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# A History of Grandview District Planning

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January 10, 2018

# History of Grandview District



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- Transportation Network: from trading routes to state highways to local roads
- Land Use: from agriculture to industry to commercial to residential



Grandview, 1979



Source: Edina Historical Society



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# Proactive City Involvement

- Grandview I TIF District
- Property Assembly and Redevelopment
  - Grandview square: condo, office, library, park, etc.
- Relocation of Public Works Department
  - 2008: purchase of new site with intended sale of 5146 Eden Ave.
  - Sale delayed to consider ongoing public use of property



# 2009 – 2010: Vision Planning



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- Extensive Community Input (20 meetings in 10 days)
- Seven Guiding Principles
- Secured Grant to Prepare Long Term Plan



2010 Grandview Small Area Guide





# Seven Guiding Principles

1. Leverage publicly-owned parcels and civic presence to create a vibrant and connected District that serves as a catalyst for high quality, integrated public and private development.
2. Enhance the District's economic viability as a neighborhood center with regional connections, recognizing that meeting the needs of both businesses and residents will make the District a good place to do business.
3. Turn perceived barriers into opportunities. Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.
4. Design for the present and the future by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
5. Organize parking as an effective resource for the District by linking community parking to public and private destinations while also providing parking that is convenient for businesses and customers.
6. Improve movement within and access to the District for people of all ages by facilitating multiple modes of transportation, and preserve future transit opportunities provided by the rail corridor.
7. Create an identity and unique sense of place that incorporates natural spaces into a high quality and sustainable development reflecting Edina's innovative development heritage.



# 2011-2012: Grandview District Development Framework



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- 50+ Member Citizen Committee Led by Planning Commissioners
  - Hired consultants
  - Variety of voices and opinions on committee
  - General agreement reached except for height and density (deferred to keep momentum with rest of planning effort)
  - Unanimously approved the Grandview District Development Framework in April 2012



# 2011-2012: Grandview District Development Framework



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- Create a place with a unique identity announced by signature elements like an iconic “gateway,” a central commons; serves the neighborhood’s needs; innovative 21<sup>st</sup> century sustainability approach
- Completely rethink and reorganize the District’s transportation infrastructure to make it accessible to pedestrians and cyclists, provide automobile-friendly access to convenience retail and preserve future transit opportunities consistent with the District’s envisioned character
- 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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## 2013-2017: Key Steps Towards Implementation

- ▶ 2013-2014 Request for Interest from Developers
  - ▶ 2013-2017 School District Solicited Offers for 5220 Eden Avenue
  - ▶ 2015 Transportation Improvements Scheduled in CIP
  - ▶ 2016 Created new TIF District to Create Funding Mechanism for Public Improvements
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# 2014: Developer Selection for 5146 Eden Ave

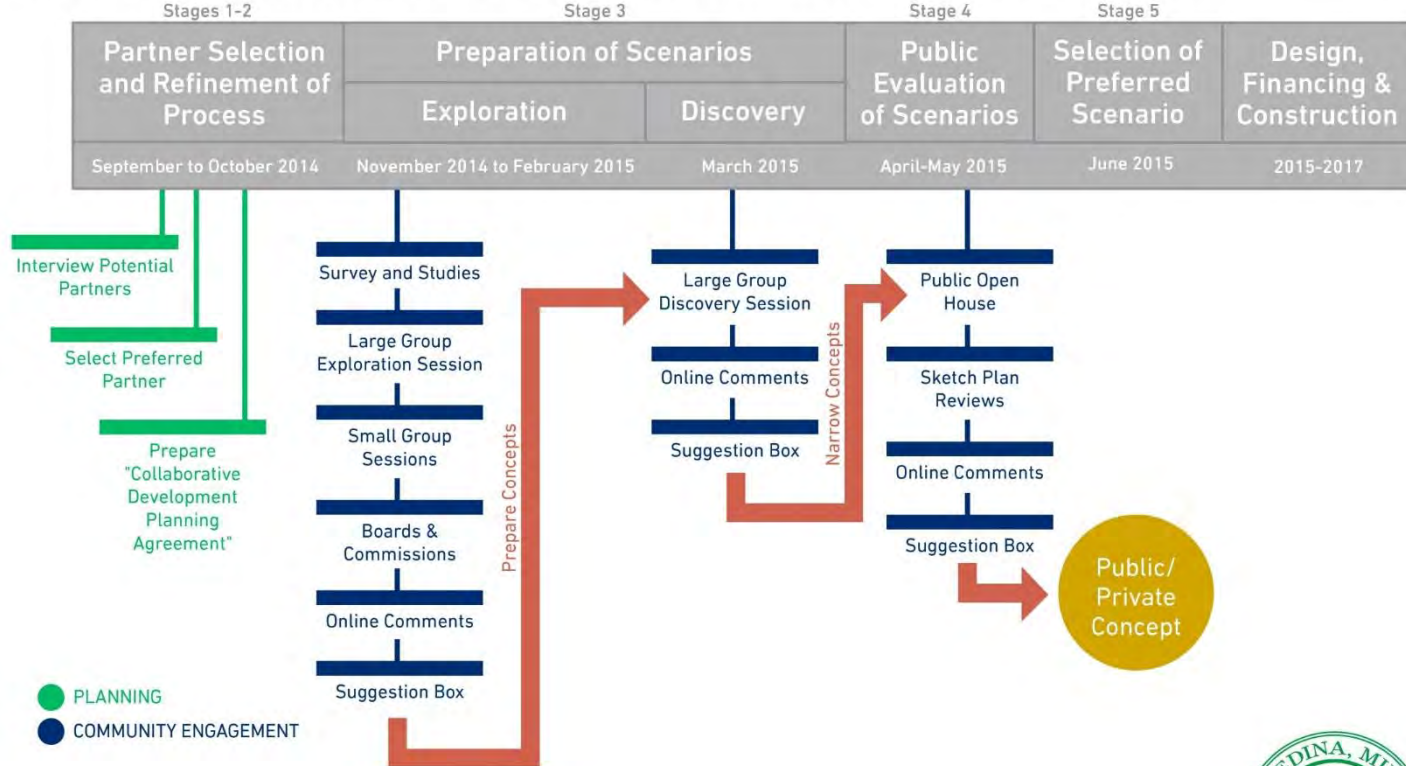


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- ▶ Robust Process
  - ▶ Issued RFI in June 2014; wide distribution (twin cities and midwest)
  - ▶ Received Ten Responses
  - ▶ Narrowed to Four Finalists: Doran Companies, Frauenshuh, Greco LLC and Kraus-Anderson
  - ▶ Selected Frauenshuh and their team of architects, planners and advisors
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# FUTURE OF THE FORMER PUBLIC WORKS SITE

## COLLABORATIVE DEVELOPMENT PLANNING TIMELINE



# 2014: Collaborative Development Process



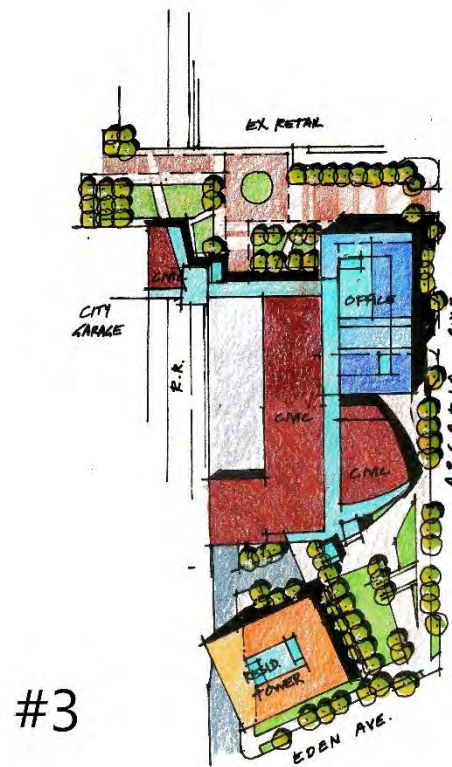
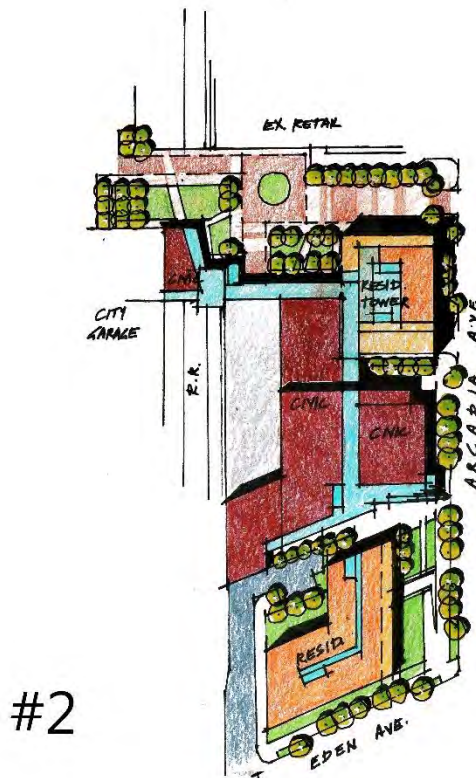
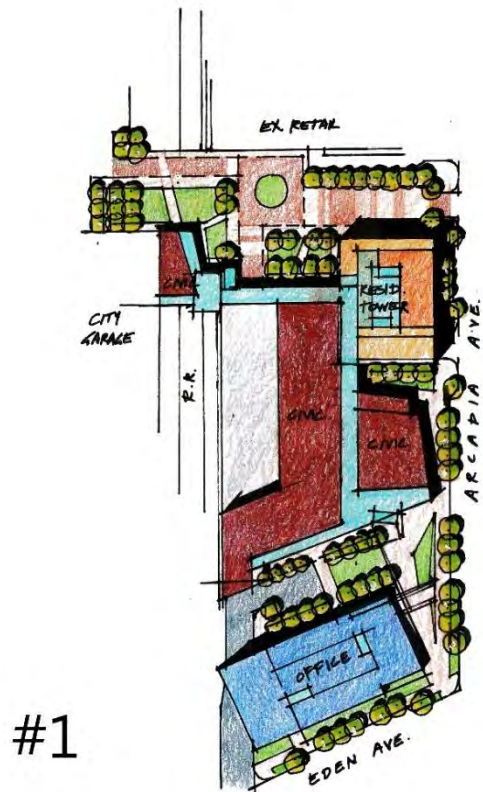
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- ▶ Outreach to 120 Community Groups for Input
  - ▶ Work Culminated in Mid-2015 With A Concept to Build:
    - 70,000 square foot Community Arts and Culture Center
    - Shared parking
    - 6-story multi-family housing
  - ▶ 2015-2016: City Hired HGA Architects to Refine Plans for New Community Center
    - The City Council took no action due in part to the high cost of the public facilities
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# Several Designs Discussed:



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# 2016: Grandview District Transportation Study



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- Short Term, Mid Term and Long Term Plans Such As:
  - Reconfiguration of Arcadia Avenue along former Public Works site to **accommodate pedestrians and bikers**
  - Vernon and Eden avenues converted to **support bikes, pedestrians, greenspace and traffic management**
  - **Enhanced bus stops and Improved Parking**
  - New frontage roads **providing southbound and northbound access to Highway 100 and development parcels** on west and east side of Highway 100
  - Direct connection for **high capacity transit line** and **new district parking** on the former Public Works site



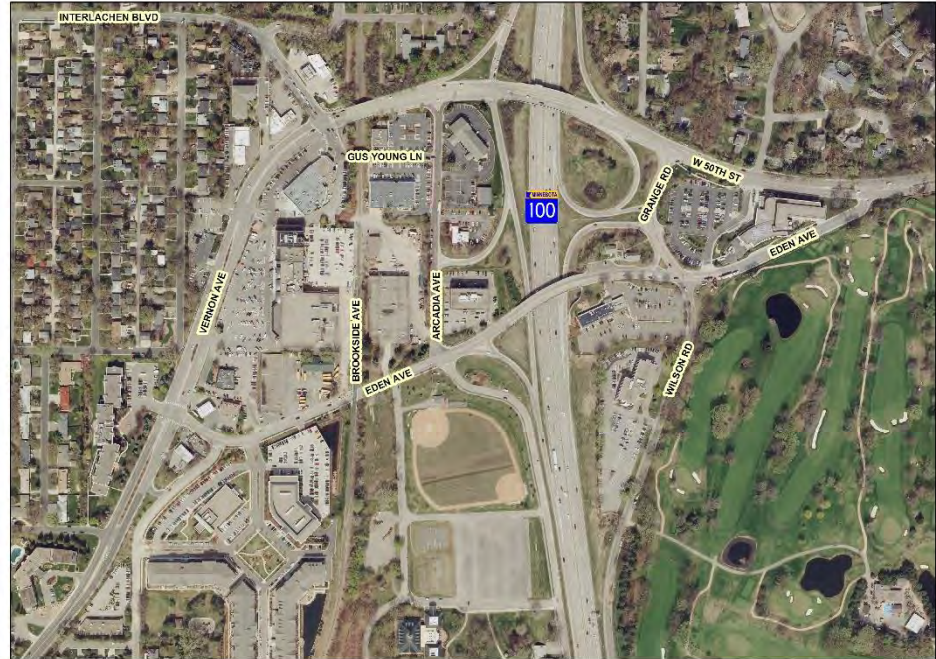
# 2017: Grandview Green Feasibility Study



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In summary, the May 2017 feasibility study found:

- **No major fatal flaws** in the development of a green lid over limited portions of Highway 100
- Four Technical Studies Currently Underway; next update March 2018





# December 2017: HRA Agreement With Frauenshuh



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- ▶ HRA intends the site design for the property be consistent with:
    - 2012 Grandview District Development Framework and 7 Guiding Principles
    - 2016 Transportation Study
    - 2017 Grandview Green Feasibility Study
  - ▶ Site Design Should be Informed By 7+ Years of Public Input And Include:
    - District parking
    - Affordable housing
    - Market rate housing
    - New finished building for the Edina Art Center
    - And, encourages the incorporation of a unique community marketplace, such as a food hall
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# 2018: Timeline For 5146 Eden Avenue



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- ▶ January 22: Community Open House
  - ▶ January 24: Site Concept Presented to Planning Commission
  - ▶ February 7: Site Concept Presented to City Council
  - ▶ If HRA proceeds, May 2018: Application for Zoning and Comprehensive Plan Modification to Planning Commission
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# Contact Information



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