

GRANDVIEW

Former Public Works Site

Conceptual Site Plan for
City Council Discussion

September 1st, 2015

*These materials are
preliminary in nature.
They are prepared for
discussion purposes only.*



Reynolds
urban
Design

DJR
ARCHITECTURE INC. CONFLUENCE



Sutton +
Associates
Cultural Facility Development



OPUS
THE OPUS GROUP



FRAUENSHUH
Commercial Real Estate Group



Former Public Works Site Preliminary Architectural Concepts



ESG Architects was engaged to refine Scenario #3 and to conduct a preliminary architectural study to

- (1) ensure that the civic program elements are feasible for the site and
- (2) to begin to imagine the look and feel for a potential Grandview Community Center



WSB Associates was engaged to conduct a traffic impact study of the mixed-use program identified in Scenario #3.

While preliminary in nature, these studies confirm that the mixed-use / public-private scenario is realistic for the site.

Former Public Works Site Preliminary Architectural Concepts



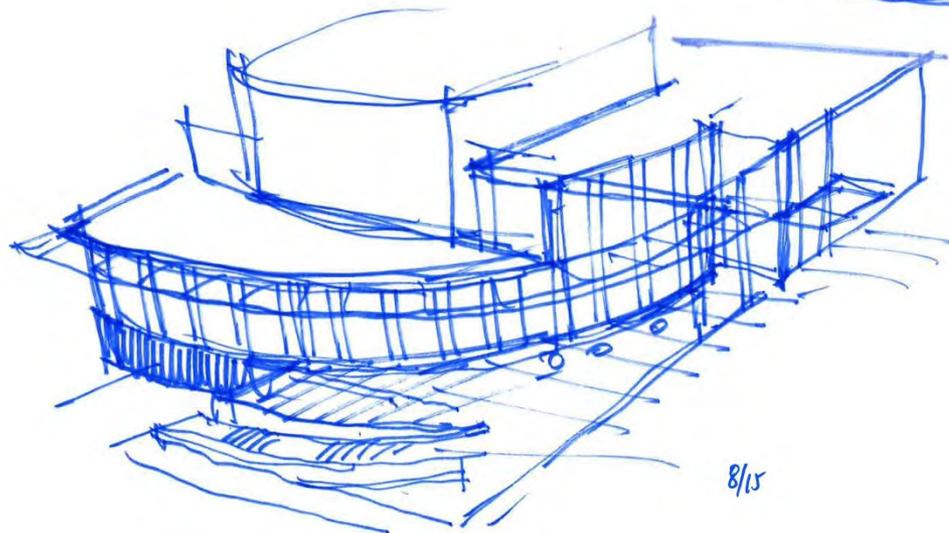
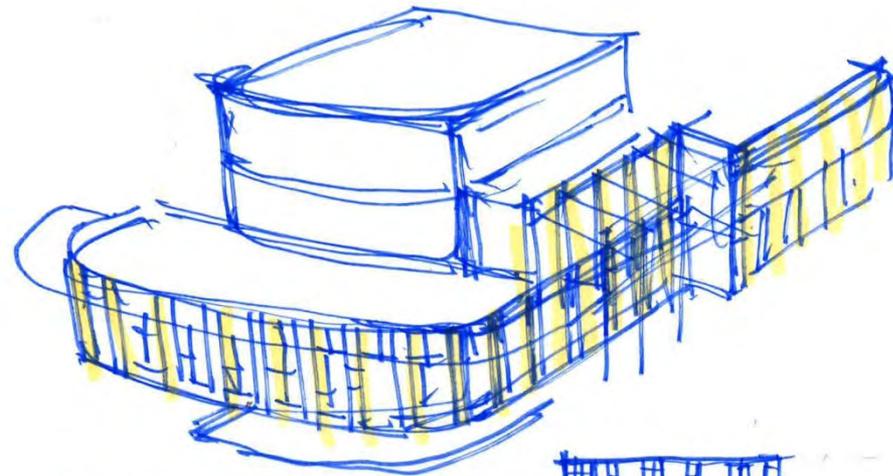
**Concept illustration only.
Not for construction.**

Preliminary Program

- 60,000 + SF community center
- 8,000 SF restaurant/café
- New east-west shared street
- outdoor civic plaza
- 170-unit apartment building
- Streetscaping of Eden & Arcadia
- Widening of Arcadia

Former Public Works Site Preliminary Architectural Concepts

Engaging the steep
hill along Arcadia to
create a strong civic
presence



**Concept illustration only.
Not for construction.**

Former Public Works Site Preliminary Architectural Concepts

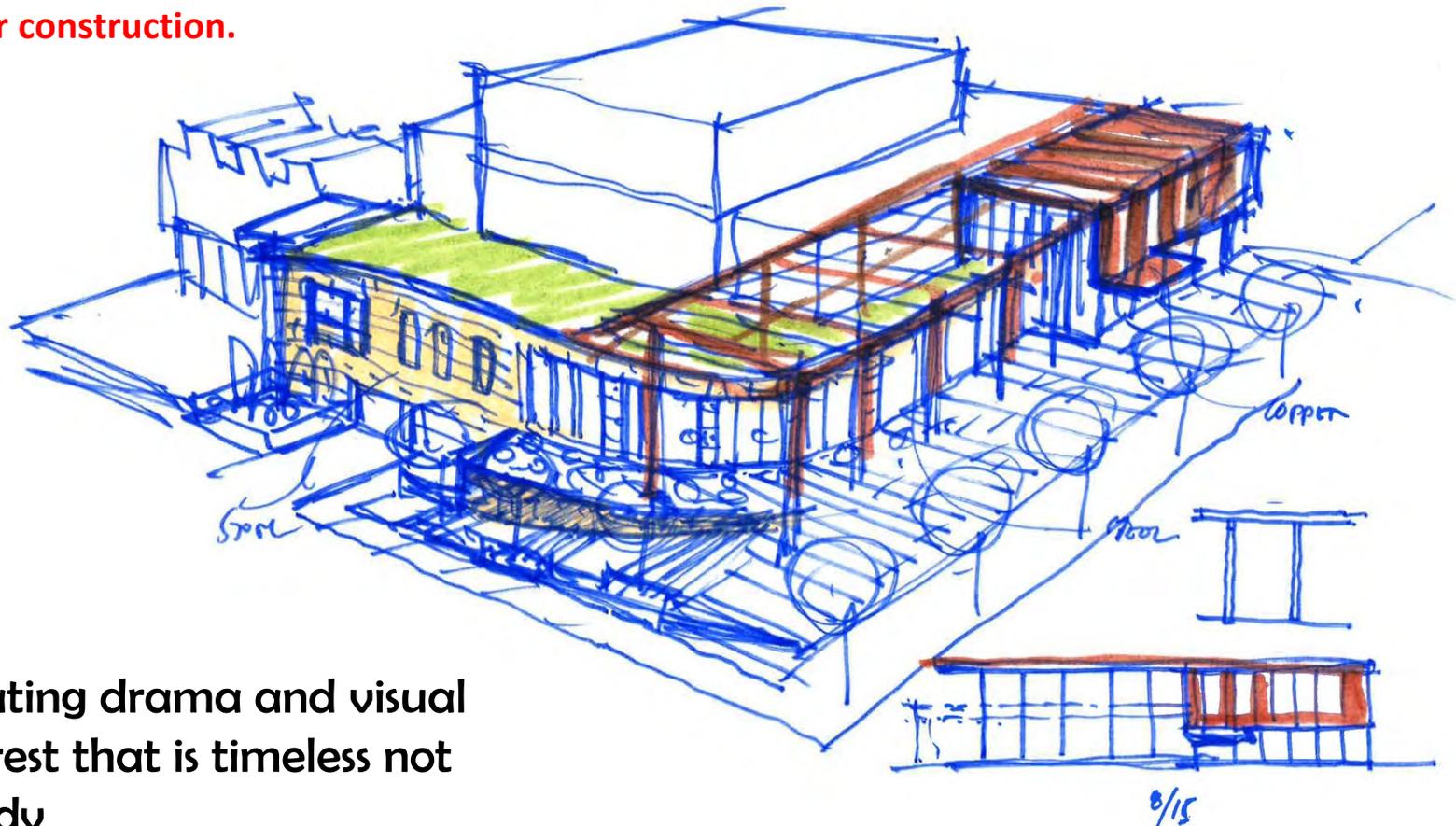
Creating a lively outdoor
space that is welcoming
and inviting



**Concept illustration only.
Not for construction.**

Former Public Works Site Preliminary Architectural Concepts

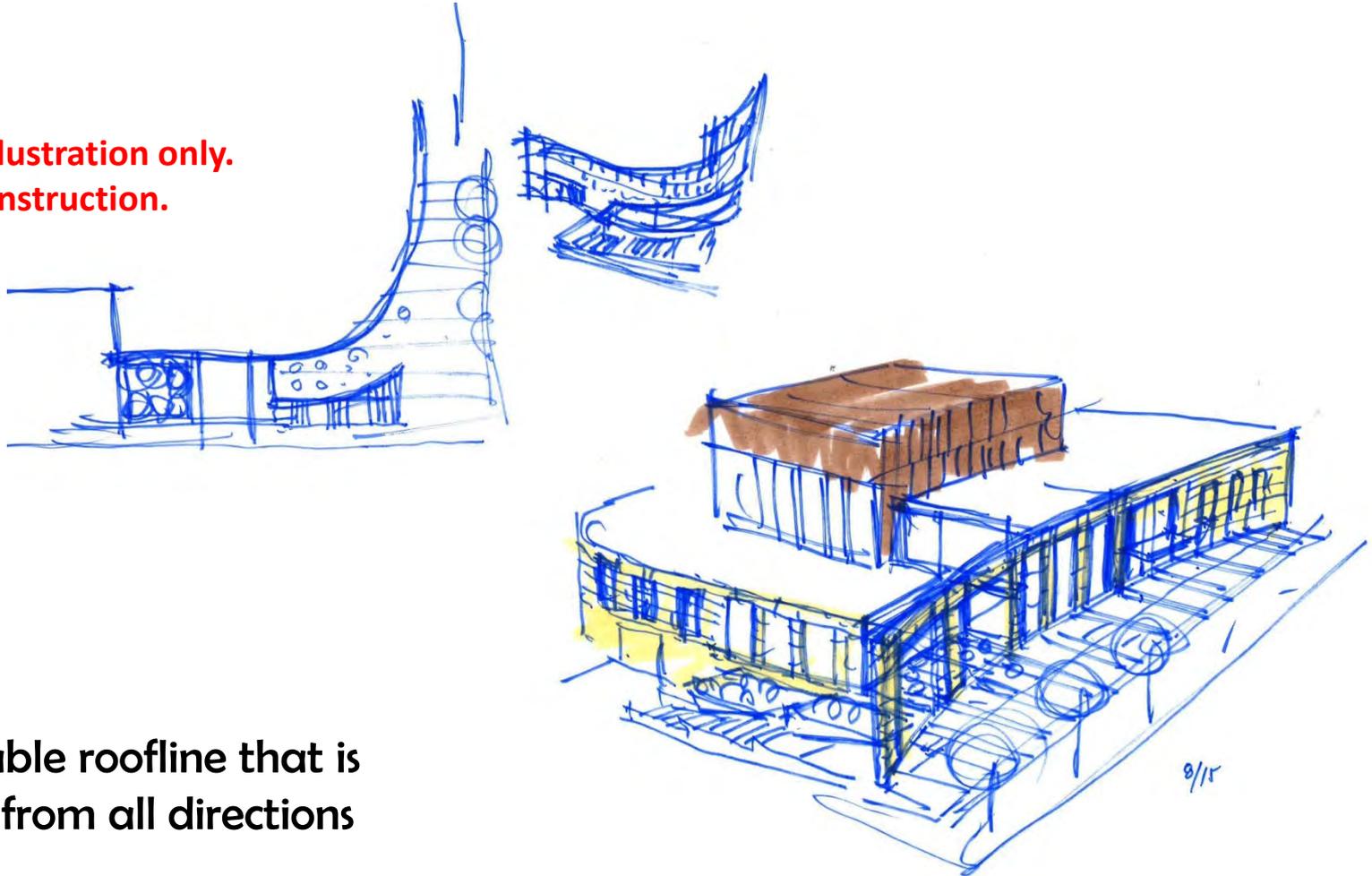
**Concept illustration only.
Not for construction.**



**Creating drama and visual
interest that is timeless not
trendy**

Former Public Works Site Preliminary Architectural Concepts

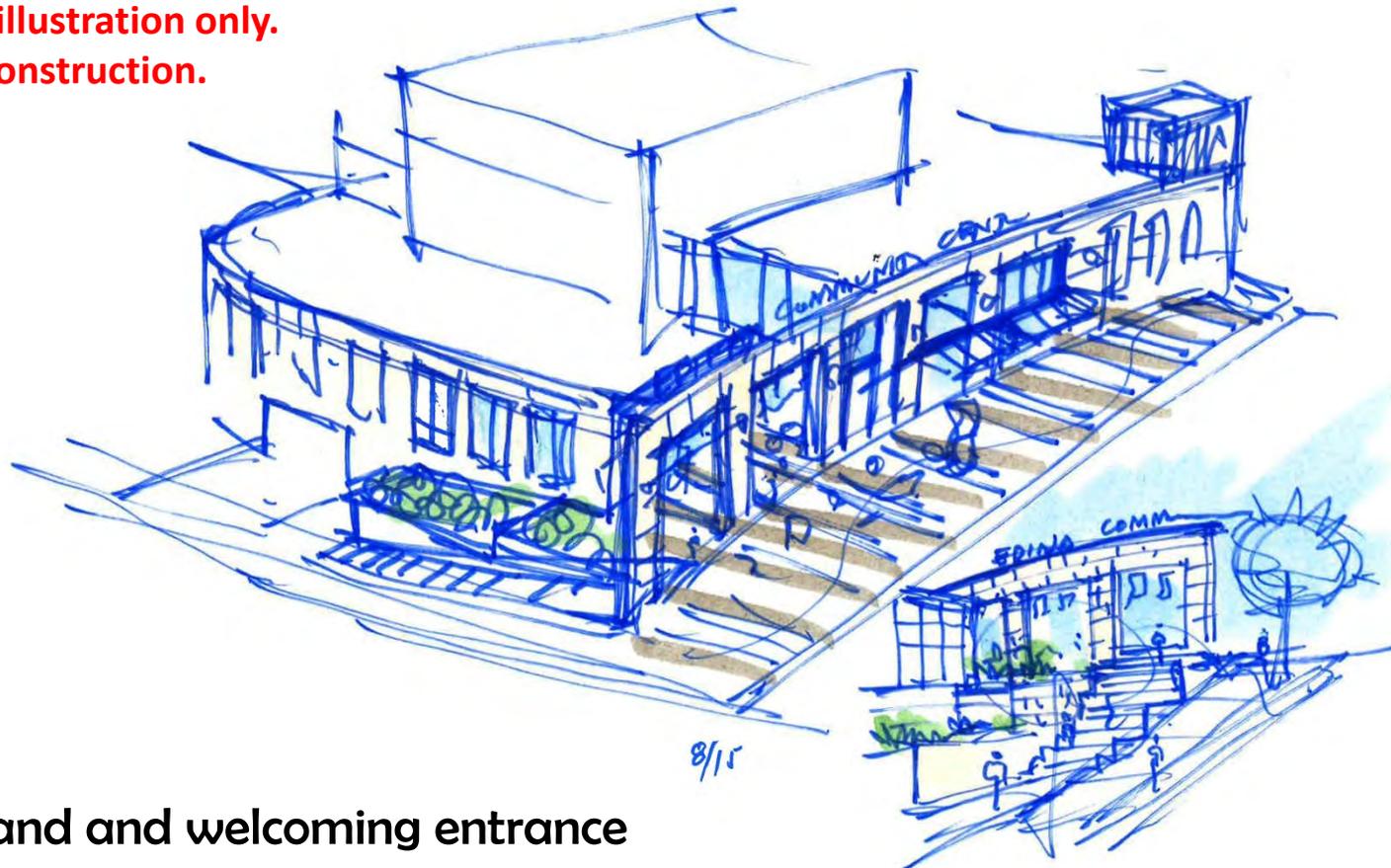
**Concept illustration only.
Not for construction.**



**A notable roofline that is
visible from all directions**

Former Public Works Site Preliminary Architectural Concepts

**Concept illustration only.
Not for construction.**



A grand and welcoming entrance

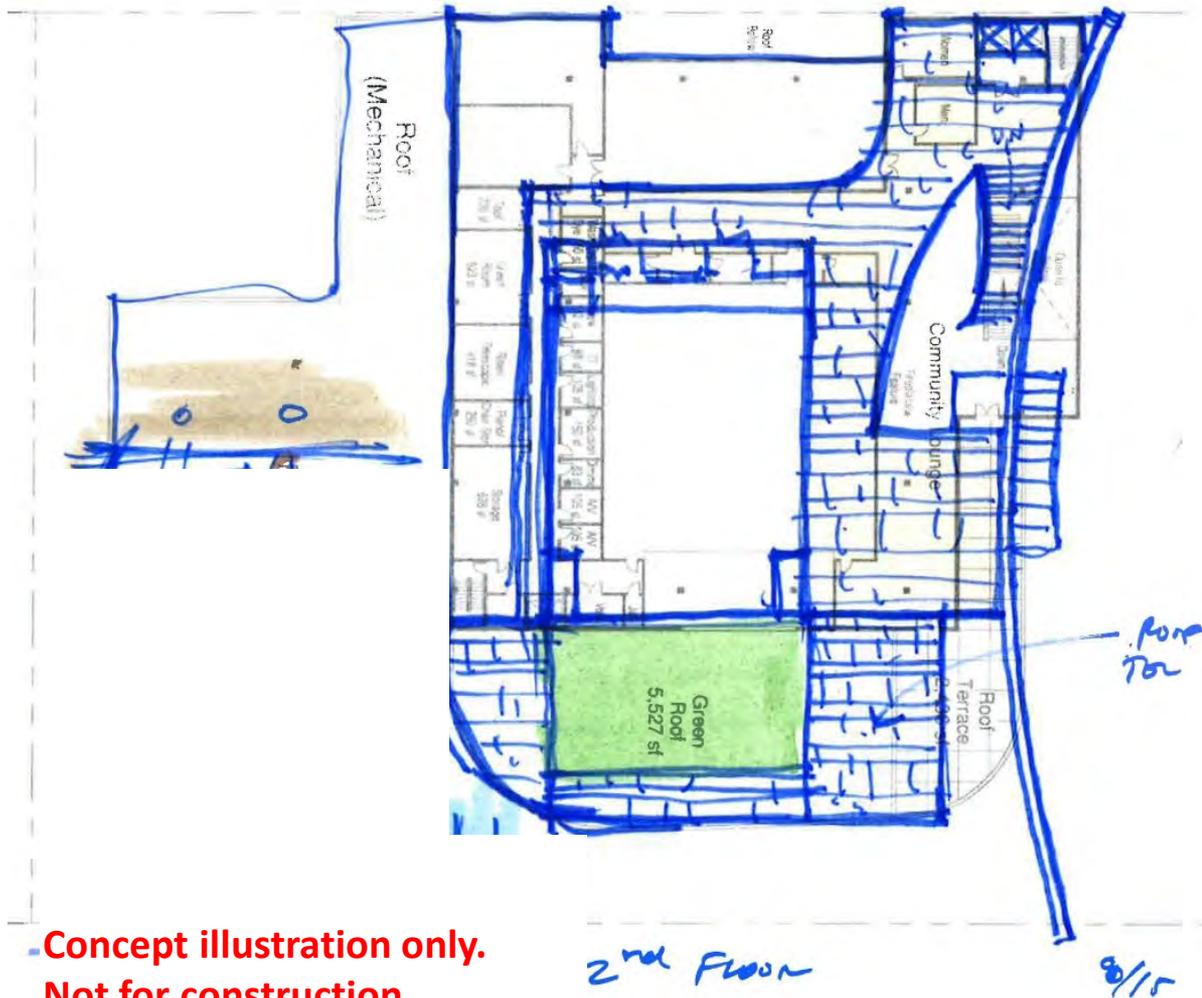
Former Public Works Site Architectural Concepts – main floor



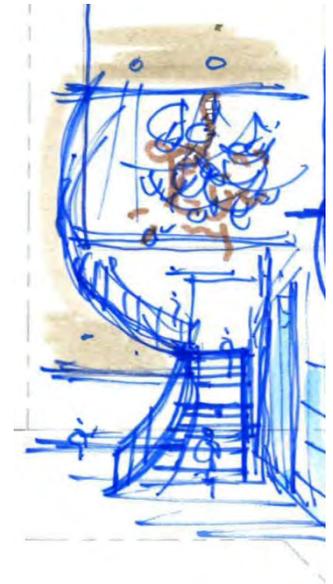
Traditional floor plan overlaid with openness and pedestrian appeal

Concept illustration only.
Not for construction.

Former Public Works Site Architectural Concepts – second floor



Comfortable destinations
on upper level with
memorable stairway
and outdoor terrace



**Concept illustration only.
Not for construction.**

Former Public Works Site Preliminary Architectural Concepts – civic facility

**Concept illustration only.
Not for construction.**



**Rendering of a potential community center as the
cornerstone of a public/private redevelopment**

Former Public Works Site Preliminary Architectural Concepts – residential building

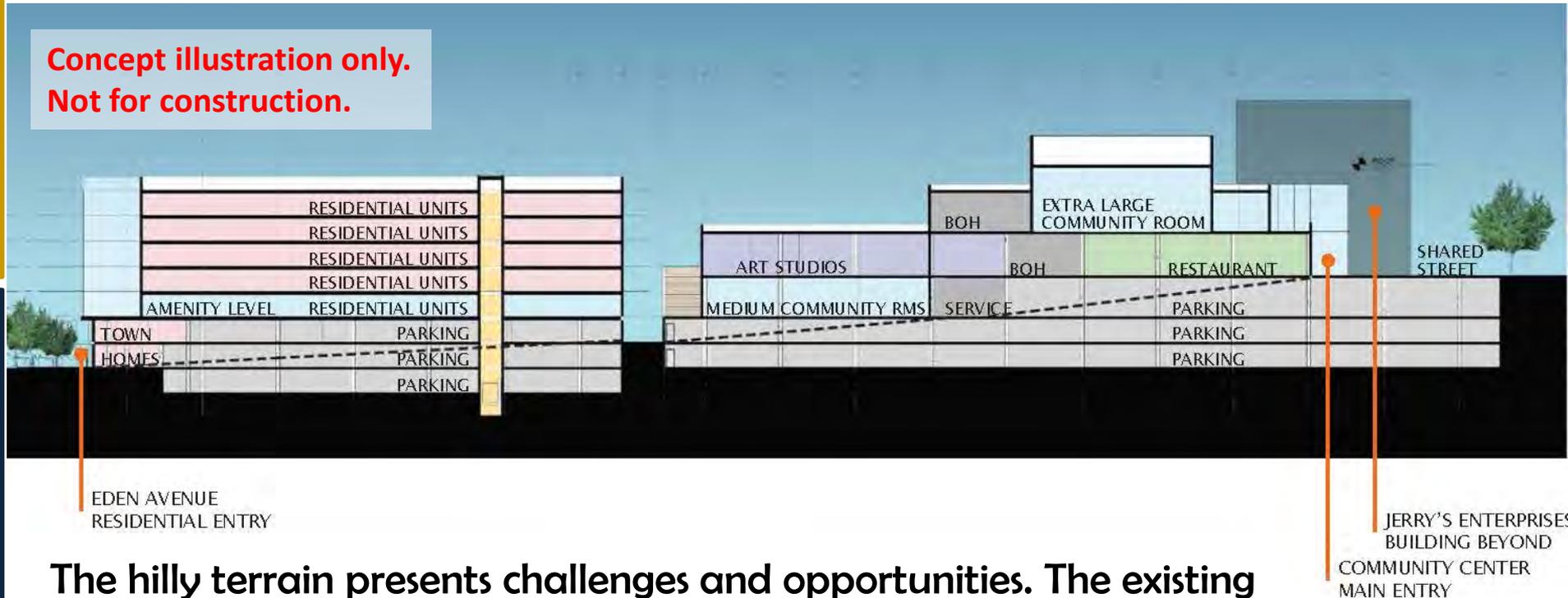
**Concept illustration only.
Not for construction.**



Rendering of a potential apartment building facing Eden Ave.

Former Public Works Site Preliminary Architectural Concepts – cross section

Concept illustration only.
Not for construction.



The hilly terrain presents challenges and opportunities. The existing excavation can be used to mask the public parking below the new community building.

Former Public Works Site Preliminary Architectural Concepts – first floor

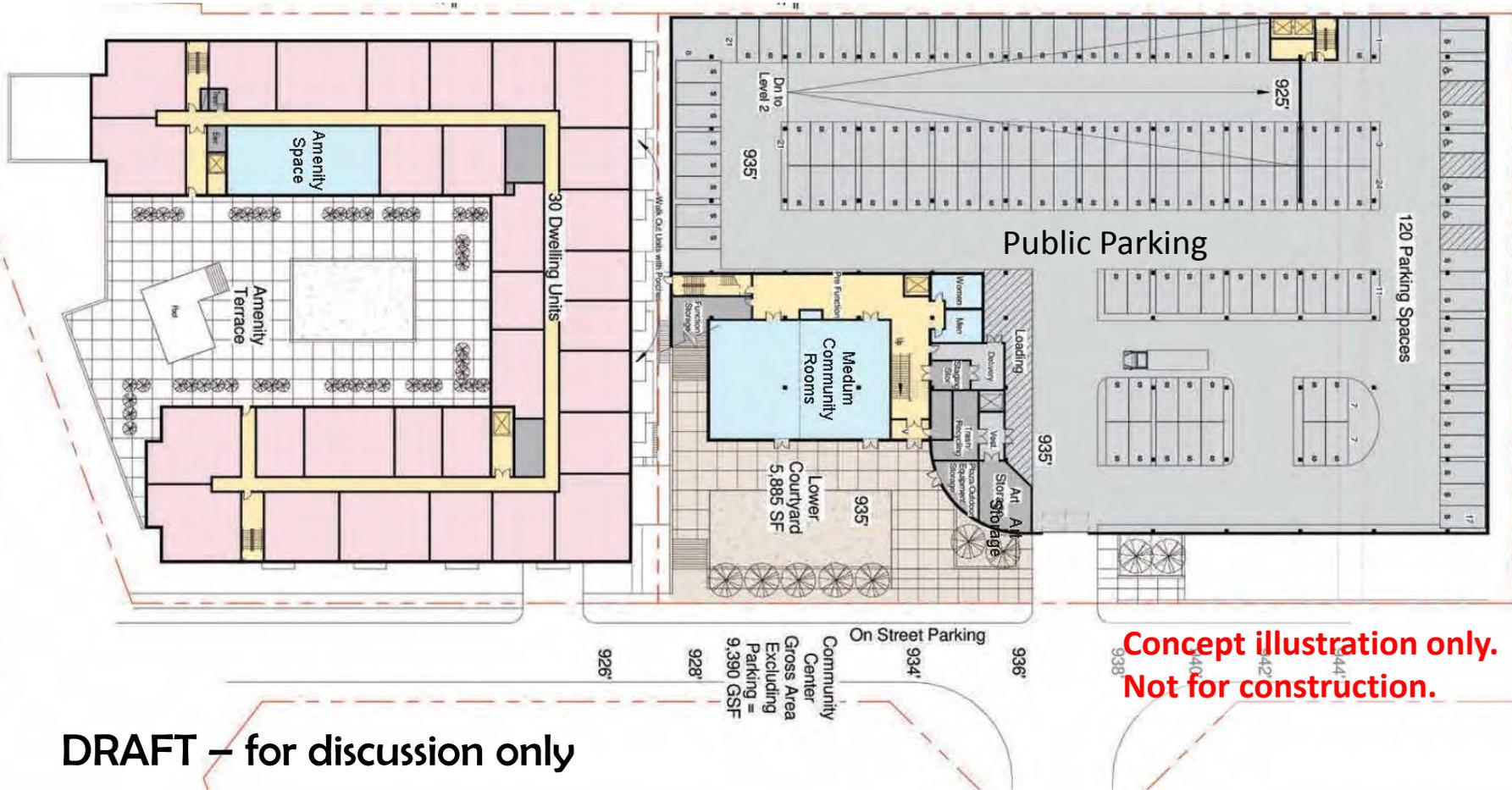
**Concept illustration only.
Not for construction.**



DRAFT – for discussion only



Former Public Works Site Preliminary Architectural Concepts – lower level



DRAFT – for discussion only

Former Public Works Site Architectural Concepts – parking levels



**Concept illustration only.
Not for construction.**

DRAFT – for discussion only

Former Public Works Site Traffic Impact Study



The WSB Traffic Study notes that traffic volume in the Grandview area has remained about the same or has reduced in recent years. Some reduction could be attributed to the relocation of the Public Works operations.

The Study indicates that the conceived public/private project will result in a slight to modest increase to traffic in the Grandview area. It also indicates that adequate capacity is available for a park-n-ride facility.

Use	Trip Generation			Parking			
	Daily Trips	AM Peak Trips	PM Peak Trips	Parking Demand (ITE)	Peak Periods (ITE)	Code Requirement	Proposed Parking
Residential (170 units)	988	75	88	235	11 PM to 6 AM	170	253
Community Center (60k SF)	2,029	123	164	192	6 to 8 PM	300	<u>507</u>
Retail (6k SF)	266	6	22	25	11 AM to 8 PM	38	
Restaurant (8k SF)	<u>254</u>	<u>22</u>	<u>20</u>	<u>22</u>	11 AM to 2 PM, & 6 to 8 PM	<u>13</u>	
Total New Trips	3,537	226	295	474		521	760

Former Public Works Site Traffic Impact Study

The WSB Traffic Study suggests five improvements to address traffic concerns related to the redevelopment of this site.



- 1) Add new shared street from Arcadia to Vernon
- 2) Widen Arcadia to include a center turn lane, bike lane & sidewalk
- 3) Add signal or roundabout to Eden & Arcadia intersection
- 4) Add west bound turn lane on Vernon at Interlachen (along with signal changes)
- 5) Change signal timing at Vernon & Link



At this time, only 1 & 2 are included in the preliminary cost estimates.



Former Public Works Site Background – 5146 Eden Avenue

3.3 acres
Tax-free since 1963
Vacant since 2010



Located in mixed-use commercial district
Centrally located in northern half of Edina
Adjacent to railroad right-of-way
Easy access to Highway 100

Former Public Works Site Background Images



Preferred Images from
Exploration Sessions



Former Public Works Site Background Images

Multi-Generational /Flexible
Community Spaces from
Discovery Session



Former Public Works Site Background – for Reference

Program Elements for Multi-Generational, Multi-Purpose Community Facility (60,000+ SF in area)

- Arts education, training production
- Visual media (painting, pottery, glass, metals)
- Public galleries & event space
- History display/exhibit
- Multi-generational flexible spaces (large, medium and small community rooms)
- Meeting space for community members and groups
- Oversized lobby/lounges for community events
- Largest community room designed as flexible, multi-purpose space
 - Up to 300 movable seats
 - Full variety of performances and events
 - Supported by lobby & back-of-house areas
- Restaurant / café
- Park-and Ride
- Future transit connection to rail
- 340 total parking stalls, minimum

Preferred Programming from
May 2015 Work Session



Former Public Works Site

Background – Conceptual Civic Program from May 2015

Primary Use	Description	Net Area	Gross Area (SF)	Primary Use	Description	Net Area	Gross Area (SF)
Studio Arts			20,453	X-Large Community / Performance Space			7,846
	1 Gallery	1,700			seating for 300	4,000	
	1 Large studio	700			control rooms	220	
	4 small studios	1,300			storage	160	
	2 specialized	800			cross-over	1,024	
	gift shop	300					
	1 pottery studio	3,500		Front of House / Community Lounge			7,855
	1 metal arts	200			lobby	3,000	
	1 glass	1,000			catering kitchen	800	
	1 photo/jewelry	1,000			rest rooms	800	
	rental studio	1,000			coat room	200	
	storage	1,000			concessions	220	
Edina History Center			810	Back of House			7,540
	display, exhibit	600			storage		
					green room	500	
Multi-Generational Flexible Space			9,450		make-up / dressing	1,600	
	2 medium rooms	3,000			maintenance room	600	
	4 small rooms	800			trash room	200	
	1 lounge	800			Mechanical room	2200	
					control rooms	720	
Staff Offices			2,126		storage rooms	1,300	
	staff offices	600					
	open office	600		Total Program Gross SF			56,080
	conference room	225					USE 60,000 SF
				Exterior spaces			
September 1 st , 2015			24		entry plaza	1,200	
					kiln	6,500	