



Wayzata Parks and Trails Board Meeting Agenda

Wednesday, February 18, 2015

5:00 PM - JOINT WORKSHOP MEETING WITH THE WAYZATA CITY COUNCIL TO DISCUSS EAST CORRIDOR LANDSCAPE & CIRCLE A DRIVE PEDESTRIAN CONNECTIONS

- 1. Roundabout landscaping**
- 2. East Buffer landscaping**
- 3. Pedestrian connections**
 - a. Circle A Drive**
 - b. Access to Presbyterian Homes playground area**
- 4. Great Lawn and East Block**

Regular Parks and Trails Board Meeting will immediately follow workshop meeting (approximately 6:30 pm)

Wayzata City Hall Community Room
600 Rice Street East
Wayzata, Minnesota

- 1. Call to Order, Roll Call**
- 2. Approval of February 18, 2015 Meeting Agenda**
- 3. Approval of Minutes from the January 21 Board Meeting (the minutes will be emailed to the board members when available)**
- 4. Old Business**
 - a. (see joint workshop agenda above)**
- 5. New Business**
 - a. Eagle Scout Project Presentation by Jake Houts**
 - b. Parks & Trails Organization for 2015**
 - c. Priority of Projects for 2015**
- 6. Adjourn**

To: City Council/Park and Trail Board
From: Engineering Department
Date: 2/12/2015
Re: Workshop Items

In an effort to coordinate several planned projects with potential pedestrian improvements, staff will be holding a joint workshop with the City Council and Park & Trail Board. Items for discussion include the following:

1. Roundabout Landscape Plan – This plan is almost ready to put out for bid and staff wants to review the plan with the Council and Park and Trail Board to coordinate any potential outstanding issues.
2. East Buffer Landscape and Management Plan – Staff plans to update the Council and Park and Trail Board on the status of implementation of management and landscaping adjacent to Circle A Drive.
3. Additional pedestrian facilities - Staff would like to discuss options for potential pedestrian connections along Circle A Drive, including connection to the Presbyterian Homes playground area. A more detailed memo can be found within the attached packet describing these pedestrian alternatives.
4. Great Lawn and East Block construction – Staff and consultants will provide an update on the plans for the Great Lawn and East Block building to assist in the overall coordination and flow of landscape/streetscape improvements.



701 Washington Ave, N. Ste 200 | Minneapolis, MN 55401 | 612.336.2029

THIS SQUARE APPEARS 12" x 12" ON FULL SIZE SHEETS.

CLIENT:

CITY OF WAYZATA
600 Rice Street East
Wayzata, MN 55391

NO DATE ISSUED FOR

NO DATE REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
02-06-2015

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PROJECT NAME:
CIRCLE A / LAKE STREET
ROUNDBOUT
LANDSCAPE PLAN

Wayzata, MN

DRAWING TITLE:
OVERALL LANDSCAPE PLAN

FILE: ...1304-0000 Drawings\LA\CIRCLE A ROUNDABOUT\13045 1.1-3 CIRCLE A LA Tree.dwg
DRAWN BY: TPN, SDW
CHECKED BY: LAM
PROJ. NO.: 130445
DRAWING NO.:

L1.0

PLANT SCHEDULE ROUNDABOUT TREE PLAN

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	CC	6	Cercis canadensis / Eastern Redbud	B&B	1.75"Cal
	MA	3	Maackia amurensis / Amur Maackia	B&B	1.75"Cal
	PE	5	Populus tremula 'Erecta' / European Columnar Aspen	B&B	1.75"Cal
	QM	2	Quercus macrocarpa 'Urban Pinnacle' / Bur Oak	B&B	2.5"Cal
	UP	3	Ulmus americana 'Princeton' / American Elm	B&B	2.5"Cal
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	NOTES	
	5,319 sf	Perennial and Shrub Area (See L1.1 and L1.2)	Varies		
	399 sf	Turf Seed No Mow Drought Tolerant Dwarf Fescue Blend	Lawn Seed		

SEE 1, 2, 3, 4, 5 FOR PERENNIAL AND SHRUB PLANTING PLANS

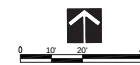
SEE 1, 2, 3, 4, 5 FOR TREE PLANTING DETAILS

NOTE:
PROTECT ALL EXISTING HARDSCAPE.

1

EASTMAN LANE ROUNDABOUT GROUNDCOVER, TREE, AND SHRUB PLANTING PLAN

Scale: 1" = 20'



1. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
3. DO NOT PLANT TOO DEEP. EXPOSE TOP OF ROOT FLARE AND PULL MUCK AWAY FROM TRUNK.
4. HOLE REMOVAL AT TOP OF ROOT BALL TO EXPOSE TOP OF ROOT FLARE. TYPICALLY REQUIRES THE REMOVAL OF 1-6" OF SOIL FROM CONTAINER OR B&B.
5. ENSURE THAT FIRST MAIN LATERAL ROOT IS LESS THAN 1" BELOW THE FINAL PLANTING SURFACE.



1. CONIFER TO HAVE SHREDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.
2. SCARIIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
3. TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.
4. IT IS THE CONTRACTORS OPTION TO STAKE TREES, HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
5. DO NOT PLANT TOO DEEP: EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.
6. HAND REMOVE EXCESS SOIL AT TOP OF ROOT BALL TO EXPOSE TOP OF ROOT FLARE. TYPICALLY REQUIRES THE REMOVAL OF 1-6" OF SOIL FROM CONTAINER OR B&B.
7. ENSURE THAT FIRST MAIN LATERAL ROOT IS LESS THAN 1" BELOW THE FINAL PLANTING SURFACE.



1. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYPICAL).
2. HAND REMOVE EXCESS SOIL AT TOP OF ROOT BALL TO EXPOSE TOP OF ROOT FLARE. TYPICALLY REQUIRES THE REMOVAL OF 1-6" OF SOIL FROM CONTAINER OR B&B.
3. ENSURE THAT FIRST MAIN LATERAL ROOT IS LESS THAN 1" BELOW THE FINAL PLANTING SURFACE.
4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
5. SHRUBS TO SIT ON SUBGRADE.
6. APPLY PELLET WEED PREVENTER PRIOR TO MULCHING.

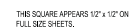


1. FOR TREE SHRUBS, AND PERENNIALS WITH INORGANIC CONTAINERS, FOLLOW THE "BOXING" PROCEDURE TO REMOVE ENCIRCLING ROOTS.
2. "BOXING" IS ONLY NECESSARY ON PLANTS THAT HAVE ENCIRCLING ROOTS WITH DIAMETERS GREATER THAN $\frac{1}{8}$ ".
3. HAND LOOSENING OF ROOTS IS STILL NECESSARY AFTER "BOXING" THE ROOT BALL (TYPICAL).



**PERFORMANCE
DRIVEN DESIGN**
LHPerformance.com

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CITY OF WAYZATA
600 Rice Street East
Wayzata, MN 55391

[illegible]

PRELIMINARY
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02-06-2015

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PROJECT NAME:
CIRCLE A / LAKE STREET
ROUNDBOUT
LANDSCAPE PLAN

Wayzata, MN

DRAWING TITLE:
PLANTING DETAILS

FILE: J13044500 Drawings\LA\CIRCLE A ROUNDABOUT\130445 L1.3 CIRCLE A PLANTING
DRAWN BY: SCM
CHECKED BY: LAM
PROJ. NO: 130445
DRAWING NO: **L1.3**

L1.3



CLIENT:
CITY OF WAYZATA
600 Rice Street East
Wayzata, MN 55391

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
02-06-2015

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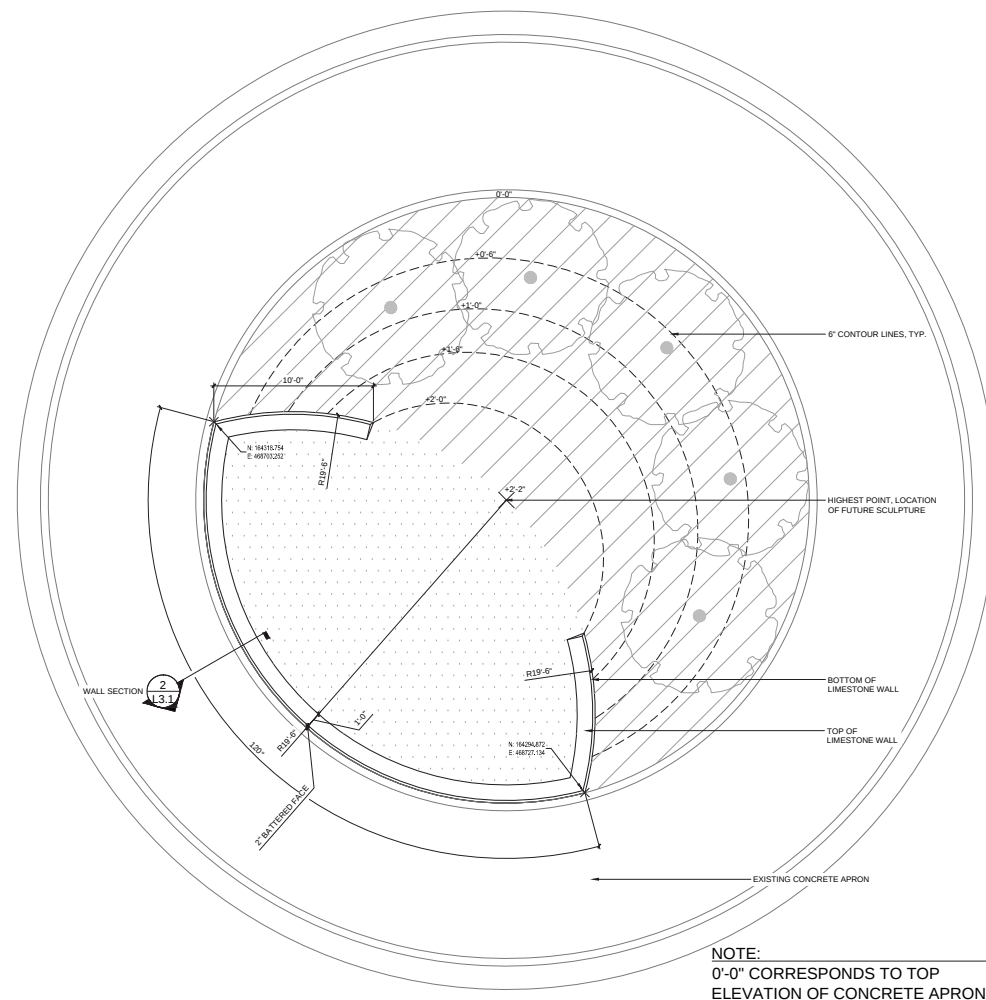
PROJECT NAME:
CIRCLE A / LAKE STREET
ROUNDBOUT
LANDSCAPE PLAN

Wayzata, MN

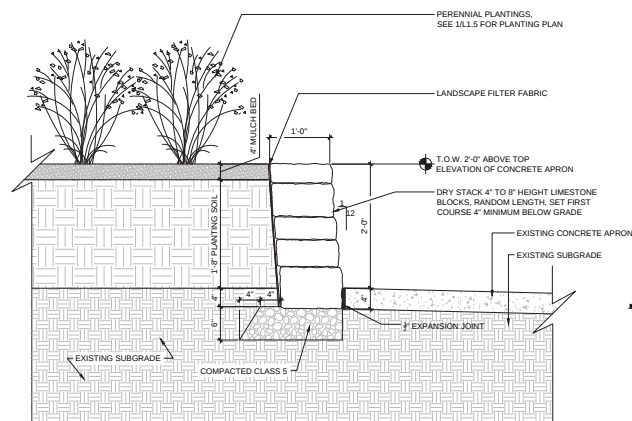
DRAWING TITLE:
SITE DETAILS

FILE: J:\30445\600 Drawings\LA\CIRCLE A ROUNDABOUT\30445 L1.4 CIRCLE A WALL DETAIL.dwg
DRAWN BY: SCM
CHECKED BY: LAM
PROJ. NO: 130445
DRAWING NO: **L1.4**

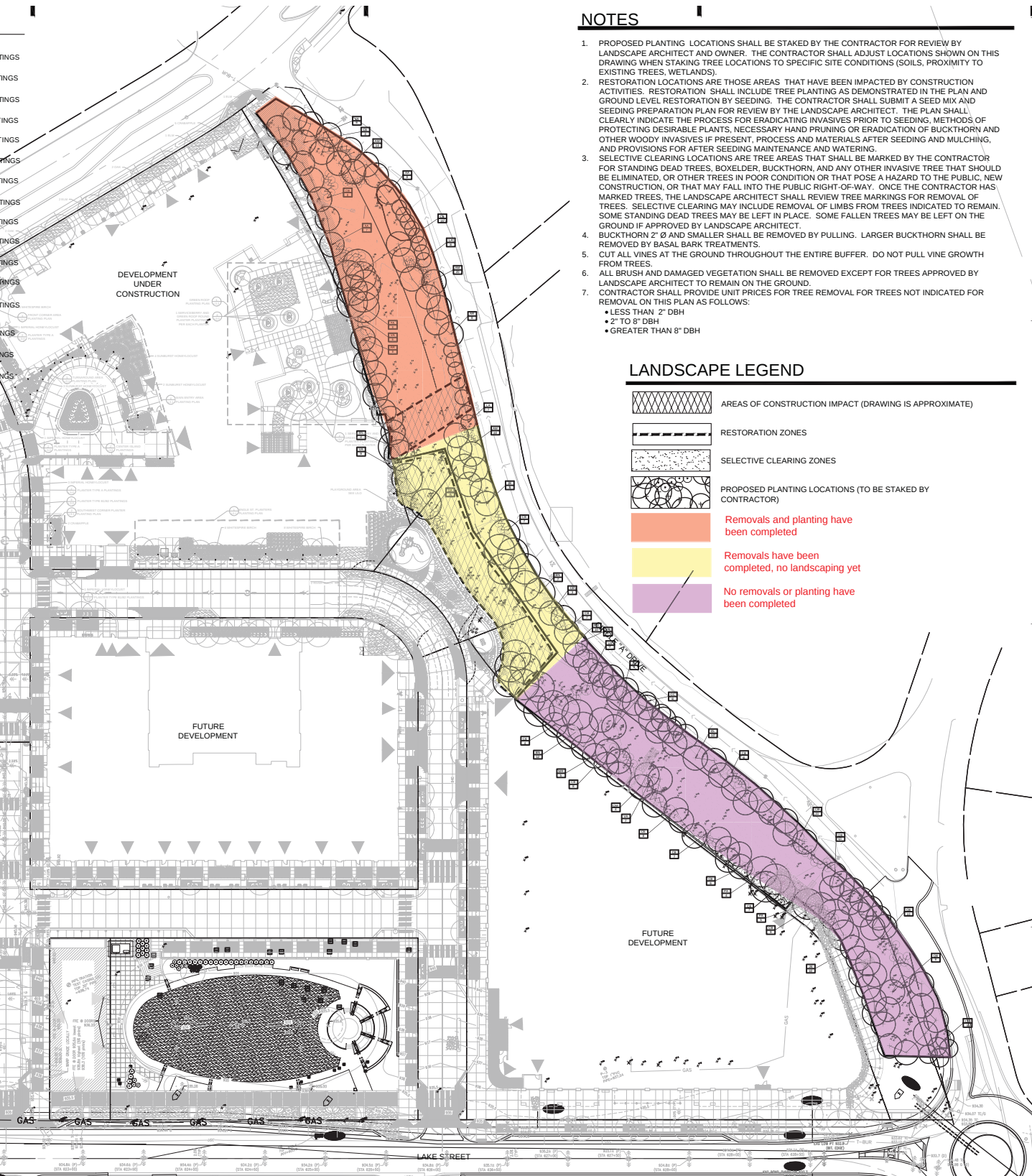
L1.4



1 WALL PLAN
Scale: 3" = 1'-0"



2 WALL SECTION
Scale: 1" = 1'-0"



NOTES

1. PROPOSED PLANTING LOCATIONS SHALL BE STAKED BY THE CONTRACTOR FOR REVIEW BY LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL ADJUST LOCATIONS SHOWN ON THIS DRAWING WHEN STAKING TREE LOCATIONS TO SPECIFIC SITE CONDITIONS (SOILS, PROXIMITY TO EXISTING TREES, WETLANDS).
2. RESTORATION LOCATIONS ARE THOSE AREAS THAT HAVE BEEN IMPACTED BY CONSTRUCTION ACTIVITIES. RESTORATION SHALL INCLUDE TREE PLANTING AS DEMONSTRATED IN THE PLAN AND GROUND LEVEL RESTORATION BY SEEDING. THE CONTRACTOR SHALL SUBMIT A SEED MIX AND SEEDING PREPARATION PLAN FOR REVIEW BY THE LANDSCAPE ARCHITECT. THE PLAN SHALL CLEARLY INDICATE THE PROCESS FOR ERADICATING INVASIVES PRIOR TO SEEDING, METHODS OF PROTECTING DESIRABLE PLANTS, NECESSARY HAND PRUNING OR ERADICATION OF BUCKTHORN AND OTHER WOODY INVASIVES IF PRESENT, PROCESS AND MATERIALS AFTER SEEDING AND MULCHING, AND PROVISIONS FOR AFTER SEEDING MAINTENANCE AND WATERING.
3. SELECTIVE CLEARING LOCATIONS ARE TREE AREAS THAT SHALL BE MARKED BY THE CONTRACTOR FOR STANDING DEAD TREES, BOXELDER, BUCKTHORN, AND ANY OTHER INVASIVE TREE THAT SHOULD BE ELIMINATED, OR OTHER TREES IN POOR CONDITION OR THAT POSE A HAZARD TO THE PUBLIC, NEW CONSTRUCTION, OR THAT MAY FALL INTO THE PUBLIC RIGHT-OF-WAY. ONCE THE CONTRACTOR HAS MARKED TREES, THE LANDSCAPE ARCHITECT SHALL REVIEW TREE MARKINGS FOR REMOVAL OF TREES. SELECTIVE CLEARING MAY INCLUDE REMOVAL OF LIMBS FROM TREES INDICATED TO REMAIN. SOME STANDING DEAD TREES MAY BE LEFT IN PLACE. SOME FALLEN TREES MAY BE LEFT ON THE GROUND IF APPROVED BY LANDSCAPE ARCHITECT.
4. BUCKTHORN 2" Ø AND SMALLER SHALL BE REMOVED BY PULLING. LARGER BUCKTHORN SHALL BE REMOVED BY BASAL BARK TREATMENTS.
5. CUT ALL VINES AT THE GROUND THROUGHOUT THE ENTIRE BUFFER. DO NOT PULL VINE GROWTH FROM TREES.
6. ALL BRUSH AND DAMAGED VEGETATION SHALL BE REMOVED EXCEPT FOR TREES APPROVED BY LANDSCAPE ARCHITECT TO REMAIN ON THE GROUND.
7. CONTRACTOR SHALL PROVIDE UNIT PRICES FOR TREE REMOVAL FOR TREES NOT INDICATED FOR REMOVAL ON THIS PLAN AS FOLLOWS:
 - LESS THAN 2" DBH
 - 2" TO 8" DBH
 - GREATER THAN 8" DBH

LANDSCAPE LEGEND

- AREAS OF CONSTRUCTION IMPACT (DRAWING IS APPROXIMATE)
- RESTORATION ZONES
- SELECTIVE CLEARING ZONES
- PROPOSED PLANTING LOCATIONS (TO BE STAKED BY CONTRACTOR)
- Removals and planting have been completed
- Removals have been completed, no landscaping yet
- No removals or planting have been completed



250 Third Avenue North
Suite 450
Minneapolis, MN 55401

TEL 612/338-2029
FAX 612/338-2088

<http://www.LHBcorp.com>

MINNEAPOLIS

KEY MAP:



SHEET INFO:

THIS SQUARE APPROXIMATE
FULL SIZE SHEETS

1 7/2/2013 ISSUED
NO DATE REV

I HEREBY CERTIFY that this plan or report was prepared under my direct supervision and I am a Licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE: *[Signature]*

TYPED OR PRINTED NAME: M. [Name]

DATE: 01/29/2013 REG. [Number]

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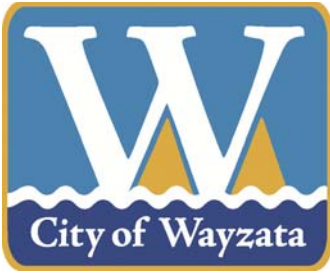
PROJECT NAME:

WAYZATA BA
REDEVELOPMENT

DRAWING TITLE:

EAST BOUNDARY
PLANTING

FILE: .\070114\DWGS\LA...



City of Wayzata Public Works
299 Wayzata Blvd. W
Wayzata, MN 55391

Director of Public Service

David Dudinsky

City Engineer/Asst. Public Works Director

Mike Kelly

Public Works Superintendent

Jim Eibensteiner

Public Works Secretary/Utility Billing Clerk

Rebecca Jones

To: Parks and Trails Board
From: Engineering Department
Date: 1/16/2015
Re: East Buffer Zone/Circle A Drive potential improvements

I understand that the Parks and Trails Board has discussed potential routing of a "trail" along Circle A Drive and wanted to offer some information which, I hope, assists in your decision making.

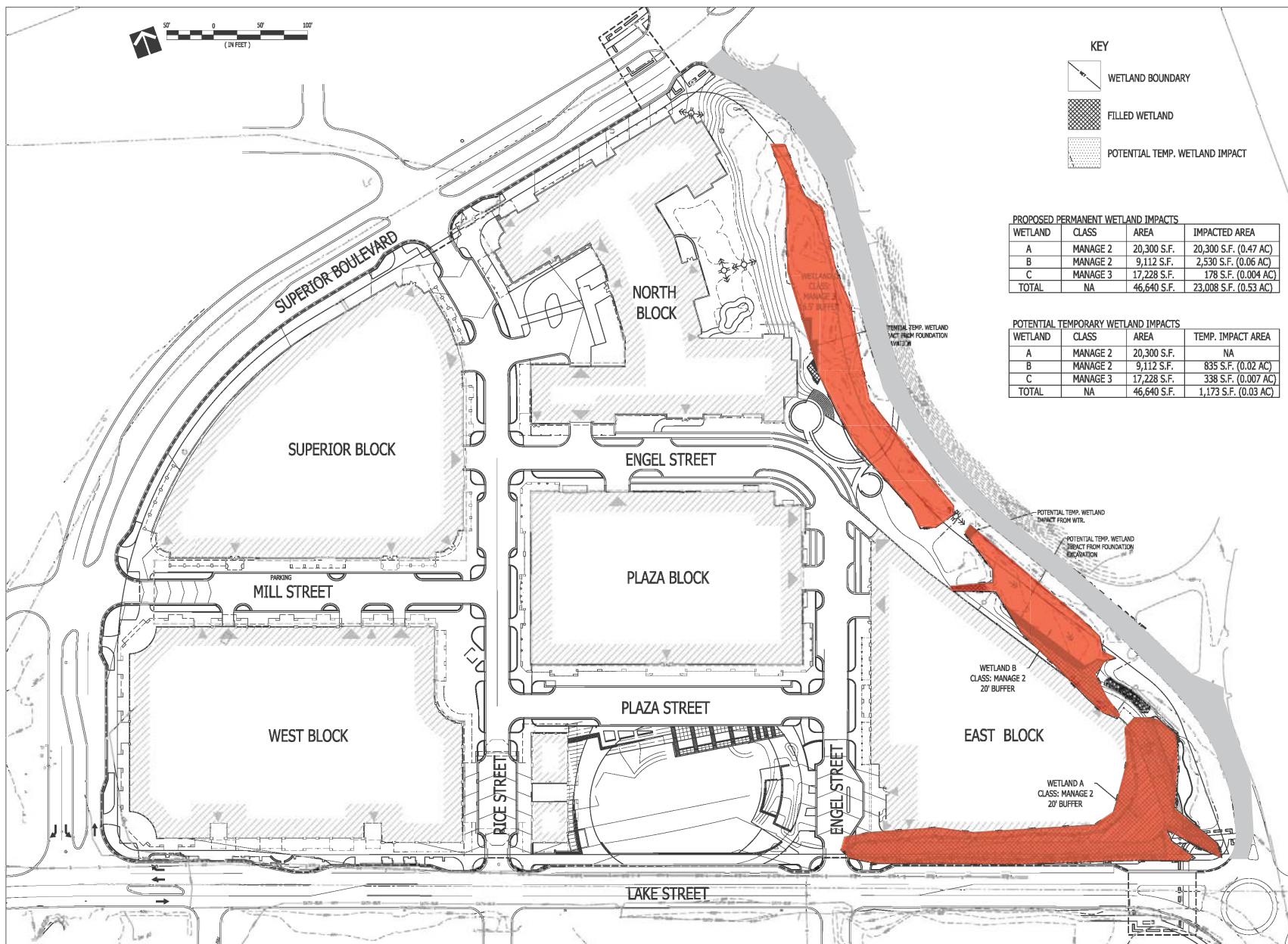
I have attached a sketch of the Circle A Drive area, depicting the east buffer, wetlands, and Presbyterian Homes' building locations. I have highlighted the wetland boundaries in red and depicted the roadway in gray. As you can see, the wetlands are a prominent feature of this east buffer. Federal law regulates and restricts impacts to wetlands. Trails, boardwalks, woodchips, etc. would all be considered impacts to the wetlands and would require mitigation, if they were permitted. Impact to the wetlands is highly discouraged.

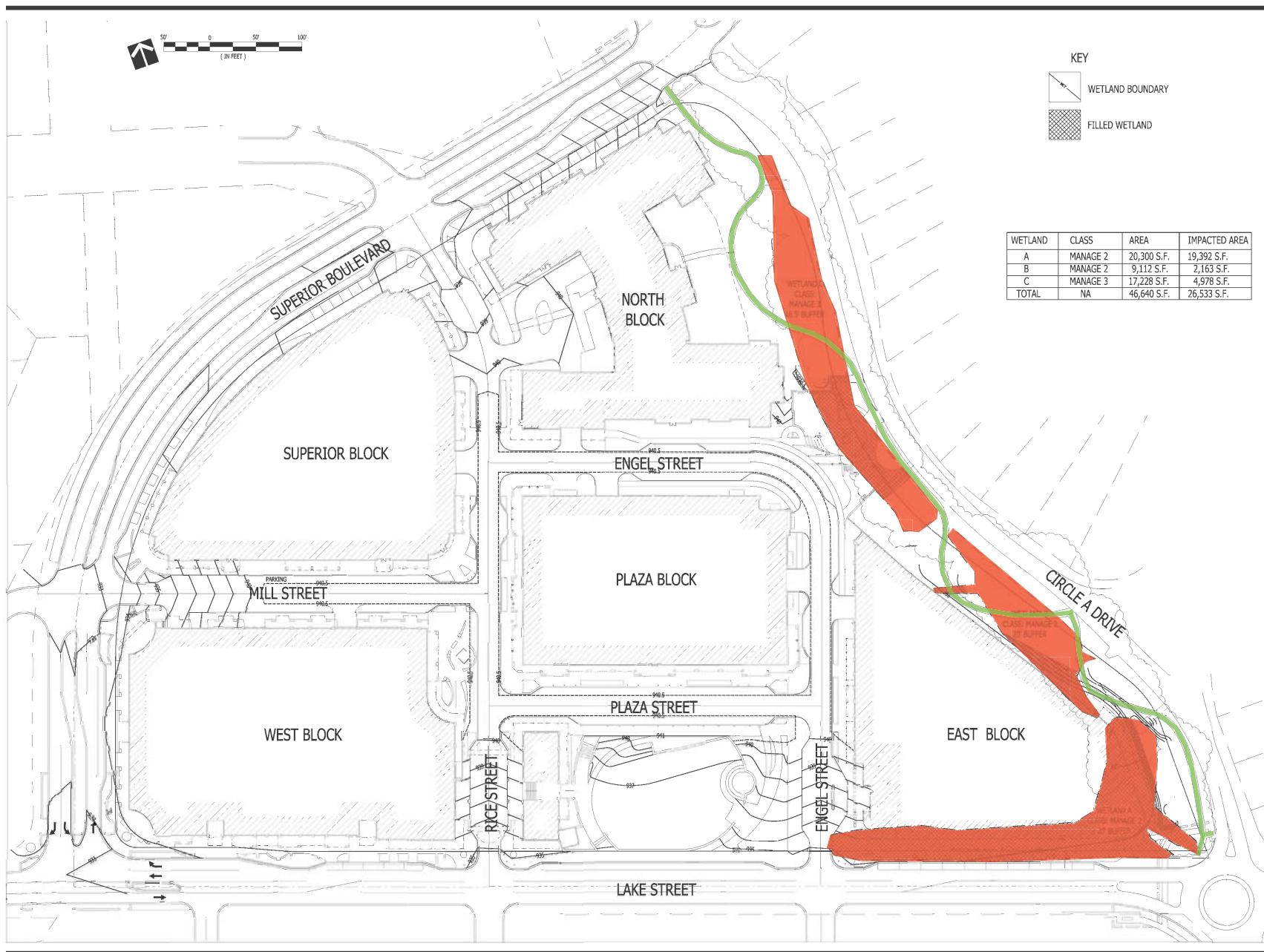
As part of the General Plan approval in 2008, the City Council discussed the impact of a trail to the adjacent neighborhood. This plan is attached with the trail depicted in green. Ultimately, the Council deleted the north/south trail from the plan via Resolution 25-2008. The Council did, however, want to have additional discussion related to the pedestrian connection from Circle A Drive to the proposed playground.

There are two potential options for a pedestrian connection along Circle A Drive. The first would be directly behind the west curb line. This location has no impacts to the east buffer wetlands. The second would be for the Council to reconsider a walkway through the wetland. If this was selected, staff will need to begin the lengthy environmental review process.

I have also attached a sketch depicting a possible woodchip connection between Circle A Drive and the proposed Presbyterian Homes playground area. The proposed path is shown to extend between the two wetlands. Approval of a location for the connection from Circle A Drive to the proposed playground is required prior to the construction of the playground, in order to properly locate the stairway. This playground is scheduled to be installed in the spring of 2015 so; a decision on the location of the trail should be made in February to allow the developer time to complete construction drawings.

Additionally, if a pedestrian connection is recommended along Circle A Drive, the Board will need to address the large Cottonwood adjacent to the curb. I have attached a rendering of a potential treatment of the failing Cottonwood tree on Circle A drive. The tree has not been evaluated to determine whether this modification is possible. Staff is looking for direction on whether this is worthwhile endeavor.





CONSULTANTS:

DAN IONESCU ARCHITECTS & PLANNERS
1611 BOREL PLACE, SUITE 230
SAN MATEO, CALIFORNIA 94402

INSITE ARCHITECTS
1101 WEST RIVER PARKWAY, SUITE 330
MINNEAPOLIS, MN 55415

LHB, INC.
250 THIRD AVENUE NORTH, SUITE 450
MINNEAPOLIS, MINNESOTA 55401

GENERAL PLAN SUBMITTAL

ORIGINAL DATE: 03-31-2008
REVISION DATE:

04-16-2008 ENTIRE SHEET

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PROJECT NAME:

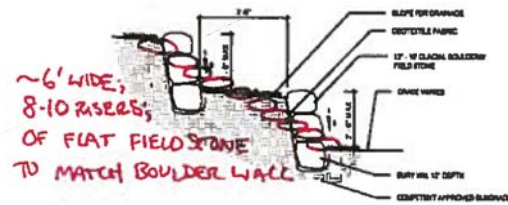
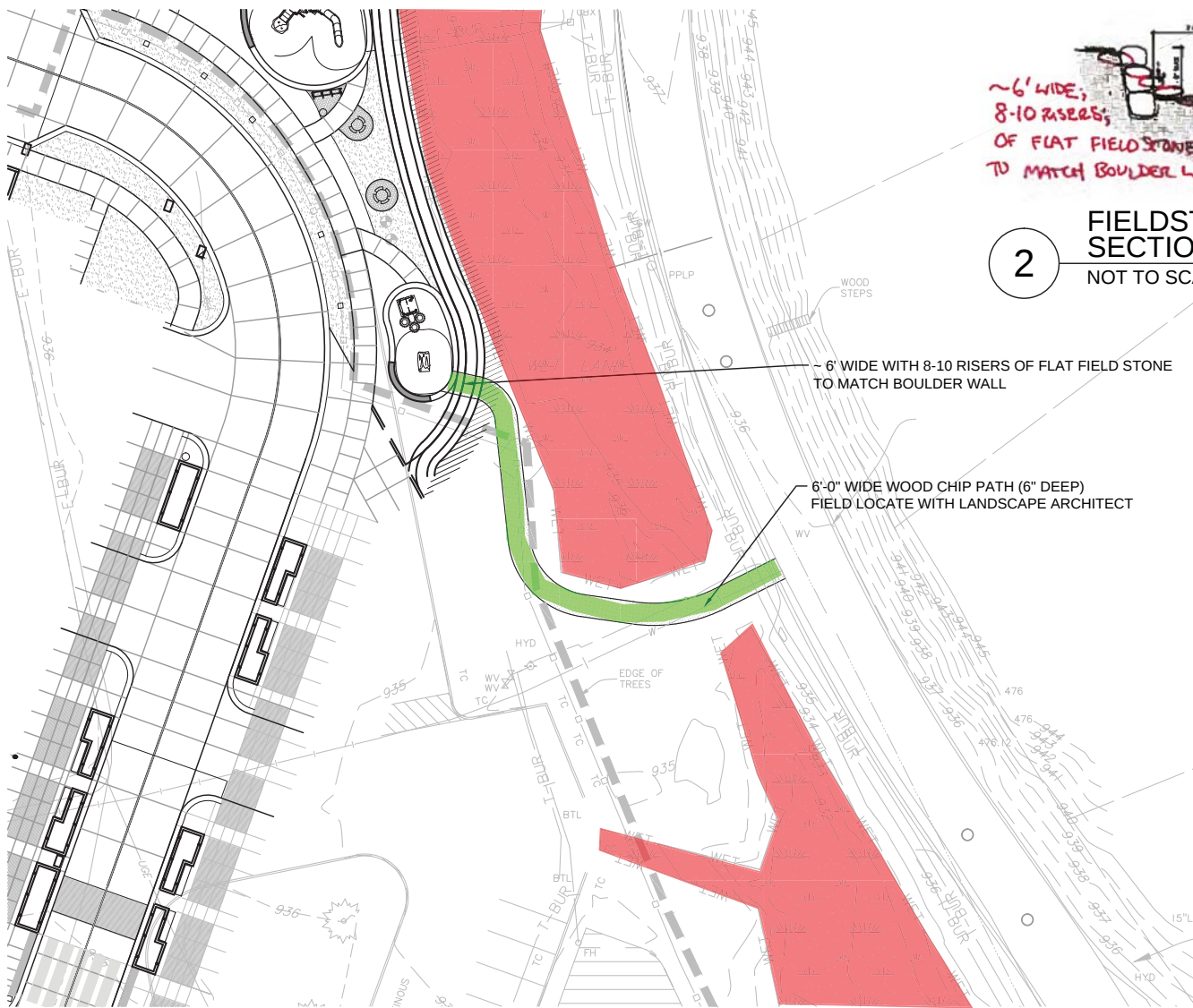
WAYZATA BAY CENTER

DRAWING TITLE:

ALTERNATE SITE PLAN

DRAWN BY: LAM
CHECKED BY: HAS
DRAWING NO:

EXHIBIT 7

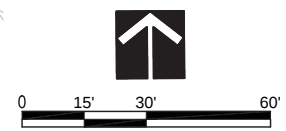


2 FIELDSTONE STAIR SECTION
NOT TO SCALE

~ 6' WIDE WITH 8-10 RISERS OF FLAT FIELD STONE TO MATCH BOULDER WALL

6'-0" WIDE WOOD CHIP PATH (6" DEEP)
FIELD LOCATE WITH LANDSCAPE ARCHITECT

1 CIRCLE A TRAIL CONNECTION
Scale: 1' = 30'



CLIENT:
CITY OF WAYZATA

600 Rice Street East

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2014-12-18 - DRAFT
PRELIMINARY
NOT FOR CONSTRUCTION
2014-12-18
NO DATE REVISION

PROJECT NAME:
**EASTMAN LANE
STREETSCAPE**

DRAWING TITLE:
**CIRCLE A
TRAIL CONNECTION**

FILE: ..\130445\600 Drawings\LA\130445 LX_X_Hobbit'
DRAWN BY: TPN
CHECKED BY: LAM
PROJ. NO: 130445
DRAWING NO:

XX



Cottonwood Tree Tunnel on Circle A Drive
Landscape Opportunities for East Lake Street and Eastman Lane

RESOLUTION NO. 25-2008

RESOLUTION APPROVING A PUD GENERAL PLAN, PRELIMINARY PLAT, AND DESIGN FOR A NEW PLANNED UNIT DEVELOPMENT AT 802 SUPERIOR BOULEVARD AND 801 EAST LAKE STREET ("WAYZATA BAY CENTER")

BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

Section 1. BACKGROUND

- 1.1 Development Application. A development application (the "Development Application") has been submitted by the Wayzata Bay Center Redevelopment Company, representing Presbyterian Homes, (collectively, the "Applicant") requesting certain land use approvals for redevelopment of the current Wayzata Bay Shopping Center into a new mixed use development. The Application requests approval of (1) a general plan of development for a new Planned Unit Development District; (2) a preliminary plat; (3) design for the project, and (4) a Wetland Conditional Use Permit (CUP).
- 1.2 The Proposed PUD. The general plan of development in the Development Application (the "PUD General Plan") calls for the redevelopment of the current Wayzata Bay Center, including the removal of the existing mall and all freestanding buildings to create a new mixed use development that would include 130,000 square feet (SF) of retail use, 255 senior housing units, 155 conventional housing units (condominium homes or rental apartments), 27,500 SF of office, and an 80-100 room limited service hotel, all pursuant to plans submitted with the Development Application (the "Project" or the "Proposed PUD"). Additional public improvements suggested would involve a realignment of the Superior Blvd. intersection at Lake Street, innovative stormwater system design, and a one acre public plaza.
- 1.3 Property. The property identification numbers and owners for the properties comprising the new Proposed PUD District (collectively, the "Properties") are as follows:

801 East Lake Street	06-117-22-41-0036	Superior Lake Street Properties
802 Superior Boulevard	06-117-22-42-0009	Minn. Dept. of Nat. Res.
- 1.4 Land Use. The Properties are located within the "C-2, Shopping Center District", as defined in Section 801.76 of the Wayzata Zoning Ordinance, and the "Lake Street District" of the Design Standards, as defined in Section 801.09 of the Wayzata Zoning Ordinance. The Properties are guided for commercial use in the Wayzata

- a. Section 6.2 – Upper Story Setbacks
 - b. Section 12.2 – Building Materials - metal awnings
 - c. Section 15.1 – Benches – For 50 feet intervals
 - d. Section 4.1 – Building Recesses
 - e. Section 18.3 – Bicycle Parking
6. Deviations from the following Design Standards requirements are permitted for the North Block as depicted in the PUD General Plan of Development:
 - a. Section 6.2 – Upper Story Setbacks
 - b. Section 12.2 – Building Materials - metal awnings
 - c. Section 15.1 – Walkways and Benches
 - d. Section 4.1 – Building Recesses
 - e. Section 18.3 – Bicycle Parking
7. The City acknowledges that the Applicant will continue to work on finalizing certain design features of the Project, to respond to comments raised by the City Council, City staff, and the public, and to conform to the wishes of particular tenants once chosen. The applicant will review the following:
 1. The referencing of the amount and type of transparency/reflective glass on the east block office building.
 2. Change the glass to a one-way aspect on the parking garage windows on the east side of the East Building to reduce the amount of light apparent to the Circle A neighborhood.
 3. Resolve the nature of the Legacy Center versus a potentially different public use.

The final, detailed design shall be included in the proposed Final Plan for the Project, and any material deviations in the Final Plan from the design depicted in the Application shall be subject to City Council approval. During the interim period prior to the submission of the Final Plan to the City, the Applicant will work with City staff to finalize such design features. Any proposed design revisions that are deemed material by Applicant or City staff in this interim period may be brought before the City Council, prior to Final Plan consideration, for interim guidance and input; proposed immaterial revisions shall be dealt with at the City staff level.
8. The inclusion of 1) a campanile, and 2) the playground on the east side of the project and the path connecting it to the Circle A neighborhood and their respective designs if included shall be subject to further Council review and determinations.
9. The following provisions be done:
 1. Delete the north/south pathway on the east side of the project.
 2. Make sure odor limiting measures will be taken so they (odors) do not drift into the east neighborhood.

Mr. Briesemeister stated the system is designed to run optimally so that all rainwater that falls on the site will infiltrate back into the ground. He added the system will still function better than a normal storm water management system even in catastrophic situations.

Mr. Willcox asked whether deficiencies in the sewer system and water main on the site, as addressed by Bonestroo in their recent memo, will be addressed in the plan. Mr. Briesemeister confirmed this. He stated water storage capacity on the site in a new underground storage tank will be based on today's daily usage of water. He noted the conservation plan for the DNR has accounted for the future potential usage for the Bay Center site and other sites, which is less than 350 million gallons per year.

Ms. Bader stated the buffer, or linear park, is an important element in this project. She added it is critically important to the people on Circle A Drive to maintain the buffer for privacy. She added a hardcover path of asphalt or concrete as proposed, as well as building close to the trees, would disturb and diminish the buffer, changing the environment for those residents.

Mr. Schroeder stated there will be some impact to trees in the south end of the buffer as well as in the play area, and there would be changes to the character of the buffer as a result of the intended use of the trail. He added they plan to keep the trail away from trees and use boardwalk through wetland areas. He noted approximately 41 of the trees in the inventory are dead and should be removed anyway. Mr. Schroeder stated the landscape management plan is an ongoing commitment to perpetuate the stand of vegetation and keep it as an amenity for the project.

Ms. Bader asked whether the developer would consider removing the path as a concession to the neighborhood that will be so severely impacted. Mr. Schroeder said yes.

Mr. Schroeder stated the buffer contains buckthorn and other species, which are detrimental to the biologic diversity of the site, and the intent is to replace species that are potentially in peril because of infestation. He added understory species will be replaced and filled in with other species.

Ms. Bangert stated the buffer is very wet, and the trees and species that survive there have adapted to that condition. She expressed concern that they won't survive if the area is altered. Mr. Schroeder stated there will still be hydrology getting to the wetlands, and the types of plants that survive in a wetland are accustomed to inundation and drought.

Ms. Bangert stated the southeast part of the buffer is in the most peril, and asked how the plan could be modified. Mr. Schroeder stated where the pond is located will be a rainwater garden, and there is an area for planting outside the building footprint which will be greater as a result of the removal of the wetland.

Mr. Willcox stated neighbors are concerned that the play area is not suitable for the buffer area, as it will create more activity there. He asked if another location was considered. Mr. Briesemeister stated the design team incorporated elements that were identified by focus groups as desirable for the project. Mr. Schroeder stated the inclusion of a play area would be a benefit to the area, and other locations on the site would be suitable but not as accessible.

Ms. Bangert stated many young families in the community requested inclusion of a play area, and she would not want to cast it aside without some debate. Ms. Bader stated there are competing interests, and since the plan will have a massive negative impact on the neighbors of Circle A Drive, it would seem reasonable to give their interests precedence in this matter.

Mr. Amdal stated the 1965 development agreement for the current Bay Center addresses the buffer and includes an understanding with the neighbors that has been in place since then. He asked if the developer will honor that development agreement. Mr. Gordon read from the agreement: "the Bay Center owner will maintain a 50 foot buffer along Circle A Drive with a grassy, tree-lined motif, and with no access to or from the shopping center to preserve residential character of the street." Mr. Amdal stated residents expect that agreement to be maintained.

Mr. Humphrey stated the pathway might be in violation of that agreement. Mr. Amdal stated the play area interferes with that as well.

**WAYZATA CITY COUNCIL
MEETING MINUTES
June 10, 2008**

AGENDA ITEM 1. Call to Order and Roll Call.

Mayor Humphrey called the meeting to order at 6 p.m. Council Members present: Amdal, Bader, Bangert, and Willcox. Absent or excused: None. Also present: City Manager Orsen, Former City Planner Gordon, Acting City Planner Gadow, City Engineer Kelly, and City Attorney Meller.

AGENDA ITEM 2. Public Forum – 15 Minutes (3 minutes per person).

There were no comments.

AGENDA ITEM 3. Approve Minutes of May 22, 2008.

Mr. Amdal made a motion, seconded by Mr. Willcox, to approve the May 22, 2008 minutes as presented. The motion carried 5/0.

AGENDA ITEM 4. New Business.

4a. Consider Bay Center Redevelopment General Plan

Mr. Humphrey opened the Public Comment period. 107 people made comments – 99 in favor of the project, 8 other comments. (See Appendix A. for names and details.)

(1). Calculation of park dedication fees in place of dedicated land for park

Jay Lindgren, of Dorsey & Whitney, said the value of the park dedication for the project is just under \$2 million. He stated the actual calculation is made at the time of final plat.

Mr. Humphrey asked whether under the ordinance, if the City should choose to take the cash, they would be choosing to do so in lieu of the park dedication contained in the proposal. Mr. Lindgren confirmed that a fee, as finally determined during the regulatory subdivision process, is in lieu of park dedication.

Mr. Lindgren stated approximately 63,000 square feet would be the dedication requirement, and the land that would come to the City through the easement would be about 84,000 square feet, which is why dedication is the recommended option.

Mr. Amdal stated that Mr. Lindgren's calculations appeared to be based only on the residential component and included nothing for the commercial component. Mr. Lindgren said applying the residential standard of 10% across the entire project (including the commercial mixed use areas) yields an estimated cash fee in lieu of dedication of \$2.2 million.

Mr. Amdal stated the current issue of the ordinance for park dedication is not on the website, so any residents who viewed the online ordinance would have received inaccurate information. He expressed concern that the Council did not receive the document until 4 p.m. that day and the information is unclear.

Mr. Gordon stated the ordinance that was adopted in 2005 increased the residential calculation from 7% to 10%, and commercial from 3.5 to 6%. He added the ordinance is not clear if it is an additive process. He noted staff agreed the maximum allowable under either the residential or commercial formula would be appropriate. Mr. Willcox stated the land value is well in excess of the dollar option in any case.

Ms. Bader asked whether the land is being given to the City. Mr. Lindgren stated the developer would grant a perpetual easement to the City, which constitutes ownership of the property by the City. He added ownership and management specifications would be crafted into an agreement document.

Ms. Bader asked whether a similar arrangement exists for the Peterson project lawn. Mr. Orsen stated that is strictly private property.

Mr. Willcox stated the project provides life cycle housing, the City will receive subsidies and the Met Council will credit 5-7 units toward the affordable housing goal of 44 units. He added the project is tall and dense but the developer has been amenable to the City's requests. He expressed support of the tower, which will be unique and special.

Mr. Willcox stated this is a unique piece of land that requires some license, and what is allowed here will not be permitted elsewhere in town. He added he is in favor of the project, but would like to see Circle A protected further and the playground and trail through the buffer removed.

Mr. Willcox reviewed conditions he would like to see: regulation of kitchen exhaust; prohibition of trucks loading and unloading from the Circle A side of the property; no early garbage pick-ups; mitigation of wetlands within Wayzata; and assurance that signage will be compatible with signage in the rest of Wayzata.

Ms. Bangert stated she would support enhancing the buffer over the long term, and she believes the height is excessive. She added the project is necessary to the vitality of the community, and restricting the project to the 35-foot height mandate would require the elimination of green space on the site. She also noted traffic congestion issues have not been adequately addressed or studied, and she does not support the campanile.

Ms. Bangert stated the Staff and Council should carefully monitor the development agreement. She added she does not appreciate the generally inflexible position of the developer, especially with regard to Circle A Drive. She noted she had hoped for more workforce/affordable housing and homes for younger families. She expressed concern that the retail tenants and hotel developers are not established, the project does not meet the current Design Standards, and the east building goes into the buffer area. Ms. Bangert addressed the Developer confirming that there will be no public access to the east side of buildings along Circle A Drive.

Mr. Amdal stated the issues affecting neighbors on Circle A Drive are very important to him: noise, traffic, light, and intrusion of the trail. He added the playground location is not ideal, and he does not support it. He noted the buffer needs to be cleaned up, maintained and reforested with under story trees, and the trail is unnecessary.

Mr. Amdal stated the Wayzata/Superior intersection is very important and plans for that intersection have not been reviewed, and the roundabout in the southeast corner has not been realistically discussed. He added details on the east block should be broken up with different color materials. He noted he does not want to see anything in the buffer area.

Mr. Amdal stated he is concerned about how the informal design committee will work within the confines of the project. He added he does not feel there is a clear picture of what the City will get, and no assurances that the Design Standards will be followed.

Mr. Humphrey stated this has been a great night and an excellent turnout of residents who care about their community, and he thanked residents who have made their voices heard. He thanked Presbyterian Homes for their approach, which he said has led to a strong project. He thanked the Planning Commission and Staff for their hard work. He added the benefits are strong but the cost is higher than he would like, and the buildings should ideally be shorter and further from the neighborhood.

Mr. Humphrey stated he feels the developer has been as responsive and reasonable as possible with regard to the neighborhood. He added he likes many aspects of the project and even Circle A residents must acknowledge that there is a risk that the next application will be something worse. He noted he is strongly in support of the project.

Mr. Humphrey reiterated the retail vitality is critical to the balance in Wayzata. He added he would support a smaller play ground and path, and he likes the campanile. He noted he does not share the concern regarding design as the developer has provided building design detail and continues to be responsive regarding this issue.

Ms. Bangert asked whether another location was being considered for the play area. Mr. Schroeder stated a better option would be to reduce the size in its current location. Mr. Amdal

stated piles will be required for the play area, which will impact the buffer. Mr. Ionescu stated light structures do not require piles.

Ms. Bader stated it is incumbent upon the Council to give the Old Holdridge neighborhood residents something in return for the impact to their neighborhood. She read from a list of conditions requested by Circle A resident Bill Berneking. (See Appendix B, attached, for complete list.)

The three members of the Council who had indicated their intention to approve the project would not support conditions to move the buildings further from the tree buffer or retain the pond in the southeast corner of the property. They also indicated it was unnecessary to include a condition prohibiting windows in common areas (where lights would shine throughout the night into neighboring properties) from facing Circle A Drive, because the buildings, as designed, do not have such windows. Similarly, they concluded there was no need for a condition to require lights in the east block office building be turned off at night, because Mr. Ionescu assured the Council that office lights would be off at 6 p.m. Regarding the proposed condition that the tree buffer be left in a natural state to mitigate light, noise and odors, Mr. Willcox said the tree buffer should be “managed but not manicured,” and he requested that the Council approve the plan for the tree buffer at a later date.

Mr. Willcox stated the removal of the campanile might provide a solution to the play area location. Mr. Humphrey reiterated his support of the campanile, which he believes could be a draw, in addition to the other attractions in town. He asked if the campanile height could be reduced without losing its value. Mr. Ionescu confirmed this.

Ms. Bangert stated she would not support the campanile even at a lesser height. Ms. Bader stated she does not believe the campanile is appropriate for Wayzata. Mr. Merkhens stated the Council can mandate a height they are comfortable with or bring it back as a specific condition for final consideration by the Council. Ms. Bangert agreed.

Mr. Amdal stated the west block has gotten longer than the other blocks. He added he would support a condition that the mass of the building be reduced. Mr. Ionescu stated the west block has not been discussed, but it can be done. Mr. Humphrey requested refinements to the west block be included on the list for the informal design committee.

Mr. Willcox made a motion, seconded by Ms. Bangert to approve Resolution No. 25-2008 Approving a PUD General Plan and Preliminary Plat and design for a new Planned Unit Development at 802 Superior Boulevard and 801 East Lake Street, as attached as Appendix C. Bangert, Humphrey and Willcox voted yes. Amdal and Bader voted no. The motion carried 3/2.

4b. First Reading of PUD Amending to Modify PUD Ordinance

Ms. Bangert made a motion, seconded by Mr. Willcox, to approve the first reading of the PUD Amendment to allow commercially zoned parcels of 13 acres or more to be exempt from height and setback limitations. Bangert, Humphrey and Willcox voted yes. Amdal and Bader voted no. The motion carried 3/2.

4c. First Reading of Ordinance No. 687 amending the R3A District

Acting City Planner Gadow stated the ordinance text reflects changes requested by the Council at their May 27 meeting, including an adjustment to setback requirements for corner lots and reduction of height to 32 feet. He added the Carlsons submitted an exemption request.

Gina Carlson, 143 Huntington Avenue, stated four neighborhoods are actually affected but the ordinance refers to three neighborhoods. Mr. Gadow added the Council opted to create one R3A category, grouping all four neighborhoods into one district. Ms. Carlson stated a 30 foot height to the midpoint is confusing, and 32 feet to the peak is more appropriate as no change in massing would occur and nine foot ceilings are standard. She recommended the ordinance not be changed, as the height data used by the City was taken incorrectly.



Stage View 1



Stage View 2



Stage View 3



Stage View 4

The Promenade Of Wayzata.

THE GREAT LAWN

Sheet 4: Stage Perspectives

26 June 2013

Wayzata Bay Redevelopment Company





Lawn View 1



Lawn View 2



Lawn View 3



Lawn View 4

The Promenade Of Wayzata.

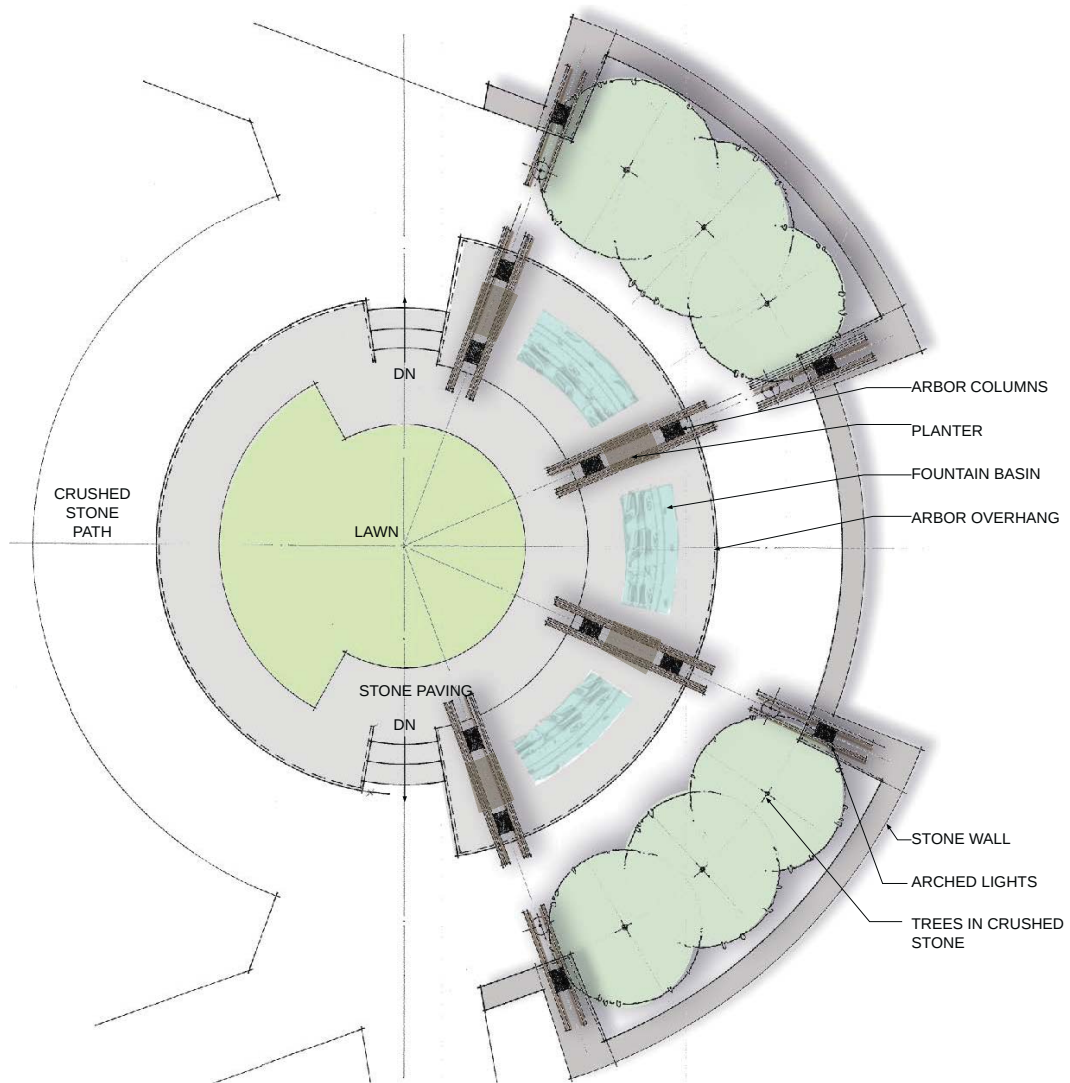
THE GREAT LAWN

Sheet 5: Lawn Perspectives

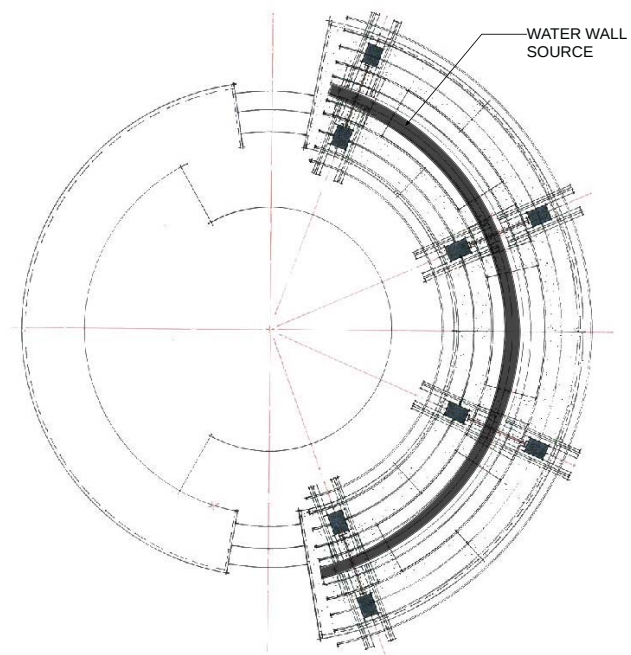
26 June 2013

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STAGE PLAN



OVERHEAD STAGE STRUCTURE

The Promenade Of Wayzata.

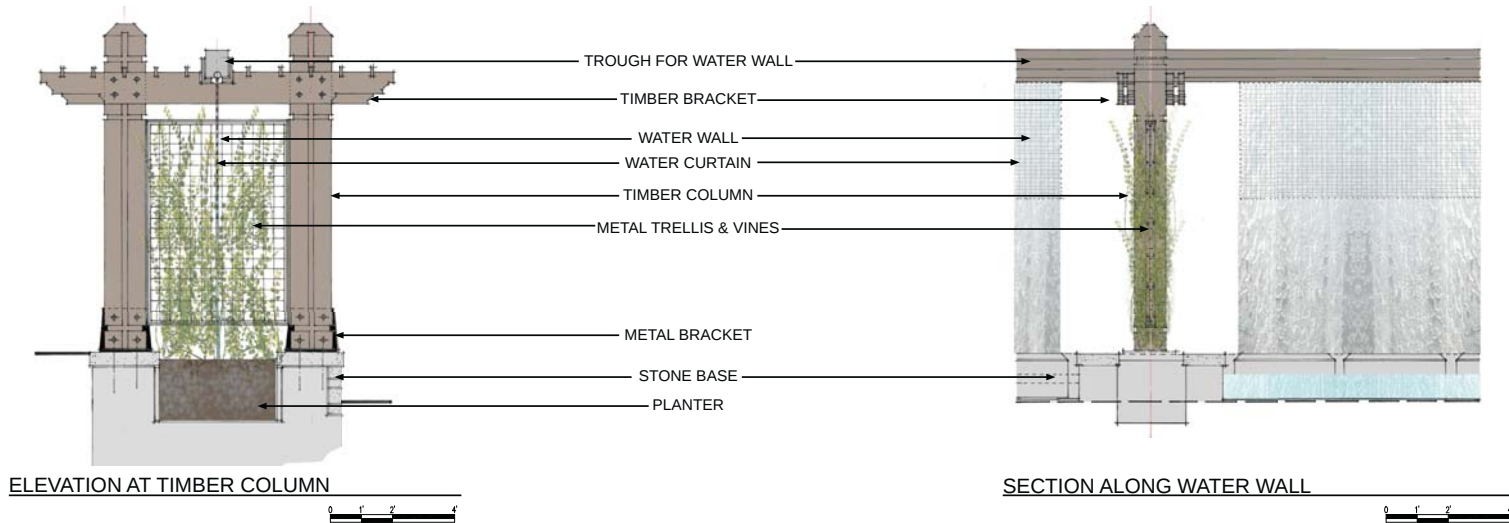
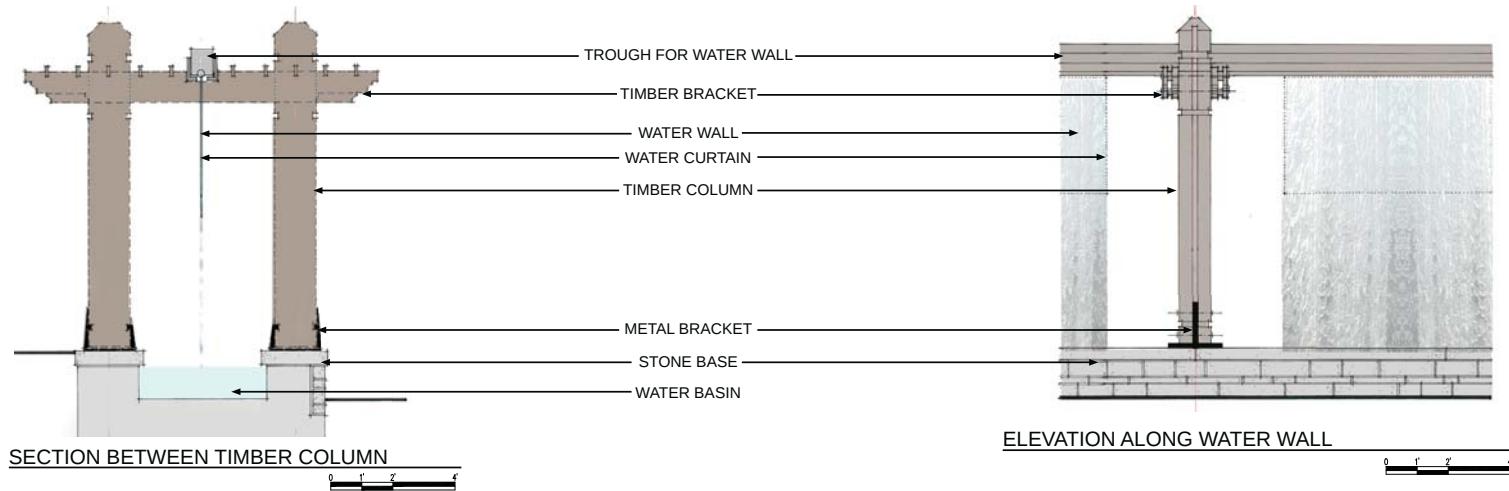
THE GREAT LAWN

Sheet 6: Stage Details

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The Promenade Of Wayzata.

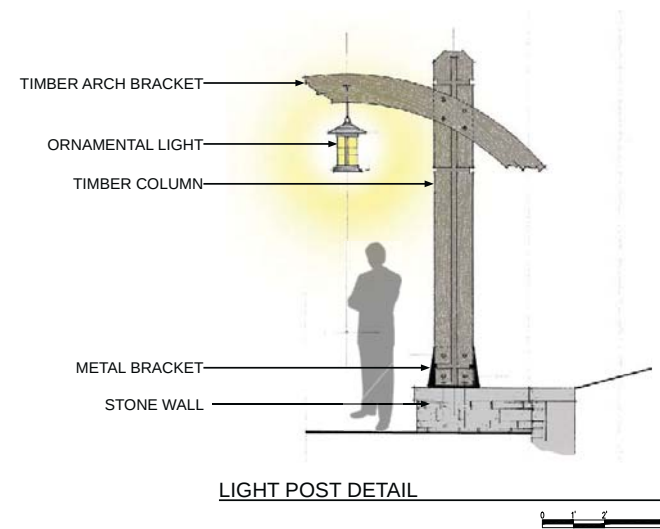
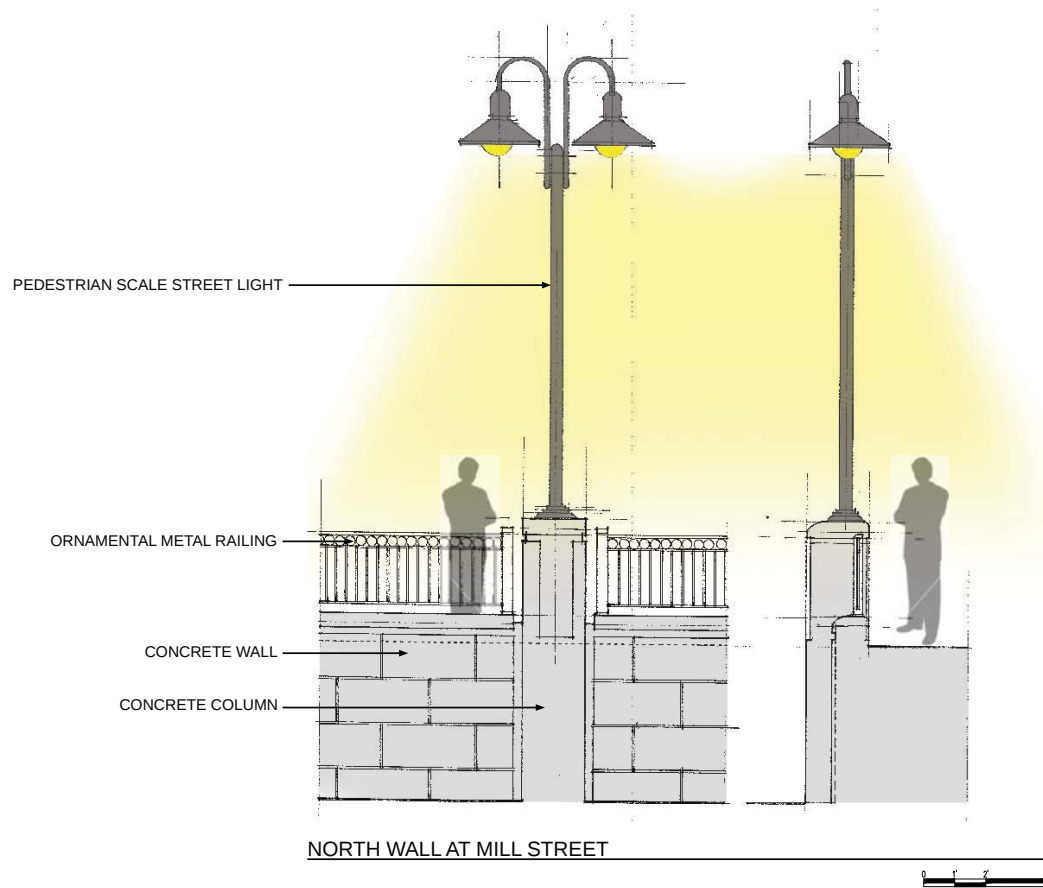
THE GREAT LAWN

Sheet 7: Timber Arbor Details

26 June 2013

Wayzata Bay Redevelopment Company





The Promenade Of Wayzata.
THE GREAT LAWN

Sheet 8: Light Detail & North Wall Detail

26 June 2013

Wayzata Bay Redevelopment Company



NEIGHBORHOOD LIBRARY EAGLE SCOUT PROJECT

Hello my name is Jake Houts. I live on the Wayzata-Minnetonka border and am a freshman at Wayzata High School. I am working on my Eagle Scout Project and am looking to do it in the City of Wayzata. For my project I am proposing to build and install 5 neighborhood libraries and it seems that Wayzata would benefit from my project. My school district is promoting that kids should read more and these miny libraries would give easy access to many books of all types. I was looking to place the 5 in grassy fields in neighborhoods approved by the city manager. They would be best in those little grass fields because it would be closer to the families in the neighborhoods. Also a benefit of these locations are that we could ask residence to check up on them. I have estimated the material cost of each library to be about \$120. In total the libraries will cost \$600. The building and installation will be myself and my fellow scouts. I am working with the Wayzata Public Library and Wayzata Community Church Rummage Sale to fill the libraries with donated books.

I would like to start the building phase within 30 days of your approval. I would like to complete the project by Memorial Day. All 5 of these libraries will be registered into littlefreelibrary.org. This website shows almost all locations of the little libraries in the world. Thank you for your time. Any questions?

Thank you,

Jake Houts
952-388-7112

Proposed CIP Projects for 2015					
Fund	Project Description	Comment	CIP Estimate	Financing Sources	
				General Fund	TIF
Parks and Trails Improvement Fund					
	Eastman Lane Sidewalk/Trail Improvements	Bushaway Rd Proj...: \$254,900	\$ 262,500.00	262,500.00	-
	Wayfinding Signs-Phase -3	Moved from 2014 to 2015	\$ 91,300.00	-	91,300.00
	Replace Storm Sewer @ Klapprich Park		\$ 78,800.00	78,800.00	-
	Diseased & Hazardous Trees - 2015 (Including Estimated EAB Management. Plan Related Costs	Increased to address EAB	\$ 45,000.00	45,000.00	-
	Telecommunications Study-2015		\$ 12,400.00	12,400.00	-
	Prairie Maint. of City Hall, Mill St. & Road Masters Area-2015		\$ 10,200.00	10,200.00	-
	Plant 100 Bare Root Trees in City Parks	Proposed New Project	\$ 4,200.00	4,200.00	-
	Harmony Circle Fence Maintenance		\$ 3,900.00	3,900.00	-
	Hollybrook-Landscape Partnership-w/MnDot (Tree Replacements as Needed)		\$ 3,500.00	3,500.00	-
	Klapprich Park-Dog Park within Hockey Boards / Include Australian Shade Sail		\$ 3,200.00	3,200.00	-
	Adirondack Seating: 2 @ Depot; 3 @ BellCourts, & 2 @ Klapprich Playground	Proposed New Project	\$ 2,700.00	2,700.00	-
	Parks Brochures: Printing of Brochures for 2015	Proposed New Project	\$ 1,600.00	1,600.00	-
	Bench Seating at Margaret Circle Park	Proposed New Project	\$ 1,100.00	1,100.00	-
	Bocce Ball Locations: City Hall / Bell Courts	Proposed New Project	\$ 1,100.00	1,100.00	-
	UNALLOCATED EXPENDITURES-2015		\$ 1,100.00	1,100.00	-
Lakefront Improvement Fund					
	Wayfinding Signs-Phase -2		\$ 186,600.00	-	186,600.00
	Transient Boat Slips		\$ 144,200.00	144,200.00	-
	LMCD Levy-2015		\$ 45,100.00	45,100.00	-
	Beach-H Dock in Swimming Area: \$55,000 or U Dock; Phase 1: \$42,000	Moved from 2016 to 2015	\$ 43,300.00	43,300.00	-
	Dredging of Marina		\$ 40,600.00	40,600.00	-
	Provide Space for Food Vendor in Beach House	Moved to 2015-Increased Cost	\$ 20,600.00	20,600.00	-
	Beach Pedestrian Bridge Renovation and Stablizatioin Project		\$ 20,100.00	20,100.00	-
	Wayzata Lake Effect -Lakefront Improvements: Broadway to Depot & more...		\$ 15,600.00	-	15,600.00
	Beach-Drinking Fountain	Moved to 2015	\$ 7,800.00	7,800.00	-
	Marina Maintenance / Minor Repairs / Landscaping-2015		\$ 7,400.00	7,400.00	-
	Beach-Adirondack Chairs	New Line Item/258/Chair	\$ 2,000.00	2,000.00	-
	Lake Front Ice Skating-Just West of Lake Entrance from Beach During Winter Season	Proposed New Project	\$ 1,100.00	1,100.00	-
	UNALLOCATED EXPENDITURES-2015		\$ 1,100.00	1,100.00	-
	Depot Area Bathroom Facility Improvements	for now-higer end Biff?	\$ -	-	-