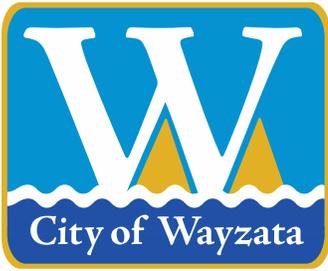


Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, April 19, 2016

WORKSHOP TOPIC FOR DISCUSSION:

1. Discuss Concept Plan for Mail Center/Gold Mine Redevelopment (5:45 PM) Page 2
2. Discuss Concept Plans for Redevelopment of Meyer Bros. Property (6:15 PM or immediately following) Page 3



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

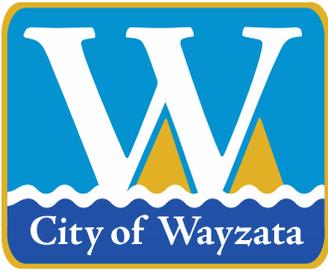
Mayor:
Ken Willcox

City Council:
Bridget Anderson
Johanna McCarthy
Andrew Mullin
Steven Tyacke

**Interim City
Manager:**
Doug Reeder

Date: April 14, 2016
To: Mayor Willcox and City Councilmembers
From: Jeff Thomson, Director of Planning and Building
Subject: Beltz Redevelopment – 326 and 332 Broadway Ave S

Jim Beltz and Dave Link with SourceGroup have requested a workshop meeting with the City Council to discuss the redevelopment of the Mail Center and Gold Mine properties at 326 and 332 Broadway Avenue South. The City Council previously reviewed concept plans for the redevelopment project at a Workshop Meeting in September 2015. Mr. Beltz and Mr. Link will be in attendance at the Workshop to provide the City Council with an update on the redevelopment project. They would also like to discuss sequencing and timing of the redevelopment project with the City's anticipated construction of the Mill Street Parking Ramp.



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Date: April 14, 2016
To: Mayor Willcox and City Councilmembers
From: Jeff Thomson, Director of Planning and Building
Subject: Meyer Place on Ferndale – 105 Lake Street East

Homestead Partners is proposing to redevelop the former Meyer Brothers Dairy building at 105 Lake Street East. The proposed building would be four stories in height, and would include 23 residential condominiums with 48 enclosed parking spaces. The proposed project would require City Council review of a rezoning to PUD/Planned Unit Development and Design Review, as well as variances from the maximum building height and minimum building setback requirement from the north property line.

Homestead Partners submitted the development application for the project. They have requested a workshop with the City Council to review the proposed building design and receive any preliminary feedback that the City Council has. Homestead Partners will be at the April 19th City Council Workshop to provide an update to the Council.

Attached is a copy of the proposed building plans.

Meyer Place on Ferndale.

Planning Commission and City Council:

Homestead Partners and the Meyer Family are cooperative applicants for the proposal of Meyer Place on Ferndale.

The site is approximately one acre located at the NE corner of Lake Street East and Ferndale Road South. The address is 105 Lake Street East, and once operated as Meyer Dairy.

The existing zoning is C-4A, Limited Central Business District, this application requests a rezoning to Planned Unit Development.

A previous proposal was presented to the Planning Commission and City Council that included 27 residential condominiums as a full four story building over structured parking.

After reviewing the comments from the Planning Commission, City Council and surrounding residents, our concept plan has been redesigned.

The revised proposal now includes 23 Condominiums, Office, and Meeting Rooms with 48 enclosed parking spaces as a three story building with a partial fourth level.

This revised concept has several notable differences and additions including:

Site plan: The building has shifted to the south away from the north property line. The 'L' shape redesign increases the distance from the existing residential neighbors, and allows for increased greenspace and landscaping. The redesign also improves the horizon view corridor for the existing townhomes to the north.

Building: The building foundation steps back along the intersection of Ferndale Road and Lake Street to allow for more pedestrian friendly streetscape. The building mass and façade steps back along the street and the upper levels. Exterior materials include brick, stone, and stucco with metal accents.

This redesign makes for a more visually attractive building, and provides a grand statement at the corner of Ferndale Road and Lake Street.

Green roof elements have been added to several locations on the building.

The roof top deck is now located on the third level roof instead of the fourth level roof.

Planters and lattices have been added for the opportunity to increase plantings at numerous locations on the building.

Trellises are placed in several locations to screen parking, and further our green features to the exterior.

Requests for consideration:

Rezoning: to a Planned Unit Development District.

Variance for building height: a portion of the building for a fourth level above 35'.

Variance for the elevator structure to 40'.

Shoreland Conditional Use Permit: Impervious surface coverage above 25%.

Thank you for your consideration and we look forward to presenting **Meyer Place on Ferndale**.



VIEW FROM LAKE ST. AND FERNDALE

3/24/16



VIEW FROM SOUTHEAST CORNER

3/24/16



VIEW FROM NORTHWEST CORNER

3/24/16



VIEW FROM NORTHEAST CORNER

3/24/16



AERIAL VIEW FROM THE SOUTH

3/24/16



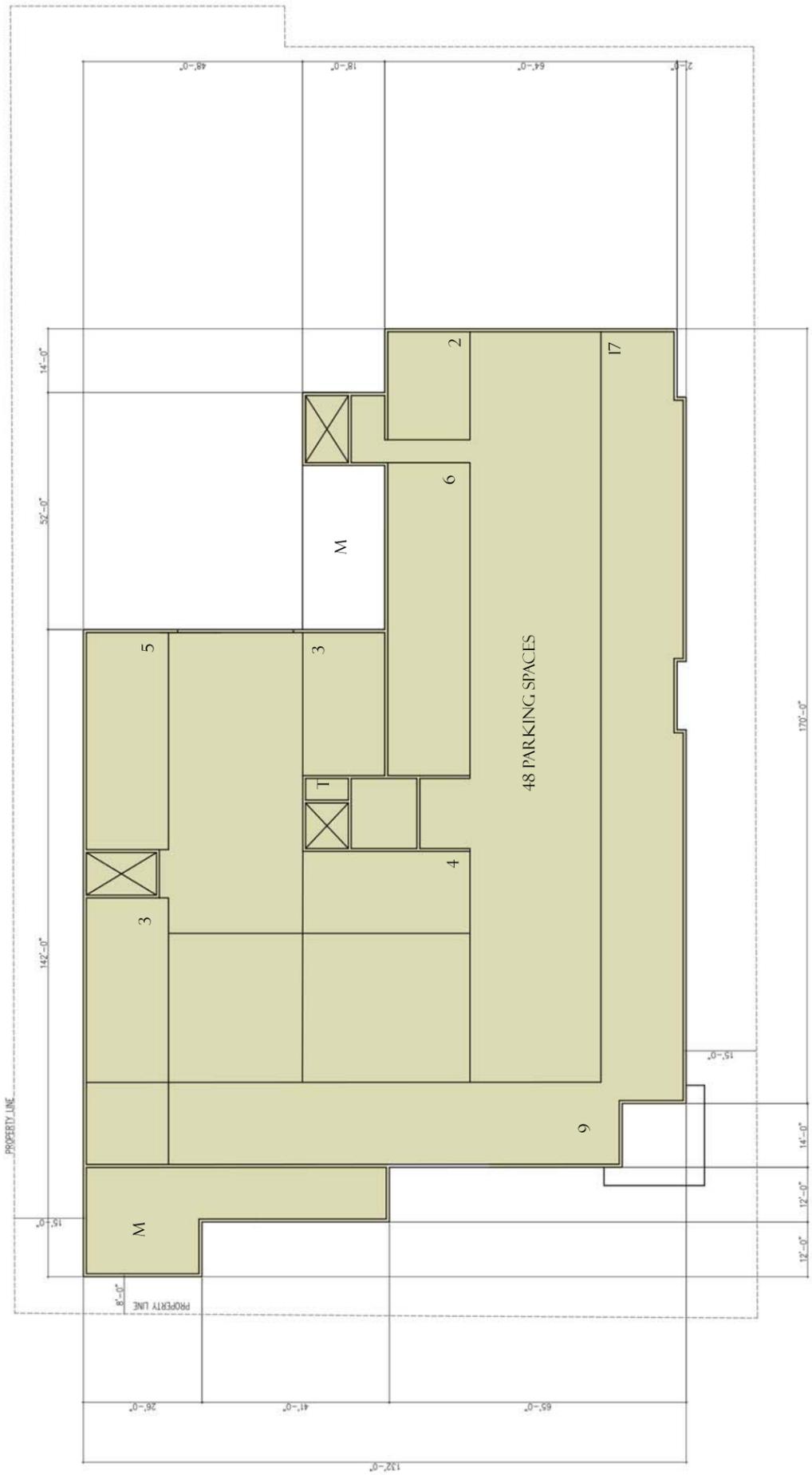
VIEW AT MAIN ENTRANCE

3/24/16



SITE PLAN
1/64"=1'-0"

3/24/16



PARKING LEVEL FLOOR PLAN
 1/32"=1'-0"

3/24/16



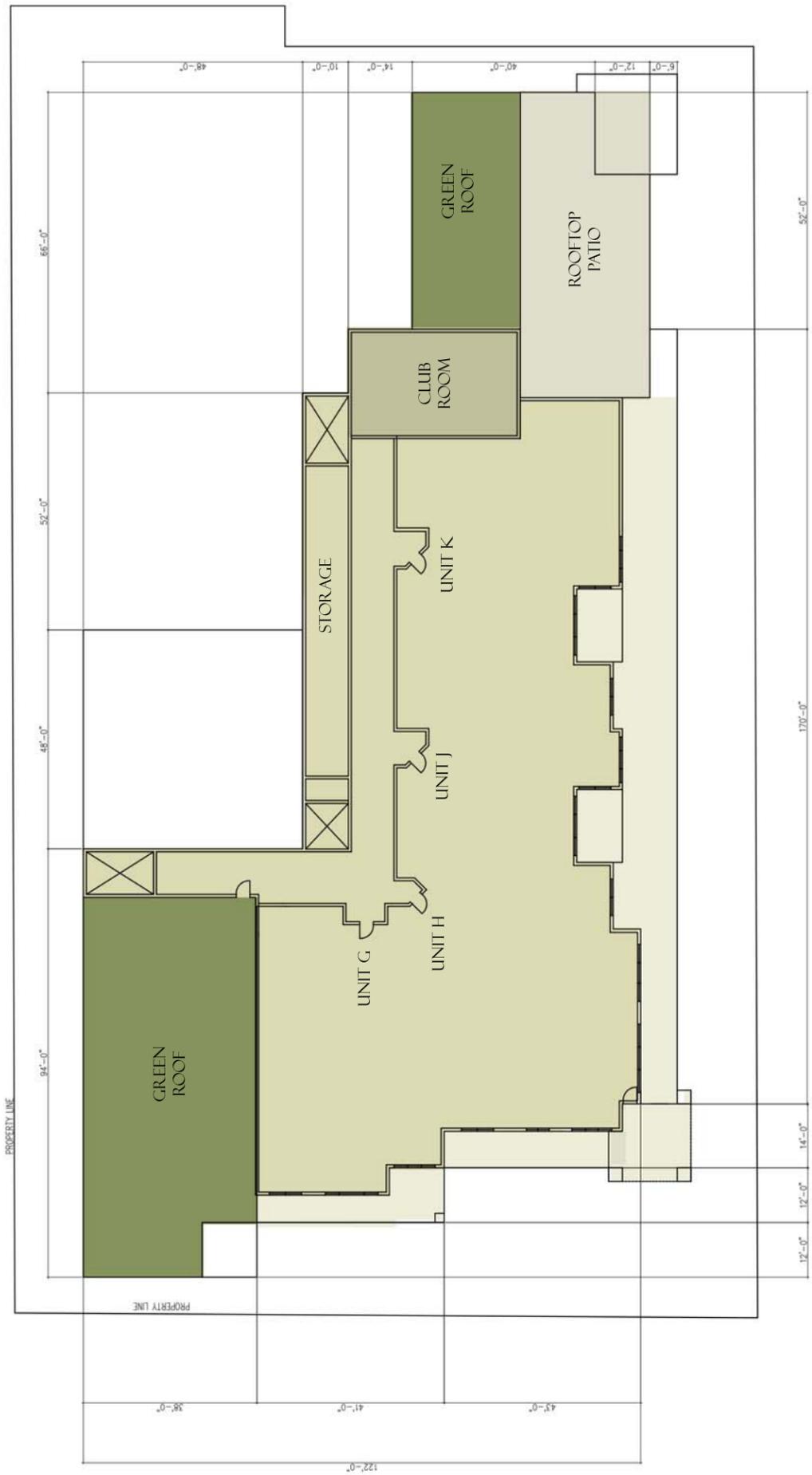
SECOND LEVEL FLOOR PLAN
 1/32" = 1'-0"

3/24/16



THIRD LEVEL FLOOR PLAN
 1/32"=1'-0"

3/24/16



FOURTH LEVEL FLOOR PLAN
 1/32"=1'-0"

3/24/16



MAIN LEVEL ELEVATION IS MIN. 50% TRANSPARENT GLASS
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

SOUTH ELEVATION

3/24/16



MAIN LEVEL ELEVATION IS A MIN. 25% TRANSPARENT GLASS
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

WEST ELEVATION

3/24/16



MAIN LEVEL ELEVATION IS MIN. 25% TRANSPARENT GLASS
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

3/24/16



ELEV. PENTHOUSE 999.8

4TH LEVEL ROOF 995.2

4TH LEVEL 984.5

3RD LEVEL 973.8

2ND LEVEL 963.2

MAIN LEVEL 952.5

AVG. GRADE 948.4

PARKING LEVEL 942.2

MAIN LEVEL ELEVATION IS MIN. 25% TRANSPARENT GLASS
 MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

EAST ELEVATION

3/24/16