



TO: Planning Committee

FROM: Michael Schroeder,

DATE: January 22, 2020

SUBJECT: Development Proposal for 2800 Wayzata Boulevard and Its Impacts on Theodore Wirth Regional Park

BACKGROUND

Lupe Development and Swervo are proposing a development at 2800 Wayzata Boulevard, a property situated east of and adjacent to Theodore Wirth Regional Park and located in the Bryn Mawr neighborhood. The developers are proposing to include, as a part of the development project, trail connections from the neighborhood to and into Theodore Wirth Regional Park. The developer is also proposing to construct stormwater management improvements within Theodore Wirth Regional Park to meet the project's stormwater management requirements. Both the trails and the stormwater facilities would occur easterly of Eloise Butler Wildflower Garden.

The developer's plans are at a preliminary stage. The intention of this discussion is to review key issues related to the development proposed and its impact on parkland. In particular, the stormwater management facilities proposed to be constructed on parkland would permanently occupy about 0.5 acres of parkland and would make difficult any other use in that area. In addition, the introduction of stormwater may result in changes to the landscape in this small part of the park; the implications of stormwater introduction have not been addressed in the developer's plans. The use of parkland to serve the development proposal's stormwater management needs is one of two ways in which the developer has proposed to deal with stormwater management; a second alternative would locate the stormwater management facility on the grounds of Anwatin Middle School.

Most significant in this discussion is the use of parkland to support private development. Even when the proposed development intends to deliver new and desired uses in a neighborhood, the Board of Commissioners would want to offer its opinion of the use of parkland to support that development in light of its greater mission to serve the recreation needs of park users and to protect significant natural resources within the city and its parklands.

RECOMMENDATION

This item is for discussion purposes.