need some innovative ventures put forward for Grandview. We have limits, but we do have some real possibilities for something different. How can we do something different because of the location?

24) We must never forget what I call "the carrying capacity" for this small parcel of land. There has to be a definable limit how much can be put into the Grandview site.

25) None of the developers talked about costs. Interesting! We need cost estimates for various components of things that could be put in at Grandview. We need to understand reality here, and see what is possible with the funds made available in a whole variety of ways.

26) We are not subsidizing a developer: we are subsidizing our city's interests.

27)Lastly, I suggest new guidelines modeled after the Grandview I design and the Grandview II "wants and objections". This would be coupled with input from the Planning Commission, City Council, City Staff, and most importantly the general public. Lay out the best designs in the three categories, critique them, and then let anyone do their own sketch plan or modification of what they see keeping in mind the real financial constraints of what things cost.

28) We cannot throw this piece of property up for grabs so a developer first and foremost wants to make the maximum amount tailored toward their interests. The developer plans need to fit into prescribed guidelines in the fashion as I suggested. There always must be that "Visible Public Purpose." That should be Guideline #1!

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