

FPW Redevelopment

Potential Scenarios Open House, April 22, 2015

Summary of Written Public Comments

Approximately 125 people participated in the 2-hour Open House. After a brief presentation of the current scenarios, participants spoke with 8 members of the design team who staffed tables with materials about various aspects of the project.

In addition to the verbal comments, 80 people filled out written comment sheets. Those written comments are summarized in this document.

PRELIMINARY SITE PLANNING

SUMMARY - There are mixed opinions on the preliminary site plans. There is general support for a mixed-use, public-private development on the site provided that the private components allow a higher caliber of public space to be achieved. There are also strong feelings that the publicly-owned land should remain for exclusive public use.

The North Civic scenario garnered the greatest support. While the tower may provide “grand” views, many residents feel that it will set the tone for development in the Grandview District that is too high and too dense. Many were pleased with the synergy created by combining the outdoor plaza with the main entrance of the new civic facility. The scale and mass of the apartment should be reduced so that additional green space can be provided. Some of the units should be priced to be affordable to moderate income households.

When a final direction is determined, a full traffic study should be conducted so that necessary roadway improvements can be identified and implemented to better serve residents and patrons. Attention should be paid to the needs of pedestrians and bicyclists, in addition to motorists and transit riders.

CENTRAL CIVIC WITH RESIDENTIAL TOWER AND MEDICAL OFFICE	
POSITIVE COMMENTS	CONCERNS
<ul style="list-style-type: none"> • Like the high rise & office to complement civic building. (x 7) • Prefer high rise on North instead of on Eden (x 2) • The mixture of day & evening uses creates more of a mix. • New medical offices here would provide better access to services. • An urgent care is needed in this area • Like the office; it should connected directly to parking garage. • Residential tower provides good views • Like the open spaces of this design. • Prefer high rise residential instead of low rise • This is the right location for density & height due to proximity to Hwy 100 	<ul style="list-style-type: none"> • Already enough medical office in the area (x 6) • Not enough parking to support the larger civic use • 10 stories is too tall, could it be a mid-rise? • Mid-block location does not seem ideal for civic

CENTRAL CIVIC WITH RESIDENTIAL TOWER & RESIDENTIAL MIDRISE OR HOTEL	
POSITIVE COMMENTS	CONCERNS
<ul style="list-style-type: none"> • Prefer housing instead of medical office (x 5) • Would be nice to have a hotel in the area (x 2) • A small scale hotel would be OK. • Supportive of density if it helps fund civic 	<ul style="list-style-type: none"> • 10-12 stories is too tall (x 18) • Too much residential density for the site (x 2) • Civic facility needs better visibility and presence from the major streets. • Lack of “wow” factor

NORTH CIVIC WITH RESIDENTIAL MIDRISE OR HOTEL	
POSITIVE COMMENTS	CONCERNS
<ul style="list-style-type: none"> • Prefer this layout over the Central Civic (x 25) • Overall density is similar to new Byerly’s on France • Prefer a boutique hotel instead of apartments • Enlarge public plaza, add more dramatic character to draw people here • Catalyst to properties on north and east • Closest to 2012 Framework 	<ul style="list-style-type: none"> • No hotel (x 11) • Prefer apartments instead of hotel (x 4) • Reduce apartments and add more green space (x 4) • Concept is too bulky (x 3)

PRELIMINARY SITE PLANNING- GENERAL COMMENTS
<ul style="list-style-type: none"> • All are too dense, add grass (x 9) • Provide real traffic figures generated by the proposals; some streets are already difficult and more cars will make it worse. (x 8) • Affordably-priced units must be included too (x 7) • Improve routes for pedestrian and bicyclists throughout Grandview (x 5) • Support any mixed-use as long as larger civic option is included (x 4) • Support each of the mixed-use concepts (x3) • Too many people and too much congestion (x 3). • No more housing in Edina, especially not here (x 3). • Need more green space; where will the children play (x 2)? • Sad to lose public land (x2) • Too much private compared to public (x 2) • Set aside space for future transit station (x 2) • Explore larger park-and-ride with Met. Council (x 2) • Try moving Civic to the south part of site (x 2) • The site designs are improving (x 2). • Can civic be moved to southeast corner? (x 2) • None of these site plans show originality nor do they create a unique opportunity (x 2) • Don’t like any of these options (x 2); keep it as a neighborhood park; site isn’t large enough for public/private combined. • If we already have it in Edina, we don’t need a new one. • We seem to need more senior housing, multi-story is OK. • Ok with residential tower, but add more green space.

PRELIMINARY SITE PLANNING- GENERAL COMMENTS

- Consider apartments for artists in the community
- Consider cooperative housing
- Can affordable units be for seniors?
- Is low-income housing being considered here?
- Too dense unless it is affordable/subsidized
- Age 50+ families are downsizing and want to stay in Edina
- Not interested in living in a small unit, but a maybe a unit with nice views.
- The whole Grandview area needs to have a “welcoming” density (similar to Byerly’s apartments on France).
- Don’t want new people and strangers in the neighborhood.
- High rise would change the character too much and set precedent to build more of the same.
- Improve pedestrian connects between this site and adjacent properties; consider climate-controlled walkways
- Would like to see community center with residential apartments on top
- Is retail realistic on this site?
- Prefer to see more retail & restaurants
- Excellent improvements for current and future transit use
- Prefer to see more emphasis on restaurants, retail and civic spaces.
- Don’t like any of these –keep it public.
- Need to identify environmental sustainability features
- There will be a parking problem.

PROGRAMMING OF CIVIC FACILITY

SUMMARY – There is broad support for a new community facility that serves multiple ages and multiple purposes. There are multiple preferences for the scale and programming within a new facility. There is support for the Art Center and a desire to create a new Performing Arts space. There is also support for new fitness and recreation space that is community-focused.

There is concern regarding the capital costs as well as the ongoing operational expenses.

When a final direction is determined, interested residents and stakeholder groups should be involved in the design of the actual facility.

NEW EDINA ARTS CENTER (24,000 SQ FT)	
POSITIVE COMMENTS	CONCERNS
<ul style="list-style-type: none"> • A new Art Center is sorely needed. • Include 5-10 artist studios that can be rented • Smaller size is friendlier; no need for every possible activity in one place. 	<ul style="list-style-type: none"> • Art Center will not be profitable (x 2) • Art Center is not needed; others have not been successful; we can use world-class facilities in Minneapolis and Saint Paul. • Art Center is too narrow; add recreation to fund the arts.

NEW EDINA CENTER FOR ARTS & COMMUNITY (60,000 SQ FT WITH 350 FIXED SEATS)	
POSITIVE COMMENTS	CONCERNS
<ul style="list-style-type: none"> • Largest civic is most desirable (x 8) • A performance space with tiered seating is most needed. (x 4) • Fixed seats and good acoustics are needed (x 3) • Edina needs a community theater (x 2). • Love to see a marquee arts & cultural amenity in Edina. • Make stage large enough for bands and choirs. • This provides something that Edina lacks – a great idea. • Prefer multiple discipline and innovative community spaces. • Valuable to more people in community 	<ul style="list-style-type: none"> • Fixed seats limit use of the space • Arts & culture should not go on this site. It should be a community rec. center, possible with some arts included. • Likely to draw more activity to Grandview

NEW EDINA CENTER FOR ARTS & COMMUNITY (56,000 SQ FT WITH 300 MOVABLE SEATS)	
POSITIVE COMMENTS	CONCERNS
<ul style="list-style-type: none"> • Prefer the flexibility of a performance hall with movable seats (x 17) • Flexibility and adaptability for future needs are important • Like the sense of community that results from dual use of the building • Appreciate the multi-generational approach 	<ul style="list-style-type: none"> • Prefer fixed seats, better quality

CIVIC FACILITY - GENERAL COMMENTS
<ul style="list-style-type: none"> • More civic space is better (x 4) • Would like to see new swimming pool and work out space too (x 4). • Include outdoor space for small community events like festivals, performances and farmers market (x 3) • New civic space must cover its operating costs (x 3) • Need a rec center for all ages (x 3). • Like 60,000 SF civic, add more grass and flowers instead of more buildings (x 2) • Arts and performing space is essential in Edina (x 2) • Include arts, choir, dance & other user groups in the final planning process (x 2). • Would prefer recreation/health/sports (basketball, racquetball, exercise machines) instead of arts (x2). • Would like to see recreation & fitness in addition to arts & all ages community programming (x2) • What data did City Council use to support arts & culture (x2)? • Would like see History Center relocated here too (x 2). • Prefer arts & community instead of workout space and basketball courts (x 2). • Free public parking is important here (x2). Eden Ave Grill and funeral home need more parking sometimes. • Improve parking at existing Senior Center so the building can be used more fully during the daytime.

CIVIC FACILITY - GENERAL COMMENTS

- We already have art center, swimming pool and skating arena, why more?
- Include water feature
- I support moving the art center but not at the expense of a new recreation center.
- Thanks for listening to comments from Art Center staff.
- Include windows so people can see artists working.
- Include access to the outdoors from the new building
- Use this site for a community gathering space – recreation center, meeting room, commercial kitchen, etc.)
- Outdoor art should also be included in the public plazas.
- This should be community focused with an arts component (instead of the other way).
- Public space should be performing arts with theater, senior center and teen center.
- Prefer the indoor and outdoor civic spaces to be adjacent to each other
- Would like a low-cost fitness/wellness center; if you can't afford fees, you could work at the front desk.
- Already too much high-quality arts in the Twin Cities. Arts & culture always loses money
- Define new community space by the needs of multiple ages; don't segment into senior, teen, etc.
- Include senior center and new fitness center in the larger options.
- Could usable green roof-top space be added?
- Who wants a railroad running through a public space?
- Consider solar panels and green roofs.
- Consider a park with pool, tennis courts and picnic tables.
- No housing; a dog park would be better.
- Maximize parking potential for future transit hub and future growth
- Civic facility needs high visible and clear entrance.
- Strong and strategic management of the new civic facility is essential; not simply first-come-first-served, but strategic programming to maximize the long-term use.
- Security is important since many different groups could be using simultaneously.
- Don't like any of these; turn it into a neighborhood park.
- As a 30-year resident, the past rationale against new facilities was a lack of public land. Now we have land but still no community center.
- Thanks for the efforts to listen to and engage the citizens to the degree that you have.
- Food operations should be privatized here.
- Add two more stories to civic to provide a "grand" view that is open to the public.

MISCELLANEOUS COMMENTS

- Public lands should stay public (x 11)
- City Council isn't listening (x 2)
- Thanks for taking questions (x2).
- If we need restaurants, bring in food trucks (x 2).
- Improve pedestrian access throughout Grandview district
- Will City Council even see public comments?

MISCELLANEOUS COMMENTS

- Prefer larger public use and less private development
- Prefer 100% public but if that isn't possible, I prefer North Civic.
- Whole complex should be developed and owned by the City, not privately developed.
- Leave it 'as is'; why rush to put profit in developers hands?
- Council member Staunton laid out good priorities on April 7th.
- City Council is on the right track.
- Move the Art Center here and use that building as a nature center or nature preserve.
- When did the streets at Grandview Square become reserved for condo use?
- The City Council should have an actual listening session.
- Thanks for the City's hard work on this.
- Decide something already; 5 years of study is too long.
- Not in favor of 100% public option; would prefer to see City sell the site outright and pay for the 8-acres it bought years ago.
- The final project isn't about the City Council wants, they should represent all of us.
- Many people I've talked with distrust the process. My word, we've been at this for five years.
- Residents should be involved in the final design.
- No TIF or corporate welfare.
- It's been five years since the first planning; what's the hurry in building here?
- I hope the City isn't just trying to pay itself back for money spent on new Public Works facility.
- Public investment in Grandview benefits whole community as opposed to Braemar improvements which benefit a small fraction of community.
- No need to duplicate Southdale
- These meetings are too frustrating; isn't there a master plan for this entire area?!
- Community owned rec centers are self-sustaining and needed in this part of Edina.
- City and School District should consider sharing "community space".
- Pursue opportunities rather than drag out the process.

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