

Open House

Compilation of Materials Presented

April 22, 2015



GRANDVIEW

Former Public Works Site



CONFLUENCE

Reynolds
urban
Design



FRAUENSHUH
Commercial Real Estate Group

 **OPUS**
THE OPUS GROUP

DJR
ARCHITECTURE INC.

Former Public Works Site

- **Background & History** (from Exploration Phase)
 - Slide # 3-7
- **Civic Uses - Preliminary Public Program Options**
 - Slide # 8-9
- **Image Survey Preferences** (from Exploration Phase)
 - Slide # 10-13
- **Potential Site Plan Scenarios**
 - Street Sketch Views (Outdoor Plazas) - Slide # 14-16
 - Description of Scenarios – Slide # 17-25
 - Comparison Matrix – Slide # 26

Former Public Works Site

What could be built here?
www.EdinaMN.gov/Grandview

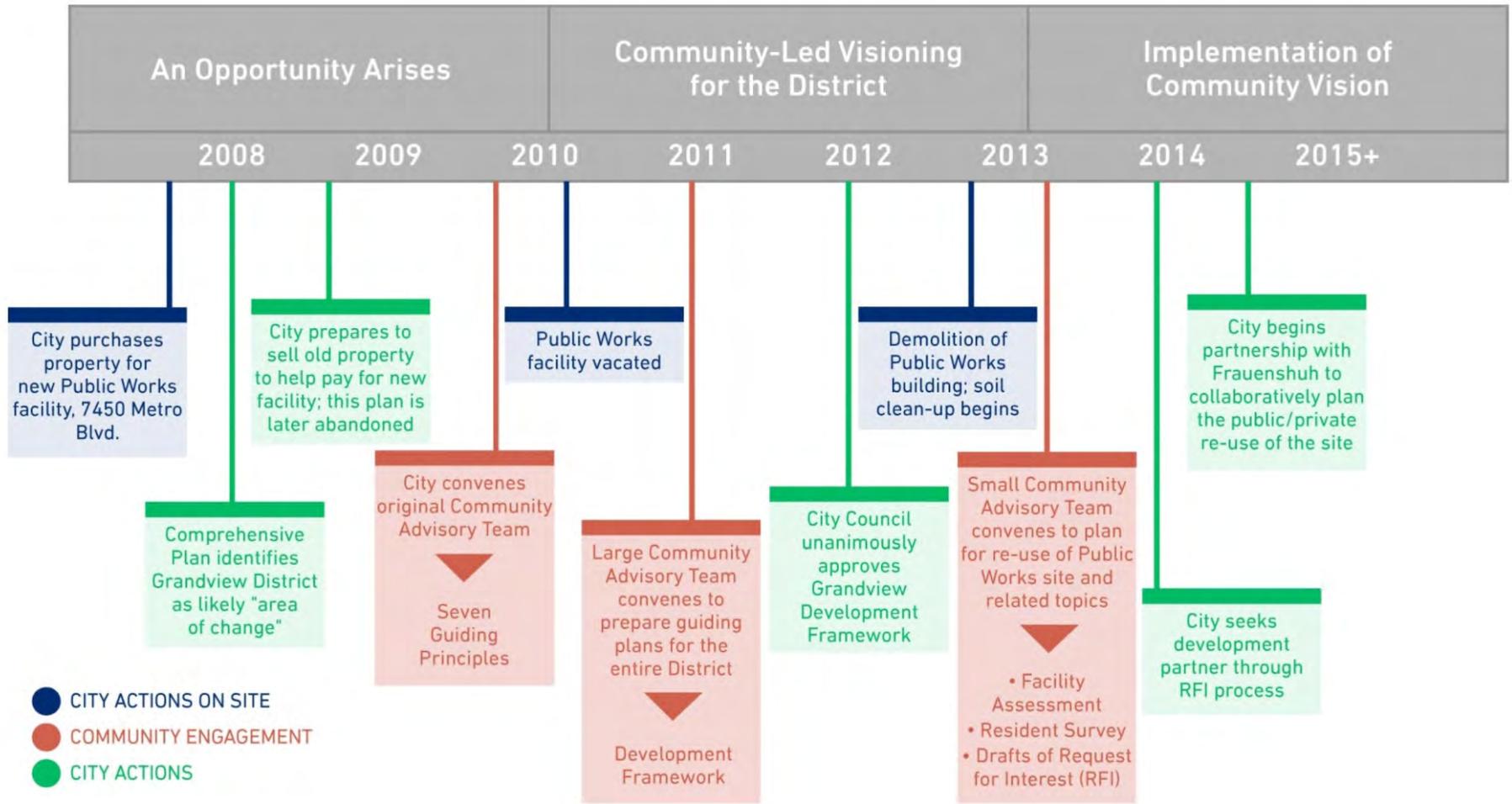


SEVEN GUIDING PRINCIPLES

- 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 HISTORICAL TIMELINE

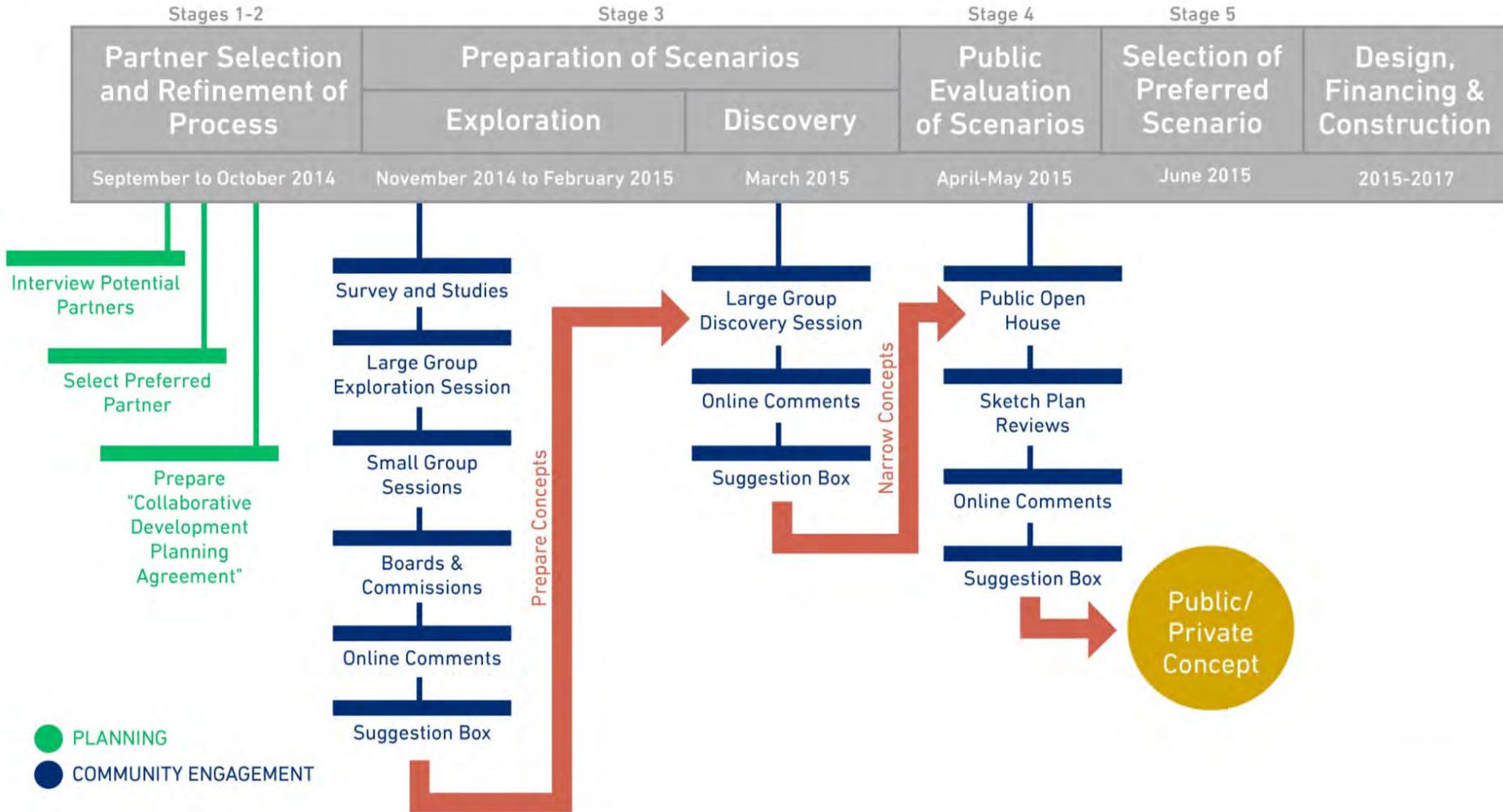


- CITY ACTIONS ON SITE
- COMMUNITY ENGAGEMENT
- CITY ACTIONS



FUTURE OF THE FORMER PUBLIC WORKS SITE

COLLABORATIVE DEVELOPMENT PLANNING TIMELINE



City Council Unanimously Approved Development Framework crafted by 2010-12 Community Advisory Teams

April 2012



The 2-year long community-led study envisioned significant redevelopment on the under-utilized parcels throughout the Grandview District.

Grounded in 7 Guiding Principles, the Development Framework intends to shape a vibrant neighborhood center with a mixture of residential, commercial and civic uses. The Framework included five areas of focus:

- Land Use
- Public Realm
- Transportation
- Sustainability
- Implementation



The City property was envisioned to include a combination of commercial and residential uses and possibly a dedicated Metro Transit park and ride facility. A new east-west roadway was also envisioned.



Arcadia Street is envisioned to be pedestrian-oriented with buildings that engage the street.



The School Bus Garage was envisioned to include new commercial, residential or professional uses that complement the adjacent properties.

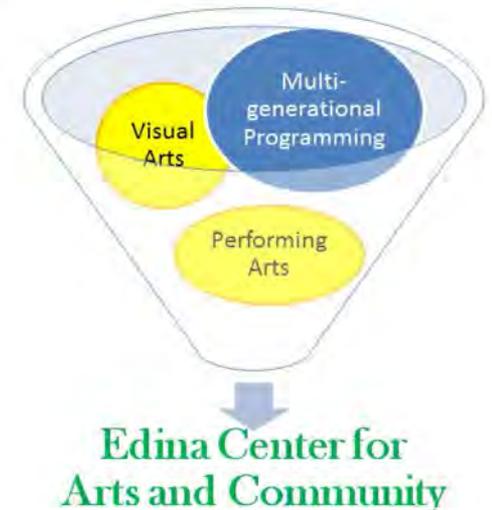
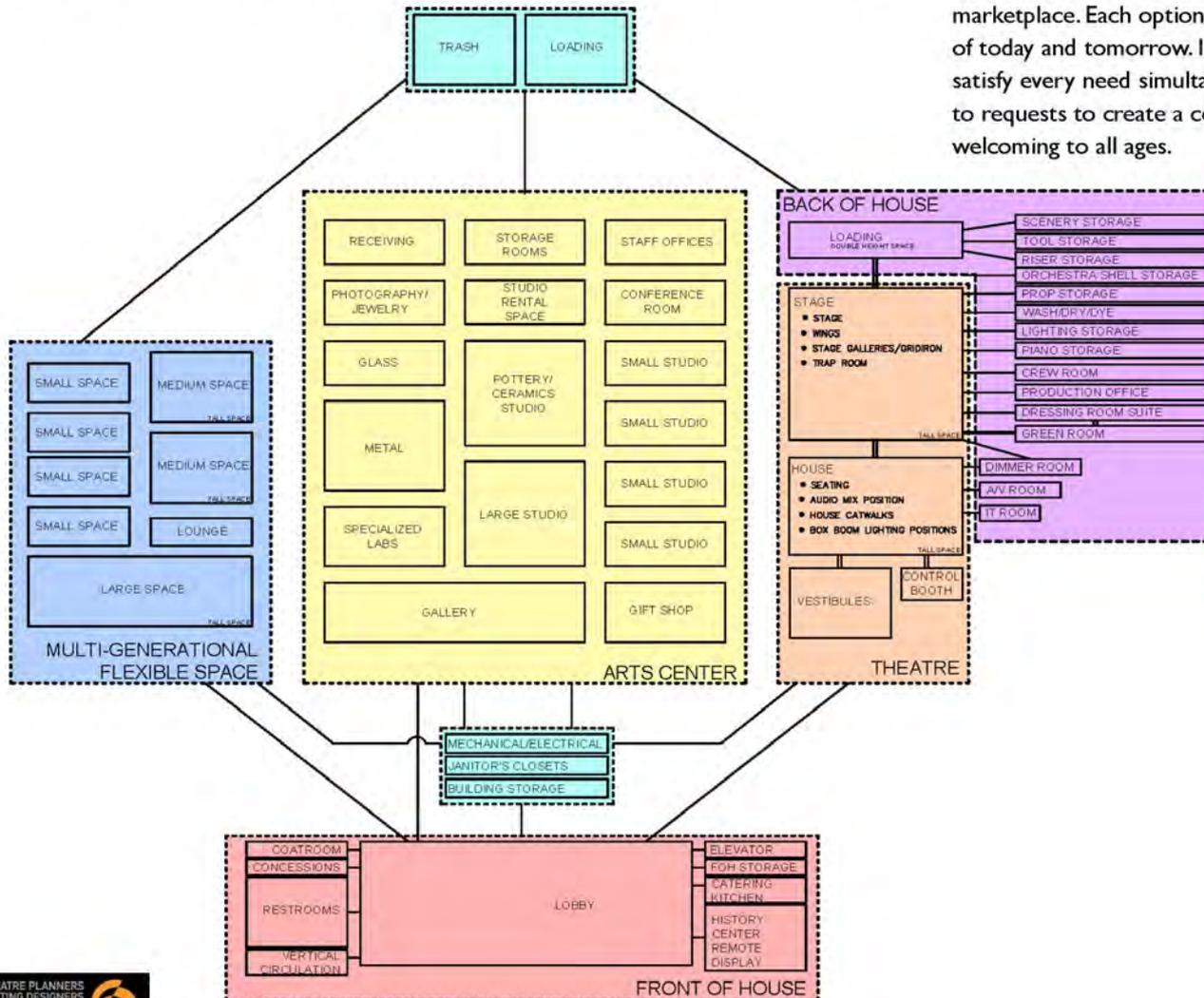


A new east-west pedestrian connection was envisioned to provide a safe and desirable crossing for pedestrians and bicyclists of all ages.

Former Public Works Site Open House

Potential Civic Programming

The preliminary programming for a new civic facility envision as a 21st-century community center with strong connections to arts and culture. Three options have been prepared to illustrate a variety of desirable outcomes. Each option shares the goal of providing Edina with a state-of-the-art community facility that serves a need not filled in the private marketplace. Each option is also flexible to meet the programming needs of today and tomorrow. In designing a new facility, it is not possible to satisfy every need simultaneously. These options, however, are responsive to requests to create a community gathering space that is accessible and welcoming to all ages.



Former Public Works Site Open House	CIVIC OPTION A New Edina Art Center	CIVIC OPTION B New Center for Arts & Community (with fixed seat auditorium)	CIVIC OPTION C New Center for Arts & Community (with multi-purpose area/ performance area)
Existing Facility to be Replaced or Repurposed	Edina Art Center	Edina Art Center Edina Senior Center	Edina Art Center Edina Senior Center
Potential Uses	<ul style="list-style-type: none"> • Education, Training Production • Visual Media (painting, pottery, glass, metals) • Public Galleries and Event Space 	Same as Option A, plus: <ul style="list-style-type: none"> • History Display/Exhibit • Multi-Generational Flexible Spaces (large, medium and small rooms) • Oversized Lobby for Community Events • Theater and Full Stage with 350 Fixed Seats <ul style="list-style-type: none"> • Music • Live Theater • Film • Dance • Lectures • Large meetings • Back of House areas 	Same as Option B, except 350 fixed seat theater replaced with: <ul style="list-style-type: none"> • Largest Community Room Designed as Flexible, Multi-Purpose Space • Up to 300 moveable seats • Full variety of performances and events • Supported by lobby and back-of-house support areas
Approximate Facility Size	23,680 square feet	60,007 square feet	56,080 square feet
Approximate Parking Demand	95 stalls	240 stalls	225 stalls
Approximate Construction Cost*	\$9 million to \$13 million	\$24 million to \$33 million	\$22 million to \$31 million
Possible Revenue Sources For Construction	Long-term Debt Sale/Lease of Land Philanthropic Support	Long-term Debt Sale/Lease of Land Philanthropic Support	Long-term Debt Sale/Lease of Land Philanthropic Support

*Cost estimate for building only. Exclusive of outdoor civic plaza and parking structure

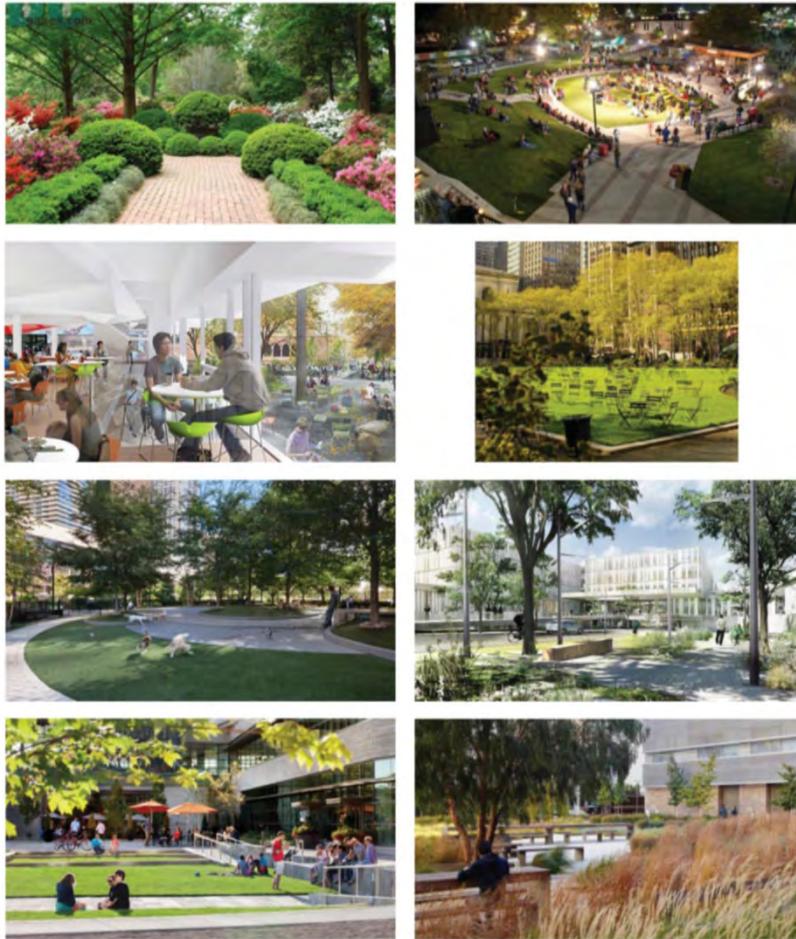


Preliminary Preferences Public Space

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

Public Space

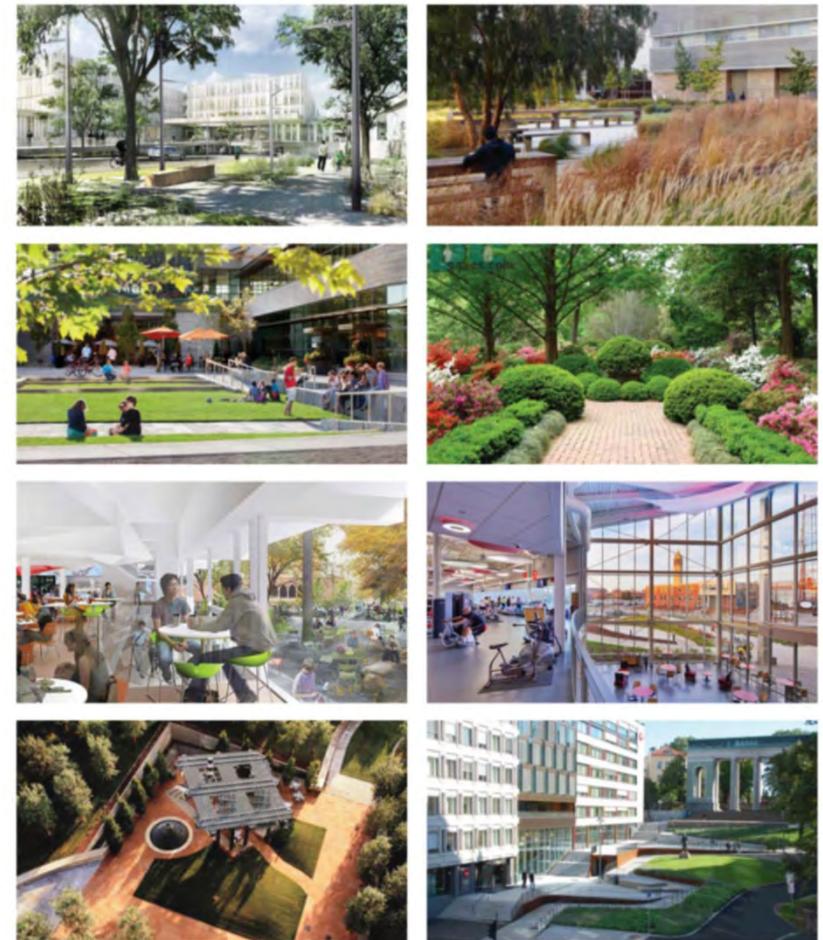
MOST PREFERRED



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

Public Space

MOST PREFERRED

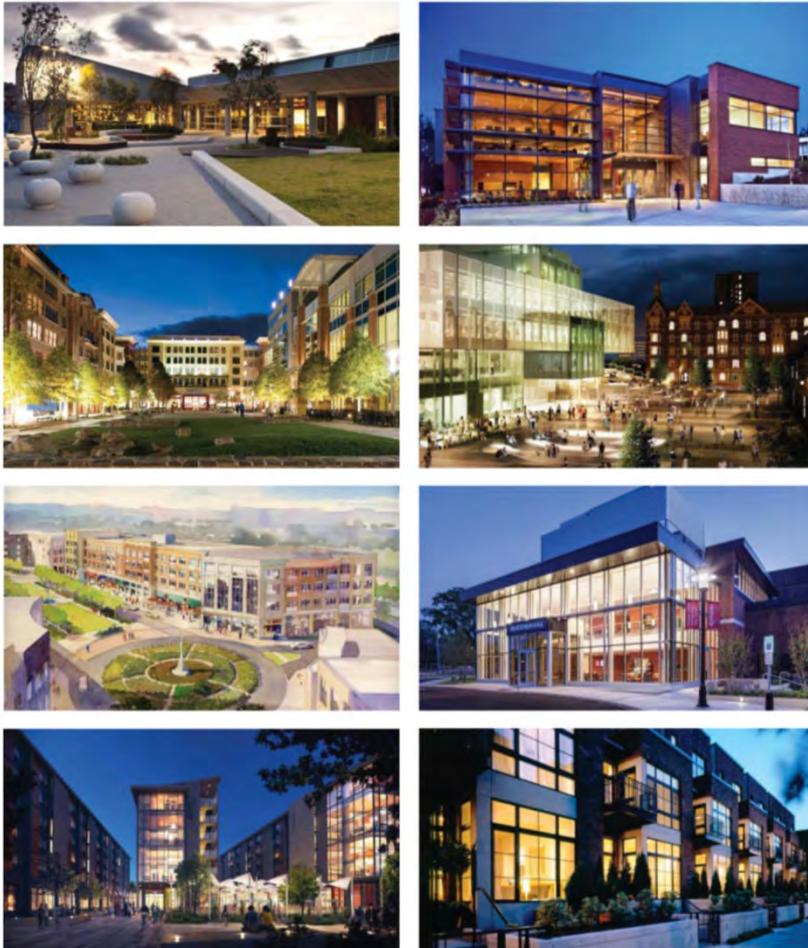


Preliminary Preferences Form Mass Character

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

Development : Form, Mass + Character

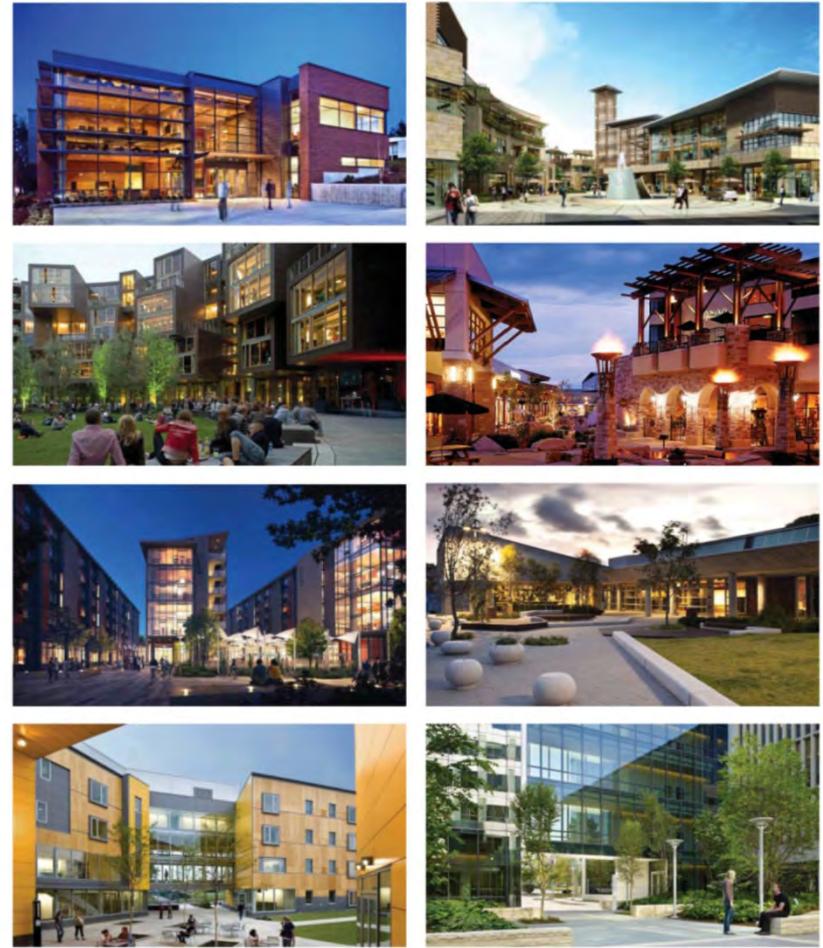
MOST PREFERRED



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

Development : Form, Mass + Character

MOST PREFERRED



Preliminary Preferences 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



Preliminary Preferences Streetscape & Parking

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

Streetscape + Parking

MOST PREFERRED



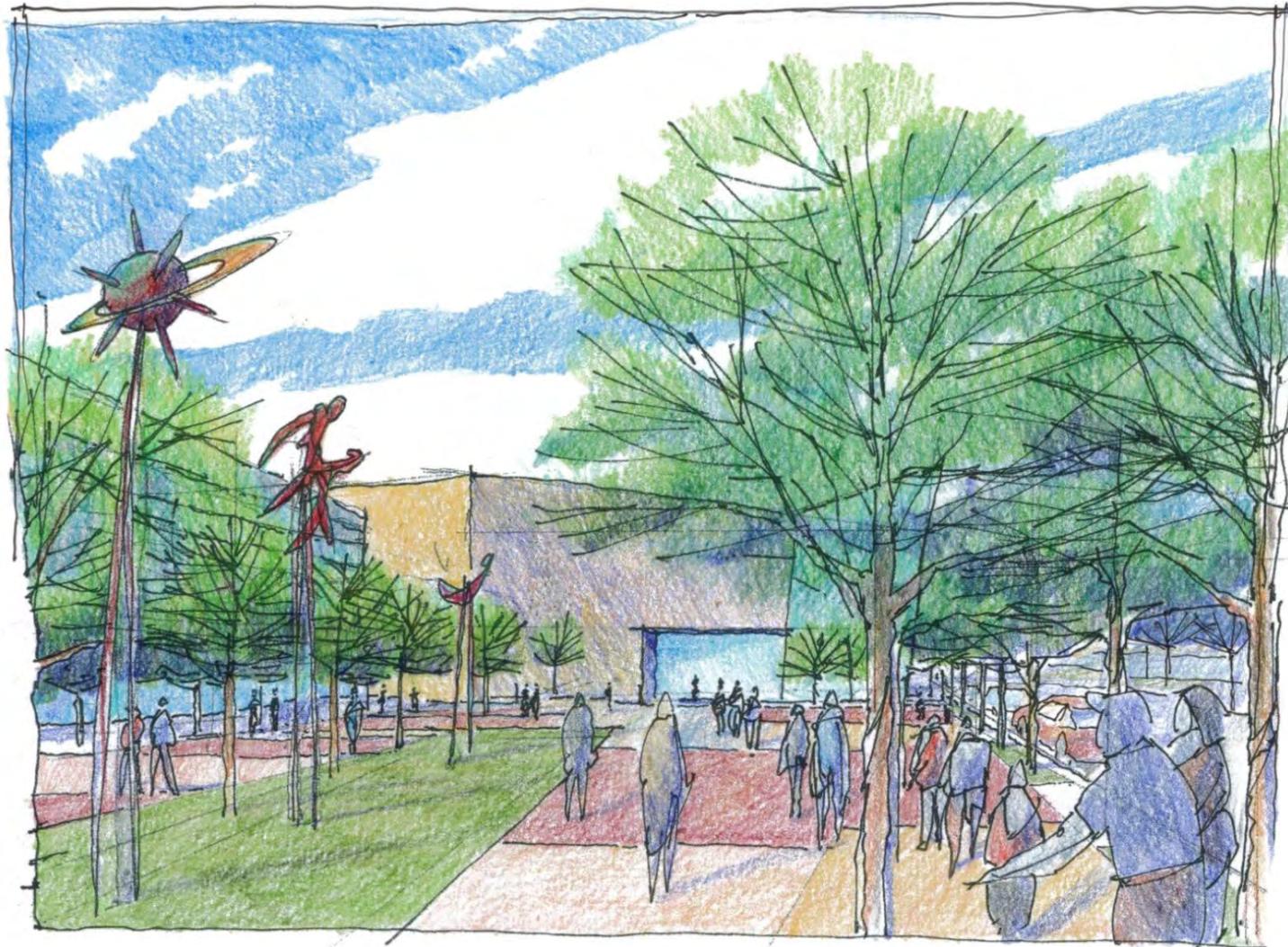
Edina Student Exploration Session [42 participants]
January 15th, 2015

Streetscape + Parking

MOST PREFERRED

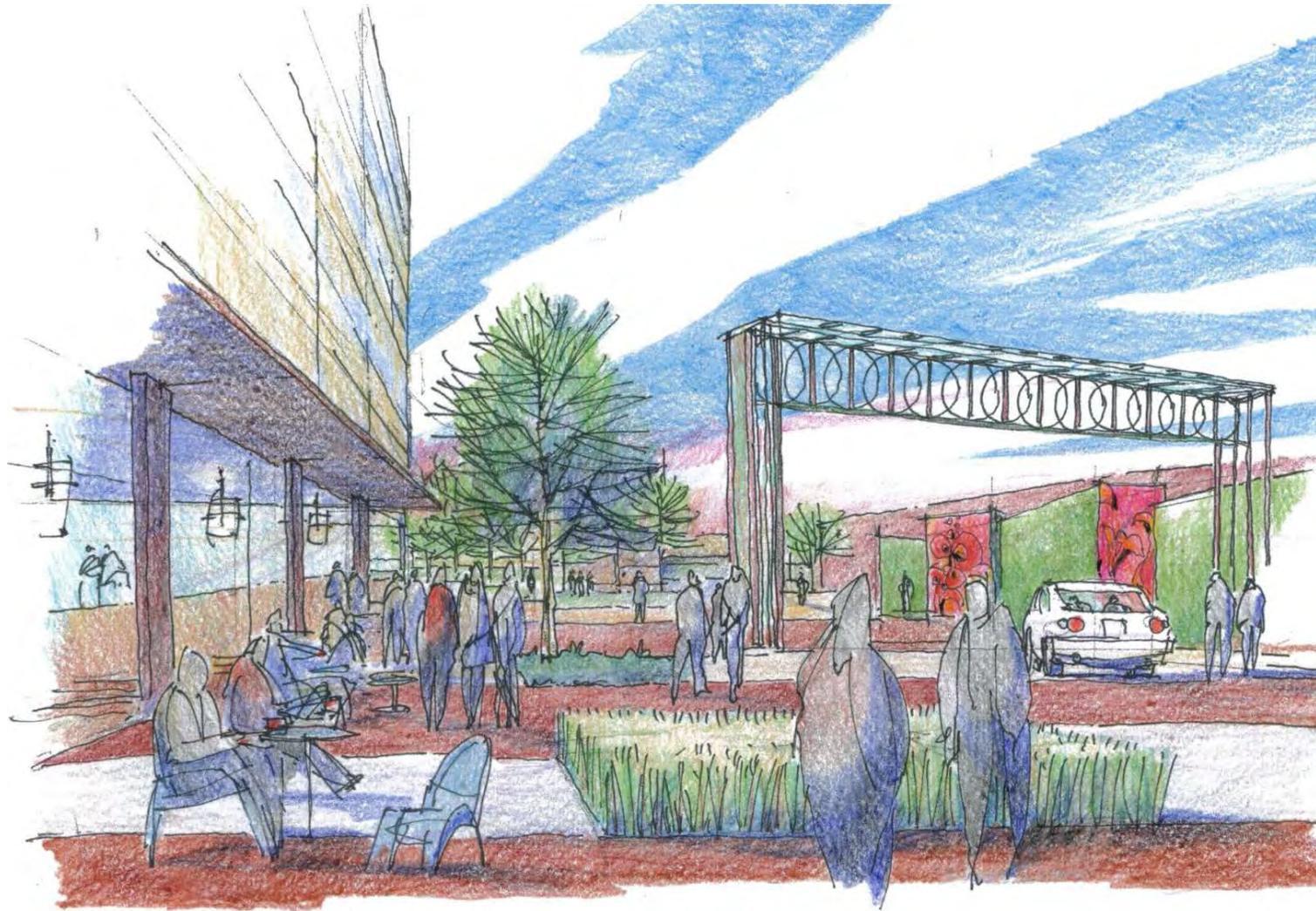


Street Sketch View – Southern Plaza



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

Street Sketch View – Northern Plaza



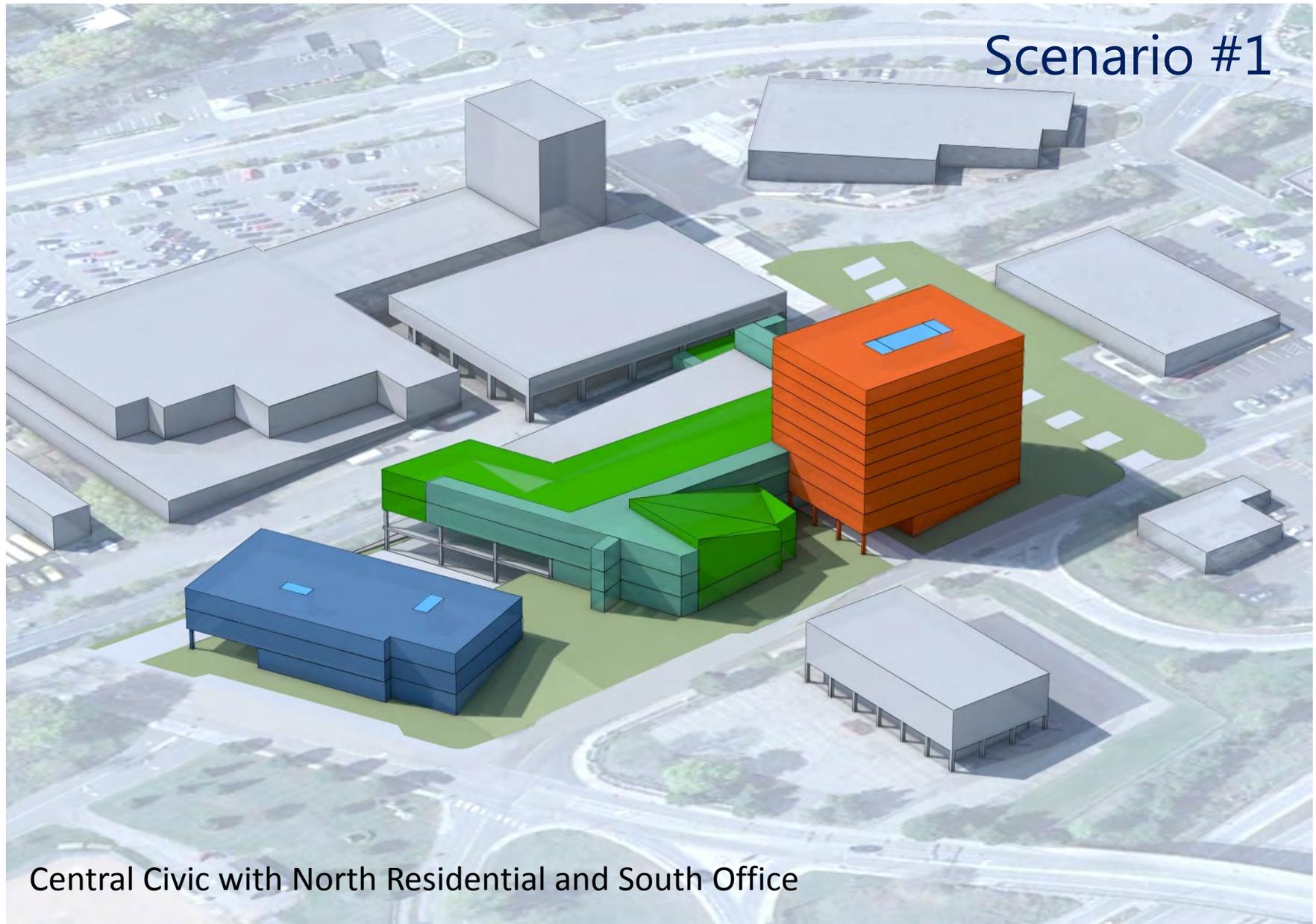
North woonerf facing northwest with entry gateway and north green wall with public art.

Street Sketch View – Northern Plaza



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

Scenario #1



Central Civic with North Residential and South Office

Scenario #1

Preliminary Occupied/Programmed Space Components

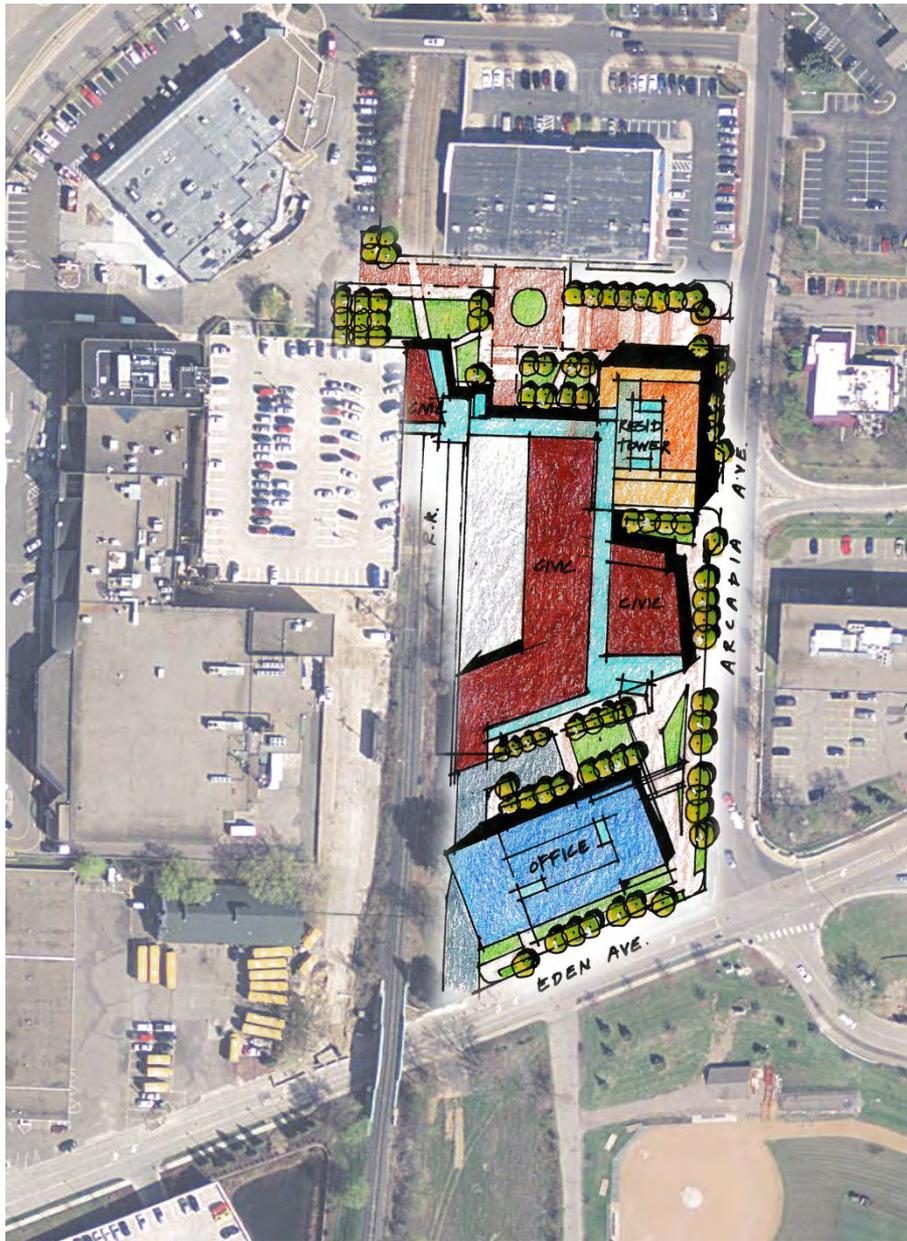
Civic Indoor Space	Civic use is the central element of the site. Civic indoor space is sized to an approximate target of 24,000 sq. ft.; balances daytime parking and site use demand with office and retail uses.
Civic Outdoor Space	Approximately 80,000 sq. ft. of civic outdoor space targeted including the woonerf (active street).
Office/Medical Office	40,000 sq. ft. targeted with future potential expansion. Will require minimum of 200 dedicated business hour parking spaces, clear wayfinding and drop-off functionality.
Retail/Commercial	5,000-8,000 Sq. ft. targeted for first floor of residential tower (northeast corner of the site) with limited potential service/retail in office building on Eden Ave. frontage.
Residential Tower	Approximately 140-150 units comprising 10-12 floors.
Residential Mid-rise <u>or</u> Hotel (alternative)	N/A

Preliminary Parking Program

Public Parking	For 24,000 sq. ft. of civic use: 4 spaces per 1,000 GSF for 96 parking space, plus 100 additional spaces for Park/Ride for a total number of public spaces at 196.
Private Parking	For 40,000 sq. ft. of MOB use, 5 spaces per 1,000 GSF for 200 dedicated parking spaces; for 8,000 sq. ft. of retail/restaurant at 6 spaces per 1,000/GSF for 48 dedicated parking spaces; for 140 unit residential tower with 1.5 parking spaces per unit for 210 spaces, for a total number of private parking spaces of 458.
Total Structured Parking	Total estimated number of structured parking spaces for all public and private uses: 654.

Scenario #1

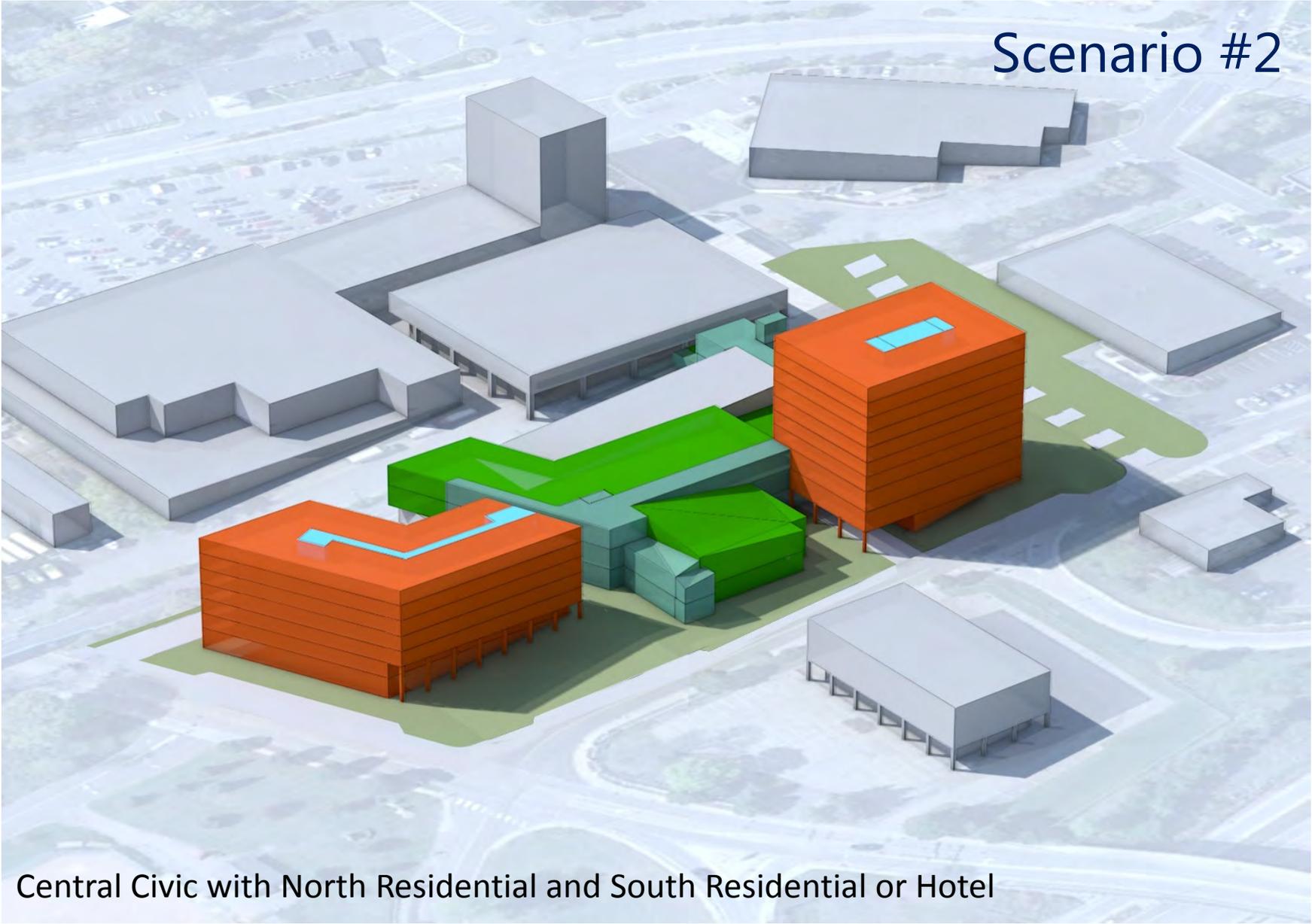
Central Civic with
Residential & Office



Preliminary Costs

Site/District Infrastructure	\$4.5 M - \$8.0 M
Private Development Costs	\$52.0 M - \$60.5 M
Public Development Costs	\$11.0 M - \$15.0 M
Total Est. Development Costs	\$67.5 M - \$83.5 M

Scenario #2



Central Civic with North Residential and South Residential or Hotel



Preliminary Occupied/Programmed Space Components

Civic Indoor Space	Civic use is the central element of the site. Civic indoor space to be sized to meet civic program targets in the range of 50-60,000 sq. ft.
Civic Outdoor Space	Approximately 60,000 sq. ft. of civic outdoor space targeted including the woonerf (active street).
Office/Medical Office	N/A
Retail/Commercial	5,000-8,000 Sq. ft. targeted for first floor of residential tower (northeast corner of the site) with potential service/retail on Eden Ave. frontage.
Residential Tower	Approximately 140-150 units comprising 10-12 floors.
Residential Mid-rise <u>or</u> Hotel (alternative)	Approximately 90-100 units of mid-rise residential units with below building parking and shared civic parking for residents. For the hotel (alternative), approximately 150 units.

Preliminary Parking Program

Public Parking	For 60,000 sq. ft. of civic use at 4 spaces per 1,000 GSF for 240 parking space; plus 100 additional spaces for Park/Ride for a total number of public spaces: 340.
Private Parking	For 140 unit residential tower with 1.5 parking spaces per unit for 210 spaces; for 90-100 unit mid-rise residential building with 1.5 spaces per unit for 135-150 space; for 8,000 sq. ft. of retail/restaurant at 6 spaces per 1,000/GSF for 48 dedicated parking spaces, for a total number of private parking spaces of 408. Parking requirement is reduced with hotel alternative.
Total Structured Parking	Total estimated number of structured parking spaces for all public and private uses: 748.

Scenario #2

Central Civic with Residential Only

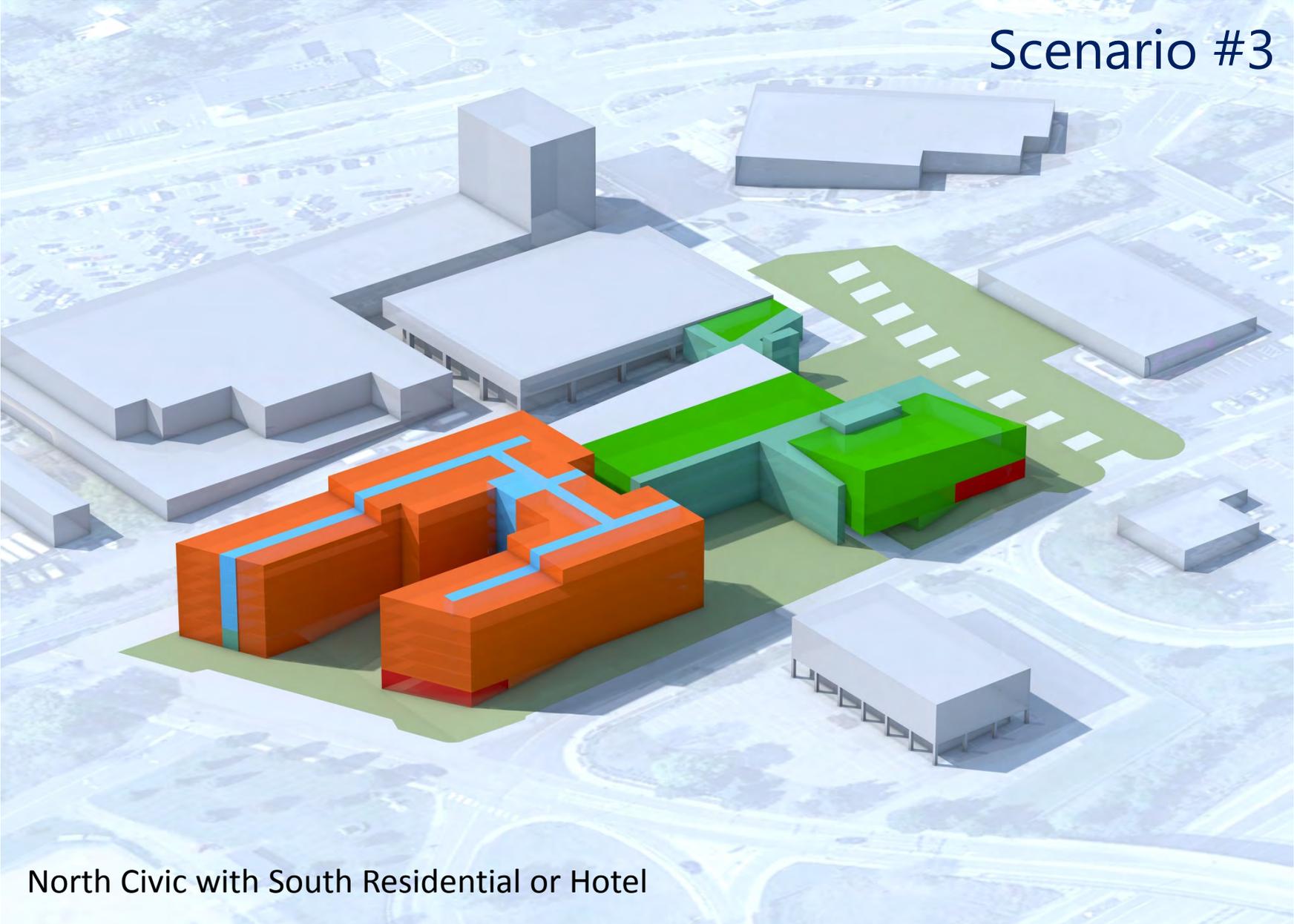


Preliminary Costs

Site/District Infrastructure	\$4.5 M - \$8.0 M
Private Development Costs	\$62.0 M - \$69.5 M
Public Development Costs	\$27.5 M - \$38 M
Total Est. Development Costs	\$94 M - \$115.5 M



Scenario #3



North Civic with South Residential or Hotel



Preliminary Occupied/Programmed Space Components

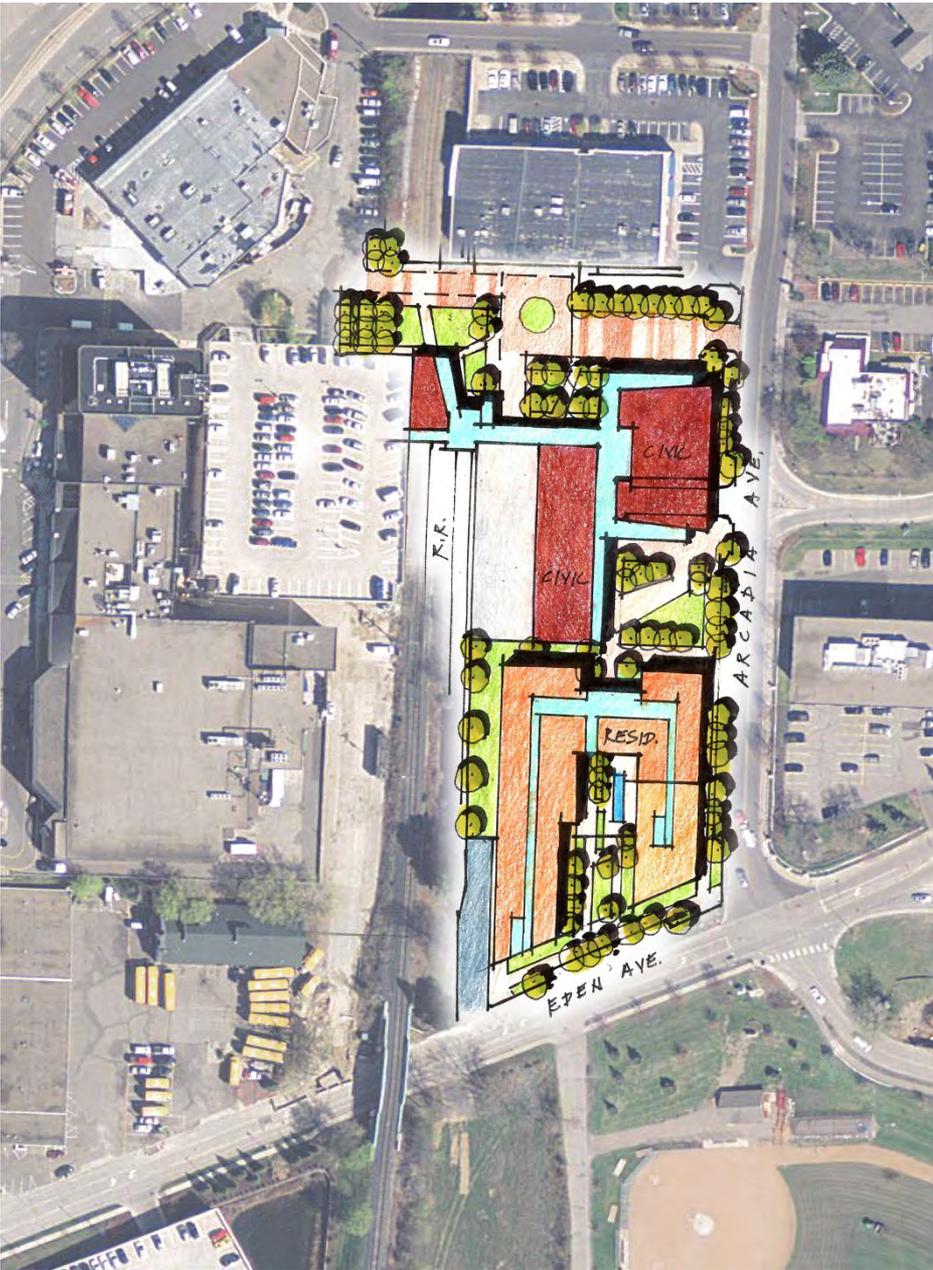
Civic Indoor Space	Civic use is the central element of the site. Civic indoor space to be sized to meet civic program targets in the range of 50-60,000 sq. ft.
Civic Outdoor Space	Approximately 75,000 sq. ft. of civic outdoor space targeted including the woonerf (active street).
Office/Medical Office	N/A
Retail/Commercial	5,000-8,000 Sq. ft. targeted for first floor of civic building (northeast corner of the site) with potential service/retail on Eden Ave. frontage.
Residential Tower	N/A
Residential Mid-rise <u>or</u> Hotel (alternative)	Approximately 170 units of mid-rise residential units with below building parking and shared civic parking for residents. For the hotel (alternative), approximately 150 units.

Preliminary Parking Program

Public Parking	For 60,000 sq. ft. of civic use at 4 spaces per 1,000 GSF for 240 parking space; for 8,000 sq. ft. of retail/restaurant at 6 spaces per 1,000/GSF for 48 dedicated parking spaces; plus 100 additional spaces for Park/Ride for a total number of public spaces: 388.
Private Parking	For 170 unit residential tower with 1.5 parking spaces per unit for a total of 255 spaces. Parking requirement is reduced with hotel alternative.
Total Structured Parking	Total estimated number of structured parking spaces for all public and private uses: 643.

Scenario #3

North Civic with Residential



Preliminary Costs

Site/District Infrastructure	\$4.5 M - \$8.0 M
Private Development Costs	\$40.5 M - \$47.0 M
Public Development Costs	\$27.5 M - \$38.0 M
Total Est. Development Costs	\$72.5 M - \$93 M



GrandView Former Public Works Scenario Evaluations

The information below is planning level information and analysis. All use mix, program, site layout and economic estimates referenced below are preliminary and subject to detail site design and feasibility analysis in next development phase.

Use/Component	Central Civic, North Residential Tower & South Medical Office	Central Civic, North Residential Tower & South Residential of Hotel	North Civic, South Pad (Residential and/or Hotel)
Preliminary Occupied/Programmed Space Components			
Civic Indoor Space	Civic use is the central element of the site. Civic indoor space is sized to an approximate target of 24,000 sq. ft., balances daytime parking and site use demand with office and retail uses.	Civic use is the central element of the site. Civic indoor space to be sized to meet civic program targets in the range of 50-60,000 sq. ft.	Civic use is the central element of the site. Civic indoor space to be sized to meet civic program targets in the range of 50-60,000 sq. ft.
Civic Outdoor Space	Approximately 80,000 sq. ft. of civic outdoor space targeted including the woonerf (active street).	Approximately 60,000 sq. ft. of civic outdoor space targeted including the woonerf (active street).	Approximately 75,000 sq. ft. of civic outdoor space targeted including the woonerf (active street).
Office/Medical Office	40,000 sq. ft. targeted with future potential expansion. Will require minimum of 200 dedicated business hour parking spaces, clear wayfinding and drop-off functionality.	N/A	N/A
Retail/Commercial	5,000-8,000 Sq. ft. targeted for first floor of residential tower (northeast corner of the site) with limited potential service/retail in office building on Eden Ave. frontage.	5,000-8,000 Sq. ft. targeted for first floor of residential tower (northeast corner of the site) with potential service/retail on Eden Ave. frontage.	5,000-8,000 Sq. ft. targeted for first floor of civic building (northeast corner of the site) with potential service/retail on Eden Ave. frontage.
Residential Tower	Approximately 140-150 units comprising 10-12 floors.	Approximately 140-150 units comprising 10-12 floors.	N/A
Residential Mid-rise or Hotel (alternative)	N/A	Approximately 90-100 units of mid-rise residential units with below building parking and shared civic parking for residents. For the hotel (alternative), approximately 150 units.	Approximately 170 units of mid-rise residential units with below building parking and shared civic parking for residents. For the hotel (alternative), approximately 150 units.
Preliminary Parking Program			
Public Parking	For 24,000 sq. ft. of civic use: 4 spaces per 1,000 GSF for 96 parking spaces, plus 100 additional spaces for Park/Ride for a total number of public spaces at 196.	For 60,000 sq. ft. of civic use at 4 spaces per 1,000 GSF for 240 parking spaces, plus 100 additional spaces for Park/Ride for a total number of public spaces: 340.	For 60,000 sq. ft. of civic use at 4 spaces per 1,000 GSF for 240 parking spaces; for 8,000 sq. ft. of retail/restaurant at 6 spaces per 1,000 GSF for 48 dedicated parking spaces, plus 100 additional spaces for Park/Ride for a total number of public spaces: 388.
Private Parking	For 40,000 sq. ft. of MOE use, 5 spaces per 1,000 GSF for 200 dedicated parking spaces; for 8,000 sq. ft. of retail/restaurant at 6 spaces per 1,000 GSF for 48 dedicated parking spaces; for 340 unit residential tower with 1.5 parking spaces per unit for 210 spaces, for a total number of private parking spaces of 458.	For 140 unit residential tower with 1.5 parking spaces per unit for 210 spaces; for 90-100 unit mid-rise residential building with 1.5 spaces per unit for 135-150 spaces; for 8,000 sq. ft. of retail/restaurant at 6 spaces per 1,000 GSF for 48 dedicated parking spaces; for a total number of private parking spaces of 493.	For 270 unit residential tower with 1.5 parking spaces per unit for a total of 255 spaces. Parking requirement is reduced with hotel alternative.
Total Structured Parking	Total estimated number of structured parking spaces for all public and private uses: 654.	Total estimated number of structured parking spaces for all public and private uses: 748.	Total estimated number of structured parking spaces for all public and private uses: 643.
Preliminary Costs			
Preliminary Site/District Infrastructure	\$4.5 M - \$8.0 M	\$4.5 M - \$8.0 M	\$4.5 M - \$8.0 M
Preliminary Private Development Costs	\$52.0 M - \$60.5 M	\$62.0 M - \$69.5 M	\$40.5 M - \$47.0 M
Preliminary Public Development Costs	\$11.0 M - \$15.0 M	\$27.5 M - \$38 M	\$27.5 M - \$38.0 M
Preliminary Total Est. Development Costs	\$67.5 M - \$83.5 M	\$94 M - \$115.5 M	\$72.5 M - \$93 M

NOTE: This information has been included on Slides 17-25 for greater readability.

