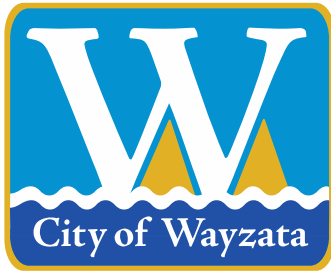


**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, September 5, 2017**

WORKSHOP TOPICS FOR DISCUSSION:

- | | |
|--|---------|
| 1. Discuss Redevelopment Plans along Lake Street West of
Manitoba – Workshop Meeting with the Housing and
Redevelopment Authority (HRA) and Planning Commission (5:00
PM) | Page 3 |
| 2. Honors Plaza Committee Update (6:30 PM or immediately
following) | Page 28 |



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:
Ken Willcox
City Council:
Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke
City Manager:
Jeffrey Dahl

Date: August 21, 2017
To: The Honorable Mayor and Members of the City Council
From: Jeffrey Dahl, City Manager
Subject: Discuss Redevelopment Plans along Lake Street West of Manitoba Avenue

Update

Given the magnitude of the development area and diverse set of property owners, staff wanted a chance for the Council, HRA, and Planning Commission to get on the same page in terms of the potential scale of redevelopment in the area, the uses, and a public financing mechanism in the form of Tax Increment Financing (TIF) that is planned to be utilized to reduce the blight and provide a public benefit.

While Mayor Willcox and staff will lead the discussion, all members of the invited commissions will have the ability to provide feedback. The first half of the meeting will be focused on the development area and the potential establishment of a TIF District. The second half of the meeting will be focused on the individual development sites.

Background

Tax Increment Financing

- Summary of TIF
 - o TIF is ability to capture and use all increased local property tax revenues from new development within a defined geographic area. There are several different types of TIF Districts, but the three most common are housing, redevelopment, and economic development. Each type of district includes requirements that the defined area must meet.
 - o Staff has been exploring establishment of a redevelopment district as its main purpose is to eliminate blight. As such, at least 50% of buildings must be structurally substandard within the defined area.
 - o Potential use of increment generated includes the following public and private expenditures: land acquisition; demolition; public utilities; relocation; administration; parking; and site cleanup/stabilization.
- Objective of TIF within this area
 - o Staff has been moving forward under the assumption that a potential TIF District along Lake Street at the western of Manitoba could be established for two primary reasons: in

order to eliminate blight by offsetting site development costs AND adding public parking. Staff also intends to explore utilizing potential TIF dollars for future public infrastructure and streetscape improvements along Lake Street.

- Next Steps
 - o At this point, staff continues to work on conceptual development plans with the different property owners of the area. In addition, staff has been working with LHB on the necessary blight analysis to ensure that a redevelopment district could be established. Upon receiving that information, the City could move forward with the establishment of a TIF District when one of the developments that has requested it is ready to work towards a development agreement. Attached is an example of the establishment process---as you can see, it is about 60-90 days.

Redevelopment Sites

- 105 Lake Street East---Meyer Place
 - o 3-story residential building with 22 condominiums and underground parking
 - o Project has been approved by City Council and construction is expected to start mid-September
- 235 Lake Street East---Hughes Property
 - o 3-story building with 39,000 square feet of office with surface parking on the back of the property
 - o Concept sketches submitted to the City for the workshop meeting
- 253 Lake Street East---Hoyt Property
 - o 3-story residential condominium building on top of one level of enclosed parking, with the land behind the building donated to the City for shared parking
 - o Concept sketches submitted to the City for the workshop meeting
- 275 Lake Street East---Wayzata Blu
 - o 3-story mixed use building with 3,000 square feet of commercial on ground level and 18 residential condominiums.
 - o Plans include an 85-stall parking lot on back of the property for the Boatworks parking easement, and proposed PUD would allow City to construct public parking in the back as part of future redevelopment on the block.
 - o Applicant has submitted the development application for final approval by the City and is scheduled for the September 19th City Council meeting.
- 305 Lake Street East---Zitzloff Commercial Property
 - o 3-story building with ground level retail/commercial and upper level office
 - o Concept sketches submitted to the City for the workshop meeting
- 304 to 318 Barry Avenue South---Zitzloff Residential Property
 - o Properties are currently vacant and guided in the City's Comprehensive Plan for Central Business District and Medium Density Residential (5-12 units/acre).
 - o Property owner has discussed a residential development for the site, but no concept drawings have been submitted to the City.

Attachments

1. Redevelopment Area
2. TIF Timeline
3. Development Concepts



SCHEDULE OF EVENTS

WAYZATA HOUSING AND REDEVELOPMENT AUTHORITY AND THE CITY OF WAYZATA HENNEPIN COUNTY, MINNESOTA

FOR THE MODIFICATION TO THE REDEVELOPMENT PLAN FOR THE CENTRAL AREA REDEVELOPMENT DISTRICT

AND THE

ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 6 (a redevelopment TIF District) Draft as of August 24, 2017

December 5, 2017	City Council calls for a public hearing.
N/A	Project information submitted to the County Board for review of county road impacts (at least 45 days prior to public hearing). *The County Board, by law, has 45 days to review the TIF Plans to determine if any county roads will be impacted by the development. Because the City staff believes that the proposed tax increment financing districts will not require unplanned county road improvements, the TIF Plans will not be forwarded to the County Board 45 days prior to the public hearing. Please be aware that the County Board could claim that tax increment should be used for county roads, even after the public hearing.
December 19, 2017	Letter received by County Commissioner giving notice of the potential establishment of a redevelopment tax increment financing district (at least 30 days prior to publication of public hearing notice). <i>[Ehlers will fax and mail on or before December 19, 2017]</i>
January 5, 2018	Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing). <i>[Ehlers will fax and mail on or by January 5, 2018.]</i>
January 15, 2018	Ehlers conducts internal review of the TIF Plan.
January 18, 2018	Date of publication of hearing notice and map (at least 10 days but not more than 30 days prior to hearing). <i>[Wayzata Plymouth Sun Sailor publication deadline: January 11, 2018 – Ehlers will submit notice, map, and instructions on or by January 11, 2018 via email to sunlegals@ecm-inc.com]</i>
First Quarterly Meeting 2018 Date TBD	HRA adopts a resolution approving the TIF Plan.

SCHEDULE OF EVENTS – PAGE TWO

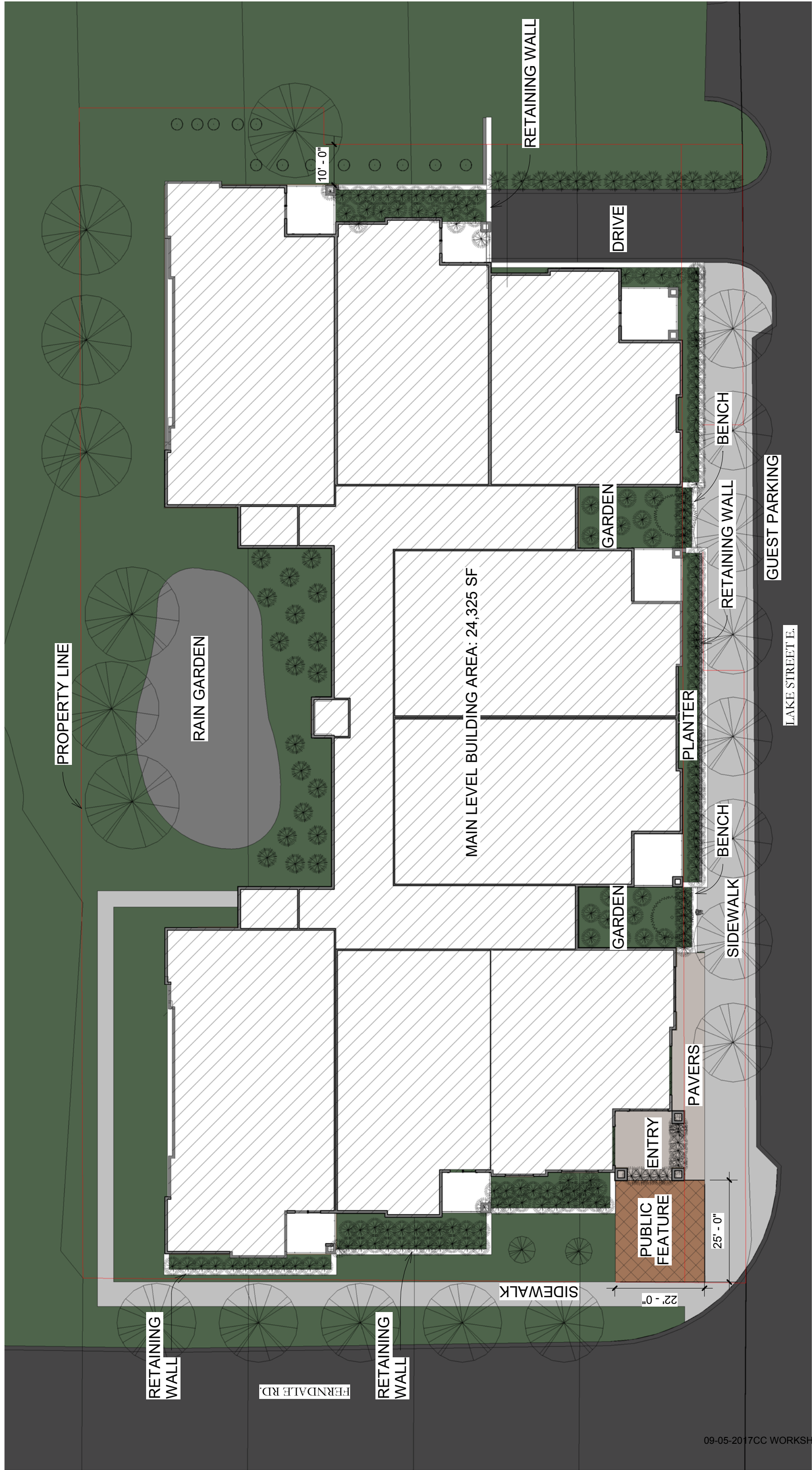
WAYZATA HOUSING AND REDEVELOPMENT AUTHORITY AND THE CITY OF WAYZATA HENNEPIN COUNTY, MINNESOTA

FOR THE MODIFICATION TO THE REDEVELOPMENT PLAN FOR THE CENTRAL AREA REDEVELOPMENT DISTRICT

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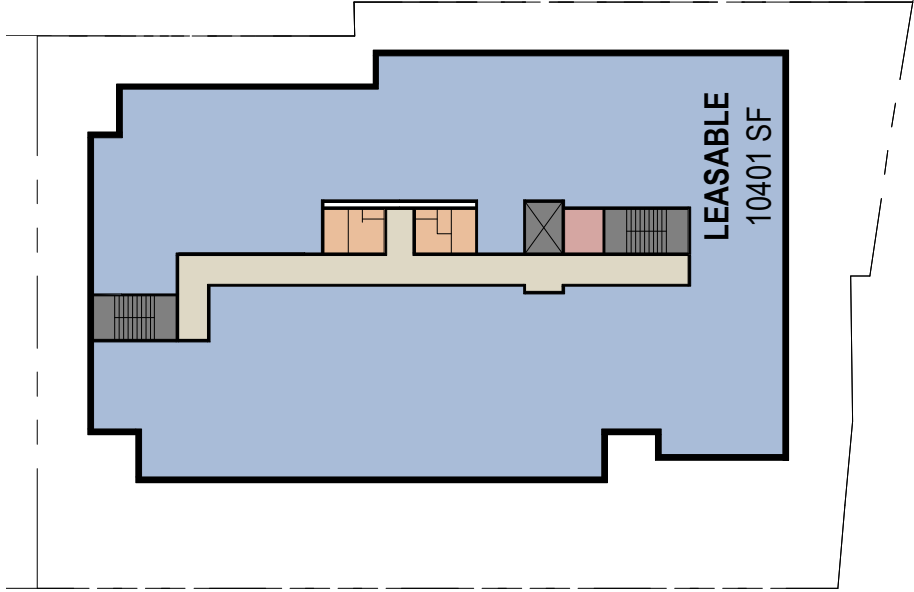
February 5, 2017	Planning Commission reviews TIF Plan to determine if it is in compliance with City's comprehensive plan and adopts a resolution approving the TIF Plan.
February 6, 2018	City Council holds a public hearing at 7:00 P.M. on the establishment of Tax Increment Financing District No. 6 and passes resolution approving the TIF Plan. <i>[Ehlers will send Council packet information, via email, to the City on or by January 30, 2017.]</i>
_____	Ehlers files TIF Plan with the MN Department of Revenue, Office of the State Auditor, and Hennepin County.



1 Site Plan

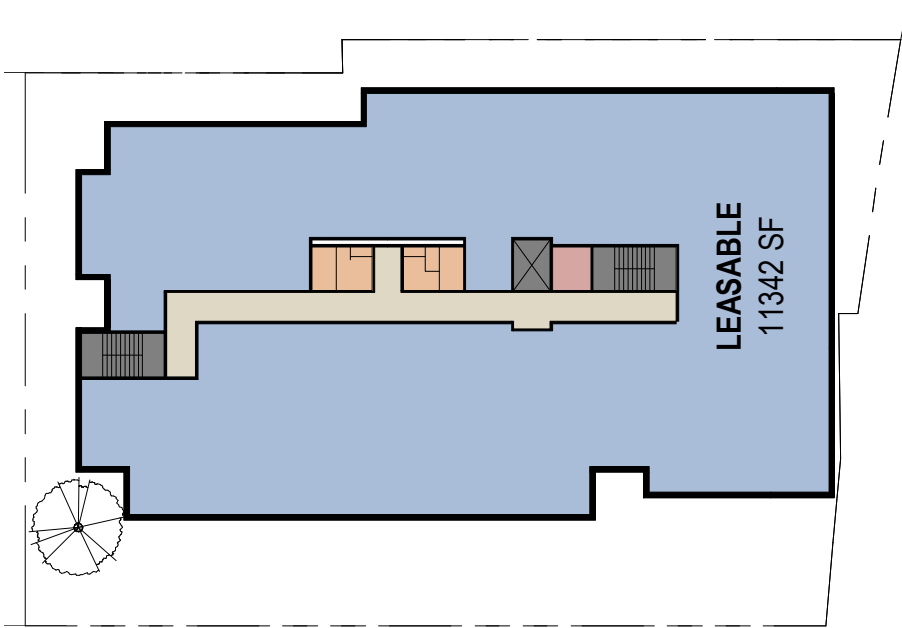
scale: 3/64" = 1'-0"

3 NOV 2016



3rd Floor

1" = 40'-0"



2nd Floor

1" = 40'-0"

GROSS BUILDING AREA BY USE

CIRCULATION	3363 SF
LEASEABLE	32352 SF
RESTROOMS	885 SF
UTILITIES	1150 SF
VERTICAL CIRCULATION	1314 SF
TOTAL	39063 SF

GROSS BUILDING AREA

1st Floor	13457 SF
2nd Floor	13286 SF
3rd Floor	12321 SF
TOTAL	39063 SF

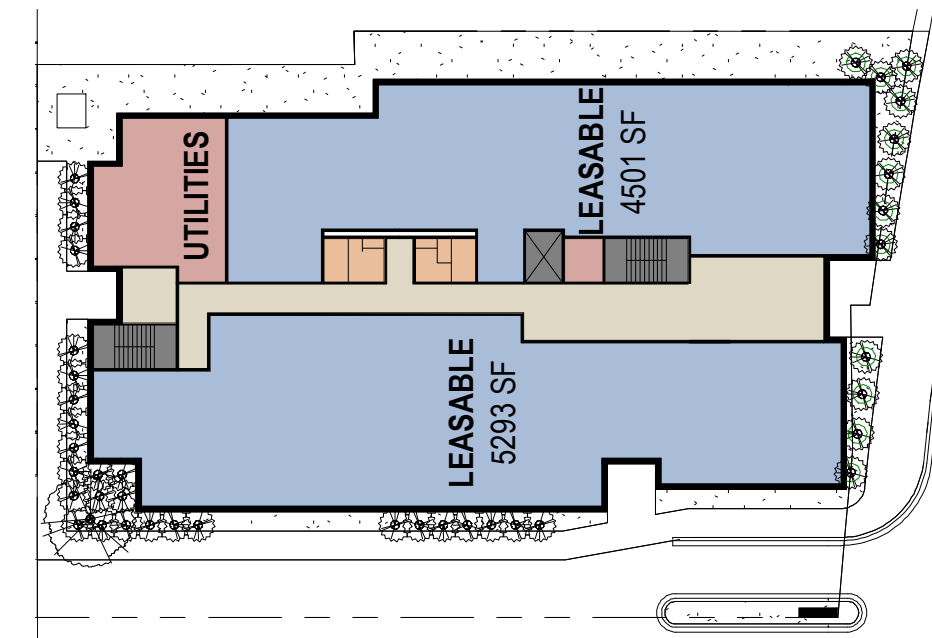
F.A.R. CALCULATION

20,611 TOTAL SITE AREA (NEW)

54,910 S.F. EXISTING PROPERTY AREA (APPROXIMATE)

39,063 S.F. PROPOSED BUILDING

39,063 S.F. BUILDING / 20,611 S.F. SITE = 1.90 PROPOSED F.A.R.



1st Floor

1" = 40'-0"

GROSS BUILDING AREA

1st Floor	13457 SF
2nd Floor	13286 SF
3rd Floor	12321 SF
TOTAL	39063 SF

F.A.R. CALCULATION

20,611 TOTAL SITE AREA (NEW)

54,910 S.F. EXISTING PROPERTY AREA (APPROXIMATE)

39,063 S.F. PROPOSED BUILDING

39,063 S.F. BUILDING / 20,611 S.F. SITE = 1.90 PROPOSED F.A.R.



Site

1" = 60'-0"

30 August 2017

CONCEPT PLAN

253 EAST LAKE STREET

TRITON DEVELOPMENT

NARRATIVE SUMMARY

We are presenting a concept plan for the West end of Lake Street and specifically 253 East Lake Street. The goal is to present a plan that will provide a framework for the development of the properties while at the same time accomplish a public parking element for the west Lake Street area. To see how the current plan has been arrived at we must see what was done in the past. While some plans have been presented in the past that does not provide for a public parking element we will only look at the concepts that do provide public parking.

EXISTING CONDITIONS:

The 200 block of west lake street is in need of development. The City of Wayzata is interested in providing public parking

CONCEPT BY CITY OF WAYZATA:

In 2005 the City of Wayzata developed a concept of buildings being developed in front of a parking mass at the rear of the site. The plans we have developed carry forth that same concept.

CONCEPT PLAN OF JULY 2015:

The plan showed office development with private and public parking behind the buildings. This would have been an expensive approach for both the public and private sectors. It did show shared access points.

CONCEPT PLAN OF AUGUST 2015:

This plan was similar to the previous proposal except that it simplified the parking element and allowed private development of the site along Lake Street.

CONCEPT PLAN OF AUGUST 2017:

This plan is perhaps the best and least costly plan so far. It allows for public parking as surface parking now with the option of structured parking in the future when the need increases. Basic elements of the plan include;

- Limited vehicular access points on Lake Street due to shared access points. We reduce the number of curb cuts from 4 to one at mid-block.
- Provides a pedestrian access to Lake Street between Hughes and Hoyt with that access acting also as a fire access.

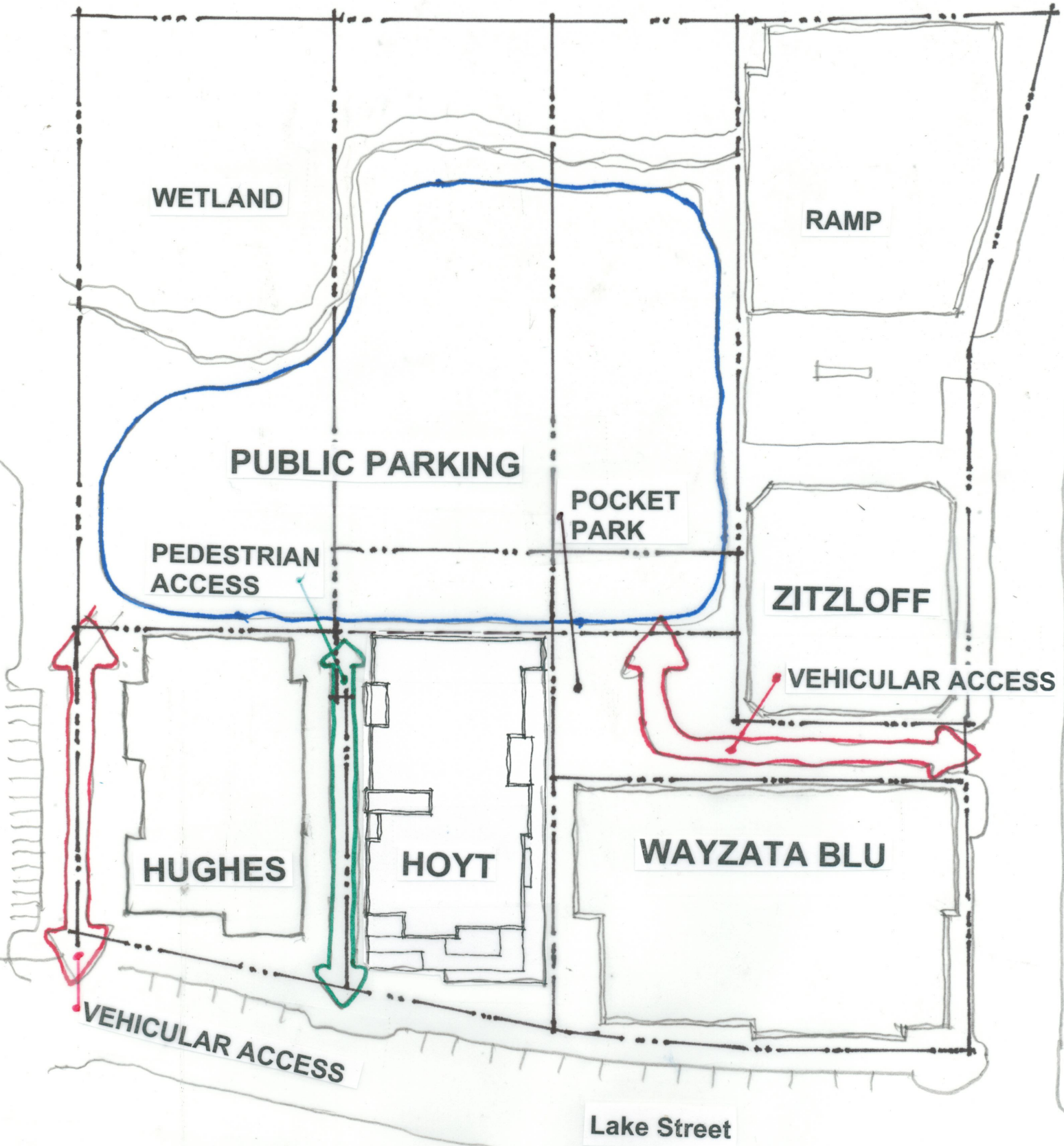
- Allows for the development of a “pocket park” behind Wayzata Blu to enhance the surrounding properties and an inviting access to public parking.
- Easily allows for individual development of the three properties facing Lake Street.
- Wayzata Blu and Hoyt essentially self-park which leaves the parking area behind for public parking, the Boatworks easement parking and any parking that might be needed for the Hughes development.
- The land behind the Hoyt building, the development of the Hughes property and pocket park will be donated to the City for parking.

BUILDING CONCEPT FOR 253 LAKE STREET:

The building is a three story building on top of a parking level. It has 16 condo units and is based on the same building concept as the Garrison Landing project. The first floor is a max of 6’0” above grade. The building is set back from Lake Street at every level.

We can discuss the final details of this approach as the plan develops.





TRITON MANAGEMENT, LLC



WEBER
architects & planners

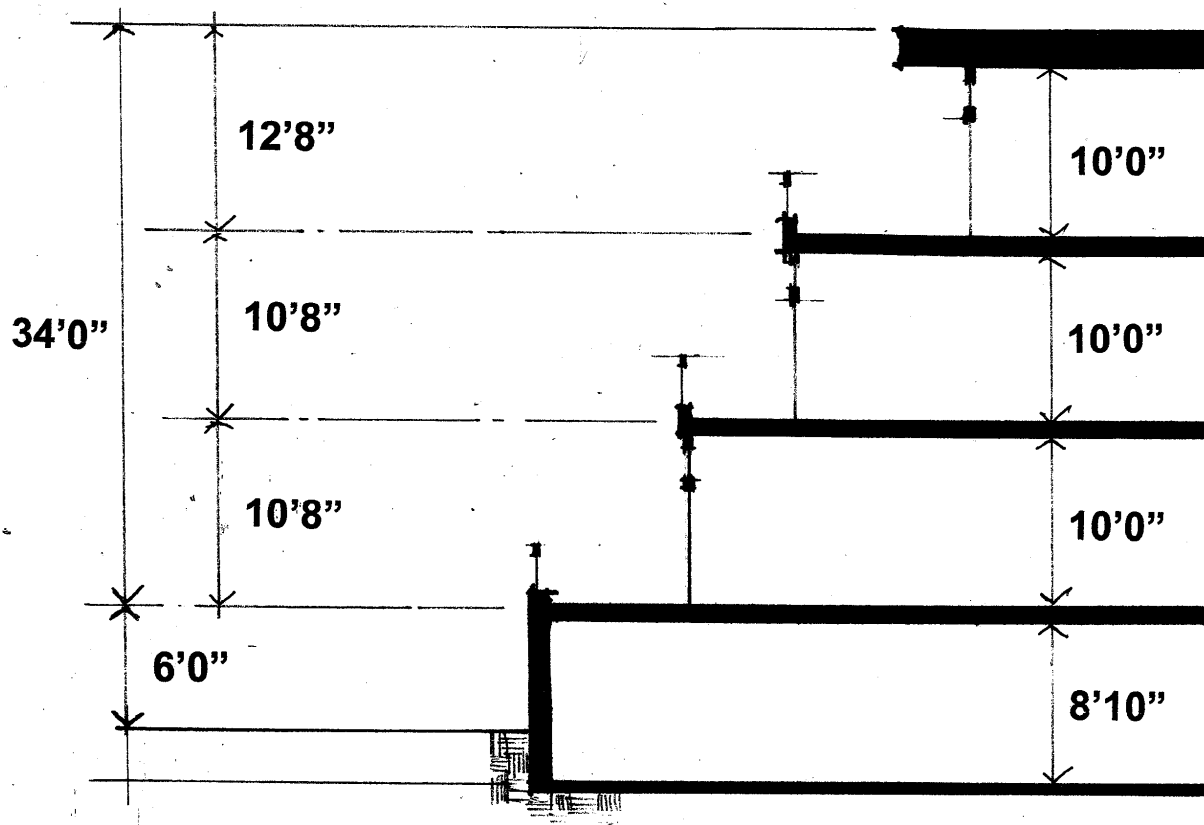
2280 Watertown Road, Long Lake, MN 55356-6419
952.476.4434 • Fax 952.476.5863 • nw@weberarchitects.com



10 30 60 120

SITE CONCEPT

30 AUGUST 2017



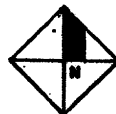
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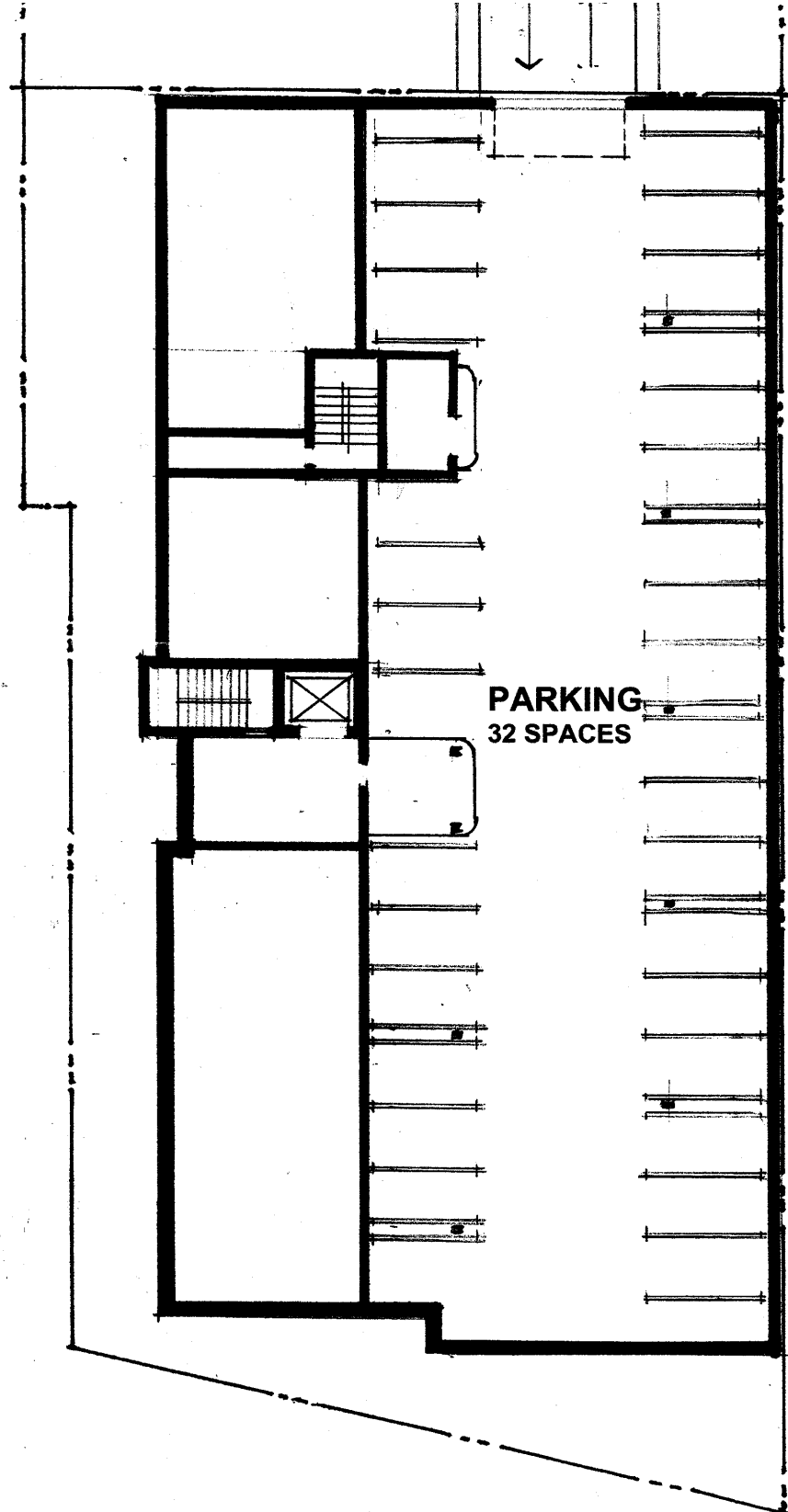
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952.476.4434 • Fax 952.476.5863 • rw@weberarchitects.com





PARKING LEVEL

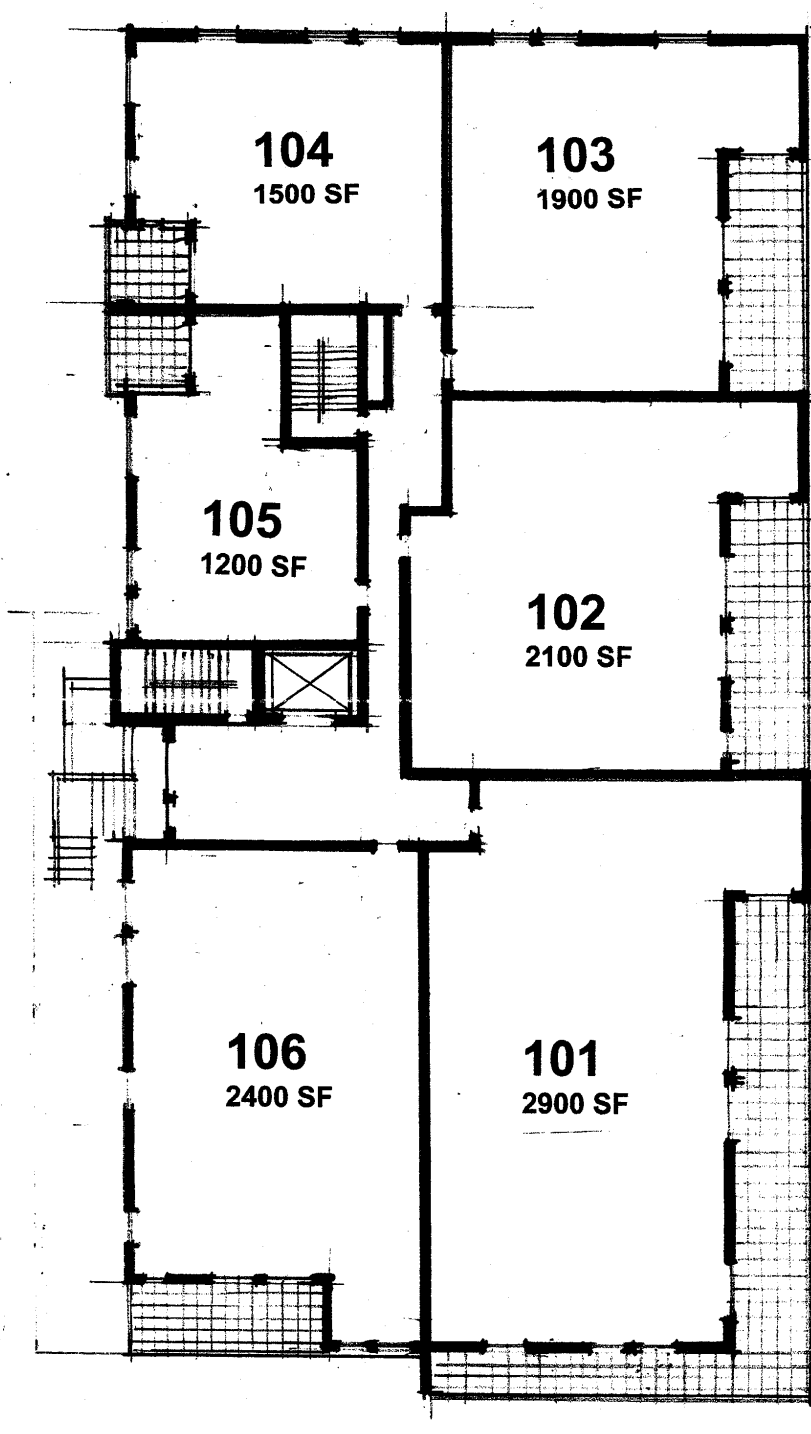
TRITON MANAGEMENT, LLC



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2280 Watertown Road, Long Lake, MN 55356-9419





FIRST FLOOR

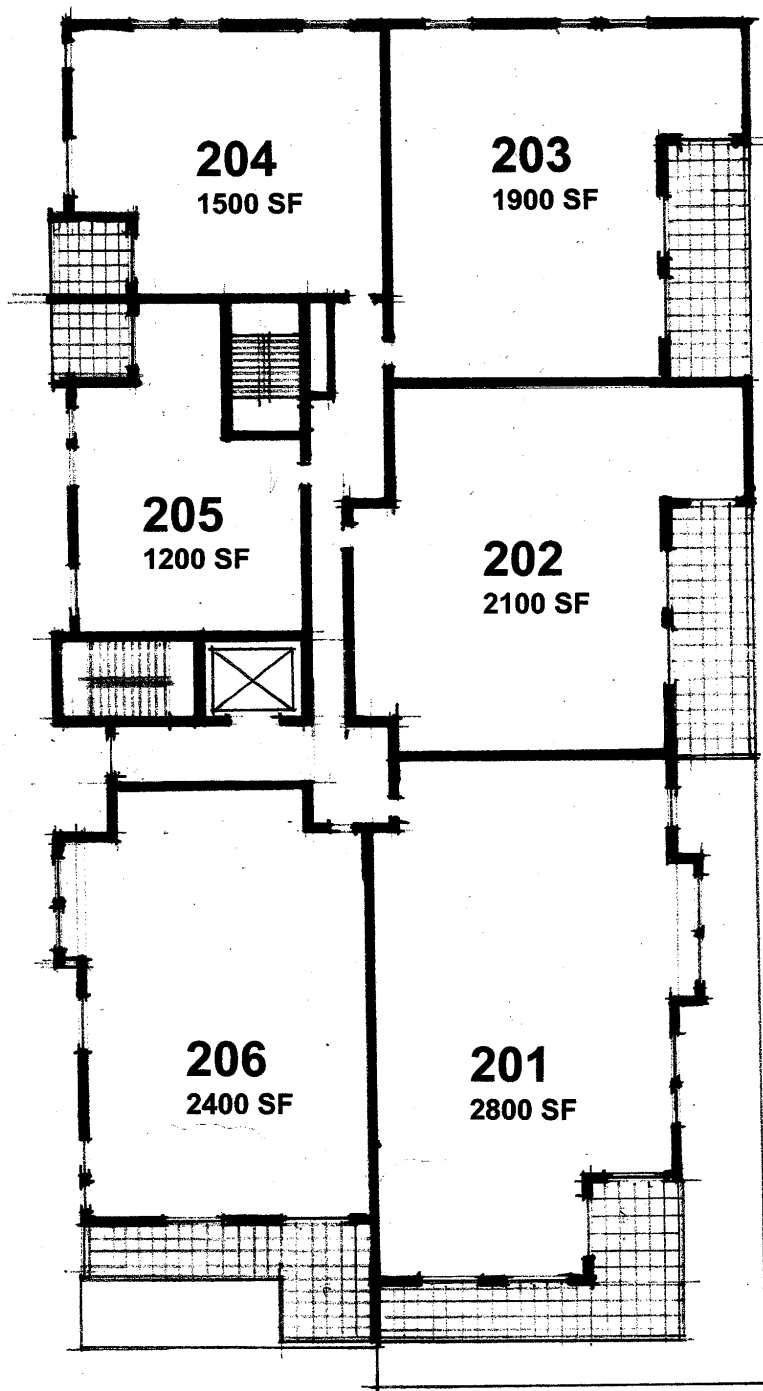
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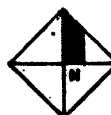
SECOND FLOOR

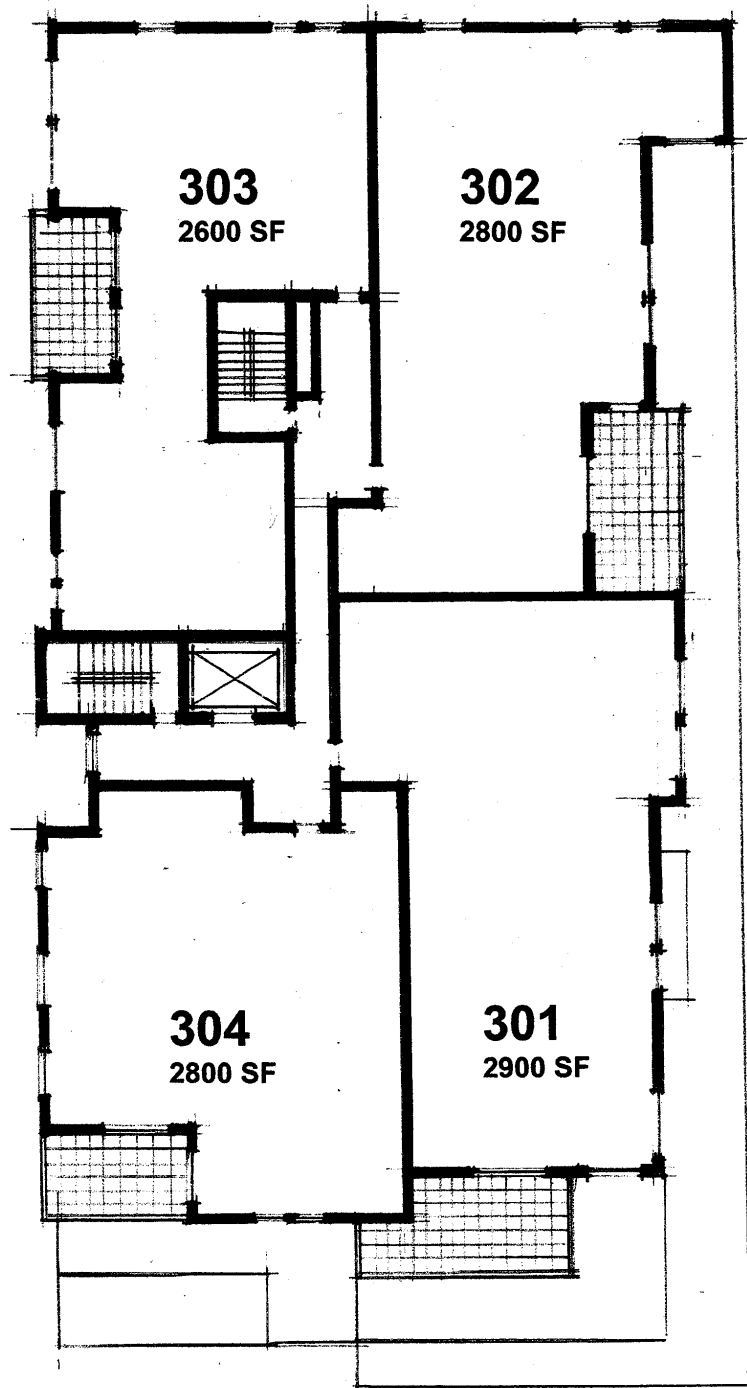
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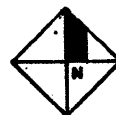


THIRD FLOOR

TRITON MANAGEMENT, LLC



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952.476.4434 • Fax 952.476.5863 • nw@weberarchitects.com



PLANT SCHEDULE						
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
TREES						
33	BN	Basella nigra	RIVER BIRCH	3" CAL.	B+B	MATCHED SPECIMEN
22	MS	Millettia x Spring Snow	SPRING SNOW CRABAPPLE	12" Height	B+B	MULTISTEM SPECIMEN
93						
SHRUBS						
BS	BR	Braun's sempervirens	BOWWOOD	2 GAL	CONT.	SPACE AT APPX. 26" O.C.
35	CP	Calyptranthes	UPRIGHT YEW	7" CAL.	CONT.	SPACE AT APPX. 26" O.C.
16	JY	Yucca cespitosa	JAPANESE YEW	5 GAL	CONT.	SPACE AT APPX. 36" O.C.
97	PA	Perovskia atricollaris	RUSSIAN SAGE	2 GAL	CONT.	SPACE AT APPX. 24" O.C.
196						
PERENNIALS						
62	HT	Equisetum	HORSETAIL	1 GAL	CONT.	SPACE AT APPX. 18" O.C.
12	RF	Calamagrostis acutiflor	Karl Foerster	1 GAL	CONT.	SPACE AT APPX. 18" O.C.
113	WH	Wolffia major	WINGA	1 GAL	CONT.	SPACE AT APPX. 18" O.C.
357						

NOTES:

1. ALL PLANTING BEDS TO HAVE 3" DEPTH HARDWOOD MULCH AND 10" PLANTING SOIL UNLESS SPECIFIED IN PLANTING DETAILS.
2. ALL TREES, SHRUBS AND PERENNIALS TO BE IRRIGATED WITH DRIP IRRIGATION.
3. ALL TURF GRASS SOD AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.
4. SEE CIVIL DRAWINGS FOR ALL PARKING, ROAD, UTILITY AND GRADING INFORMATION.
5. SEE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.

[illegible]

oslund.and.assoc.
LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
115 WASHINGTON AVE N
SUITE 200
MINNEAPOLIS MN 55401
TEL 612.369.9144
www.osla.com

Name: _____

Date: _____

**PRELIMINARY
NOT FOR
CONSTRUCTION**

License: _____

Signature: _____

WAYZATA BLU

CITY SUBMITTAL

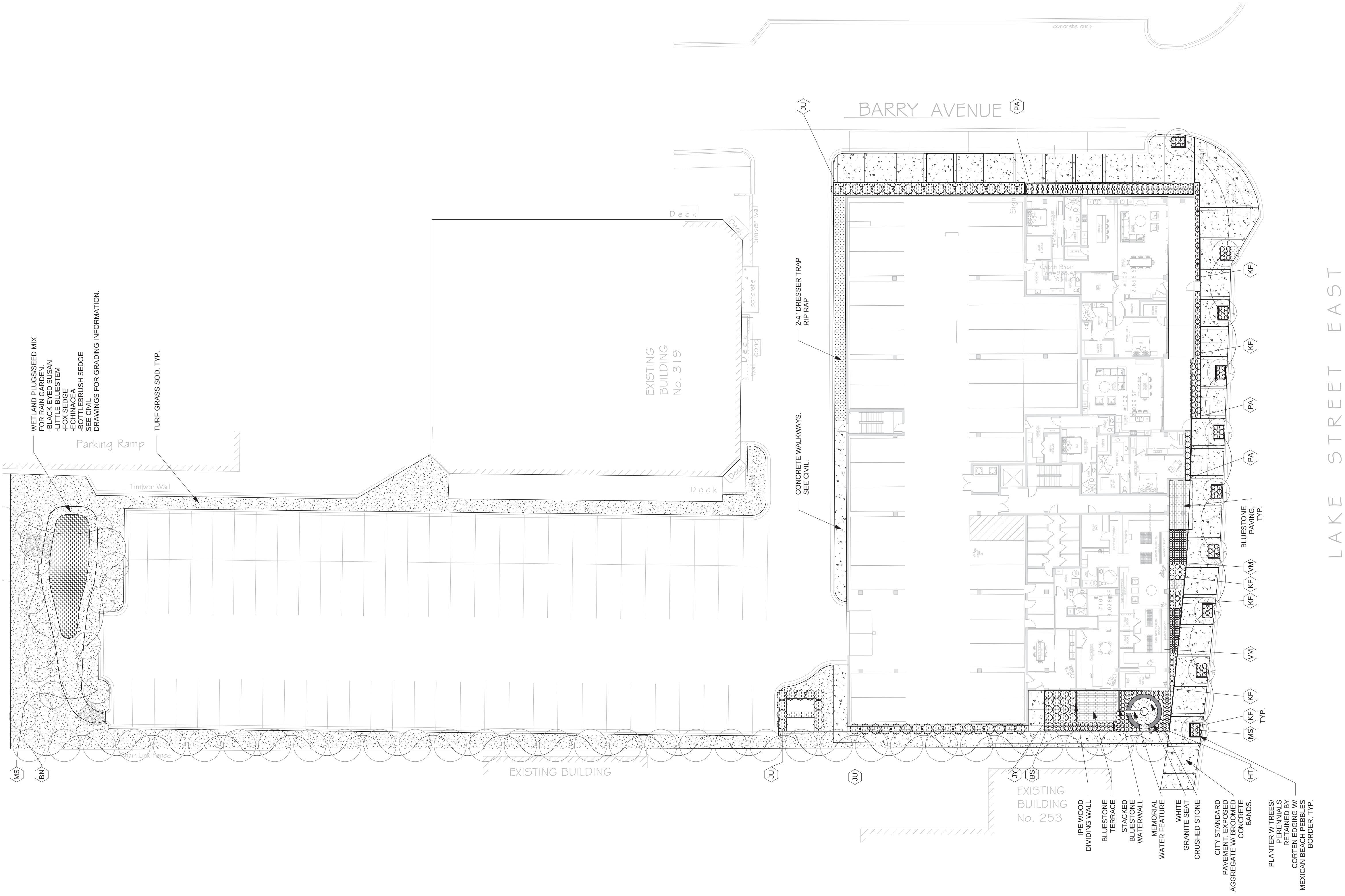
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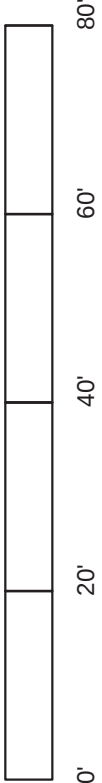
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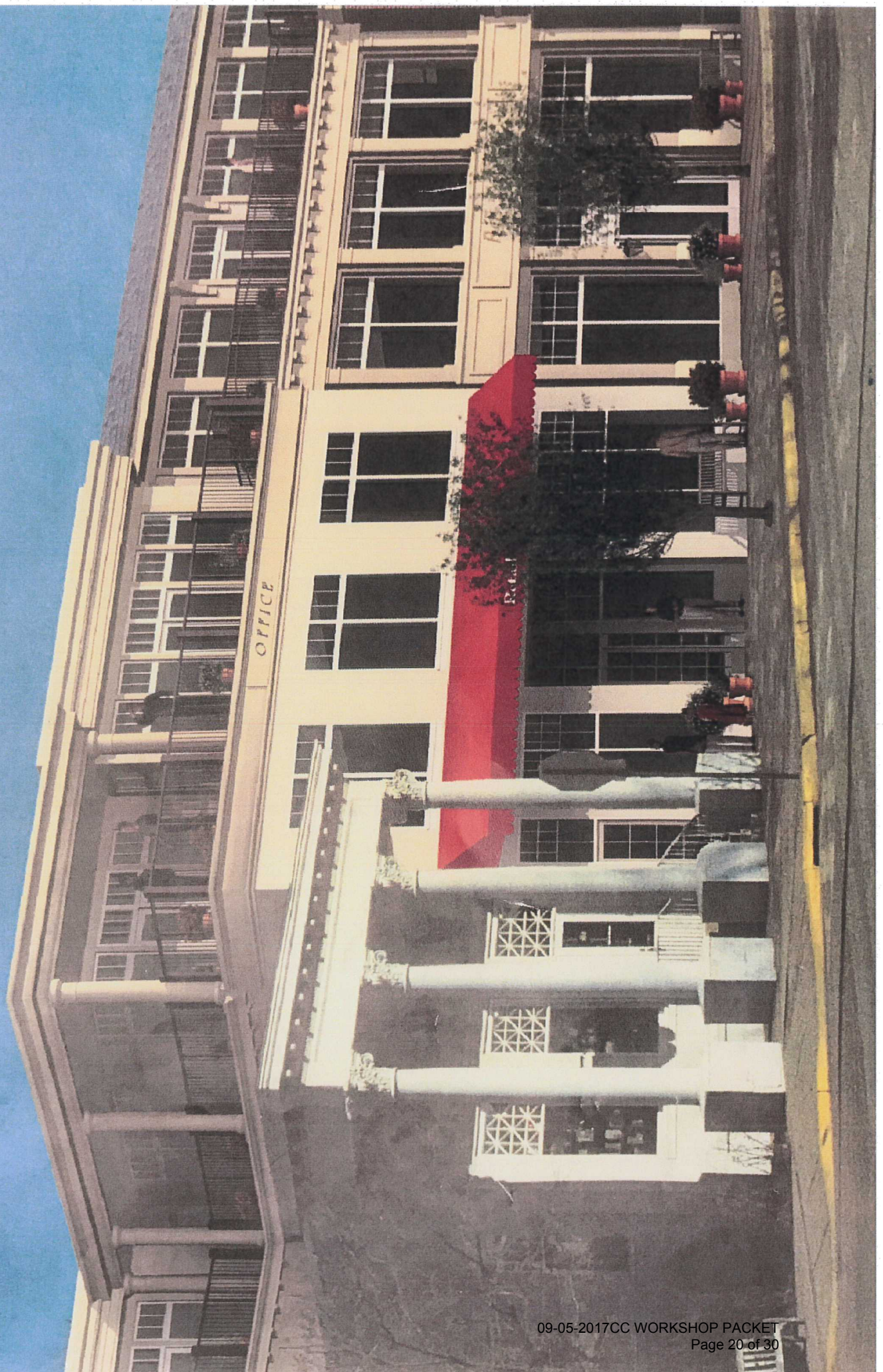
DRAWN: _____

L1.0



① Wayzata Blu Landscape Plan
1" = 20'-0"







Area Calculations for:

LNR Properties

307/309 Lake Street - Wayzata, Minnesota

Prepared by:

Bruce W. Schmitt & Associates P.A.

Preliminary 06/15/2017

These square footages are preliminary only. Square footages are subject to revisions based on final working drawings including mechanical designs, etcetera

REMOVING THE BANK

	First Floor		Second Floor		Third Floor	
	RETAIL A	RETAIL B	2FLR OFFICE	3FLR OFFICE A	Building Totals	
WITH NO COMMON	5,216	846	10,532	8,123	24,717	
with floor common spaces	5,480	889	11,835	9,407	27,611	
share of building common	20% 632	3% 102	43% 1,364	34% 1,084	3,183	
GRAND TOTAL WITH ALL COMMON	6,112	991	13,199	10,491	30,794	

Floor Common Spaces		SF	14%	SF	100%	SF	44%	SF
basement - Restrooms	202	174	14%	28	100%	145	44%	132
basement - Restroom Hall	105	90	14%	15	100%	110	100%	564
1st flr - Stairs to 2nd Floor Only	145	0		0	100%	523	100%	354
2nd flr - Stairs to 2nd Floor Only	110	0		0	100%	171	100%	234
2nd flr - Corridor	523	0		0	100%	0	100%	0
2nd flr - Restrooms	354	0		0	100%	0	100%	0
2nd flr - Stairs, Elevator, Etc.	303	0		0	56%	0	100%	0
3rd flr - Corridor	564	0		0		0	100%	0
3rd flr - Restrooms	354	0		0		0	100%	0
3rd flr - Stairs, Elevator, Etc.	234	0		0		0	100%	0
TOTAL FLOOR COMMON SPACES	2,894							

Building Common Spaces			
basement - Stairs, Elevator, Etc.	443		
basement - Mechanical	208		
basement - Break Room	564		
1st flr - Stairs, Elevator, Etc.	406		
1st flr - Mechanical	191		
1st flr - Mechanical	44		
1st flr - Lobby	481		
1st flr - Corridor	245		
2nd flr - Mechanical	110		
2nd flr - Electrical	52		
3rd flr - Electrical	52		
3rd flr - Mech. Courtyard Outside	387		
TOTAL BUILDING COMMON SPACES	3,183		

Areas not included in chart above:

Basement Garage (12,440) 35 stalls

First Floor Garage (6,449) 17 stalls

Building Ratio = 1.1153

Area Calculations for: LNR Properties

307/309 Lake Street - Wayzata, Minnesota

Prepared by: Jay Hultman

Bruce W. Schmitt & Associates P.A.

Preliminary 06/15/2017

Senorio Removing the Bank

These square footages are preliminary only. Square footages are subject to revisions based on final working drawings including mechanical designs, etcetera

THIS CHART IN NOT PER BOMA STANDARDS

Floor	Area	Space ID	USEABLE AREAS		PARKING GARAGE	COMMON AREAS				BUILDING R/U FACTOR
			OFFICE SPACE	RETAIL		BREAK ROOM	CORRIDORS	STAIRS, ELEV, LOBBY	MECHANICAL ELECTRICAL	RESTROOMS
LOWER LEVEL	105	CORRIDOR (INCLUDED IN 1FLR COMMON R/U FACTOR)					105			
	202	RESTROOMS (INCLUDED 1FLR COMMON R/U FACTOR)								202
	564	BREAK ROOM				564				
	443	STAIRS, ELEVATOR, ELEVATOR LOBBY, ELEVATOR EQUIP						443		
	208	MECHANICAL							208	
	12,440	PARKING AREA (35 STALLS)			12,440					
	13,962	LOWER LEVEL TOTALS								
	5,216	RETAIL A		5,216						
	846	RETAIL B		846						
	145	STAIRS TO 2ND FLR ONLY	145							
FIRST FLOOR	406	STAIRS, ELEVATOR						406		
	44	MECHANICAL							44	
	191	MECHANICAL							191	
	481	LOBBY						481		
	245	CORRIDOR					245			
	6,449	PARKING AREA (17 STALLS)			6,449					
	14,023	FIRST FLOOR TOTALS								
	10,532	SECOND FLOOR OFFICE SPACE	10,532							
	110	STAIRS TO 2ND FLR ONLY	110							
	523	CORRIDOR					523			
SECOND FLOOR	354	RESTROOMS								354
	303	STAIRS, ELEVATOR						303		
	110	MECHANICAL							110	
	52	ELECTRICAL							52	
	11,984	SECOND FLOOR TOTALS								
	8,123	THIRD FLOOR OFFICE SPACE	8,123							
	564	CORRIDOR					564			
	354	RESTROOMS								354
	234	STAIRS, ELEVATOR						234		
	52	ELECTRICAL							52	
THIRD FLOOR	387	MECHANICAL COURTYARD OUTSIDE							387	
	9,714	THIRD FLOOR TOTALS								
	49,683	BUILDING TOTALS	18,910	6,062	18,889	564	1,437	1,867	1,044	910
										1.233

5 SWANS BUILDING BASEMENT PLAN

SCALE: 1/16" = 1'-0"



BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOWA AVENUE SOUTH
WANTZATA, MINNESOTA 55391
Phone: (952) 476-6222 Fax: (952) 476-6228

PRELIMINARY APRIL 18, 2014

RESTROOMS 202
CORRIDOR 105
BREAK ROOM 564
STAIRS, ELEVATOR, ELEVATOR LOBBY, ELEV EQUIPMENT ROOM 443

MECH 208

19 COMPACT ONLY
20 COMPACT ONLY
21 COMPACT ONLY

22 23 24 25 26

18 17 16

27 COMPACT ONLY

28

29

30

31

32

33

34

35 COMPACT ONLY

ONE WAY

ONE WAY

5 SWANS BUILDING SECOND FLOOR PLAN

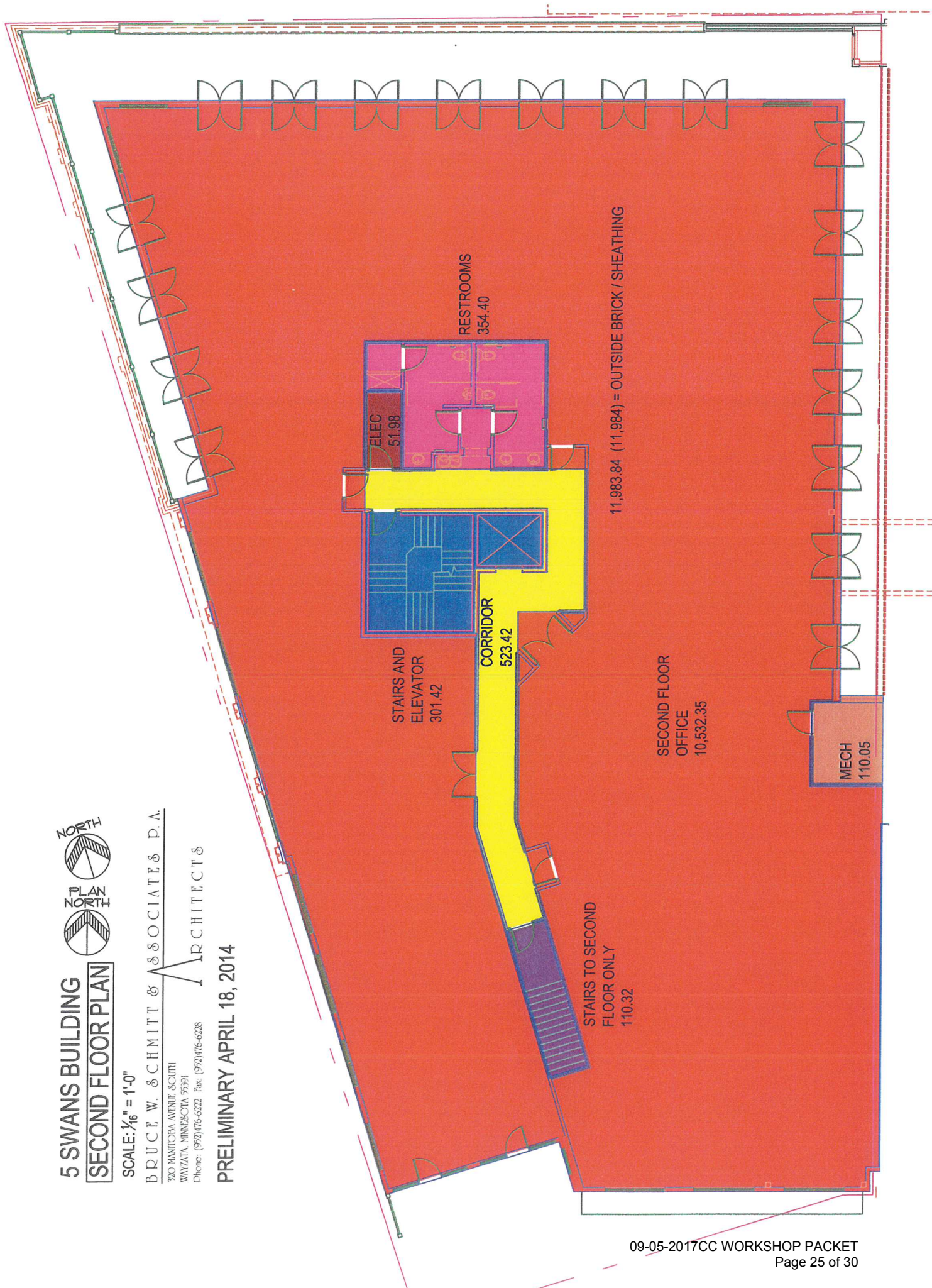
SCALE: 1/8" = 1'-0"



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WYATKA, MINNESOTA 55391
Phone: (952)476-6222 Fax: (952)476-6228

ARCHITECTS

PRELIMINARY APRIL 18, 2014



5 SWANS BUILDING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

BRUCE W. SCHWITT & ASSOCIATES, P.A.

320 MANITOWA AVENUE SOUTH
WAYZATA, MINNESOTA 55391

Phone: (952) 476-6222 Fax: (952) 476-6228

PRELIMINARY APRIL 18, 2014

ARCHITECTS



RETAIL B
846

LOBBY
481

STAIRS AND
ELEVATOR
406

CORRIDOR
245

MECH
44

RETAIL A
5,216

MECH
191

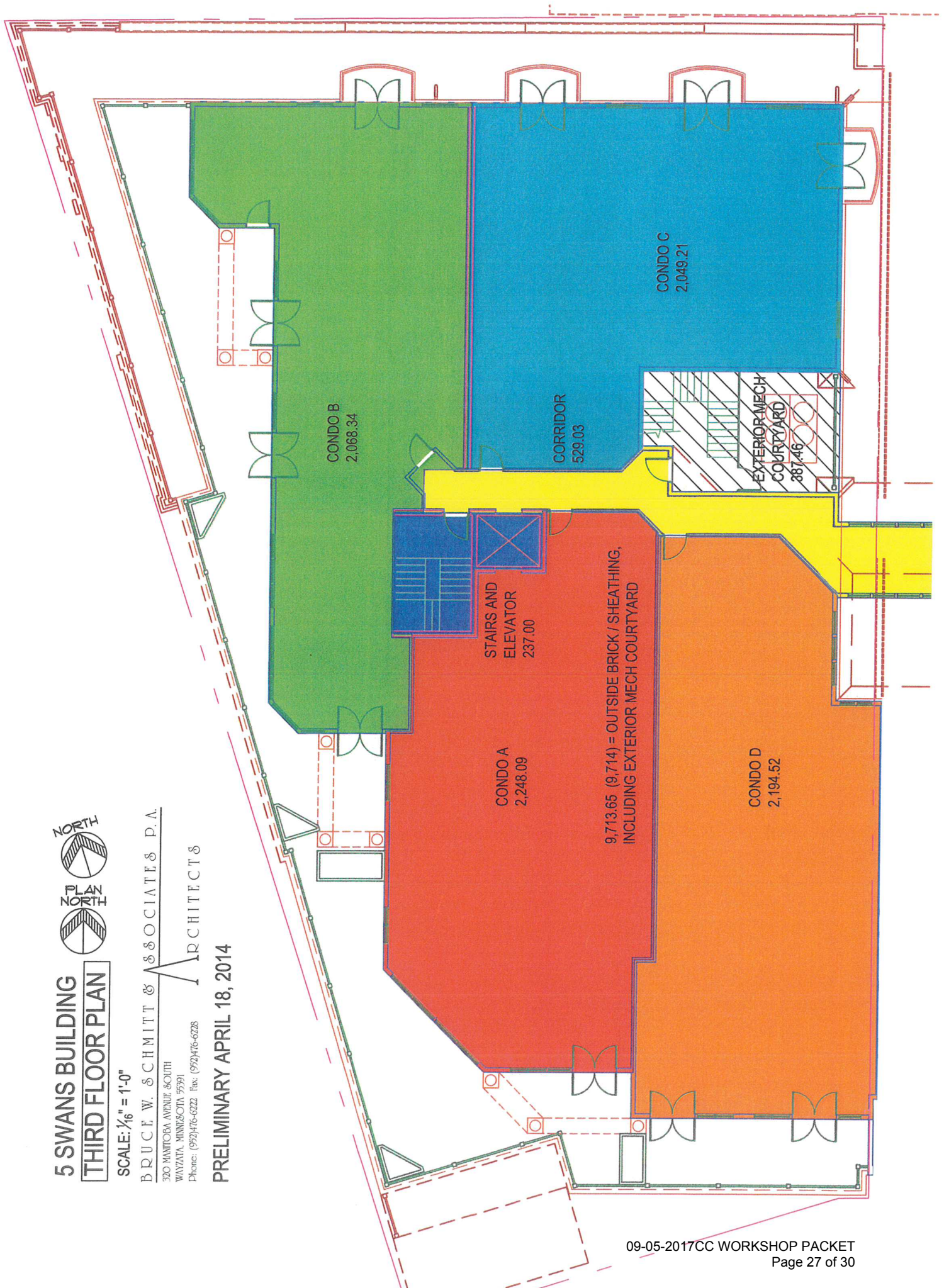
STAIRS TO 2ND FLOOR ONLY
145

5 SWANS BUILDING THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE SOUTH
WINZATA, MINNESOTA 55391
Phone: (952)476-6222 Fax: (952)476-6228

PRELIMINARY APRIL 18, 2014





City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:
Ken Willcox
City Council:
Dan Koch
Johanna McCarthy
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Date: August 31, 2017
To: The Honorable Mayor and Members of the City Council
From: Jeffrey Dahl, City Manager and Alex Plechash, Committee Chair
Subject: Honors Plaza Committee Update

Background

At its January 17, 2017 Council Workshop, the City Council heard a presentation from a group of esteemed community members regarding their desire to build an honors plaza/reflection area at the northwest corner of Superior Boulevard and Lake Street. The City Council was generally supportive of the efforts but requested that the project go through the proper vetting process prior to authorizing any approval.

At its February 7, 2017 Council meeting, the City Council appointed an Honors Plaza Committee consisting of:

- Two City Council Members---Alex Plechash(Chair), Dan Koch;
- Planning Commissioner---Patrick Murray;
- Parks and Trails Board Member---Dan Baasen;
- Lake Effect Conservancy Member---N/A;
- Table One Member---General Bob Shadley;
- Chamber of Commerce---Becky Pierson; and
- Staff Liaisons---Jeff Thomson and Dave Dudinsky.

The objective of this committee would be to research potential locations and make a recommendation to the City Council.

Update

Since this winter, the Committee has met twice to discuss potential locations for the plaza. At its first meeting, possible locations for an Honors Plaza were discussed including the one proposed by the ad hoc citizens group, which had come before the Council with the initial proposal. The committee felt that the initially proposed location was not the best answer given the impact on parking, noise/activity level of the Superior/Lake Street intersection, limits on future uses of the land, etc. The committee felt that a more suitable location for an Honors Plaza would be alongside Lake Street in a section of the "green" at the Wayzata Place property.

Dave Dudinsky approached the homeowners association president and discussed this with him. There was some receptivity to the idea but given that it is privately and jointly owned by the homeowners, a quid pro quo would need to be involved. Several ideas were discussed with the most preferred being that the city would consider granting up to three boat slips to the homeowners association, which would represent around \$6,000 in lost revenue opportunity to the City per year.

At the second committee meeting, the Wayzata Place options were discussed but the committee felt that it would be better to find an option that would not cost the City any money. The committee settled on the idea that a section of the City property on the south side of Lake Street, directly across the street from Ben & Jerry's, would be the best location. This site is already City-owned, is sized appropriately, is centrally located, would be less of a pass-by location and indeed would even be an inviting place to linger and view the plaques and artifacts. It is already a gathering place for people and could also easily be incorporated into the Wayzata Lake Effect initiative without disruption.

The committee feels this idea should move forward and is seeking guidance on what next steps and/or commission/committee reviews are needed.

Recommendation

Staff is looking for feedback regarding the direction of the Honors Plaza.

Attachments

1. General Location Map

Honors Plaza Potential Locations Considered by the Honors Plaza Committee

