

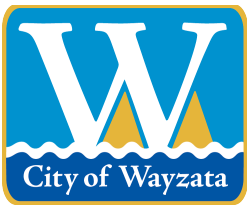


**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, JUNE 16, 2020**

Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this City Council Workshop is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the public may listen but comments will not be accepted at the meeting. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting is available for members of the public to listen via phone by calling 312-626-6799 and enter Zoom Meeting ID 930 2723 1888.

WORKSHOP TOPICS FOR DISCUSSION:

1. Update on Public Parking Facility within the Downtown West TIF District



City Council Workshop City Council Agenda Report

MEETING DATE: June 16, 2020	WORKSHOP AGENDA ITEM: 1
TITLE: Update on Public Parking Facility within the Downtown West TIF District	
PREPARED BY: Mike Kelly, City Engineer/Director of Public Works	
REVIEWED BY: Jeff Dahl, City Manager	

DISCUSSION OBJECTIVE:

To provide an update on the public parking facility proposed to be located to the north of Wayzata Blu, the proposed office building at 235 Lake Street East, and the proposed apartment building at 253 Lake Street East.

BACKGROUND:

For several years, staff has been in discussion with the developers of the properties between 235 and 275 Lake Street (Hughes, Hoyt, Carlson) about how best to develop their sites and provide efficient parking for their developments and the public. Adding efficient public parking was a key driver of implementing TIF District #6 in 2018.

The City has been working with Stantec to design a parking facility that accomplishes the aforementioned goals despite the area behind these site being primarily fill and wetland.

Now that the private developments have been approved, Stantec has generated a parking facility plan that minimizes impact to the wetland and accommodates the existing needs of the developments on a surface lot. They have also developed a plan which includes an elevated parking deck. The surface lot would accommodate 151 vehicles. If a deck were added, it would increase the facility's capacity to 212 vehicles. Sketches of this option are attached for review.

Construction of this facility will be challenging, due to poor soil conditions.

Stantec has prepared five (5) options for dealing with the poor soils.

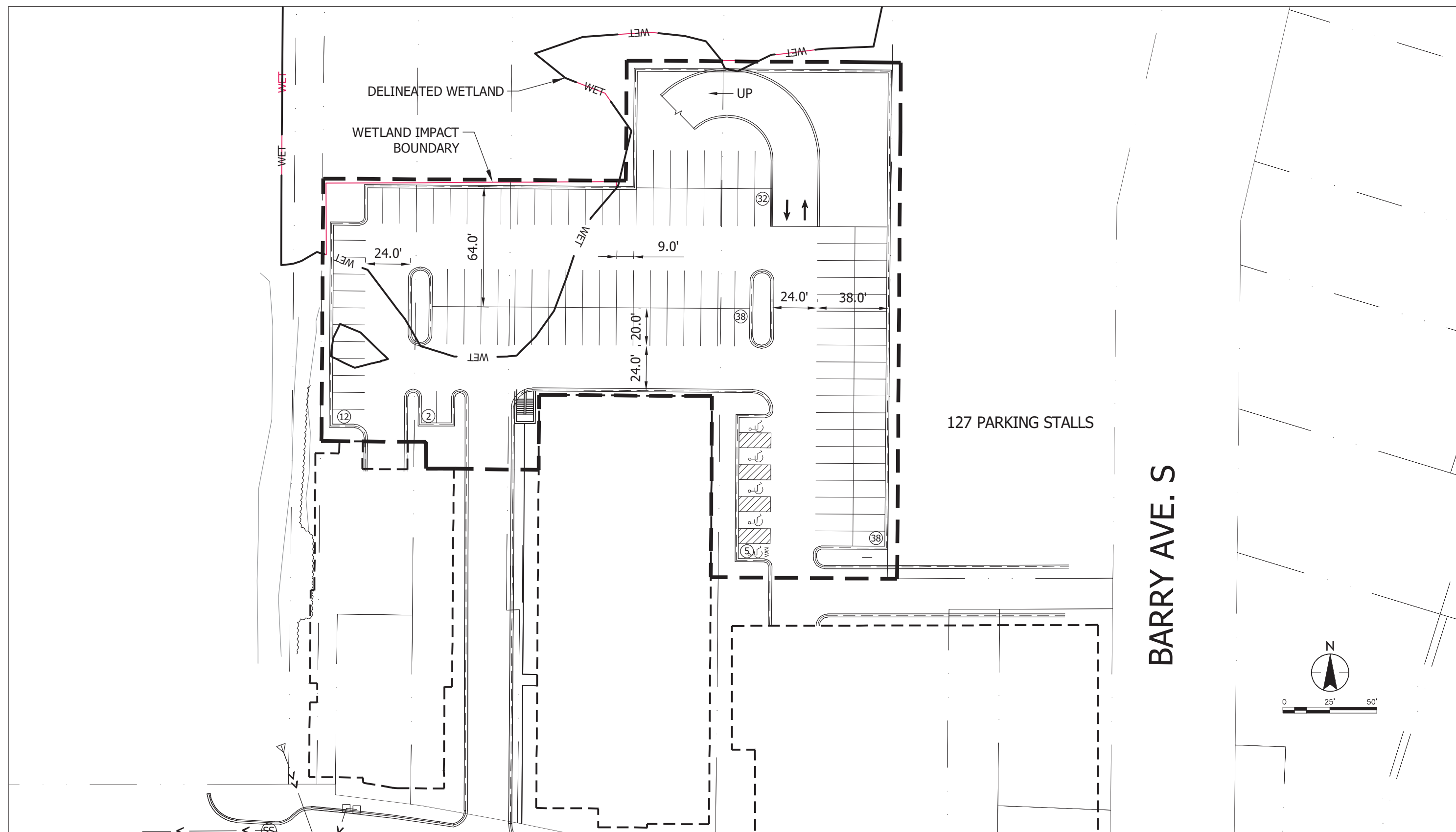
- Option 1—Surcharge the lot 3 feet above finished grade for at least 6 months. Remove surcharge and finish building the parking lot with curb and gutter and bituminous.
- Option 2—Surcharge the lot as in option 1 except add wick drains to reduce the surcharge time to one to two months. Then finish building the parking lot with curb and gutter and bituminous.
- Option 3—Build lot up to a class 5 aggregate base and wait one year. Fix settlements and finish the lot with curb and bituminous. Then over the next 10 years, the City should plan on continued maintenance to repair the settlements that will continue to occur.
- Option 4—Construct a structural slab. This option would require the installation of piling, to support the slab. Future settlement on the site would be greatly reduced.
- Option 5—Surface Lot with a Deck. This option would also require the installation of piling, to support the deck.

At the workshop on June 16, staff will discuss these options in further detail, as well as present the potential financial impacts related to the TIF district, and answer any questions the Council has prior to moving forward.

ATTACHMENTS:

1. Lake and Barry Parking - Preferred Concept_05-15-20

CITY OF WAYZATA
LAKE ST AND BARRY AVE PARKING LOT

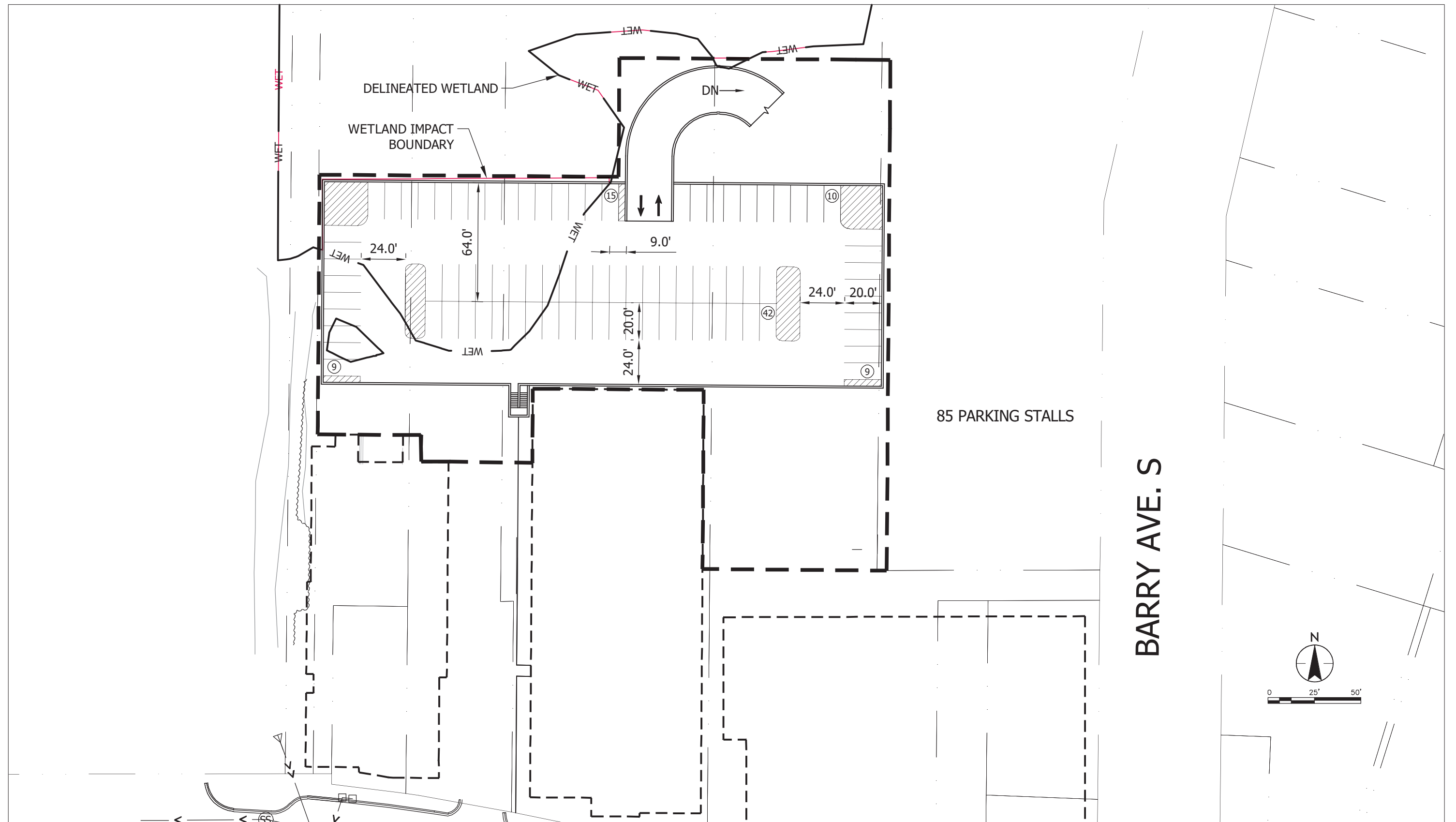


CONCEPT 4 - PARKING RAMP LEVEL 1

CITY OF WAYZATA
LAKE ST AND BARRY AVE PARKING LOT

DATE 05/12/2020

PROJ. NO. 193804692



CONCEPT 4 - PARKING RAMP LEVEL 2