



# GRANDVIEW

Former Public Works Site

## Plan Commission Update

April 8<sup>th</sup>, 2015



CONFLUENCE

Reynolds  
urban  
Design



**FRAUENSHUH**  
Commercial Real Estate Group

 **OPUS**  
THE OPUS GROUP

**DJR**  
ARCHITECTURE INC.

# Former Public Works Site

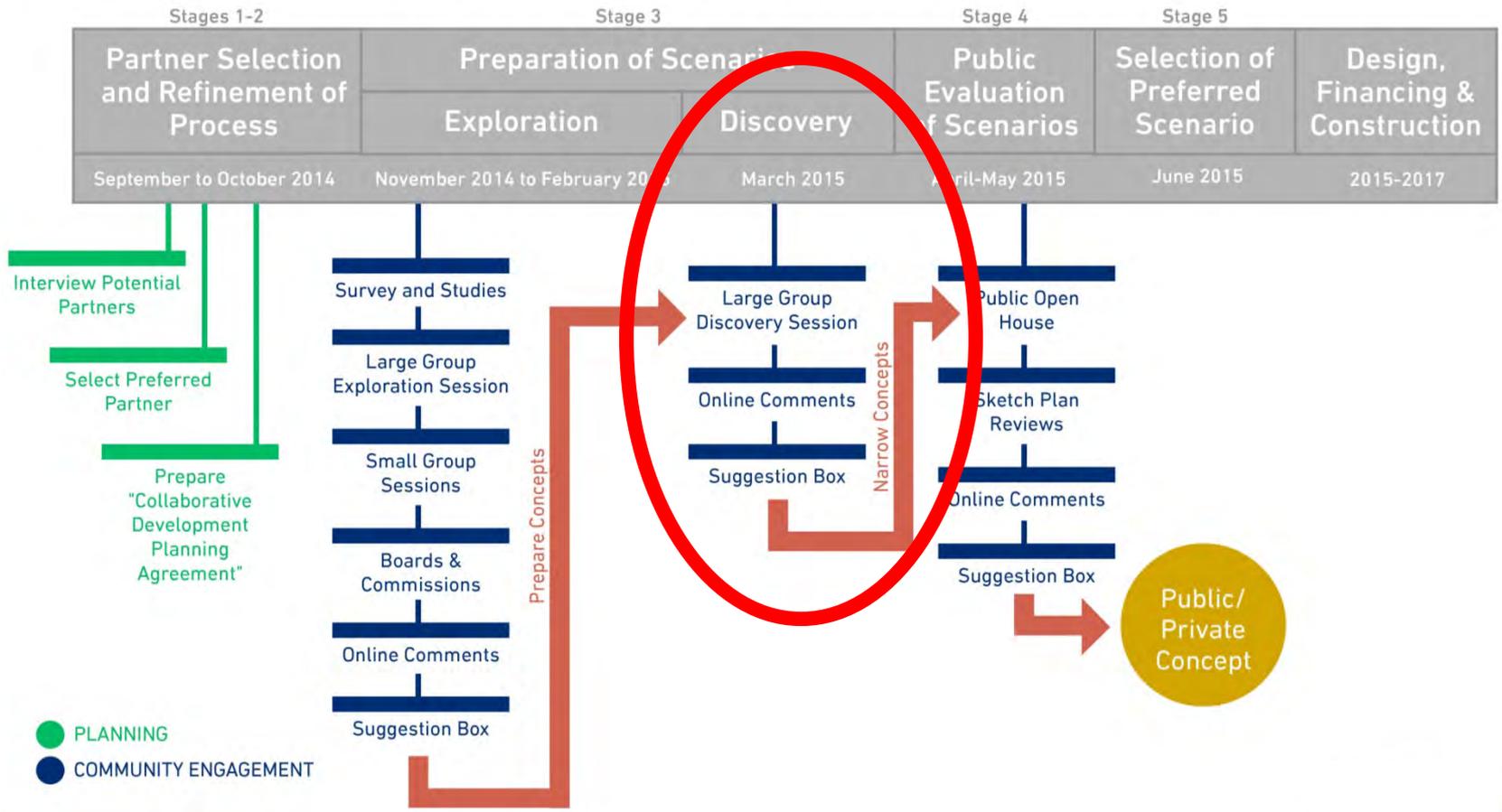
**What could be built here?**  
[www.EdinaMN.gov/Grandview](http://www.EdinaMN.gov/Grandview)



# Process Overview

FUTURE OF THE FORMER PUBLIC WORKS SITE

## COLLABORATIVE DEVELOPMENT PLANNING TIMELINE



# Exploration Phase – Outreach Activities

- December 4<sup>th</sup> Exploration Session (general public)
- Small Group Sessions
  - Offered to all
  - 120 community groups contacted
  - Youth, sports, education, neighborhoods, civic, business, commissions
- January 15<sup>th</sup> Exploration Session at Edina High School
- Online suggestions
- Roving suggestion box



# Exploration Phase - Recurring Themes

- Strong and diverse opinions about the site
- Recognition that some City and School District facilities are outdated
  - Dissatisfaction with existing Edina Community Center
- Recognition that Grandview functions as a neighborhood commercial center with a mixture of uses
- Concerns with the cost of new public facilities and impact to tax payers
- Preference to coordinate improvements at City owned property and adjacent School District property
- Importance of community gathering space welcoming to all ages
- Transportation improvements throughout Grandview
  - Convenient public parking
  - Pedestrian and bicyclists, as well as vehicles



# Exploration Phase – Preliminary Desires regarding Land Use

- Mixture of significant public and private uses
- New Community Recreation Center
- New Community Arts & Culture Center
- New Community Performing Arts Center
- New Multi-purpose Community Space
  - All ages
  - Indoor and outdoor spaces
  
- Improved parks and open space
- More restaurants in Grandview
- Housing, with range of affordability

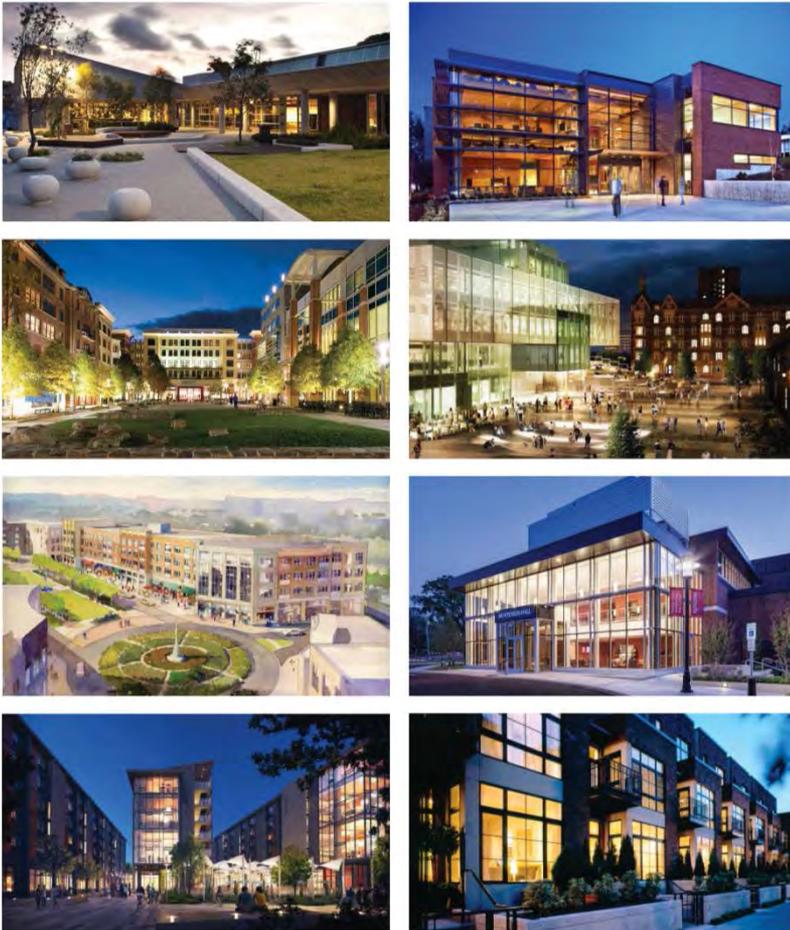


# Preliminary Preferences Form Mass Character

Community Exploration Session [100 participants]  
December 4th, 2014

Development : Form, Mass + Character

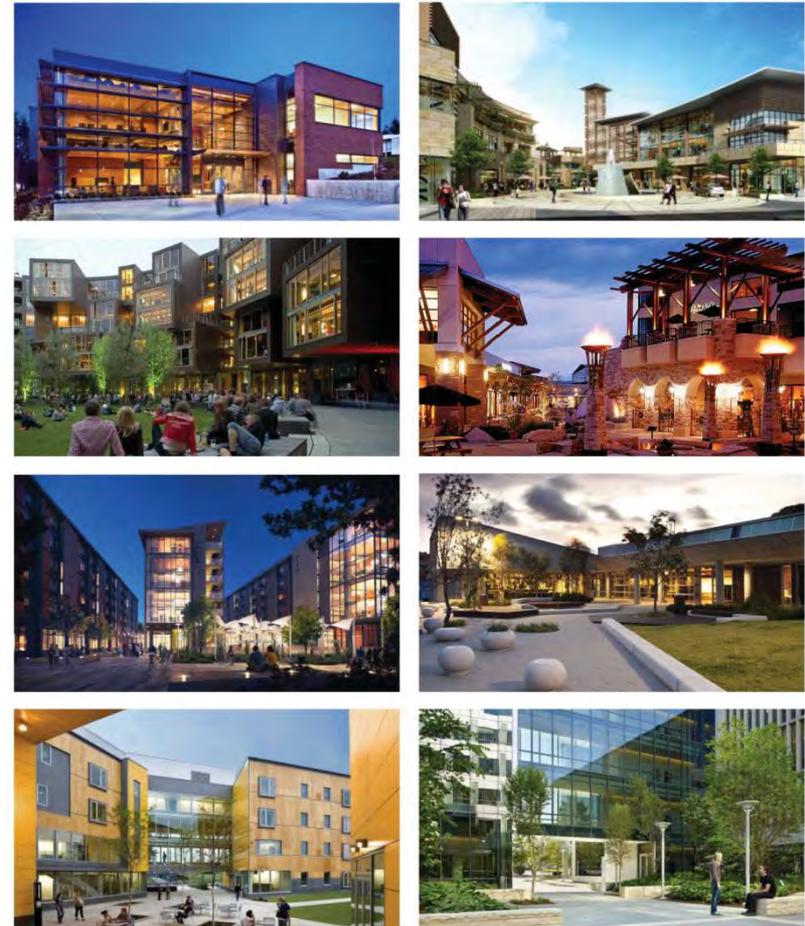
**MOST PREFERRED**



Edina Student Exploration Session [42 participants]  
January 15th, 2015

Development : Form, Mass + Character

**MOST PREFERRED**



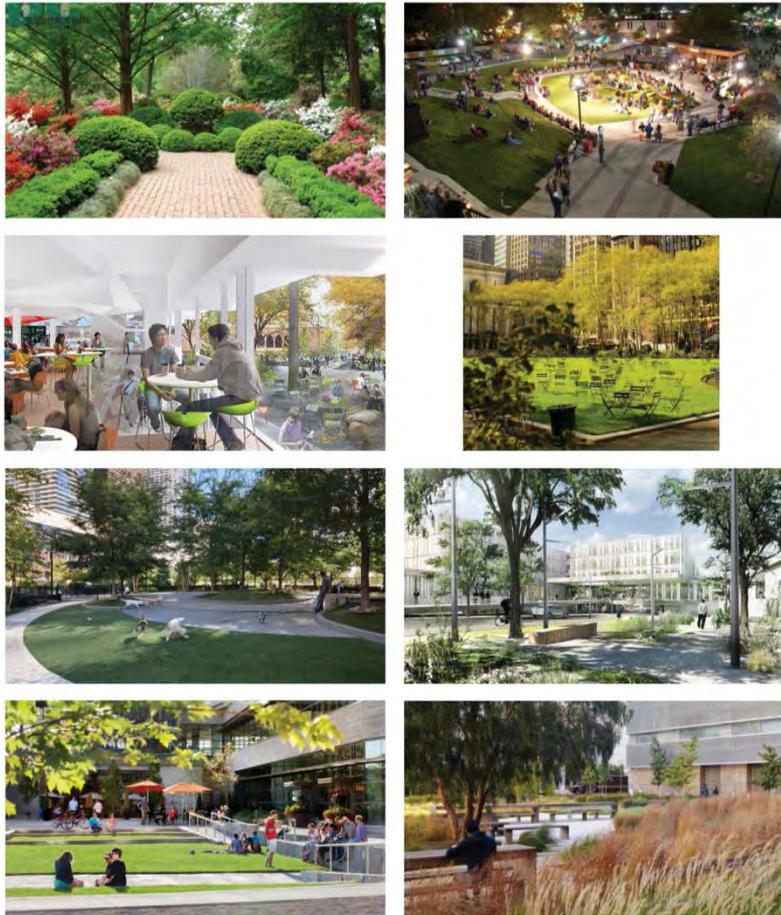
# Preliminary Preferences Public Space

Community Exploration Session [100 participants]

December 4th, 2014

Public Space

**MOST PREFERRED**

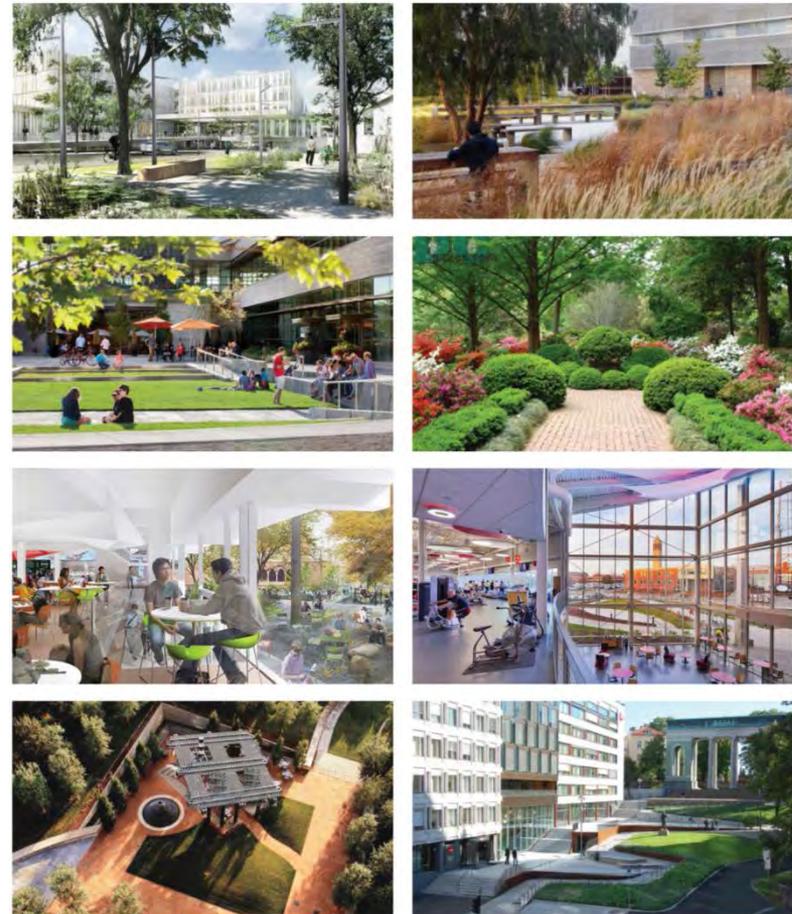


Edina Student Exploration Session [42 participants]

January 15th, 2015

Public Space

**MOST PREFERRED**



# Preliminary Preferences Streetscape & Parking

Community Exploration Session [100 participants]  
December 4th, 2014

Streetscape + Parking

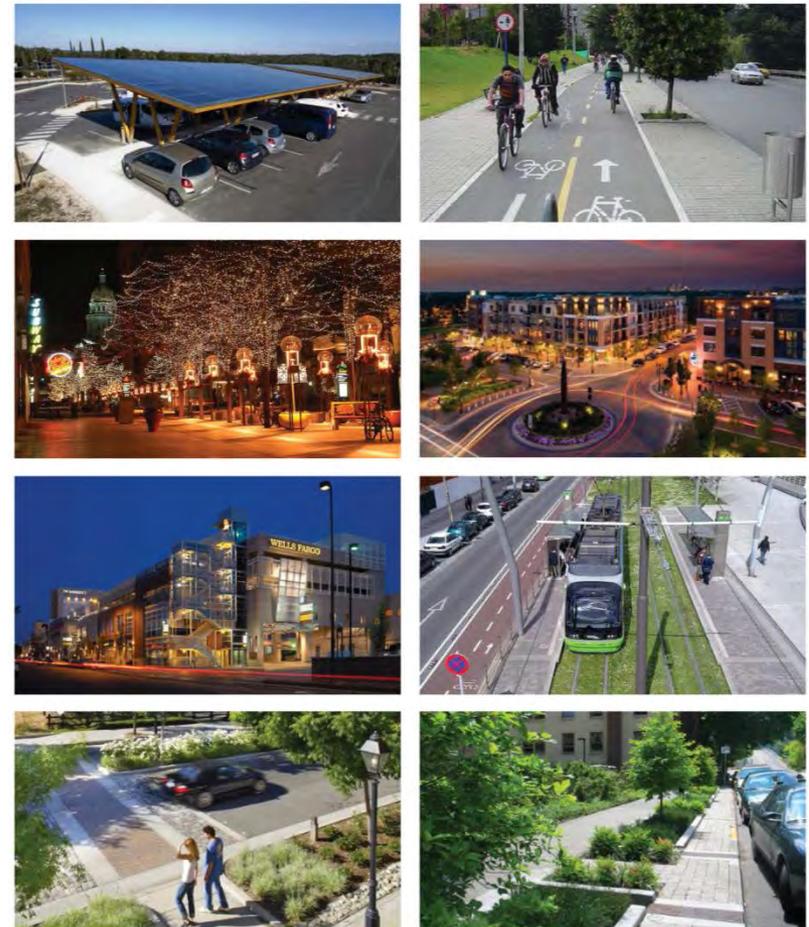
**MOST PREFERRED**



Edina Student Exploration Session [42 participants]  
January 15th, 2015

Streetscape + Parking

**MOST PREFERRED**



# Preliminary Preferences Uses, Events & Activities

Community Exploration Session [100 participants]

December 4th, 2014

Uses, Events + Activities

**MOST PREFERRED**

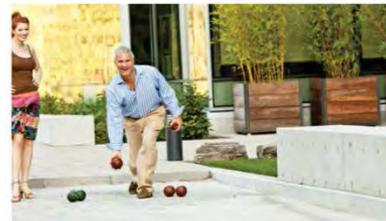


Edina Student Exploration Session [42 participants]

January 15th, 2015

Uses, Events + Activities

**MOST PREFERRED**



# 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



# 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



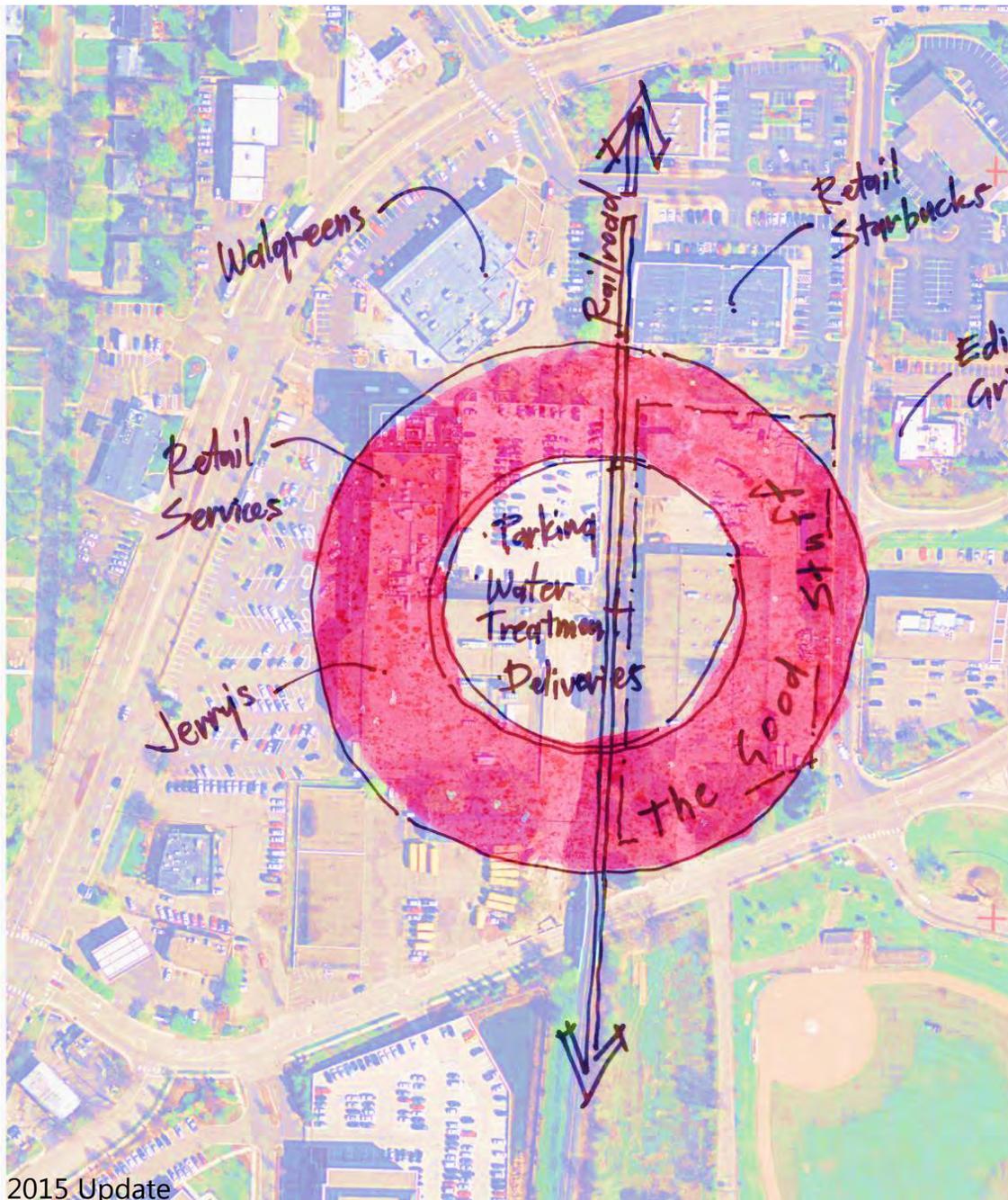
## Performing Arts, Culture & History Center



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

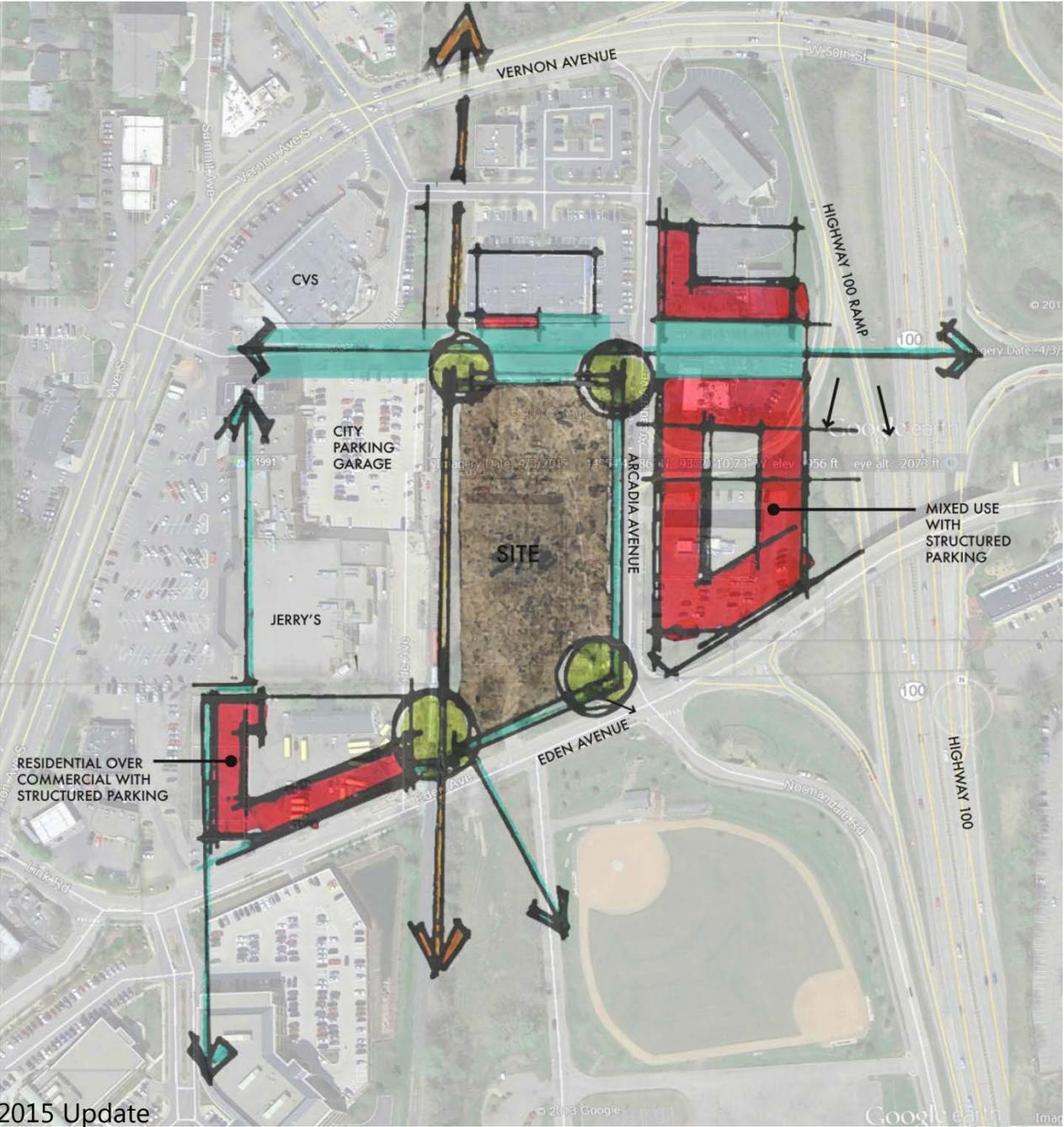
# District Context



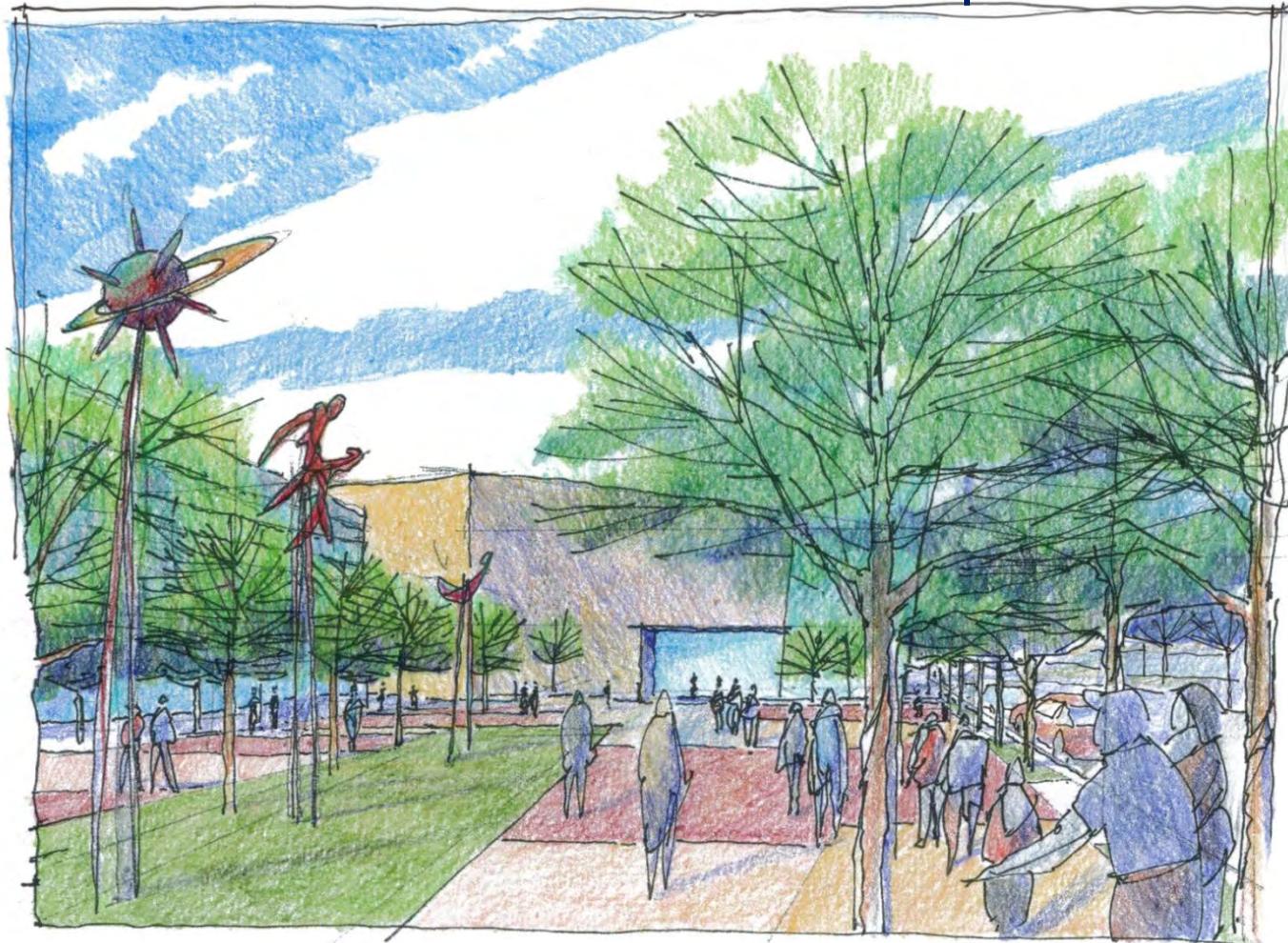
April 8<sup>th</sup>, 2015 Update



# District Context



# Conceptual Rendering



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

# Conceptual Rendering



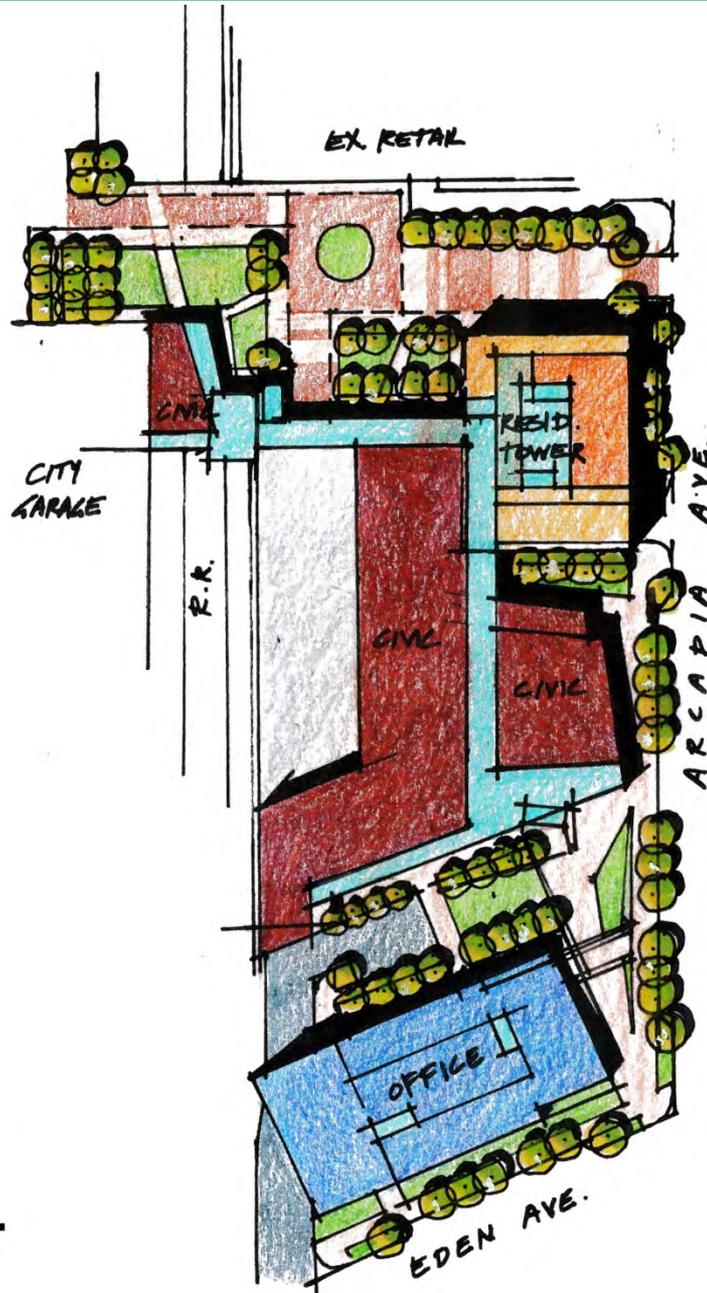
**North wonerf facing northwest with entry gateway and north green wall with public art.**

# Conceptual Rendering



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

# Revised Concept #1



## Program Elements:

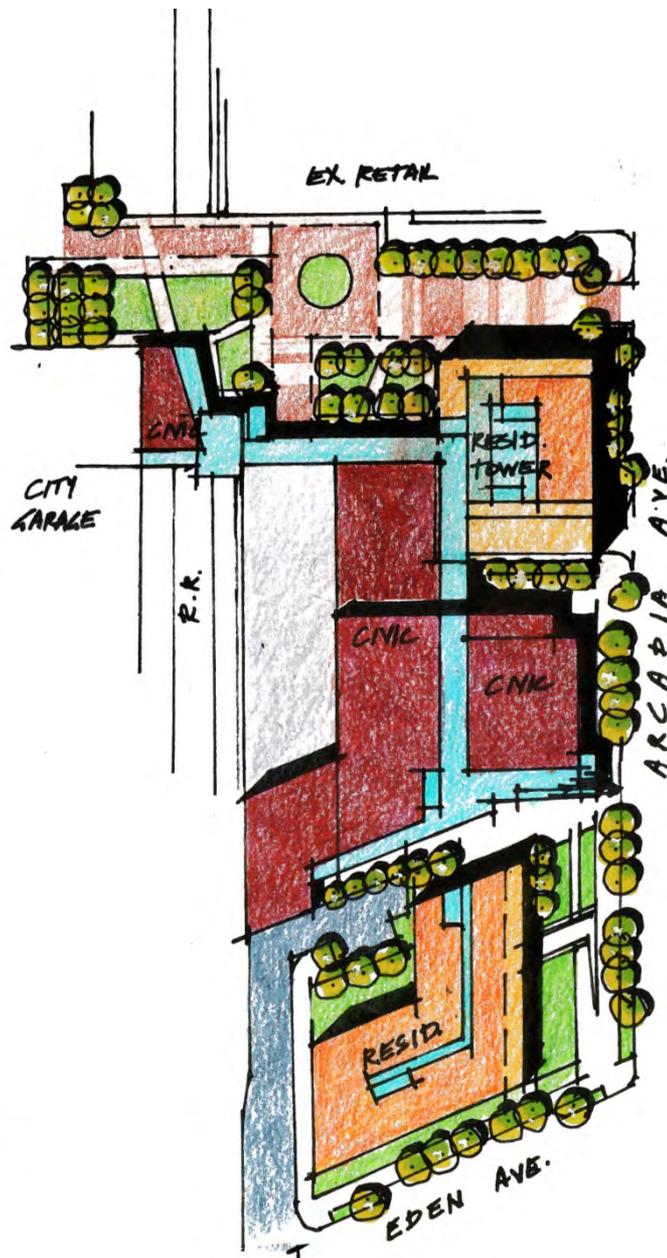
- Residential tower: 140-150 units
- Office: 40-60,000 sq. ft.
- Civic: 40-60,000 sq. ft.
- Restaurant and retail: 5-8,000 sq. ft.
- Park/Ride: 100+/- spaces
- Total targeted site parking: 600-800  
(depending on shared parking efficiencies programmed among uses)

#1

# Revised Concept #1



# Revised Concept #2

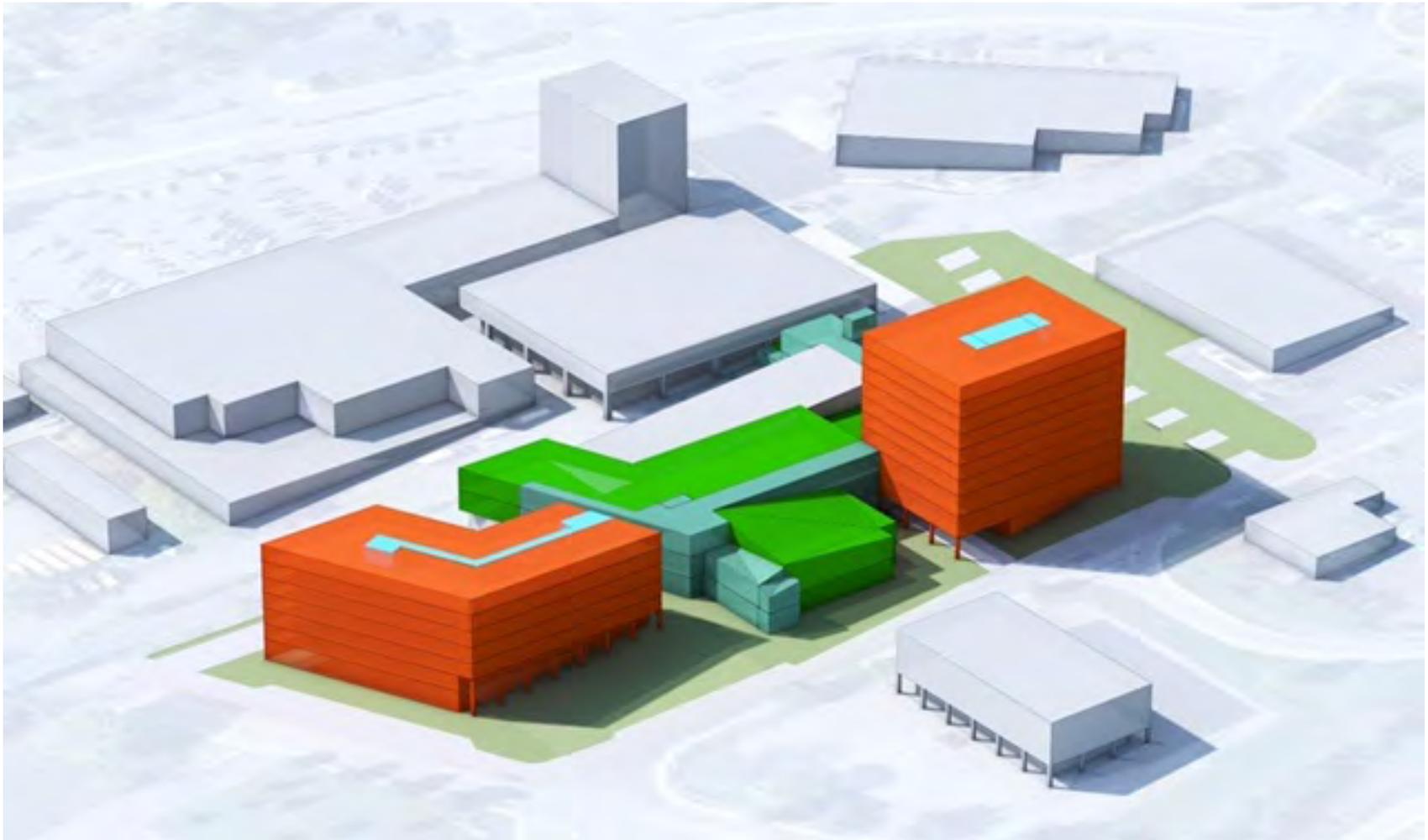


## Program Elements:

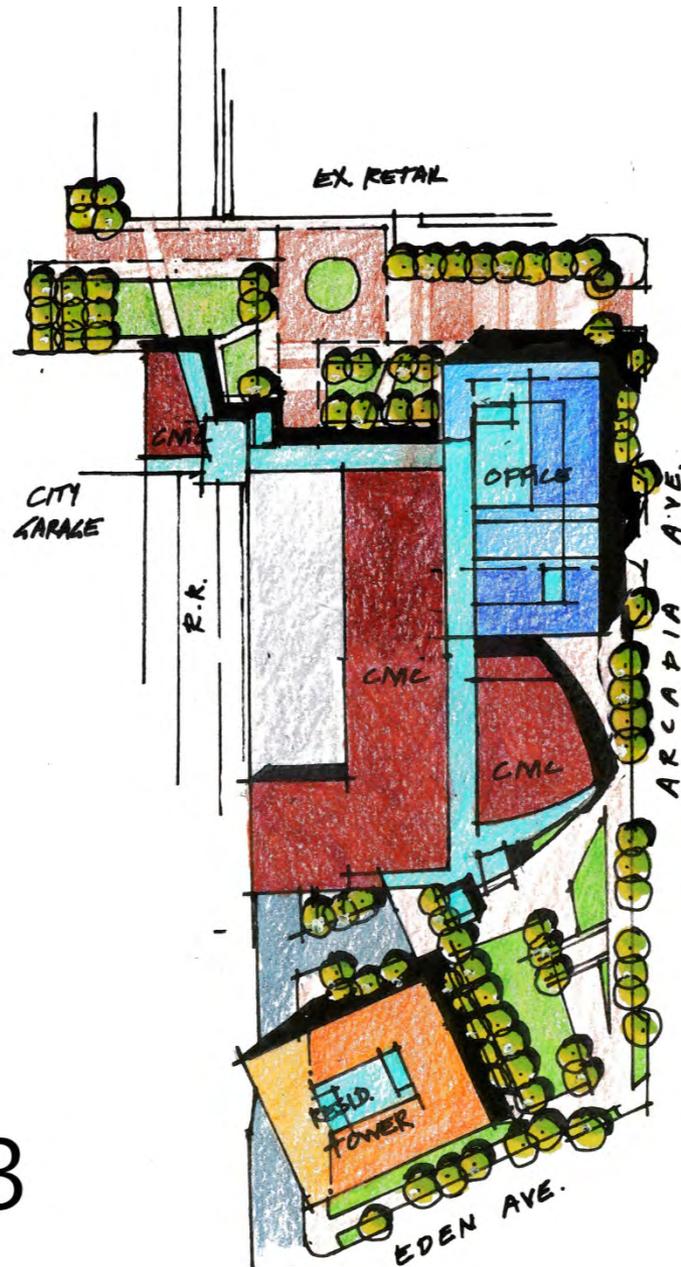
- Residential (two separate buildings): 290 units
- Civic: 40-60,000 sq. ft.
- Restaurant and retail: 5-8,000 sq. ft.
- Park/Ride: 100+/- spaces
- Total targeted site parking: 600-800  
(depending on shared parking efficiencies programmed among uses)

#2

# Revised Concept #2



# Revised Concept #3

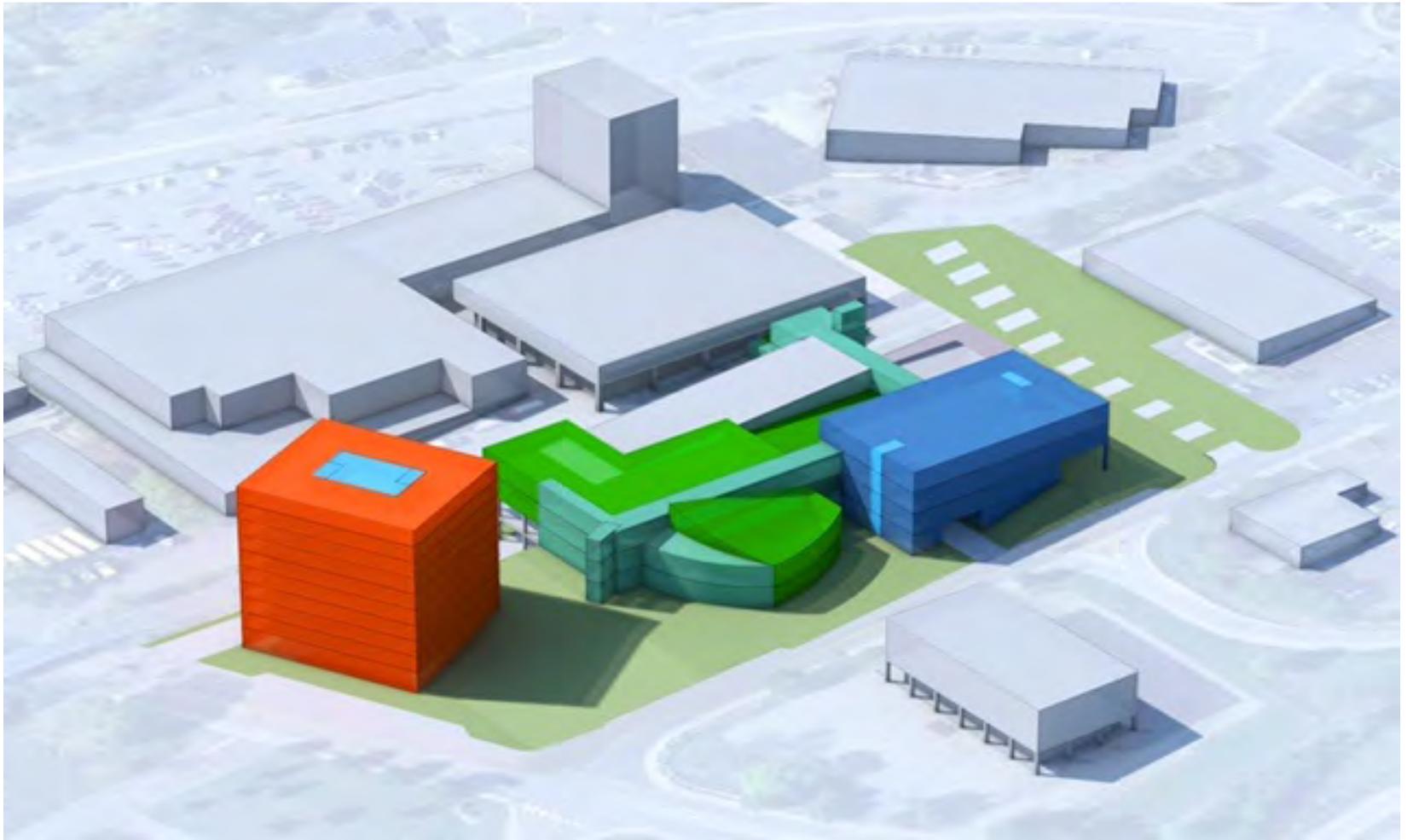


## Program Elements:

- 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



# Direction from City Council - April 7<sup>th</sup>, 2015

On April 7<sup>th</sup>, 2015, the City Council members provided additional direction and clarification to the design team. These changes will be incorporated in the next iteration of the concept plans. Key clarifications are summarized below:

- Civic use must anchor the site with significant indoor & outdoor presence and prominent entrances
- Add option with Civic Use on north side; adjacent to outdoor plaza
- Refine option with high rise on south side
- Some of the new housing should be affordably-priced
- Preferred civic uses include: arts & culture, performing arts and multi-generational, multi-purpose community space
- Clarify pedestrian and vehicular improvements leading to/from the site
- Provide cost summary and economic analysis



# 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

