Call to order

1. Update on the Southdale Library Site from the City of Edina and Hennepin County

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.
March 9, 2017

Council Memorandum No. 26

The Honorable Mayor

and

Members of the City Council

Subject: Southdale Library Site Redevelopment

Council Members:

Staff became aware of Hennepin County’s consideration of redeveloping their Southdale Library site in Fall 2016. The County eventually deferred the project to the City of Edina in planning for the site and seeking proposals for its redevelopment. Since that time, Edina has hosted four public meetings to garner input on the site. Each of these meetings has been attended by Richfield staff, elected/appointed officials, and/or residents.

Bill Neuendorf, Edina’s Economic Development Manager, will be attending a Special Joint Work Session of the Richfield City Council, Housing and Redevelopment Authority, and Planning Commission on Tuesday, March 14 at 6:00 p.m. to provide an update on the status of their planning process. Materials provided by Mr. Neuendorf are attached.

Respectfully submitted,

[Signature]

Steven L. Devich
City Manager

SLD:jcs

Email: Assistant City Manager
Planning Commission
Department Directors

Attachments
Date: March 8, 2017
To: Steve Devich, City Manager, City of Richfield
cc: John Stark, Community Development Director, City of Richfield
     Margo Geffen, Hennepin County
From: Bill Neuendorf
Economic Development Manager

Re: Preliminary Redevelopment Visioning for 7001 York Avenue, Edina MN 55435
Work Session Input

The Edina Housing and Redevelopment Authority, on behalf of Hennepin County, is preparing a preliminary vision for the eventual redevelopment of the Southdale Regional Library Site at 7001 York Avenue in Edina. This “vision” will eventually serve as the basis for a Request for Proposals that is issued to the real estate development community in spring 2017. The professionals at HGA Architects have provided expertise in community engagement and preparation of preliminary sketches to help guide the discussions.

To date, four large-scale public meetings have been held and several focus group meetings have also been conducted to inform staff of market viability and preferences for the site.

We look forward to the upcoming discussion with the elected and appointed leaders at the City of Richfield. At the March 14th work session, we will update the group with information gathered to date and share the two most recent sketches. We welcome your discussion, comments and suggestions.

As you consider the potential opportunities at this site, please also consider whether the City of Richfield may want to work collaboratively with the City of Edina to operate a new community/cultural facility such as a community art center on part of the site. At several of the public meetings, interest was shown in a new community-oriented facility that might enhance the appeal of the new Library.

For additional background about the project, please reference www.EdinaMN.gov/SouthdaleLibrarySite or www.hclib.org.

Attachment: Revised Concept Workshop dated 2/9/2017 (PDF)
ON BEHALF OF HENNEPIN COUNTY
AND
EDINA HOUSING & REDEVELOPMENT AUTHORITY

WELCOME!

SOUTHDALE LIBRARY SITE REDEVELOPMENT
PRELIMINARY VISIONING

REVISED SITE CONCEPT WORKSHOP

• Thursday, February 9, 7:00 PM – 9:00 PM

PUBLIC WORKSHOPS HELD AT SOUTHDALE PUBLIC LIBRARY
7001 YORK AVENUE S, EDINA, MN, 55435
TONIGHT'S AGENDA

INTRODUCTIONS

1. LOIS LANGER THOMPSON - HENNEPIN COUNTY LIBRARIES DIRECTOR
2. BILL NEUENDORF - EDINA HRA
3. VICTOR PEC HATY, MIA BLANCHETT, AMANDA HENDERSON - HGA
TONIGHT’S AGENDA

1. PROJECT OVERVIEW - PRESENTATION OF REVISED SITE CONCEPTS
2. LARGE GROUP Q/A
3. SMALL GROUP DISCUSSION
4. SMALL GROUP REPORTING
5. CLOSING REMARKS/ NEXT STEPS
PLANNING PROCESS

1. PUBLIC VISIONING PROCESS/ GATHER INPUT

2. SHAPE PROJECT VISION
   a) POTENTIAL USES/ PROGRAMS
   b) POTENTIAL SIZE/ SCOPE RANGE
   c) URBAN DESIGN PRINCIPLES

3. PREPARE “RFP” - REQUEST FOR PROPOSALS - FOR SITE REDEVELOPMENT

4. INVITE DEVELOPERS AND EVALUATE PROPOSALS

5. COUNTY WILL SELECT PREFERRED DEVELOPER

6. COMMENCE DESIGN/ CONSTRUCTION PROCESS
CITY OF EDINA DRAFT GUIDING PRINCIPLES
FOR NEW DEVELOPMENT

1. GIVE-TO-GET; PLAN & PROCESS
2. IDENTIFY EDINA CULTURAL PREFERENCES
3. DISTRICT FUNCTION
4. COMPREHENSIVE CONNECTIONS; MOVEMENT
5. SITE DESIGN; TRANSITIONS
6. HEALTH
7. INNOVATION
8. LAND-USE; LIVE-ABLE PRECINCTS
9. ECONOMIC VITALITY

* The site is regulated by City of Edina Code and Comprehensive plan
build upon existing assets

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
walkable

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
human-scaled

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: www.upstairsbethesda.com
architecturally varied

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: www.exploretthepearl.com
mixed-use

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
family friendly

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT ARCHITECTURE FIELD OFFICE
Image source: http://www.discoverygreen.com/fieldoflight
green

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: http://photos.rmlisweb.com/webphotos/16400000/70000/6000/16476091-1.jpg
sustainable

http://www.boredpanda.com/green-roof-solar-school-nyc/
summer city

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: https://www.portlandoregon.gov/parks/article/117198
winter city
multi-cultural & multi-generational
a destination

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: http://www.5280.com/node/46417
December 2016 Public Open Houses
“Top Ten List”

1. Hennepin County Library - Southdale is a prized regional asset.
2. Provide and improve neighborhood connections and access.
3. Enhance pedestrian safety at York Avenue.
4. Provide more green space on site.
5. Housing at affordable prices or oriented to seniors; Smaller scale local retail preferred over big box.
6. Restaurant/dining options to support library patrons.
7. Cultural amenities should be explored.
8. Reinforce community character through education and community programming.
January 2017 Workshop - Key Themes

- Stand-alone library is generally preferred
- Parking should be out of view
- More dedicated green space that accommodates flexible programming is desired
- Maintain lower building heights adjacent to the Richfield neighborhood with taller buildings in middle or along York Ave.
- General concern about overall scale and height of development
- Mixed-use programs are beneficial, if done well
Preference for building masses shifted towards York Ave. and lower along Xerxes Ave.

General concern about traffic impact on the area

The library located along Xerxes Ave. is mostly preferred, but not by all

Connections to walkways, bike paths and transit are important

Public, arts and cultural programs are also desired
SUMMARY OF MARKET AREA

Product Type | Potential
---|---
Rental Housing | Modest
Condominium | Strong
Senior Housing | Strong
Retail | Strong
Office | Limited
Hotel | Limited

SOURCE: MAXFIELD RESEARCH AND CONSULTING, LLC
DECEMBER 2016
4 KEY ELEMENTS FOR SUCCESS

#1 Regional Library
#2 Shared outdoor commons for all
#3 Mixed-use elements
#4 Connections to surrounding neighborhoods
ELEMENT #1: THE LIBRARY

- HENNEPIN COUNTY LIBRARY - SOUTHDALE
- 70,000 SF ON TWO LEVELS
ELEMENT #2: SHARED OUTDOOR COMMONS FOR ALL

Examples for illustration only

SOUTHDALE LIBRARY SITE: REVISED SITE CONCEPT WORKSHOP
EDINA HRA
HENNEPIN COUNTY

February 9, 2017
ELEMENT #3: MIXED-USE ELEMENTS

Examples for illustration only
ELEMENT #4: NEIGHBORHOOD CONNECTIONS
CONCEPT #1
CONCEPT #1: OVERVIEW

CONCEPT 1
1. New Hennepin County Southdale Library
2. Mixed-Use Development
3. Access to Below-Grade Parking
4. Library Drop-Off
5. Library Plaza Promenade
6. Green Space
7. Outdoor Plaza
8. Amphitheater
9. Sunken Garden
10. Parking Structure w/ Green Roof
CONCEPT #1: SITE SECTION

CONCEPT 1 - SECTION
1. New Hennepin County Southdale Library
2. Mixed-Use Development
3. Access to Below-Grade Parking
4. Below-Grade Parking
5. Library Plaza Promenade
6. Green Space
7. Outdoor Plaza
8. Amphitheater
9. Sunken Garden
10. Parking Structure w/ Green Roof
CONCEPT #1: VIEW FROM NORTH
CONCEPT #1: VIEW FROM NORTHEAST
CONCEPT #1: COURTYARD VIEW LOOKING SOUTHWEST
CONCEPT #1: PROMENADE VIEW LOOKING EAST
CONCEPT #2
CONCEPT #2: OVERVIEW

CONCEPT 2
1. New Hennepin County Southdale Library
2. Mixed-Use Development
3. Access to Below-Grade Parking
4. Library Drop-Off
5. Library Plaza Promenade
6. Green Space
7. Outdoor Plaza
8. Amphitheater
9. Sunken Garden
10. Parking Structure w/ Green Roof
CONCEPT #2: SITE SECTION

CONCEPT 2 - SECTION

1. New Hennepin County Southdale Library
2. Mixed-Use Development
3. Access to Below-Grade Parking
4. Below-Grade Parking
5. Library Plaza Promenade
6. Green Space
7. Outdoor Plaza
8. Amphitheater
9. Sunken Garden
10. Parking Structure w/ Green Roof
CONCEPT #2: VIEW FROM NORTHEAST
CONCEPT #2: COURTYARD VIEW LOOKING SOUTHEAST
CONCEPT #2: PROMENADE VIEW LOOKING SOUTHWEST
SMALL GROUP DISCUSSION

- Please review both concepts. What do you like and dislike about each?
- Which concept best improves connections to local neighborhoods and amenities? Why?
- Are there mixed-use programs missing that would be ideal for this site?
- Which concept creates the best mix of building sizes and uses?
- Which concept provides welcoming access from Richfield & Edina neighborhoods for cars, pedestrians, bicyclists? Why?
SMALL GROUP REPORTING
Use the questions to guide the conversation:

- Group ambassador: please summarize comments from your group
- Did your group prefer a particular concept? Why or why not?
- What do you suggest to improve the conceptual site plans?
Thank you to everyone for sharing your ideas tonight!

For more info, please visit:

www.EdinaMN.gov/SouthdaleLibrarySite