



# GRANDVIEW

Former Public Works Site

City Council Update

April 7<sup>th</sup>, 2015



CONFLUENCE

Reynolds  
urban  
Design



**FRAUENSHUH**  
Commercial Real Estate Group

 **OPUS**  
THE OPUS GROUP

**DJR**  
ARCHITECTURE INC.

# Former Public Works Site

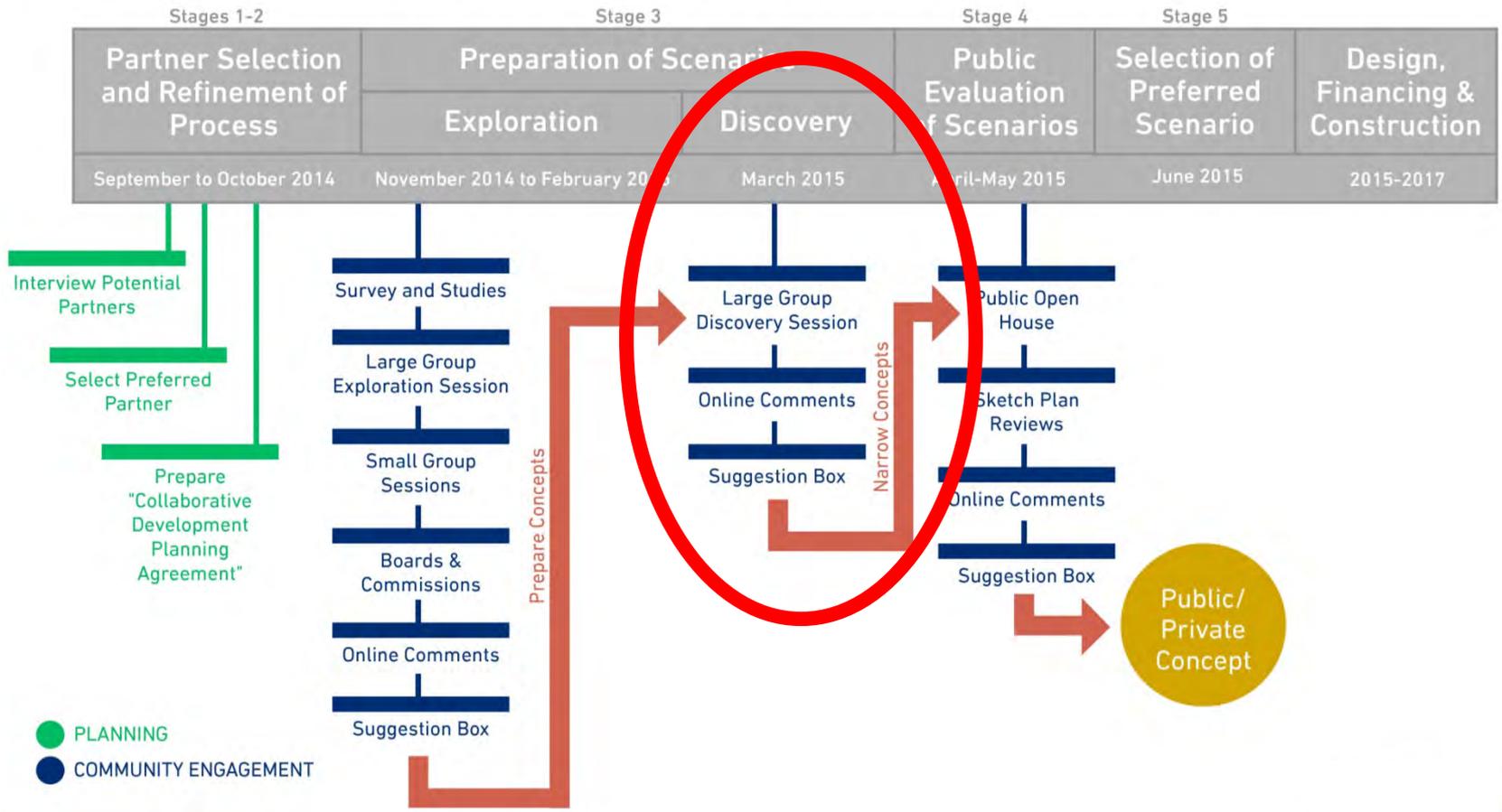
**What could be built here?**  
[www.EdinaMN.gov/Grandview](http://www.EdinaMN.gov/Grandview)



# Process Overview

FUTURE OF THE FORMER PUBLIC WORKS SITE

## COLLABORATIVE DEVELOPMENT PLANNING TIMELINE



# March 11<sup>th</sup>, 2015 Discovery Session



# March 11<sup>th</sup>, 2015 Discovery Session

Three preliminary sketches to discuss massing & arrangement: South Civic Corner, Central Civic Cascade, North Civic Tower

**South Civic Corner**

Use	Area	Parking Ratios	Parking Demand
Civic	16,000 sq. ft.	4 spaces/1,000 sq. ft.	64 spaces
Public Place	21,000 sq. ft.		
Public Streetscape	21,000 sq. ft.		
Office	40,000 sq. ft.		
Residential	157 dwelling units	5 spaces/1,000 sq. ft.	200
Restaurant/Retail	5,000 sq. ft.	1.25 spaces/ dwelling unit	196
Park & Ride		4 spaces/1,000 sq. ft.	20
			100
			580 spaces
			75%
			435 spaces
Structured Parking			460 spaces
Street Parking			32 spaces
Total Development	218,000 sq. ft.		492 spaces

Parking Demand: 580 spaces  
Shared Parking Efficiency: 75%  
Total Parking Demand: 435 spaces  
Structured Parking: 460 spaces  
Street Parking: 32 spaces  
Total Parking Supply: 492 spaces



# Four Popular Themes for Community Uses

## Multi Generation Community Center



Typical Size & Program Elements	10,000 to 20,000 square feet on 1 or 2 levels. Flexible space that can be used for a variety of community needs as needed, gallery space, history exhibit, 10-20 person meeting rooms, multi-purpose room for 100-200 people, all-ages programming for fitness, education, teens, & seniors, café.
Competitive Landscape	<b>Low</b> – similar services scattered at multiple sites in Edina
Parking Demand	<b>Moderate</b> – predictable usage with higher demands for special events
Construction Costs	<b>Low / Moderate</b>
Operating Costs	<b>Moderate</b> - Some existing staff can be retained with some new staff likely
Potential Revenue Sources	Long-term debt, sale of public land, philanthropic donations, user fees, rental fees; retail sales

## Fitness/Wellness Center



Typical Size & Program Elements	20,000 to 60,000 square feet on 1 or 2 levels. Indoor multi-purpose court, cardio equipment, strength training, weight room, multiple rooms for fitness classes, indoor walking loop, lap pool, locker rooms.
Competitive Landscape	<b>High</b> – Six existing full-service fitness centers within 5-miles. An additional 10 smaller facilities also within 5-miles.
Parking Demand	<b>High</b> – dramatically high peaks in the early evening and weekends
Construction Costs	<b>Moderate / High</b>
Operating Costs	<b>High</b> - New staff and enterprise budget will be needed
Potential Revenue Sources	Long-term debt, sale of public land, some philanthropic support possible, monthly/daily user fees, rental fees

# Four Popular Themes for Community Uses

## Arts & Culture Center



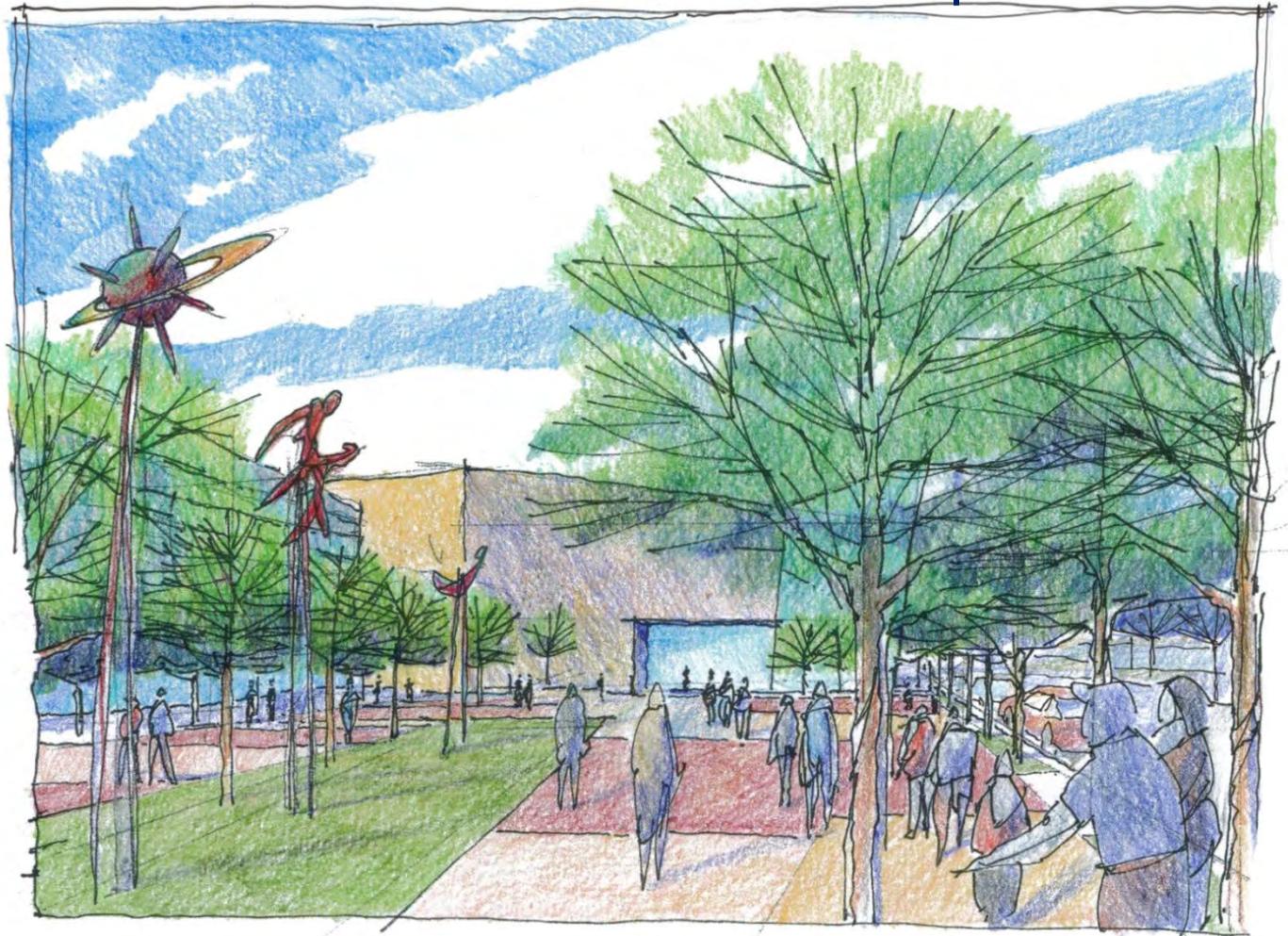
## Performing Arts, Culture & History Center



Typical Size & Program Elements	15,000 to 30,000 square feet on 1 or 2 levels. Spaces for visual arts education, classrooms, pottery, artist studios, history exhibit, gallery space, poetry readings and small group lectures, artists lockers, teen hangout, multipurpose/flexible community meeting space, community oven, café, gift shop
Competitive Landscape	<b>Low</b> – Four similar facilities located within 14 miles are sponsored by communities with little competition from the private market.
Parking Demand	<b>Moderate</b> – predictable usage with increases for special events and special programming
Construction Costs	<b>Low / Moderate</b>
Operating Costs	<b>Low</b> - Existing staff and existing enterprise budget can be retained; any increases in staffing to be determined
Potential Revenue Sources	Long-term debt, sale of public land, high potential for philanthropic donations, registration fees, rental fees, retail sales

Typical Size & Program Elements	20,000 to 35,000 square feet. Spaces for visual arts education, classrooms, pottery, artist studios, history exhibit, history archives/library, gallery space, poetry readings and small group lectures, artists lockers, teen hangout, 200-400 seat auditorium, black box/multipurpose/flexible community meeting space, community oven, café, gift shop
Competitive Landscape	<b>Low</b> – Four similar facilities located within 14 miles are sponsored by communities with little competition from the private market. Nearby auditoriums are 600-800 seats, with little competition for a smaller fixed-seat hall.
Parking Demand	<b>Moderate / High</b> – predictable usage with higher demands for special performances
Construction Costs	<b>Moderate / High</b>
Operating Costs	<b>Low / Moderate</b> - Existing staff and existing enterprise budget can be retained with some staff increases likely
Potential Revenue Sources	Long-term debt, sale of public land, high potential for philanthropic donations, registration fees, rental fees; retail sales

# Conceptual Rendering



**Corner of Eden and Arcadia facing northwest with art garden and civic building.**

# Conceptual Rendering



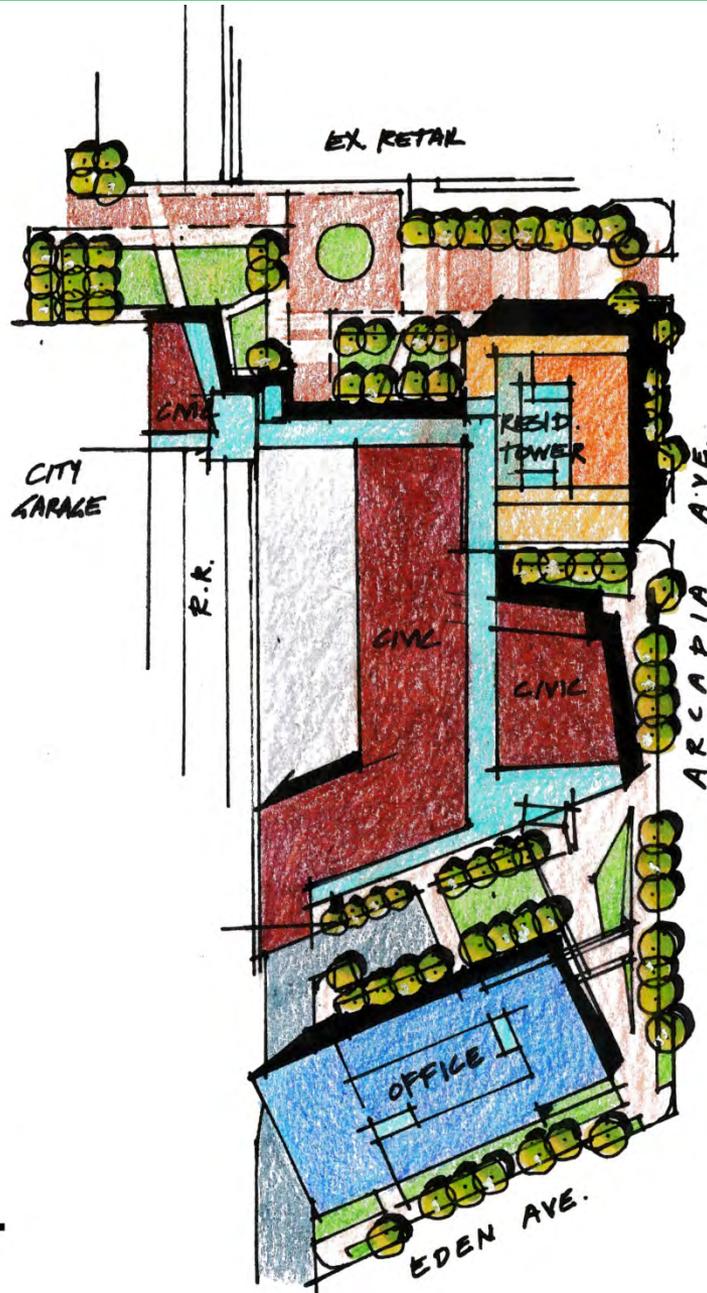
**North woonerf facing northwest with entry gateway and north green wall with public art.**

# Conceptual Rendering



**North woonerf facing southeast with performance area and projected imagery on trellis, with office in background**

# Revised Concept #1



## Program Elements:

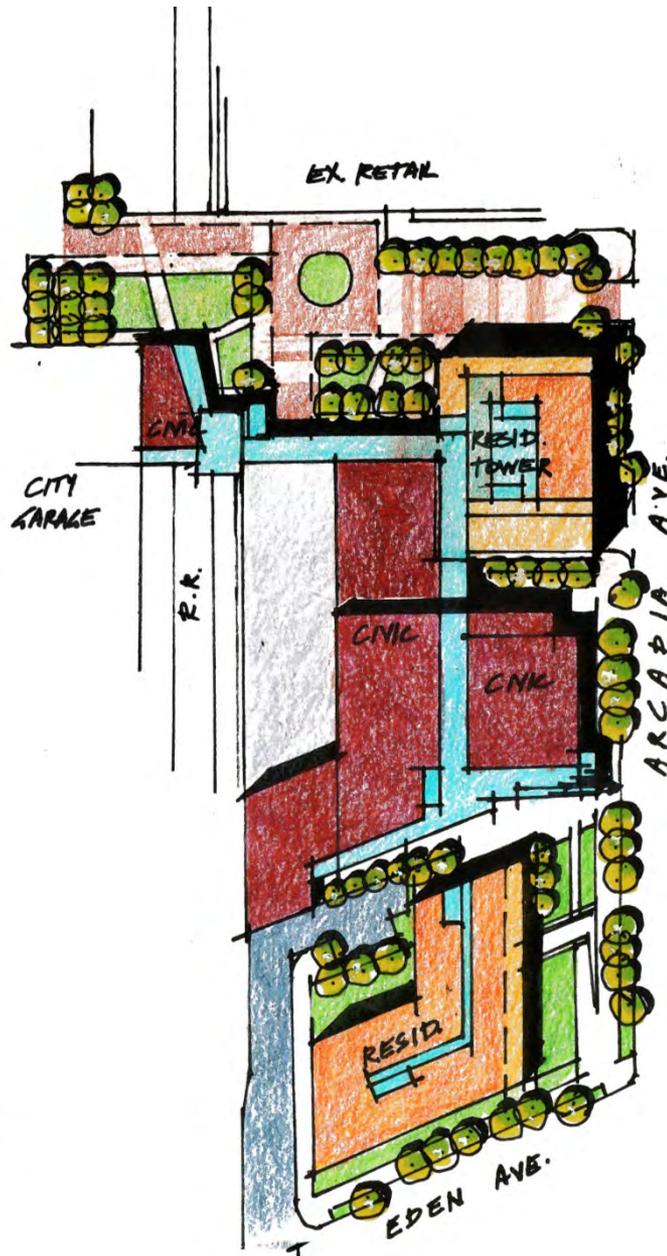
- Residential tower: 140-150 units
- Office: 40-60,000 sq. ft.
- Civic: 40-60,000 sq. ft.
- Restaurant and retail: 5-8,000 sq. ft.
- Park/Ride: 100+/- spaces
- Total targeted site parking: 600-800  
(depending on shared parking efficiencies programmed among uses)

#1

# Revised Concept #1



# Revised Concept #2

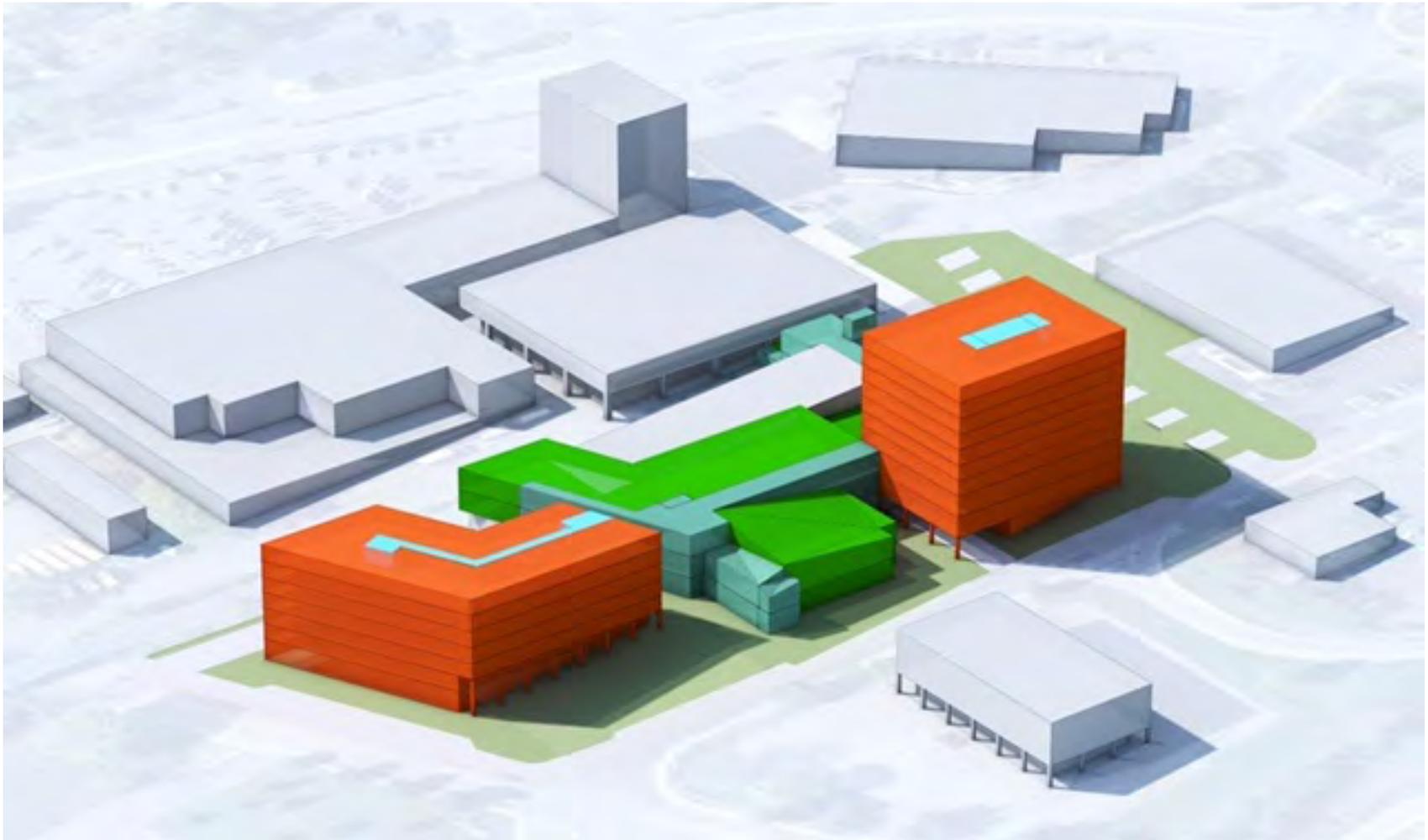


# #2

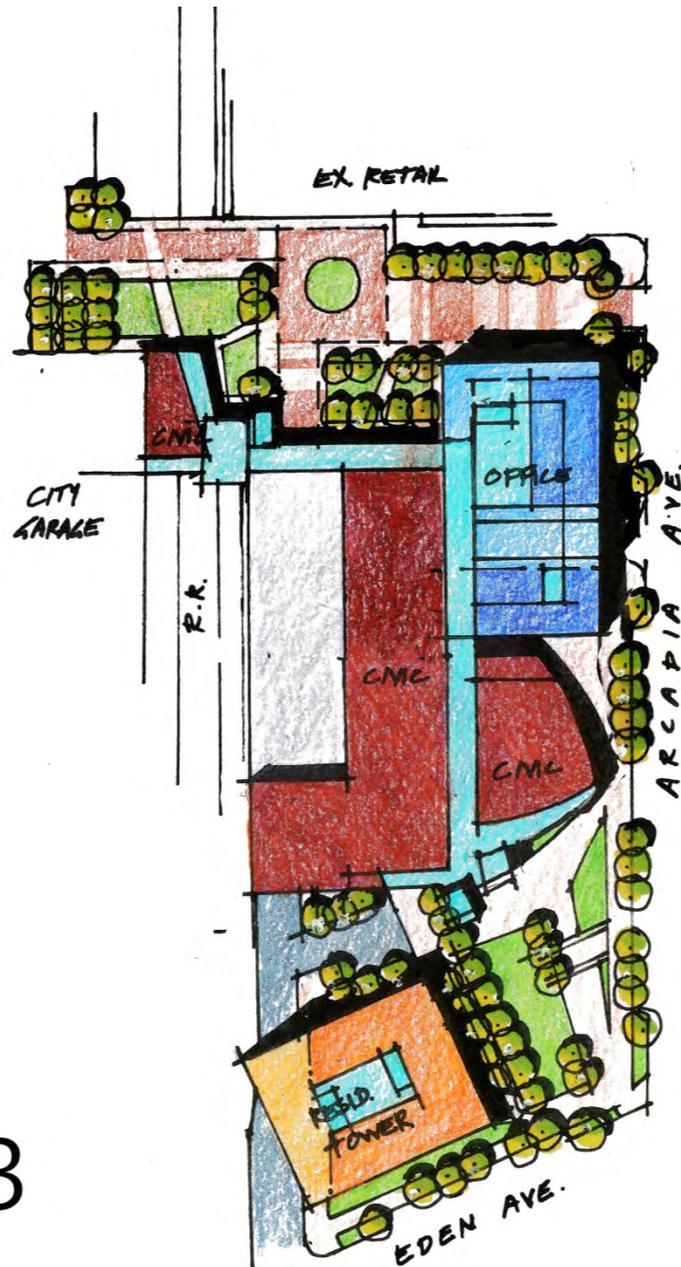
## Program Elements:

- Residential (two separate buildings): 290 units
- Civic: 40-60,000 sq. ft.
- Restaurant and retail: 5-8,000 sq. ft.
- Park/Ride: 100+/- spaces
- Total targeted site parking: 600-800  
(depending on shared parking efficiencies programmed among uses)

# Revised Concept #2



# Revised Concept #3

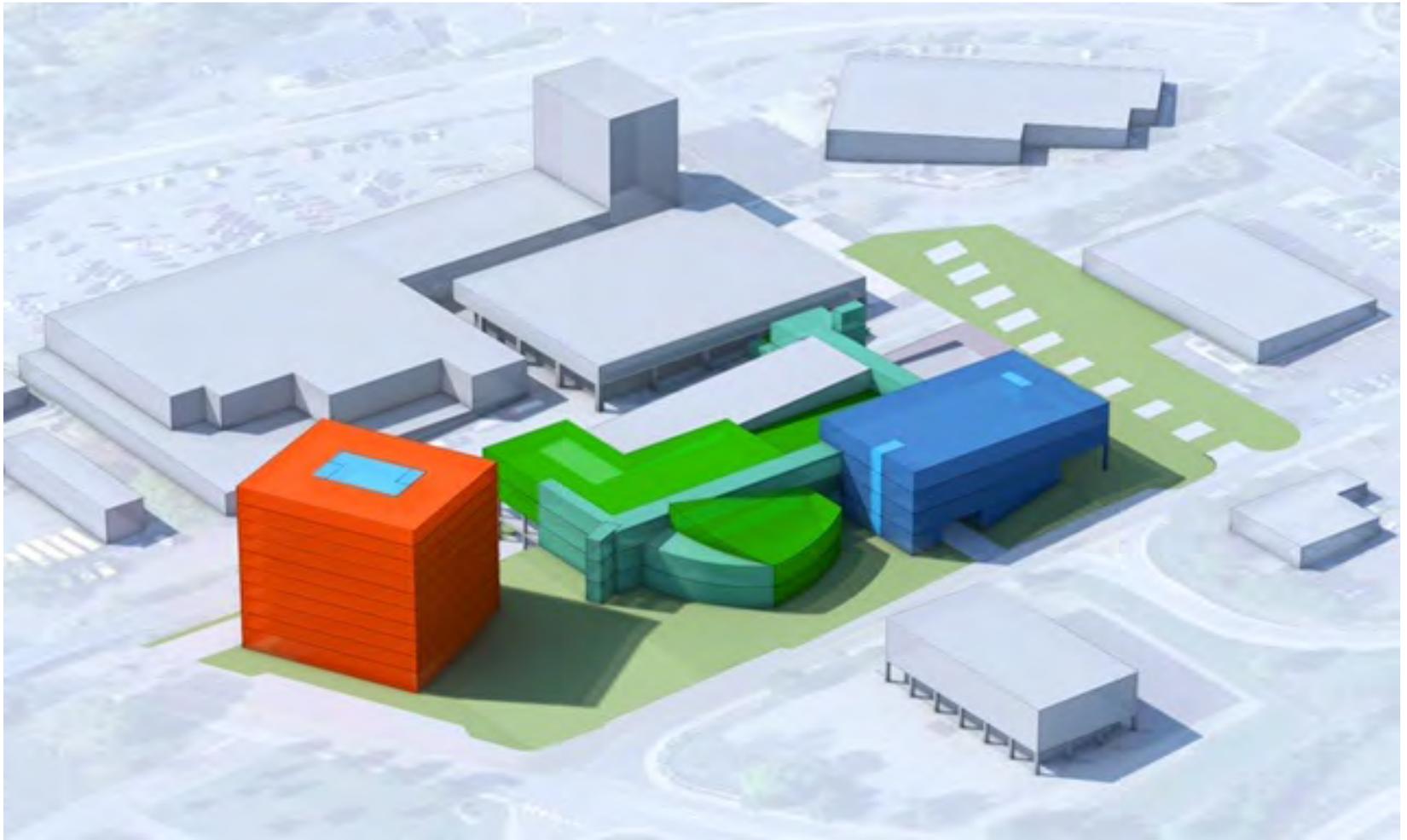


## Program Elements:

- Residential: 140-150 units
- Office: 40-60,000 sq. ft.
- Civic: 40-60,000 sq. ft.
- Restaurant and retail: 5-8,000 sq. ft.
- Park/Ride: 100+/- spaces
- Total targeted site parking: 600-800 (depending on shared parking efficiencies programmed among uses)

#3

# Revised Concept #3



# Upcoming Team Activities

- Refine preliminary concepts based on City Council direction
- Assess market, and physical development feasibility of scenario options
- Financial model of private and public mixed-use concepts



# Upcoming Events

<u>April 22, 2015</u> <u>Open House</u>	public opportunity to review multiple Development Scenarios and provide feedback to refine the viable options for the site
<u>May 19, 2015</u> <u>City Council Work Session</u>	presentation of the Development Scenarios along with public input received; opportunity for City Council to pose questions about the Scenarios
<u>June 2, 2015</u> <u>City Council Meeting</u>	anticipated request to identify a preferred Scenario



# Topics in need of Clarification & Direction

- 1) Preliminary Scenarios
- 2) Programming of Civic Space
- 3) Use of City Facilities
- 4) Prioritization of Public Goals
- 5) Funding

