

## **Grandview Update – May 2015**

**Development Planning - Public Works Site** – Preliminary planning for the City’s former Public Works site continues to advance.

After a well-attended Open House last month, the City Council reviewed four potential redevelopment scenarios for the site and discussed preferences for the site. The scenarios reflect a culmination of various ideas that have been explored for the past seven months. The materials presented at the work session can be [found here](#).

The four scenarios each include combinations of public and private uses. This approach is taken to simultaneously create a new community facility on part of the property while allowing private investment on the remainder of the property to increase Edina’s tax base.

Potential public uses include a 24,000-square-foot replacement facility for the Edina Art Center or a new 60,000-square-foot Edina Center for Community and the Arts. The latter is envisioned to be a modern day community center that is constructed with a variety of rooms and spaces for community uses that have a high degree of flexibility. Such spaces should be able to accommodate programming needs for years to come. The larger facility is also envisioned to possibly include a new performing arts venue for community events. Both public options include two new outdoor public plazas and a new street.

Potential private uses considered to complement the new public facility include a 10-story residential tower built to promote the 'grand views' on top of the hill, a more traditional mid-rise apartment building or up to 60,000 square feet of medical office. Approximately 8,000 square feet of retail and restaurant space is also anticipated on the site.

Each of the scenarios retains at least 75 percent of the land for public use. The sales proceeds from the remaining land could help defray the cost of a new public facility.

The economic impact of each scenario was also measured. The economic benefit to the City includes the up-front revenue from sale of a portion of the property plus the long term increase to the real estate tax base. New property taxes are envisioned to help pay for infrastructure improvements in the Grandview area.

During the informal discussion, there appeared to be support for the larger civic facility complemented by new residential units. There was not support for the medical office component on this site.

Additional research will be conducted on the preferred direction and final direction is expected by the City Council this summer.