



ON BEHALF OF HENNEPIN COUNTY
AND
EDINA HOUSING & REDEVELOPMENT AUTHORITY

WELCOME !

**SOUTHDALE LIBRARY SITE REDEVELOPMENT
PRELIMINARY VISIONING**

PRELIMINARY SITE CONCEPT WORKSHOP

- Thursday, January 12, 6:00 PM – 8:00 PM

PROVIDE INPUT ANYTIME @ www.SpeakUpEdina.org

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

TONIGHTS'S AGENDA

INTRODUCTIONS

1. LOIS LANGER THOMPSON - HENNEPIN COUNTY LIBRARIES
DIRECTOR
2. BILL NEUENDORF - EDINA HRA
3. VICTOR PECHATY, MIA BLANCHETT, AMANDA HENDERSON - HGA

SOUTHDALE LIBRARY SITE : PRELIMINARY SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



January 12, 2017

TONIGHTS'S AGENDA

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

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HENNEPIN COUNTY



January 12, 2017

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

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DEVELOPMENT VISION – A STARTING POINT

1. THE SITE WILL FEATURE A NEW HENNEPIN COUNTY REGIONAL LIBRARY
2. OPTIMIZE THE VALUE OF THE SITE WITH ADDITIONAL MIXED-USE DEVELOPMENT
3. THE NEW LIBRARY MAY BE DESIGNED/CONSTRUCTED IN TWO WAYS:
 - a. “STAND-ALONE” BUILDING WITH ADJACENT DEVELOPMENT
 - b. CONNECTED OR INTEGRATED INTO OVERALL DEVELOPMENT
4. SHARED PARKING
5. ENGAGE BOTH YORK AND XERXES AS APPROPRIATE
6. CONNECT SITE WITH ADJACENT PARKS AND TRAILS





SOUTHDALE LIBRARY SITE : PRELIMINARY SITE CONCEPT WORKSHOP

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PROJECT SITE

337,228 SF
7.74 ACRES

618'-0"

YORK AVE.

545'-0"

HAZELTON RD.

70TH ST.

70TH 1/2 ST.

71ST ST.

CITY OF RICHFIELD

CITY OF EDINA



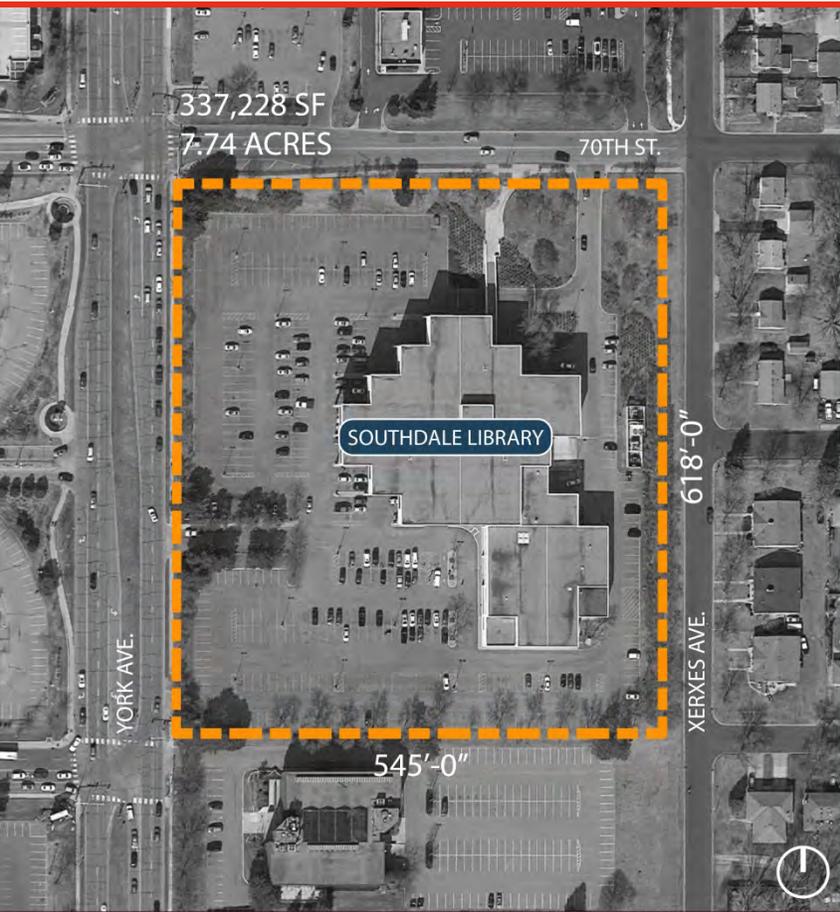
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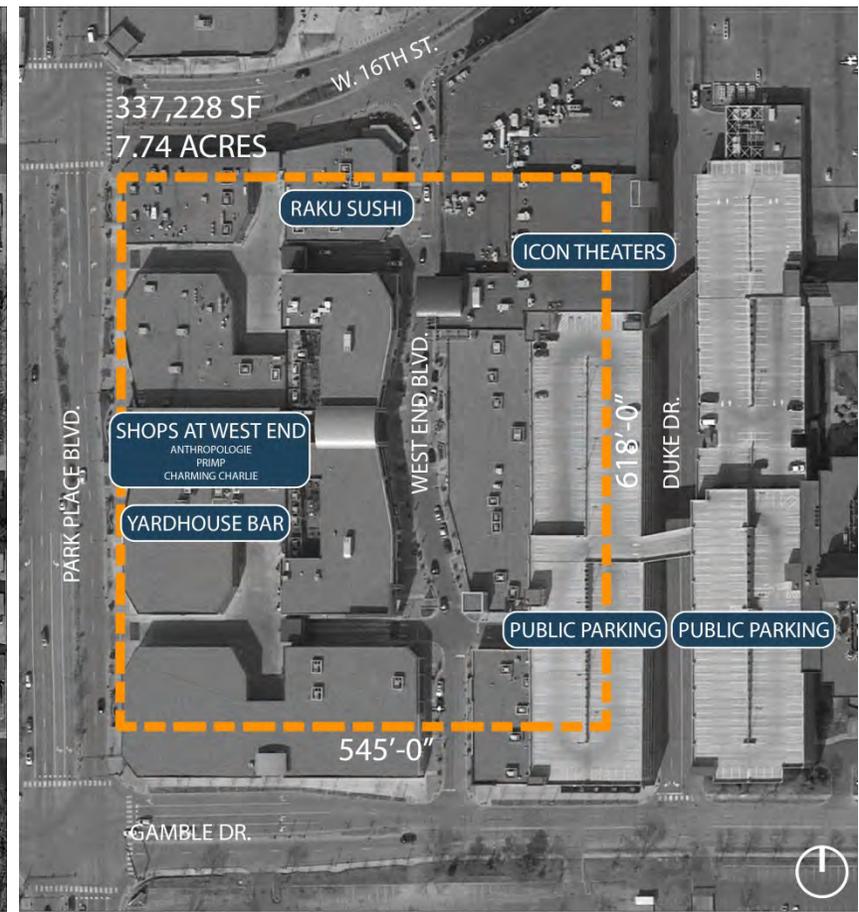
SITE COMPARABLES



7001 YORK AVE.



6905 – 6995 YORK AVE.



WEST END

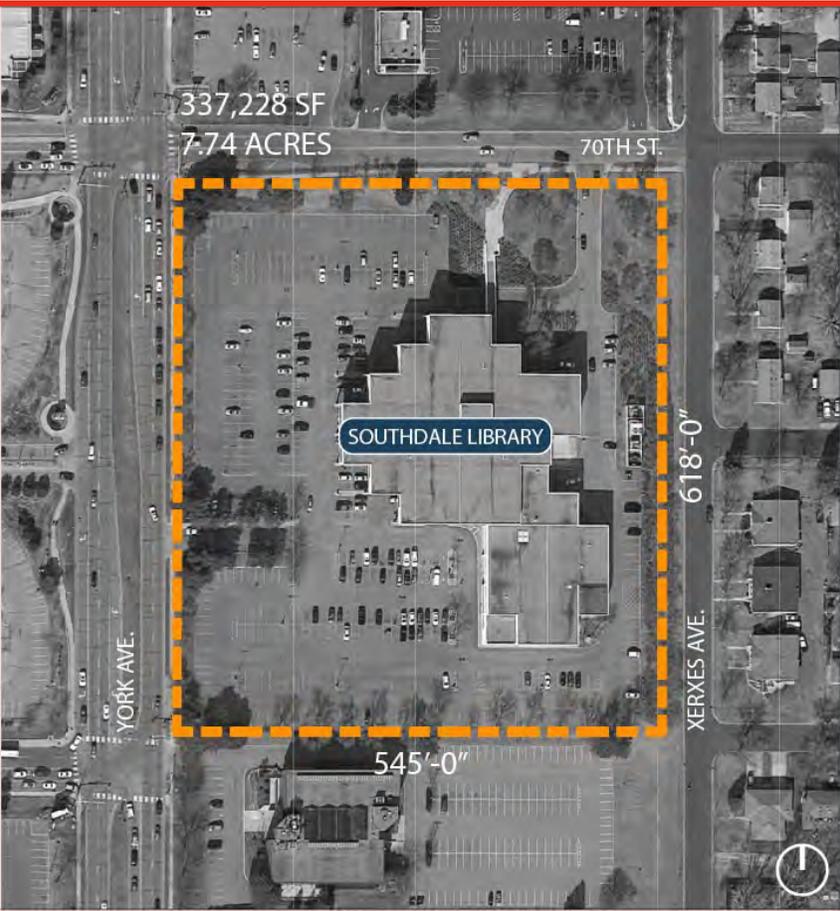
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SITE COMPARABLES



7001 YORK AVE.



EXCELSIOR & GRAND



66TH & LYNDALE

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DECEMBER 2016 PUBLIC OPEN HOUSES – WHAT WE HEARD “TOP TEN LIST”

1. HENNEPIN COUNTY SOUTHDALE LIBRARY 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



DECEMBER 2016 PUBLIC OPEN HOUSES – WHAT WE HEARD “TOP TEN LIST”

6. SMALLER SCALE LOCAL RETAIL PREFERRED OVER BIG BOX
7. RESTAURANT/DINING OPTIONS TO SUPPORT LIBRARY PATRONS
8. CULTURAL AMENITIES SHOULD BE EXPLORED
9. REINFORCE COMMUNITY CHARACTER THROUGH EDUCATION AND COMMUNITY PROGRAMMING
10. PROVIDE ADEQUATE SITE-SENSITIVE PARKING



PRELIMINARY SITE CONCEPTS - CONNECTION TO ADJACENT PARKS AND TRAILS



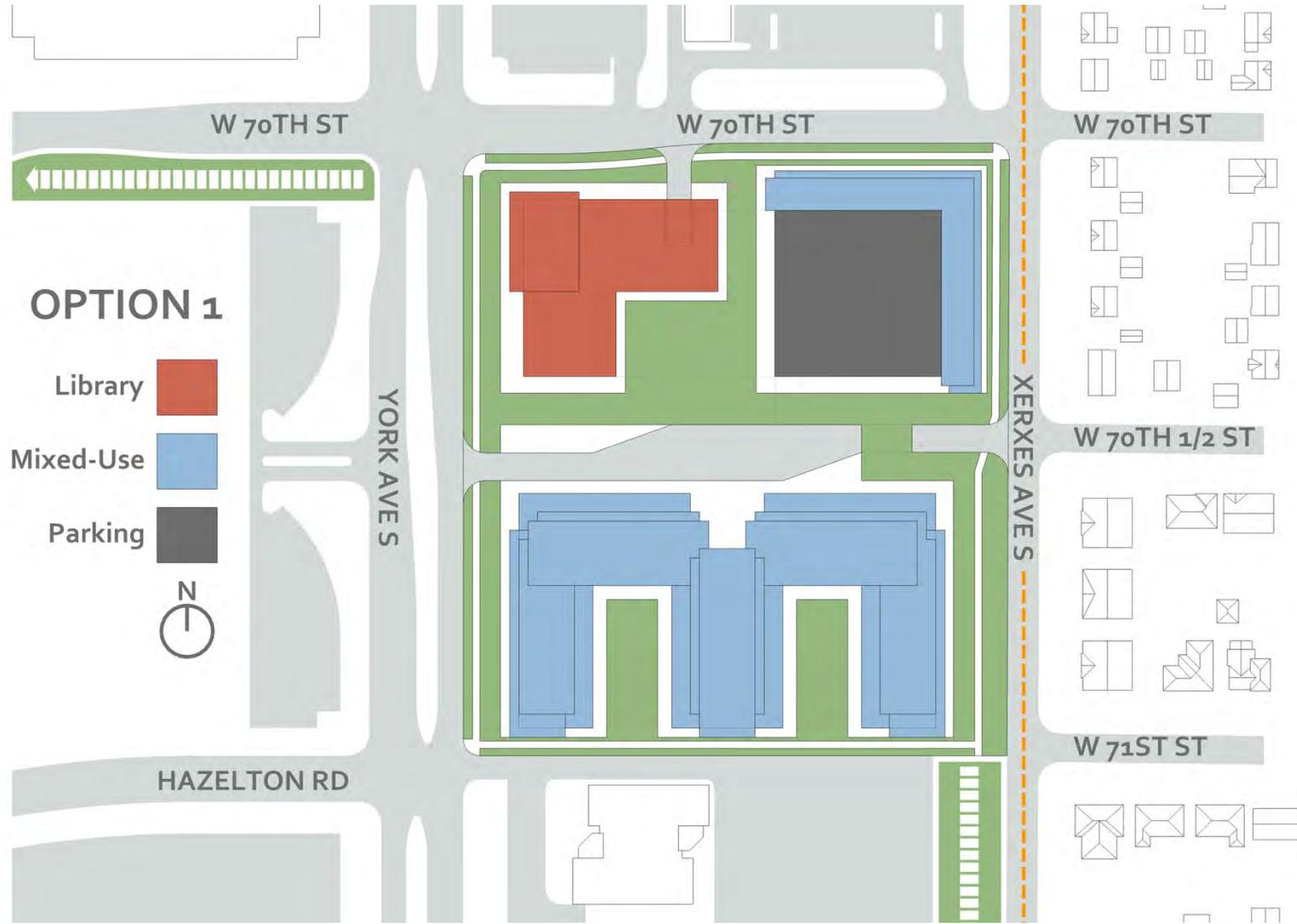
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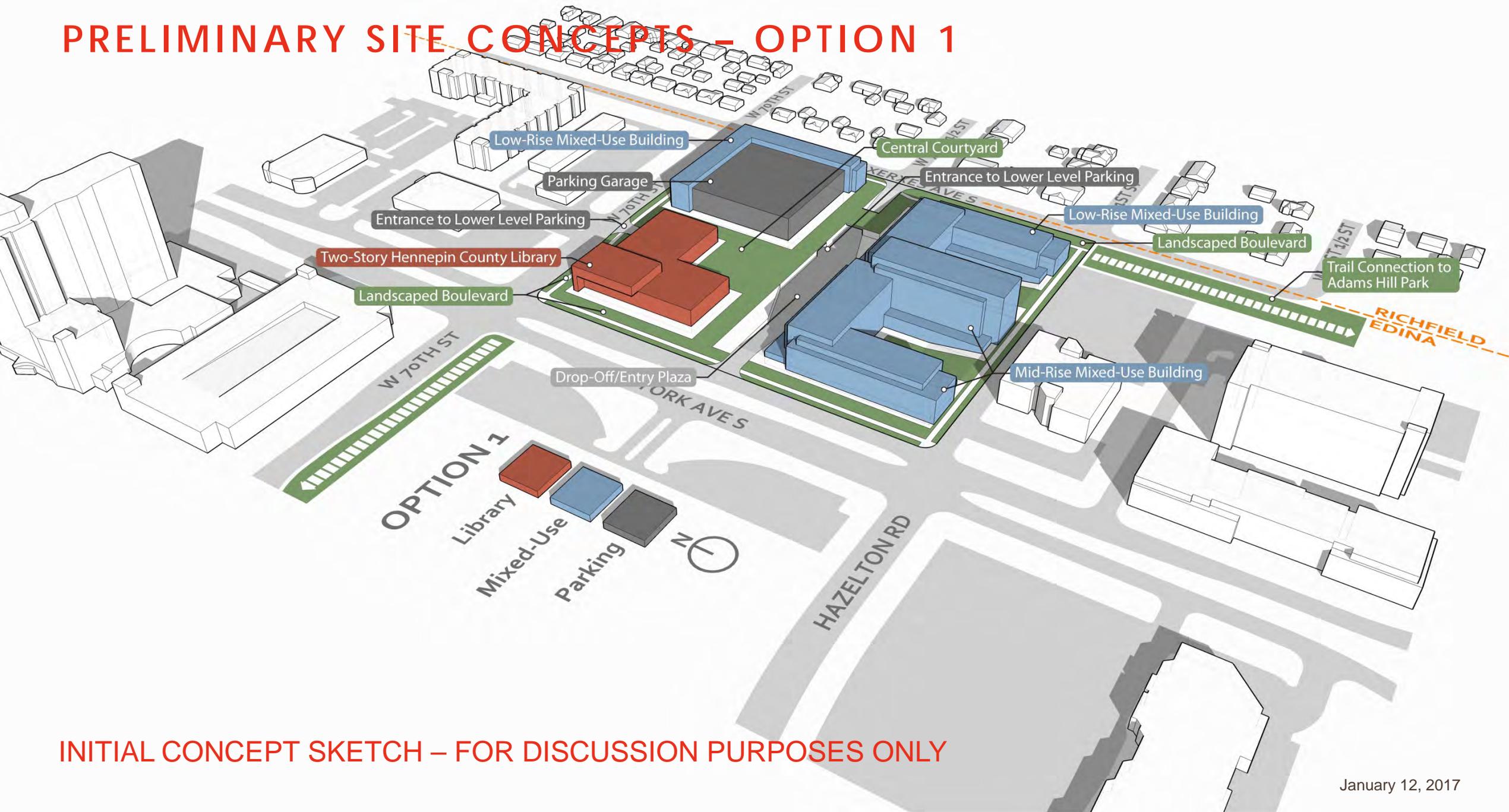
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PRELIMINARY SITE CONCEPTS – OPTION 1



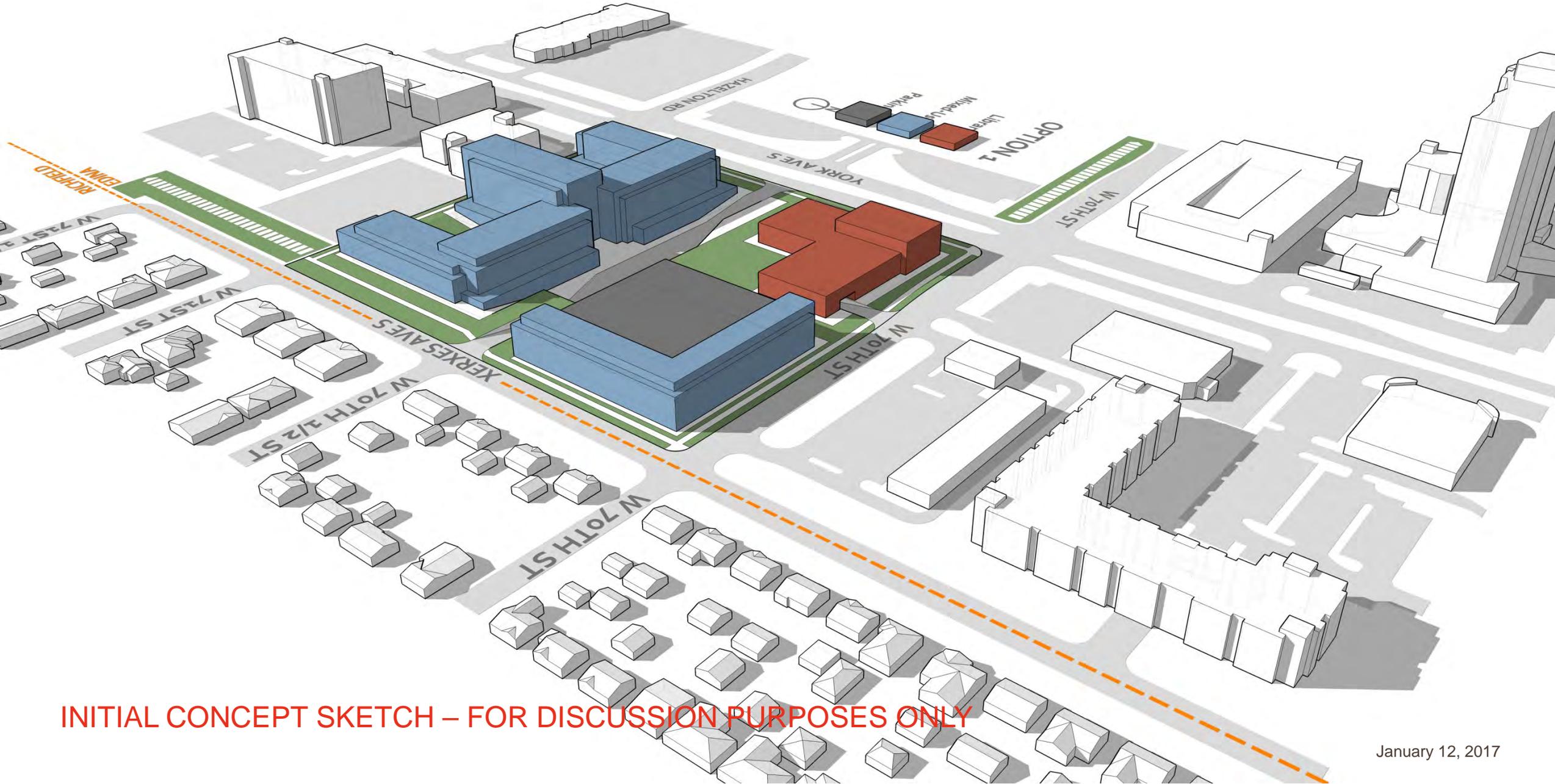
- “STAND-ALONE” LIBRARY AT NW CORNER WITH UNDERGROUND PARKING
- ACCESS TO SITE FROM YORK, 70TH AND XERXES
- DROP-OFF PLAZA AT CENTER OF SITE
- SITE NORTH HALF RAISED WITH UNDERGROUND PARKING
- SITE SOUTH HALF AT GRADE WITH ACCESS TO MIXED-USE
- 6 LEVEL PARKING STRUCTURE (2 LEVELS UNDERGROUND) WRAPPED BY MIXED-USE BUILDING
- LOW-RISE DEVELOPMENT AT XERXES, MID-RISE DEVELOPMENT AT MID-BLOCK AND YORK
- GREEN CONNECTION FROM SE TO NW THROUGH OUTDOOR COURTYARDS/BOULEVARDS

PRELIMINARY SITE CONCEPTS - OPTION 1



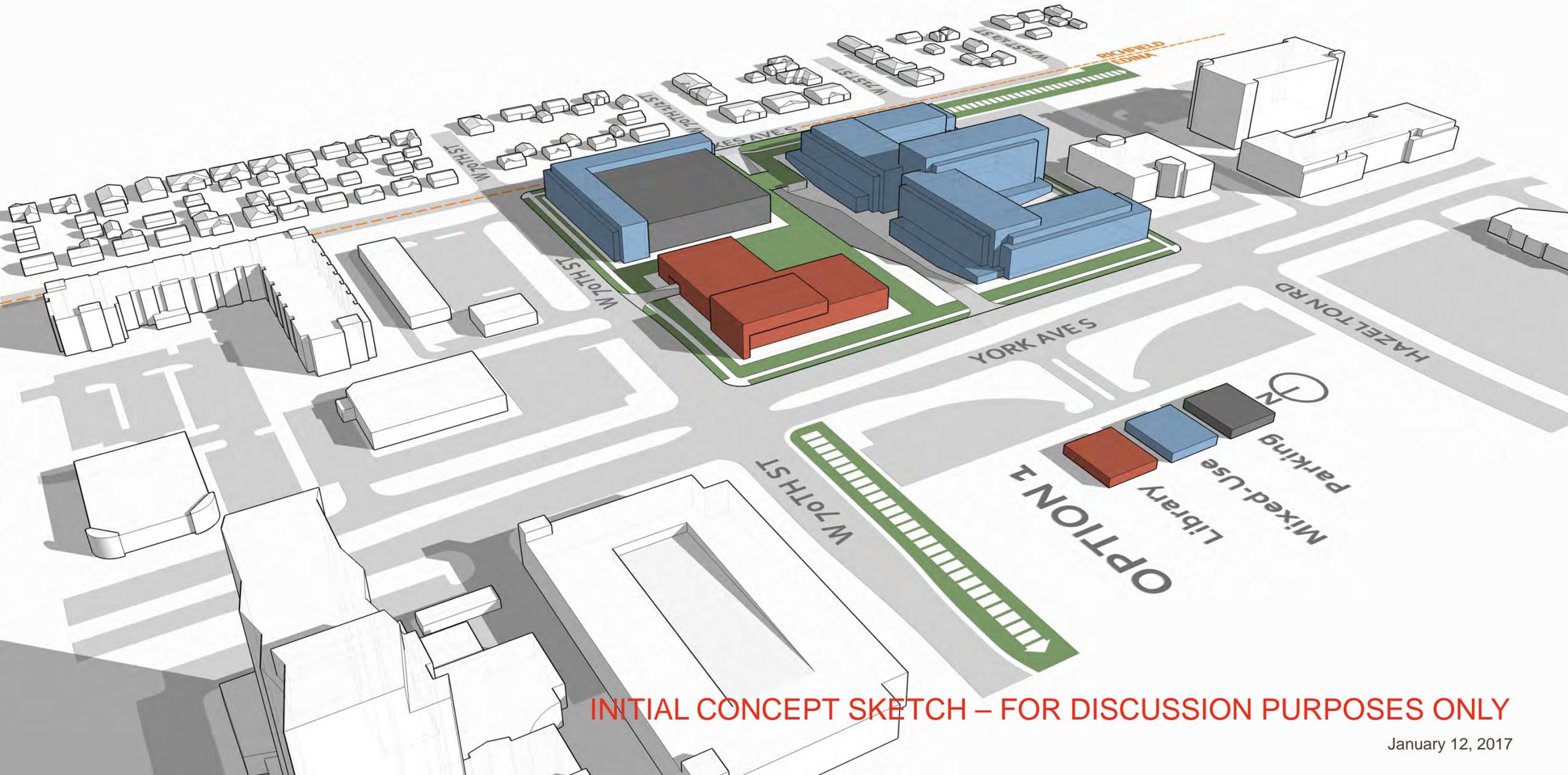
INITIAL CONCEPT SKETCH – FOR DISCUSSION PURPOSES ONLY

PRELIMINARY SITE CONCEPTS - OPTION 1



INITIAL CONCEPT SKETCH - FOR DISCUSSION PURPOSES ONLY

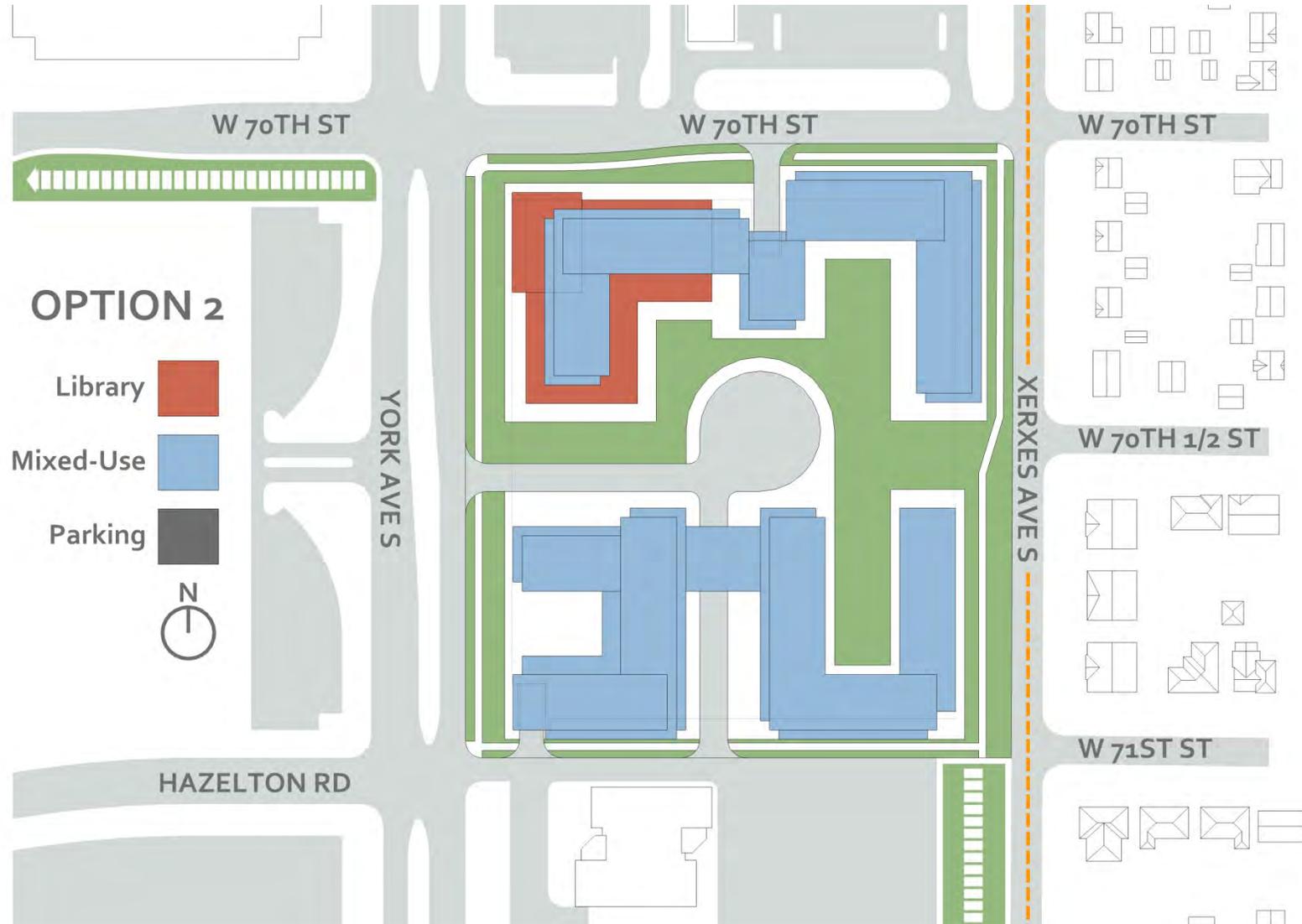
PRELIMINARY SITE CONCEPTS - OPTION 1



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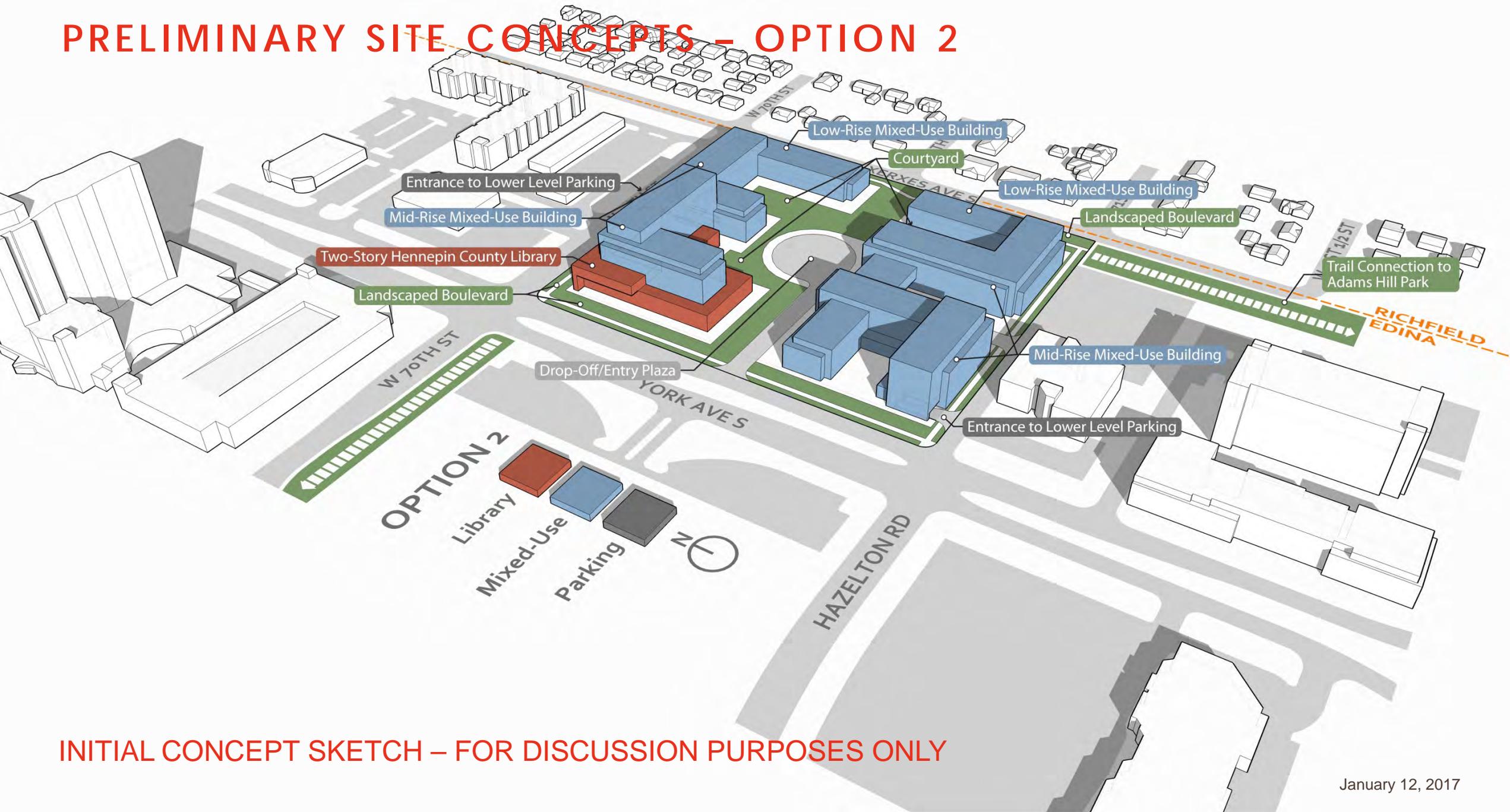
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PRELIMINARY SITE CONCEPTS – OPTION 2



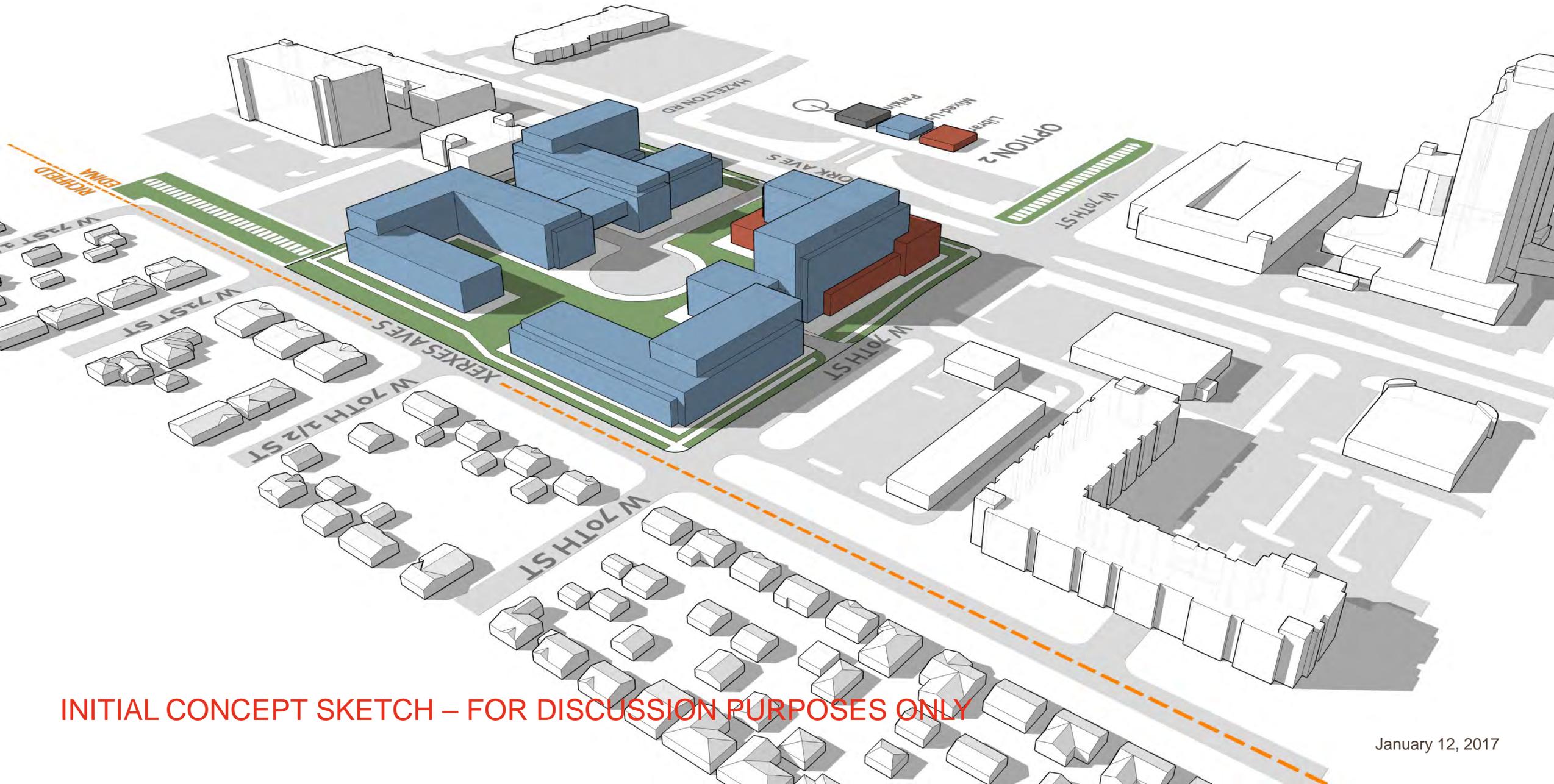
- LIBRARY AT NW CORNER OF SITE W/ MIXED-USE ABOVE
- ACCESS TO SITE FROM YORK, 70TH, AND HAZELTON EXTENSION
- DROP-OFF PLAZA AT CENTER OF SITE ACCESSED FROM YORK
- ENTIRE SITE IS COVERED WITH RAISED PLATFORM TO ALIGN WITH EXISTING STREET LEVEL AND PARKING BELOW
- ACCESS TO PARKING FROM YORK AND 70TH
- MIXED-USE DEVELOPMENT VARIES FROM LOW-RISE ALONG XERXES TO MID-RISE AT YORK
- GREEN CONNECTION FROM SE TO NW THROUGH OUTDOOR COURTYARDS/BOULEVARDS

PRELIMINARY SITE CONCEPTS - OPTION 2



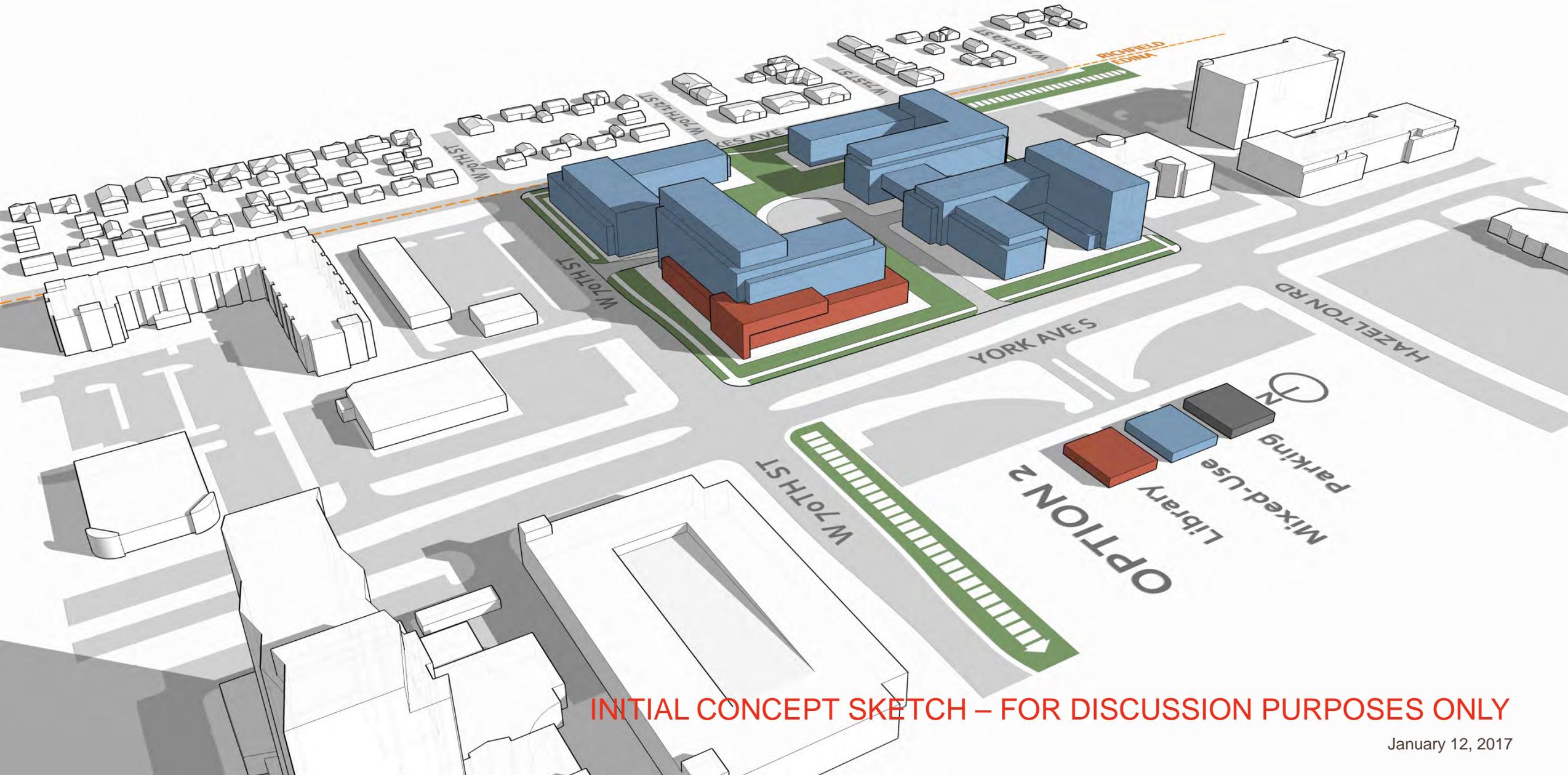
INITIAL CONCEPT SKETCH – FOR DISCUSSION PURPOSES ONLY

PRELIMINARY SITE CONCEPTS – OPTION 2



INITIAL CONCEPT SKETCH – FOR DISCUSSION PURPOSES ONLY

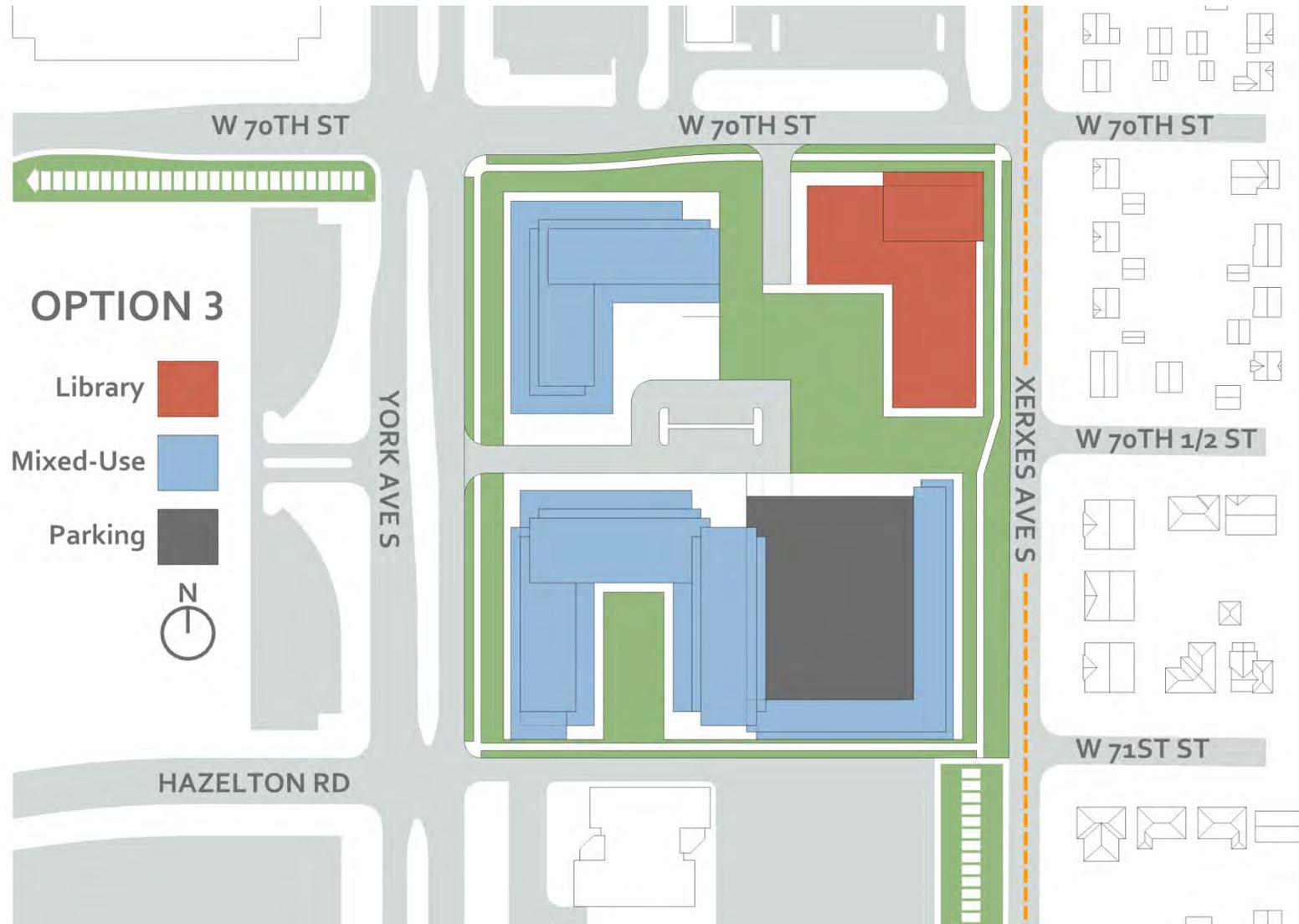
PRELIMINARY SITE CONCEPTS – OPTION 2



INITIAL CONCEPT SKETCH – FOR DISCUSSION PURPOSES ONLY

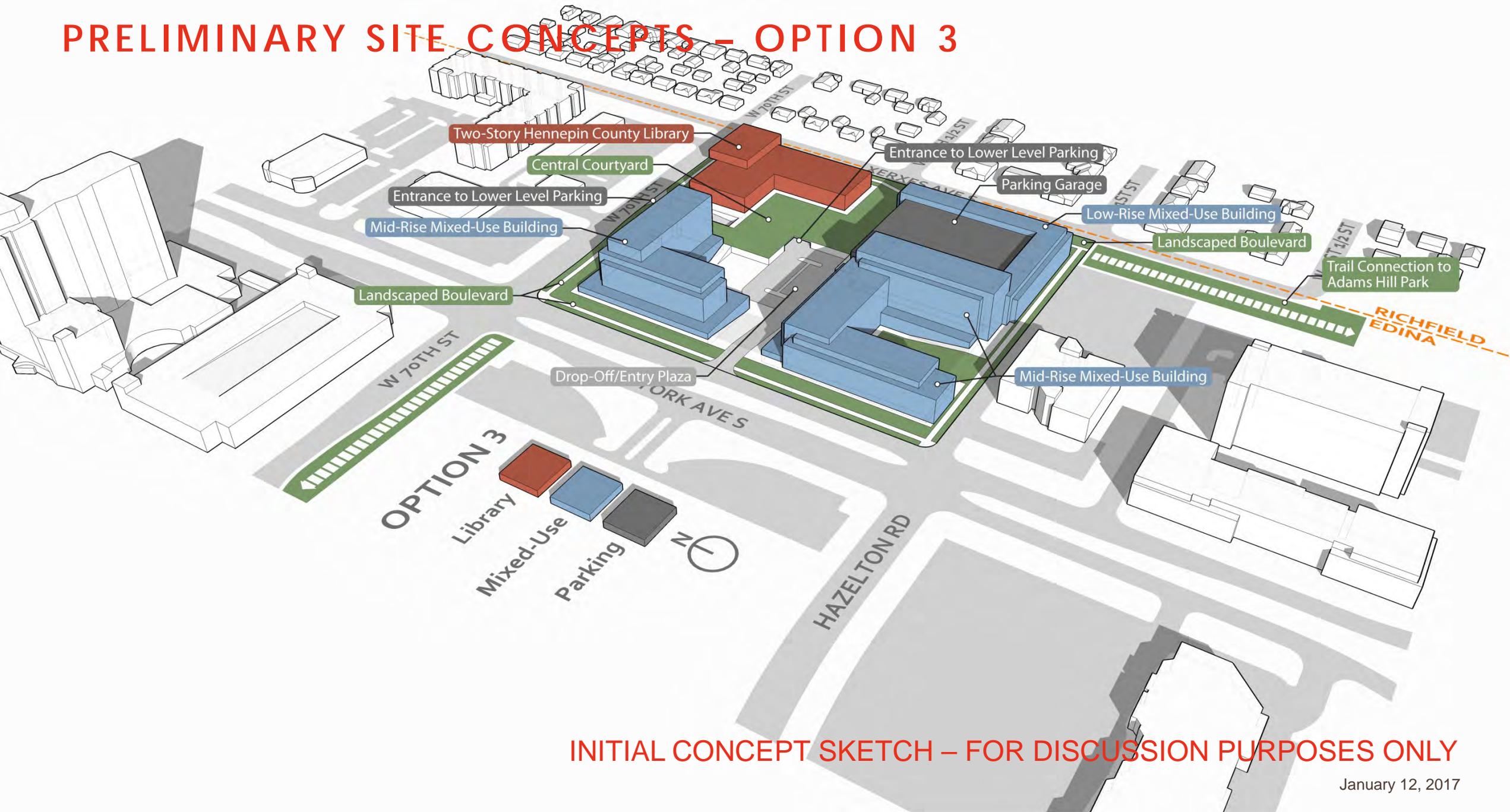
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PRELIMINARY SITE CONCEPTS – OPTION 3



- “STAND-ALONE” LIBRARY AT NE CORNER WITH UNDERGROUND PARKING
- ACCESS TO SITE FROM YORK AND 70TH
- DROP-OFF PLAZA AND SHORT-TERM SURFACE PARKING AT CENTER OF SITE
- EAST HALF OF SITE IS RAISED PLATFORM WITH UNDERGROUND PARKING
- WEST HALF OF SITE IS AT EXISTING GRADE WITH ACCESS TO MIXED-USE
- SITE SOUTH HALF AT GRADE WITH ACCESS TO MIXED-USE
- 6 LEVEL PARKING STRUCTURE (2 LEVELS UNDERGROUND) WRAPPED BY MIXED-USE BUILDING
- LOW-RISE DEVELOPMENT AT XERXES, MID-RISE DEVELOPMENT AT MID-BLOCK AND YORK
- GREEN CONNECTION FROM SE TO NW THROUGH OUTDOOR COURTYARDS/BOULEVARDS

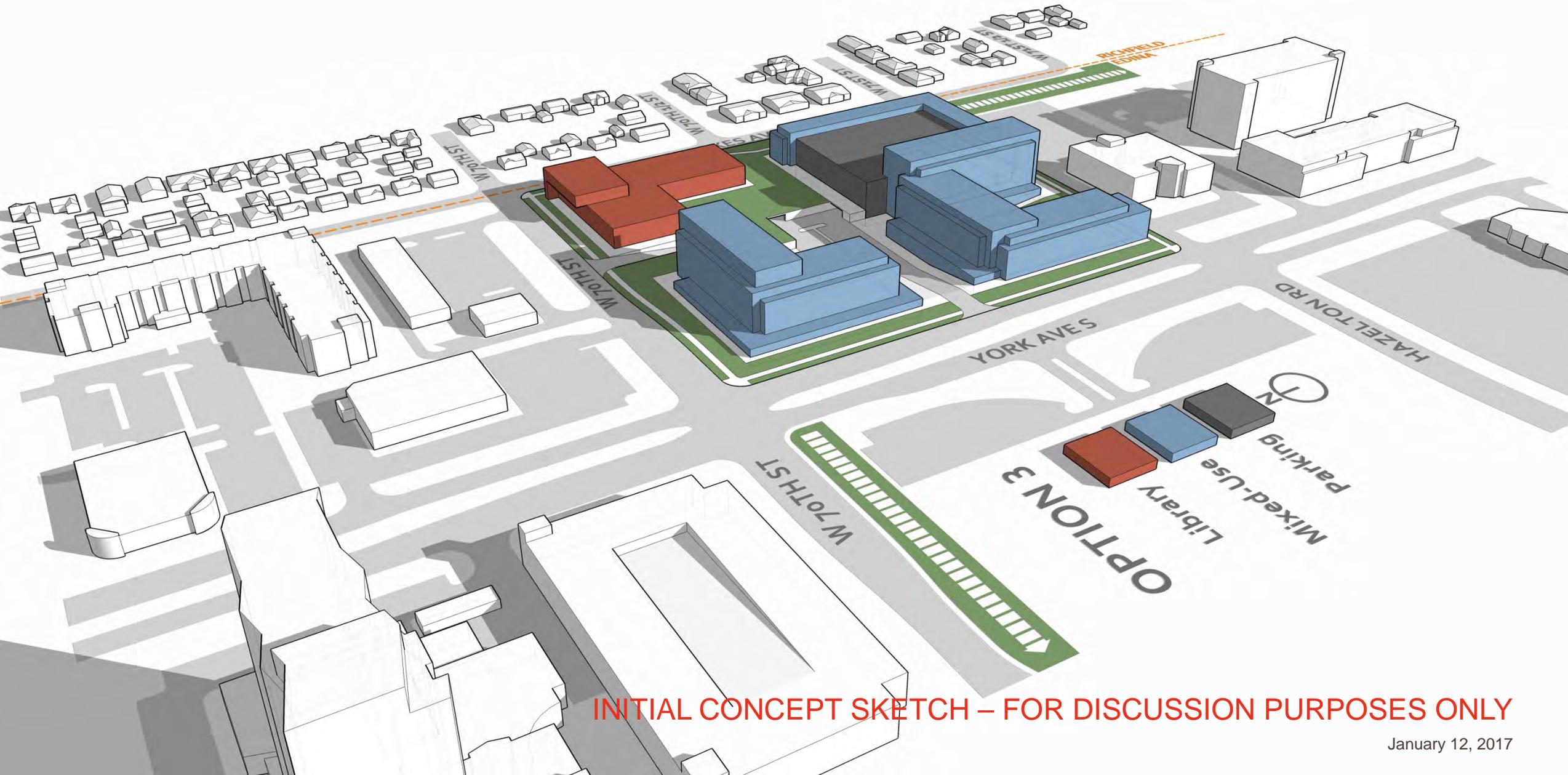
PRELIMINARY SITE CONCEPTS - OPTION 3



INITIAL CONCEPT SKETCH - FOR DISCUSSION PURPOSES ONLY

January 12, 2017

PRELIMINARY SITE CONCEPTS – OPTION 3



INITIAL CONCEPT SKETCH – FOR DISCUSSION PURPOSES ONLY

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SMALL GROUP DISCUSSION

- PLEASE REVIEW EACH OPTION. WHAT DO YOU LIKE AND DISLIKE ABOUT OPTION 1? OPTION 2? OPTION 3?
- WHICH OPTION(S) BEST IMPROVES CONNECTIONS TO LOCAL NEIGHBORHOODS AND AMENITIES? WHY/?
- WHICH OPTION(S) BEST DISTRIBUTES THE MIXED-USE AREAS (LIBRARY, HOUSING, RETAIL, DINING, CULTURAL, OUTDOOR SPACE)?
- ARE THERE MIXED-USE PROGRAMS MISSING THAT WOULD BE IDEAL FOR THIS SITE?
- WHICH OPTION(S) CREATES THE BEST MIX OF BUILDING HEIGHT AND DENSITY? WHY?
- WHICH OPTION(S) PROVIDE WELCOMING ACCESS FROM MULTIPLE SIDES/NEIGHBORHOODS FOR CARS, PEDESTRIANS, BICYCLISTS? WHY?
- WHAT IS MISSING FROM ANY OF THE OPTIONS? HOW WOULD YOU MODIFY THESE CONCEPTS?



SMALL GROUP REPORTING

- **GROUP AMBASSADOR: PLEASE SUMMARIZE REVIEW COMMENTS FROM YOUR GROUP**
- **WHAT TOPICS SPONSORED THE MOST DISCUSSION?**
- **DID YOUR GROUP HAVE A PREFERRED OPTION? WHY OR WHY NOT?**



CLOSING REMARKS AND NEXT STEPS

SAVE THE DATE FOR:

REVISED SITE CONCEPT WORKSHOP

FEBRUARY 9, 2017

7:00 – 9:00PM

SOUTHDALE PUBLIC LIBRARY COMMUNITY ROOM

SOUTHDALE LIBRARY SITE : PRELIMINARY SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



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