



ON BEHALF OF HENNEPIN COUNTY  
AND  
EDINA HOUSING & REDEVELOPMENT AUTHORITY

**WELCOME !**

SOUTHDALE LIBRARY SITE REDEVELOPMENT  
PRELIMINARY VISIONING

PUBLIC OPEN HOUSE

- MONDAY, DECEMBER 5, 2016 11:00 AM – 1:00 PM
- TUESDAY, DECEMBER 13, 2016 6:00 PM – 8:00 PM

PROVIDE INPUT ANYTIME @ [www.SpeakUpEdina.org](http://www.SpeakUpEdina.org)

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

# FACILITATORS & TODAY'S AGENDA

## FACILITATORS

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

## AGENDA

1. PROJECT OVERVIEW
2. AUDIENCE Q&A
3. INDIVIDUAL COMMENTS – DISPLAY BOARDS

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SOUTHDALE LIBRARY SITE: PUBLIC OPEN HOUSE

EDINA HRA  
HENNEPIN COUNTY



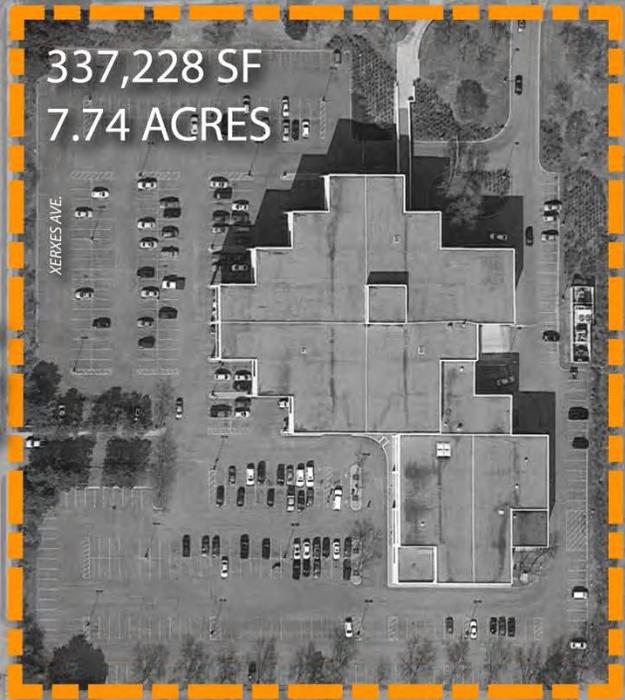


# SOUTHDALE LIBRARY SITE REDEVELOPMENT PRELIMINARY VISIONING

PROJECT SITE

CITY OF EDINA

CITY OF RICHFIELD



337,228 SF  
7.74 ACRES

618'-0"

YORK AVE.

545'-0"

HAZELTON RD.

70TH ST.

70TH 1/2 ST.

71ST ST.

XERXES AVE.



# SITE COMPARABLES



7001 YORK AVE.



6905 – 6995 YORK AVE.



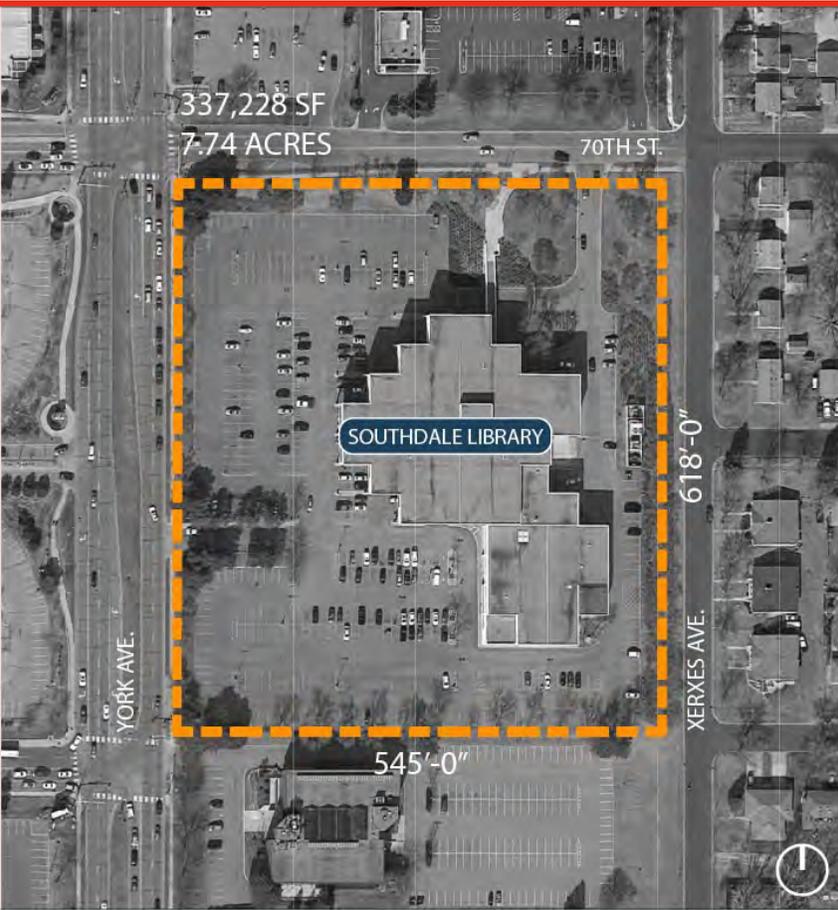
WEST END

SOUTHDALE LIBRARY SITE: PUBLIC OPEN HOUSE

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# SITE COMPARABLES



7001 YORK AVE.



EXCELSIOR & GRAND



66<sup>TH</sup> & LYNDALE

SOUTHDALE LIBRARY SITE: PUBLIC OPEN HOUSE

EDINA HRA  
HENNEPIN COUNTY



# DEVELOPMENT VISION – A STARTING POINT

1. NEW HENNEPIN COUNTY REGIONAL LIBRARY
2. ADDITIONAL COMPLEMENTARY USES INTEGRATED INTO REDEVELOPMENT (MIXED USE)
3. COMPLEMENTARY OUTDOOR/CIRCULATION SPACE
4. REFLECT CITY OF EDINA'S DRAFT GUIDING PRINCIPLES FOR DEVELOPMENT

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SOUTHDALE LIBRARY SITE: PUBLIC OPEN HOUSE

EDINA HRA  
HENNEPIN COUNTY



# CITY OF EDINA DRAFT GUIDING PRINCIPLES

## 1. **GIVE-TO-GET; PLAN & PROCESS:**

Allow latitude to gain tangible and intangible outcomes aligned with the district principles

## 2. **IDENTIFY EDINA CULTURAL PREFERENCES:**

Advance quality through thoughtful and artful design of buildings, publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy

## 3. **DISTRICT FUNCTION:**

Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward-looking infrastructure sustaining the district



# CITY OF EDINA DRAFT GUIDING PRINCIPLES

## 4. **COMPREHENSIVE CONNECTIONS; MOVEMENT**

Foster a logical, safe, inviting and expansive public realm facilitating the movement of people within and to the district

## 5. **SITE DESIGN; TRANSITIONS:**

Encourage parcel-appropriate intensities promoting harmonious and interactive relationships without “leftover” spaces on sites

## 6. **HEALTH:**

Advance human and environmental health as the public and private realms evolve



# CITY OF EDINA DRAFT GUIDING PRINCIPLES

## 7. **INNOVATION:**

Embrace purposeful innovation aimed at identified and anticipated problems

## 8. **LAND-USE; LIVE-ABLE PRECINCTS:**

Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm

## 9. **ECONOMIC VITALITY:**

Ensure every component contributes to the sustained economic vitality of the district and the community



# TRANSITIONAL DENSITY / OPEN SPACE



# ISSUES TO BE DISCUSSED

- WHICH MIXED-USE COMBINATIONS ARE PREFERRED?
- PROJECT SCOPE/ SCALE?
- SITE DESIGN, MASSING?
- NEIGHBORHOOD CONNECTIONS?
- DETAILED LIBRARY PROGRAM  
(Next step in the process)



# 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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SOUTHDALE LIBRARY SITE: PUBLIC OPEN HOUSE

EDINA HRA  
HENNEPIN COUNTY



# PUBLIC OPEN HOUSE

## TOPICS FOR DISCUSSION

### 1. PROGRAMMING/PLANNING

- a) LIBRARY
- b) ADDITIONAL PROGRAMS/ USES
- c) SEEK "HIGHEST AND BEST USE" OF THE SITE

### 2. SITE DESIGN

- a) NEIGHBORHOOD CONNECTIONS
- b) ACCESS, VISIBILITY, WAYFINDING, AND TRANSPORTATION

### 3. ENVISION SITE/ BUILDING LAYOUT

- a) BLEND OF HEIGHT AND DENSITY & BLEND OF PARKING AND OPEN/GREEN SPACE
- b) OPTIMAL SITE USE AND CONFIGURATION



# GENERAL COMMENTS





PROS

CONS

GENERAL COMMENTS



PROS

CONS



GENERAL COMMENTS

OFFICE





PROS

CONS



GENERAL COMMENTS



RETAIL





PROS

CONS



GENERAL COMMENTS





PROS

CONS

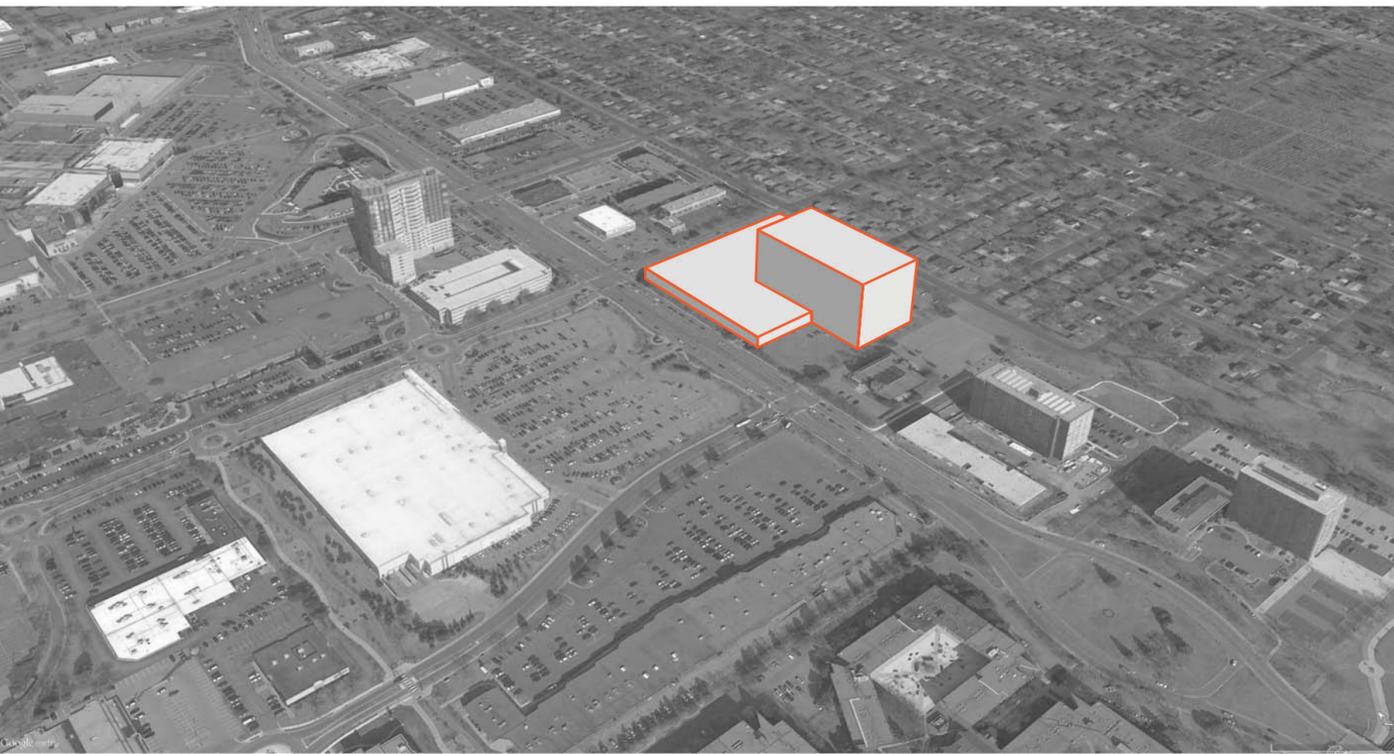


GENERAL COMMENTS





# NEIGHBORHOOD CONNECTIONS



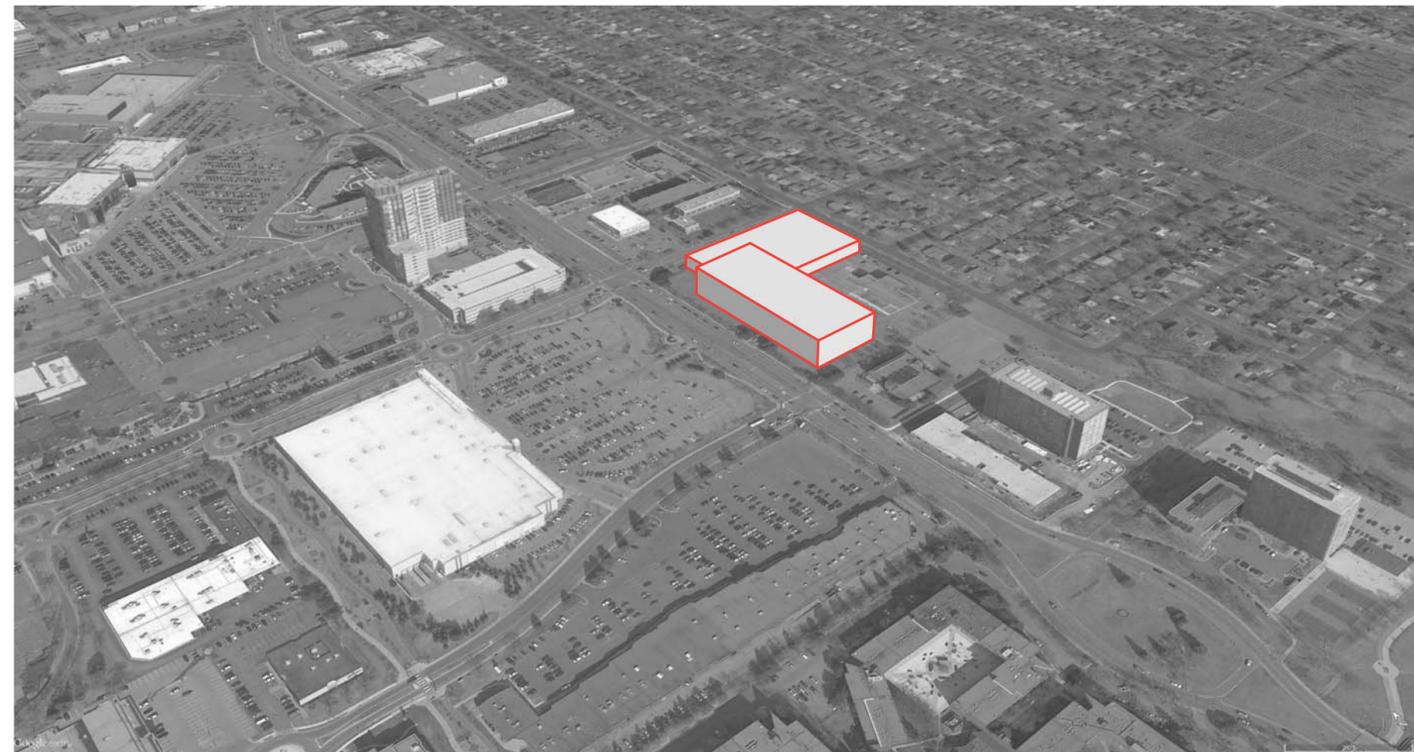
A



B



C



D

PRELIMINARY MASSING CONCEPTS  
FOR DISCUSSION ONLY