

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
May 7, 2024**

5:15 p.m. Presentation by University of Minnesota Graduate Students on Potential Redevelopment Opportunities of the Metro Transit Park-and-Ride Site at 322 Wayzata Blvd East

Mayor Mouton called the meeting to order at 5:15 p.m. Council Members present in-person in the community room at City Hall offices: Iverson, MacDonald, and Parkhill. Councilmember Plechash was absent. Also present: City Manager Jeff Dahl, Community Development Director Emily Goellner and Assistant Planner Valerie Quarles.

In January 2024, the City Council approved a memorandum of understanding between the City and students from the University of Minnesota's Humphrey School of Public Affairs for three Masters of Urban and Regional Planning students to conduct pre-development research regarding the underutilized Metro Transit Park-and-Ride at 322 Wayzata Blvd E.

Redevelopment of the Park-and-Ride is a priority in the 2024-2026 Strategic Plan. Since January, the students have been working alongside City staff and Metro Transit to create a comprehensive report and presentation that summarizes their research. The student group met weekly with City staff to review questions and progress, met with Metro Transit staff multiple times, interviewed affordable housing developers, and analyzed important features of the site. In addition, the students reviewed the City's 2040 Comprehensive Plan and other relevant documents.

The project is intended to be the foundation for future redevelopment efforts for this site as guided by the Wayzata Boulevard Corridor Study and 2040 Comprehensive Plan. The report includes an analysis of Metro Transit's goals for the site, financial feasibility of two redevelopment scenarios, study of potential affordable housing opportunities, overall site planning options and zoning considerations, and recommendations for future community engagement opportunities. The final report will be submitted to City staff on May 10.

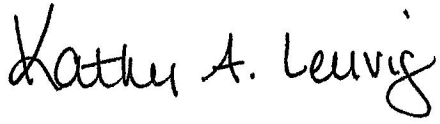
If directed, City staff will begin the next steps of the redevelopment process. In the immediate future, this would include:

- Staff discussions with Hennepin County regarding grant funding for site planning and community engagement
 - Developing and implementing a community engagement process
 - Staff discussion regarding best practices for land acquisition, selecting a developer, and managing the redevelopment process
 - Coordination with Ehlers on financial information and with Outreach Development Corporation (Interfaith Outreach) on potential funding options
 - Establishing affordable housing goals for the site with the HRA
 - Establishing the Affordable Housing and Sustainability Policies called for in R-5 zoning
 - Continued coordination with Metro Transit on land control and transit needs
- Subsequent steps in the next year would include community engagement and preparation of an RFP, RFI, or RFQ, depending on engagement outcomes, with the goal of selecting a developer to lead the final design, entitlements, and funding application processes.

At the meeting, the University students (Zach Farmer, Aidan Breen, and Dwight Klingbeil) presented the results of their report and led the subsequent discussion.

The Council discussed the report and directed staff to get more information about resources available to purchase the land and also asked the HRA to work on affordable housing initiatives.

1 Respectfully submitted,

Handwritten signature of Kathy A. Leervig in black ink.

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3 Kathy Leervig, City Clerk