



WAYZATA, MINNESOTA



PANOWAY  
ON WAYZATA BAY

Active Living Hennepin Communities  
Thursday, September 21, 2023



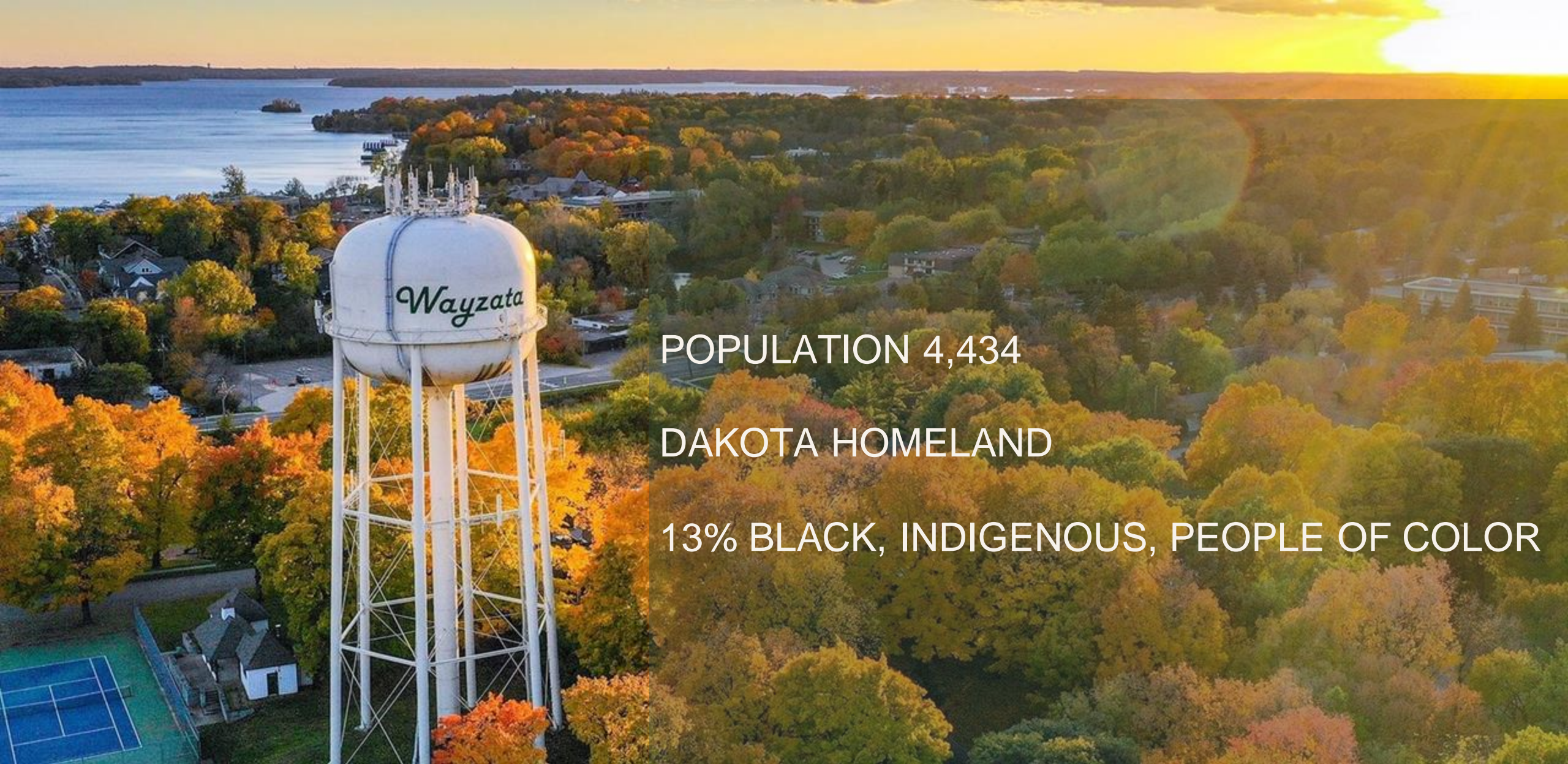
# Emily Goellner, AICP

*Community Development Director*

*City of Wayzata, Minnesota*







POPULATION 4,434

DAKOTA HOMELAND

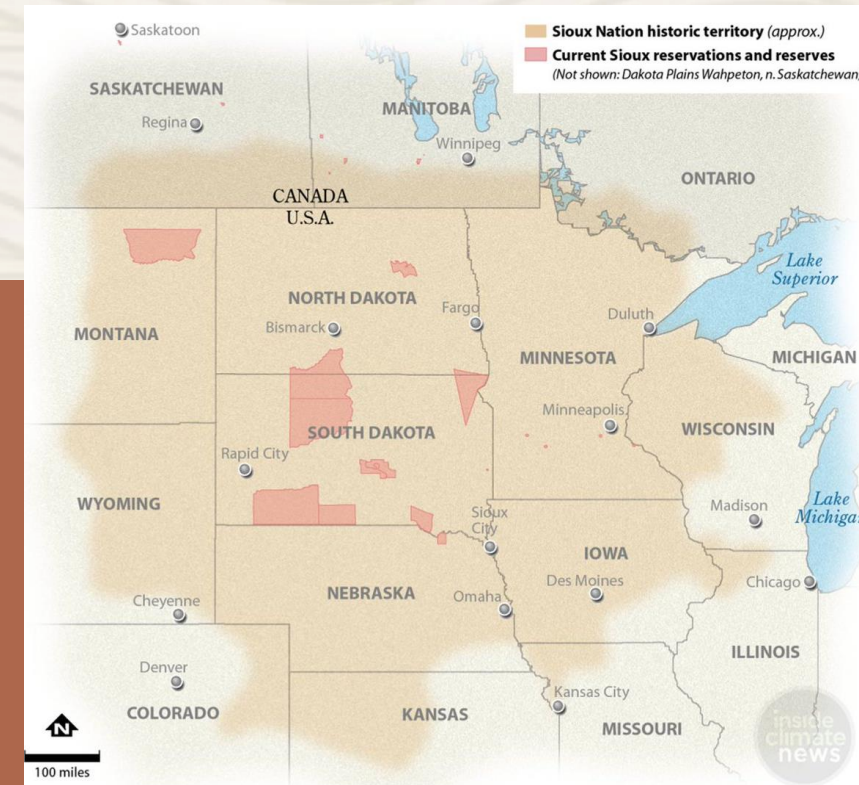
13% BLACK, INDIGENOUS, PEOPLE OF COLOR

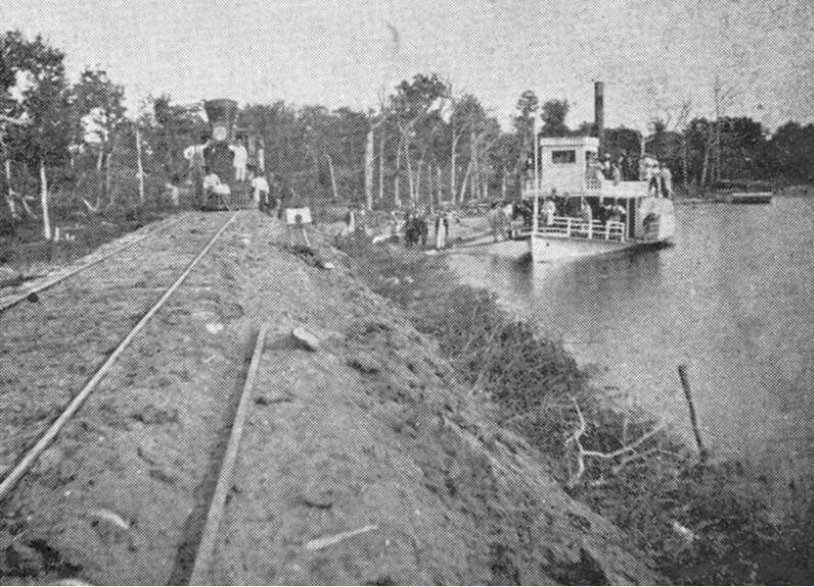
WAYZATA, MN



# Lakeshore History

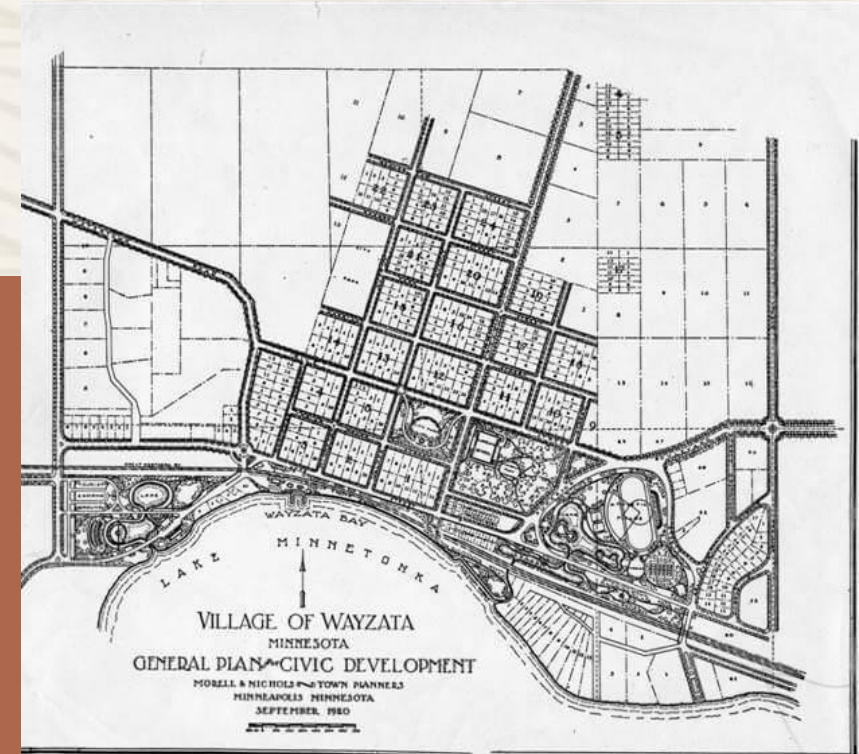
- ~ Očhéthi Šakówiŋ (Seven Council Fires)
- ~ Mdewakanton (Dwellers by Sacred Lake)
- ~ Mní iá Thánka (Lake Minnetonka)
- ~ Waziyata (North)





# Lakeshore History

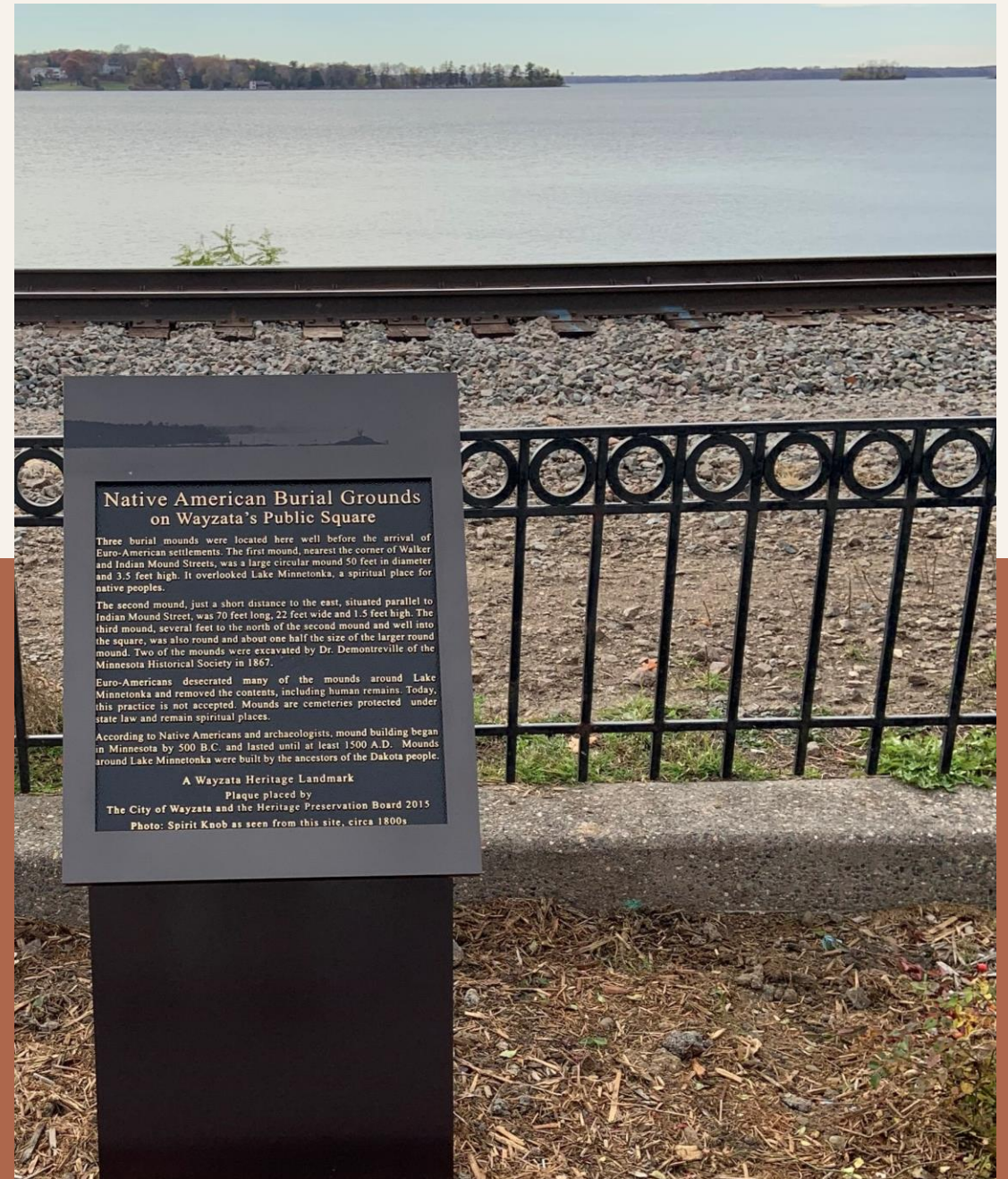
- ~ Europeans Settled in 1854
- ~ Railroad tracks laid in 1867
- ~ Resorts, Summer Cottages
- ~ Steamboats, Motor Boating, Sailing



# Native American Burial Mounds

On Wayzata's Public Square

- ~ Extracted for City Development
- ~ Tribal Leader Engagement
- ~ Dedication Ceremony

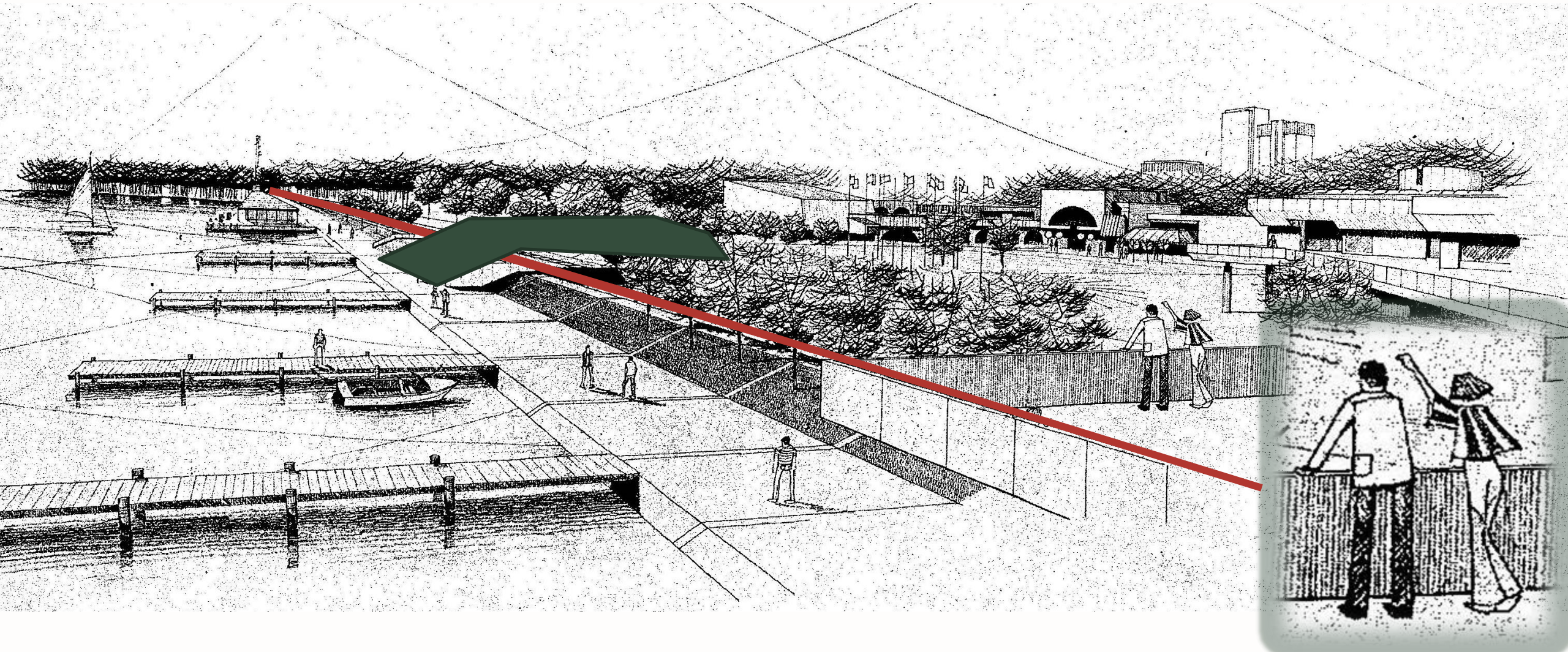


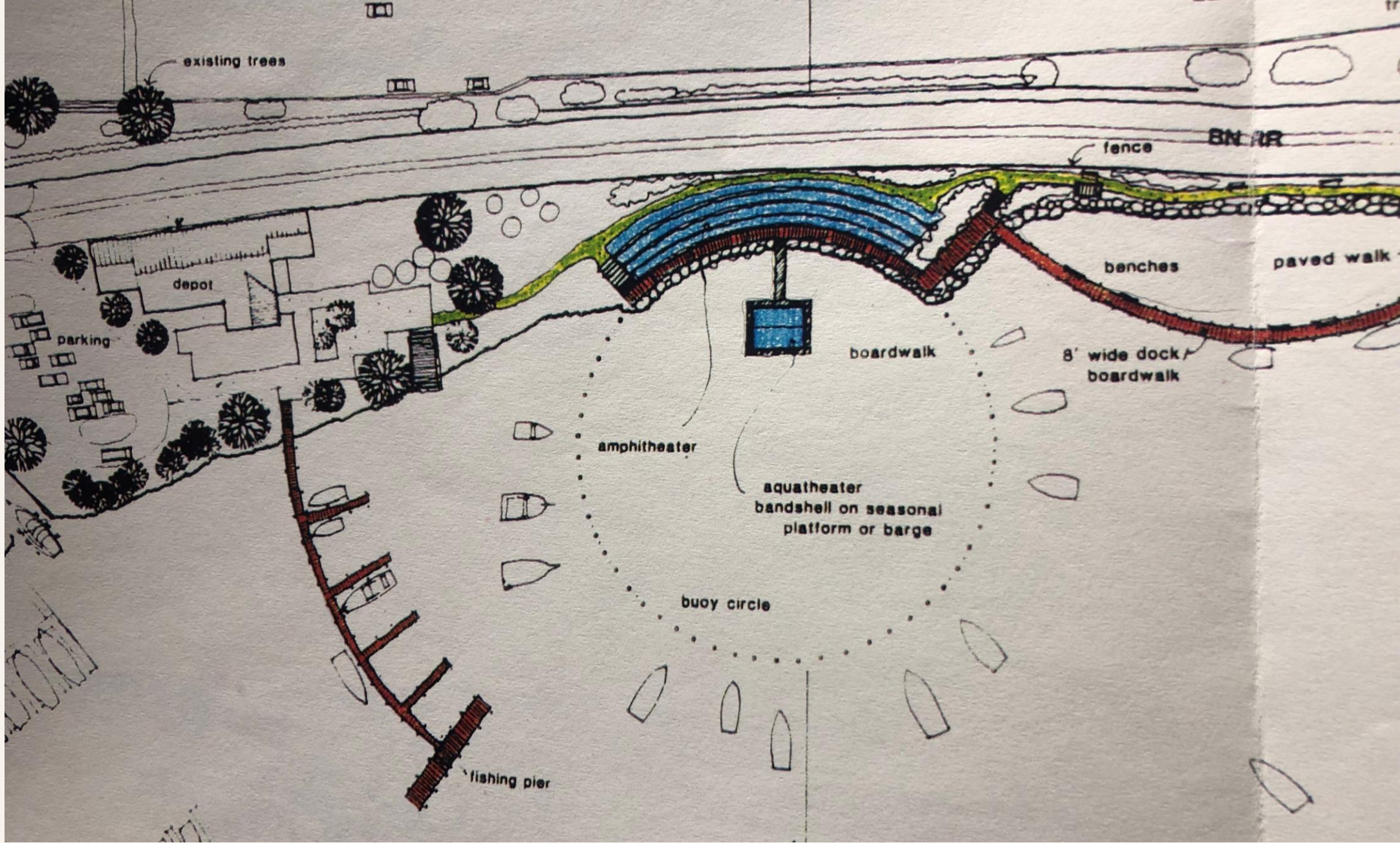
# WAYZATA BAY





# 1970 Wayzata Comprehensive Plan





1989 Waterfront Plan



An opportunity to strengthen the connection between downtown Wayzata and Lake Minnetonka, creating a unique and welcoming experience for residents and visitors.



# Jeffrey Dahl

*City Manager*

*City of Wayzata, Minnesota*





# PANOWAY

ON WAYZATA BAY

100+ Community Meetings

15+ Steering Committee Meeting

12+ Council Work Sessions

10+ Council Presentations

# A VISION

## DECADES IN THE MAKING



Phase  
COMPLETE

1



# Plaza Park

BEFORE



# Plaza Park

COMPLETED IMPROVEMENTS

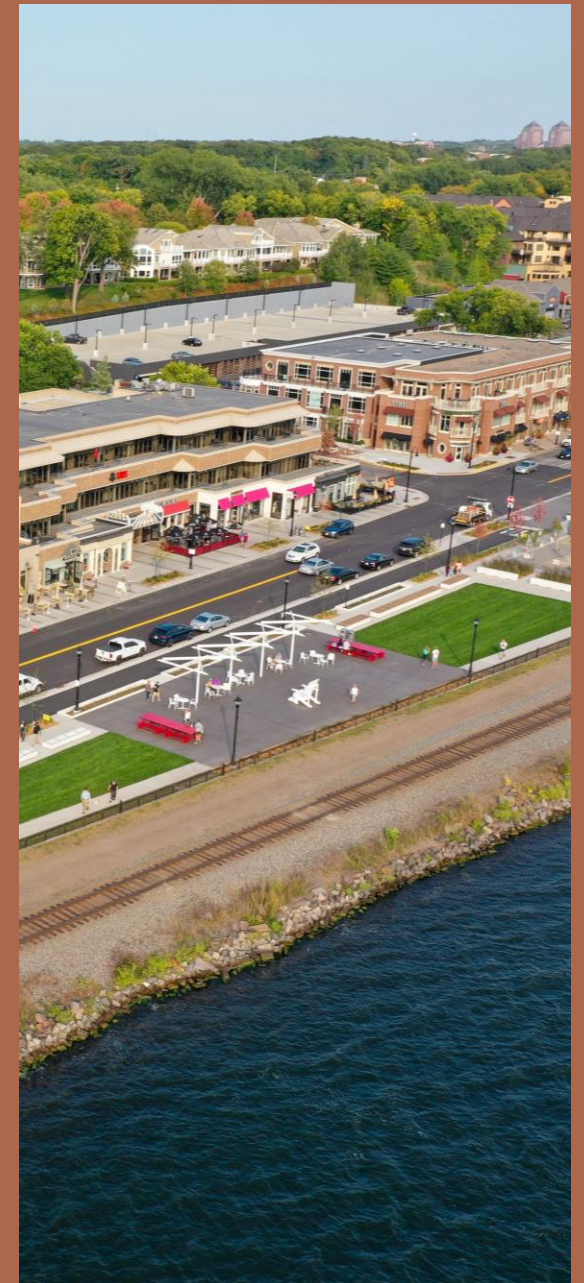


# Free Public Parking

Fee In Lieu of Parking Policy - \$10,000/space

Zoning for Shared Parking

Municipal Ramp	\$2.5 million	400 spaces
Lake & Barry Lot	\$2 million	150 spaces
Lake Street		40 spaces
City-owned lots		40 spaces





# Lake Street

BEFORE



# Lake Street

## COMPLETED IMPROVEMENTS



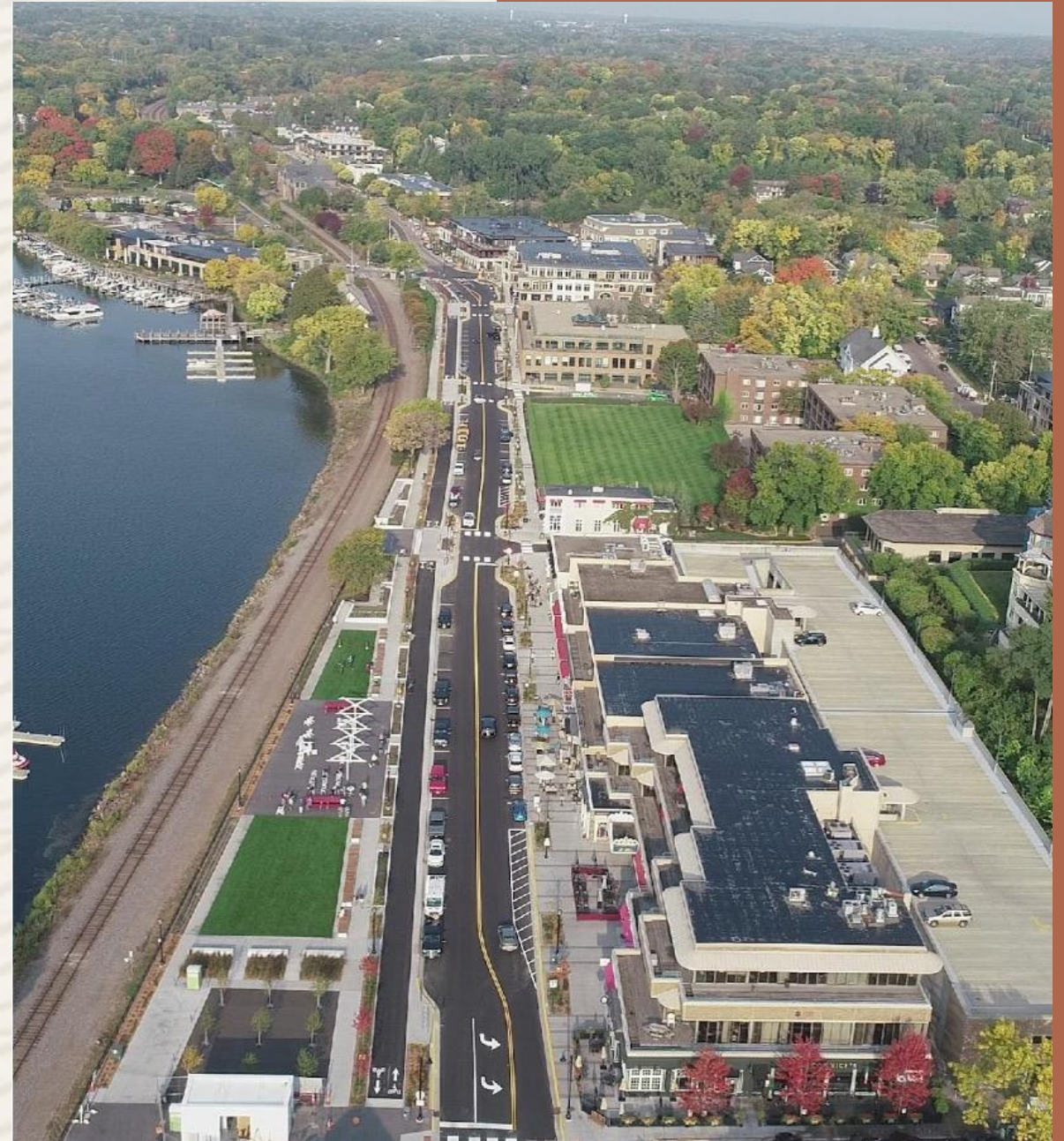
# Fountain

## COMPLETED AMENITIES

# Phase 1 Funding

## Lake Street Reconstruction 2020

City CIP	\$10 million
TIF 6 District	\$1 million
<b>Total Cost</b>	<b>\$11 million</b>



# FUNDING MODEL

PUBLIC

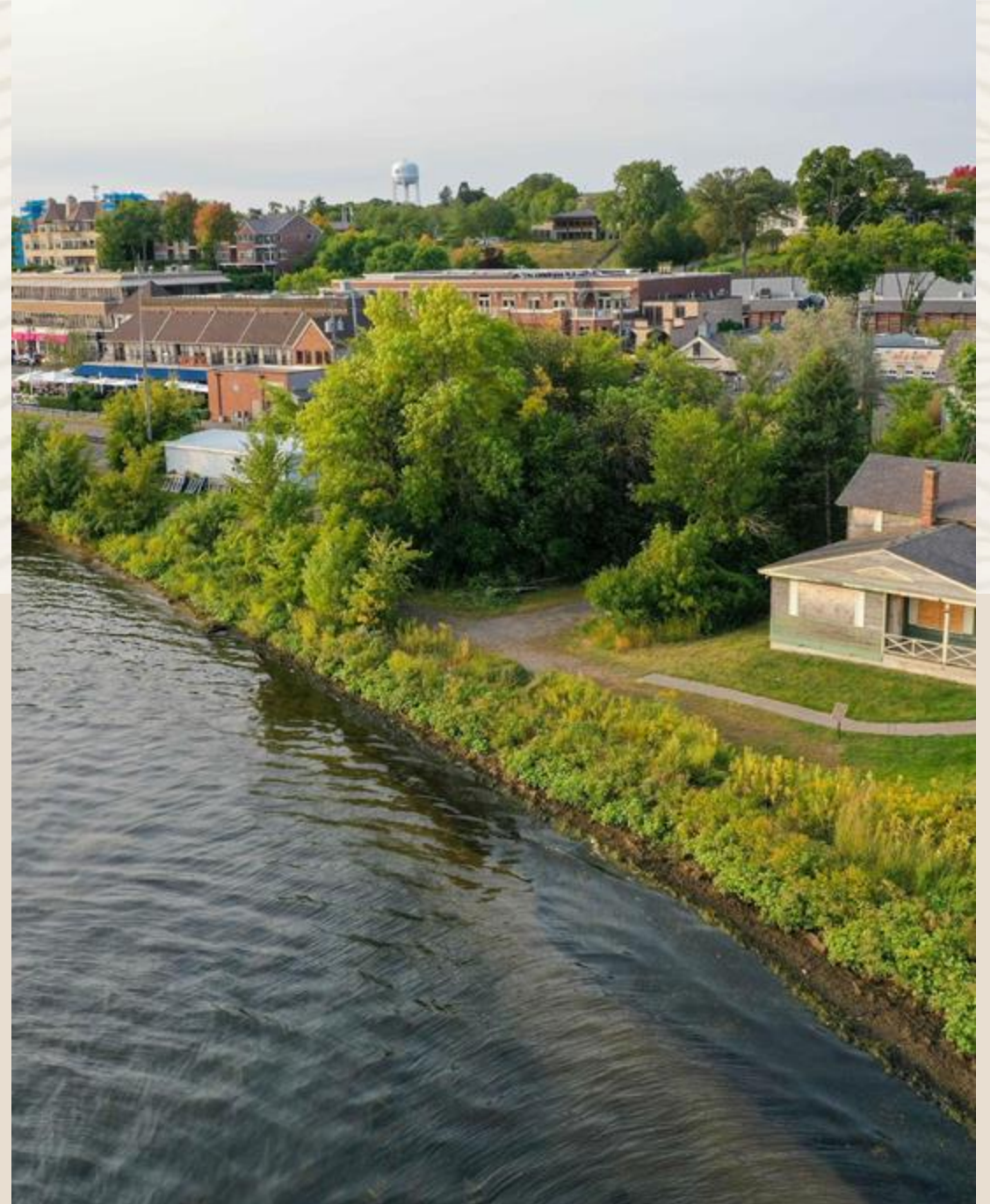
75%

\$17m

PRIVATE

25%

\$6m



# Public Private Partnership



# WAYZATA



# CONSERVANCY

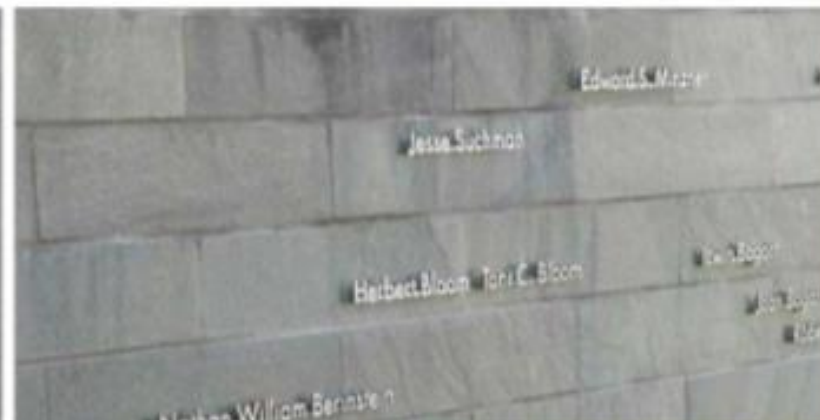
A 501 (c3) non-profit whose mission is to support implementation of Panoway on Wayzata Bay by undertaking efforts to raise private funds, advocate for the support and long-term success of the project and collaborate with the City and its Partners so their mutual efforts are aligned.





# RECOGNIZING COMMUNITY

Dedications Tributes Education



# Emily Goellner, AICP

*Community Development Director*

*City of Wayzata, Minnesota*





# IMPROVING ACCESS TO THE LAKE

- 1 A Lakeside Boardwalk
- 2 Upgrades to Depot Park (Amenities & Access)
- 3 Creation of Additional Wetlands and Eco Park
- 4 Enhanced Safety at Railroad Crossings





# Boardwalk

FUTURE

& Shoreland Restoration

# Phase 2A Funding

## Lakewalk & Community Docks

City CIP	\$1 million
TIF 6 District	\$6 million
State of MN Bonding	\$4 million
Fundraising	\$1 million
<b>Total Cost</b>	<b>\$12 million</b>



# TIF District 6

## Downtown West



Substandard Buildings in 2017

Consists of 24 parcels and ROW

Redevelopment TIF District

26 Year Term

Original Market Value  
\$39 million

2022 Market Value  
\$92 million

Market Value at  
Completion  
\$122 million  
(312% increase)

# TIF District 6

## Downtown West

### Special Legislation 2022

- Use TIF District 6 increment for design and construction of lakefront boardwalk and boat slips
- Not located in the TIF District
- Legislation deems these as expenditures within the TIF District



# Bonding

## \$4 million in 2020 Bonding Bill

- Lobbyist Lockridge Grindal Nauen
- House Rep. and Senator authored bills
- Capital Investment Committee tours
- Hearings at the Capitol
- Requested \$10 million, received \$4 million
- Extensive administrative and legal tasks





# Food & Beverage Destination

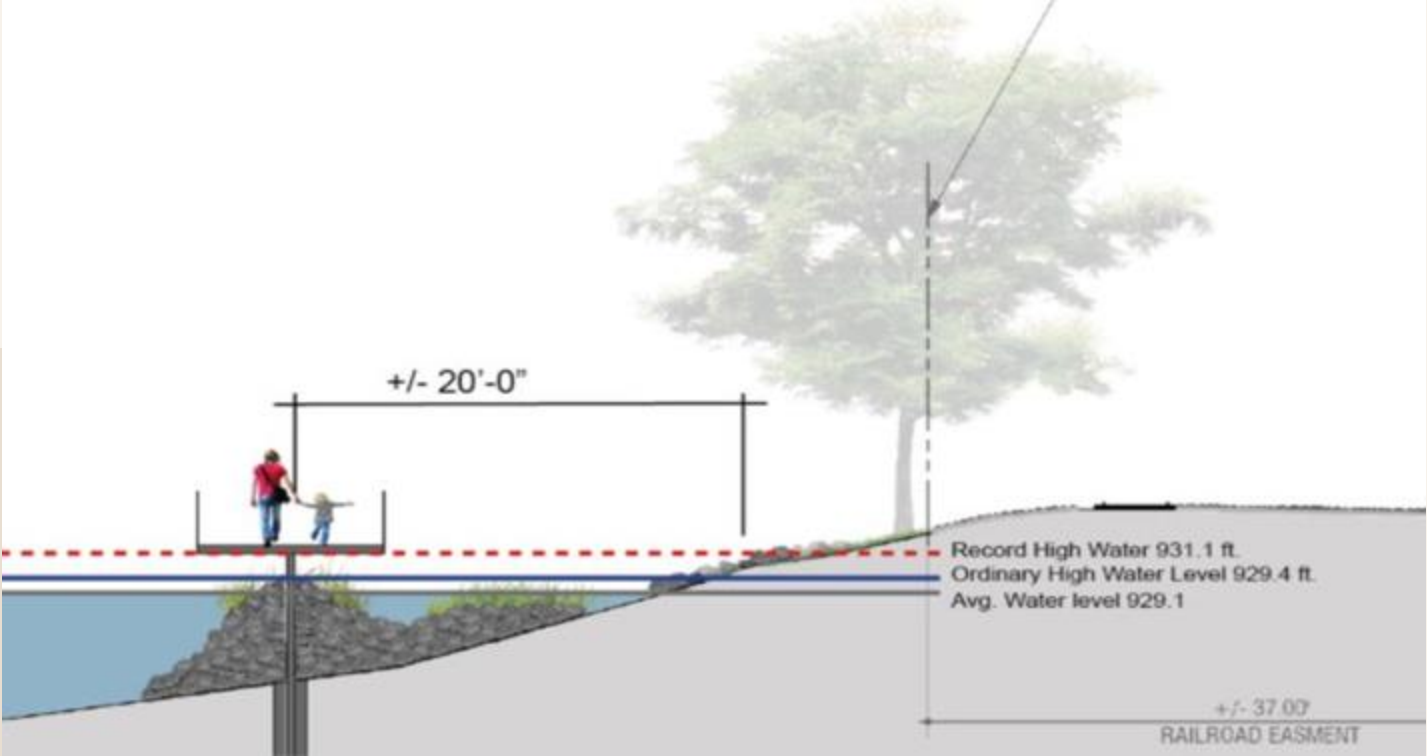
32 establishments

Taxable Sales 2022 = \$59 million

Sales from customers  
living outside Wayzata = 89%



# CONSTRUCTION STAGING



# Nick Kieser, AICP

*Parks Planner*

*City of Wayzata, Minnesota*



# Panoway District Committee



## Representatives

- Council Members
- Chamber of Commerce
- Wayzata Conservancy
- Business Owners
- Residents
- City Staff (Police, Public Works, Planning, Communications)



## Main Discussion Items

- Public Safety
- Operations & Maintenance
- Events and Programming
- Future Phases



1. Community Docks | 2. Depot Park | 3. Shoreline Restoration  
4. Boardwalk | 5. Section Foreman House | 6. Eco Park



# PRESERVING WAYZATA'S HISTORY

1

Restoration of 1902 Section Foreman's House & Adaptive Use for Lakeshore Learning Center



2

Plaque Honoring Burial Mounds



3

Two Nationally Registered Historic Places

4

Adding Amenities & Greater Accessibility to 1906 Depot



SECTION FOREMAN HOUSE



WAYZATA DEPOT



CURRENT



House



# Section Foreman House

PLAN | PHASE 2B

Cushing  
Terrell



# Phase 2B Funding

Section Foreman House 2024

City CIP	\$0
TIF 6 District	\$0
Fundraising	\$1.5 million
<b>Total Cost</b>	<b>\$1.5 million</b>





# Depot Park

FUTURE

& Community Docks



# Depot Park

PLAN

& Community Docks



# IMPROVING THE LAKESIDE ECOSYSTEM

5,000 SQUARE FEET OF POLLINATOR HABITAT

RESTORING 1,000 + FEET OF LAKE EDGE

STORMWATER BMPs

UPDATED IRRIGATION





# Eco Park

CURRENT

& Lakeshore Learning Center



# Eco Park

PLAN | FUTURE

& Lakeshore Learning Center



# ECO PARK

CREATING A LIVING CLASSROOM



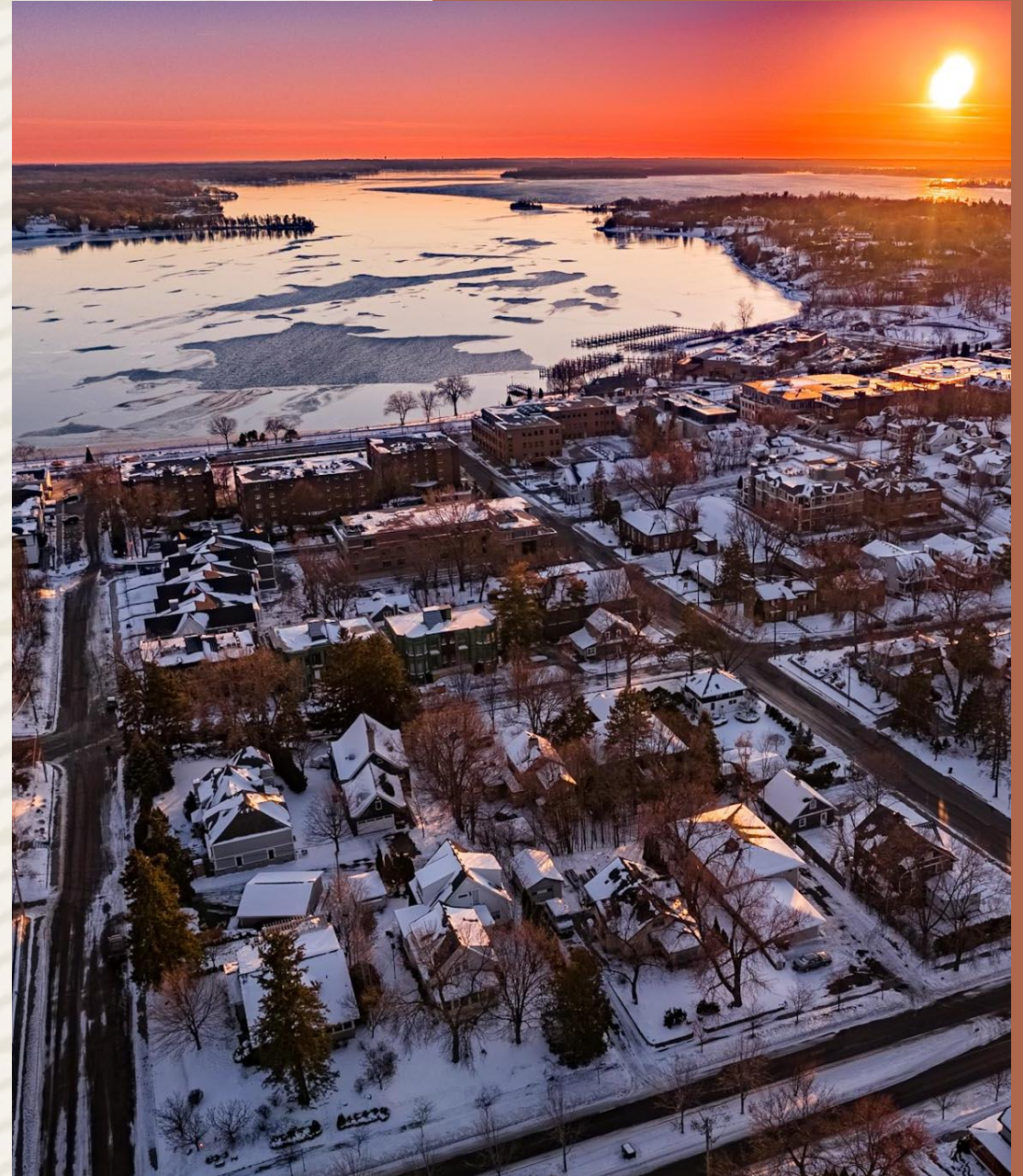
# Phase 3 Funding Plan

Depot & Eco Parks, Charter Docks  
BNSF Waterfront Land Acquisition

State of MN Bonding  
(2024 Request Submitted) \$10 million

Fundraising \$1 million

**Total Cost \$11 million**





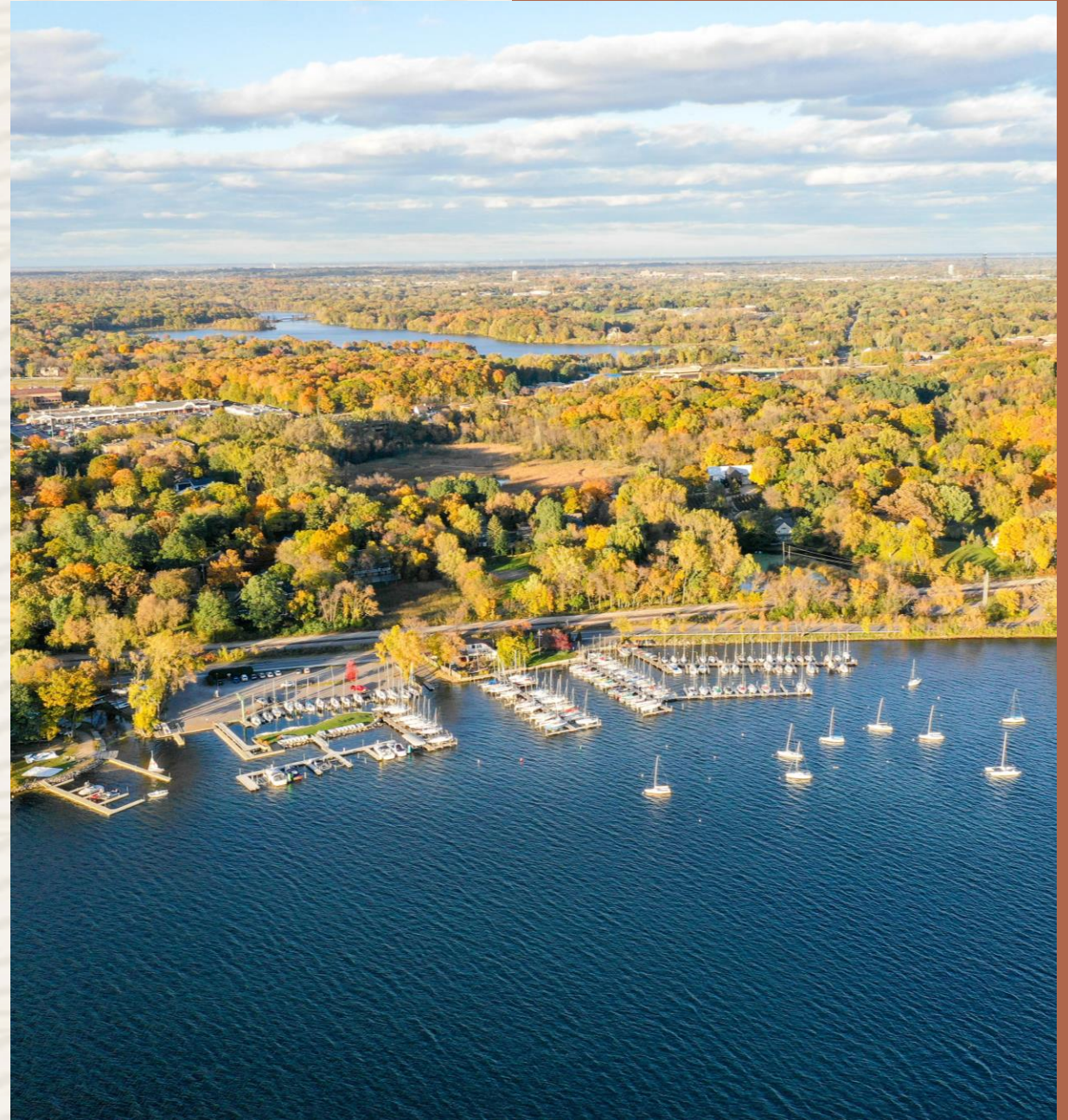
# Operations & Maintenance

Fundraising

\$1 million

**Total Cost 10 years**

**\$1 million**



# Lessons Learned

**Maintenance  
Expectations –  
Financial Impact**

**Vision to  
Fruition took  
Decades**

**Council Member  
Engagement**

**Co-Leadership**

**Trust Building &  
Maintaining  
Relationships**





**SHARED EXPERIENCES**  
bring people closer  
together

# TURNING VISION



INTO REALITY



THANK YOU!

# Questions?

