Southdale Library and Edina Art Center

preliminary sketch plan review

12.5.2023

HENNEPIN COUNTY
MINNESOTA

MSRDesign

southdale library + eac | project narrative

Hennepin County is planning to build a new Southdale Library on the site of the current Southdale Library and Regional Center at 7009 York Ave S in Edina, Minnesota. The project team, led by MSR Design, started the programming and predesign phase in March of 2023 to define the scope, budget, and schedule for the new library.

The project will also include the relocation of the Edina Art Center as a partner and tenant in the library building. This partnership will allow the sharing of the programs and infrastructure and will support overlapping programming. A public green space that provides outdoor education space and opportunities, a trail head connector for Nine-mile Creek and Three Rivers Park District, and stormwater treatment will be developed on the southern half of the site. The new library will be designed to meet the needs and expectations of the diverse and growing community of Edina and surrounding metro communities such as Richfield, Minneapolis and Bloomington, and to provide a welcoming and accessible space for learning, creativity, and civic engagement.

The zoning of the site is currently designated as R1 with supplementary requirements from the Greater Southdale District. The proposal complied with building coverage and impervious coverage requirements per the R1 district, and complies with setback requirements from the Greater Southdale District. A variance application will be required to accommodate a slight increase to maximum building height.

location map

zoning map

context map

Parcel Information

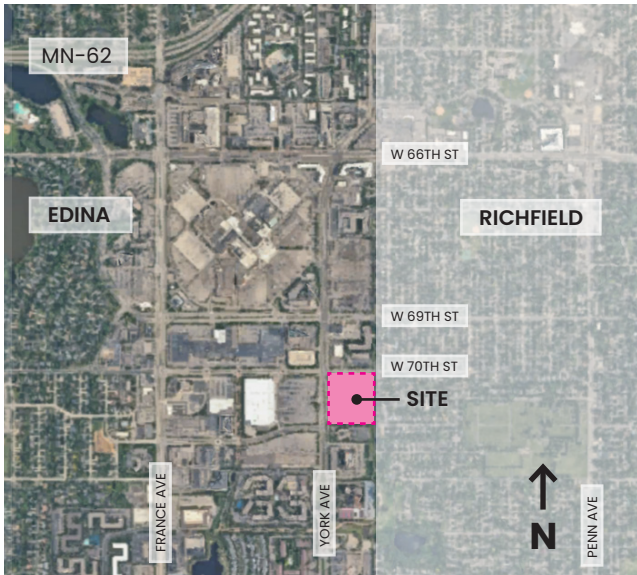|	
Address	7001 York Ave S
Parcel ID	32-028-24-21-000
Land Use	Institutional
Zoning District	R-1 + Greater Southdale
Height Overlay District	None
Floodplain District	None
Watershed District	Nine Mile Creek
Area	7.74 acres (337,228 SF)

Zoning Requirements

	R-1 + Greater Southdale		Proposed	
Max. Building Coverage	25.0%	84,307 SF	15.4%	± 52,000 SF
Max. Impervious Coverage	50%	168,614 SF	24.3%	± 82,000 SF
Min. Setbacks				
N: 70th St W	30'		35'	
E: Xerxes Ave S	30'		35'	
S: Interior Side Yard	30'		30'	
W: York Ave S	50'		50'	
Max. Height	40'		**± 50'***	

*A variance application will be required

Parking Requirements

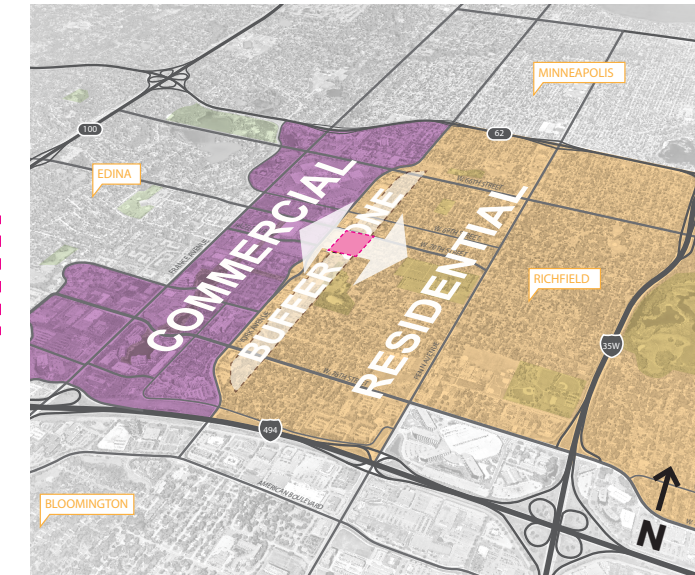|		
Baseline*	10 + 1 per 300 SF	180
Transit Reduction	10%	-18
Bike Space Reduction	10%	-18
Car Share Reduction	5%	-9
Total Required Spaces		135
Total Proposed Spaces		153

*Per conversation with city planning staff, baseline number of spaces is based on areas of library and art center program.
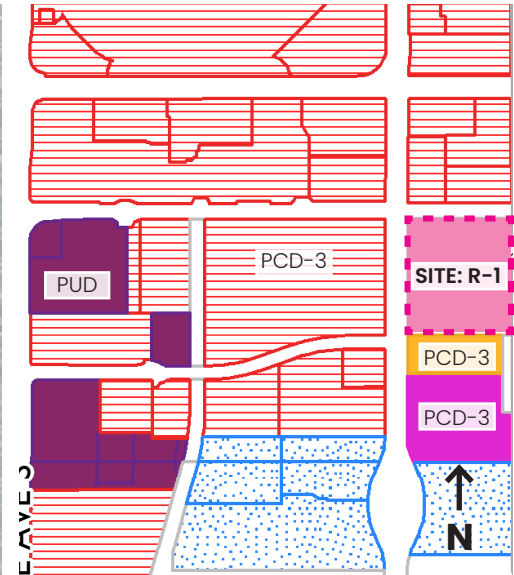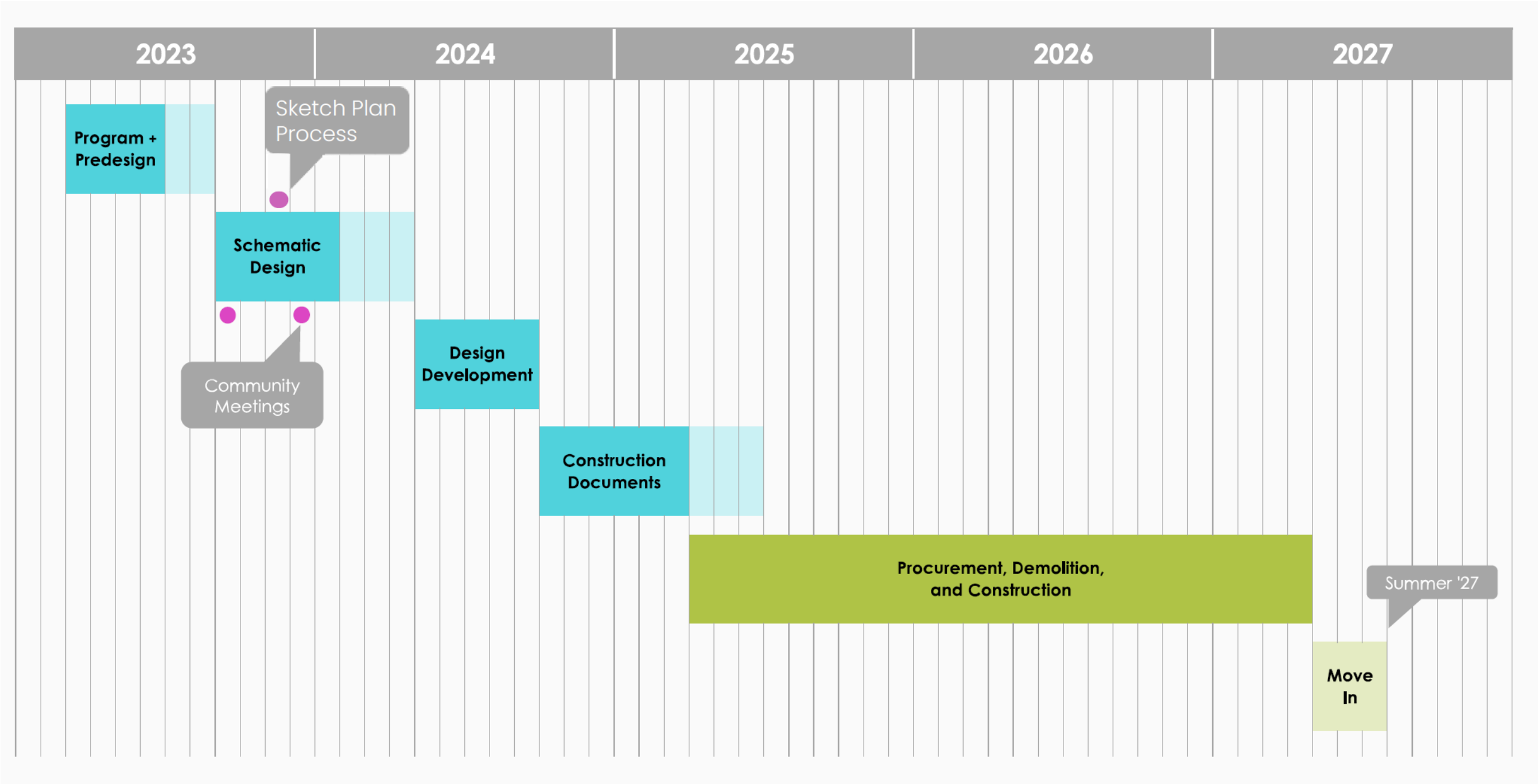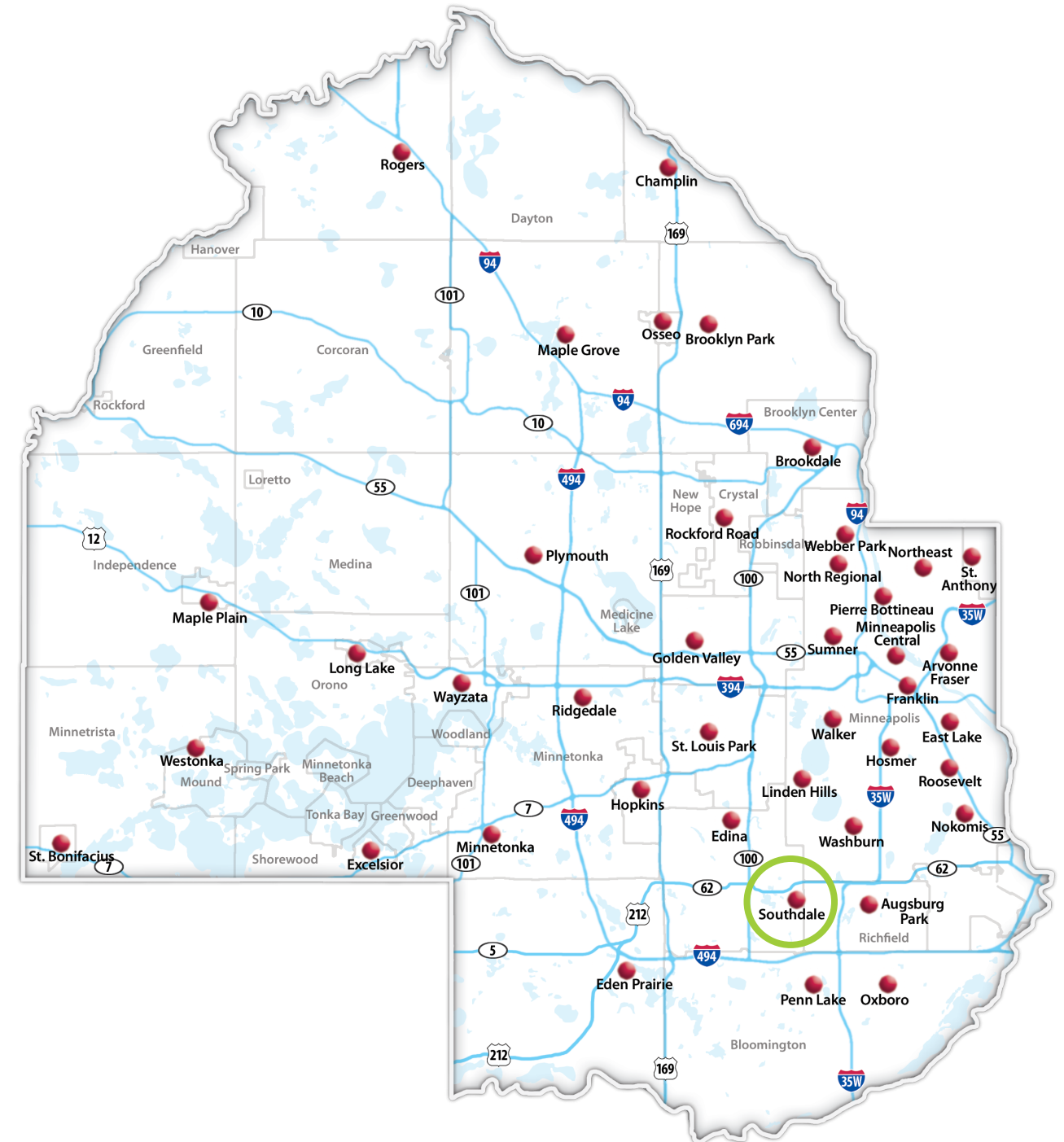
project schedule | timeline

southdale library | in context

Continues to be one of the busiest libraries in the Hennepin County system:

- **4th most visited library in the Hennepin** County system, welcoming approximately **185,000 visitors in 2022**

- 6th highest volume of physical checkouts, **more than 250,000 first-time checkouts in 2022**

- 7th highest volume of **Wi-Fi connections,** more than **225,000 sessions in 2022**

- **2nd highest in information counts**, second only to Minneapolis Central Library

Map: Southdale is the PRIMARY library used by cardholders who live here
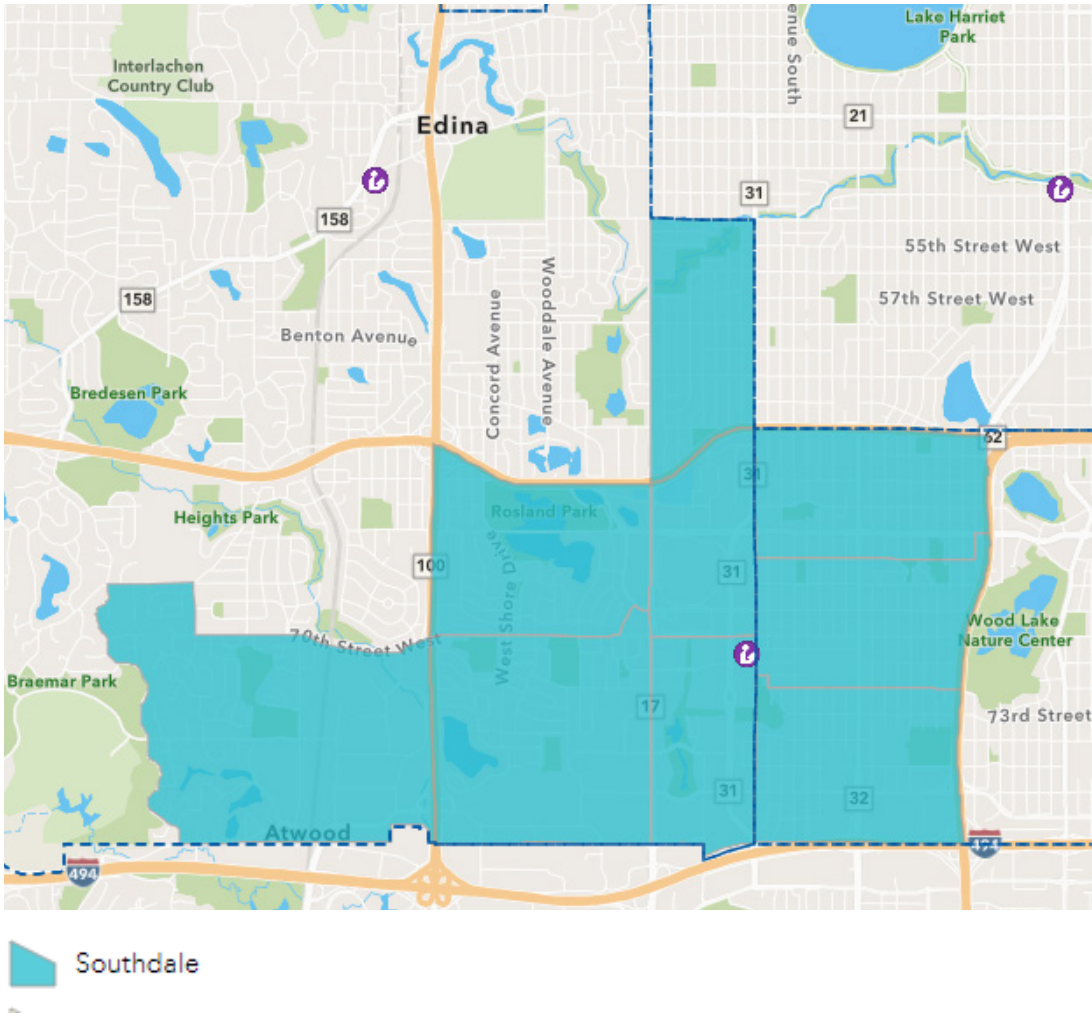
Map: Southdale is one of the TOP THREE libraries used by cardholders who live here
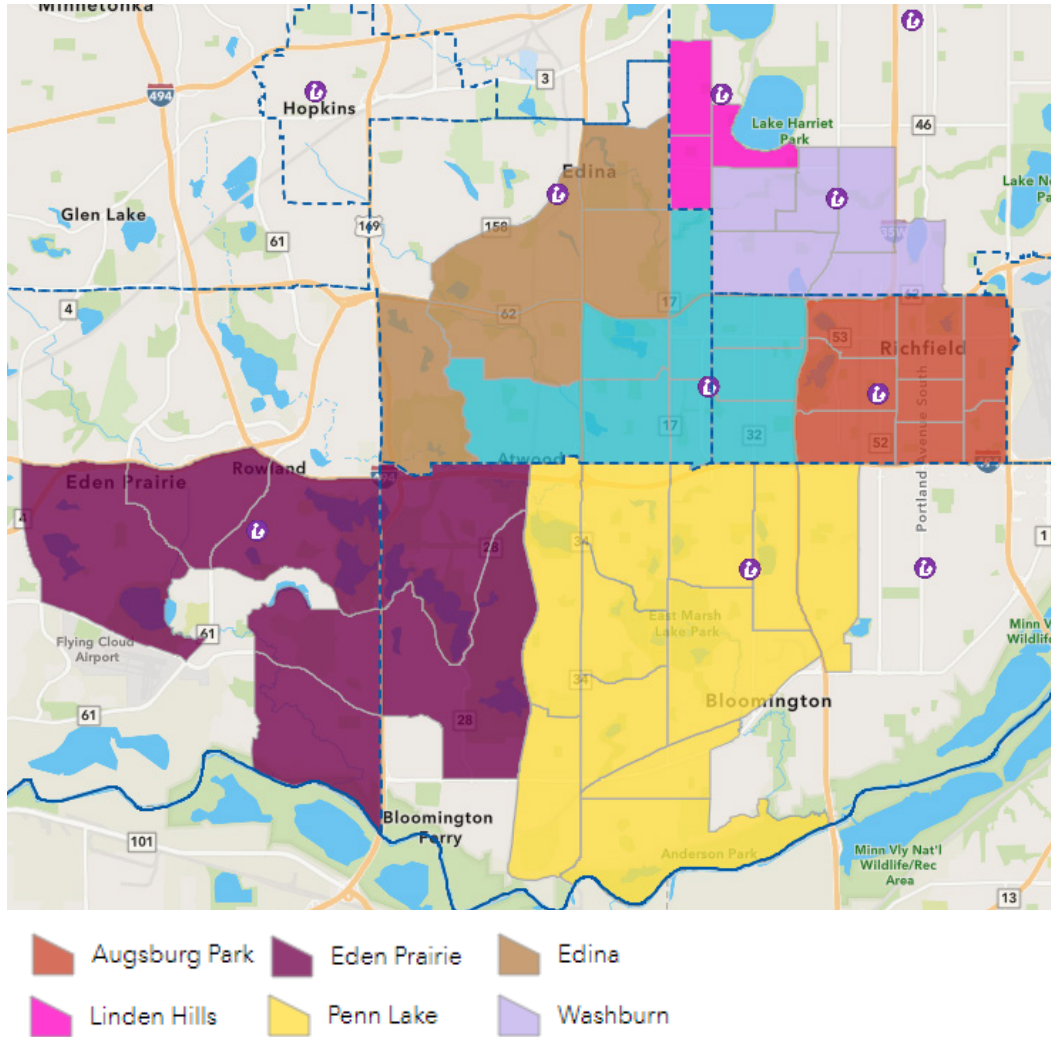
southdale library | feedback

How we have gathered feedback so far:

- **Survey of community members** about how they use Southdale Library and what they would like to see improved

  - Online and paper options

- **Audit of on-site** library collection + requests for holds/other items

- **Staff engagement sessions** to learn about community and staff needs

- **Usage statistics** (meeting room reservations, visit counts, computer sessions, circulation)

southdale library | feedback

Physical Building
- The current stairs, two-floor library, and parking lot are barriers to entry
- Easy-to-find drive-up book drop
- Access and accessibility are key
- Create a welcoming facility for all neighbors and kids
- Sightlines through Library

Location
- Hoping for more pedestrian friendly access
- Easy access to add to other errands/routines

Feature
- Natural light
- Adjacent green spaces
- Outdoor seating and classes

HCL

EAC

VALUE

southdale library + eac | preliminary building program

Library Program

A	Entry, Commons and Public Meeting Spaces	5,367 (GSF)
A1 Building Entry	670	
A2 Commons	1,134	
A3 Meeting Spaces	3,563	

B	Library Collection and Services	18,631 (GSF)
B1 Patron Service	264	
B2 Adult Collection	9,422	
B3 Teen Collection	396	
B4 Children's Collection	2,310	
B5 Technology	1,675	
B6 Reader Seating	4,565	

C	Community Innovation	5,233 (GSF)
C1 Meeting Rooms	1,141	
C2 User Focused Zones	2,731	
C3 Study Rooms	1,361	

D	Patron Support	Staff	6,646 (GSF)
D1 Offices	2,215	
D2 Staff Workroom	3,215	
D3 Staff Support	1,216	

E	Building Services	9,288 (GSF)
E0 Toilet Rooms	853	
E1 Facility Service Staff Area	3,024	
E2 Security Workroom	545	
E3 Custodial Storage	124	
E4 General Building Storage	413	
E5 Loading and Service	1,238	
E6 Mechanical/Electrical/Network	3,094	

LIBRARY TOTAL — **45,165 (GSF)**

Edina Art Center Program

F	ART CENTER CORE	16,038 (GSF)
Gallery	1,250	
Gallery Storage	250	
Gift Shop	375	
Model Changing Room	125	
Medium Studio + storage	1,000	
Large Studio + storage	1,500	
Multipurpose Room	0	
multipurpose + storage	1,219	
Glass, Jewelry, Metal Studio + storage	1,500	
Pottery / Ceramics Studio + storage	6,613	
Guest Artist Studio	250	
Gathering	1,125	
General Storage	831	

G	Outdoor Programs	0
Outdoor Kiln Area	Not included	
Patio Terrace	Not included	

H	Admin	2,513 (GSF)
Reception	188	
Directors Office	188	
Office Manager	188	
Staff Office	600	
Bldg Maintenance Office / Shop	375	
Part-time Staff Rm w/ Kitchenette	625	
Conference Room	0	
Workroom	250	
Admin Storage	100	

EAC TOTAL — **18,550 (GSF)**

Shared Program

I	Second Floor Infrastructure	2,800 (GSF)
Gendered Restrooms	675	
Family Restrooms	188	
Unisex Restrooms	200	
Mothers Room	100	
Vending	150	
Receiving / service Dock	0	
Trash / Recycle	0	
Prefunction Gallery	1,000	
Janitorial Closet	188	
IT Rooms	300	

SECOND FLOOR INFRASTRUCTURE TOTAL — **2,800 (GSF)**

J	Underground Parking	34,000 (GSF)
Underground Parking (100 Stalls)	34,000	

UNDERGROUND PARKING TOTAL — **34,000 (GSF)**

PROJECT TOTAL — **101,516 (GSF)**

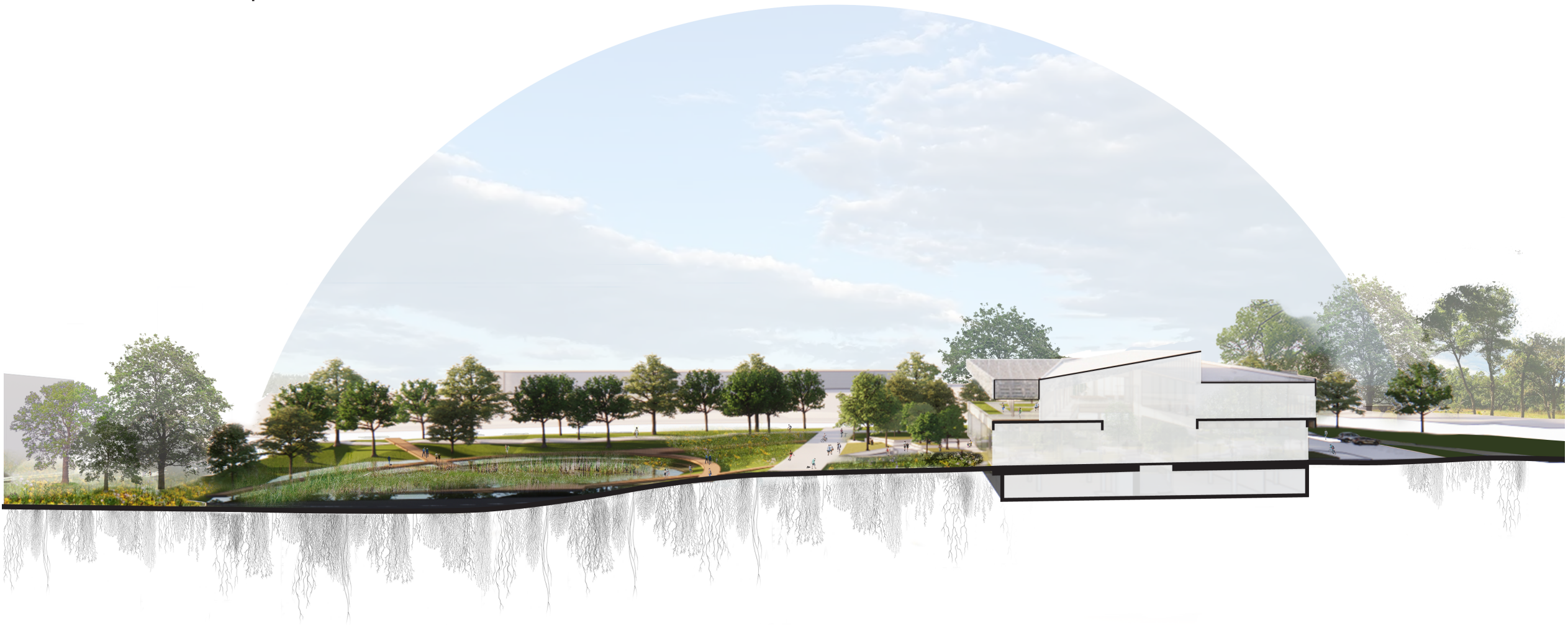# southdale library + eac | preliminary sketch plan

70TH STREET

YORK AVE

XERXES AVE

NEIGHBORHOOD ACCESS TO SITE

PATRON DROP-OFF

PHOTOVOLTAIC ARRAY

OCCUPIABLE, PLANTED TERRACE

PLAZA AND OUTDOOR PROGRAM

NINE MILE CREEK TRAILHEAD

HIGH-PERFORMANCE NATIVE LANDSCAPE

STORMWATER WETLANDS

PERIMETER PEDESTIAN PATH

NEIGHBORHOOD ACCESS TO SITE

NEIGHBORHOOD ACCESS TO SITE

BOOK DROP

SURFACE PARKING: ± 53 STALLS

UNDERGROUND PARKING: ±100 STALLS

PEDESTRIAN PATHS

NEIGHBORHOOD ACCESS TO SITE

OUTDOOR LEARNING LANDSCAPE

ON-STREET PARKING

MULTI-MODAL TRAIL CONNECTIONS TO NINE MILE CREEK TRAIL SYSTEM

NEIGHBORHOOD ACCESS TO SITE

LIBRARY + ART CENTER
101,516 GSF
FFE: 873'
2 STORIES

35'

50'

35'

30'

70TH STREET

YORK AVE

XERXES AVE

ENTRY PLAZA

35' HILLSIDE GROVE

PLANTED TERRACE

OUTDOOR KILNS

ART PLAZA

LIBRARY PLAZA

50'

ACTIVE HILLSIDE

35'

TRANSIT HUB

NINE MILE CREEK TRAILHEAD

CHILDRENS ZONE

LIBRARY OF NATIVE PLANTS

WETLAND TRAIL

TRAIL CONNECTION

30'

southdale library + eac
reparative landscape

infiltration

filtration

cooling + shade

pollinators

air quality

transpiration

evaporation

carbon sequestration

Migratory birds

people + health

sustainability | design initiatives

A performative approach to landscape
- Native vegetation promotes **biodiversity** and supports **regional ecosystems**
- **Resilience** through water
  - Manage 95% of annual average **rainfall**
  - Percolation to **reduce stormwater** runoff
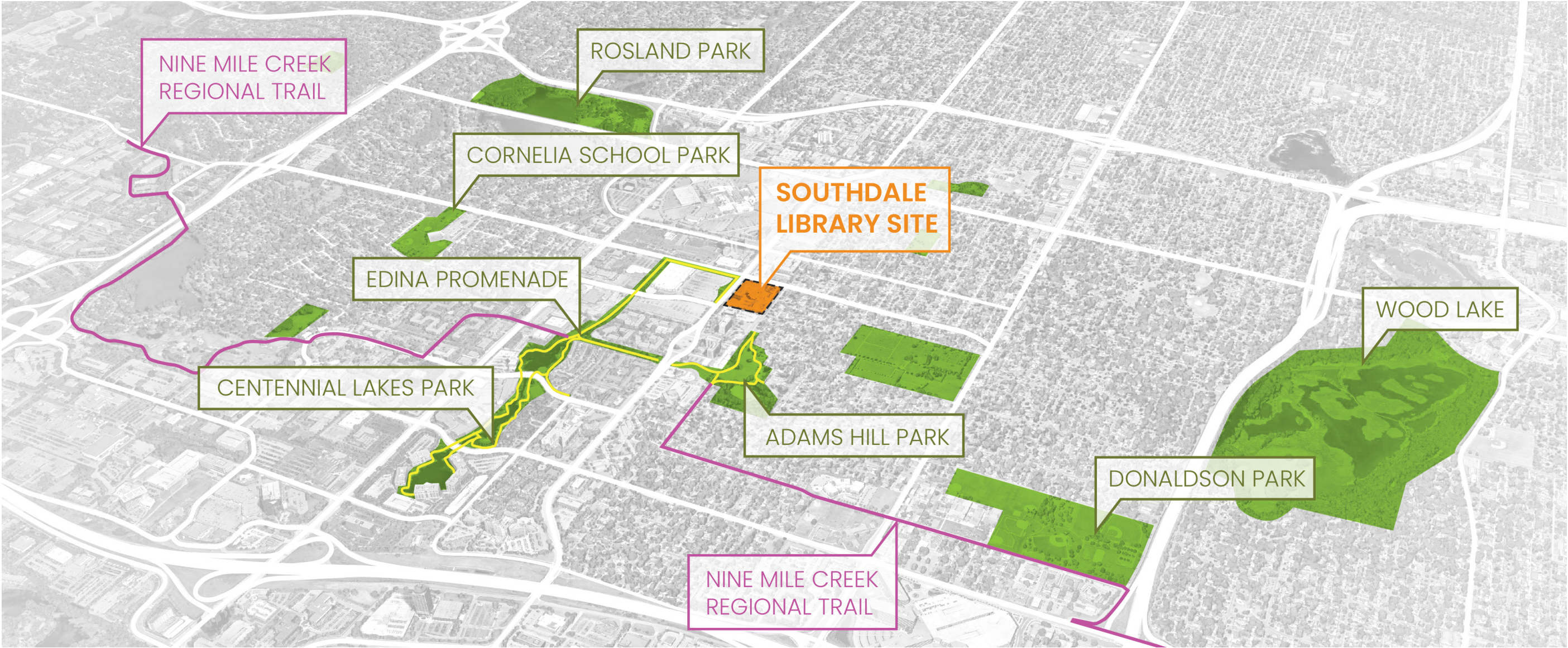 - Maximize **porous paving**

Centering the community through design
- Universal **access** and **inclusion**
- Connect **neighbors** to public amenities
- Create a **landscape** for learning
- A hub for **creativity** and lifelong **learning**

Passive and active design strategies
- Biophilic **planted terrace**
- Responsive **water** use throughout
- Energy Performance
  - Rooftop **photovoltaic** panels
  - Highly performing **building envelope**
  - **Geothermal** heat pumps
  - Responsive **façade strategies**
  - Optimize interior **daylight** penetration and daylight comfort levels
- Emissions reductions
  - **Reduce embodied carbon** through responsible selection of building materials and systems
  - **Reduce operational carbon** through passive design and efficient systems, offset with **onsite renewables**

NINE MILE CREEK REGIONAL TRAIL

ROSLAND PARK

CORNELIA SCHOOL PARK

SOUTHDALE LIBRARY SITE

EDINA PROMENADE

WOOD LAKE

CENTENNIAL LAKES PARK

ADAMS HILL PARK

DONALDSON PARK

NINE MILE CREEK REGIONAL TRAIL

greater southdale district | areas of alignment

Placemaking through the lens of experience
- support the **public realm**
- create **equity** throughout
- respect the **larger context**
- express the **collective nature of community**
- act to **support the next 200 years** of the Edina community

The Future of Southdale
- organized around **human activity**
- beautiful **parks and public spaces**
- endearing and **enduring buildings**
- spirit of **innovation**
- transitions at the district's edges recognize **compatible use and scale**

Model of healthy urban living
- **stormwater is a valued resource** by making it part of the experience of the district.
- **sunlight** in public space
- sustainable solutions result in a stock of healthy **buildings that compel healthy activity** for their occupants.
- **walking** as a shared experience

Building blocks
- **sunlight** in public space
- **ground plane connected** along and through the building wall
- access routes **through larger blocks**

greater southdale district | street rooms, seams, and transitions

- there is **no back side** of a building
- **transparency** at street level
- hold the **setbacks and corners** where possible
- program **low rooftops** for public use
- **concealed** mechanical systems
- break down the **scale** of superblocks
- transition **scale and use** to adjacent neighborhoods

York Ave: Boulevard Typology
- Maintain height and setback
- Hold the corner
- Wide sidewalks with street trees
- Welcome transit and multimodal travel
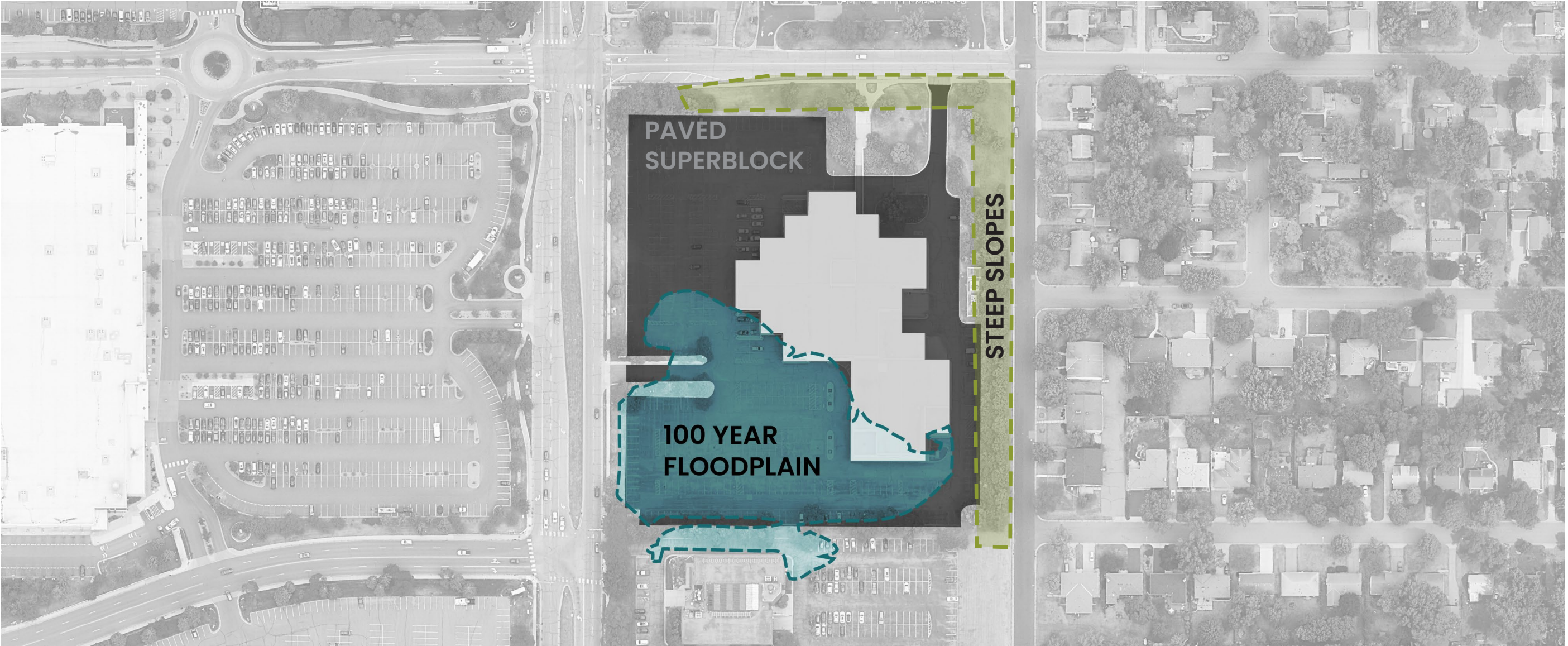- No curb cuts or vehicular access

Xerxes Ave: Transition to Richfield
- Sympathetic scale
- Pedestrian access to neighbors

70th Street: East-West Typology
- Only opportunity for curb cuts
- Significantly reduced surface parking 2/3 of parking underground
- Establish street room at NW
- Pull back from steep hill to maintain transparency at ground level, avoid burying the north side of the building into the hill

greater southdale district | challenges and opportunities

- extensive flood plain on south of site
  - ✓ locate building at northwest corner
  - ✓ eliminate vast majority of existing impervious paving
  - ✓ extensive, integral, beautiful stormwater infrastructure

- existing slopes create barriers at perimeter
  - ✓ hold corner at NW as street room, and multimodal access point
  - ✓ pull back from 70th to maintain transparency at ground level
  - ✓ repair topography at Xerxes to allow for neighborhood access

- scale of existing block is incompatible with district goals
  - ✓ break down the site with multimodal trail connections
  - ✓ orient building to the street and landscape, not to surface parking
  - ✓ provide programmed green space as an amenity for neighbors
  - ✓ promote healthy neighborhoods with regional trail connections and a trailhead on site