05 PRELIMINARY MASTER PLAN CONCEPTS
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APPROACH
The preliminary planning approaches herein represent the design team’s exploration of concepts for the northeast quadrant that address the project’s goals and objectives, reflect the priorities and guidance of the Steering Committee and Task Force, and incorporate input from the Downtown Study and from this project’s community engagement efforts. Initial concepts sought to explore the greatest variety of planning opportunities within the site, using building footprints sized according to the space program projections, and reflecting planning and best practice approaches to access, flow, and pedestrian safety.
Northeast Quadrant Space Use Blocking
This diagram was developed following preliminary explorations of site development. For each of the proposed parcels, colored numbers indicate the variety of potential uses for each area, according to square foot capacity, access, views, and planning priorities.

Option A
Retains City Hall in its existing location while relocating Public Safety to the center of the block, releasing the SE parcel (corner of Golden Valley Road and Rhode Island Ave) for multi-use development.
Options B.1 and B.2
The B concepts maximize the amount of parcels available for release for redevelopment by relocating City Hall and co-locating it with multi-use development. Option B.1 preserves a N-S connecting drive for use by residents of these parcels. Option B.1 does not provide this thruway, instead offering a larger footprint for development.

Option B.3
Whereas B.1 and B.2 orient the City facilities inward-facing to the southern new E-W street, Options B.3 orients main entries of City Hall and Public Safety to Rhode Island Ave for a more visible public identity.
Option C

Option C explores releasing the entire south side of the block to redevelopment along the prominent and highly-desirable Golden Valley Road. This shifts all municipal and public buildings to the center and north of the site, with Public Safety facing north, utilizing the N-S pedestrian bicycle path as a connection to City Hall, which faces the Library across a new public plaza. This approach enables phased construction of both City Hall and Public Safety, so that existing facilities may be used until new facilities are entirely complete.

This scheme also affords the flexibility for the City to remain in dialogue with Hennepin County about a potential co-location of City Hall and the Golden Valley branch library, or even for City Hall and the Library to swap locations in this plan, so that City Hall might have a strong visual presence along Winnetka Ave.
Options D.1 and D.2
The D Options explored a scenario where City Hall and the Golden Valley branch of the Hennepin County Library are co-located, which benefits residents re: “one-stop shopping.” This also allows for three distinct parcels for redevelopment across the site, with a smaller mid-rise building on the north side of the site.

Option D.3
This scheme prioritized the quality of public space over total parcels for redevelopment, with a centralized co-located City Hall and Library “In a Park,” which increases a sense of civic identity and offers expanded public outdoor space.