

Grandview Community Advisory Team

Redevelopment Update

Former Grandview Public Works site

City Council Work Session

January 21, 2014

Tonight's Conversation

- Background
- Status Updates
 - Community Facility Inventory
 - Resident Survey
 - Request for Interest
- Redevelopment of former Public Works site
 - Concerns & Questions

Background

- Grandview Development Framework adopted in April 2012
 - 2 years of planning
 - Direct involvement by 50+ person Steering Committee
 - Dozens of meetings
 - \$100,000 + investment
- Community Advisory Team conceived May 17, 2013
 - Purpose is to “ ...provide real world real estate expertise and community vision to assist and inform staff during the implementation process.”
 - Anticipated roles and activities include...
 - Preliminary input to shape the Request for Interest (RFI) for the Public Works site,
 - Review of RFI responses and recommendation to City Council
 - Plus several others related to implementation of Development Framework
- Community Advisory Team named in June 2013
- At the request of CAT, additional Council direction provided in Sept. 2013
 - Survey Edina residents about community use of site
 - Inventory community facilities and identify gaps
 - Proceed with simultaneous preparation of RFI, target completion Jan. 2014

Status Update

Facility Inventory

- Study submitted Dec. 30, 2013
 - Identified community facilities in and around Edina
- Will present & discuss at upcoming CAT meeting
- Initial feedback of CAT member requested additional study to identify usage of facilities

Status Update

Resident Survey

- Survey being implemented weeks of Jan. 13 & Jan. 21
- 400 households will be randomly polled by telephone
- Questions developed based on input from key stakeholders
 - CAT members,
 - Parks & Recreation
 - Edina Community Education
- Results on February 13, 2014

Status Update

Former Public Works site - Request for Interest

- Ten meetings completed in seven months
- Group has prepared & reviewed multiple versions of an RFI document
- Many questions raised regarding community preferences & process
- Group is split regarding how to move forward

Next Steps

- 1) Additional direction needed from Council to complete this task
- 2) Additional time needed to complete this task

Former Public Works site redevelopment

The 2012 Development Framework generally describes a catalytic redevelopment project on the site to set the tone for future development throughout the Grandview District.



Framework Concept (pg 19)

- 50,000 SF community building
- 28,000 SF public plaza
- Shared public parking, including Park & Ride
- multi-family housing

More specifically, a mix of uses was envisioned that contain complimentary public and private elements.

Former Public Works site redevelopment

What possible land use scenarios is the City willing to consider for this site?

Option A

- 100% private development

Option B

- combination of public and private uses

Option C

- 80-100% public use

Option B: Public-Private Development

With a significant Public Use component, when should the City begin working with a potential Development Partner?

Early in the process

- Engage Partner to collaboratively identify
 - community needs,
 - market demand and
 - financial feasibility

Later in the process

- Allow time to clearly identify community needs first, then
- Investigate demand and feasibility with a Partner at a later stage

Option B: Public-Private Development

What is the best way to craft an RFI process to work with a Partner?

Select a Tentative Developer

- Design process together
- Shape a viable project together
 - If agreeable to City, engage Tentative Developer to build and finance it
 - If NOT agreeable to City, reimburse Tentative Developer a pre-defined fee and part ways

Select a Developer (in a consulting capacity only)

- Shape a viable project together
- Reimburse consultant for work completed

Then seek a Developer to build and finance it

- Traditional RFP process anticipated

Option C: Possible 80 - 100% Public Use

What is the new process to explore this possible major Public Use opportunity?

- What is the preferred use?
- Who is involved in selecting a future public use?
- What type of process will be used to explore public needs?
- What professional expertise will be needed for this work?
- How would the project be funded?

With a new process, what is the role of the Grandview CAT?