

## **MEDINA CITY COUNCIL SPECIAL MEETING MINUTES OF JUNE 24, 2003**

The City Council of Medina, Minnesota met in special session on June 24, 2003 at 6:40 p.m. at Medina City Hall. Mayor Phil Zietlow presided.

**Members present:** Workman, Lane, Zietlow, Smith

**Members absent:** Brinkman

**Also present:** Medina City Administrator Chad Adams, Kathy Anderson with KKE Architects. Randy Hughes from the Park Commission. Marilyn Fortin, Lenny Leuer, Bill Loe, and Ron Johnson from the Planning Commission.

### **KKE Presentation - Kathy Anderson, AIA**

Anderson explained the purpose of her presentation is to help inform and educate the Council on design options for various developments.

Anderson provided a background of KKE and projects they have worked on in communities. She stated that they have worked with big box developers on several occasions, as well as premiere developers.

A power-point presentation was provided that displayed slides of projects KKE has worked on.

Anderson discussed KKE's work on the Arbor Lakes development. She stated the City subsidized the development. She commented the Uptown Hamel project may not be suitable for a mixed-use development that would involve lower level commercial with residential above.

Anderson discussed KKE's work on a development project in Blaine. She displayed big box stores with "extensive modulation." She stated that the City of Blaine helped with the road infrastructure for the development. As a general rule for retail development, Anderson explained that a project should be no more than 10,000 square feet per acre.

Anderson reviewed KKE's involvement with developments such as Woodbury Village, Chaska, Golden Valley Commons, Plymouth Station, Maple Grove, and St. Cloud. She added that the Golden Valley Commons project consisted of "timeless architecture." She stated the Plymouth Station development consisted of 15 acres, and included a 45' berm as the project was close to residential development.

### **General Discussion**

Lenny Leuer questioned Anderson on her opinion of the outlet mall in Albertville. Anderson stated it is successful and is drawing from people North Dakota.

Discussion was held on big box development. Anderson stated big box development can be an engine for smaller development. Workman commented that Medina's focus is on large lot development and that a big box project and Uptown Hamel development should connect with the same theme. Anderson commented that any retail development in the Urban Commercial area (includes the Cates property) would help Uptown Hamel.

Bill Loe questioned the need for wanting a retailer in Medina and why anything needs to be done with Uptown Hamel.

Anderson addressed two options for guiding a property. One is for a city to own the property. And the second is to get the landowner on board.

Discussion was held on the Uptown Hamel Development. Anderson stated service type uses might best fit Uptown Hamel and that mixed used projects with residential above commercial may be tough to accomplish in Uptown Hamel. She added that retail development in Uptown Hamel might be difficult. She stated that more housing in Uptown Hamel would be good.

Jim Lane left the meeting at 8:30 p.m.

Discussion was held on a theme for the Uptown Hamel Development or Urban Commercial area. Workman stated that attractive ponding and architecture should be a part of Urban Commercial area. Zietlow suggested using the Uptown Hamel theme to connect to the Urban Commercial area. Workman added that one developer might be needed in Uptown Hamel to buy land and to accomplish theme goals.

No consensus was reached on a theme for the Urban Commercial Area. Smith suggested taking a closer look at the Uptown Hamel Theme to see if this is what the Council desires for the Urban Commercial Area.

### **Adjournment**

Workman moved, and Smith seconded to adjourn at 8:50 p.m.

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Phil Zietlow, Mayor

Attest:

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Chad M. Adams, City Administrator