



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 PECHATY, 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

SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



February 9, 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

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*

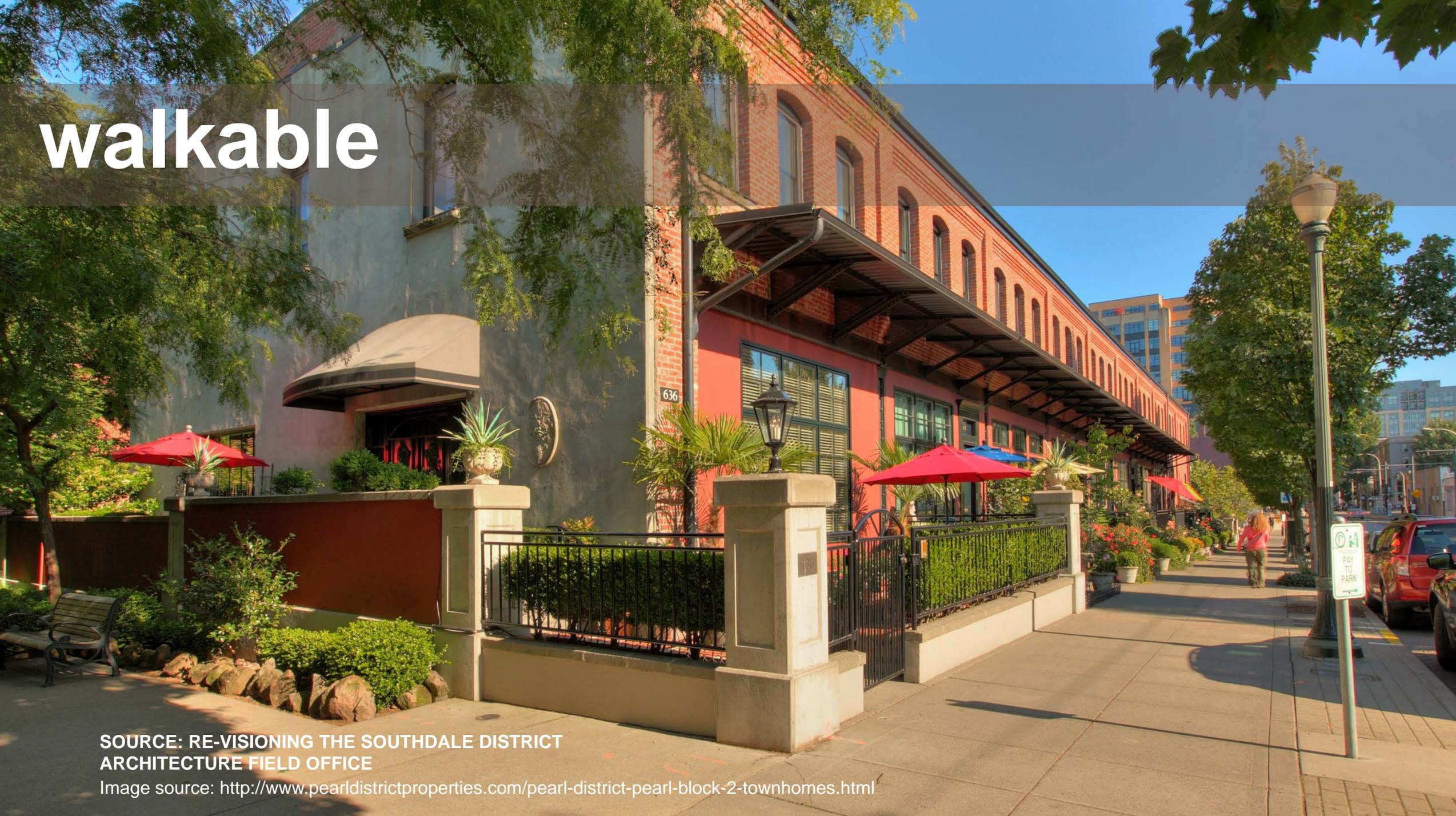


build upon existing assets



SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

walkable



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

Image source: <http://www.pearldistrictproperties.com/pearl-district-pearl-block-2-townhomes.html>

human-scaled

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: www.upstairsbethesda.com

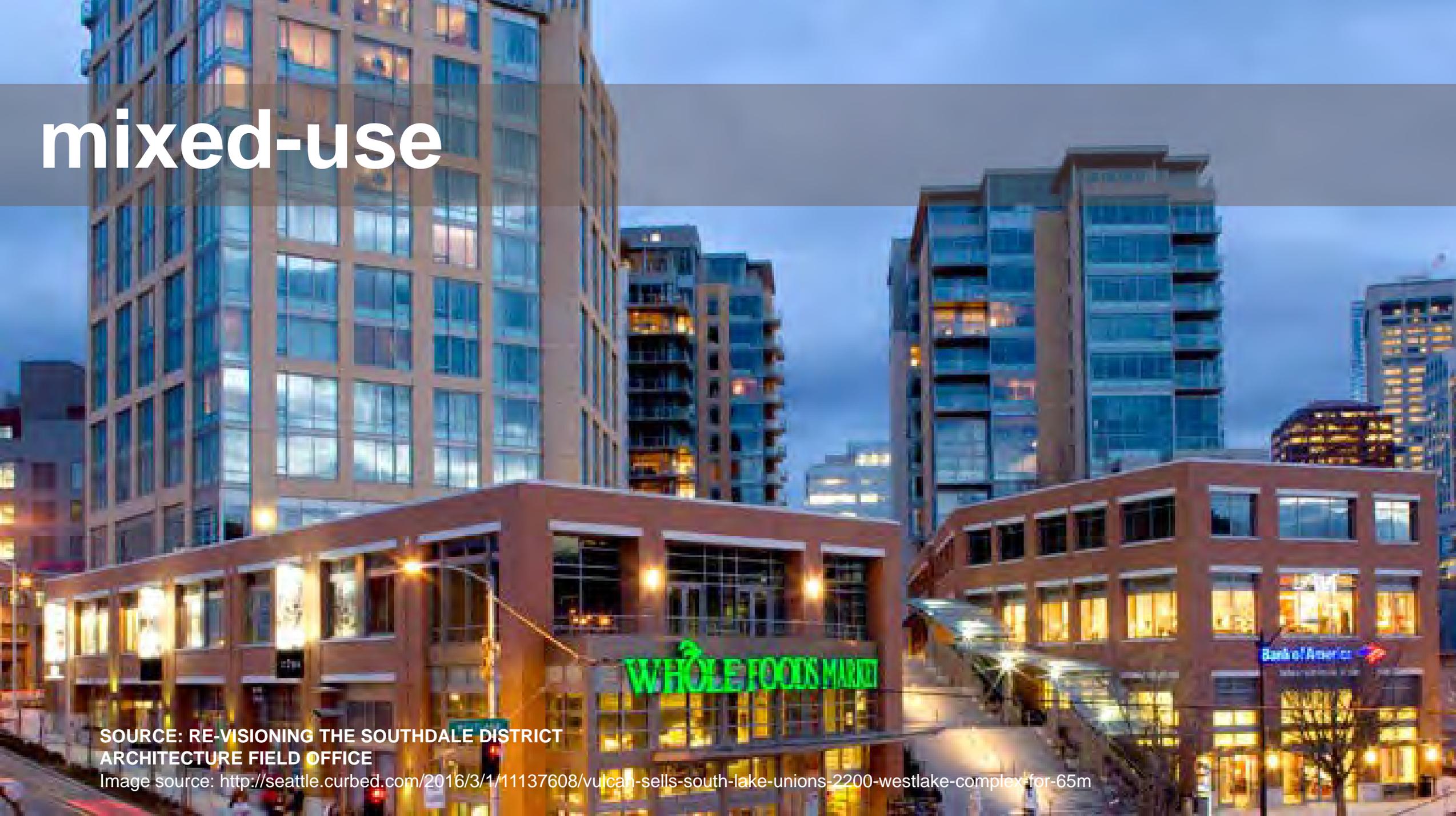


An aerial photograph of a city street showcasing a variety of architectural styles. The central focus is a large, multi-story brick building with a prominent blue corrugated metal roof and a series of large windows. To its left is a modern building with a curved facade and large glass windows. To the right is a tall, white building with a grid-like facade and balconies. The street is lined with trees and other buildings, creating a dense urban environment.

architecturally varied

SOURCE: RE-VISIONING THE SOUTHDALÉ DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: www.explorethepearl.com

mixed-use



**SOURCE: RE-VISIONING THE SOUTHDALÉ DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://seattle.curbed.com/2016/3/1/11137608/vulcan-sells-south-lake-unions-2200-westlake-complex-for-65m>

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.rmlsweb.com/webphotos/16400000/70000/6000/16476091-1.jpg>

sustainable



summer city

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

Image source: <https://www.portlandoregon.gov/parks/article/117198>

winter city



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

Image source: <http://www.colorado.com/articles/8-things-do-cherry-creek>

multi-cultural & multi-generational



a destination

A vibrant night scene of a city street. The street is illuminated by numerous strings of warm white lights hanging overhead. In the foreground, several large, closed green patio umbrellas stand on a sidewalk. To the right, a building features a sign that reads 'GHA'. The background shows a tall building with many lit windows, suggesting a dense urban environment. The overall atmosphere is lively and festive.

**SOURCE: RE-VISIONING THE SOUTHDALÉ 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.
6. Housing at affordable prices or oriented to seniors; 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.

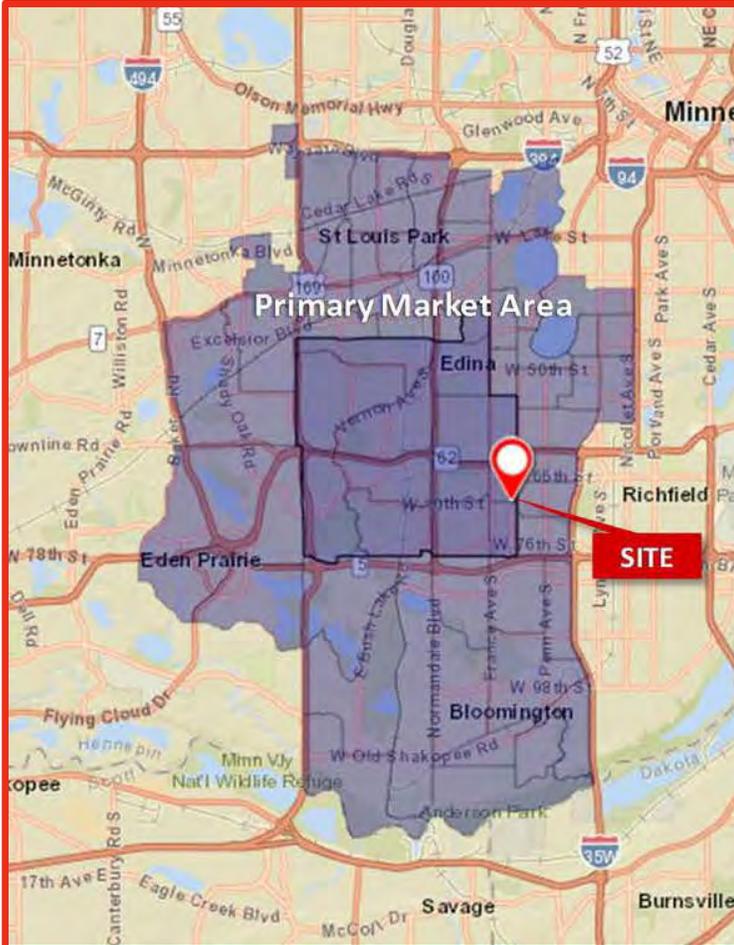
JANUARY 2017 WORKSHOP – KEY THEMES

- 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

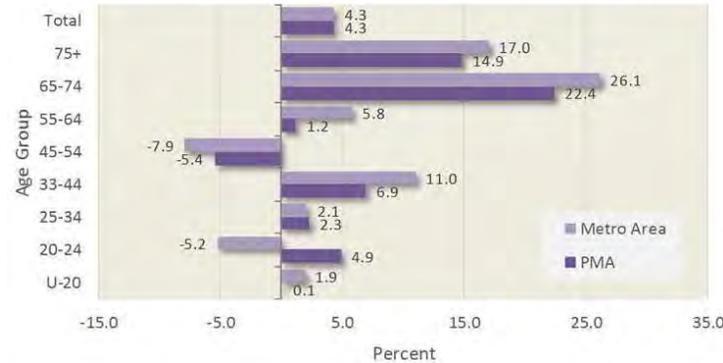
JANUARY 2017 WORKSHOP – KEY THEMES (CONTINUED)

- 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

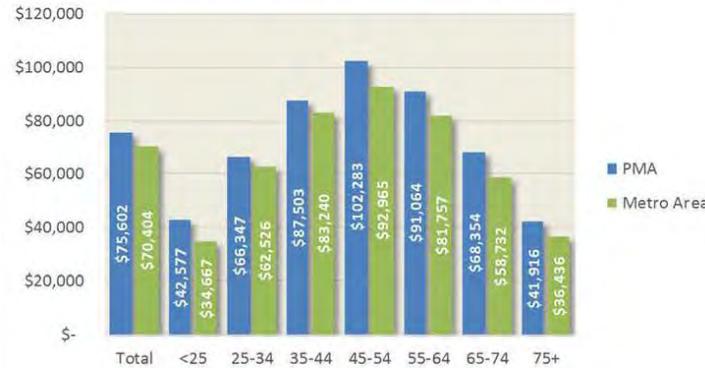
SUMMARY OF MARKET AREA



Projected Population Growth by Age Group: 2016-2021



2016 Median Household Income by Age of Householder



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

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4 KEY ELEMENTS FOR SUCCESS

#1



Regional Library

#2



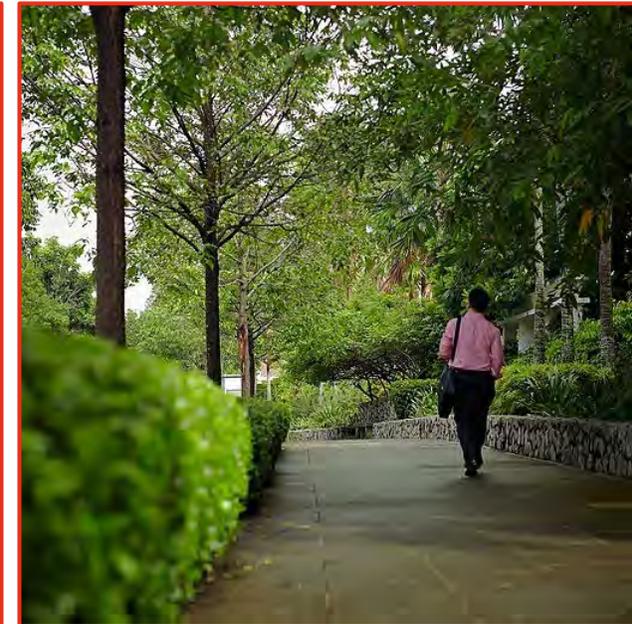
Shared outdoor commons for all

#3



Mixed-use elements

#4



Connections to surrounding neighborhoods

ELEMENT #1: THE LIBRARY

- HENNEPIN COUNTY LIBRARY - SOUTHDALE
- 70,000 SF ON TWO LEVELS



Examples for illustration only

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ELEMENT #2: SHARED OUTDOOR COMMONS FOR ALL



Examples for illustration only

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ELEMENT #3: MIXED-USE ELEMENTS



Examples for illustration only

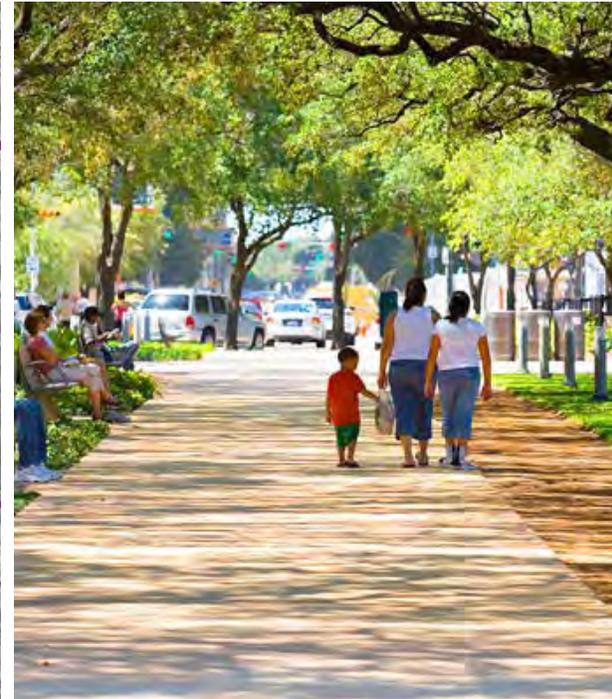
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ELEMENT #4: NEIGHBORHOOD CONNECTIONS



Examples for illustration only

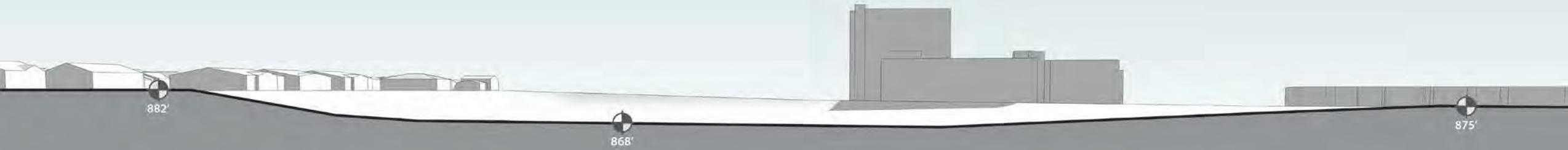
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SITE SECTION: EXISTING



CONCEPT #1

CONCEPT #1: OVERVIEW

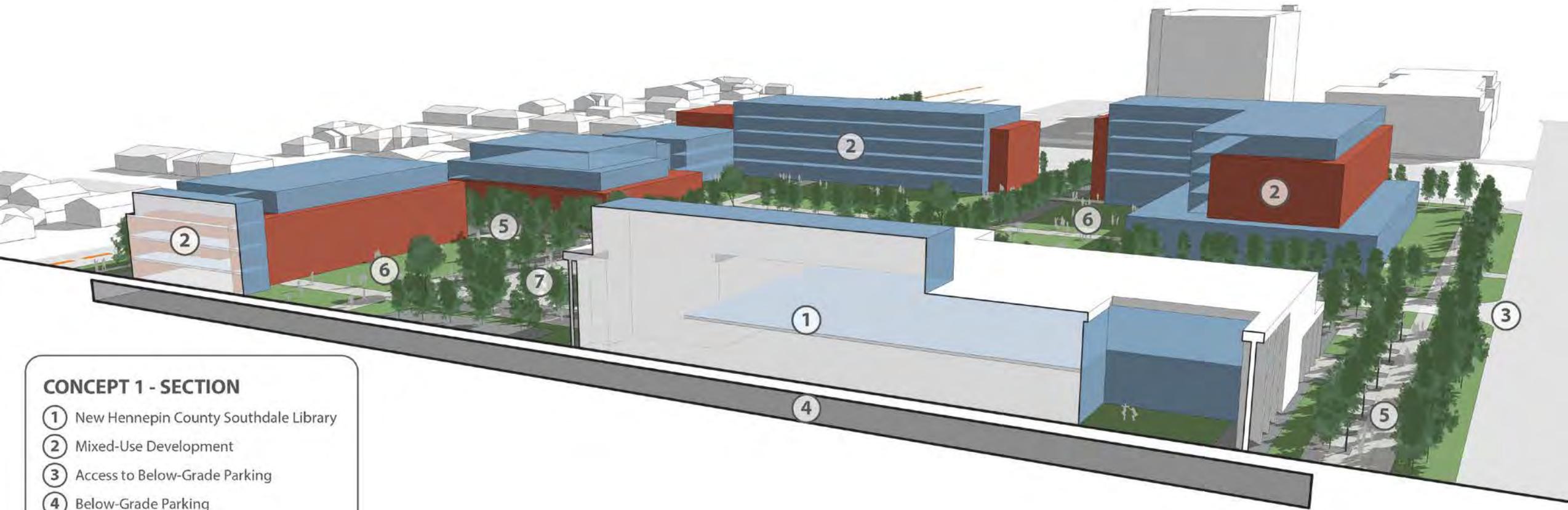


CONCEPT 1

- 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
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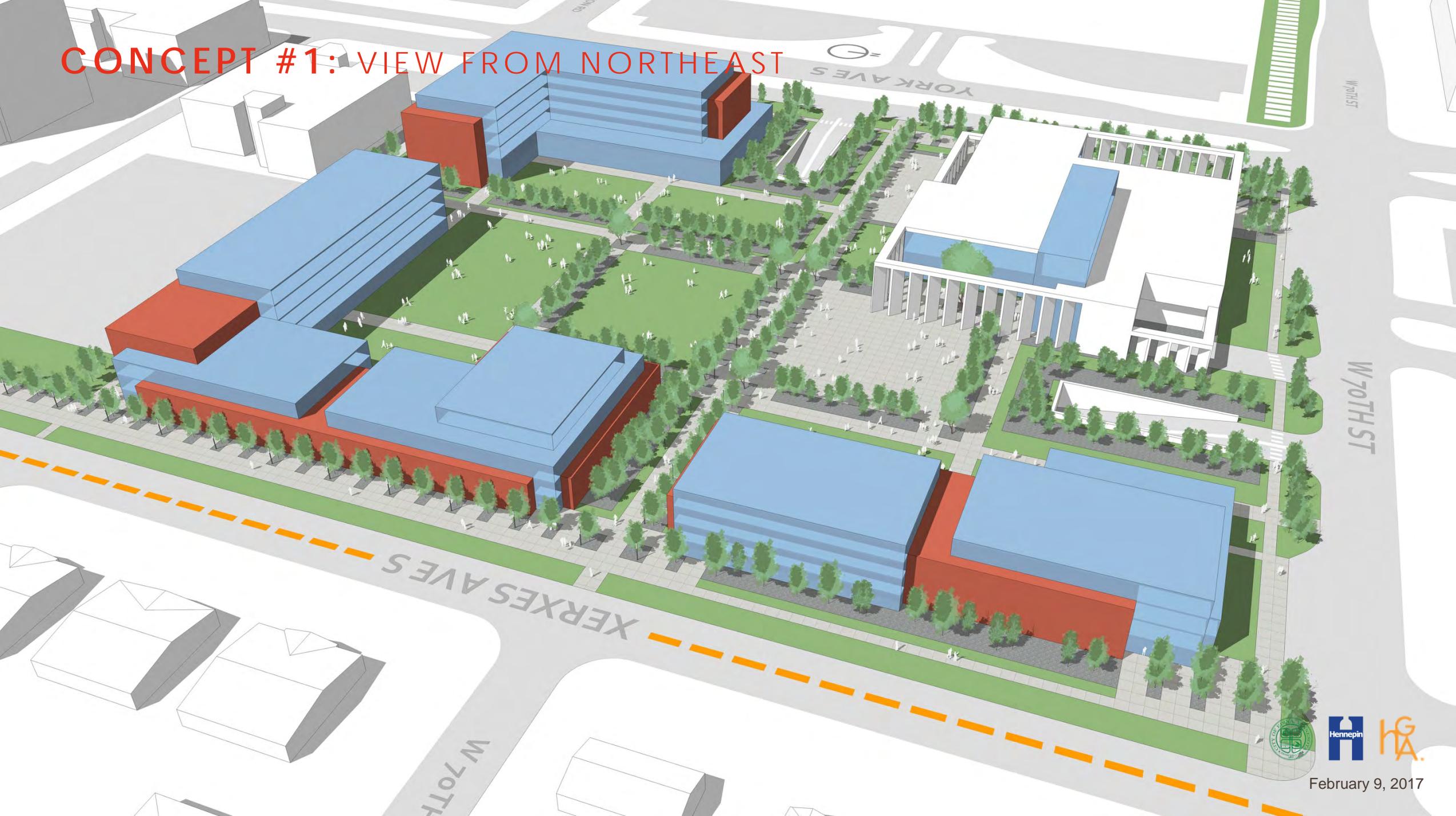


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CONCEPT #1: VIEW FROM NORTH



CONCEPT #1: VIEW FROM NORTHEAST

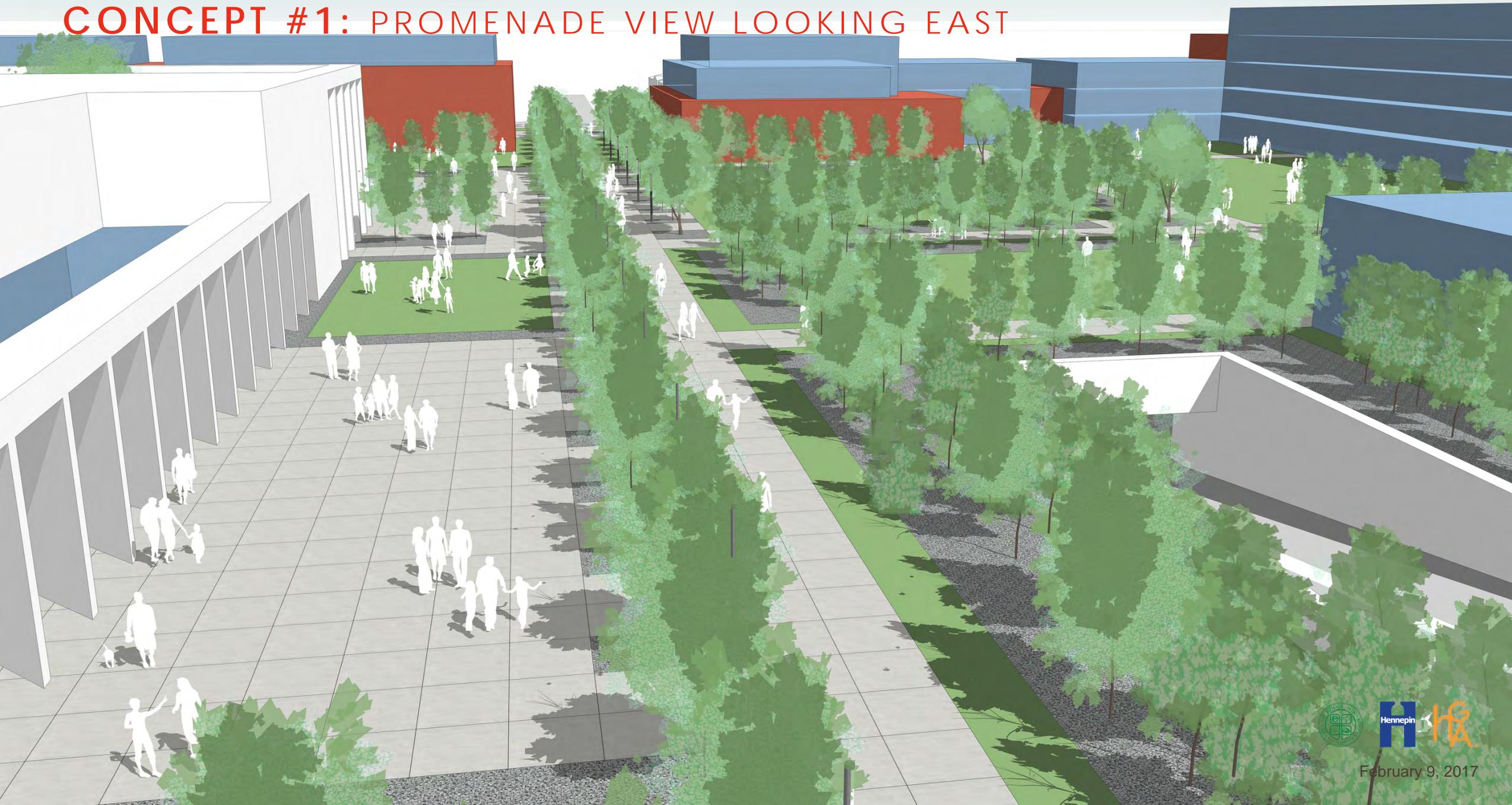


CONCEPT #1: COURTYARD VIEW LOOKING SOUTHWEST



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CONCEPT #1: PROMENADE VIEW LOOKING EAST



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CONCEPT #2

CONCEPT #2: OVERVIEW

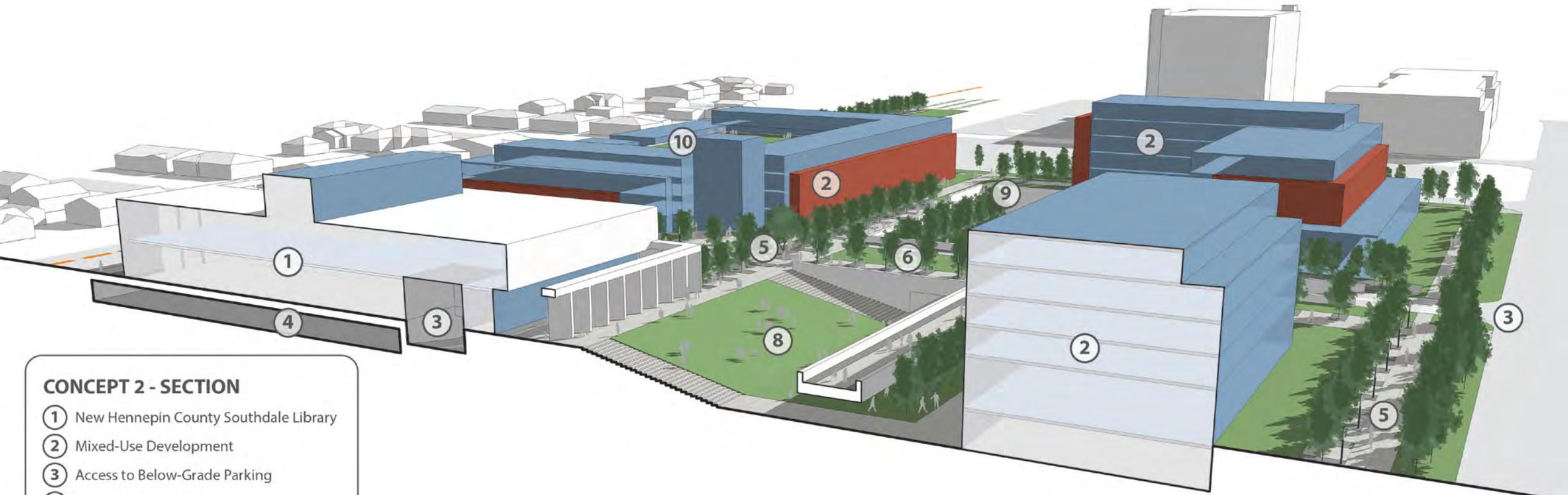


CONCEPT 2

- 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
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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
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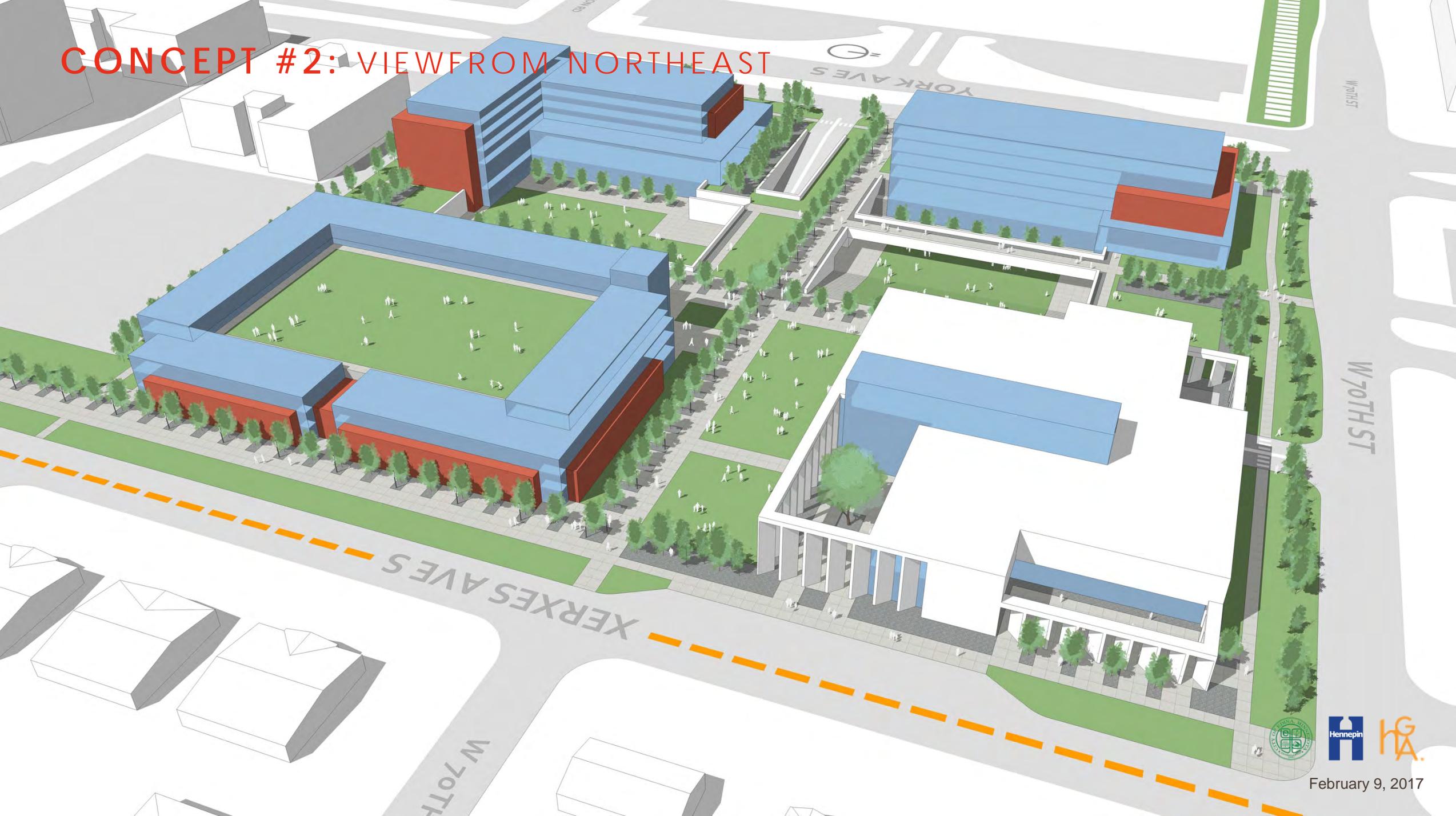


CONCEPT #2: VIEW FROM NORTH



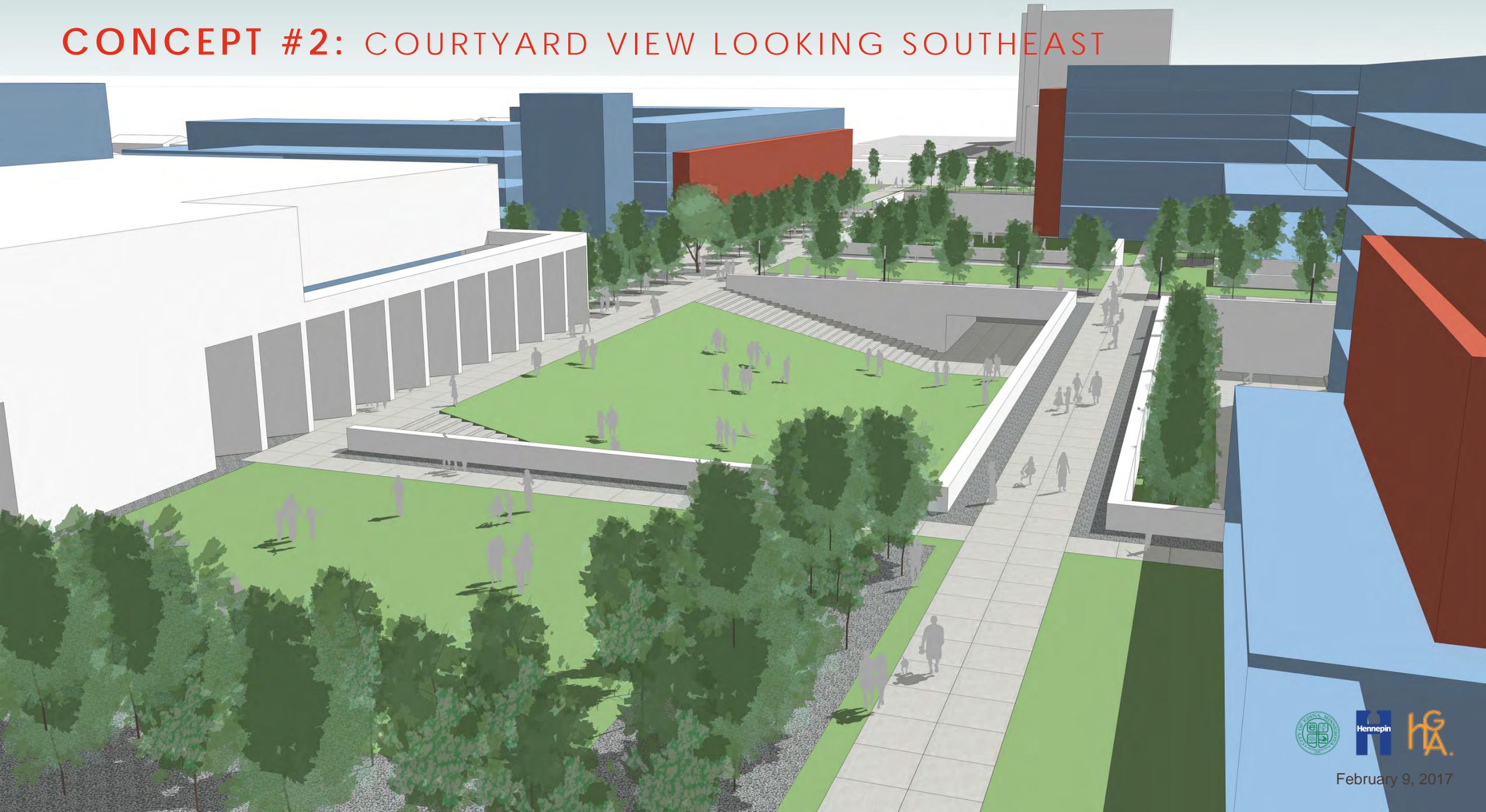
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CONCEPT #2: VIEW FROM NORTHEAST



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CONCEPT #2: COURTYARD VIEW LOOKING SOUTHEAST



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CONCEPT #2: PROMENADE VIEW LOOKING SOUTHWEST



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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