



Meeting Minutes

PROJECT: City of Edina – 7001 York Development Community Engagement
HGA Commission Number 3957-002-00
FROM: Mia Blanchett, Amanda Henderson WRITER'S DIRECT DIAL 612-758-4233
DATE: February 3, 2017

MEETING

Purpose: Preliminary Site Options - Public Open House
Date: January 12, 2017 **Time:** 6:00 - 8:00 p.m.
Location: Southdale Library Meeting Room

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

SUMMARY

This document summarizes input offered at the third 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 56 people attended and participated in this meeting. Participants were primarily from Edina and Richfield. Staff members from the City of Edina, City of Richfield and Hennepin County also attended.

These comments will be compiled and aggregated with comments obtained from 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:

Lois Langer-Thompson began the meeting with an introduction. Bill Neuendorf followed up with an overview of the schedule, stating that final development will happen in three to five years. Victor Pechaty then shared a presentation documenting “What We Heard” in prior public meetings, which was summarized into the top 10 comments. He reviewed the steps of the upcoming process, saying that the drawings that get developed in response to public feedback will be given to the proposing developers. The presentation also included the Design Principles that will be used as parameters for developing site concepts. Lastly, Victor presented three Preliminary Sketch Options for the site.

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

- Q. How much of the property will be sold? A. Not known at this time
- Q. Will parking be free? A. probably
- Q. Entry from Xerxes? A. Yes, probably.
- Q. How tall does “mixed-use” need to be to clad the parking structure? A. 3-4 stories
- Q. How are “low rise” and “mid rise” defined? A. Low is 2-4 stories, Mid is 5-10 stories

Following the conclusion of the large group Q&A, small groups (per table) reviewed the three Preliminary Sketch Options for 30 minutes and then selected an ‘Ambassador’ who reported out to the larger community. The following is a list of the comments that were reported:

Comments from Group 1

- Like the stand alone library because the other functions may not succeed, tax payers will be left ‘on the hook’
- Respect for Richfield neighbors
- Sky space and open space have value
- Locals are giving up so much. $\frac{3}{4}$ of the site will be lost to us
- Centennial Lakes is a good example
- Concern about parking. All parking should be underground
- Concern about traffic
- More park / greenspace / sidewalks and paths
- The greenspace can’t be “tile caulking” (forgotten about) needs to engage and accommodate programming
- Respect all stakeholders
- Don’t look like the other buildings on the boulevard
- create a true Edina Theatre Arts Center, we are lacking this type of amenity in Edina
- include rotating art gallery on the site

Comments from Group 2

- Option 1 is least favorite
- Don’t like driveway from Xerxes, too busy from Richfield
- Like a stand-alone library, easier to use and control
- All the options feel crowded
- Like low-rise next to neighborhood
- Like hiding the parking with housing or shops, don’t like huge parking ramp
- Like buried parking
- More green space
- option 2 and 3 favored
- like the trail connecting the park
- trail next to Xerxes
- library is a cultural amenity
- close to neighborhood is good
- no short cut for cars thru site e-w into Richfield neighborhood
- like stand alone library for control
- any mixed use library should be residential

- include food options on site
- clear pedestrian route through the site

Comments from Group 3 (“Ambassador” is a Richfield resident)

- Keep commercial on York
- Add bikes and transit

Option 1:

- Like library on corner of 70th and York
- Don’t want to see the parking – it’s a big challenge
- Edina’s green space needs to meander through this site
- Keep the heights residential
- Don’t run 70 ½ street through, it’s not a good cut through

Option 2:

- Like underground heated parking
- Like the drop off, question of drop off, how does it work?
- Bike parking is super important
- Mixed use above library will likely be housing
- Prefer 2 story building on Xerxes

Option 3:

- Good to have food options near library
- Walking paths – good to have throughout
- How do we attract tenants?

Comments from Group 4

- Prefer option 3
- Keep commercial on York
- Like Xerxes corner library, 2 story makes sense here, kids can walk to it
- Library is a destination, doesn’t need visibility
- Keep green space at a wider width at Xerxes whole length
- Need a good bus stop, transit features etc.
- Include all three types of housing - affordable plus market plus luxury
- Worry about traffic
- Would like to see arts on display, outdoor arts, interior art display within library
- Add bikes and transit
- mixed opinions on library style
- avoid more congestion on roads
- concerned about 4 stories on Xerxes

Comments from Group 5 (Ambassador Gene from Edina)

- This is all bad. Too much density
- Richfield has paid a price for the Southdale area
- Be sensitive to Richfield neighbors

- Library needs lots of natural light
- County should have talked to us before they decided to sell the land (applause)
- Why are my taxes so high?
- County has to get the money from somewhere
- Besides the library, commit to save some land for public use: include a public purpose like community building, arts center, include Richfield (applause)
- Hoping for more good public meeting space
- Lots of questions about the proposed use of the site – will it be commercial? France is where the commercial stuff is supposed to be, do we really need it here too?
- Are we infringing on Richfield too much?
- Lots of unanswered questions

Comments from Group 6 (Ambassador Erin from Richfield)

- Many participants from Richfield in this group
- Library on Xerxes = good, kids can walk to it
- Connect library to retail
- Better and more open space – green space should be functional, not ‘left over’
- 2 stories on Xerxes
- Option 3 is the favorite
- 4-5 stories max
- Need adequate parking for all uses
- Perhaps Children’s Museum
- Focus on grade walk in access to library from Xerxes
- Prefer stand alone library
- Locate drop-off area close to front door
- Add more sidewalks, paths. Connect greenway with trails
- What will a library be like in 50 years? Will there still be books?

Comments from Group 7

- Midrise should be 4 stories or lower
- Need adequate parking, like underground parking
- What will the library future be 50 years from now?
- Green space feels inadequate, should be dedicated
- Want children’s museum or cultural
- On grade access is important
- Like stand-alone library
- Much concern about traffic and traffic patterns within the site
- Views from the library are important
- Like the idea of connecting greenways

Comments from Group 8 (Ambassador Jeff from Richfield)

- Renovate this existing building and add parking deck with other uses on top
- The county was clever to buy this site in the 50s
- Byerly’s had a lot of green space too, now that’s gone

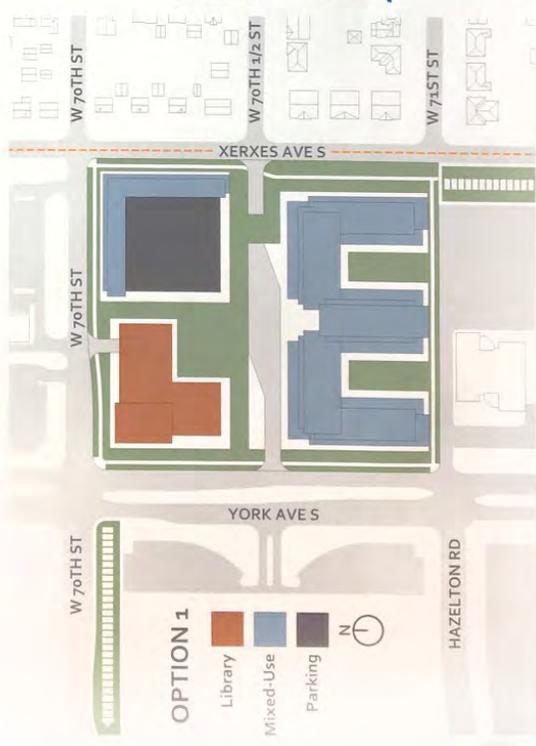
- Arch styles come and go, this one is a classic
- Make it more pedestrian friendly, bring service center back, put restaurants in the old building
- If the building has to go because the county needs the money, put the tall buildings in the middle of the site, natural light, buildings set back, keep space between buildings
- If replacing – it should be distinctive, not like the boring suburban buildings around town
- Create a calm place
- Add town homes on Xerxes
- No retail on Xerxes
- It is a shame to lose this iconic building, need to replace public art in the green space.
- Too dense, need more public space, more green space, need buffer of trees etc. to Xerxes

Comments from Group 9 (Ambassador Rachel from Richfield)

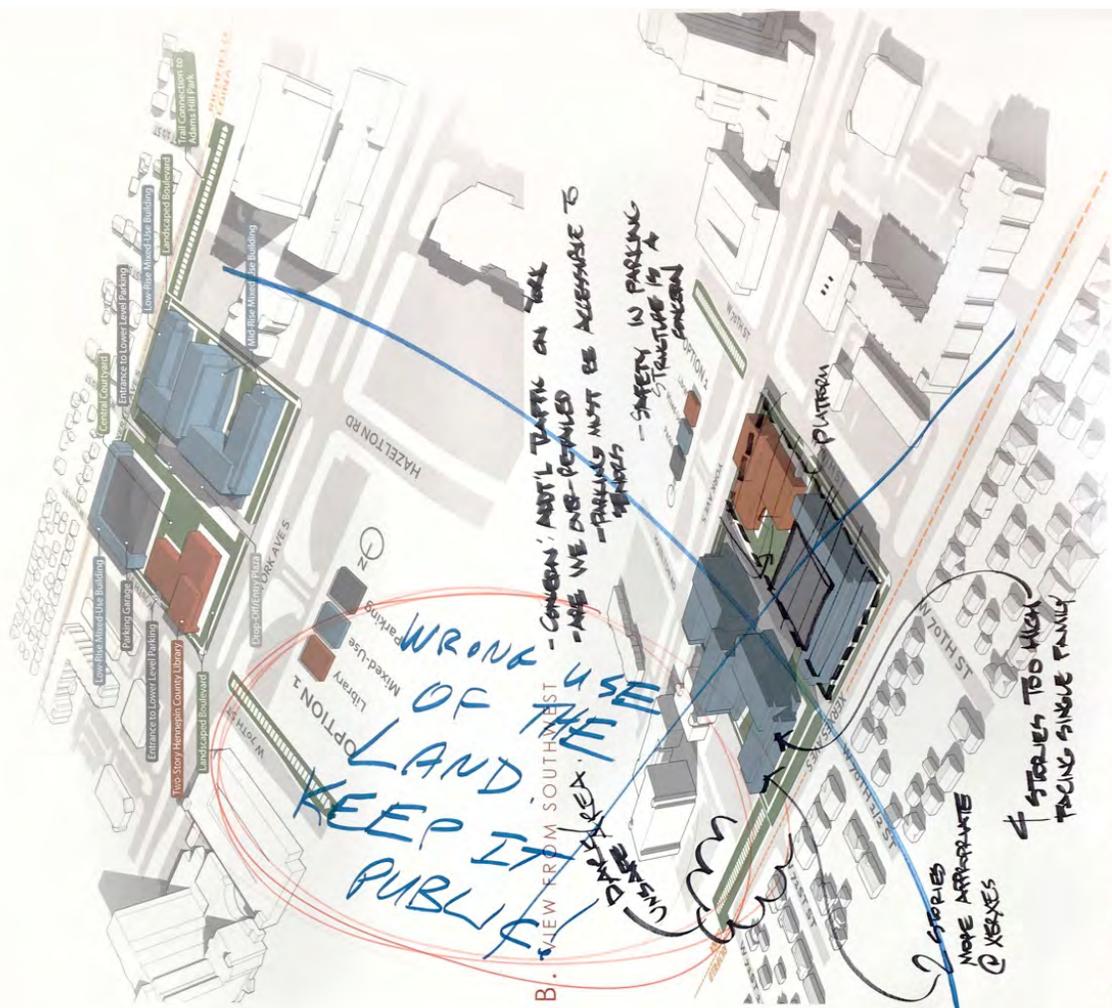
- Concern for scale and height
- Include lots of activity to keep it safe
- Don't overwhelm York
- Safety, lighting, 24-7
- Locally owned businesses
- Want an arts venue, attract youth
- Youth Arts incubator
- Need a practical layout for dropping off passengers and books
- Make library prominent on corner, not hidden
- Like a prominent library, entrance on Xerxes that is welcoming
- In option 2, the mixed use above can give the library flexibility to grow or shrink
- Underground parking provides good, non-icy, safe places to park
- Understand that the county needs the tax revenue
- Does the library need to be on the quiet corner?
- Number one concern is height and scale

Finally, Victor Pechaty and Bill Neuendorf thanked all of tonight's attendees and reminded the group to join the Advisory Task Force. All are invited back for the next meeting on February 9, 2017.

The group comments made on the sketches of the three preliminary site concepts follow.



A. PLAN



WRONG USE OF LAND KEEP IT PUBLIC

CONCERN: NOT'IL TRAFFIC ON YORK
ARE WE DIS-PELLED
PARKING MUST BE ACCESSIBLE TO

SURETY IN PARKING STRUCTURE IN A CONCERN

2 STORIES MORE APPROPRIATE @ XERXES

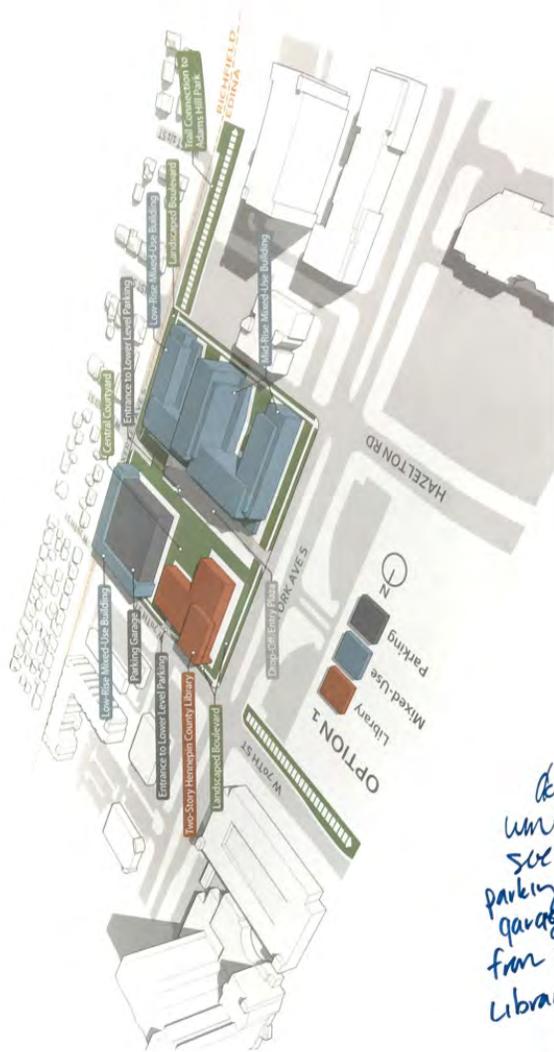
STORIES TOO HIGH TACING SINGLE FAMILY

C. VIEW FROM NORTHEAST

INITIAL CONCEPT SKETCH 01

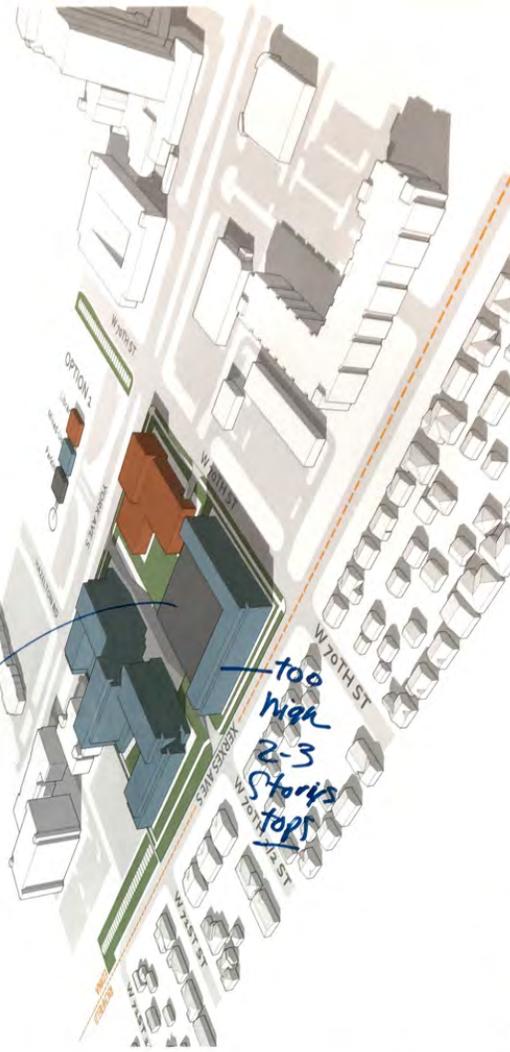
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Don't want to see a parking garage from the library.

B. VIEW FROM SOUTHWEST

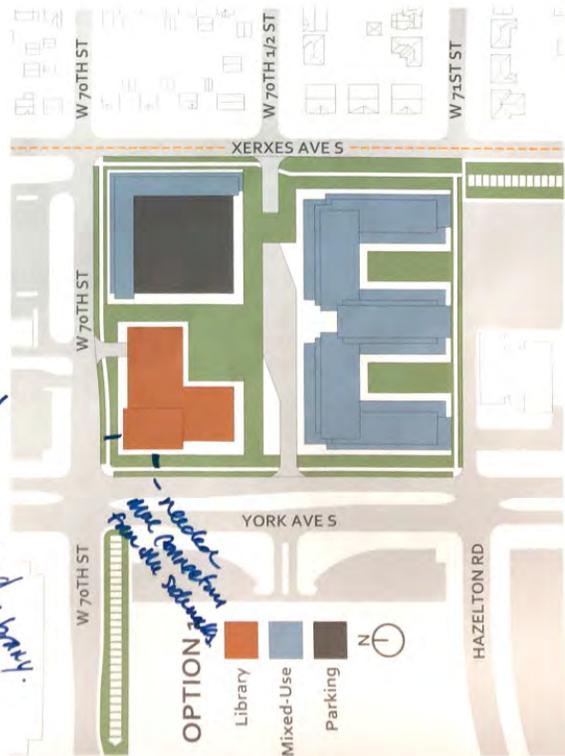


too high 2-3 story tops

C. VIEW FROM NORTHEAST

+ like the entrance from Xerxes + connected neighborhood

+ stand alone library.



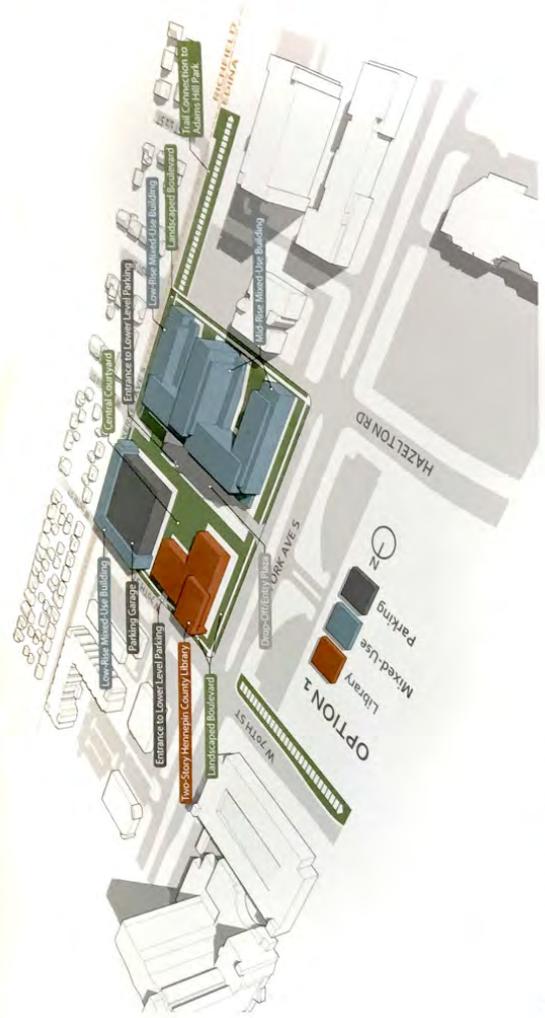
- reader - need to connect from the sidewalk

A. PLAN

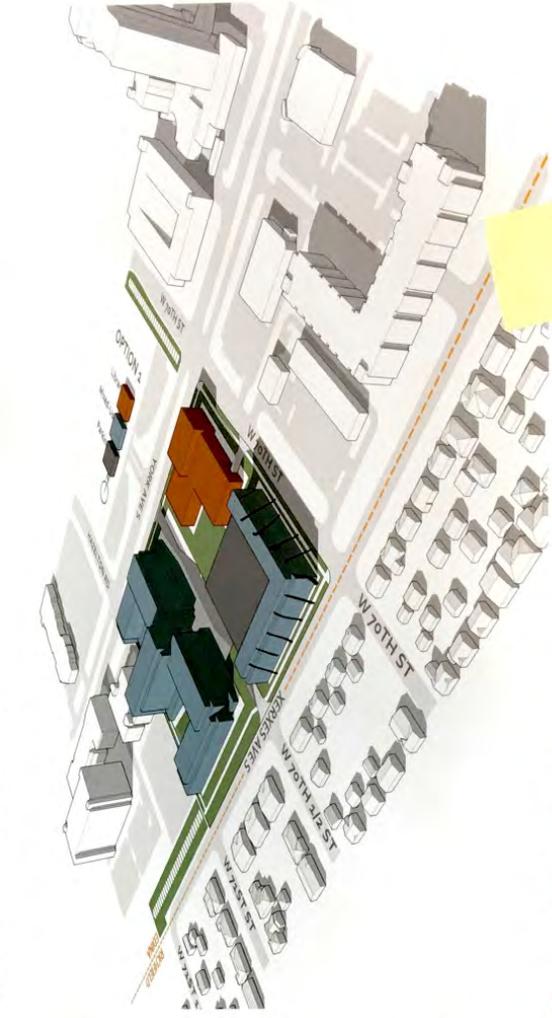
INITIAL CONCEPT SKETCH 01

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B. VIEW FROM SOUTHWEST



C. VIEW FROM NORTHEAST

Natural Light

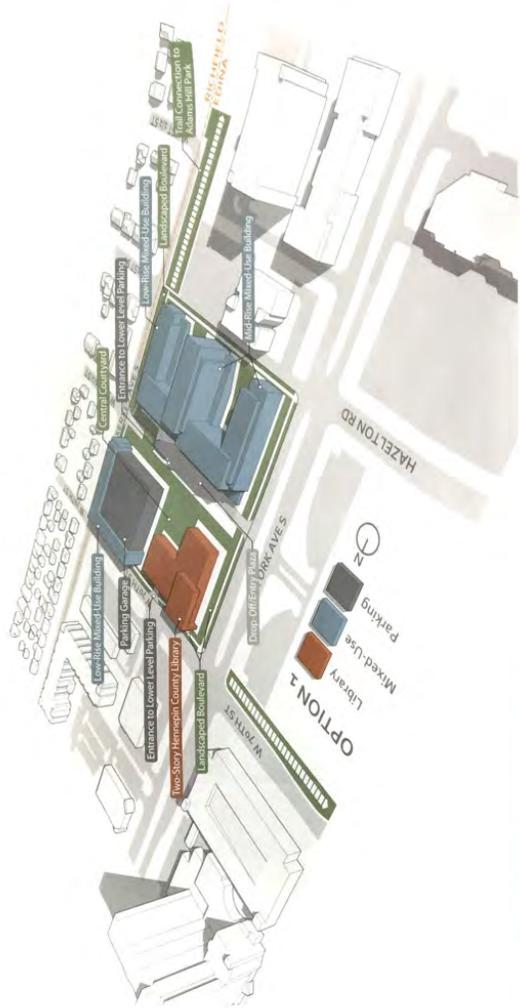


A. PLAN

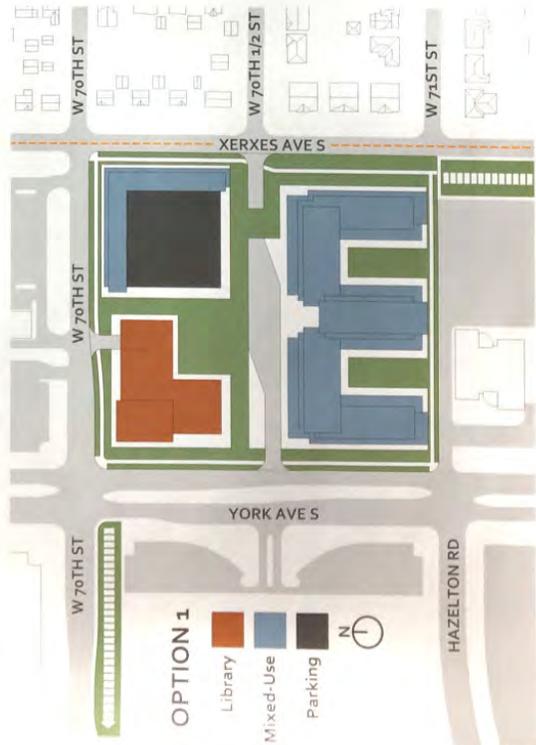
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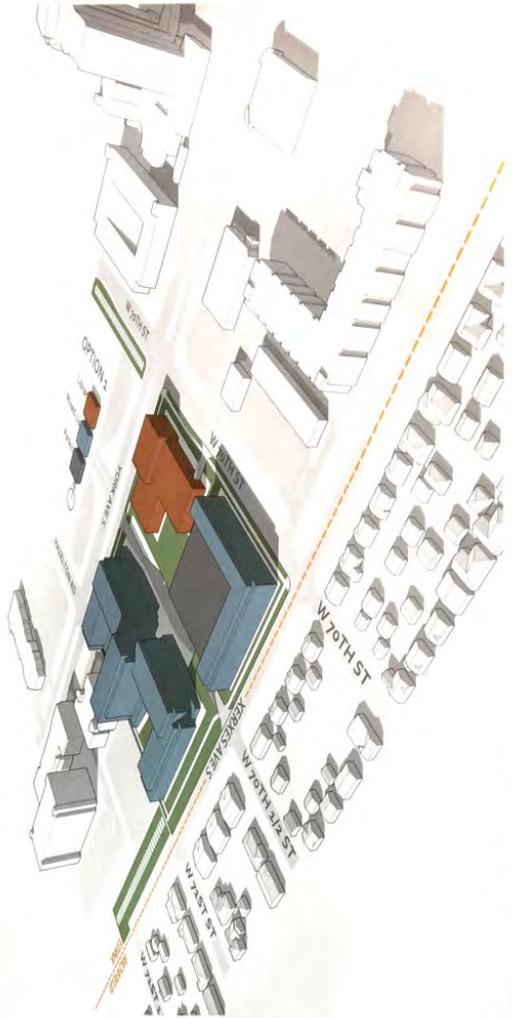




B. VIEW FROM SOUTHWEST



A. PLAN



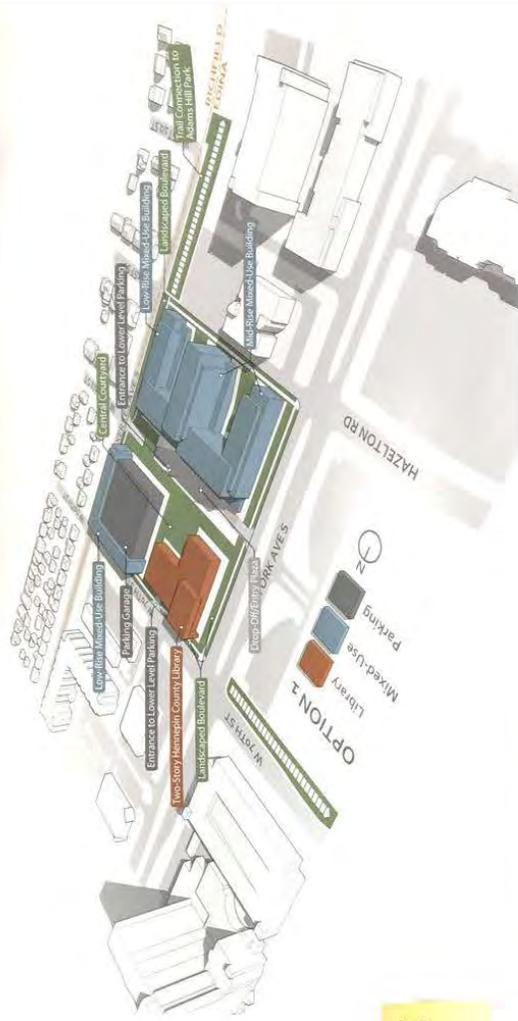
C. VIEW FROM NORTHEAST

- ① Library MUST STAND ALONE
- ② Cultural Art Space
- ③ Low Rise!
- ④ More Green space
- ⑤ Public Amenity
- ⑥ All parking Underground

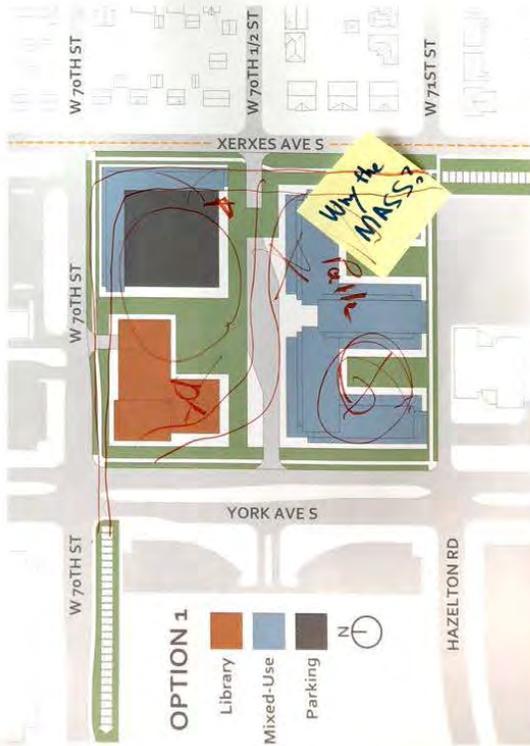
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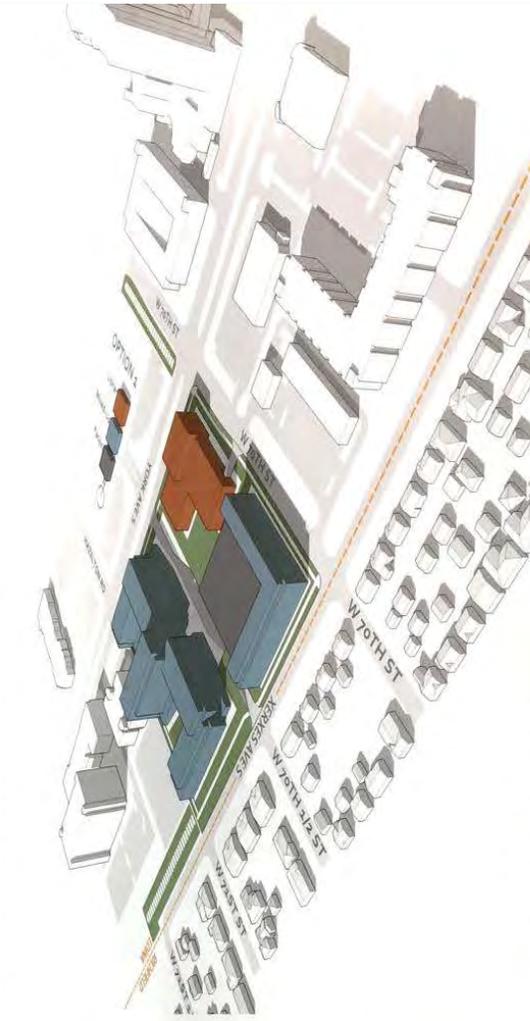




B. VIEW FROM SOUTHWEST



A. PLAN

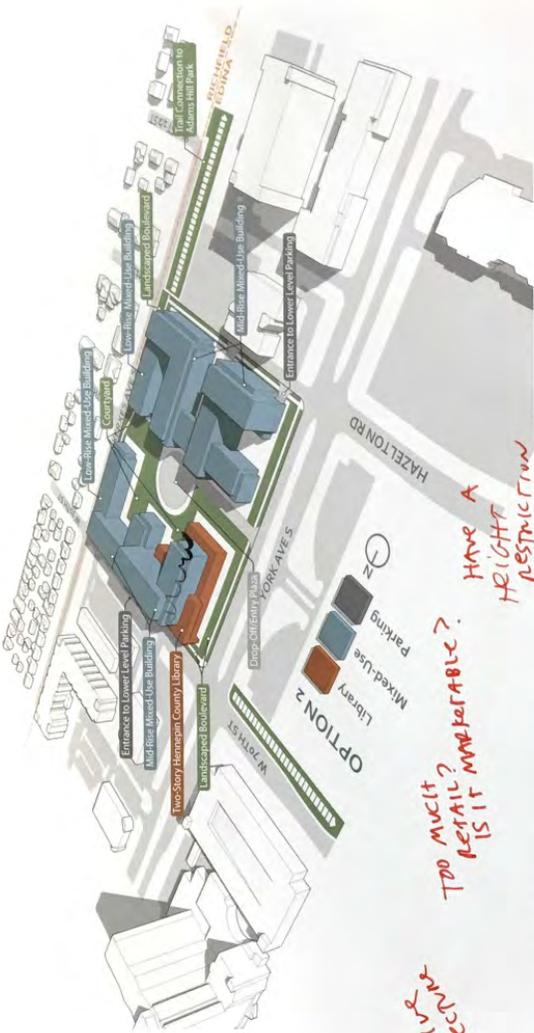


C. VIEW FROM NORTHEAST

INITIAL CONCEPT SKETCH 01

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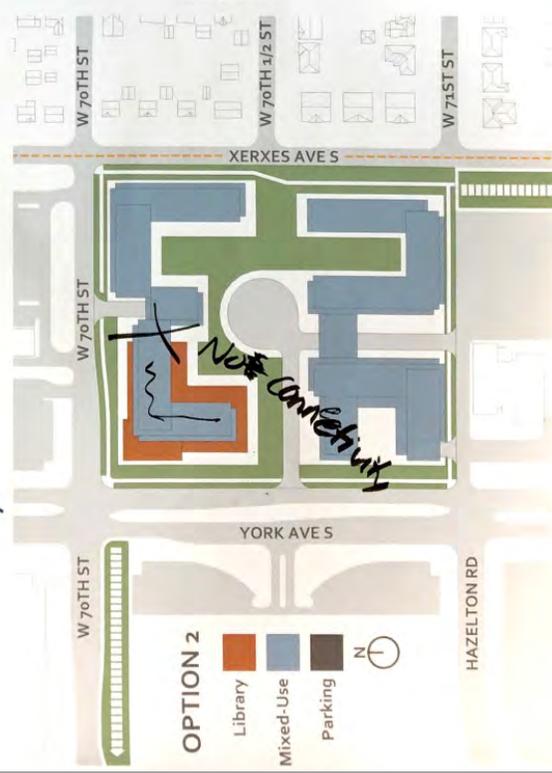


B. VIEW FROM SOUTHWEST

Iconic Building / Distinctive Architecture

TOO MUCH? RETAIL? IS IT MARKETABLE?

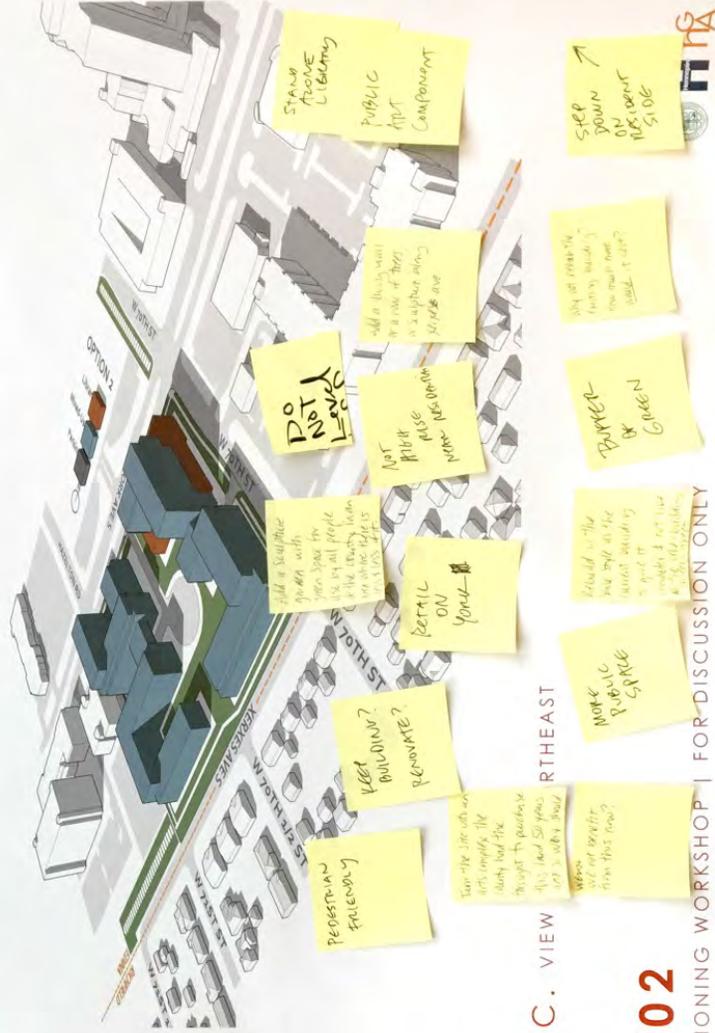
HAVE A BRIGHT RESTRICTION



A. PLAN

Have nothing attached to L. library

Not connected



C. VIEW FROM NORTHEAST

PEDESTRIAN FRIENDLY

RENOVATE? REBUILD?

RETAIL ON YORK

NOT MAKE PASSAGE MORE VISIBILE

DO NOT MAKE LEAVE

STAND ABOVE LIBRARY PUBLIC ART COMPONENT

WORK PUBLIC SPACE

PARKER OR GREEN

STEP DOWN ON YORK SIDE

REPAIR SITE WITH ARTS CENTER. THE DUMPY HAD THE THOUGHT TO REPAIR WITH ARTS CENTER.

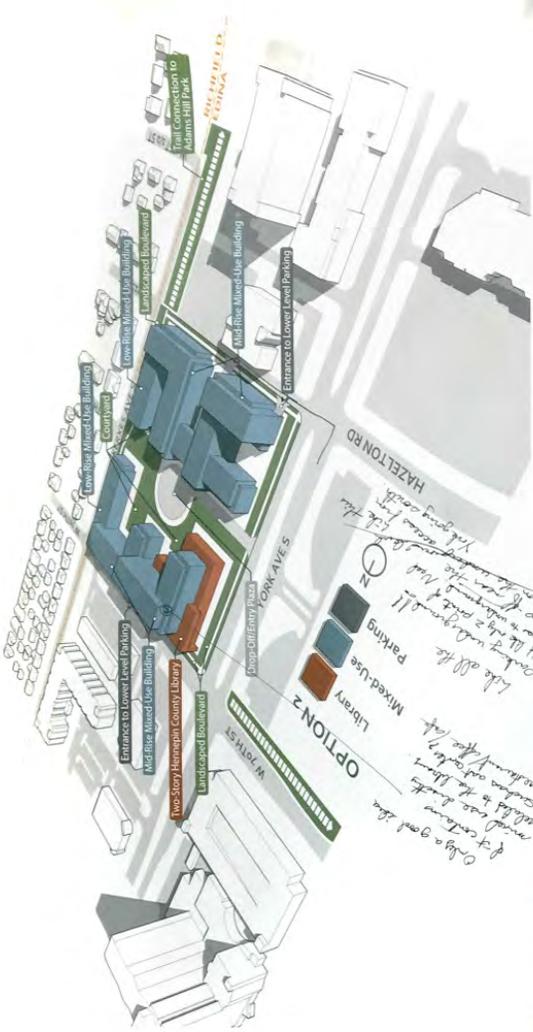
REPAIR SITE WITH ARTS CENTER. THE DUMPY HAD THE THOUGHT TO REPAIR WITH ARTS CENTER.

THOUGHT TO THE PUBLIC BUILDING. IS THERE A POSSIBILITY OF NOT HAVING A PUBLIC BUILDING?

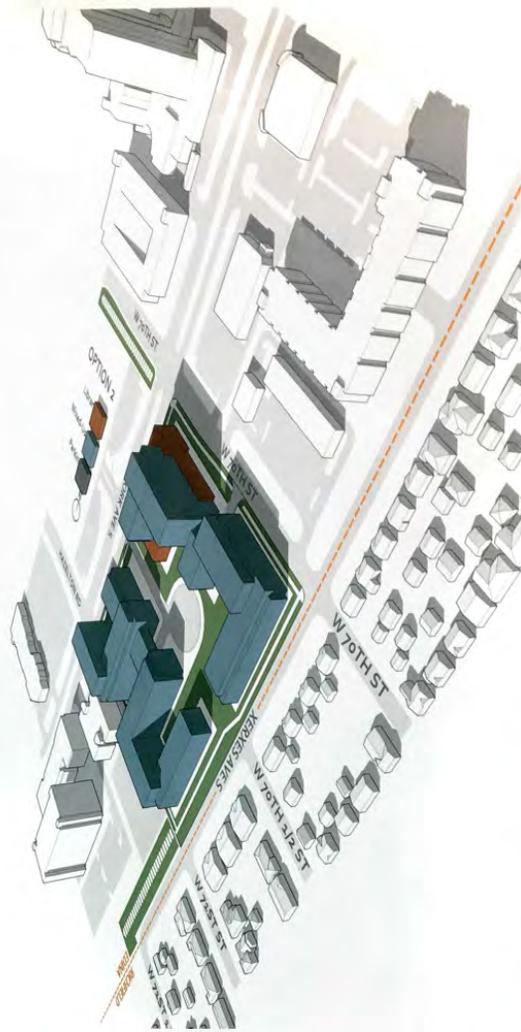
DO NOT MAKE LEAVE

INITIAL CONCEPT SKETCH 02

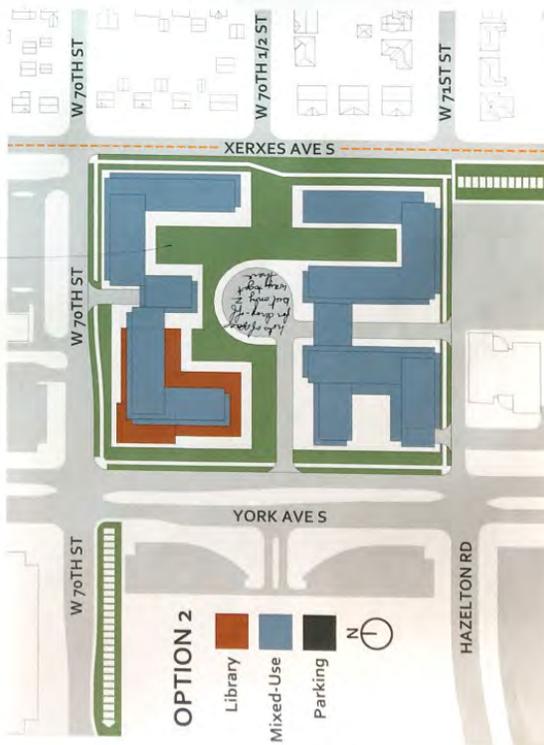
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B. VIEW FROM SOUTHWEST



C. VIEW FROM NORTHEAST

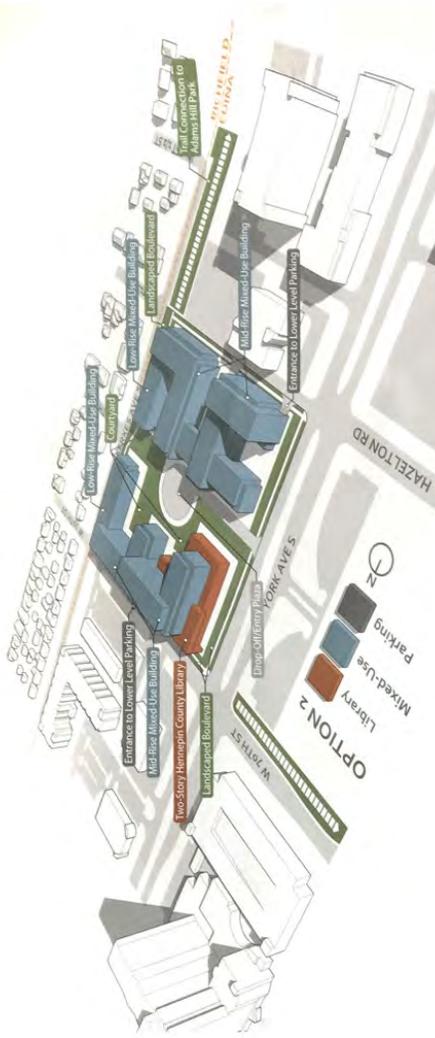


A. PLAN

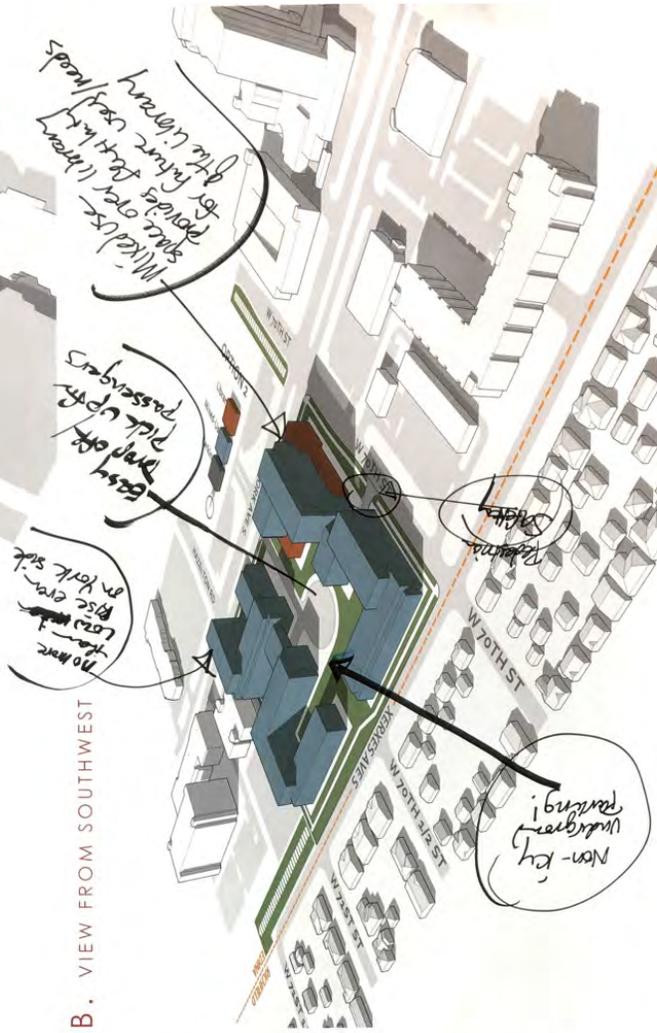
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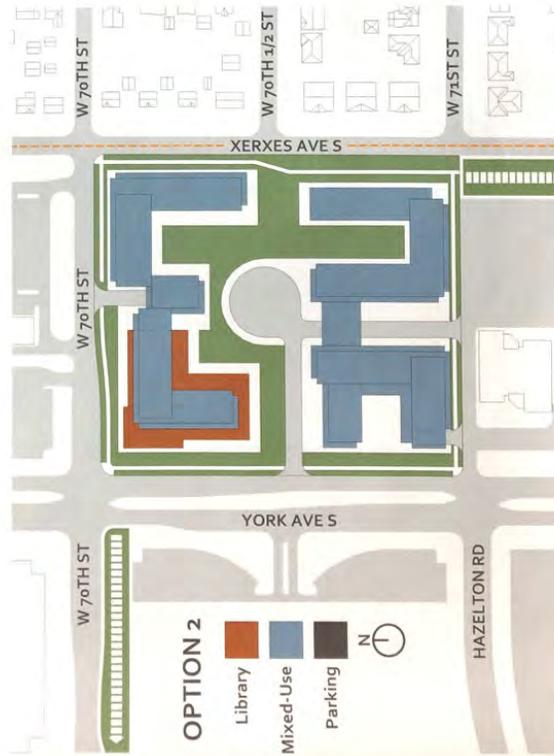




B. VIEW FROM SOUTHWEST



C. VIEW FROM NORTHEAST

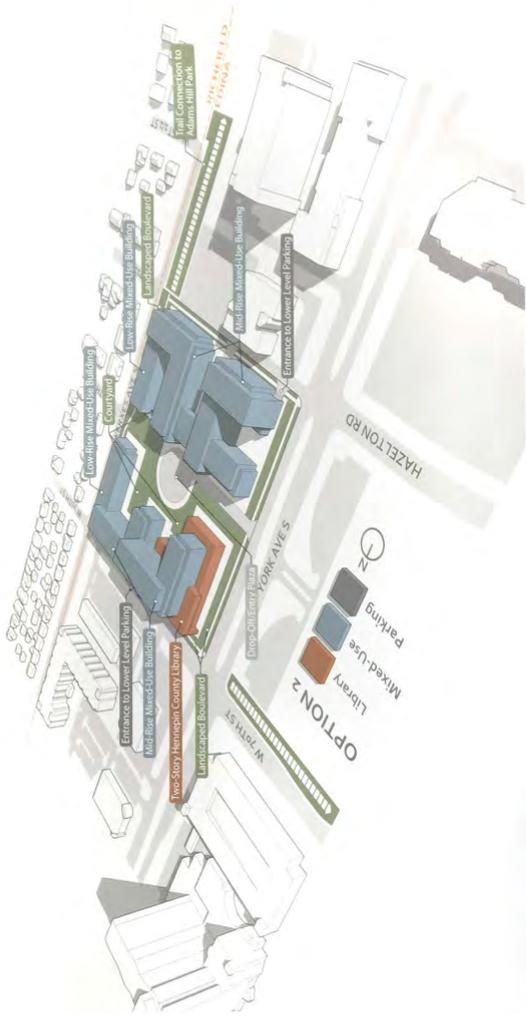


A. PLAN

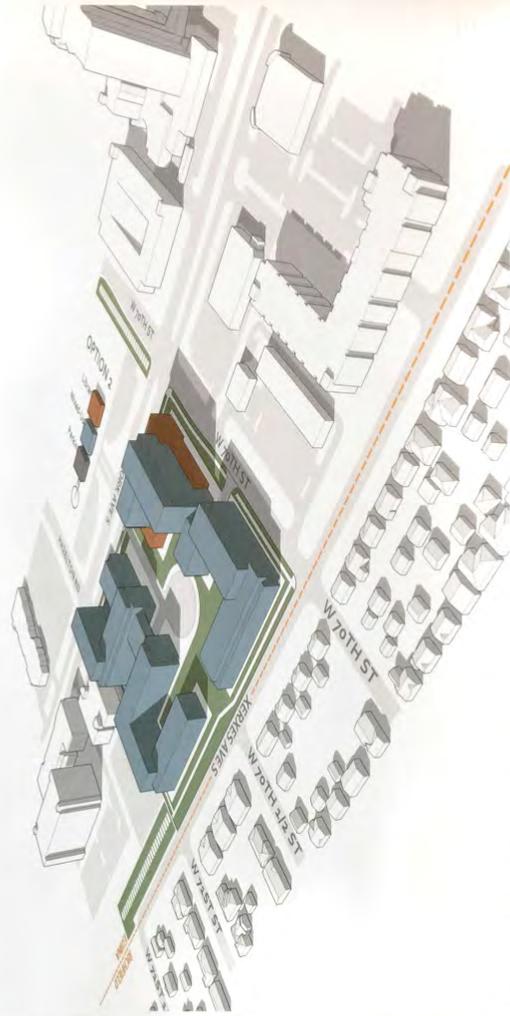
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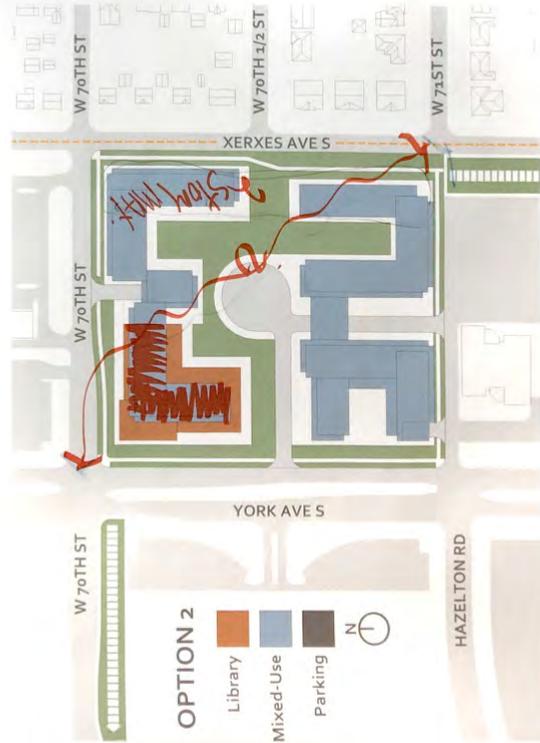




B. VIEW FROM SOUTHWEST



C. VIEW FROM NORTHEAST

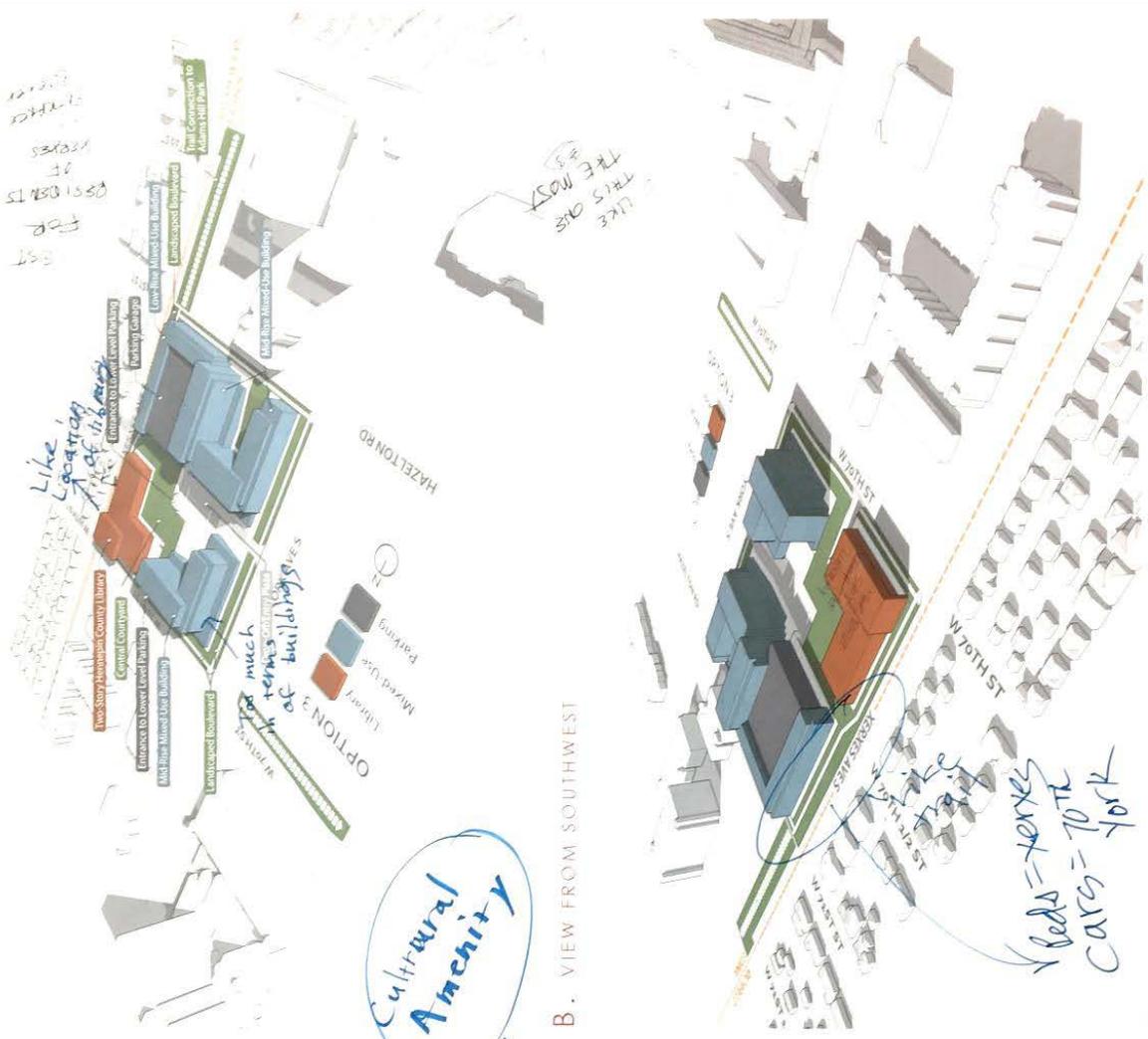


A. PLAN

INITIAL CONCEPT SKETCH 02

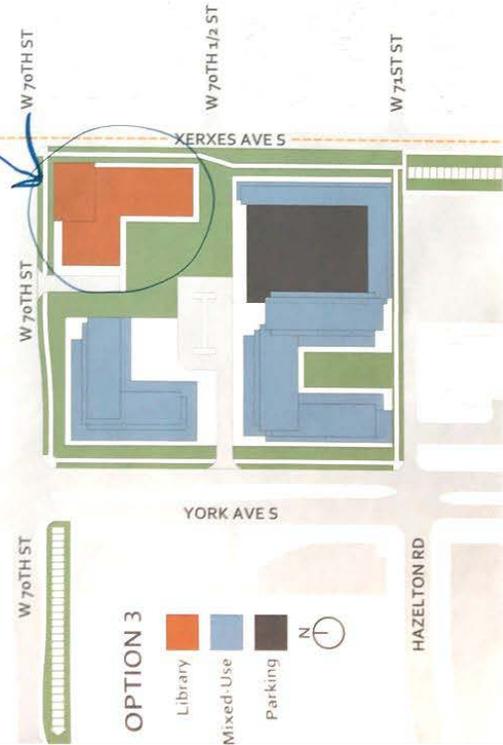
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B. VIEW FROM SOUTHWEST

C. VIEW FROM NORTHEAST



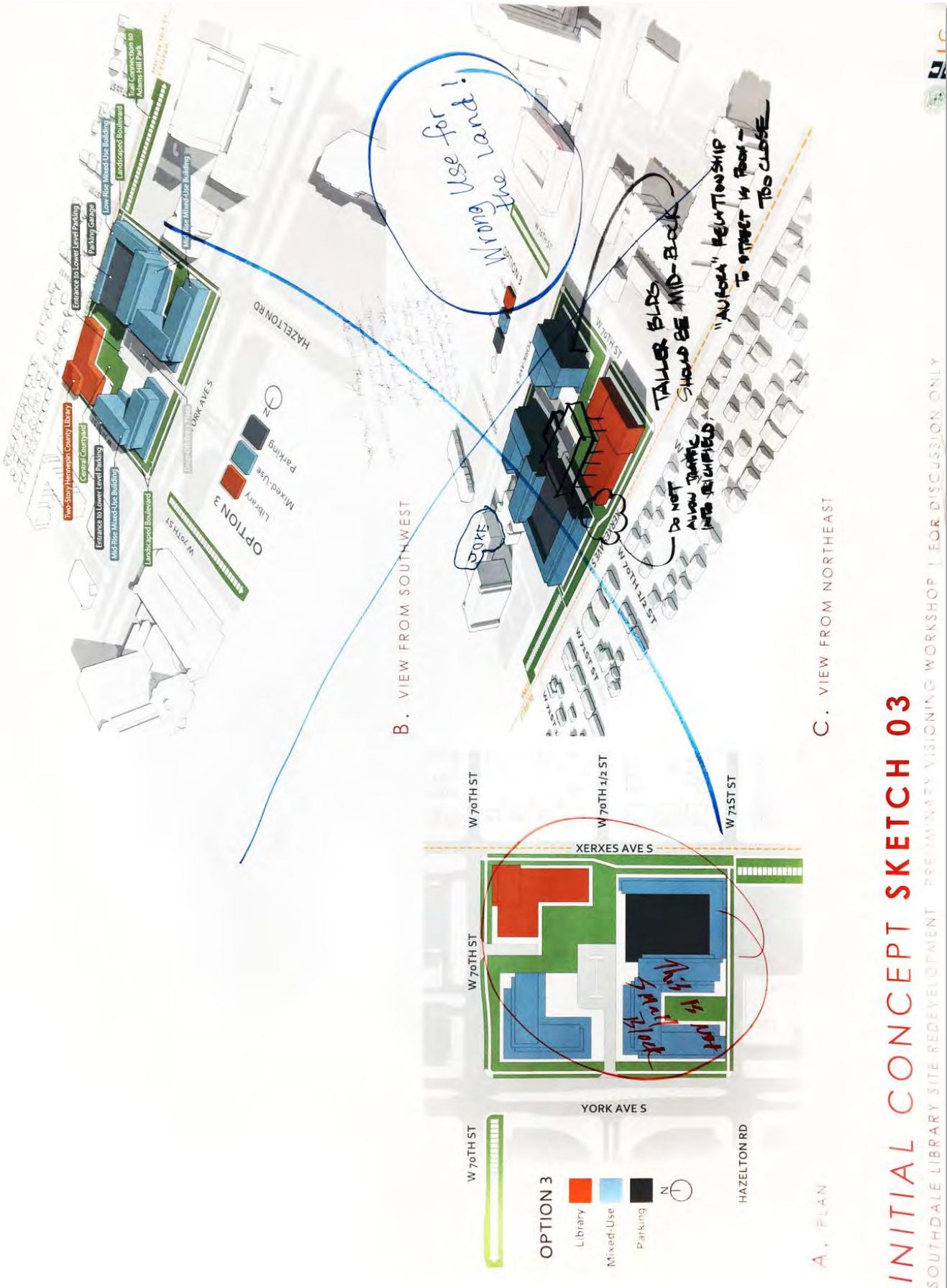
A. PLAN

Cultural Amenity

INITIAL CONCEPT SKETCH 03

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B. VIEW FROM SOUTHWEST

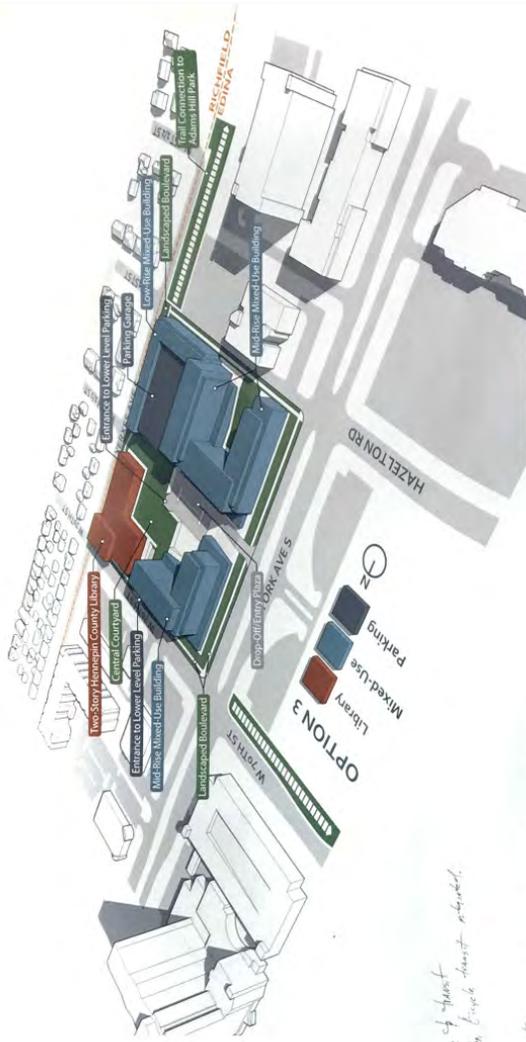
C. VIEW FROM NORTHEAST

A. PLAN

INITIAL CONCEPT SKETCH 03

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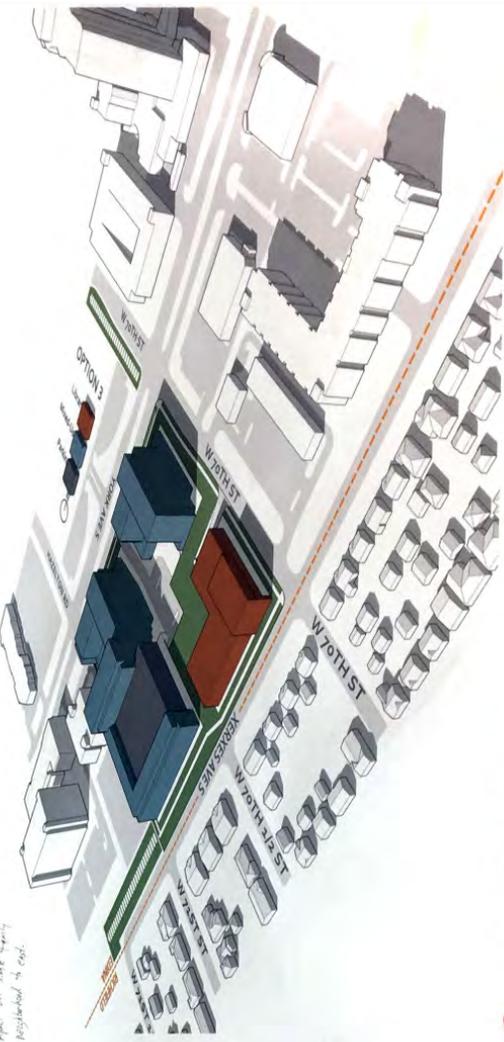




B. VIEW FROM SOUTHWEST

*No reference of height
 - The sun, bright doesn't stand out.*

*Good library placement
 Downtown location
 Low road for high visibility
 At 2:30pm less
 Impact on bank already
 Neighborhood is east.*



C. VIEW FROM NORTHEAST

*Should provide signage for the library to the public
 Higher visibility signage*

*Mixing in
 Green Scavals*

OPTION 3
 Library
 Mixed-Use
 Parking

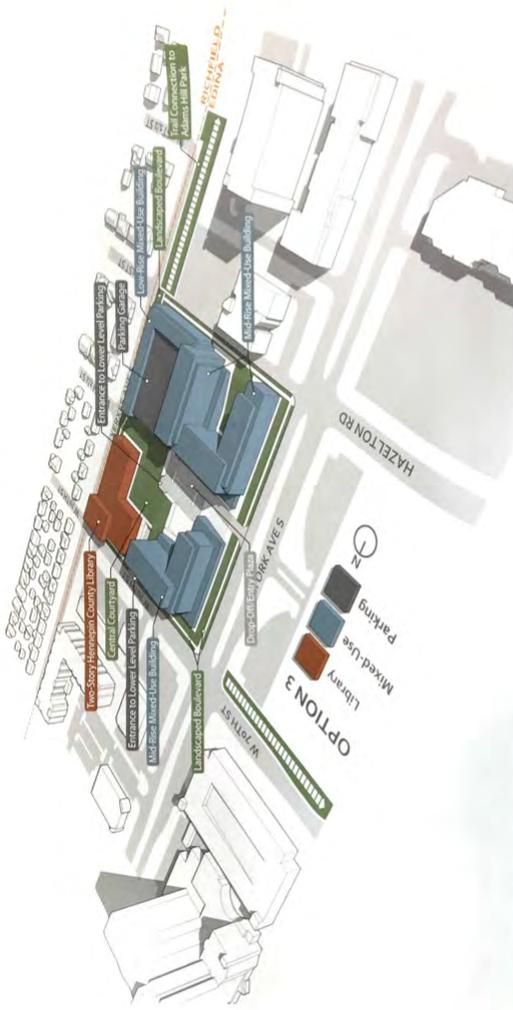
*Approach
 20
 30
 40
 50
 60
 70
 80
 90
 100*

A. PLAN

INITIAL CONCEPT SKETCH 03

OUTDALE LIBRARY SITE REDEVELOPMENT - PRELIMINARY VISIONING WORKSHOP | FOR DISCUSSION ONLY





B. VIEW FROM SOUTHWEST



C. VIEW FROM NORTHEAST



A. PLAN

Need community center - 4000 sq ft

Don't build over it! stories!

Food/Drink near front parking

Prepare parking underground. No visible signage

Heavy restriction on building height (you can't build anything taller than 4 stories)

Make Site Design Desert look like every other building in the area

INITIAL CONCEPT SKETCH 03



THDALE LIBRARY SITE REDEVELOPMENT - PRELIMINARY VISIONING WORKSHOP | FOR DISCUSSION ONLY

