

# REPORT / RECOMMENDATION



**To:** Park Board

**Agenda Item #:** VI.C.

**From:** Ann Kattreh  
Parks & Recreation Director

**Action**

**Discussion**

**Date:** February 10, 2015

**Information**

**Subject:** Redevelopment Planning Update, Grandview, Former Public Works Site

**Action Requested:**

Provide feedback regarding possible development scenarios for the Grandview site.

**Information / Background:**

Bill Neuendorf, Economic Development Manager, will be present to discuss potential scenarios for the Grandview site. Each scenario includes indoor and outdoor public space which would likely fall under the Parks & Recreation Department. Please review the attached memo.

Attachment:

Grandview Redevelopment Memo



## Economic Development

Phone 952-826-0407 • Fax 952-826-0390 • www.EdinaMN.gov

**Date:** February 4, 2015  
**To:** Ann Kattreh, Park and Recreation Director  
**From:** Bill Neuendorf  
Economic Development Manager  
**Re:** **Redevelopment Planning Update, Grandview  
Former Public Works Site**

In November 2014, the City entered into a Collaborative Development Planning partnership with Frauenshuh to prepare possible development scenarios for the City-owned property at 5146 Eden Avenue. Each scenario will contain a combination of public and private components.

The City/Frauenshuh team is midway through the "Exploration" phase of this land planning process. Hundreds of community members have been engaged and have expressed a variety of suggestions and opinions.

A summary of recurring themes and preliminary desires for public components obtained in the "Exploration Phase" was shared with the City Council on February 3, 2015. Based on this preliminary information, the types of public programming with greatest interest are:

- New Community Recreation Center
- New Community Arts & Culture Center
- New Community Performing Arts Center
- New Multi-Purpose Community Center (for all ages, with indoor & outdoor spaces)

Each of these types of public components would likely fall under the Parks and Recreation Department of the City. The design team has several questions regarding the operations, programming and financing of these potential facilities.

- 1) Do any of the programming suggestions have higher or lower priority with the Park Board?
- 2) Should any of these programming types be eliminated from consideration for this site?
- 3) Should additional programming types be considered for this site?
- 4) How will the Parks & Recreation operating budget be impacted by a new facility?
- 5) How will the Capital Improvement Plan need to be modified to provide funding for a new facility?

Input from the Park Board would be helpful to the design team as preliminary scenarios are prepared for the upcoming public input sessions in March and April 2015.

Attachment:  
Council Update February 3, 2015 (6-pages)

**GRANDVIEW**  
Former Public Works Site

City Council Update

February 3<sup>rd</sup>, 2015

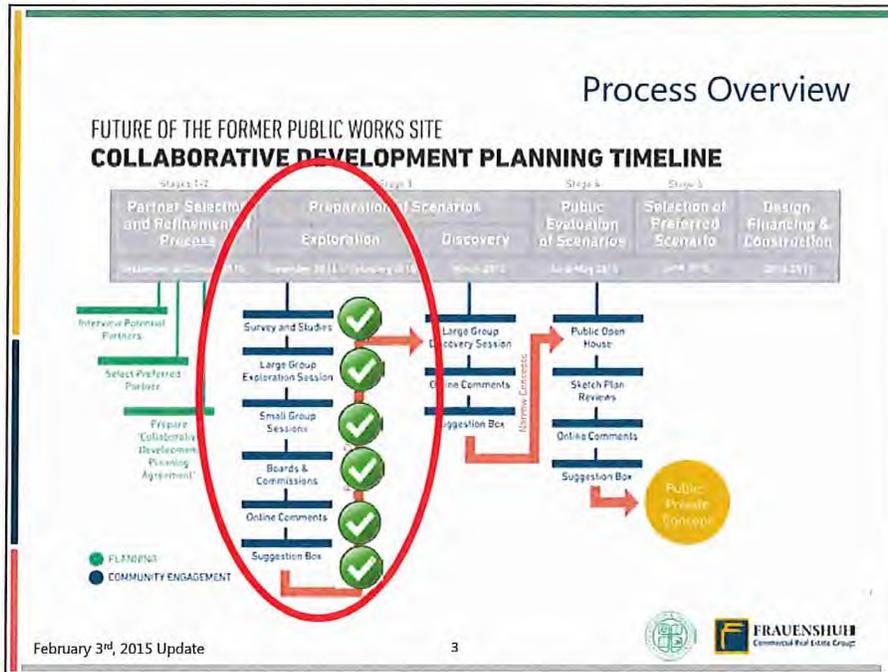
CONFLUENCE    Reynolds and Design    FRAUENSHUH Commercial Real Estate Group    OPUS THE OPUS GROUP    DJR

Former Public Works Site

**What could be built here?**  
[www.EdinaMN.gov/Grandview](http://www.EdinaMN.gov/Grandview)

CITY OF EDINA, MINNESOTA

February 3<sup>rd</sup>, 2015 Update    2    FRAUENSHUH Commercial Real Estate Group



- ### Activities and Process to date
- December 4<sup>th</sup> Exploration Session (general public)
  - Small Group Sessions
    - Offered to all
    - 120 community groups contacted
    - Youth, sports, education, neighborhoods, civic, business, commissions
  - January 15<sup>th</sup> Exploration Session at Edina High School
  - Online suggestions
  - Roving suggestion box
  
  - January 15<sup>th</sup> Collaborative Team Workshop
  - February 2<sup>nd</sup> Collaborative Team Workshop
- February 3<sup>rd</sup>, 2015 Update 4

## Recurring Themes

- Strong and diverse opinions about the site
- Recognition that some City and School District facilities are outdated
  - Dissatisfaction with existing Edina Community Center
- Recognition that Grandview functions as a neighborhood commercial center with a mixture of uses
- Concerns with the cost of new public facilities and impact to tax payers
- Preference to coordinate improvements at City owned property and adjacent School District property
- Importance of community gathering space welcoming to all ages
- Transportation improvements throughout Grandview
  - Convenient public parking
  - Pedestrian and bicyclists, as well as vehicles

February 3<sup>rd</sup>, 2015 Update

5



## Preliminary Desires regarding Land Use

- Mixture of significant public and private uses
- New Community Recreation Center
- New Community Arts & Culture Center
- New Community Performing Arts Center
- New Multi-purpose Community Space
  - All ages
  - Indoor and outdoor spaces
- Improved parks and open space
- More restaurants in Grandview
- Housing, with range of affordability

February 3<sup>rd</sup>, 2015 Update

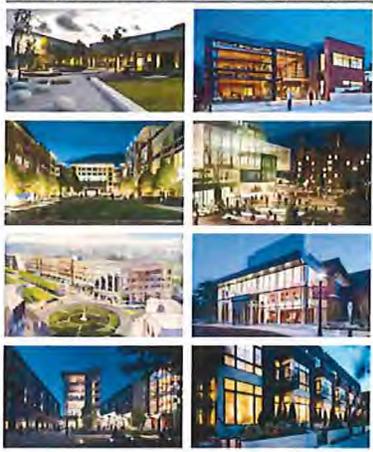
6



## Preliminary Preferences Form Mass Character

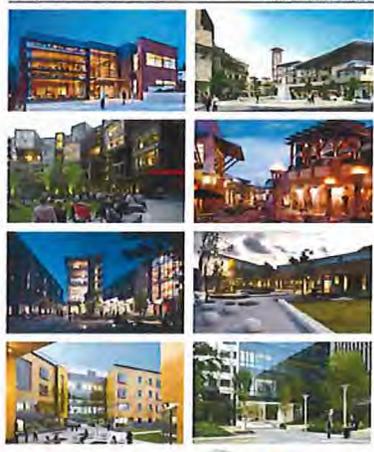
**Community Exploration Session [100 participants]**  
*December 4th, 2014*

Development: Form, Mass + Character **MOST PREFERRED**



**Edina Student Exploration Session [42 participants]**  
*January 15th, 2015*

Development: Form, Mass + Character **MOST PREFERRED**



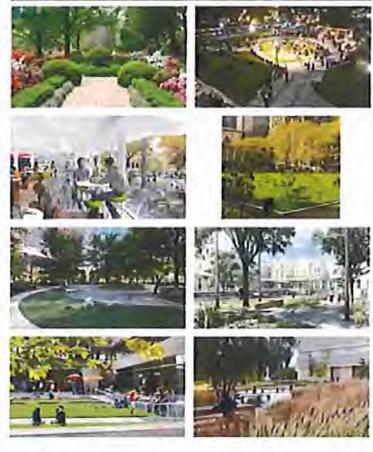
February 3rd, 2015 Update 7



## Preliminary Preferences Public Space

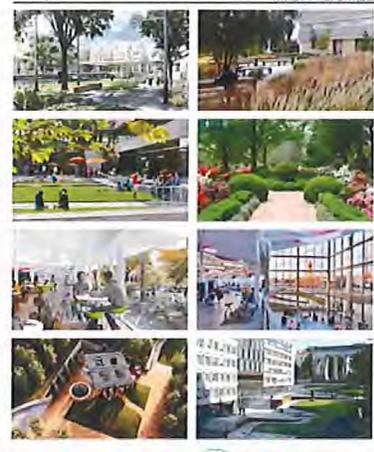
**Community Exploration Session [100 participants]**  
*December 4th, 2014*

Public Space **MOST PREFERRED**



**Edina Student Exploration Session [42 participants]**  
*January 15th, 2015*

Public Space **MOST PREFERRED**



February 3rd, 2015 Update 8



### Preliminary Preferences Streetscape & Parking

**Community Exploration Session [100 participants]**  
December 4th, 2014

**Edina Student Exploration Session [42 participants]**  
January 15th, 2015

**Streetscape + Parking** **MOST PREFERRED**

February 3<sup>rd</sup>, 2015 Update

9

FRAUENTRUM  
Commercial Real Estate Group

### Preliminary Preferences Uses, Events & Activities

**Community Exploration Session [100 participants]**  
December 4th, 2014

**Edina Student Exploration Session [42 participants]**  
January 15th, 2015

**Uses, Events + Activities** **MOST PREFERRED**

February 3<sup>rd</sup>, 2015 Update

10

FRAUENTRUM  
Commercial Real Estate Group

## Upcoming Team Activities

- Additional Community Outreach
  - League of Women Voters
  - Others
- Prepare for Discovery Session
  - Identify recurring themes
  - Analyze public comments
  - Address themes and trends
- Begin to prepare multiple site redevelopment scenarios
  - View the site in the larger Grandview District context
- Assess market, and physical development feasibility of scenario options
- Financial model of private and public mixed-use concepts



## Upcoming Events

<u>March 11, 2015</u> <u>Discovery Session</u>	public opportunity to provide input to design team regarding which uses work well together and satisfy the 7 Guiding Principles adopted for the Grandview District
<u>April 7, 2015</u> <u>City Council Meeting</u>	submit preliminary Development Scenarios for review
<u>April 22, 2015</u> <u>Open House</u>	public opportunity to review multiple Development Scenarios and provide feedback to refine the viable options for the site
<u>May 19, 2015</u> <u>City Council Work Session</u>	presentation of the Development Scenarios along with public input received; opportunity for City Council to pose questions about the Scenarios
<u>June 2, 2015</u> <u>City Council Meeting</u>	anticipated request to identify a preferred Scenario

