

EXPLORATION SESSION: CONSOLIDATION OF FINDINGS

PROJECT: The Former Publics Work Site, 5146 Eden Ave, Edina MN

PROJECT #: 14029 MN

SESSION DATE: December 4th, 2014

SESSION DESCRIPTION: On December 4th, 2014 Confluence took part in leading an Exploration Session for the Grandview District's former Public Works site redevelopment. The session took place from 7:00pm to approximately 9:00pm.

The purpose of the session was to explore the context of the former Public Works site, possibilities for redevelopment and to begin to collaboratively identify elements that will result in a synergistic private/public development of the site. This session was the first in a series of additional public input sessions that will help refine and facilitate alternative development scenarios. The results from the collective inputs will be used in the assessment and refinement of strategic alternatives for the site.

There were approximately 130 attendees, which exceeded the target of 80-100 people. Participants included residents of the neighborhoods surrounding the site and the community at-large, a few commercial property owners, and several community advocates. Approximately 40 participants were involved in the 2010-2012 Grandview preliminary planning process.

The session was held in a large meeting room at the Edina Community Center. This site was selected for its central location and ability to accommodate a large group. This session was publicized extensively in hopes of strong attendance. Postcards were mailed to 1,000 households within ½ mile of the site. 75 posters were hung throughout the City. Promotional ads were placed on Facebook. Online messages were distributed via Next-door and City Extra. Invitations and reminders were emailed to past participants and leaders of community organizations. A guest column was printed in the Sun-Current. Presentations were made to City Commissions and other community groups. Word-of-mouth was also used.

The following document is a review of the suggestions and comments from the Exploration session.

CORRESPONDING

FILES:

*14029MN_Headline News Responses.pdf,
14029MN_Descriptive Word Responses.pdf
14029MN_Strengths.pdf
14029MN_Weaknesses.pdf
14029MN_Development_Ordered Polling Results.pdf
14029MN_Public Space_Ordered Polling Results.pdf
14029MN_Streetscape&Parking_Ordered Polling Results.pdf
14029MN_Uses_Ordered Polling Results.pdf
14029MN_Opportunities.pdf
14029MN_Additional Comments*

SESSION OUTLINE:

- I. HEADLINE ACTIVITY
- II. DESCRIPTIVE WORD ACTIVITY
- III. SITE STRENGTHS ACTIVITY
- IV. SITE WEAKNESSES ACTIVITY
- V. INTERACTIVE IMAGE POLLING
- VI. SITE OPPORTUNITIES ACTIVITY
- VII. MEETING SUMMARY

I. HEADLINE ACTIVITY:

Each participant was asked to create an alternative newspaper headline about this project upon its future completion. These were then compiled and shared by table representatives with the group. All headlines were collected and recorded. This exercise aimed to get people thinking about what they envision for the site and what a successful development means to them. In a subtle way, it brings out the essence of what they want the site to become.

- *Headlines Collected: The following is a sample of headlines received, all collected headlines can be referenced in document (14029MN_Headline News Responses.pdf)*
 - 1) *Public/Private Partnership Anchors Neighborhood Town Center*
 - 2) *Dan Patch Runs Again*
 - 3) *Edina opens Innovative Community Center*
 - 4) *Edina Goes Green - New Development Redefines Sustainability*
 - 5) *Edina's Architectural Masterpiece, the City's New Community Center Opens Today!*
 - 6) *Edina Eats Cake in New Art Center*
 - 7) *Grandview a Hub of Activity for Edina promised to be Sustainable*
 - 8) *Edina Welcomes New Multiuse Development for Public*
 - 9) *Vibrant New Sustainable Neighborhood Hub Attracting Local residents*
 - 10) *Edina Opens New Light-rail Station and Recreational Facilities at Old Public Works Site*
 - 11) *300 Affordable Housing Units in Edina*
 - 12) *Grandview Congestion is a thing of the Past*
 - 13) *Edina Looks Fabulous – Bridge Joins East and West*
 - 14) *Edina Opens New Park!*
 - 15) *Light rail come to Edina! Multimodal Transportation is Real!*

- **General Assessment:** Headlines collected by participants show an interest for the former Public Works site to become a place for Community. Center is a common reoccurring word in many headlines as well as Community. There is a clear need and desire for a place that the community can gather and consider public space. In addition to this, there was a lot of interest in public transit and sustainable or green development. Mixed-use development and residential development was expressed by some, but the majority of headlines gathered reflected at least some of the site be retained for public use.

II. DESCRIPTIVE WORD ACTIVITY:

After viewing photos and videos of the current site, the following questions were asked of the participants in order to gather initial thoughts on the existing and future former Public Works site:

- 1) Words to describe the former Public Works site today; and
- 2) Words to describe your vision of the former Public Works site in the future.

These were then compiled and shared by table representatives with the group. All descriptive words were collected and recorded. This exercise identifies in one or two key words those elements of the site that the stakeholder sees prior to development and after development. These words assist in forming the concepts for development and resolving the issues that exist today.

- Word Cloud Results: The descriptive words were collected from each participant and were tabulated by frequency to develop a word cloud. Larger words indicate descriptive words that were more frequently used by the participants:

Former Public WorkSite - Edina Grandview District community response - descriptive words - today



- General Assessment: Initial thoughts about the former Public Work site varied drastically from the participants' descriptions for "today" versus "tomorrow". "Today's" site was described as empty (8.3% of participants suggests), vacant (5.8%), ugly (5.8%) and desolate (5.8%). Participants were overall very optimistic about the site. The top two descriptive words for the site today were opportunity (9.2%) and potential (8.3%).

III. SITE STRENGTHS ACTIVITY

Each participant was asked to identify the strengths of the site. These were then compiled by table, recorded and shared in part with the whole group by a table representative. Identified strengths help the City and the Developer to understand what the assets of the current site and its context are. These strengths will help inform the conceptual design and effective development of the site.

- Word Cloud Results: The strengths were collected from each participant and were tabulated by frequency to develop two word clouds (one for strengths, one for weaknesses). Larger words indicate words that were more frequently used by the participants.

Former Public WorkSite - Edina Grandview District community response - site strengths



- General Assessment: A large majority of participants expressed that the central location (30.8% of participants mentioned), location (26.6%) or access (25%) of the site was one of its greatest strengths. The site is close to highway 100 (13.3%), and is also walkable (9.2%) to many nearby destinations. A few also noted that the location was near other municipal buildings (5%), and could be a good location for other civic use. Few people listed the density (1.7%), and downtown views (1.7%) as strengths, but we note these as strengths for mid-high density development, in which most participants were opposed to. The site size (10%), topography (9.2%) and surrounding existing businesses (12.5%) were listed as strengths for the site, but these things were also listed as weaknesses. Opportunity (5%) and potential (5.8%) were also listed by many participants.

(All collected strength responses can be referenced in document (14029MN_Strengths.pdf)

V. INTERACTIVE IMAGE POLLING

The Development team prepared a slide presentation illustrating a variety of images of mixed-use development, public spaces, streetscapes, parking and examples of uses and activity. Participants were shown the images one at a time. Each participant (up to 100 total participants) was given a digital response card (clicker) that captured reactions to the images. Participants were given approximately 10 seconds to capture their initial reaction to the image and respond with a ranking from a number one (Extremely Positive) through five (Extremely Negative) - three being neutral. A quick look at the results was shown to the group following each image polling before proceeding to the next image. The participants were asked to look at four main categories of images. The first category was “Development: Mass, Form and Character”, followed by “Public Space”, “Streetscape and Parking”, and “Uses”.

Information gathered from the interactive group activity is valuable in gleaning a sense for what development types, public spaces, streetscapes, parking and examples of activities and uses the participants’ prefer. Each category was then organized using the low to high averages. This preference information can be used as a reference in developing programmatic and design criteria to assist in creating site development concepts moving forward.

- Results are shown with pictures of most favorable photos first and least favorable pictures last. Results were separated by polling category (Development, Public Space, Streetscape & Parking, and Uses). Results were calculated using polling information from 100 participants (reference documents: *14029MN_Development_Ordered Polling Results.pdf*, *14029MN_Public Space_Ordered Polling Results.pdf*, *14029MN_Streetscape&Parking_Ordered Polling Results.pdf*, *14029MN_Uses_Ordered Polling Results.pdf*).
- General Assessment: Participants expressed during polling the desire for “green” within the images. Although, Development category was focusing on the architecture or the form, mass and character of the development, many people still voted with the context in consideration. It is clear to see that most images with “green” elements were more highly favored. It is also observed that high-mid-density development was least favorable by participants.

The Public Space category results reflected the desire for “green” gathering space. The participants seemed to desire a more flexible multi seasonal space in which there could be a variety of uses. Certain specific-uses were identified through some of these photos including an open lawn, areas for seating, a café, an indoor and outdoor fitness space, and a performance space.

The results for Streetscape + Parking Category pin-pointed a strong desire for safe bicycle and pedestrian access, including a designated protected lane and defined crosswalks. There was also a lot of support for “greening of streets” with bioswales, on street parking and plantings separating pedestrians and cars. A promenade-like feature was also found more desirable. It was very clear that participants did not want an exposed multi-level parking ramp and that parking should be masked as part of the design architecture.

Passive recreational uses were found to be the most favored of uses and include such examples as lounging, reading, board games, yoga, and outdoor dining. There were also more active uses that were favored including dancing, bocce and ice-skating.

VI. SITE OPPORTUNITIES ACTIVITY

After the interactive image polling exercise, the participants were then asked to write down opportunities they envisioned for the site. The purpose of this section was to understand what the stakeholders perceived as opportunities for this site. This exercise built upon the previous activities that participants were engaged in earlier in the meeting.

- Word Cloud Results: The opportunities were collected from each participant and were tabulated by frequency to develop a word cloud. Larger words indicate words that were more frequently used by the participants:

Former Public WorkSite - Edina Grandview District
community response - opportunities



- General Assessment: Like the previous exercises, it was highly expressed the desire for the site to incorporate community space, with community/rec-center (27.5% of participants support). This was the most frequent response, followed by an art/cultural-center or theater space (20%). Participants also expressed that the site has potential to become an indoor-meeting or gathering space (10.8%) with a lot of support for a small food retail shop or café (18.3%). The participants stated a desire for this site to have green space (19.2%) or outdoor multi-season space (7.5%), with improved walking or biking paths (5.8%). Participants also expressed that the site should be multimodal with a transit hub or transit station (16.7%) and hidden underground parking (10%) or other parking (11.7%) showing a strong desire (All collected opportunity responses can be reviewed in document (14029MN_Opportunities.pdf).

VII. MEETING SUMMARY:

This two hour session yielded a great deal of input from participants. The design team reviewed and compiled all the comments at the session and identified several key themes. *(All collected general comments can be reviewed in document (14029MN_Additional Comments.pdf).* The themes expressed the preferences shown by meeting participants and they included:

- 1) The site should include a significant public use component. (e.g. community gathering and multi-use facility including arts, recreation, cultural and events space)
- 2) The site should be built with sustainable design and development principles in mind, with focus on sustainable features, construction techniques (e.g. innovative storm water management) and improved access to alternative transportation choices.
- 3) An outdoor plaza or public gathering space should be built with all seasons in mind and with flexibility to adapt to different uses.
- 4) A preference for mid-low density, mixed use development on site.
- 5) Adequate parking to serve the development of the site should be provided and architecturally incorporated into the design.
- 6) Multimodal transportation should be supported through design.
- 7) The site should become a hub or destination for the surrounding neighborhoods.
- 8) The site should be a catalyst for future growth and development in the Grandview district and is to be designed with “big picture” plan in mind.

Headline News Responses:

New Community Center Opens in Edina

Finally

Edina's Architectural Masterpiece, the City's New Community Center Opens Today!

Edina Arts Center Integrates Generations

Frauenshuh Ober Alles : Community Loses

Millennials Make the Move to a Healthy Edina

Vibrant New Community Arts & Culture Space Opens

Edina's New Community Center for the future

Home Run for Edina

Edina Focuses on the Future

New Art and Culture Facility and Community Center Opens

Edina Eats Cake in New Art Center

New Elegance Arrives!

Comprehensive Community Center Opens

Grandview Community Center – Sustainable – Innovative – Inviting

Edina Multi-use Project Sets New Vision

Edina Opens "the Place" for All Members of the Community

New Community center for all Edinians

Edina to build New Commercial Center with Transit and Community Amenities.

Edina Sells out Small Businesses

Breakthrough Landuse Project Opens

New Senior Residence Opens in Edina on Old Public Works Site

Grandview Mixed Use Kicks Off

The Arts Come to Edina

Edina Residents Celebrate New Addition to City

Grandview a Hub of Activity for Edina promised to be Sustainable

Edina Community Park honoring Veterans Extra with V.A representative Present

Center of Edina Moves West of 100

New Train Station Opens in Edina

Edina Solves Grandview Congestion Problem

Edina Opens New Multi-Use Facility

Edina Again Brings Positive Change for Future Community Center

A New "Green Edina" – City site Reflects Latest Sustainable Standards

Edina Grandview Project Makes Grand Entrance

Grandview Public/Private Partnership Begins

Interesting Edina Development Opens: Surrounded by Ugly Bus Burn and Old Buildings

Grandview Comes Alive

Edina's Energy Re-Opens for Business

21st Century Community Center Opens in Edina – finally Edina Has a Functional Place to Gather

Edina Signature Community and Business Center Now Open

New Community Center in Edina – Citizens Have a Place to Gather

Exercise Eat and Socialize at Center

Edina Downtown Post 2014

Grandview Grand Opening

Grandview Center Grand Opening

Edina is Building a New Park, Rec center and Senior Center

Edina Opens New Public Works Community Center

Edina Opens Green Community Center

Edina Vision of Sustainable Community Center Realized

Edina Welcomes its New "Community Center" –Our Dream Came True

"Edina Goes Green" New Development Redefines Sustainability

Enclosed Pool Opens in Edina

Edina's New Project Draws Community Together

Edina's New Functional Community Center Opens

Innovative Green Edina Community Square

New Community Building Opens

New Transit hub Opens in Edina

Community Engagement Drives Renewal Business District

Edina Begins Development of Community Facility

Public Land Gets Public Use

Park Community Center at its Heart

Grandview: New Community Center

An Oasis: Edina Opens “New” Greenspace and M Area in an Urban Pocket

Edina Chooses to “Build” for Community

Edina Community Center for All Ages – Come by Bike, Car or Train

Grandview Multi-Use Development Opens

Edina Finally Updates the West Side of 100

Edina Decides Grandview Use

Edina Opens Innovative Community Space

Innovative 21st Century community Center Opens in Edina

Grandview Edina Emphasizes Public in Placemaking

Grandview Area Redevelopment Anchored by Versatile Public Space

Edina Looks Fabulous – Bridge Joins East and West

Edina Lifestyle Center Opens in Grandview Neighborhood

Senior Cooperative Ethos

Elder Place Co-Op Now Available

Edina Maximized Potential of Landmark Site

Edina Welcomes New Multiuse Development for Public

Long Awaited Art & Culture Multi-Use Complex Opens

Vibrant Space Opens for Artists and Art Therapy in Edina

Edina Unveils its City Jewel

Edina Residents Prevail in Standing Firm on Green Community Space Next to Future Lightrail

Public Use Facility Unveiled

Spectacular New Edina Development Opens

Futurist Arts and Learning Center Opens in Edina

Edina Finalizes Construction of Public Multiuse Public Community Building

State-of-the-Art Cultural Center Opens in Edina

A New Grandview Makes History

Edina Builds for Community

Modern Comprehensive Public/Private Facility Added to Grandview District

Dan Patch Runs Again

City Hub Enters New Era

Catalyst for Civic & Service District Rebirth

Vibrant New Sustainable Neighborhood Hub Attracting Local residents

Edina Opens Epic Site

New Multi-Use Property to Edina: Train Station Returns After 80 years

Public/Private Partnership Anchors Neighborhood Town Center

Edina Opens New Light-rail Station and Recreational Facilities at Old Public Works Site

Train Transit Station Comes Back to Edina

300 Affordable Housing Units in Edina

Edina Opens New Community Center

Edina Opens Second Downtown

Edina Opens New Park!

Public Use Prevails!

Light rail come to Edina! Multimodal Transportation is Real!

Grandview Congestion is a thing of the Past

Descriptive Words Today:

Opportunity (11)	Hole (2)	Superfund-Site
Ugly (11)	Messy (2)	Field
Empty (10)	Natural (2)	Good-Location
Potential (10)	Polluted (2)	Grass
Desolate (7)	Promising (2)	Great-Topography
Connected (7)	Publically-Owned (2)	Grim
Vacant (7)	Sad (2)	Hemmed-in
Open-Space (5)	Waiting (2)	Hope
Boring (4)	Wasteland (2)	Hub
Eyesore (4)	Weedy (2)	Ideal-Location
Possibilities (4)	Abandoned	Jersey-City
Small (4)	Blank-Slate	Large
Traffic (4)	Empty-Canvas	Leftover
Wasted-Space (4)	Start	Leveled
Accessible (3)	Anti-pedestrian	Locked-In
Barren (3)	Collector	Misused
Centrally-Located (3)	Blight	Neglected
Dirty (3)	Car-Park	Noisy
Dirt (3)	Constricted	Non-Appealing
Hidden (3)	Cornerstone	Non-Descript
Isolated (3)	Critical	Non-functional
Public (3)	Dangerous	Non-Pedestrian
Rail-Access (3)	Depressed	Non-Productive
Topography (3)	Disaster	Odd
Underutilized (3)	Disgrace	Parking-Lot
Awful (2)	Dismal	Peaceful
Bleak (2)	Divisive	Perpetual-Strife
Central (2)	Dry	Pine-Trees
Constrained (2)	Dump	Post War
Gray (2)	Dysfunctional	Quiet

Retail

Sandwiched

Serene

Slum

Sparse

Tight

Tranquil

Unlimited-Possibilities

Unusual

Urban

Useless

Valuable

Vibrant

Waste

White

Underutilized

1960's-Patchwork

Descriptive Words Tomorrow:

Green (16)	Anchor (2)	Car-Free
Vibrant (14)	Art-Center (2)	Catalyst
Community-Center (11)	Attraction (2)	Central-Focus
Accessible (8)	Culture (2)	Central
Community (8)	Community-Centric (2)	Public-Space
Multiuse (6)	Convenient (2)	Classy
Public/Private (6)	Cultural (2)	Commercial
Beautiful (5)	Diverse (2)	Common-Space
Green-Space (5)	Energetic (2)	Health-Focused
Hub (5)	Eye Catching (2)	Cool
Innovative (5)	Fun (2)	Cornerstone
Public-Space (5)	Indoor/Outdoor (2)	Crowded
Sustainable (5)	Integrated (2)	Density
Transportation (5)	Lively (2)	Drive-In
Active (4)	Modern (2)	Downtown
Art (4)	Park (2)	Accessible
Busy (4)	Refreshed (2)	Dramatic
Destination (4)	Smart (2)	Dynamic
Gathering-Place (4)	Stunning (2)	Educational
Mixed-Use (4)	Success (2)	Efficient
Transit Station (4)	Affordable-Housing	Enclosed Pool
All-Ages (3)	Amazing	Exciting
A Place-for-Everyone (3)	Architectural-Excellence	Fantastic
Attractive (3)	Architecturally-Significant	Farmer's-Market
Connected (3)	Asset	Fitting
Multimodal (3)	Available	Flexible
State-of-the-Art (3)	24-hour	Friendly
Useful (3)	Better	Fresh
Walkable (3)	Bridge	Functional
Welcoming (3)	Carbon-Neutral	Future

Generational	Plaza
Energy	Practical
Green-Roof	Precedent
Iconic	Pre-Fab
Imaginative	Problems-Resolved
Inspiring	Professional
Interesting	Progressive
Landscaped	Public-Building
Large	Purpose
Learning	Recreation
LEED -Certified	Safe
Life	School-Bus-Garage
Lightrail	Serving-Underserved
LiveWorkPlay	Spectacular
Low-Density	Sunlight
Lush	Super-Vertical
Multi-Generational	Taxpaying
Natural	Tidy
Nature	Tranquil
New	Unifying
Niches	Unique
Non-Cookie-Cutter	Viable
Open	Youth-Center
Order	Zero-Waste
Organic	
Parking	
rejuvenation	
Passionate	
Pathways	
Pedestrian	
People-Oriented	

Strengths:

Centrally-Located (37)

Location (32)

Access (30)

Rail (18)

Highway (16)

Publicly-Owned (16)

Existing-Businesses (15)

Size (12)

Topography (11)

Walkable (11)

Potential (7)

Blank-Canvas (6)

Near-Municipal-Buildings (6)

Open/Empty (6)

Opportunity (6)

Potential (5)

Undeveloped (4)

Visibility (4)

Catalyst (3)

Connectivity (3)

Proximity (3)

Public-Transit (3)

Density (2)

Downtown-Views (2)

Growth (2)

Hub (2)

Rectangular (2)

Accessible-on-foot

Availability

Buildable Site

Bus Access

Clearly-Defined

Development-Opportunities

Existing-Infrastructure

Foundational-Design

Green-Space

High-Profile

Historical

Main-Thoroughfare

Price-is-Right

Layered-Development

Expression

Weaknesses:

Traffic/Congestion (23)

Size – too small (23)

Topography (16)

Bus-Storage (10)

Landlocked (10)

Unsafe (10)

Circulation/ Access (9)

Noise (8)

Rail- Tracks (8)

Low-Lying (7)

Access (6)

Backsides-of-Businesses (6)

Polluted (5)

Scope-of-Project-Small (5)

Can't-Please-Everyone (4)

Public-Opinion-not-Valued (4)

Parking (3)

Disconnected (2)

Barren (2)

Isolated (2)

Limited-Use (2)

Land-Locked (3)

Long/Narrow (2)

Highway (2)

None (2)

Access-to-Bike-Trail

Driven-by-tax-revenue

Hardscape

Intersections

Lack-of-entrance

Limits

Money-Pit

No-water

Views

Ugly

Opportunities

Community/Rec-Center (33)	Outdoor-Recreation-Space – Playground, Archery, Tennis, Bocce (4)
Art/Cultural Center/Theater (24)	Parking: Ramp (4)
Green-Space (23)	Park/Small Park (4)
Food/Retail/Cafe (22)	Public Art Space/Walk (4)
Public-Space/Gathering-Space/Plaza/Square (21)	State-of the Art Architecture / Architecturally significant (4)
Transit hub / station (20)	Bioswales (3)
Sustainable/LEED-certified (14)	Community-Center: Pre K (3)
Indoor-meeting/gathering-space (13)	Community-Indoor/Outdoor (3)
Parking: Hidden/Underground (12)	Connection to surround businesses (3)
Mixed-Use/Multi-Use (9)	Enclosed Indoor-Pool (3)
Outdoor Space: Four Seasons (9)	Green-Roof (3)
Fitness/Health Club (or a part of community center) (7)	Museum (3)
Garden: Botanical (7)	Pedestrian-Friendly (3)
Indoor/Outdoor-Space (7)	Senior-Housing (Reasonably priced) (3)
Walking-Paths/Bike (7)	Solar-Panels (3)
Access-Improvements/Reconfigured-network (6)	Amphitheater (2) made with natural topography
Highly-Adaptive/Flexible (6)	Attraction/Destination (2)
Multigenerational (6)	Arboretum (2)
Outdoor-Performance-Space (6)	Bridge over RR (2)
Affordable-Housing (5)	Community-Center: Teens (2)
Catalyst for Other Development (5)	Community-Performance-Space (2)
Catalyst-for-Development (5)	Highway-Cap/Bridge (2)
Farmers/Flea/Art Markets/Pop-up-shops (5)	Housing-Development: Low-Mid Density (2)
Garden: Community (5)	Housing-Development: Mid – High Density with Views (2)
Parking (5)	Multimodal-Connections (2)
Performing-Arts/Youth-Performance (5)	Naturalized-Plantings/Grasses (2)
Destination (4)	Pedestrian-Scaled Space (2)
Indoor-Walking-Paths (4)	Private-Development–Income (2)
LRT (4)	Senior-Residence (2)
Non-Commercial (4)	

Rainwater-Catchment (2)	Senior Center
Assisted-Living	Signature Statue/fountain
Art-Gallery	Small Business
Bicycle-Paths	Rain garden
Bird-Sanctuary	Tree Trenches
Center for Entrepreneurs	Pervious surfaces
Civic/Municipality-Connections	Terraced
Community-Center: Seniors	Unique Retail
Connect to Existing Parking via tunnel or skyway	Visitor Center
Connection for Municipalities	Wood burning Fireplace
Co-Op-Housing	
Daycare	
Day/Night-Activities	
Exercise –Non-equipment based	
Future Train Transit	
History (Yancey family, Dan Patch Line)	
Integrated with GRANDVIEW!	
Innovative Adaptive Spaces	
Large Scale Development	
Microbrewery	
Minority representation	
Multiuse-Center	
New School Bus Garage	
Not a Money Pit	
Obelisk – World's tallest!	
Oil Drilling Site	
Outdoor fitness – yoga taichi	
Petting Zoo	
Rail connection	
Reflective/ Quiet Space	
Remove current parking ramp	

Additional Comments:

The following are general comments left by participants on comment forms or highly specified responses in other activities:

- 1) *"Make sure this site is developed at proper level to fit in master plan"*
- 2) *"We need to input! Are you going to survey residents about this? Especially the ones that live close? We need to be able to have the ability to keep this land PUBLIC!"*
- 3) *"Be more explicit and direct on ground rules and protocol of meeting at the start of meeting"*
- 4) *"Would be good to lay out public/private dynamic at start of meeting – I was going off the impression that the site was a blank slate, that attendees could alter site use. Also, more direct questions about site use would be good, not pictures or combine/ define pictures."*
- 5) *In response to weaknesses: "City Government is not responsive to public opinion"*
- 6) *In response to weaknesses: "not valued by some decision makers for potential public use"*
- 7) *In response to weaknesses: "Already handed to ONE developer before city council decided with Edinians what we want built on the property."*
- 8) *In response to weaknesses: "some developer builds condo building by promising large tax input to city."*
- 9) *In response to opportunities: "We need a place for teens and young adults to gather an entertainment venue – a place to have DJ, dances, concerts, plays, "open mic" nights, comedy, etc. Edina is supposed to be such a great p-lace to raise kids but there is NOTHING for them to do once they reach teen years."*
- 10) *In response to opportunities: "A green space and cultural arts activity center. I would like it to be a place where adults and youth can learn the unusual skill or craft from elderly of this community. Take a trip to the City museum in St. Louis, MO. Amazing what's happening there. It's a place of total imagination. Visit the folk art school in Grand Marais. Amazing. Now through into this light rail and bike routes and green space around it and on the roof."*