

**Staff Memorandum**

**To:** Honorable Mayor and City Council  
**From:** Sarah Smith, Comm. Dev. Director  
**Date:** July 28, 2020  
**Re:** July 28, 2020 City Council Meeting Agenda - Staff Recommendation to Amend Agenda to Add New/Additional Information – Comments to Be Added to Public Record for City Council’s Discussion/Action of Regular Agenda Item No. 7

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**Request**

As provided under Agenda Item No. 3, Staff respectfully recommends the July 28, 2020 City Council meeting agenda be amended to add new/additional information to Regular Agenda Item No. 7 regarding the City Council’s discussion/action on a resolution to approve a Purchase and Development Agreement with Lifestyle Communities, LLC, as follows:

**New/Additional Information**

Staff Memorandum dated July 28, 2020  
Comments To Be Added To Public Record for City Council  
Discussion/Consideration of Regular Meeting Agenda Item No. 7

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**Jacob Burgstahler** - "...The shortsighted feeling that selling off this public opportunity is only solving a 2020 problem and is sacrificing the development of our City for generations to come. We were given a gift of public realm and boon for our commerce district with the Hwy 15 realignment and are on the verge of giving it away to a very small number of private home owners. We will never have this opportunity again.

The proposed development is replicating the design failures of the Lost Lake development across the harbor. The Lost Lake District lots were meant to be developed flipped. The front of the homes were planned to be outward facing, similar to a welcoming row home facade, fronting the trail/harbor. The lots instead place the trail within arms reach of very private feeling back yards, almost intimately close with the large living room doors and windows. It is not a welcoming space to occupy for trail users.

The Auditor Road mixed use structures per the master plan are a very outward focused design. In the finished state it revitalizes the street front and makes it a space for business and pedestrians. It becomes our City's only opportunity for a commercial district not adjacent to a major thoroughfare. It would give us the opportunity to become a destination downtown like many of our neighbors, Excelsior, Wayzata, even parts of Waconia, all have a wonderful downtown district that is walk-able. This type of development is the current and future desirable development style and has been since the 90s when this downtown shift was being visioned in the master plan. The inward parking lot focus of the rest of our strip mall commercial developments will never bring a truly engaging commercial hub to our city.

The master plan being mixed use would offer something new to commercial entrepreneurs that we do not have in our city. Walk-able niche stores that draw on our neighboring community downtown areas would connect us to those shoppers creating another destination on the shop Lake Minnetonka experience. Businesses tailored to the mixed use residents above would help the success. Currently the market study shows us as more of a bedroom community, but businesses like the ice cream shop, a Wave Fit style gym, local coffee establishment, all would benefit from morning and evening commerce of the residents above as well as the general public. These shops in this location are the way to see the success of the public docks in the harbor, something fun/tasty/entertaining to pull the boat in for a bit and spend some money downtown.

Loss of Auditor Road and the traffic circulation and safety implications. Removing the road entirely congests Commerce intersection. Losing a secondary pass-through back to Commerce Blvd will create a lot of dangerous U-Turns on the curve by the post office for eastbound traffic trying to head North South and West. This also disrupts the Metro Transit routes that already struggle to serve our community efficiently as they currently loop around Auditors to reach our residents in the north part of the city. Reduces and removes pedestrian interaction/circulation/ownership of the harbor that we've worked so hard to create (physically and also the pedestrian perception by the layout of the properties).

Waterfront, as a natural amenity, should be public realm. All too often our lake front properties end up in the hands of a very small percentage of the population as private residences. The master plan creates an entire realm for the public to enter and occupy at the ground/lake level while still creating highly desirable properties above. In the master plan, Auditor and the district it creates is the connection to the water. The proposed development severs the connection in almost every way. In addition to the uncomfortable encroachment of the proposed development to the trail along the water similar to the

lost lake development, the proposed linear park space is set up in the design to be an unused space. Isolated between the back of house for a restaurant and another very short setback to the adjacent 3 lots with a lack of destination on both ends, the greenway does not serve any purpose and will not be used. For the greenway to be a success, there needs to be complimenting uses along the perimeter.

I think the traffic and public realm impacts should be more of a concern. The master plan and hwy realignment had so much time and money invested to set us up to where we are today. It would be a shame to lose this space. Though, if private development of this zone is inevitable, I believe our City needs to push back a bit and address some of these issues to receive a better design from the developer that serves our city first, not the proposed 6 properties that touch the harbor. While not ideal compared to the master plan, an example of private development while retaining city/public realm would be: keeping Auditors, establishing parallel parking on one or both sides. This would retain the public access and circulation along our valued harbor and also create a wonderful slow speed neighborhood street for the new residential development to front on.

If you have any questions about my concerns, feel free to reach out to me.

Thank you,

Jacob Burgstahler”

**Sandi Manson** - “Dear Mound City Council,

Please do sell the green space at Mound Harbor.

This is a prime property that would make a beautiful park or dog park. It would be perfect for our Mound residents to use with their families on a beautiful summer day. There’s enough room there for tennis and pickle ball courts, picnic areas and trees. It would be beautiful.

If you look at the downtown area map, there are only commercial, retail and residential/apartments all around downtown. This is the only property available to make into a park.

Please do not let this go to more apartments and condos.

Thank you for your service,

Sincerely,

Sandi Manson

5104 Edgewater Drive

Mound, MN”

**Jane Anderson** - "Dear City Board Members.

First, I want to thank you for your commitment to our City Council. I imagine it might feel "Thank-less" at times; especially at the "Eleventh Hour" or "Bottom of the Ninth" when you receive emails from residents asking you to PAUSE on something you've been working literally years on.

It has come to my attention that Mayor Salazar is prepared to sign a drafted Purchase Agreement (posted on the City of Mound website) for the sale of 2.4 acres of green space at Harbor District to Lifestyle Communities for the price of mere \$700K to build 52-unit Senior Living Condos. I RESPECTFULLY REQUEST YOU DO NOT SIGN THAT DOCUMENT TOMORROW.

That piece of property is a GEM! It is at a unique location where Dakota Trail meets Lake Minnetonka. It is located at our Town Center. Let's not sell that property. Lets keep it for ourselves. Lets create a beautiful, inviting park with trees and park benches, or dog park, or pickeball court; then businesses will WANT to come here.

PLEASE, can we form a thoughtful, strategic ECONOMIC DEVELOPMENT COMMITTEE to actively go out and recruit businesses. Our neighboring communities (Victoria, Waconia, Chaska) have successfully developed commerce to bring in businesses and along with it, tax revenue. If nothing else, our world is much different because of Covid-19 than it was even since February when this project was approved.

Thank you for your consideration,

Jane Anderson

5060 Edgewater Drive

Mound, MN 55364"