



Meeting Notes

PROJECT: Southdale Library Site - Public Work Shop #4
Commission Number 3857-002-00

FROM: Amanda Henderson

DATE: February 15, 2017

MEETING

Purpose: Public Open House

Date: February 9, 2017

Time: 7:00 p.m. - 9:00 p.m.

Location: Southdale Library

PRESENTER: **Edina Housing & Redevelopment Authority** **Hennepin County Libraries** **HGA**
Bill Neuendorf Lois Langer Thompson Victor Pechaty

SUMMARY

This document summarizes feedback gathered at the fourth public meeting to collect ideas, suggestions and concerns as they relate to redevelopment of the Hennepin County property at 7001 York Avenue, Edina.

These meetings were publicized via a press release to local media, postcards to 900 neighbors, posters displayed in Edina, Richfield, Southwest Minneapolis and Bloomington and social media to residents in Edina, Richfield, Southwest Minneapolis and Bloomington.

Approximately 60 people attended. While a few participants came from Bloomington South Minneapolis, participants were primarily from Edina and Richfield (fairly even mixture).

These comments will be compiled and aggregated with comments obtained from previous public open houses, focus groups as well as professional studies to shape a Request for Proposal that will be issued to solicit redevelopment proposals for Hennepin County.

Overview of Workshop #4:

As typical with previous workshops, Lois Langer-Thompson began the meeting with an introduction. Bill Neuendorf then announced the agenda for the evening which would be as follows:

- A. Presentation
- B. Large Group Q&A

- C. Small Group Discussion
- D. Small Group Reporting
- E. Closing Remarks / Next steps

Bill Neuendorf continued the presentation by sharing the City of Edina's Draft Guiding Principles for Development, showing images that begin to illustrate how these concepts could take form on the Southdale Library Site. He also shared the Key Themes that have been identified as being important to the public, as well as a Market Summary reflecting the external forces that will affect the site development. Bill listed the 4 Key Elements as being the new Hennepin County Regional Library, a shared outdoor commons for all, mixed-use elements, and strengthened neighborhood connections.

Victor continued the presentation by sharing a cross-section that illustrates the current grade changes on the site, which provided a context for the two concepts for the site he shared next. Both Revised Concepts incorporate changes suggested at the previous Public Workshop. Concept #1 showed a stand-alone library at the corner of York and 70th, underground parking beneath the entire site, and shared green space in the center of the site. Concept #2 showed a stand-alone library located at the corner of Xerxes and 70th, a parking structure south of the library hidden by lower-scale residential, and a shared amphitheater and green space in the center of the site. Both concepts showed taller mixed-use buildings toward York with shorter buildings located along Xerxes.

The presentation was followed by a large group Q&A session, with the following questions being asked:

- **Q.** Can safety be improved at the crosswalk at 70th and York?
- **Q.** Can bike and pedestrian traffic be separated?
- **Q.** What would the elevation of the first floor of the library be in Concept #2 as this determines the overall building height relative to Xerxes? **A.** Victor explained that libraries typically have a taller floor-to-floor height, so two library stories equal about the same height as three stories of residential space. Both concepts show a taller height at the first level of the mixed-use buildings, typically, with 10'-0" stories on floors above.
- **Q.** What type of housing will be included in the development? Will it be luxury or low-income? **A.** Bill noted that at previous meetings a preference for housing with more modest rental rates was expressed. Given the size of the site, it could accommodate a mixture of housing types and a mixture of rental rates.
- **Q.** The houses in Richfield are typically set back from the curb. Why do these options show the buildings up to the curb? **A.** Victor responded that the setback along Xerxes is 30 feet minimum, so nothing can be built closer than 30 feet from the curb.
- **Q.** Are condos feasible to build on this site? **A.** Bill indicated that it is too early in the process to know for sure, but is willing to ask developers if condominiums are feasible on the site.
- **Q.** How does the City of Richfield have the property zoned along Xerxes? **A.** Bill conferred with City of Richfield staff in attendance and noted that properties on the east side of Xerxes, south of 70th Street are zoned as Single Family Residential and guided for the same use in Richfield's Comprehensive Plan.
- **Q.** Could the site be split up into smaller plots to attract smaller developers? **A.** Victor expressed that the Southdale visioning group recommended that the large parcel be split into four "block" size quadrants. Bill clarified that it could be possible to subdivide the land into smaller parcels.
- **Q.** Edina has created no affordable housing in recent years. This area is the most diverse in the southern metro and the other communities are taking responsibility for providing affordable units. Would like to see affordable units on this site. **A.** Bill clarified that most new developments under construction are now including some affordable units and that the City and County share the goal of adding more affordable units on the site when it is eventually redeveloped.

Following the conclusion of the large group Q&A session, small groups (per table) discussed the two Preliminary Site Concepts for 30 minutes and then selected an 'Ambassador' who reported out to the larger group. The following is a list of the comments that were reported:

Group #1:

- A. Concept #1 is preferred. Some observations about Concept #1:
 - a. Library is more visible
 - b. Plaza seems more expansive
 - c. Housing along Xerxes is a good transition onto the site from Richfield
 - d. In favor of low to moderate housing along Xerxes (will be good to have neighbors across the street)
- B. Concept #2 observations:
 - a. Like amphitheater concept
 - b. It appears that there is only underground parking. Some above ground or short term parking would be good for library patrons - close to the door, for quick access.
 - c. The library needs an accessible book drop
- C. A good use on the site would be a cultural center - good synergy with the library
- D. The library needs dedicated parking. The primary reason for site is the library. Maybe each quadrant needs its own parking?
- E. Automobile access off York is not good – left turns are hard to make.
- F. Maybe a driveway could be shared with adjacent parking?

Group #2:

- A. The site needs good access and convenient parking
- B. If the library is located on Xerxes, maybe the second story can set back so that it has more of a residential scale
- C. Affordable housing is desired
- D. Make the site access a little more open
- E. Bike parking is important

Group #3:

- A. Concept #1 is favored.
- B. Southdale Library is a landmark and a visible library is good
- C. Desire a more organic site. Fewer squares would be good.
- D. Many different paths through the site in both options are good
- E. Potential Mixed-Uses on site could be:
 - a. Business incubator
 - b. Multicultural restaurant
- F. Angled walls shown on library are nice
- G. Provide a variety of reading spaces, both inside and outside
- H. The exterior space could be a pine forest, garden, or pond as these could be good ways to organize the open space
- I. Need to attract more youth to the area; make it more interesting for new generations
- J. If the access off York onto the site was curved, it could help given the speed and amount of traffic

Group #4:

- A. Concept #2 is favored.
- B. Like library on Xerxes as it would be a good neighbor for the residential neighborhood.
- C. The Library is a destination; therefore it doesn't need visibility on York.
- D. Commercial establishments crave visibility, which makes York more fitting for commercial uses.
- E. Want low scale buildings on Xerxes and are OK with tall buildings on York. With the cost of building structured parking, the group would be comfortable with high scale buildings/density on York to pay for parking.
- F. Concept #2 is nice for kids arriving on bike
- G. In both concepts, if you are arriving by car, you never get to enjoy the beauty of the building. Both need an "arrival port" where there is a period of time where you can appreciate the building and green space.
- H. Additional uses on the site could be:
 - a. Small scale retail and restaurants
- I. Apartments on Xerxes are preferred to commercial on Xerxes

Group #5:

- A. A lot of apartments already exist in the area.
- B. What is liked best about both concepts is that a library still exists on the site.
- C. Keep in mind the neighbors in Richfield

Group #6:

- A. Site access:
 - a. Hazelton and York is a great place to come onto site
 - b. Bike and pedestrian paths should be separate
- B. Lower building heights are better
- C. Concept #1 is preferred.
- D. If the two story library is the same height as 3 story condo, its location on Xerxes is not as great of a concern
- E. Like the trees shown in both concepts. Trees are disappearing from the area.
- F. Other uses on the site could include:
 - a. Senior Center or Cultural Center
 - b. Edina Art Center close to library would be a good possibility

Group #7:

- A. Like the idea of having affordable housing on the site
- B. Concept #1 is preferred.
- C. Library as beacon for whole community
- D. Buildings seem large compared to green space. Move green space outward so it's not closed off to the community. Create a welcoming community.
- E. Like the amphitheater in Concept #2.
- F. Move the history center to this site.
- G. Exhibition space would also be good.
- H. Like underground parking, but know that that it is expensive

Group #8:

- A. Like the green space in both concepts as it continues from Adam's Hill Park
- B. Consider pushing the buildings on Xerxes back
- C. Other site uses could be:
 - a. Art space
 - b. Work space – flexible reserve space
 - c. Coffee shop

Group #9:

- A. Concept #1 is preferred
- B. Like the large open area
- C. Like the drop off on 70th.
- D. This concept is convenient for bus riders.
- E. Concept #1 is a good match for Richfield neighbors.
- F. Concept #2
 - a. Feels more closed-off
 - b. How do you access parking from surface level?
 - c. How does the site accommodate growth?
- G. Very large apartment buildings along Xerxes have negatively impacted the neighborhood
- H. How do you understand traffic volume and parking?
 - a. Victor: all parking access is currently shown off 70th or York. Traffic studies would need to be done as part of any proposal. Parking issues could be addressed with parking permits for the neighborhood residents.

Each small group was also given a questionnaire to complete. Following is an outline of the 5 questions asked on the questionnaire and the associated answers that were collected:

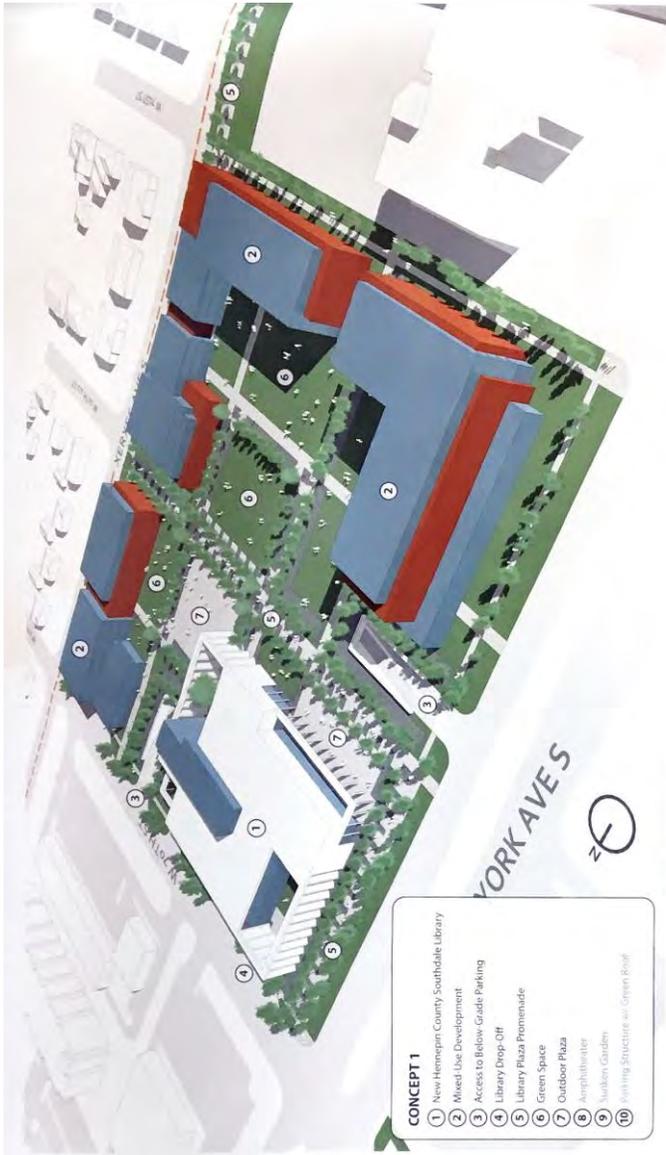
1. **Q.** What do you like best and dislike the most about each concept?
 - A.** If [the] library is on Xerxes – set back the first story 30'-40' from Xerxes, and then step up to second floor.
 - A.** Not enough green space between Richfield on Xerxes and buildings; turn the corner of one of the buildings inward – looks like a box
Green space [is] all inside – not a green corridor that invites you in.
2. **Q.** Are the connections to the surrounding neighborhoods adequate? How could they be improved?
 - A.** Bike parking. Better crossings to site across York.
 - A.** On Richfield side, the connection runs into the corner of a building. There are still walls. Flip some buildings. Not adequate. Need a gateway on Xerxes and York.
 - A.** Will the parking underground be [financially] feasible?
3. **Q.** Do you have specific suggestions for the mixed uses on the site?
 - A.** Affordable housing! Some surface parking
 - A.** No more than 20% affordable. For housing – will Xerxes have walk-outs to the street? This will impact residential parking for Richfield – this is a problem – entrances on the interior.
4. **Q.** What do you think about the mixture of building sizes and shapes? How could these be improved?

- A. Desire for internal automobile circulation and limited parking. Include affordable housing. Lower building heights on Xerxes.
 - A. Concern that the public spaces will not feel “public” since they are all internal to the site.
 - A. Condos are difficult to build under current laws. Are condos feasible?
 - A. How many stories for mixed-use - Six stories. Two stories along Xerxes; Three stories against housing.
 - A. Shapes are too large [and] make a box – not interesting or unique. Not inviting from the Richfield side. Need a bigger buffer from road and buildings. Looks like every other corner in Edina.
5. **Q.** If you think additional community uses and services are important, please provide specific suggestions for community uses and who might operate those.
- A. Day care / Art Space / Reserve (workspace) / Coffee Café / Playground
 - A. Will the parking underground

Upon conclusion of the Small Group Reporting, Bill shared some final comments, stating that the concepts included in the RFP could be narrowed down to one, although the County could consider both. The information gathering process will continue and up-to-date information will be posted to the project website. An announcement was made regarding the next public workshop on March 23rd. This meeting will be sponsored by the Library Division at Hennepin County and will focus on the programming and functions within the new library facility.

Adjourn.

The following images document the notes and markups by each group to the two site concepts during the small group discussion (not in any particular order):



A. VIEW FROM SOUTHWEST

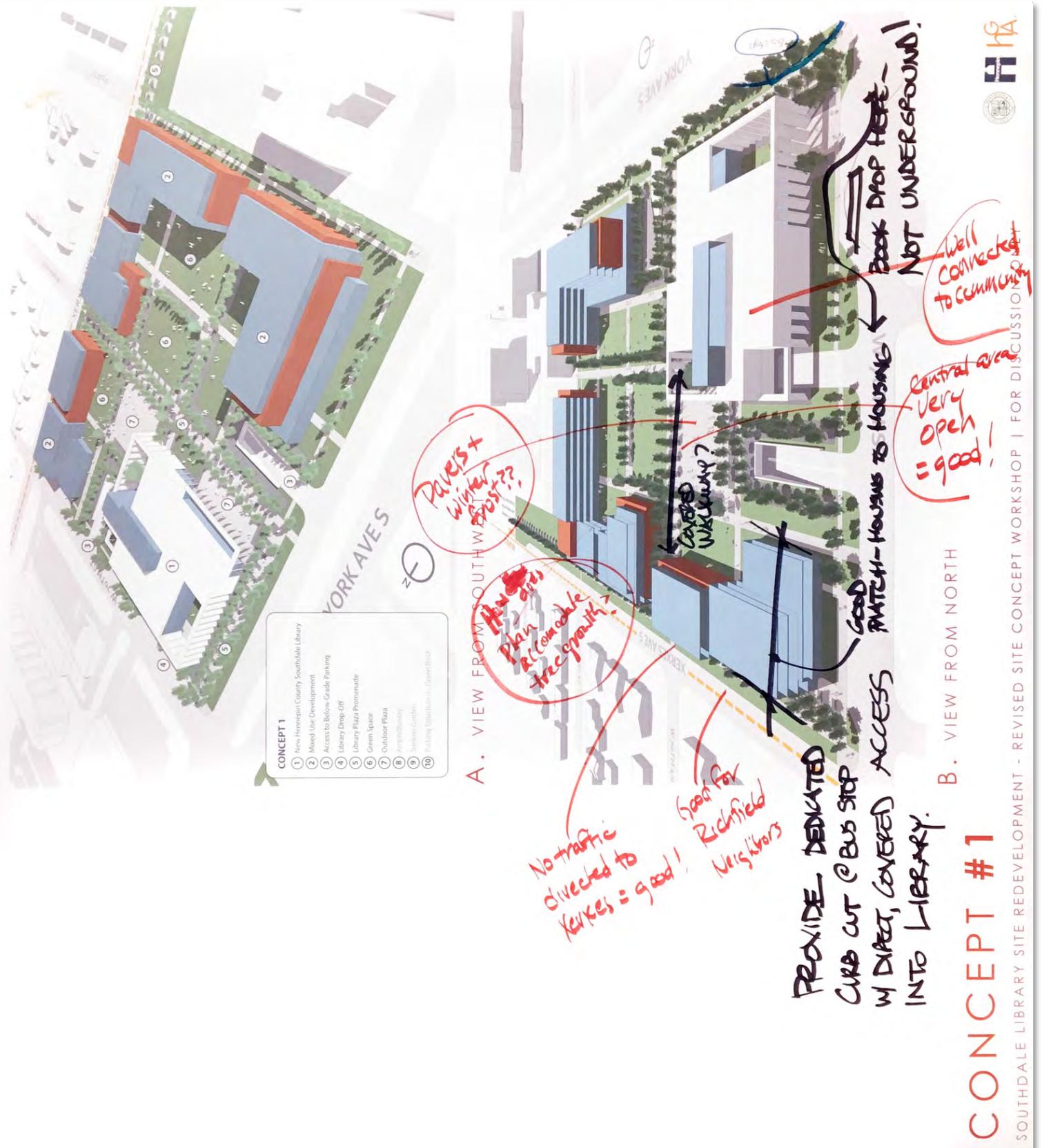


B. VIEW FROM NORTH

*Don't like library
 on York + 70th
 Bikes & kids walking
 are close to very busy
 intersection for
 walking (both concepts)*

CONCEPT #1





Pavers + winter sport??

How do you plan to make tree growth?

No traffic directed to Keyes = good!

Good for Richfield neighbors

PROVIDE DEDICATED CURB CUT @ BUS STOP W/ DIRECT, COVERED ACCESS INTO LIBRARY.

GOOD MATCH - HOUSING TO HOUSING

Central area very open = good!

Well connected to community

BOOK DROP HERE - NOT UNDERGROUND!

covered walkway?



- 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 Student Gardens
 - 10 Parking Structure w/ Green Roof

A. VIEW FROM SOUTHWEST



B. VIEW FROM NORTH

CONCEPT #1

SOUTHDALE LIBRARY SITE REDEVELOPMENT - REVISED SITE CONCEPT WORKSHOP | FOR DISCUSSION ONLY





A. VIEW FROM SOUTHWEST

FROM NORTH

No Plastic grass

Plaza to read... outdoors with shade trees.
 Large trees - oaks, maples, elms, pines

Like quadant design - but leave 1/4 for a park next to library on concept #1 towards Richfield.

Do NOT make this like upson. Upson is horrible to visit - parking is too tight.

Li Bray needs a freight elevator IN BACK-

Put senior center in one of these buildings?
 Put Elina Art Center here?

Precise concept #1 include pollinator plants + grasses along with lots of trees

#1 - 1/4 acre - 200 sq ft
 #2 - 1/4 acre - 200 sq ft
 #3 - 1/4 acre - 200 sq ft
 #4 - 1/4 acre - 200 sq ft
 #5 - 1/4 acre - 200 sq ft

CONCEPT #1





A. VIEW FROM SOUTHWEST



B. VIEW FROM NORTH

DESIGNS NICE OUTDOOR SPACES (VARIETY)
 TO BRING A BOOK & READ
 WATER · PINE FOREST · ROCKS · FLOWERS
 GARDENS

* EXPLORE / INTEGRATE CHILD, YOUTH, FAMILY ARCHITECTURE & AMENITIES
 * CONSIDER ORGANIC & CURVILINEAR SHAPES & MOVEMENT THROUGH SITE (IN BUILDING ARCHITECTURE)

CONCEPT #1



A. VIEW FROM SOUTHWEST



B. VIEW FROM NORTH

- Still feels very suburban - like you'd want to drive from one corner to the other because it's all grass in the middle.
- Make sure the bike always route is connected in a grid without narrowing them.
- What about bus stops to bring more people with fewer cars. ALL THIS TALK ABOUT PARKING!
- More density makes sense in this "urban" area.
- A place like Grand & Excelsior is very dense & walkable without being unbearable - same with West End.
- Why not split the Xerxes - side and divide into smaller lots for small developments (use 3-story walking apartments, strip developments, etc).
- Any plans for a cycle track in York, for a protected bike path?
- A diverse community would encourage non-chain restaurants.
- Amphitheater or Plaza is great!

CONCEPT #1

SOUTHDALE LIBRARY SITE REDEVELOPMENT - REVISED SITE CONCEPT WORKSHOP | FOR DISCUSSION ONLY





- 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

A. VIEW FROM SOUTHWEST



B. VIEW FROM NORTH

* Library on taxes
 quiet, more residential friendly

* leaves option for taller bldgs. on park if finances require more density

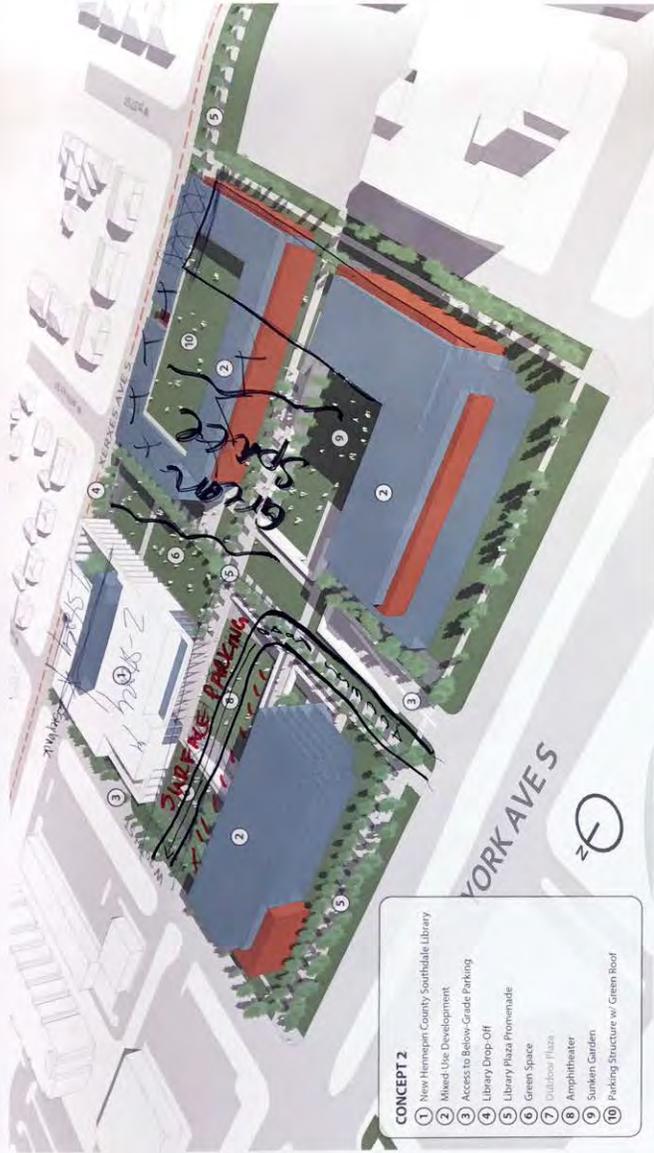
* underground parking
 Car patrons don't see the beauty of the bldg. (can be solved by)

* more friendly, safer for kids + bikers from Richfield Residences

* small req for retail
~~Somebody's~~ big box
 Xeroxes - have enough north of ~~70th~~

CONCEPT #2





A. VIEW FROM SOUTHWEST



B. VIEW FROM NORTH

CONCEPT #2

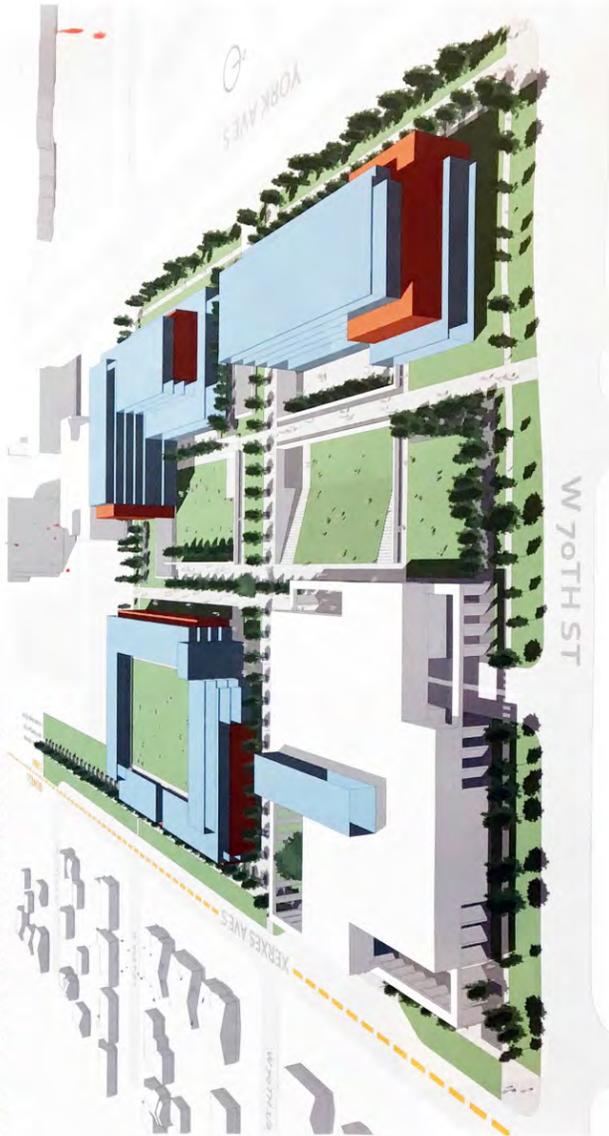
SOUTHDALE LIBRARY SITE REDEVELOPMENT - REVISED SITE CONCEPT WORKSHOP | FOR DISCUSSION ONLY





- 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
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A. VIEW FROM SOUTHWEST

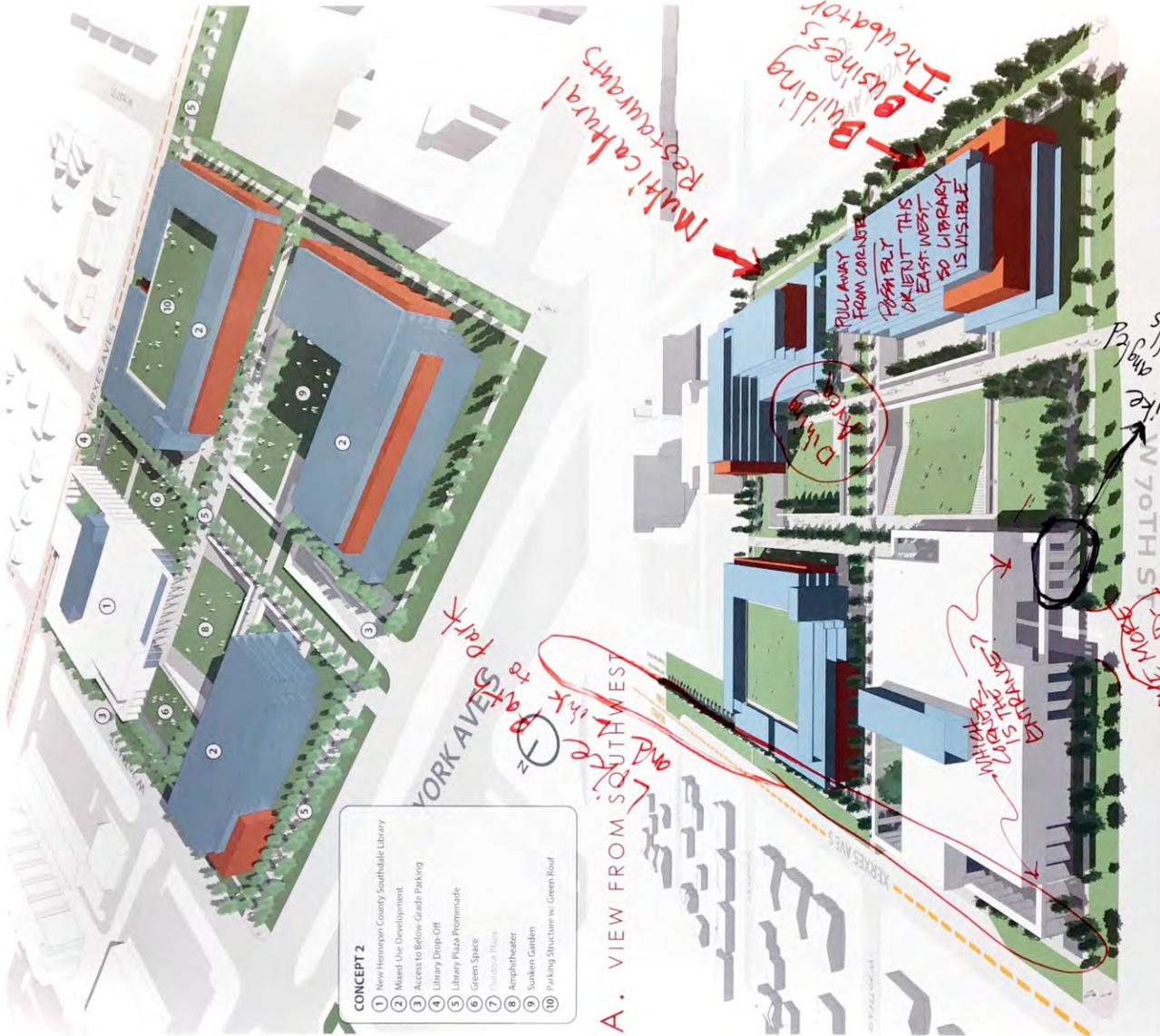


B. VIEW FROM NORTH

"The PRIMARY REASON for this spot is the LIBRARY"

CONCEPT #2





- 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

A. VIEW FROM SOUTHWEST

B. VIEW FROM NORTH

CONCEPT #2





- 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
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A. VIEW FROM SOUTHWEST



RAIN WATER CAPTURE TO IRRIGATE LANDSCAPE (CONCRETE + Z)

LIBRARY LESS ACCESSIBLE TO BUS RAILS

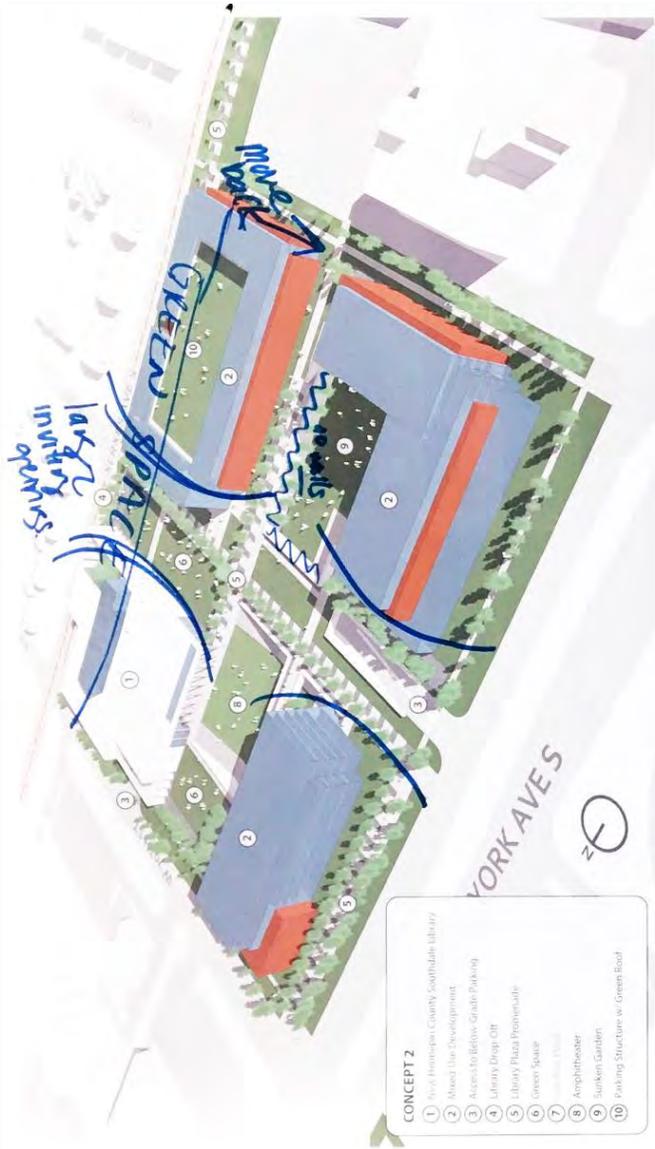
- Less open fields in central area

- Grass = good!
 - Slope = good!
 pipe axis

SANDEN, MAINE LIBRARY

* Flat front park in Vermont - opens in nature
 posted by elements that are mentioned in CONCEPT #2 in terms of park in path (less travel) (eg. park in path less travel)





A. VIEW FROM SOUTHWEST

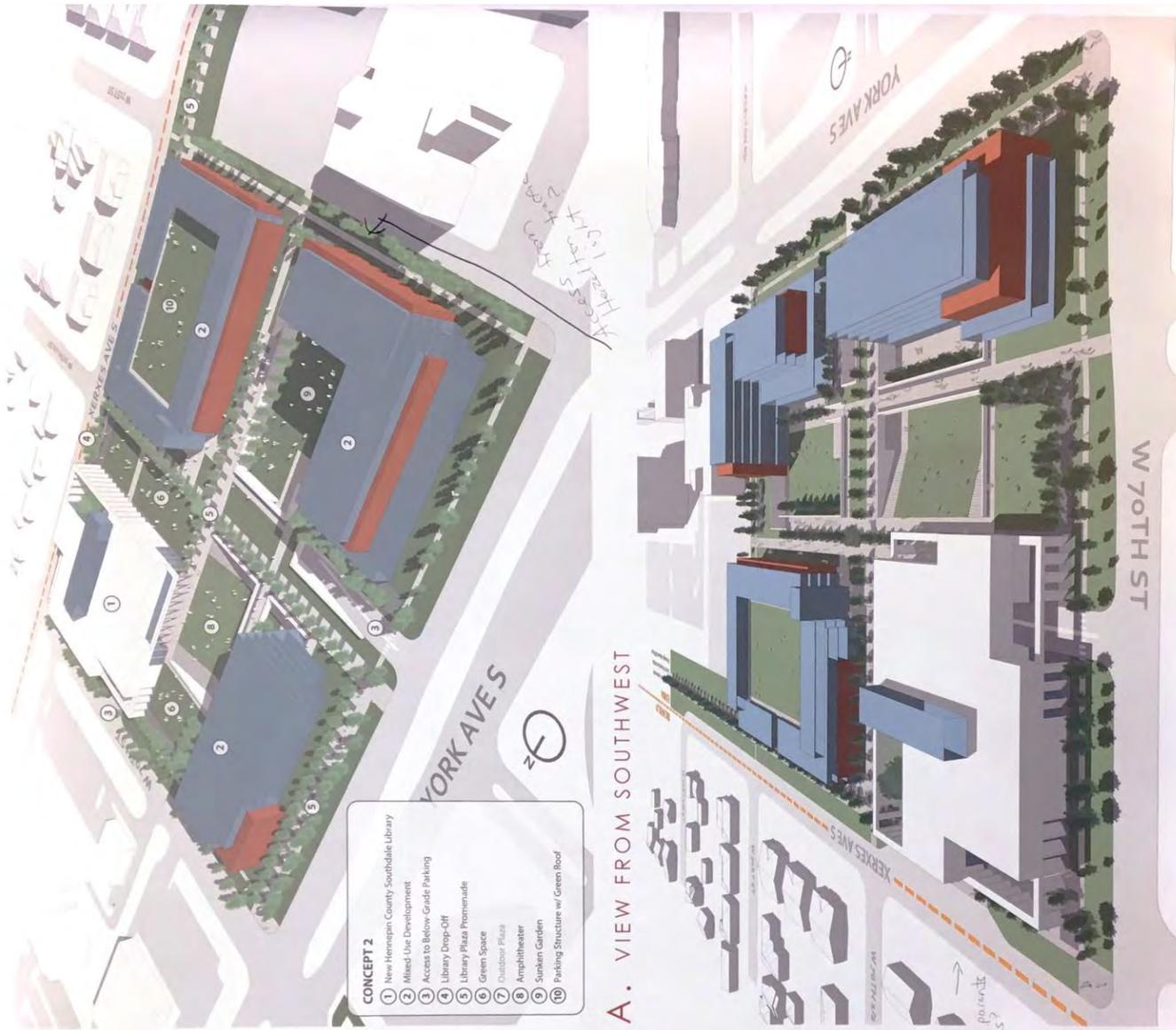


B. VIEW FROM NORTH

CONCEPT #2

SOUTHDALE LIBRARY SITE REDEVELOPMENT - REVISED SITE CONCEPT WORKSHOP | FOR DISCUSSION ONLY





CONCEPT #2

SOUTHDALE LIBRARY SITE REDEVELOPMENT - REVISED SITE CONCEPT WORKSHOP | FOR DISCUSSION ONLY





A. VIEW FROM SOUTHWEST



B. VIEW FROM NORTH

- if you want a park about the field primary center - signal both sides
- OUTDOOR AMPHITHEATER IS A GOOD IDEA WOULD THE LIBRARY BE BUILT IN THE USE BEING MADE MORE PERENNIAL SPACE?
- USES BUILT THERE ARE A COMPANION SPACE SIMILAR TO CARO MUSEUM SMALL PERENNIAL.
- like the library on 10th & York
- needs more green space that special call series the library
- more like art center to this location
- if you want a park about the field primary center - signal both sides
- MOVE GREEN SPACE OUTWARD - SO IT'S NOT SO CLOSE TO COMMUNITY
- INCLUDE AFFORDABLE HOUSING
- UNDERGROUND PARKING IS A GOOD SOLUTION. PLS AVOID ABOVE GROUND ENTRIES
- 1. PREFER THE USES ON YORK + 14TH (CONCEPT 1)
- MAKE SPACES
- TOO MUCH FLATLY - Maybe Green Space right thru the middle - TO much signage on top - anything
- Library needs to be special what it is - A nice public use of space
- INDEPENDENT RETAILER (BOOKS, COMICS)
- like the underground parking

CONCEPT #2



SOUTHDALE LIBRARY SITE CONCEPT WORKSHOP
SMALL GROUP DISCUSSION

- 1. What do you like best and dislike the most about each concept?**
*Not enough green space between Richfield on Torrey & Bldgs
Turn the corner of one of the bldg inward → looks like a box
Green space all inside → not a green corridor that invites you in*
- 2. Are the connections to the surrounding neighborhoods adequate? How could they be improved?**
*On R Field side the connection runs into the corner of a bldg
There are still walls. Flip some bldgs. Not adequate.
Need a gate way on Torrey & York*
- 3. Do you have specific suggestions for the mixed uses on the site?**
*No more than 20% affordable. For housing → will Torrey have walkouts to the street?
This will impact residential parking for Richfield → this is a problem → entrances on the exterior*
- 4. What do you think about the mixture of building sizes and shapes? How could these be improved?**
*Shops too large → make a box → not interesting unique. Not
Zoning from the Richfield side
Need a bigger buffer from road & Bldgs. Looks like every other corner in Edina
Boxy ☹️*
- 5. If you think additional community uses and services are important, please provide specific suggestions for community uses and who might operate those?**
Day Care / Art Space / Reserve (workspace) / Coffee Cafe / Play ground

Will the parking underground be feasible (financial)

SOUTHDALE LIBRARY SITE CONCEPT WORKSHOP
SMALL GROUP DISCUSSION

Karen, Laura, Paul, Ernie/Arnie

2/9/2017

1. What do you like best and dislike the most about each concept?
IF LIBRARY ON WALKERS - SET BACK 1ST STORY 30-40' FROM WALKERS
THEN STEP UP TO 2ND FLOOR
2. Are the connections to the surrounding neighborhoods adequate? How could they be improved?
BIKE PARKING, BETTER CROSSINGS TO SITE ACROSS YORK
3. Do you have specific suggestions for the mixed uses on the site?
AFFORDABLE HOUSING! SURFACE PARKING - SOME
4. What do you think about the mixture of building sizes and shapes? How could these be improved?

How many stories for Mixed Use
0 - stories
2 stories ceiling
Floor rises to 3 stories
against housing

Condos are difficult to build under current laws?
Is this even feasible?

- Concern that the Public Spaces will not feel "public" since they are all internal to the site

- Desire for internal automobile circulation & limited parking - include affordable housing - lower building heights on corners

5. If you think provide s