



Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall, 600 Rice Street
Meeting Held Remotely
TUESDAY, SEPTEMBER 1, 2020

Pursuant to Minnesota Statute Sec. 13D.015, and the Executive Orders and Emergency Declarations related to the COVID19 pandemic, this City Council Workshop meeting is being conducted by electronic means using the audio and video conferencing platform, Zoom. Members of the public may watch and listen to the meeting by logging into Zoom, or by calling 312--626-6799 on a phone, and entering Zoom Meeting ID 963 2436 5832.

WORKSHOP TOPICS FOR DISCUSSION:

1. Discussion of Memorial Design and Footings Work at Lake Street Plaza (5:45 P.M.)
2. Discuss of Zoning Use Amendments at Promenade of Wayzata (6:00 P.M.)



City Council Workshop City Council Agenda Report

MEETING DATE: September 1, 2020

WORKSHOP AGENDA ITEM: 1

TITLE: Discussion of Memorial Design and Footings Work at Lake Street Plaza (5:45 P.M.)

PREPARED BY: Jeff Dahl, City Manager

REVIEWED BY: N/A

DISCUSSION OBJECTIVE:

To receive preliminary direction on memorial design in order to pour footings for Lake Street Plaza 9/11 Memorial.

BACKGROUND:

For over a decade, the City along with community stakeholders have been working to develop a space within the community that would appropriately pay tribute to public safety workers, first responders with a specific dedication to 9/11 and the death of Wayzata native Gordy Aamoth, Jr. in the World Trade Center attacks.

In late 2018, the City Council approved the attached amended design of Lake Street Plaza which included a space referred to as an "honors plaza" where a more detailed 9/11 memorial could be designed and constructed in the future. In early 2019, a committee of community members, led by Council Member Alex Plechash, confirmed that the memorial space should be incorporated within the design of Lake Street Plaza and commenced a more detailed design.

More recently since then, the following developments have occurred:

- Lake Street Plaza has been constructed.
- The City has received 9/11 artifacts from the Aamoth family.
- Scott Jordan, along with Peter Aamoth (brother of Gordy Jr.) of James Dayton Design, have designed the attached memorial that would fit seamlessly into the "memorial grove."

The Wayzata Conservancy is working with the Aamoth family to identify private funding sources with a goal of having the memorial ready in advance of September 11, 2021, the 20th anniversary of this tragic event.

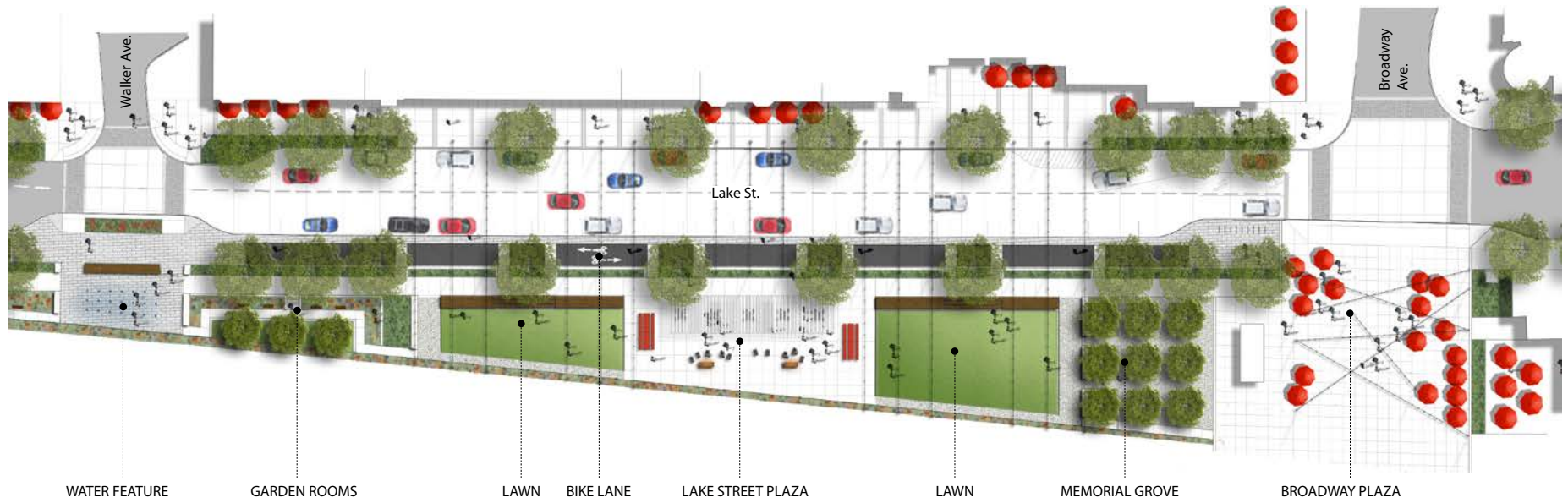
While the specifics of the design will be presented to the Council later in 2020, staff recommends spending Panoway project contingency funds to pour footings for the preliminary design of the memorial in order to save money and limit additional construction next year. The City Manager can approve this administratively, however, given the significance of such an important structure in the heart of downtown, a more global discussion is warranted.

Pouring the footings does not preclude changes to the memorial design in the future.

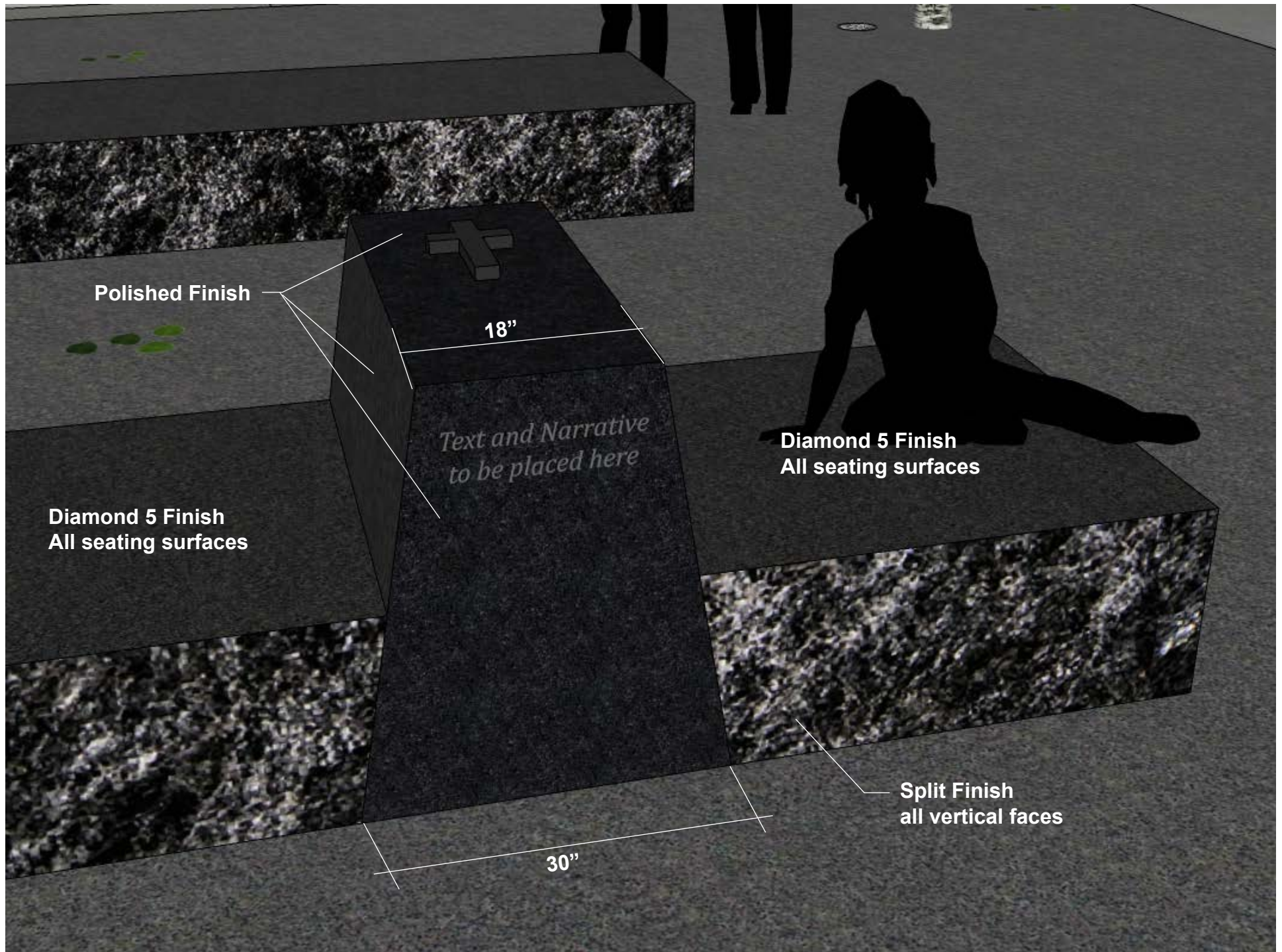
ATTACHMENTS:

1. 2020.0724_Memorial Benches
2. Memorial Approval

LAKE STREET, PARK & PLAZA











MEMORIAL PLAZA

Option 1

located within the garden rooms at the west end of the lake st. plaza

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OPPORTUNITIES

- locates memorial near central congregation of memorial benches

CONSTRAINTS

- proposed design activates this area with a water feature
- garden rooms are currently one of the most popular spaces along the waterfront, will adding the memorial
- is mixing memorial components appropriate?

Option 2

located within the garden room just west of the Broadway Plaza

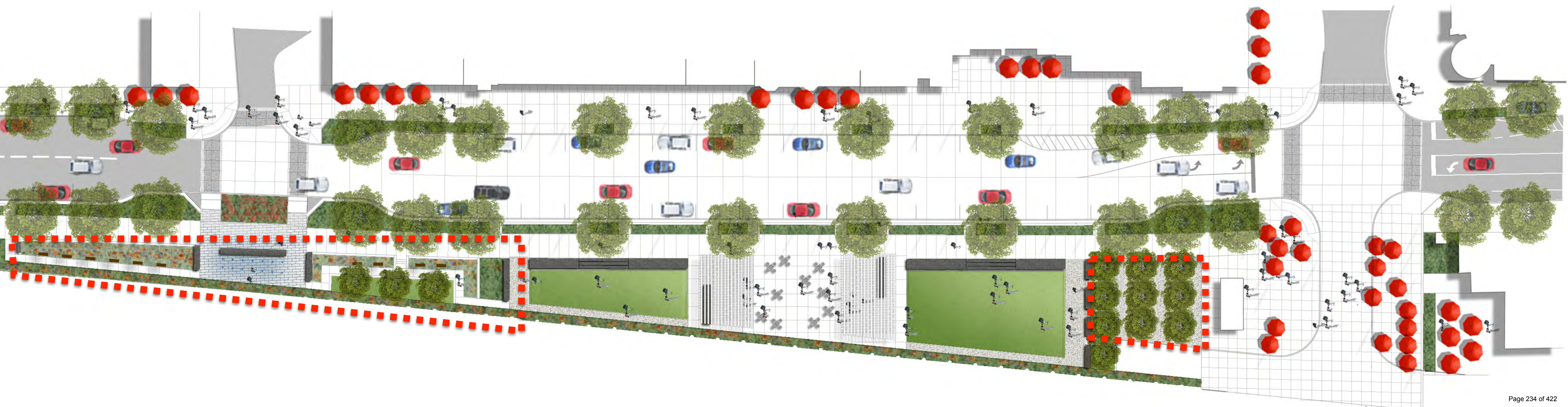
OPPORTUNITIES

- locates memorial in a space that was intended to be more quiet and contemplative within the overall lake st. plaza design
- the proposed grove of trees creates a shaded quiet space to honor the memorial

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CONSTRAINTS

- this location is near the activity associated with the adjacent restaurant and proposed lawn panels



CITY OF WAYZATA

RESOLUTION NO. 65-2018

RESOLUTION AMENDING THE DESIGN SCOPE FOR LAKE STREET AND LAKE STREET PLAZA

WHEREAS, the City Council adopted the Report of the Wayzata Lakefront Taskforce in January of 2012 via Resolution 06-2012; and

WHEREAS, the City Council adopted the Wayzata Lakefront Final Framework Report on March 18, 2014 by Resolution 09-2014; and

WHEREAS, the City Council acknowledged delivery of the Lake Effect Schematic Design on May 3, 2016 by Resolution 13-2016 16; and

WHEREAS, the City Council authorized and directed City Staff to explore implementation of the Schematic Design under close guidance and direction of the City Council and with continued public engagement, to establish which components of the design to pursue; and

WHEREAS, the City Council approved a contract with Civitas on March 6, 2018 to complete a Design Validation phase for Lake Street, Lake Street Plaza, and Depot Park to continue the public engagement and to establish which components of the design to pursue; and

WHEREAS, the City developed additional design concepts for Lake Street, Lake Street Plaza, and Depot Park; and

WHEREAS, feedback on the design of Lake Street, Lake Street Plaza, and Depot Park was gathered from the community through stakeholder meetings with property and business owners, public open house on May 17, 2018, technical advisory committee meeting, City Council workshops, Lake Effect Conservancy meetings, and a Parks and Trails Board meeting; and

WHEREAS, in order to continue with Design Development for the Lake Effect Project, the scope of Lake Street, Lake Street Plaza, and Depot Park need to be determined;

WHEREAS, on June 18th the City Council approved Resolution 30-2018, Finalizing the Lake Effect Design Validation Process and Defining the Scope for Lake Street, Lake Street Plaza, and the Depot Park;

WHEREAS, over the last several months, the City received hundreds of additional comments via email, open houses, letters, and other forms of communication regarding the Lake Street Improvements;

WHEREAS, as a result of the comments and concerns that focused on the bike lane, width of Lake Street, parking, etc.; the City Council approved a change order request from Civitas at its October 16 meeting to explore additional design alternatives that balanced recent community concerns with maintaining the key objectives of the Lake Effect project;

NOW, THEREFORE BE IT RESOLVED, that based on the Lakefront Taskforce Report, Lakefront Final Framework Report, core values of the Schematic Design, Wayzata 2040 Vision Report, and feedback from community and stakeholder engagement, the Wayzata City Council hereby amends the scope of Lake Street, Lake Street Plaza, and Depot Park as follows:

- **Lake Street** – Widen the sidewalk along the north side of Lake Street; removal of the center turn lane; widen drive aisles to 13 feet; provide turn pockets with stacking room at a minimum at the Broadway and Barry intersections and exploring turn pockets at other locations on Lake St; provide a convertible loading area for each block (loading areas during daytime hours and parking during evenings and weekends); provide a 12 foot multi-use trail on the southside of Lake Street~~provide a dedicated 10 foot wide bike lane on the south side of Lake Street with a planted buffer between the bike lane and the pedestrian walkway~~; and provide storm water treatment with the right-of-way.
- **Lake Street Plaza** – Removal of the parking stalls and converting the area into a community gathering space with flexible park/plaza space which includes a variety of seating alternatives, honors plaza, garden rooms that provide a variety of multi-generational experiences and activities, can accommodate special events, and maintains access to the public parking and access drive at 400 Broadway Ave S.
- **Depot Park** – Preserve the existing Garden Club flowerbeds; simplify the paving around the Depot building; enhance ADA access between the Barry Avenue intersection, Depot Park, and the Lake Walk; preserve the existing model train facility; provide a passive park space that continues to support all of the current programmed activities; provide a variety of seating opportunities that have views of the lake; provide users with seating alternatives that enable comfort in large groups and solitude for individuals; and provide new public restroom facilities.

Adopted by the Wayzata City Council this 20th day of November 2018.

Mayor Kenneth Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption: Seconded by:

Voted in favor of:

Voted against:

Abstained:

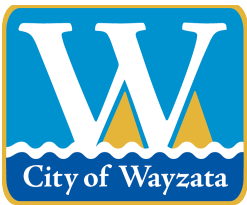
Absent:

Resolution Adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on November 20, 2018.

Kathy Leervig, City Clerk

SEAL



City Council Workshop City Council Agenda Report

MEETING DATE: September 1, 2020	WORKSHOP AGENDA ITEM: 2
TITLE: Discuss of Zoning Use Amendments at Promenade of Wayzata (6:00 P.M.)	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY: Jeff Dahl, City Manager	

DISCUSSION OBJECTIVE:

Staff is seeking input from the Council on the current types of uses that are permitted within the 130,000 square feet of “retail space” on the ground floor of five buildings within this Planned Unit Development. The results of the discussion will allow staff to finalize the nature of the applicant's request and prepare more information to be reviewed at a public hearing with Planning Commission.

BACKGROUND:

The final phase of the Promenade of Wayzata at Superior Boulevard and Lake Street was completed in 2018. The development received initial City Council approval in 2008 as a Planned Unit Development, which removed the existing shopping area (Wayzata Bay Center) and created a new “mixed use development” that permitted:

- 130,000 square feet of retail use
- 255 senior housing units
- 155 conventional housing Units (condominium homes or rental apartments)
- 25,070 square feet of office use
- 80-100 room limited service hotel

Additional history on the project will be provided in a staff presentation at the workshop. The subject of this workshop is to discuss the current permitted use of 130,000 square feet of “retail space” on the ground floor of five buildings in the PUD.

The owner of the Promenade, represented by Bill Hagstrom of Wayzata Bay Senior Housing, Inc. (associated with Presbyterian Homes), has worked with leasing agents at Mid-America Real Estate to lease the retail spaces in the PUD. They have noted that it's challenging to recruit and retain retail tenants. This is due to the large amount of square footage designated for retail use in the PUD as well as the Wayzata-unique aspects of this trade market. They also note how retail has evolved over the past decade since the PUD was approved. The team has had more success attracting and retaining service-based businesses that still bring foot traffic to the site.

Mr. Hagstrom has requested that the City consider a change to the PUD that would allow for expanding the types of uses permitted on the ground floor of the buildings within the PUD beyond strictly retail to include offices, service businesses, clinics, child care, food establishments, and health/wellness uses.

Many of these types of uses already occupy the site. Anthropologie is the only tenant that fits the traditional definition of retail, which is the sale of goods or services from a business to a consumer for their own use. Since this definition includes services, this has allowed staff to allow service-oriented businesses into the Promenade. This includes Benedict's, Truce Juice, Ninetwentyfive, Sotheby's, Twiggs Salon, College Nannies, Nonna's, Barber's Inn, Dry Bar, Fly Feet, State Farm Insurance, 360 Financial, 18/8 Salon, Beauty Ecology, and Suite Nails (see site map attached).

When Mr. Hagstrom approached the City about leasing space within the PUD for a dental office, staff requested that Mr. Hagstrom bring forward a request to amend the PUD to update and clarify the uses that they would like to see permitted at the Promenade. Staff requested this because a dental office is a good example of a use that is in a gray area and, given the prominence and magnitude of the PUD project, staff would like more clarity and alignment between the City and the owner of the Promenade on types of uses that are permitted within the PUD, including potential new permitted and/or conditionally permitted uses, and those uses that are not permitted.

Accordingly, Mr. Hagstrom is requesting that the following uses within the PUD be permitted uses, and any approvals needed with new tenants be handled administratively (rather than approving each use through an amendment to the PUD, including a public hearing and City Council review and approval), but only if these uses are located on the ground floor and less than 10,000 square feet:

- retail
- service businesses
- office
- clinic (medical/dental/chiropractic/esthetic)
- child care
- restaurant/deli
- specialty food/grocery
- fitness/spa/massage/health/wellness centers

There are two vacant spaces within the Promenade buildings that are larger than 10,000 square feet. The property owner notes that the spaces along Lake Street and Superior Boulevard would be reserved for restaurant and retail only to maintain a vibrant presence on the main streets.

The next step in the process is to finalize the nature of the request and work with the applicant to make any formal changes to the Development Application. The application could be reviewed at a public hearing with Planning Commission as early as September 8 (a notice was sent to the newspaper, but the hearing can be delayed if necessary), and then reviewed and acted on by City Council sometime in October.

Staff is beginning to structure a list of the requested land uses for the PUD by the potential impact on their surroundings. Those with lower impact could be classified as permitted uses within the PUD and approved administratively, and those with a high impact can be classified as conditional uses and approved through the standard Conditional Use Permit process. This preliminary list is attached for discussion.

ATTACHMENTS:

1. Promenade of Wayzata Site Plan - August 2020
2. Wayzata Promenade Land Use List - Option to Consider

SITE PLAN

Superior Boulevard | 8,900 VPD



Monument Sign Lake Street E | 11,500 VPD



Monument Signage



Promenade of Wayzata - Potential Land Use Control Options to Consider

Wayzata City Council Workshop - September 1, 2020

Permitted Uses:

- Retail (clothing, hardware, jewelry, stationary, pharmacy, electronics, florist, pet supplies, art, antiques, books, etc.)
- Service businesses (bank/financial services), barber/salon, dry cleaning, interior decorating, mailing, massage, shoe and small goods repair, tailor, wellness/spa, fitness center)
- Office
- Restaurant under 10,000 square feet
- Delis, Specialty Food Retailers, Grocery Store under 10,000 square feet
- Clinic (Dental, Chiropractic, Medical, Optical, Esthetical, or similar) under 10,000 square feet
- General retail services and/or sales that are consistent with the purpose of the Commercial Zoning District and not otherwise listed as a permitted use in this Code Section

Conditional Uses:

- Clinic (Dental, Chiropractic, Medical, Optical, Esthetical, or similar) over 10,000 square feet
- Restaurant over 10,000 square feet
- Deli, Specialty Food Retailer, Grocery Store over 10,000 square feet
- Brewery or Brewpub
- Child Care Center
- School
- Entertainment uses (bowling alley, comedy club, theater, etc.)
- General service businesses that are consistent with the purpose of the Commercial Zoning District and not otherwise listed as a conditional use in this Code Section