



Grandview Community Advisory Team (CAT)

Monday, November 11, 2013

7:00 to 8:30 PM

Edina City Hall, Council Chambers (first floor)

Agenda:

- 1) Draft RFI – review and discussion

- 2) Work Plan update

Next Meeting: TBD

Request For Interest (RFI) Redevelopment Opportunity – 5146 Eden Ave. Edina MN

INTRODUCTION

- The City of Edina is seeking Expressions of Interest to develop a vacant site in the heart of Edina’s Grandview District. It is vitally important to the City that the site be redeveloped in a manner that responds to the needs of the community while being successful in the marketplace.
- This site is envisioned to be an anchor that attracts multiple generations of Edina residents to the neighborhood-oriented District. It is also envisioned to serve as a catalyst that sets the standard and context for redevelopment of the surrounding properties that are privately owned.
- The City has consciously chosen the RFI process instead of the more traditional RFP process with the intention of bringing real estate development expertise into the process earlier so that a successful program can be crafted in a timely fashion.
- The RFI process will be highly transparent so that taxpayers and other stakeholders are informed and included in the early stages of planning.
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COMMUNITY VISION FOR GRANDVIEW DISTRICT

In 2010, the City initiated a community-based planning process to craft a vision for the next phase of redevelopment in the Grandview District. This District is nearly fully built-out and includes many parcels owned by a variety of local and state government agencies. The District also contains several properties that may be nearing the end of their useful lives. The likelihood for change is apparent and the objective of the planning process was to proactively identify the types of development that will be well received in the neighborhood and most likely to be successful.

While there are many details essential to fulfill the community vision, the primary goals of the Development Framework include:

- 1) Create a place with a unique identity announced by signature elements like:
 - A central “commons” with indoor and outdoor public space that connects the civic cornerstones and serves the neighborhood and community needs;

- A “gateway” at Highway 100 that announces the District as a special place, using elements like an iconic pedestrian and bicycle bridge spanning the highway; and
 - An innovative, cutting-edge approach to 21-st century sustainability.
- 2) Completely rethink and reorganize the District’s transportation infrastructure to:
- Make the District accessible and inviting to pedestrians and cyclists;
 - Create connections between the different parts of the District;
 - Maintain automobile-friendly access to convenience retail;
 - Create separate pathways for “pass-through” and “destination” automobile traffic; and
 - Preserve future transit opportunities provided by the rail corridor in a way that ensures that the kinds of opportunities pursued in the future are consistent with the character envisioned for the District and provide benefit to the surrounding neighborhood.
- 3) Leverage public resources to make incremental value-creating changes that enhance the public realm and encourage voluntary private redevelopment consistent with the vision that improves the quality of the neighborhood for residents, businesses and property owners.

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DESCRIPTION OF SITE & REGULATIONS

- PID 281172131-0014, 0015 and 0016
- 3.3 acres with potential for 1.7 acre expansion on adjacent School District property
- Environmental studies identified remains of hydraulic fluid in the soils; other contaminants have been remediated.
- Currently zoned “PID” Planned Industrial District
- Identified as a “potential area of change” in the 2008 Comprehensive Plan
- Development Framework sets the tone for the neighborhood context

SUPPLEMENTAL INFORMATION

All supplemental information is available online at www.edinamn.gov

- 2012 Development Framework
- Environmental documents (Phase I & Approved RAP)
- 2008 Comprehensive Plan
- Edina Zoning Code
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POTENTIAL REDEVELOPMENT PROGRAM

- The Development Framework contains an example of how the site could be redeveloped. The City is not wedded to this particular combination of uses but is committed to having at least a portion of the site available for a perpetual community use. Final programmatic details will be determined by the City with the guidance of the selected developer.
- This site is located in a central point of the Grandview District and is seen as the “commons” for how the District vision will be realized. Uses proposed by the community include the community green space located on top of a parking garage that supports area businesses, civic uses, and serves as a Metro Transit park and ride structure; a community/civic building anchoring the green; and a variety of residential uses including condominiums, apartments and townhouse building types. Townhouse units are envisioned to front Arcadia Ave. as a building type that can incrementally “step-up” the hill, providing a character unique to the District.
- Preliminary space planning exercise indicates that the following program elements may fit on the site.

Public Green	28,000 Sq Ft
Community / Civic Space (indoor)	50,000 Sq Ft
Condominium	24 units
Apartments	42 units
Townhouses	16 units
Park and Ride	200 spaces
Shared Community Use	200 spaces
Multi-Family Dedicated Use	158 spaces

- The programming of the Community Space is not fully determined. Based on recently completed surveys and inventories, it is apparent that both indoor and outdoor community spaces are desirable. **INSERT ADDITIONAL DETAIL BASED ON PENDING SURVEYS.**

- **INSERT RENDERINGS**

SELECTION PROCESS

- Expressions of Interest will be reviewed by Staff and the community-based Advisory Team
- The top candidates will be invited to give a brief presentation to the Advisory Team and discuss their qualifications, ideas and concerns
- The Advisory Team will recommend the top candidate to the City Council
- The City Council / Edina HRA will then name a “Tentative Developer” and enter into a non-binding agreement to work cooperatively for a fixed period of time to develop a viable development plan that achieves the goals of the City and developer.
- Finally, a binding redevelopment agreement will be executed and implemented.
- Insert tentative schedule with dates for guidance
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SUBMITTAL REQUIREMENTS

- Examples of success & creativity
- Describe information that needs to be submitted
- Make it simple, but allow for creativity
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MORE INFORMATION AND SUBMITTAL DEADLINES

- Expressions of interest must be received at Edina City Hall, no later than Friday February __, 2014 at 4:30 PM
- Questions can be directed to Bill Neuendorf, Economic Development Manager 952.826.0407 or bneuendorf@edinamn.gov

Request For Interest Development Opportunity

E. 7th at Bates & Maple

A unique transit corridor development opportunity with **extraordinary views of downtown Saint Paul** – and close to recreational trails, retail, and historic housing



Possibilities. The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) is soliciting **creative development concepts** from a qualified development team for this site near downtown Saint Paul. The contamination of the site has been cleaned up to a residential standard which can support a diversity of uses, including but not limited to:

- * Apartments, condominiums, and/or townhomes
- * Active uses along E. 7th Street (e.g., ground floor retail, convenience services, single or multi-tenant office space)
- * Indoor/outdoor space for programmed events

City priorities. Residential and/or employment uses, with active uses along E. 7th Street, will add to the emerging neighborhood revitalization vision of a walkable, vibrant commercial district (See draft Near East Side Roadmap at <http://1.usa.gov/NearEastSide>). The ideal development concept will take advantage of all surrounding amenities, maximize the tax base, minimize financial subsidy from the HRA, and serve as an attractive and notable gateway to Dayton's Bluff and the East Side. The HRA may seek to subsequently discuss and negotiate a development agreement with the preferred respondent to this Request For Interest (RFI).



Major neighborhood reinvestment

*"We just purchased the Cerenity site across the street, and are planning on **substantial investment** in it. This is a dynamic neighborhood!"*

– Rich Pakonen, purchaser/developer of Cerenity property

*"We are **excited** to be the first new neighbor. The new facility is a dream come true."*

– Brad Anderson, HealthEast Medical Transportation, new business facility at the Beacon Bluff business center

*"Dayton's Bluff is experiencing a renaissance of opportunity. We welcome **enterprising ideas**."*

– Deanna Foster, director of the *Make it Happen on E. 7th Street* initiative of the Dayton's Bluff Community Council



Metro State University hopes to create a Science Education Center at 6th and Maria, and construct a parking ramp next door to the site. Planning is also underway for a future Student Center

Neighborhood amenities

- * Next door to Metropolitan State University (MSU)
 - * Downtown skyline views
 - * A short bus ride to Downtown, Lowertown, light rail, and a potential ballpark
 - * On a major transit corridor with potential improvements (Bus Rapid Transit and/or potential streetcar)
 - * Near the Bruce Vento Regional Trailhead
 - * Across the street from the Swede Hollow Café
 - * A few blocks from a Latin shopping district, including the Mexican Consulate, restaurants, and stores
 - * Near the Dayton’s Bluff Public Library
 - * At the edge of a City-established Historic District with unique Victorian Era architecture
- * **Neighborhood** and **7-min. drive time maps** attached. Retail market & demographic data also available upon request.



Site details

Addresses: 710-712, 716, 720, 722 740 East 7th as well 406 and 412 Bates St (approximately 518' frontage on E. 7th and 226' frontage on Bates)

Site: 112,022.4 sq/ft or 2.57 acres

Density Range: 0.3–2.0 Floor Area Ratio with surface parking or 0.3–3.0 FAR with structured parking; A reasonable target includes 80 -120 residential units (~30 -50 units/acre) & 5,000–15,000 square feet of commercial/office space (*Unit counts may vary based on specific housing types proposed*)

Soil Testing: The HRA has completed site demolition and soil testing and received a DTED grant to clean up the site. Soil test results and clean-up information are available for review. Depending on the final use or mix of uses, building on the site may require a vapor barrier if underground parking is included in the redevelopment.

Development regulations. The site is zoned **T2 Traditional Neighborhood**, which permits a diversity of uses including standalone housing, mixed use development, and commercial uses. The site is partially within the **Dayton’s Bluff Historic District**. Development will be reviewed by the Saint Paul Heritage Preservation Commission to ensure consistency with the district design review guidelines (§74.90 of the Zoning Code).

Contact information. Allen Carlson, 651-266-6616 or Eduardo Barrera, 651-266-6585/ eduardo.barrera@ci.stpaul.mn.us.



The Stutzman building, home to the Swede Hollow Café



The Mexican Consulate, a draw for the region and state



HealthEast Medical Transportation, new to the Beacon Bluff Business Center

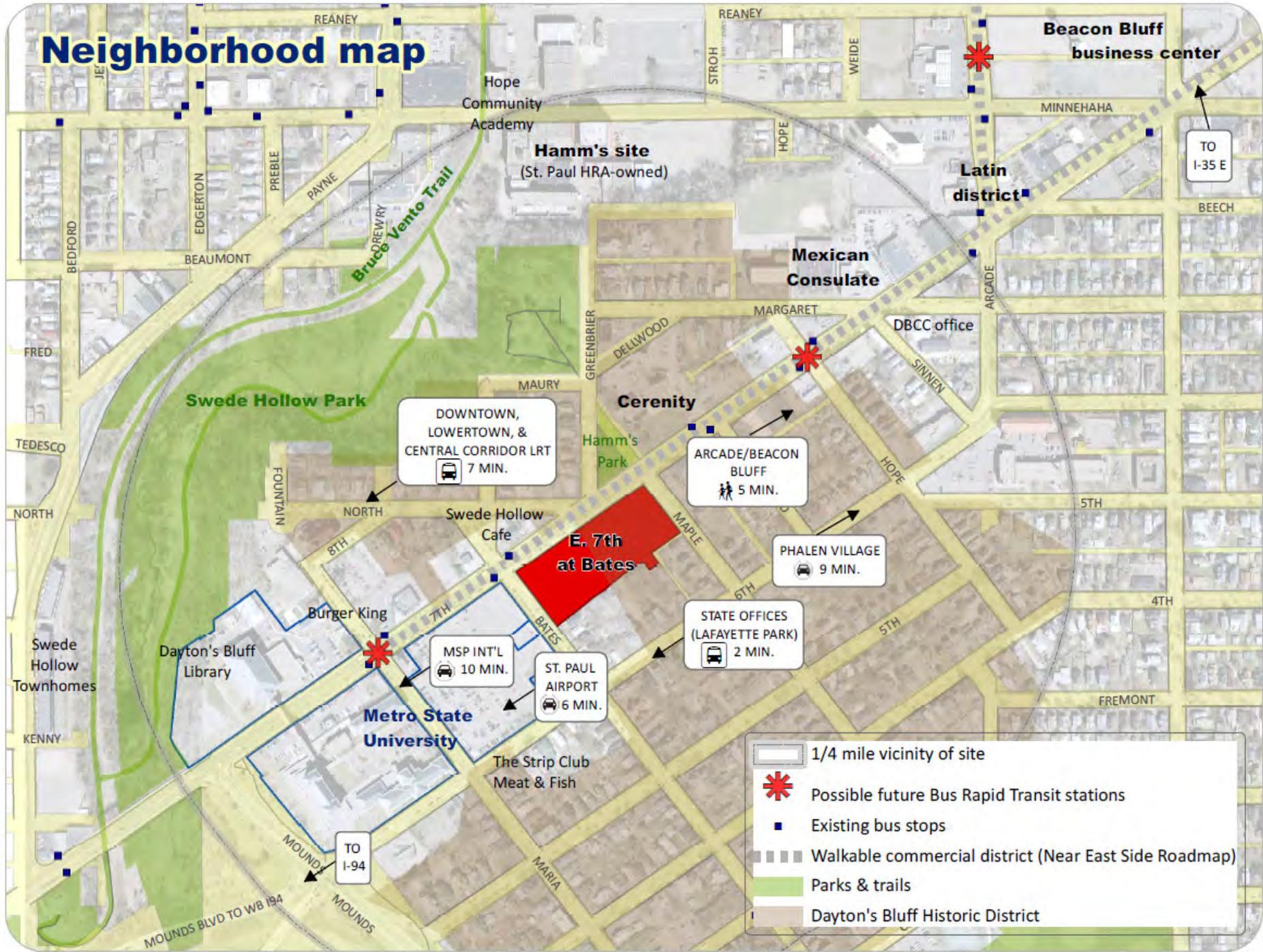
Photo credits:

- View of downtown: Karin Du Paul
- New Main Building: Metropolitan State University
- Stutzmann Building: Karin Du Paul
- Mexican Consulate building: Luis Pereira

- Swede Hollow Park image: <http://www.flickr.com/photos/surlvgrrr/4858626897/sizes//in/photostream/>
- Beacon Bluff photo and quote: <http://www.beaconbluff.com/healtheast.cfm>



Neighborhood map



DOWNTOWN,
LOWERTOWN, &
CENTRAL CORRIDOR LRT
7 MIN.

ARCAD/BEACON
BLUFF
5 MIN.

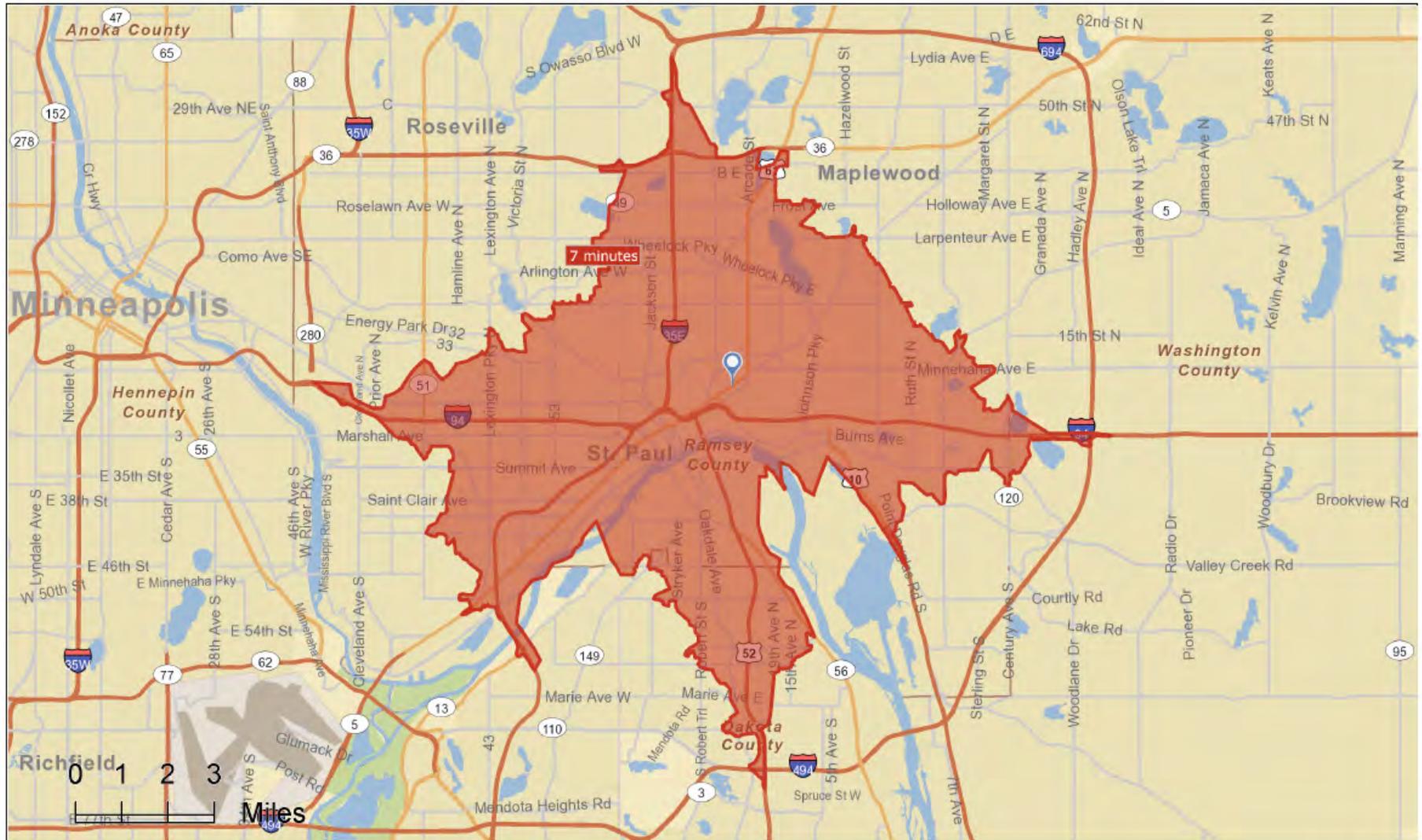
PHALEN VILLAGE
9 MIN.

STATE OFFICES
(LAFAYETTE PARK)
2 MIN.

MSP INT'L
10 MIN.

ST. PAUL
AIRPORT
6 MIN.

- 1/4 mile vicinity of site
- ★ Possible future Bus Rapid Transit stations
- Existing bus stops
- Walkable commercial district (Near East Side Roadmap)
- Parks & trails
- Dayton's Bluff Historic District



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GRANDVIEW WORK PLAN

OBJECTIVE	TASK	START DATE	END DATE	LEAD ALLY	COMMENT
Prepare RFI	Conduct Facility Inventory	Oct 15	Dec 1	Weber Community Planning	In process
	Conduct Resident Needs Survey	Oct 15	Dec 31	Morris- Leatherman	In Process
	RFI – First Draft	Oct 28	Nov 11		In process
	RFI – distribution strategy				
	RFI – peer review				
	Consider Bus Garage Site for possible inclusion	Oct 15	Dec 15	SD 273	In process
	RFI – developer comment				
	Research Met Council funding	Nov 1	Dec 1		
	Research MnDOT funding	Nov 1	Dec 1		
	RFI – Second Draft	Nov 11	Dec 15		
	City Council update	Nov 19			
	RFI – compile all docs	Oct 1	Jan 1		
Issue RFI & Select Partner	Review responses	Feb 15	Mar 1		
	Invite top candidates to present	March 1	March 15		
	Make recommendation to City Council	March 15	--		
Craft Strategy with Partner	Refine program				
	Refine zoning (height, density, etc)				
	Clarify market demand				
	Negotiate term sheet				
	Negotiate redevelopment agreement				
	Implement redevelopment agreement				

OBJECTIVE	TASK	START DATE	END DATE	LEAD ALLY	COMMENT
Prepare for additional redevelopment	Research infrastructure & utility capacity				
	Research transportation capacity				
	Research Met. Council projects/ funding				
	Research Mn DOT projects/ funding				
	Review zoning codes			Plan Commission	
	Review financial incentives			E.D. Staff	
	Review affordable housing goals			Housing Foundation / City Council	
	Review sustainability goals			Energy & Environment Commission	