

City of Excelsior
Hennepin County, Minnesota

MINUTES
EXCELSIOR WORK SESSION MINUTES

September 19, 2016

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:06 p.m.

Present: Councilmembers Beattie (arrived at 6:09 p.m.), Carlson (arrived at 6:19 p.m.), Caron, Miller and Mayor Gaylord

Absent: None

Also Present: City Manager Luger, Public Works Superintendent Amundsen, Planning Director Smith, Consulting Planner Richards, and City Clerk Orlofsky

2. AGENDA APPROVAL

Caron moved, Miller seconded, to approve the agenda. Motion carried 3/0.

3. 810 EXCELSIOR BOULEVARD PROPOSALS

Planning Director Smith provided the background information for the five proposals that were submitted for the 810 Excelsior Boulevard property.

The Council asked each applicant to give a brief description of their project in seven minutes or less.

Ron Clark with Ron Clark Construction and Design, addressed the City Council. Mr. Clark explained that they have proposed a three-story 26 attached condominiums, with underground parking that would start at \$627,000. The floor plans would be a combination of 2 bedrooms and 2 bedroom plus a den and sunroom ranging in size from 1300 - 2000 square feet. He added that he evaluated the sound at different elevation levels at this site and noticed that the passing trucks throughout the day are reaching 60 decibels as they roar past on Highway 7. They realized that those loud noise levels would not work for the type of development that they wish to have at this site. For that reason they have kept their building lower in scale.

Robb Miller with TE Miller Development, LLC, addressed the City Council. Mr. Miller explained that they are interested in a three-story building, with 59 market rate apartments with underground parking on this site. Their building would offer a community room with a roof deck.

Dan Jonhson, with Tegra Group, on behalf of High Street Residential, addressed the City Council. Mr. Johnson asked the City Council not to focus too much on the details of the project just yet. He explained that his client is interested in making a sizable investment into this property. He also explained that High Street Residential has a binding purchase agreement with Adele's for the sale of their site. Trammell and Crow Company is proposing a boutique luxury apartment, a four-story building, with 140 market rate apartments. Mr. Johnson encouraged the City Council to check out the project called "The Island" at the Carlson Parkway.

Timothy Nichols, from One Two One Development, addressed the City Council. Mr. Nichols, described the cooperative community that they proposed. They are an age restricted cooperative housing (62+). They propose to build a three-story building, with 66 units.

Todd Frostad, with David Weekly Homes, addressed the City Council. Mr. Frostad explained that as he looked at the needs of Excelsior, it was clear that reasonably priced single-family homes are something the City should protect and look for. He has proposed 15 detached, three story townhomes that would start at \$525,000.

Mayor Gaylord thanked the applicants for the information and for providing a brief description.

Caron added that she would like to have the discussion on these proposals at a public meeting and she would like the community to give more input on what direction they would like the Council to look at for this site.

Gaylord proposed to continue the review of these proposals at the October 3, 2016 City Council Meeting. The City Council agreed.

Caron asked for staff to look into the traffic impact of this site.

4. ADJOURNMENT

Beattie moved, Caron seconded, to adjourn at 7:04 p.m. Motion carried 5/0.

Respectfully submitted,

Ann Orlofsky
City Clerk