



GrandView District Update

April 2013

Grandview Community Advisory Team (CAT) to be created

The City Council intends to again tap into the strength and expertise of Edina residents to guide action in Grandview. During the April work session, the City Council directed staff to convene a team of Community Advisors. This group will meet on a regular basis to provide assistance and insight to City staff as the Development Framework is implemented. One of the immediate priorities is to guide redevelopment plans for the Public Works site on Eden Ave. Future conversations will focus on strategies to encourage adjacent properties to be redeveloped to create the character envisioned for the District.

The Grandview CAT will consist of up ten people that bring a variety of perspectives to the table. When possible, residents that have previously been engaged in the Grandview planning will be given preference to be part of the CAT. Available roles include:

- One Grandview property owner and one Grandview business owner/manager;
- One representative from the Planning Commission;
- A second representative from the Plan Commission or a resident with expertise in real estate;
- One representative from the Transportation Commission;
- One representative from the Parks and Recreation Board;
- Two residents that live in the neighborhoods immediately adjacent to Grandview; and
- Two residents that live elsewhere in Edina.

People interested in serving on the Grandview CAT are encouraged to contact Bill Neuendorf at 952-826-0407 or bneuendorf@edinamn.gov as soon as possible.

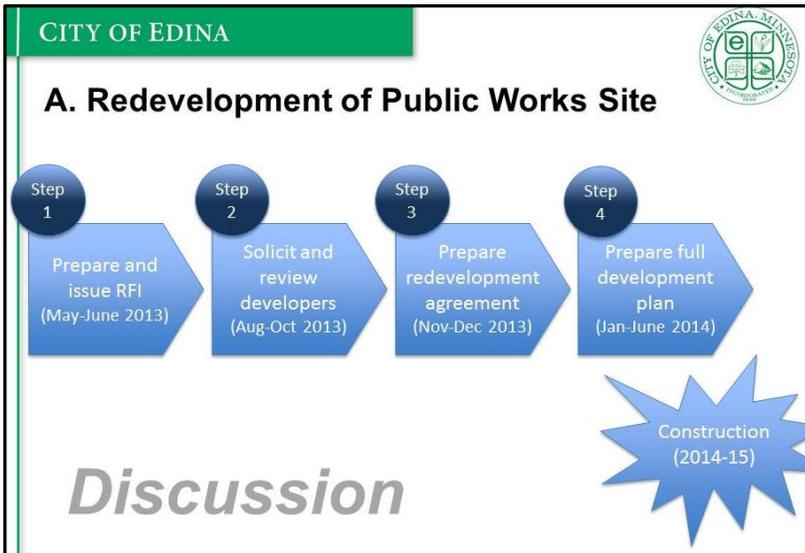
Selecting a Development Partner for PW Site – In recent years, a variety of developers have been interested in buying the Eden Ave. site from the City. As you know, the community views the redevelopment of this site as more than a simple land transaction. It is viewed as an opportunity to create a unique project that can set the tone for future development throughout the Grandview District.

During the April work session, the City Council agreed that a “Request for Interest (RFI)” process is the best way to select a development partner in an open and transparent manner. This same process was used to select the consultant team that prepared the Grandview Development Framework in 2011.

This monthly summary addresses activities and strategies to fulfill the community vision expressed in the GrandView District Development Framework. Updates are prepared by Bill Neuendorf, Edina’s Economic Development Manager. Feel free to contact Bill at 952-826-0407 or bneuendorf@edinamn.gov.



GrandView District Update



A RFI will be prepared based on the direction established by the Grandview Steering Committee.

Later this year, a development partner will be selected. Then, the challenging task of refining the community vision for the site will begin. With the expertise of the developer, the City and community will be able to craft a successful project that contains both private and community benefits and is financially feasible.

Clearance of the Public Works site – Contractors began work to demolish the former Public Works facility this month. The initial steps involved remediation of asbestos on the interior of the building and removal of wiring and hydraulic lifts. With potential contaminants removed, the contractor will proceed with razing the building in May.

Since most of this structure consists of block and concrete slab, the contractor intends to crush the remaining building and re-use it as foundation for a new roadway project in the northwest metro.



Vernon Avenue Townhouses Advance – In April, the City Council granted preliminary approval to adjust the Comprehensive Plan and re-zone three lots on the north side of Vernon Avenue to allow development of 16 townhouses on the edge of the Grandview District.

Hunt Associates intends to assemble the parcels behind the Holiday gas station and transform them into a cohesive townhouse development that makes a positive addition to the neighborhood. The developer has agreed to reduce the density, add green space and include additional sidewalks for public use. Construction is expected to begin in 2013.

###