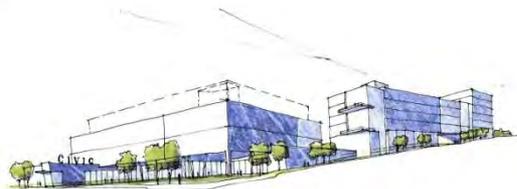
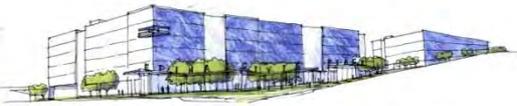


March 11, 2015  
for public review & feedback

# Public Workshop

## GRANDVIEW

### Public Works Redevelopment Planning



Reynolds  
urban  
Design



 **OPUS**  
THE OPUS GROUP



**FRAUENSHUH**  
Commercial Real Estate Group

CONFLUENCE

**DJR**  
ARCHITECTURE INC.

March 11, 2015

# PLANNING FOR CHANGE



## 2008-2012



## \* SEVEN 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 the future** by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
- 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.

## GrandView District Development Framework



**IMPLEMENTATION  
STRATEGY**

**LANDUSE  
PUBLIC REALM  
TRANSPORTATION  
SUSTAINABILITY**

Edina, Minnesota

December 7, 2011

Revised January 17, 2012

Revised January 25, 2012

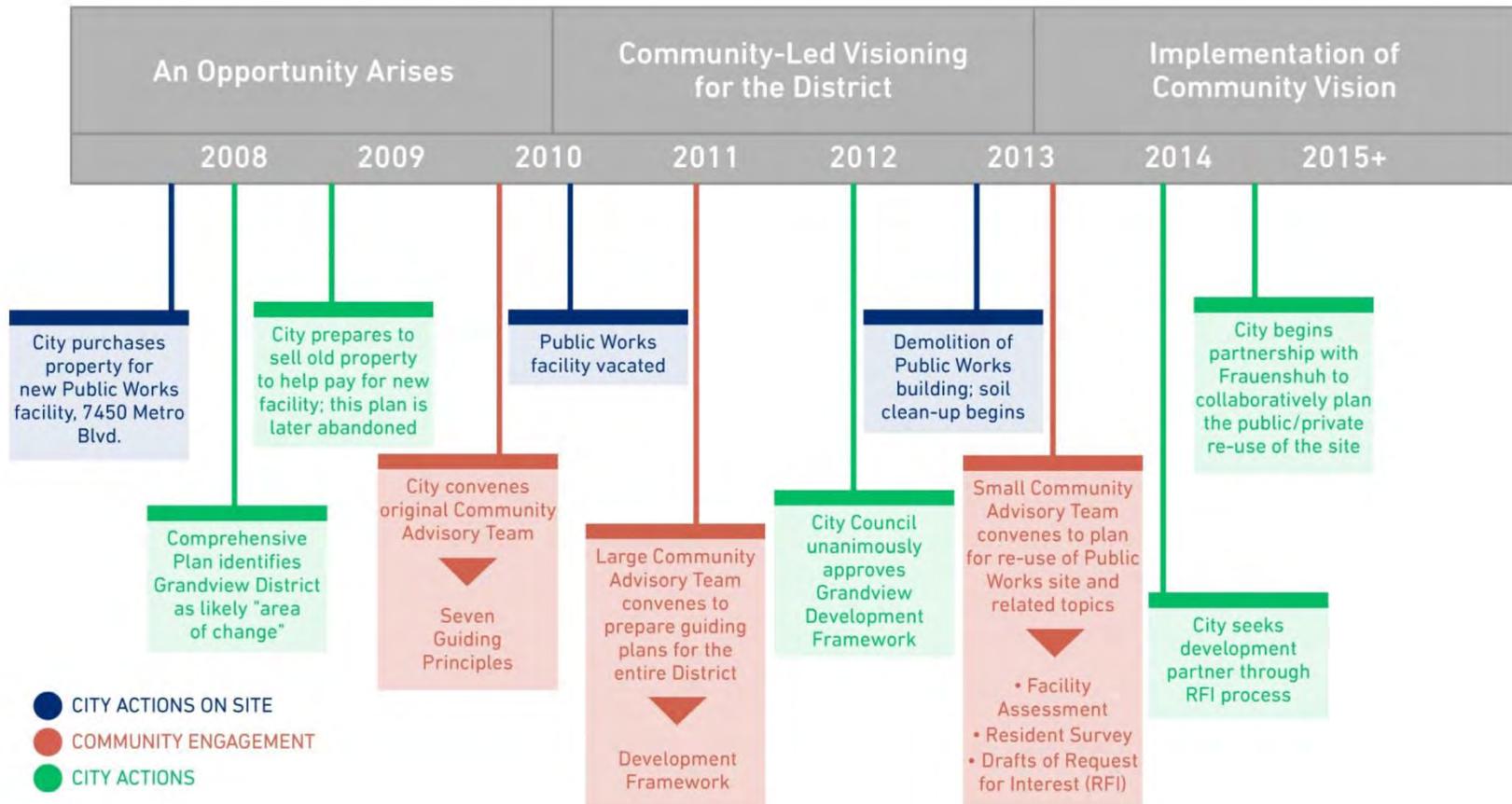
Revised January 31, 2012

Revised March 27, 2012

Revised April 5, 2012

**2010-2012**

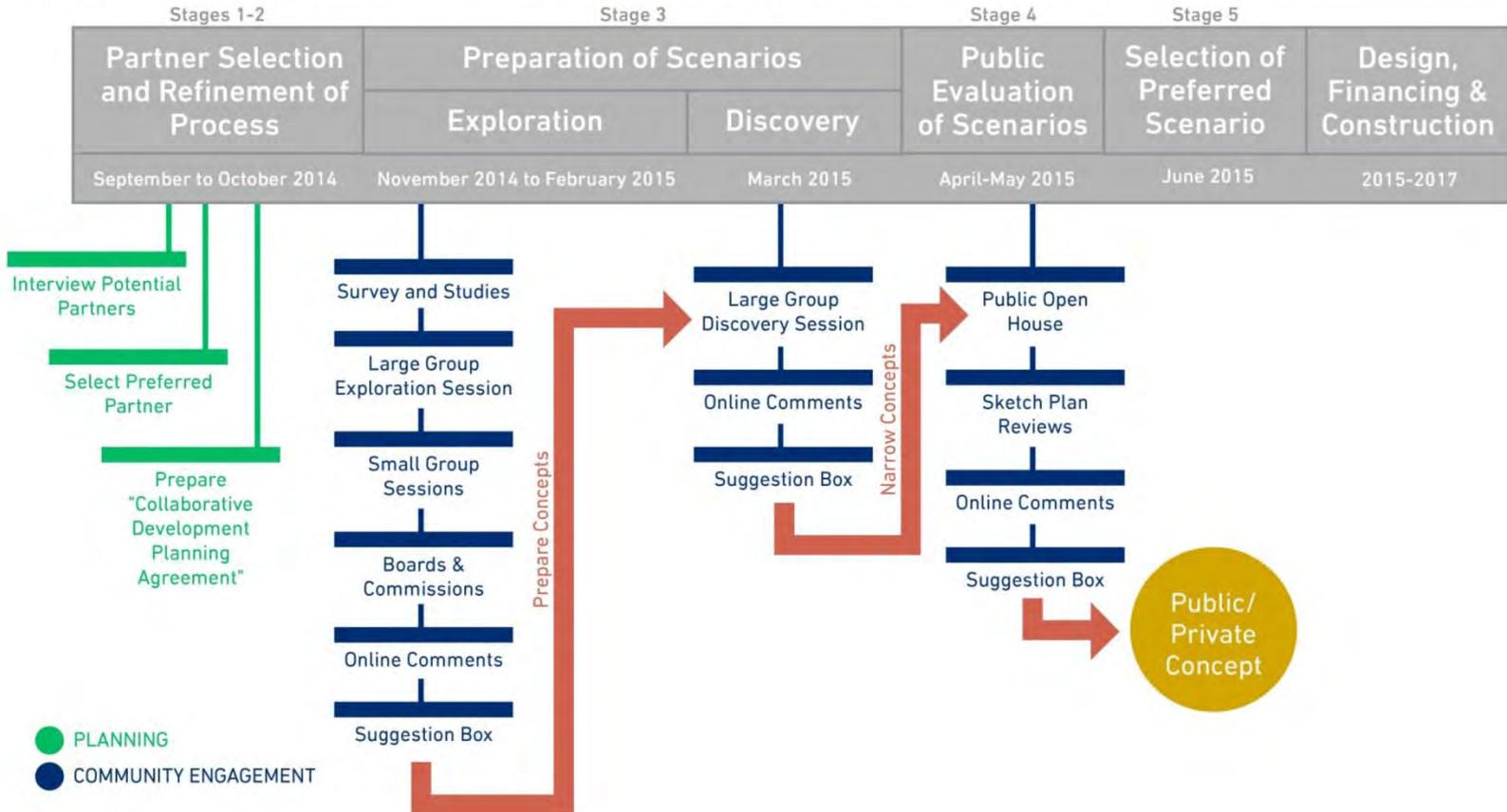
## GRANDVIEW DISTRICT HISTORICAL TIMELINE



# PROCESS AND TIMELINE

## FUTURE OF THE FORMER PUBLIC WORKS SITE

### COLLABORATIVE DEVELOPMENT PLANNING TIMELINE

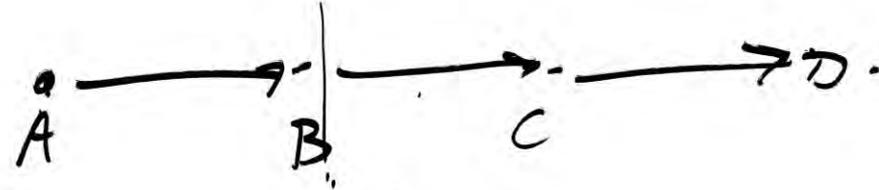


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# Thinking Tendencies

Linear



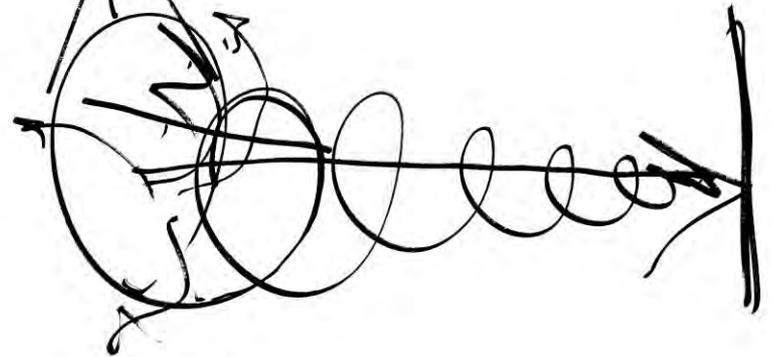
Free Form



Driven



**Focused Process of  
Exploration and Discovery**

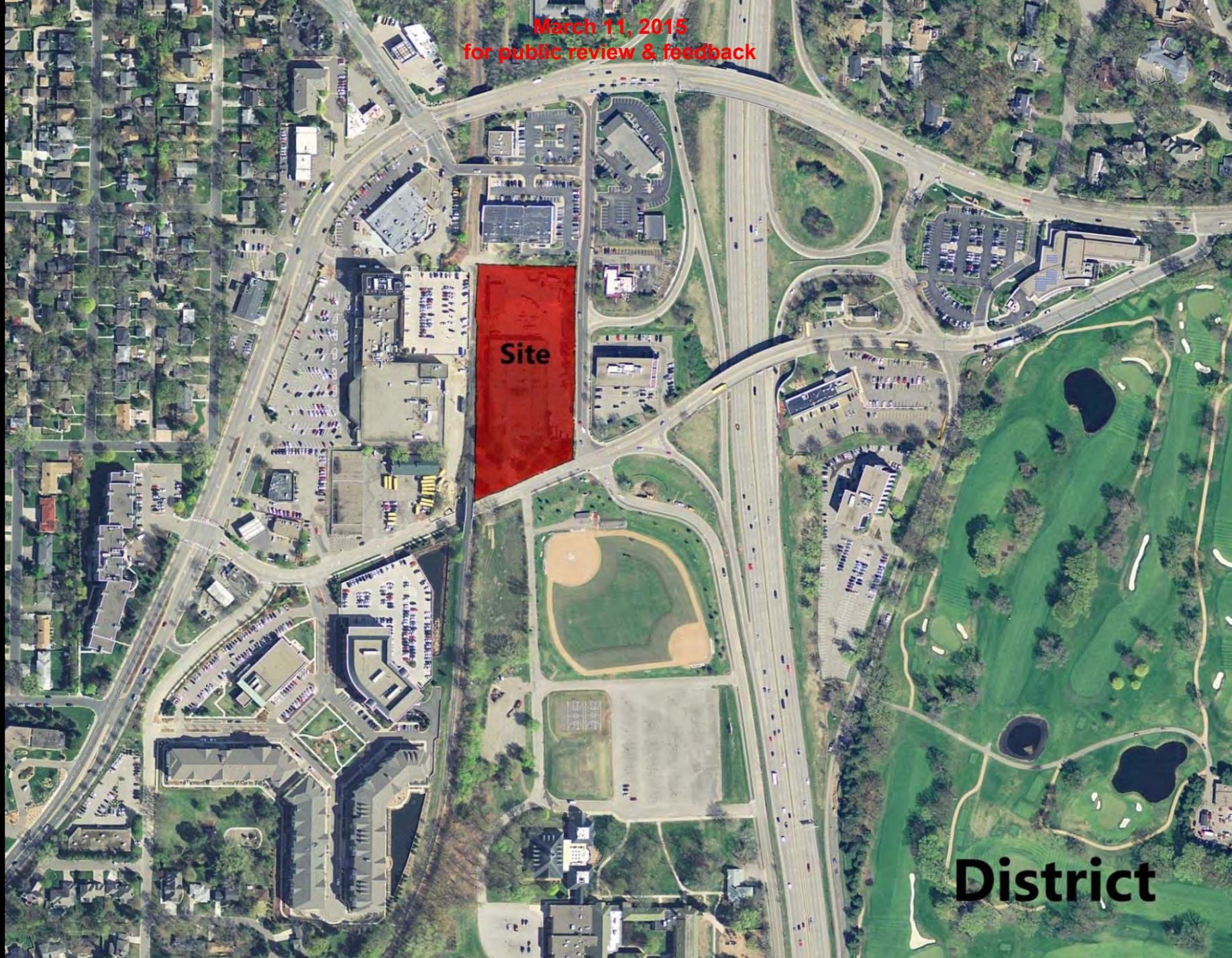


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Site

District



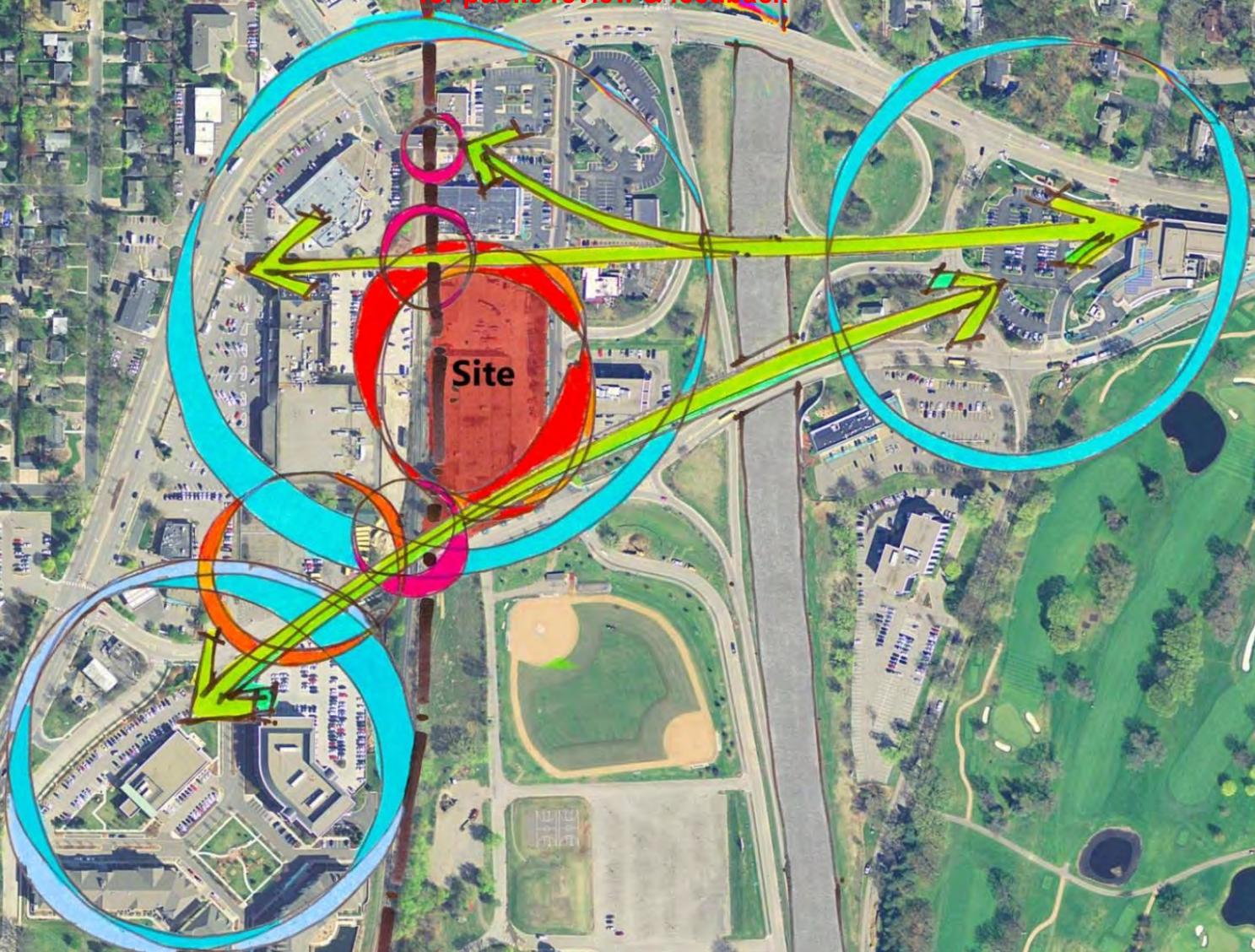
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5 Minute Walk

Neighborhoods

March 11, 2015  
for public review & feedback



# Framework Diagram

# Win/Win Criteria

## Civic Life

- Community Uses
- Public Destinations and Linkages
- Creating Memorable Experiences

## Economic Vitality

- Responds to Market Need
- Mixed Use
- Value Driven Decisions
- Pro Forma Proven

## Sustainable Smart Plan

- Walkable Place Making
- Efficient Parking/Transit/Pedestrian Systems
- Low Impact Development Strategies
- Building Performances
- Collaborative Process
- Neighborhood Opportunities



# Design Drivers

## Public Space

- Well defined, active system of public space linking uses
- Create destinations and extend development impacts to adjacent parcels.
- Create multiple building addresses that are easily accessible.
- Integrate exterior and interior pedestrian circulation.
- Create new east-west street with public uses: Park and Ride Access, Civic Activities/Events...
- Eden Avenue as site front door.

## Uses

- Place restaurant/retail/services as a link with Civic, Office and Residential uses.
- Distribute parking users (dispersed destinations, grade changes...) to avoid parking competition.
- Use site grades to place structured parking below perceived grade and under buildings.
- Place structured parking ramps adjacent to the railroad corridor.
- Place parking and services next to parking and services behind Jerry's.

## Massing

- Place buildings in an east-west direction for maximum energy efficiency.
- Provide open space for each building and user type.
- Maximum 5 to 12 story development (cost effective, context...)
- 15 ft. floor to floors for civic, office, restaurant/retail and 11 ft. floor to floors for residential and parking,
- 60 ft. modules for residential and parking and 90 to 120 ft. module for office.

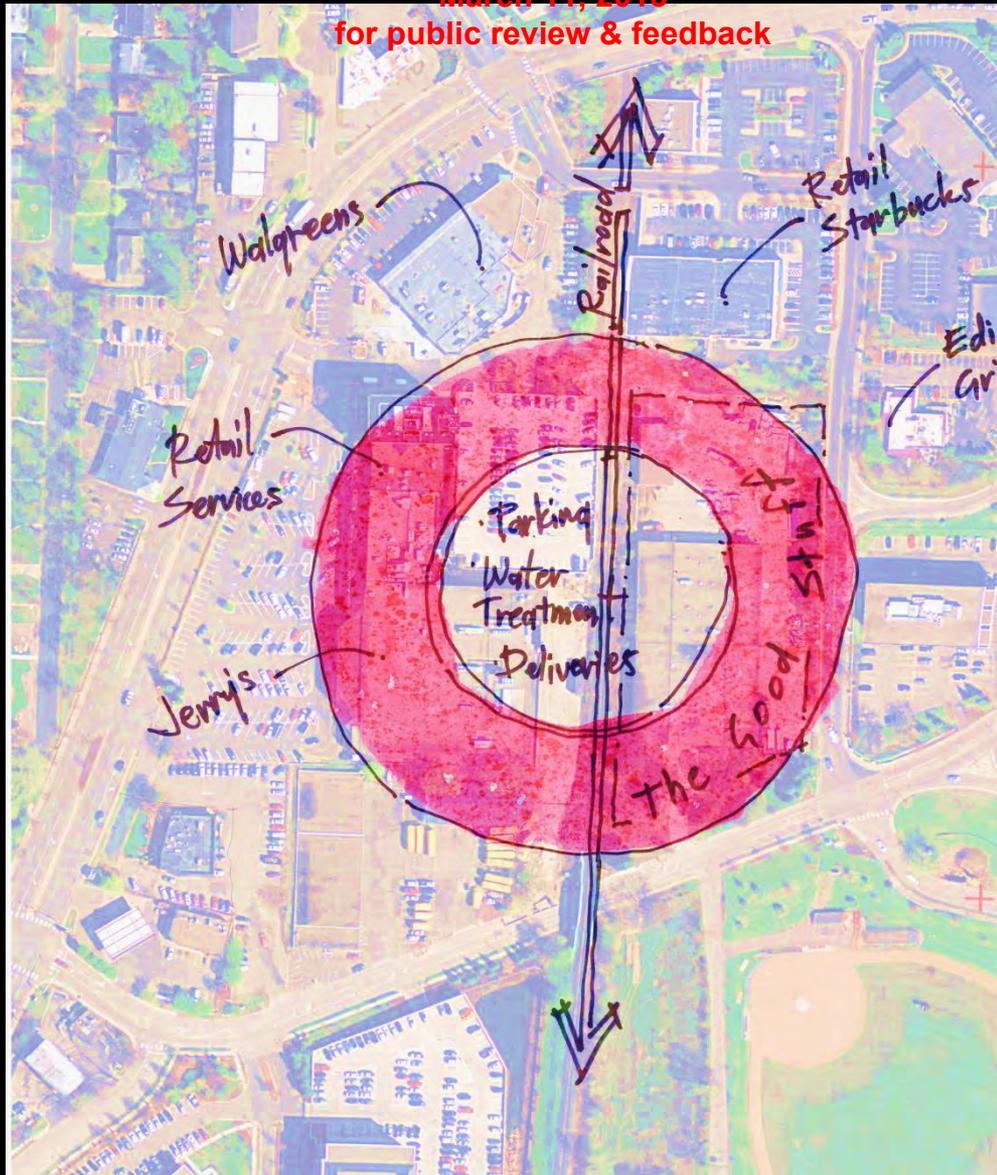
# Program Summary

Civic Uses	15,000 to 40,000 gsf
▪ Recreation Center	
▪ Arts & Culture Center	
▪ Performing Arts Center	
▪ Multi-purpose Space for all ages	
▪ Outdoor public space (accommodate 1,000 people or approximately 10,000 gsf)	
Office	40,000 to 60,000 gsf
▪ General	
▪ Medical/wellness	
Restaurant/Retail	5,000 to 10,000 gsf
Residential	100 to 150 du's
Park and Ride	100 to 150 parking spaces
Support Parking	75% shared efficiency
TOTAL	160,000 to 260,000 gsf

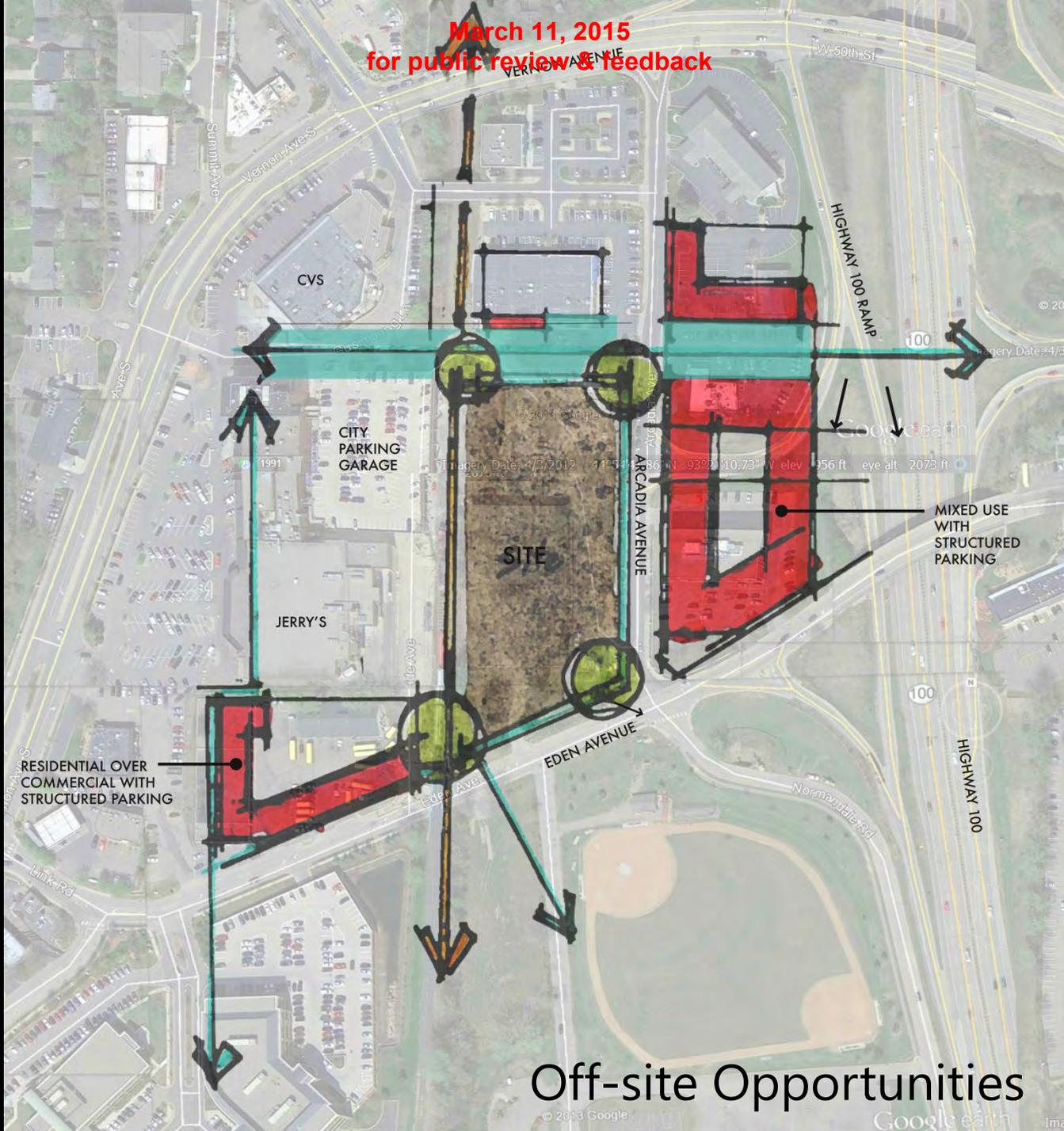
**March 11, 2015  
for public review & feedback**



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for public review & feedback



# Off-site Opportunities

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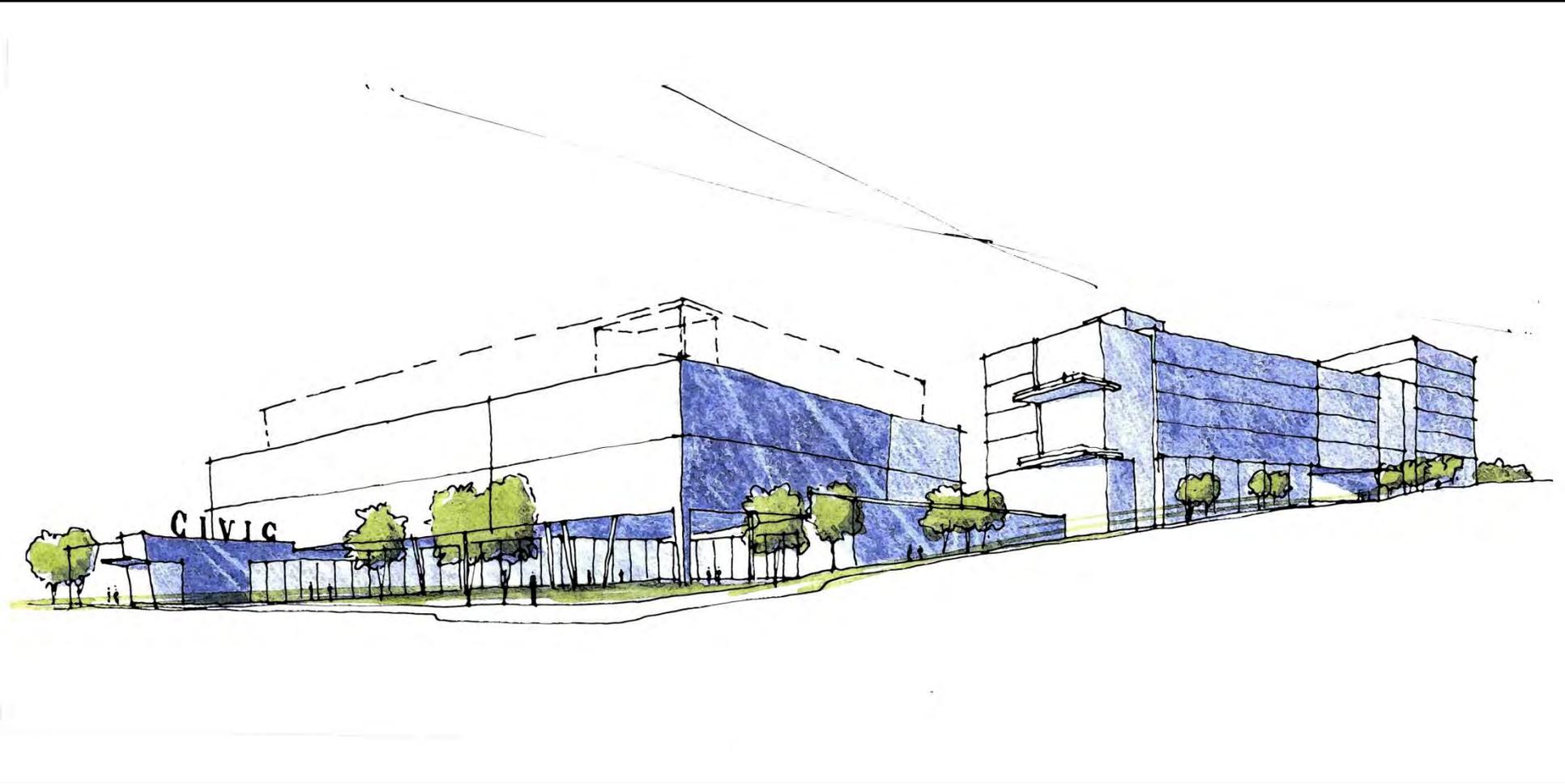
# South Civic Corner



# South Civic Corner

Facing northwest

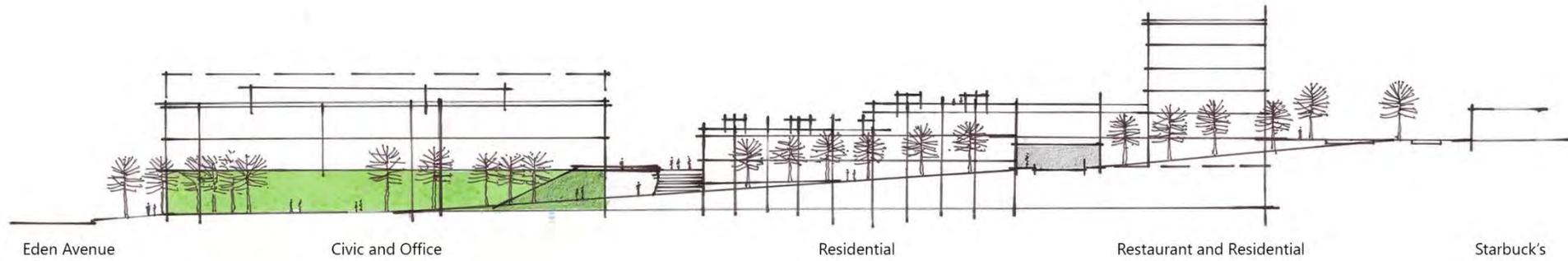
March 11, 2015  
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March 11, 2015  
for public review & feedback

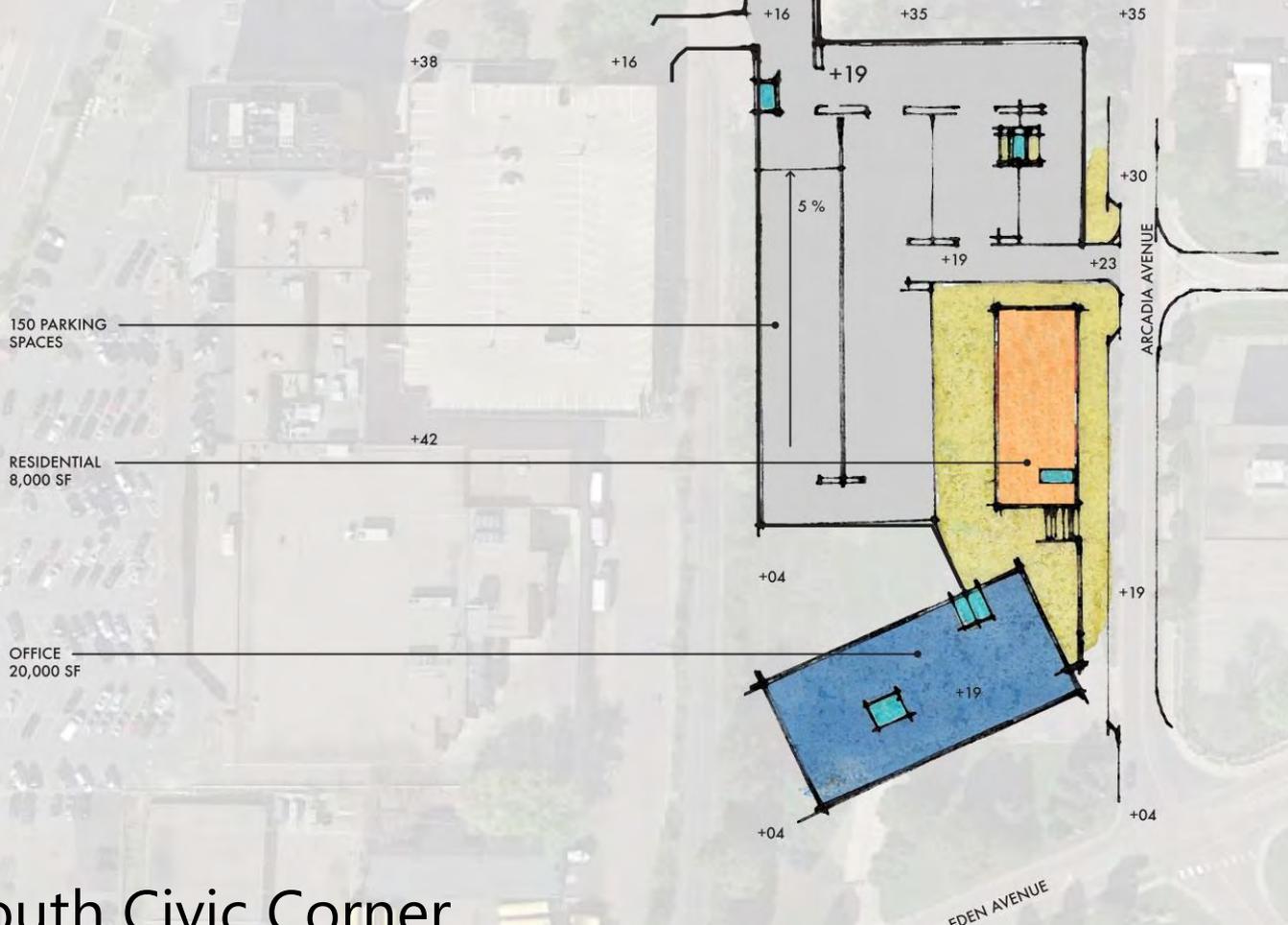
# South Civic Corner

## Section facing west





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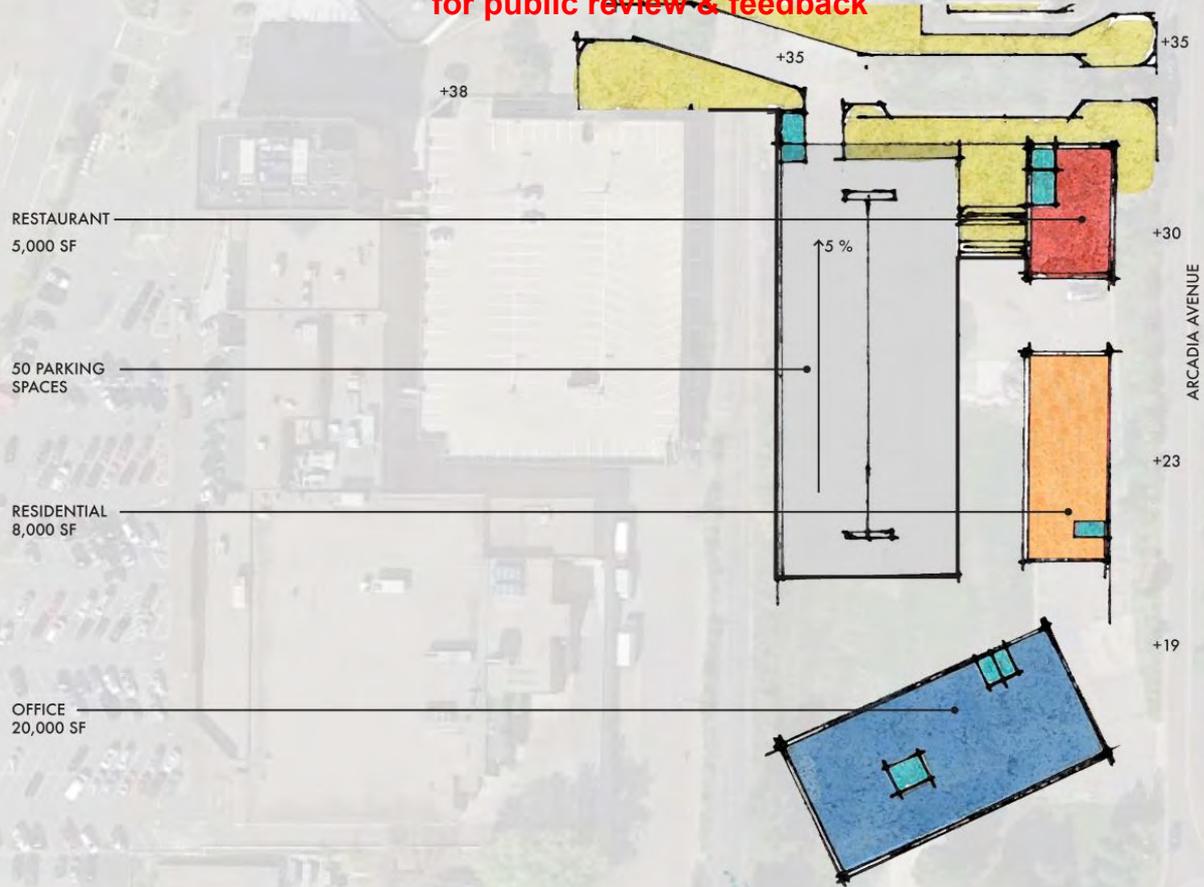


# South Civic Corner Level 19

^N

CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING

March 11, 2015  
for public review & feedback



# South Civic Corner Level 30/34

^N	
CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING

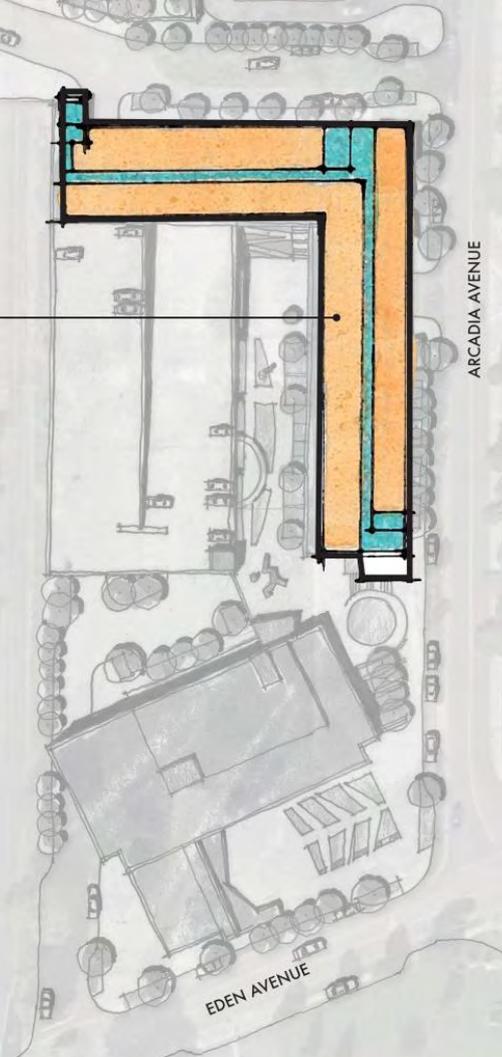
March 11, 2015  
for public review & feedback

RESIDENTIAL  
32,000 SF

# South Civic Corner Level 45, 56, 67, 78

^N

CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING



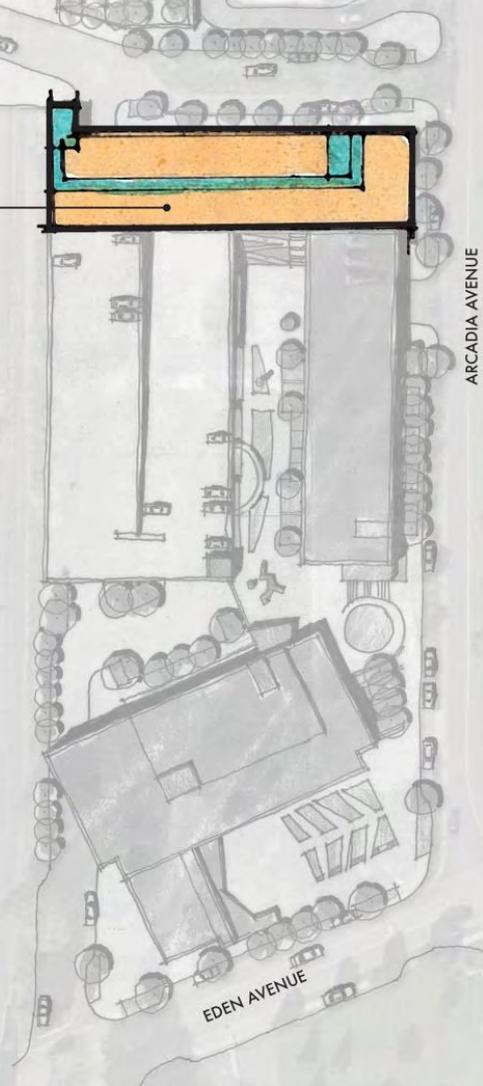
March 11, 2015  
for public review & feedback

RESIDENTIAL  
13,000 SF

# South Civic Corner

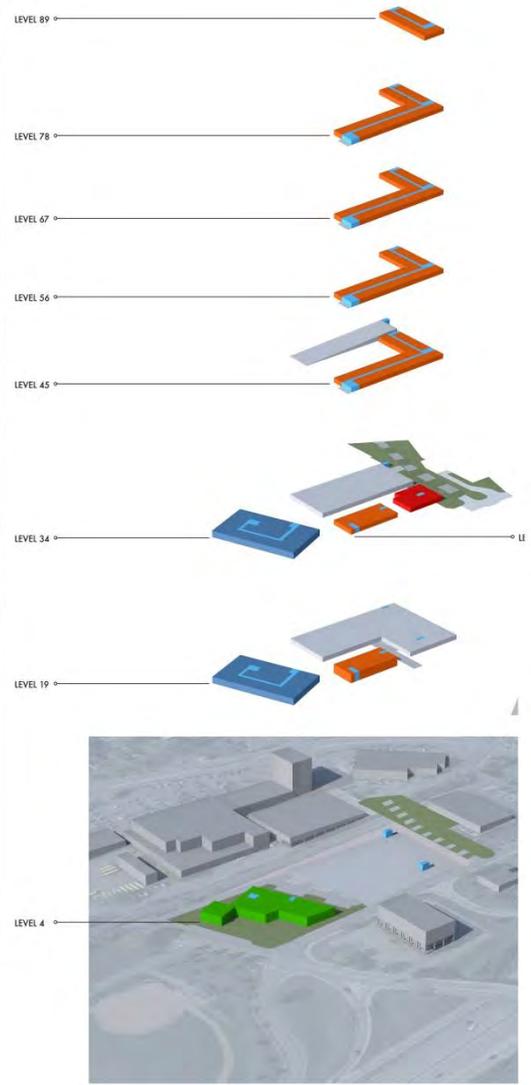
^N

 CIVIC	 CORE-CIRCULATION / STAIRS
 OUTDOOR PUBLIC SPACE	 RESTAURANT / RETAIL
 OFFICE	 PUBLIC PARKING
 RESIDENTIAL	 TENANT PARKING



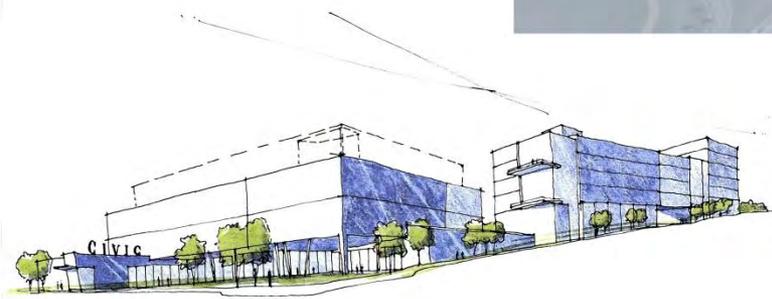
March 11, 2015  
for public review & feedback

- CIVIC
- OUTDOOR PUBLIC SPACE
- OFFICE
- RESIDENTIAL
- CORE- CIRCULATION / STAIRS
- RESTAURANT / RETAIL
- PUBLIC PARKING
- TENANT PARKING



### 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.	5 spaces/1,000 sq. ft.	200
Residential	157 dwelling units	1.25 spaces/ dwelling unit	196
Restaurant/Retail	5,000 sq. ft.	4 spaces/1,000 sq. ft.	20
Park & Ride			100
		Parking Demand	580 spaces
		Shared Parking Efficiency	75%
		Total Parking Demand	435 spaces
Structured Parking			460 spaces
Street Parking			32 spaces
Total Development	218,000 sq. ft.	Total Parking Supply	492 spaces



# South Civic Corner Civic Space

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for public review & feedback



March 11, 2015  
for public review & feedback

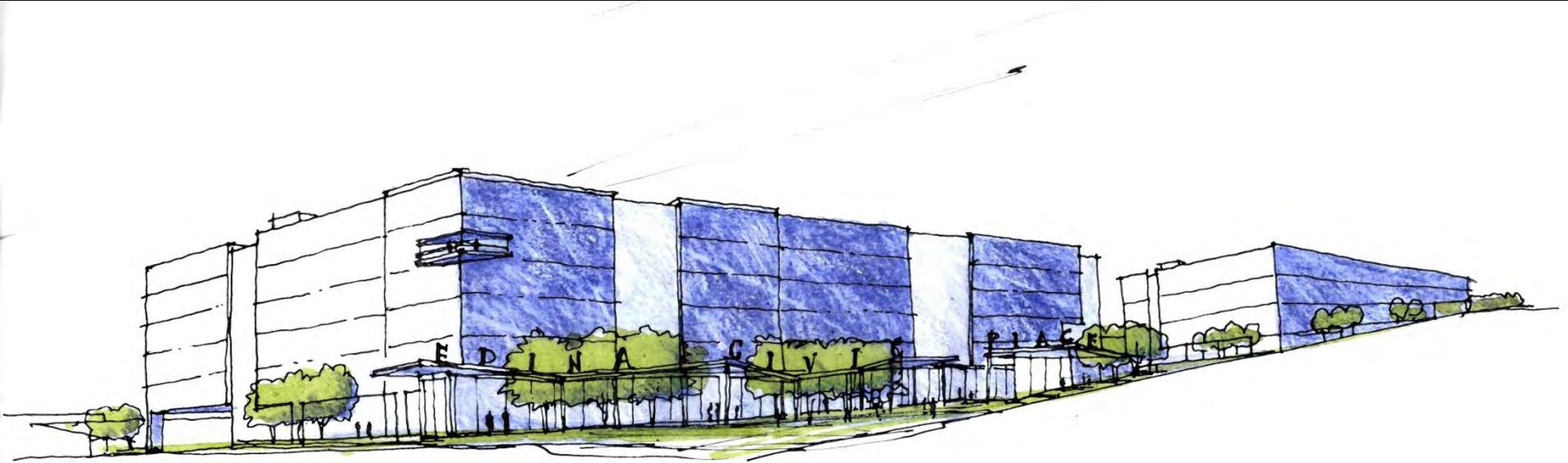
# Central Civic Cascade



# Central Civic Cascade

Facing northwest

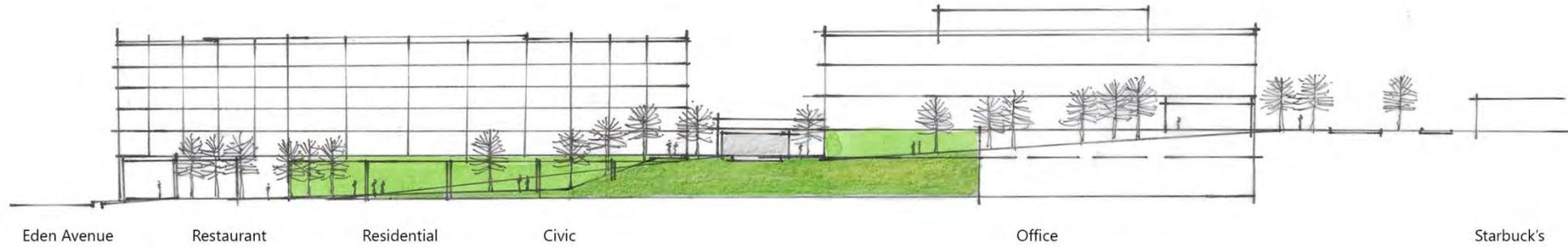
March 11, 2015  
for public review & feedback



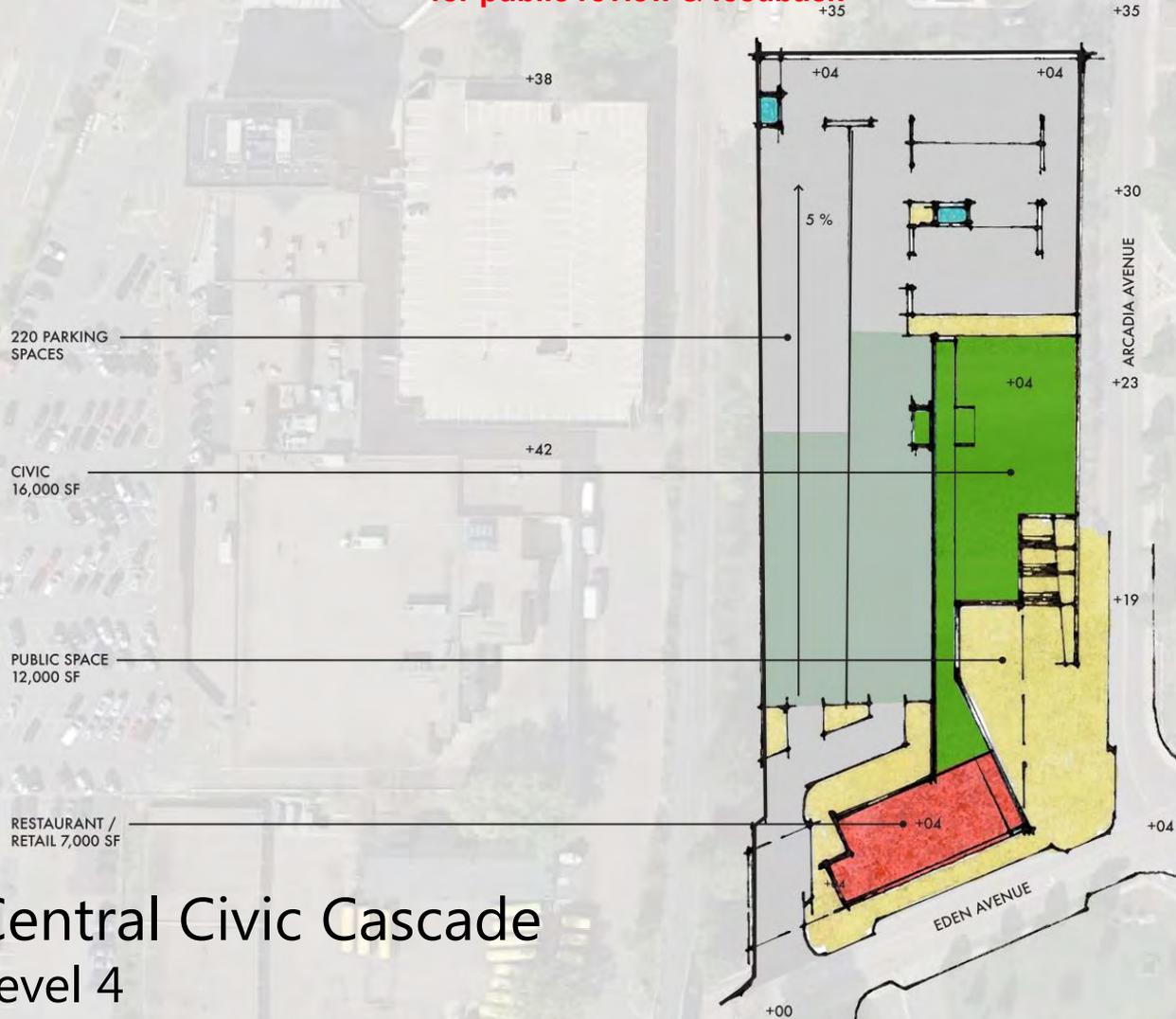
# Central Civic Cascade

## Section facing west

March 11, 2015  
for public review & feedback



March 11, 2015  
for public review & feedback



# Central Civic Cascade Level 4

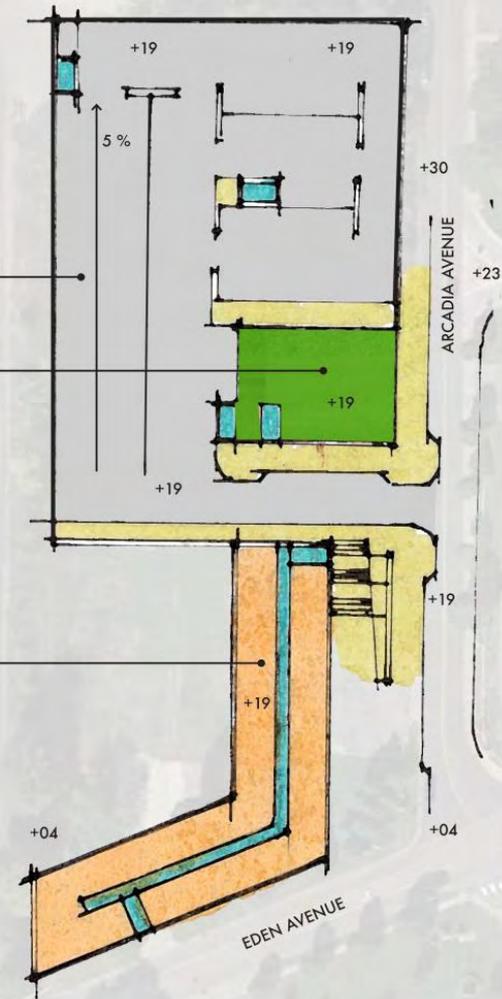
^N	
CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING

March 11, 2015  
for public review & feedback

150 PARKING SPACES

CIVIC  
7,000 SF

RESIDENTIAL  
20,000 SF



# Central Civic Cascade Level 19

^N

 CIVIC	 CORE-CIRCULATION / STAIRS
 OUTDOOR PUBLIC SPACE	 RESTAURANT / RETAIL
 OFFICE	 PUBLIC PARKING
 RESIDENTIAL	 TENANT PARKING

March 11, 2015  
for public review & feedback

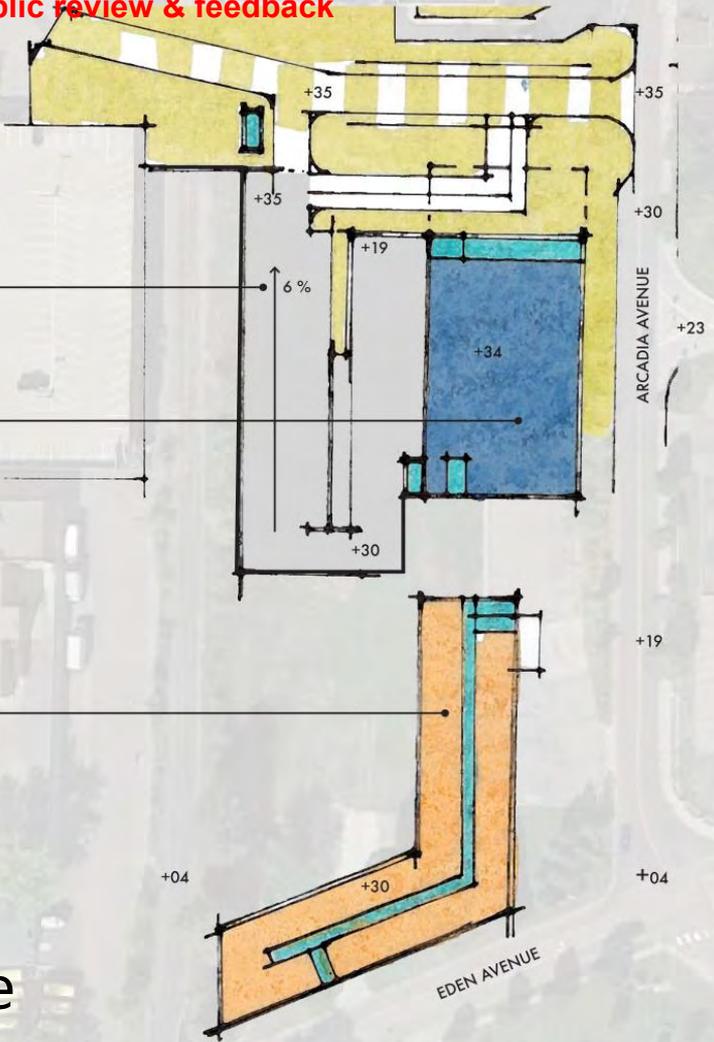
80  
PARKING SPACES

OFFICE  
16,000 SF

RESIDENTIAL  
20,000 SF

# Central Civic Cascade Level 30, 34

▲ N	
CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING



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OFFICE  
20,000 SF

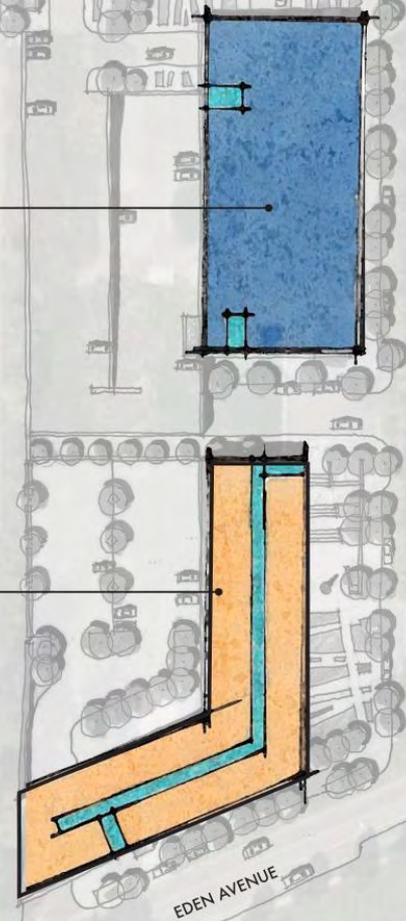
RESIDENTIAL  
20,000 SF

# Central Civic Cascade

Level 49, 64, 41, 52, 63

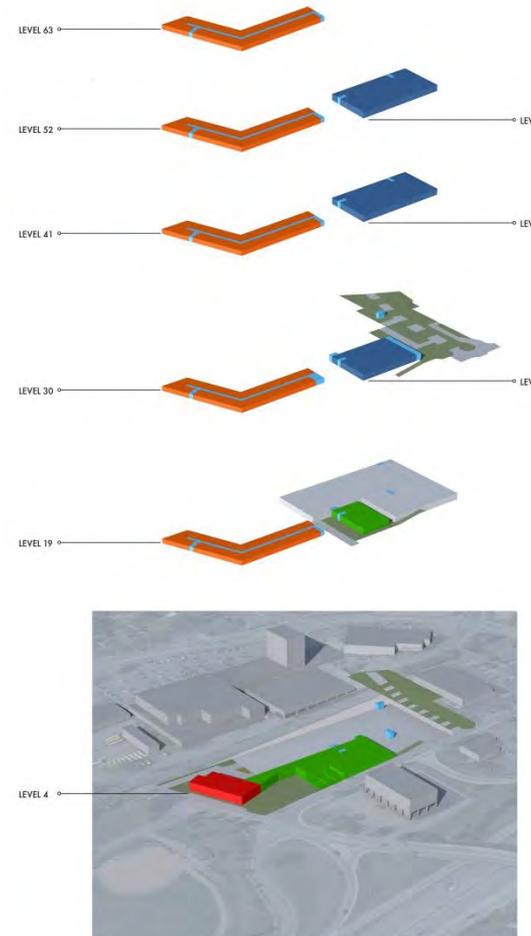
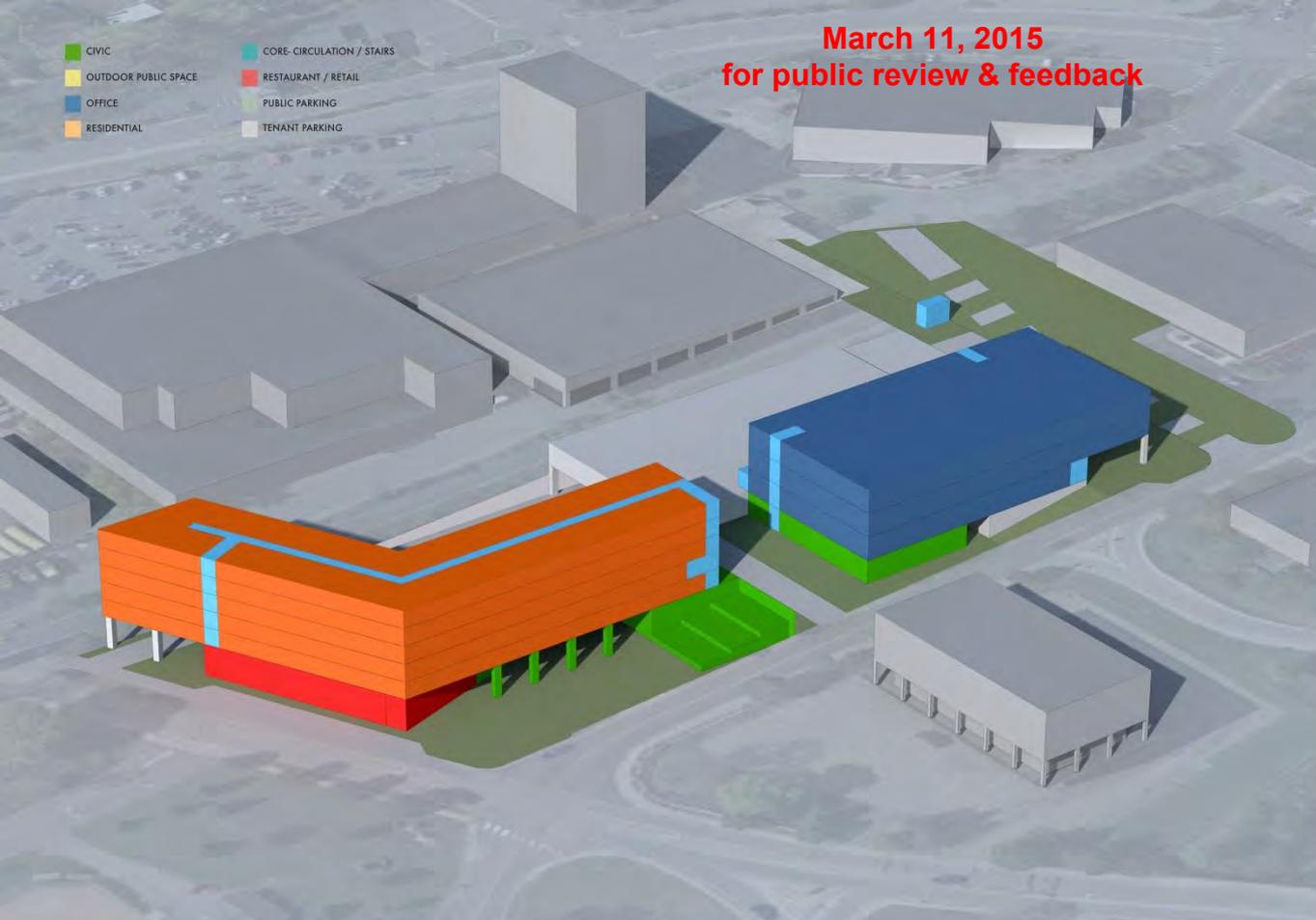
^N

 CIVIC	 CORE-CIRCULATION / STAIRS
 OUTDOOR PUBLIC SPACE	 RESTAURANT / RETAIL
 OFFICE	 PUBLIC PARKING
 RESIDENTIAL	 TENANT PARKING



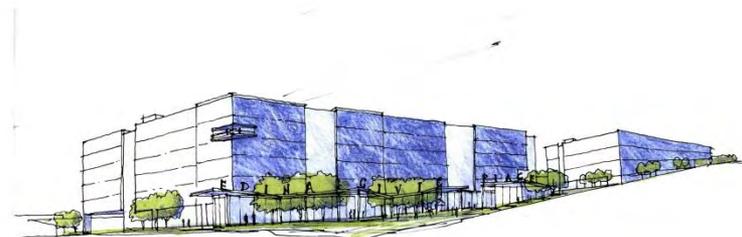
March 11, 2015  
for public review & feedback

- CIVIC
- OUTDOOR PUBLIC SPACE
- OFFICE
- RESIDENTIAL
- CORE-CIRCULATION / STAIRS
- RESTAURANT / RETAIL
- PUBLIC PARKING
- TENANT PARKING



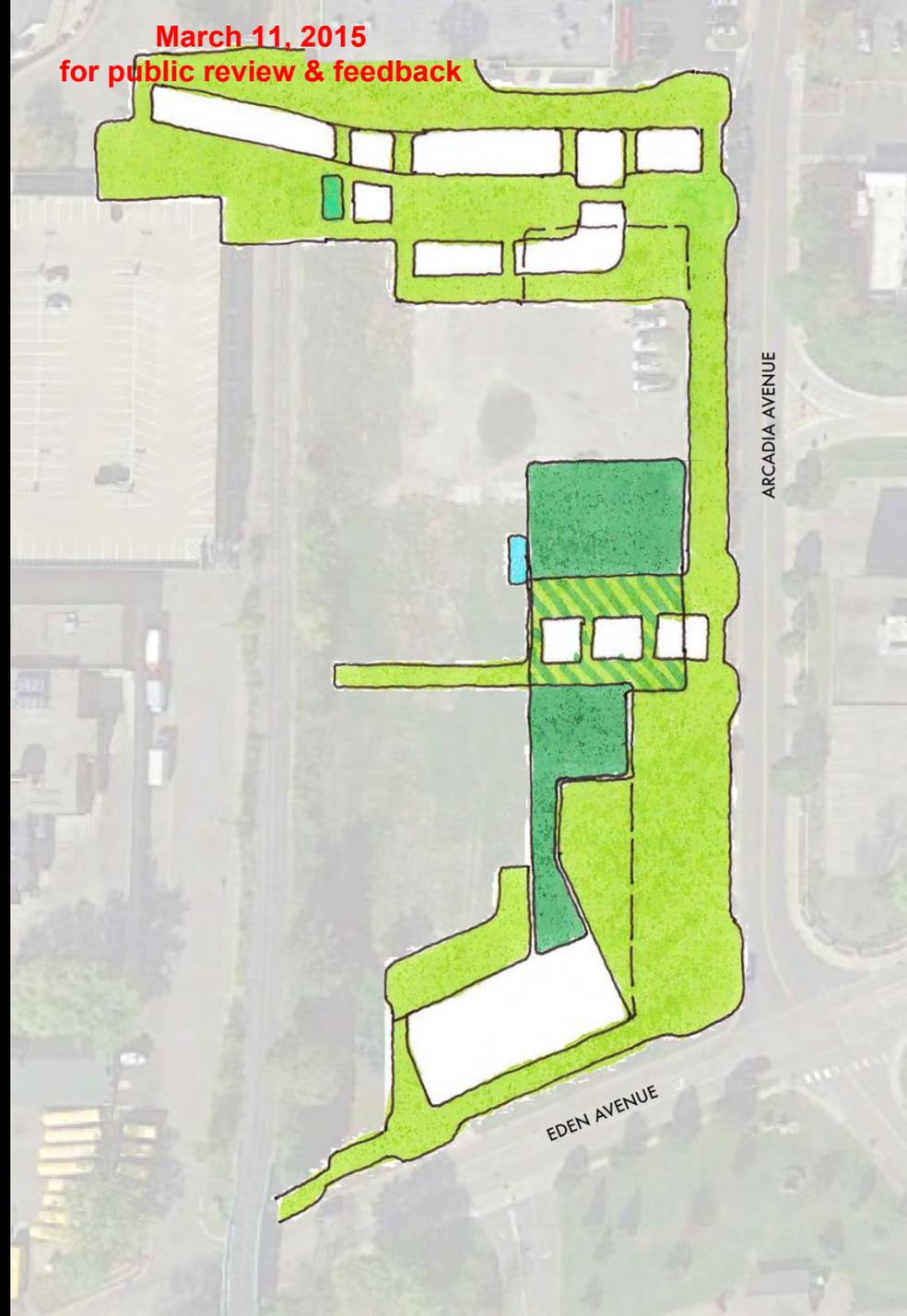
## Central Civic Cascade

Use		Parking Ratios	Parking Demand
Civic	23,000 sq. ft.	4 spaces/1,000 sq. ft.	92 spaces
Public Place	48,000 sq. ft.		
Public Streetscape	17,000 sq. ft.		
Office	56,000 sq. ft.	5 spaces/1,000 sq. ft.	280
Residential	100 dwelling units	1.25 spaces/ dwelling unit	125
Restaurant/Retail	7,000 sq. ft.	4 spaces/1,000 sq. ft.	28
Park & Ride			100
		<b>Parking Demand</b>	<b>625 spaces</b>
		Shared Parking Efficiency	75%
		<b>Total Parking Demand</b>	<b>469 spaces</b>
Structured Parking			460 spaces
Street Parking			32 spaces
<b>Total Development</b>	<b>186,000 sq. ft.</b>	<b>Total Parking Supply</b>	<b>492 spaces</b>



# Central Civic Cascade Civic Space

March 11, 2015  
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for public review & feedback

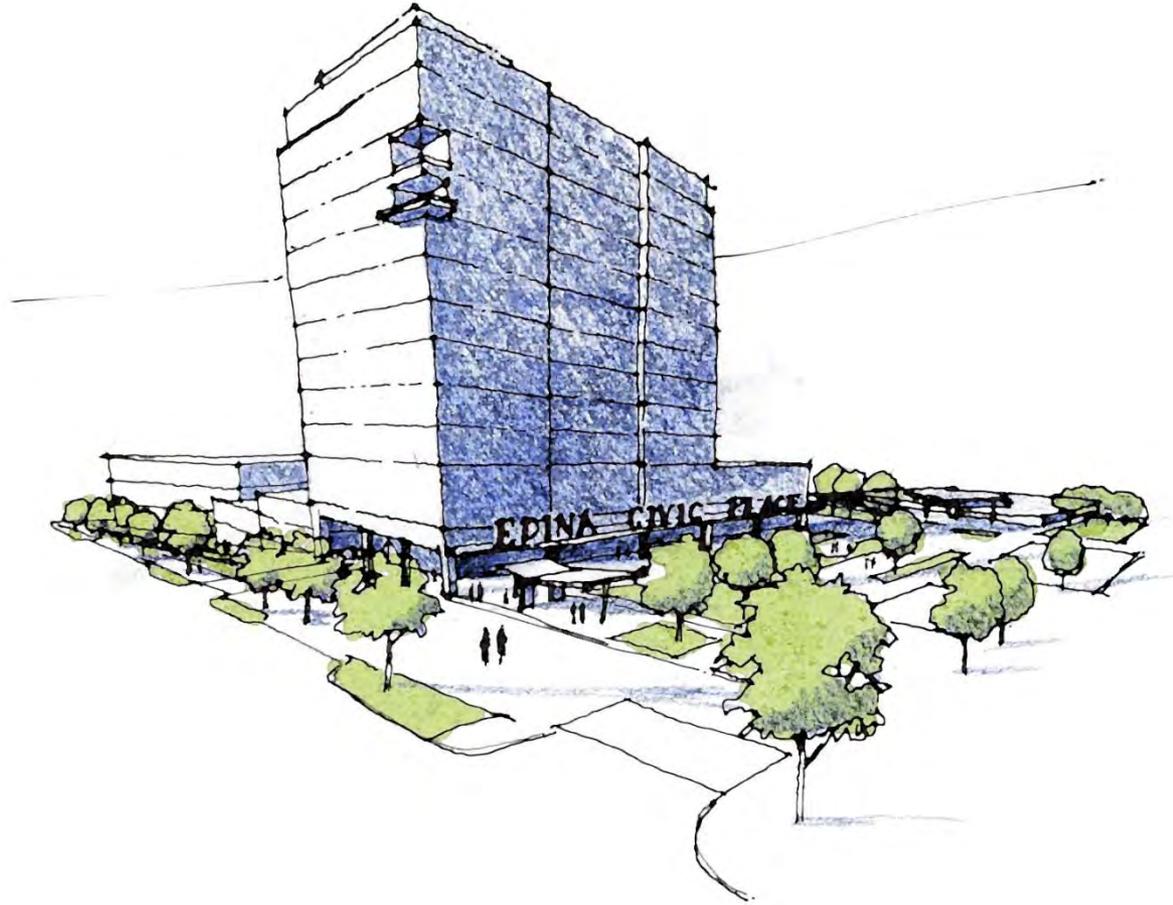
# North Civic Tower



# North Civic Tower

Facing southwest

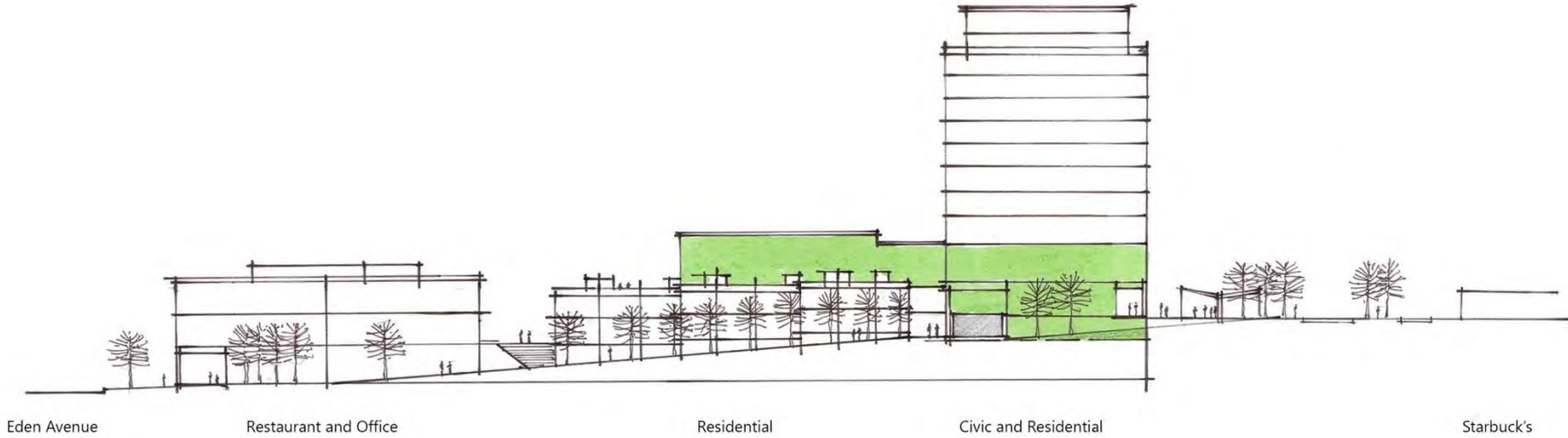
March 11, 2015  
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March 11, 2015  
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# North Civic Tower

## Section facing west



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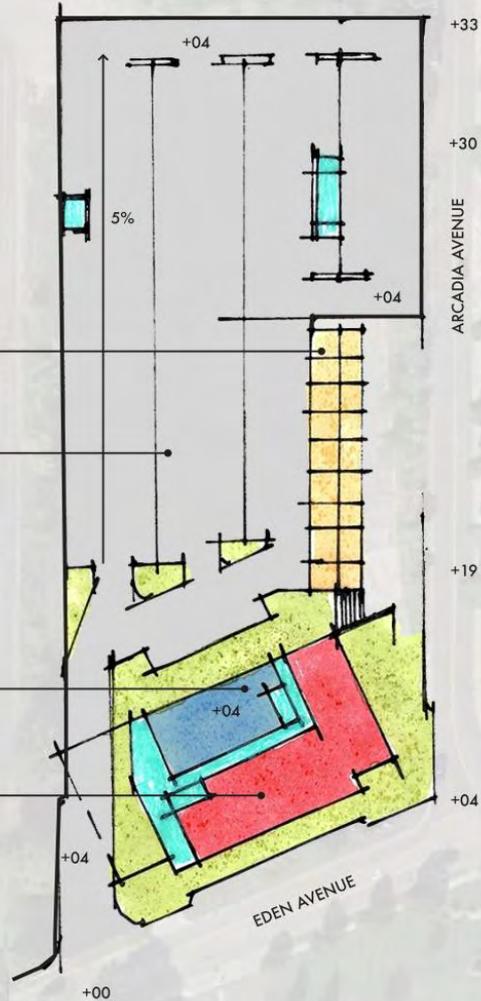
9 RESIDENTIAL  
WALK-UPS  
WITH GARAGES

230 PARKING  
SPACES

OFFICE  
6,000 SF

RESTAURANT/  
RETAIL  
8,000 SF

# North Civic Tower Level 4



^N

CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING

March 11, 2015  
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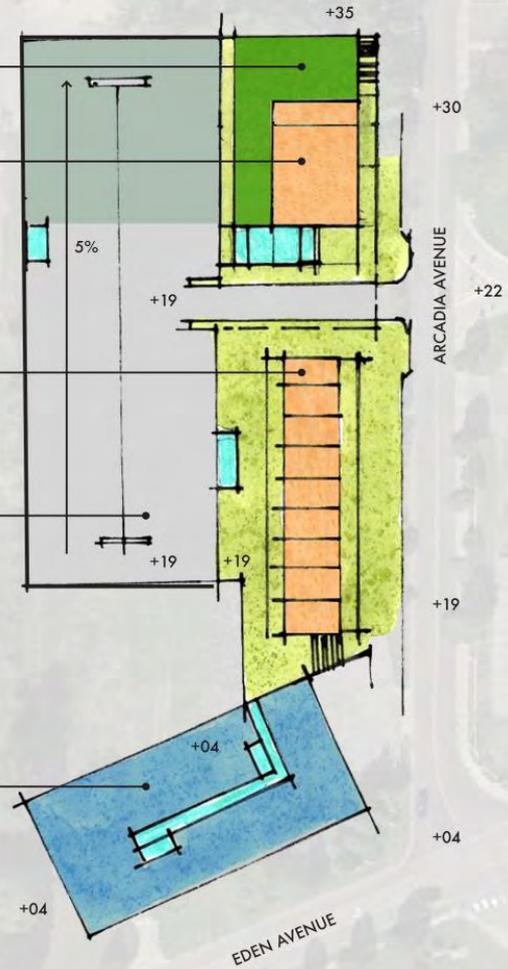
CIVIC  
4,000 SF

RESIDENTIAL  
LOBBY  
4,000 SF

9 RESIDENTIAL  
WALK-UPS  
WITH GARAGES

130 PARKING  
SPACES

OFFICE  
20,000 SF



# North Civic Tower Level 19

^N

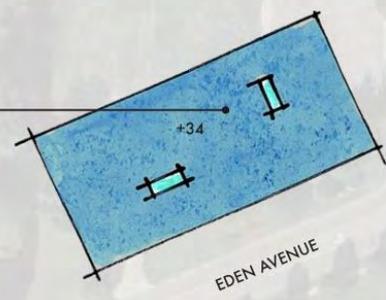
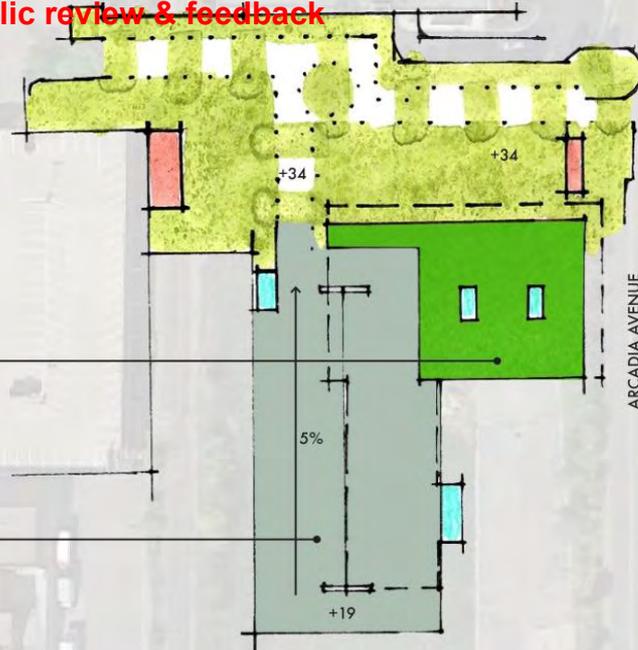
CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING

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CIVIC  
10,000 SF

80 PARKING  
SPACES

OFFICE  
20,000 SF



# North Civic Tower Level 34

^N

CIVIC	CORE-CIRCULATION / STAIRS
OUTDOOR PUBLIC SPACE	RESTAURANT / RETAIL
OFFICE	PUBLIC PARKING
RESIDENTIAL	TENANT PARKING

March 11, 2015  
for public review & feedback

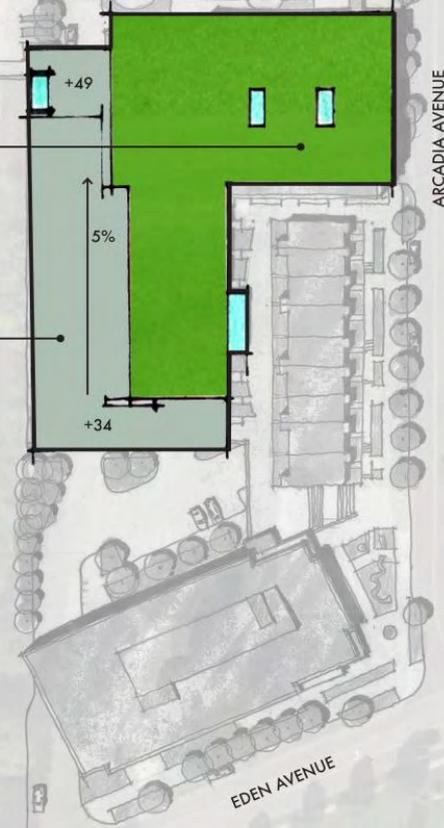
CIVIC  
26,000 SF

35 PARKING  
SPACES

# North Civic Tower Level 49

^N

 CIVIC	 CORE-CIRCULATION / STAIRS
 OUTDOOR PUBLIC SPACE	 RESTAURANT / RETAIL
 OFFICE	 PUBLIC PARKING
 RESIDENTIAL	 TENANT PARKING



March 11, 2015  
for public review & feedback

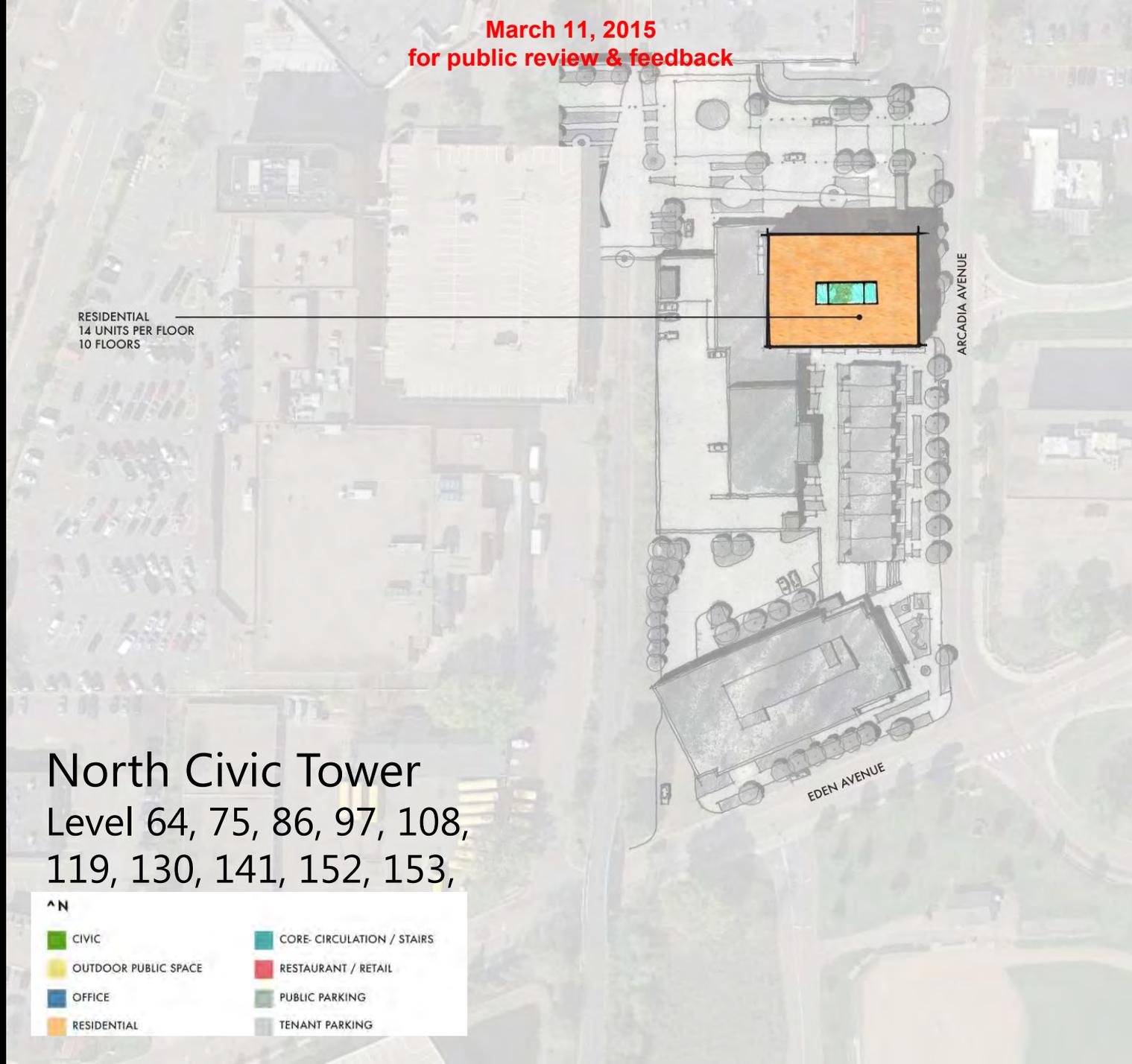
RESIDENTIAL  
14 UNITS PER FLOOR  
10 FLOORS

# North Civic Tower

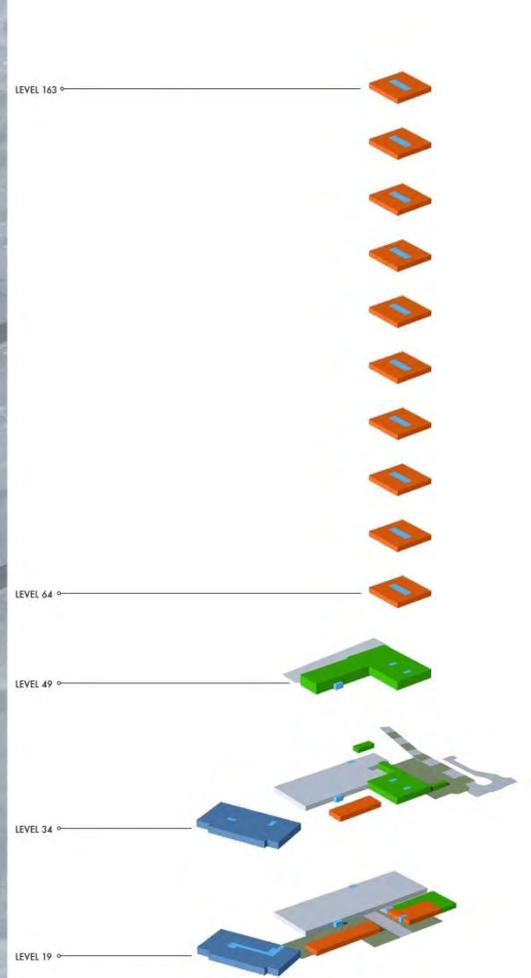
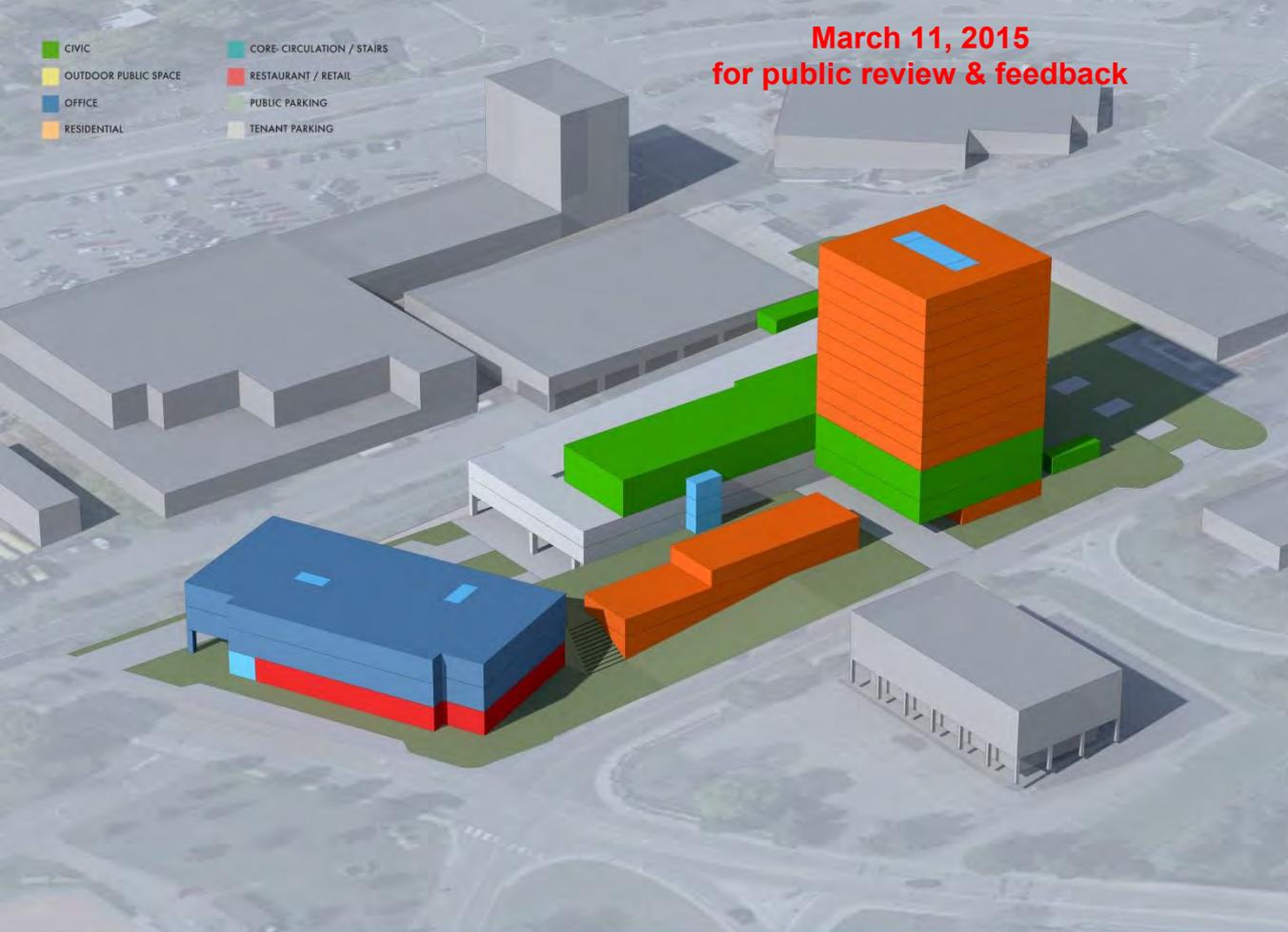
Level 64, 75, 86, 97, 108,  
119, 130, 141, 152, 153,

^N

 CIVIC	 CORE-CIRCULATION / STAIRS
 OUTDOOR PUBLIC SPACE	 RESTAURANT / RETAIL
 OFFICE	 PUBLIC PARKING
 RESIDENTIAL	 TENANT PARKING



# March 11, 2015 for public review & feedback



## North Civic Tower

Use	Area	Parking Ratios	Parking Demand
Civic	40,000 sq. ft.	4 spaces/1,000 sq. ft.	160 spaces
Public Place	37,000 sq. ft.		
Public Streetscape	24,000 sq. ft.		
Office	46,000 sq. ft.	5 spaces/1,000 sq. ft.	230
Residential	149 dwelling units	1.25 spaces/dwelling unit	186
Restaurant/Retail	8,000 sq. ft.	4 spaces/1,000 sq. ft.	32
Park & Ride			0
		<b>Parking Demand</b>	<b>608 spaces</b>
		<b>Shared Parking Efficiency</b>	<b>75%</b>
		<b>Total Parking Demand</b>	<b>456 spaces</b>
Structured Parking			475 spaces
Street Parking			32 spaces
<b>Total Development</b>	<b>247,000 sq. ft.</b>	<b>Total Parking Supply</b>	<b>507 spaces</b>



# North Civic Tower Civic Space

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ARCADIA AVENUE

EDEN AVENUE



South Civic Corner



Central Civic Cascade



North Civic Tower