

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
September 16, 2014**

7:00 AM - INTERVIEWS WITH OWNERS REPRESENTATIVE CONSULTANTS FOR MILL STREET PARKING STRUCTURE PROGRAMMING AND PRE-DESIGN

Mayor Willcox called the workshop meetings to order at 7:00 a.m. in the Community Room at Wayzata City Hall. Council members present: Amdal, Anderson, Mullin and Tanner. HRA Commissioners present: Petit and Wothe. Also present: City Manager Nelson, City Planner Gadow, Director of Public Service Dudinsky, City Engineer Kelly, and Administrative Services Director Uram.

The group assembled to conduct interviews with three firms that responded to the City's Request for Qualifications (RFQ) for Owners Representative Services to address programming and pre-design for a parking structure on Mill Street. The Council and HRA Commissioners conducted interviews with the following firms: LSA Design, LaSalle-Walker and SourceGroup. A half hour was allocated for each interview. Each firm was asked three questions: 1) To provide an introduction of principals that will be performing work and a brief overview of their firm and how they approach owners representative services; 2) To describe their understanding of the project and related issues, and specific challenges facing Wayzata's downtown; and 3) To provide an overview of two (2) other relevant projects where they have provided very similar services and how they helped their client with managing cost, timeline, resolution of related issues.

8:30 AM - WORKSHOP ON 165 AND 213 CENTRAL AVE. N. SUBDIVISION CONCEPT

Mayor Willcox and the following Council members were present: Amdal, Anderson, Mullin and Tanner. Also present: City Manager Nelson, City Planner Gadow, Director of Public Service Dudinsky, and City Engineer Kelly.

Mr. Gadow reminded the Council that on August 5th, the Council met with the applicant (Crossdale Development, LLC) in a workshop to discuss the proposed subdivision at 165 and 213 Central Ave. N. He stated the project included a five (5) lot subdivision with private access to the lots on a roadway that would connect Cross St. and Byrondale Ave. N.

Mr. Gadow informed the Council that the applicant asked for this additional workshop to go over a revised concept plan that responds to feedback received on the concerns over cut-thru traffic in the neighborhood. He said the revised concept incorporates 165 and 213 Central Ave. lots, in addition to the adjacent 1015 Cross St. property, for a seven (7) lot subdivision with a twenty (20) foot private access off of Byrondale terminating in a cul-de-sac within the middle of the properties. He stated the revised concept would also include a PUD component, so the proposed roadway could be narrower in width to match existing roadways in the area.

The Council reviewed the concept plans provided by Crossdale Development, LLC. The Council provided feedback on the layout, indicating that the cul-du-sac addresses the cut-thru issue but creates additional hardcover. The Council asked the applicant to look at other alternatives for the roadway, including widening it to twenty four (24) ft. The Council also indicated a preference for five (5) lots rather than the seven (7) proposed. The Council also asked the applicant to consider additional green space and areas for guest parking. The applicant indicated they would continue to work with staff on the concept layout.

The workshop meetings were adjourned at 9:20 a.m.

Respectfully submitted,


Becky Malone, Deputy City Clerk