



Northfield Fire Station Expansion Design Approval

October 3, 2017

Council Review

- Site Plan
 - Bike/Ped Trail
 - Boat Launch
- Building Elevation
 - aesthetic
 - materials
- Gateway Considerations – landscaping, hardscaping, public art, etc.
 - Highway 3
 - 5th Street
 - Ames Park corridor (Proposed City cost)

City Guiding Documents

- Comprehensive Plan
- City of Northfield Gateway Corridor Improvement Plan (May 2012)
- Downtown Northfield Streetscape Framework Plan (May 2006)

TH3 and 5th Street Gateway

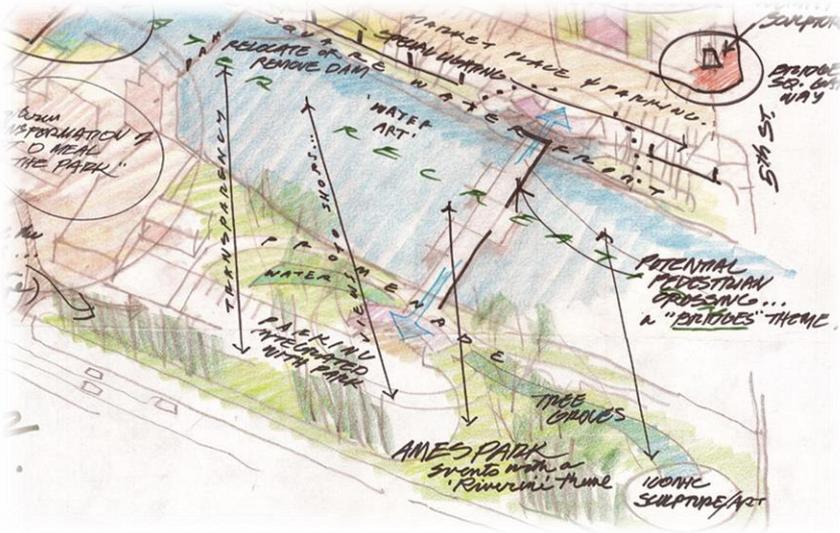


Downtown Northfield Streetscape Framework Plan (May 2006)

- Define as a gateway into the Downtown
- Improve views and connection into the Downtown area

“...has been designed to extend the edge of the Downtown to TH 3”

TH3 and 5th Gateway



Northfield Roundtable Notes from
Worksession February 3, 2012



Downtown Northfield Streetscape Framework Plan (May 2006)

Landscape – Context Plan

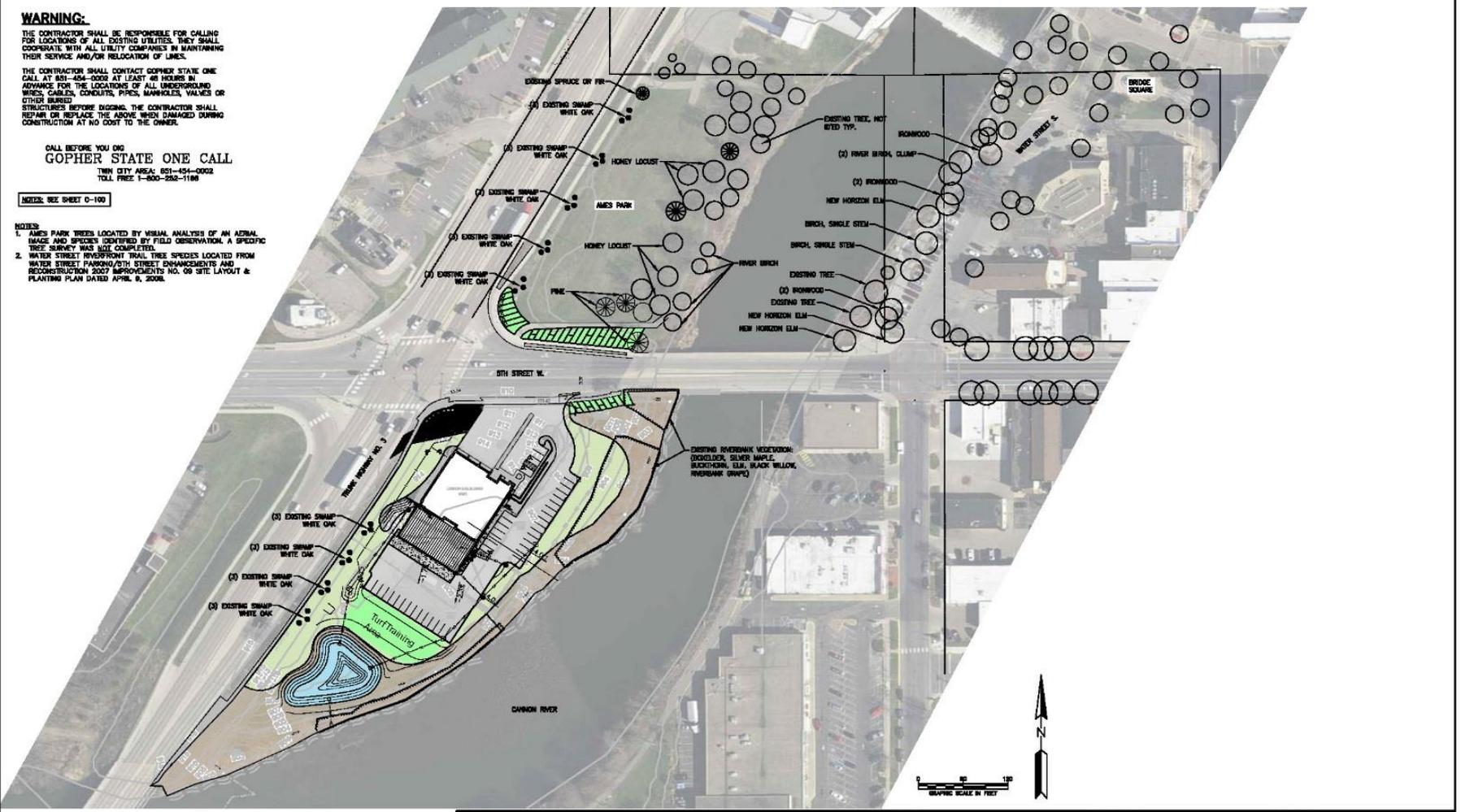
P:\Projects\2017\20170401\20170401.dwg

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 851-454-5000 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE BEGINNING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 851-454-5000
 TOLL FREE: 1-800-252-1188

INDEX: SEE SHEET 0-100

NOTES:
 1. AMES PARK TREES LOCATED BY VISUAL ANALYSIS OF AN AERIAL IMAGE AND SPECIES IDENTIFIED BY FIELD OBSERVATION. A SPECIFIC TREE SURVEY WAS NOT COMPLETED.
 2. WATER STREET RIVERFRONT TRAIL TREE SPECIES LOCATED FROM WATER STREET PARKING/DTH STREET ENHANCEMENTS AND RECONSTRUCTION 2007 IMPROVEMENTS NO. 08 SITE LAYOUT & PLANTING PLAN DATED APRIL 9, 2008.



REV	DESCRIPTION	DATE	BY	APP	REV DATE

NOT FOR CONSTRUCTION

CONSULTANT

 Responsive partner. Exceptional outcomes.

PROJECT TITLE
NORTHFIELD FIRE STATION ADDITION
 CITY OF NORTHFIELD

SHEET TITLE			
LANDSCAPE CONTEXT			
OWN BY	OWN'D	APPRO	DATE
MALES			APRIL 2017
PROJECT NO.	SHEET NO.	SCALE	REV NO.
	L-101	AS SHOWN	

Landscape – Planting

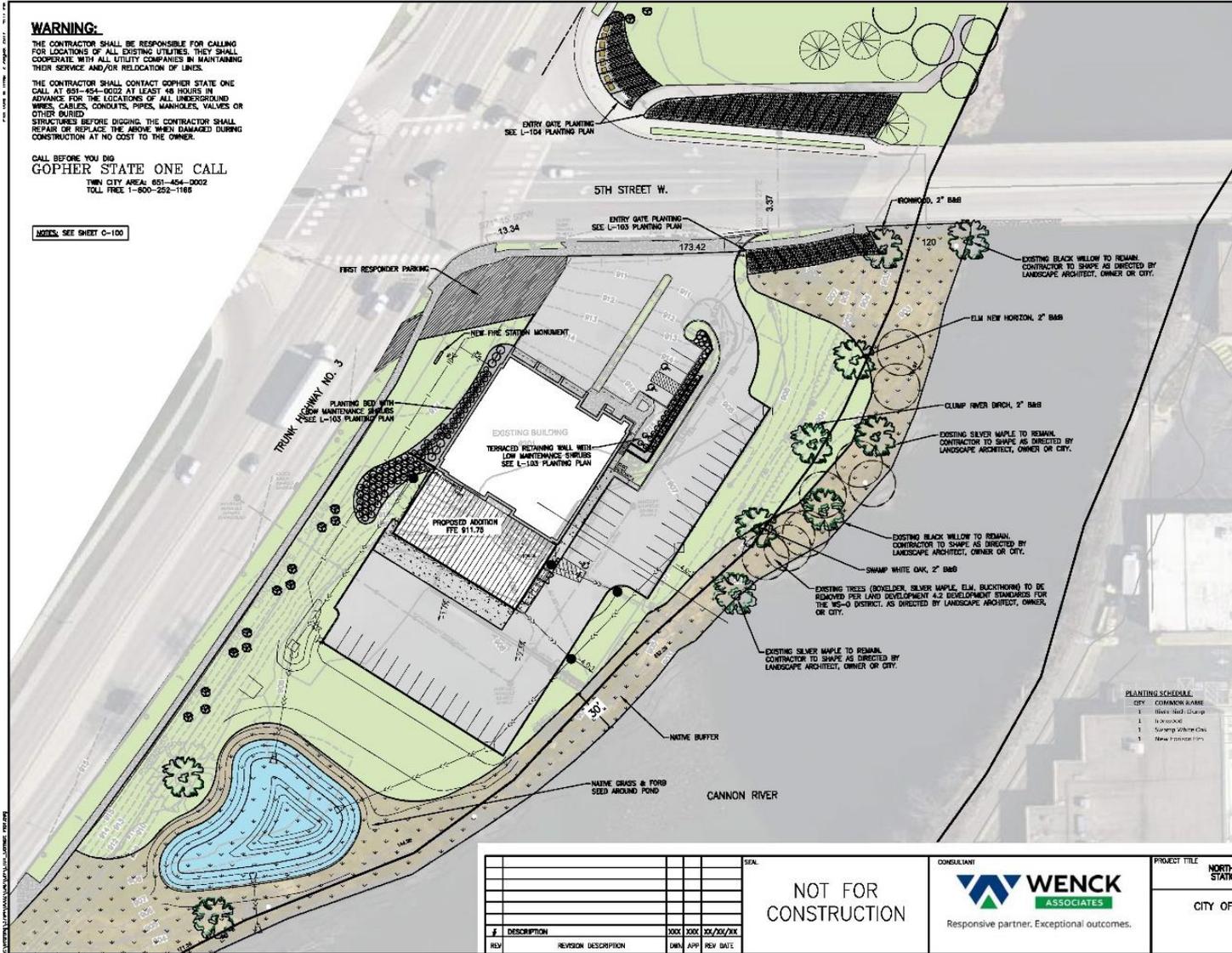
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 851-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

NOTES: SEE SHEET C-100



Native planting next to sidewalk in Water Streets Park. Planting Pallet for Entry Gate taken from plantings in Water Street Park.



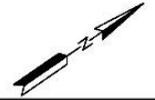
Native planting with native seeding behind for River Buffer at Water Street Park.



Tree spacing at Ames Park just north of the project site.

PLANTING SCHEDULE

CITY	COMMON NAME	LOTUS NUMBER	HEIGHT	WIDTH	SPACING	SIZE
1	Black Birch Group	014	12'	40'	10' x 10'	2' x 6.5'
1	Blackwood	015	42'	25'	10' x 10'	2' x 6.5'
1	Swamp White Oak	016	10'	10'	10' x 10'	2' x 6.5'
1	Swamp White Oak	017	10'	10'	10' x 10'	2' x 6.5'



REV	DESCRIPTION	DATE	BY	CHKD	APPD

NOT FOR CONSTRUCTION

CONSULTANT

Responsive partner. Exceptional outcomes.

PROJECT TITLE
NORTHFIELD FIRE STATION ADDITION

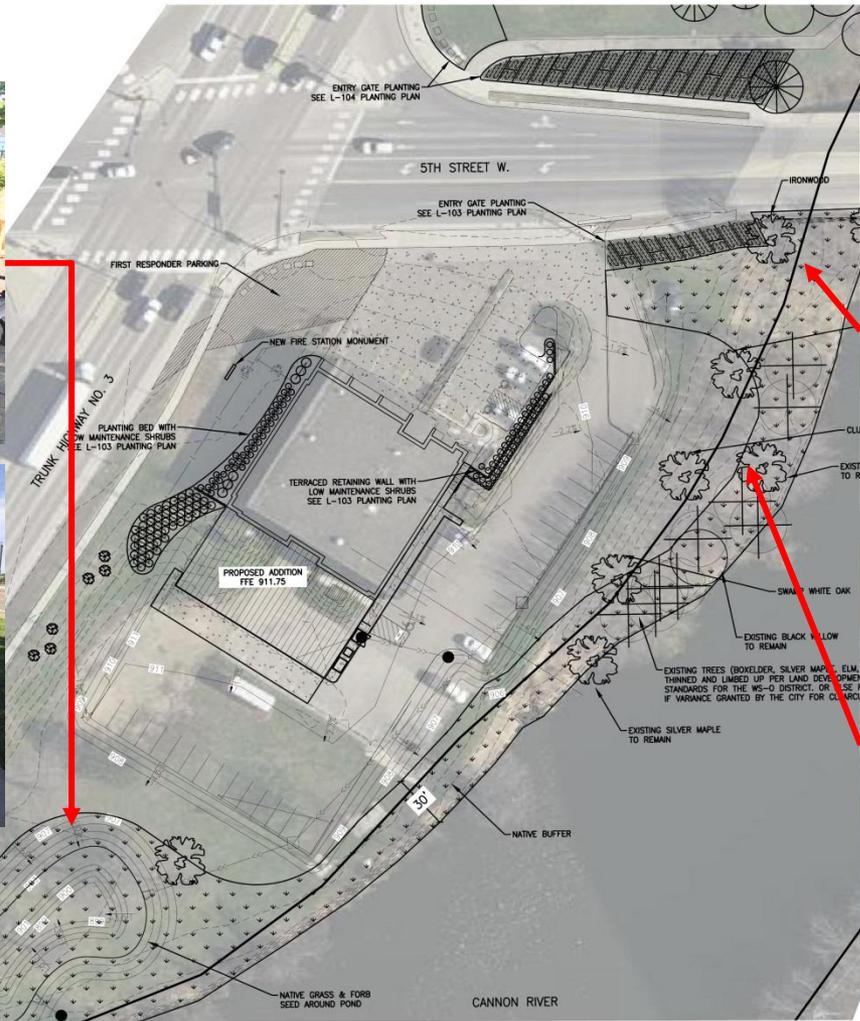
CITY OF NORTHFIELD

SHEET TITLE			
LANDSCAPE PLAN OVERVIEW			
DESIGNED BY	DATE	APPROVED	DATE
JMS	APRIL 2017	JMS	APRIL 2017
PROJECT NO.	SHEET NO.	SCALE	REV. NO.
	L-102	AS SHOWN	

Landscape – Planting

10 July 2017 4:14 PM

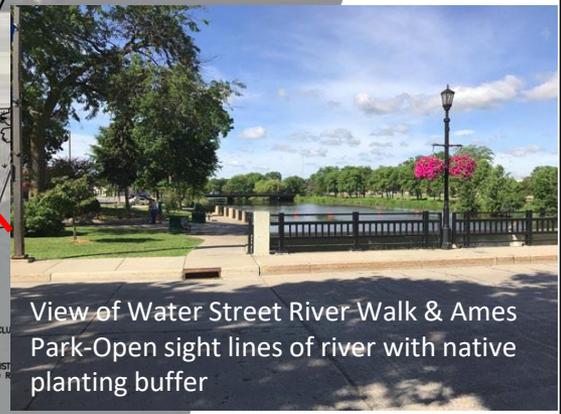
WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.



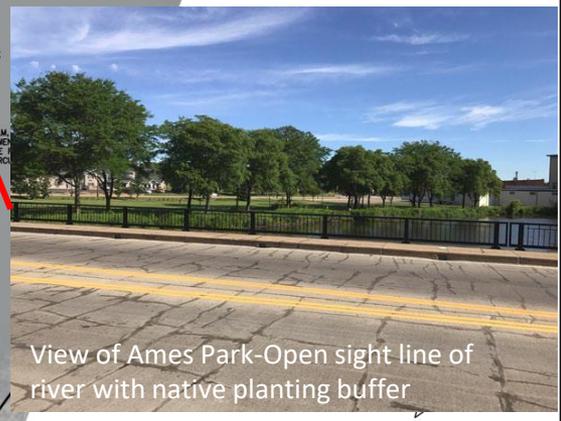
Low maintenance native planting.



Existing open sight line of river on south portion of project.



View of Water Street River Walk & Ames Park-Open sight lines of river with native planting buffer



View of Ames Park-Open sight line of river with native planting buffer

10 July 2017 4:14 PM

#	DESCRIPTION	XXX	XXX	XX/XX/XX
REV	REVISION DESCRIPTION	OWN	APP	REV DATE

NOT FOR CONSTRUCTION

CONSULTANT

Responsive partner. Exceptional outcomes.

PROJECT TITLE	NORTHFIELD FIRE STATION ADDITION
CITY OF NORTHFIELD	

SHEET TITLE	LANDSCAPE PLAN OVERVIEW
OWN BY	MJS
CHK'D	
APP'D	
DATE	APRIL 2017
SCALE	AS SHOWN
PROJECT NO.	
SHEET NO.	L-102
REV NO.	

Landscape – Planting



Juniper Degroots Spire

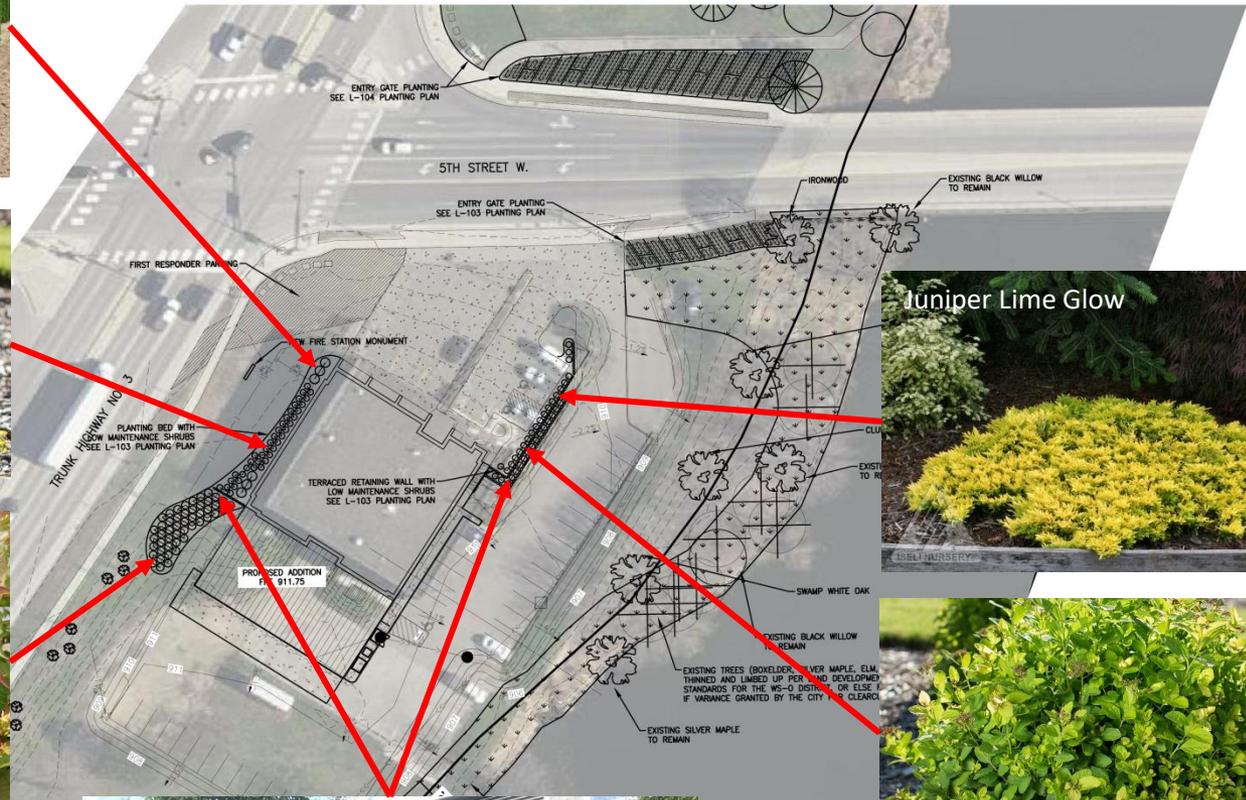
CALL BEFORE YOU DIG
GOPHER STATE ONE CALL



Spirea Pink Sparkler



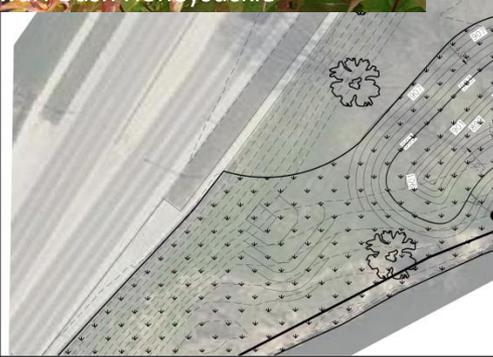
Dwarf Bush Honeysuckle



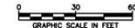
Juniper Lime Glow



Spirea Pink Sparkler



Terraced Retaining Walls



CONSULTANT

Responsive partner. Exceptional outcomes.

PROJECT TITLE	NORTHFIELD FIRE STATION ADDITION	
CITY OF NORTHFIELD		

SHEET TITLE				LANDSCAPE PLAN OVERVIEW	
OWN BY	CHK'D	APP'D	DATE	DATE	
MJS			APRIL 2017	APRIL 2017	
PROJECT NO.	SHEET NO.	SCALE		AS SHOWN	REV NO.
	L-102				

Landscape – Planting

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 801-454-0022 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 801-454-8002
 TOLL FREE: 1-800-252-1100

SEE SHEET C-102



Bush Honeysuckle



Lime Glow Juniper



Degroot's Spire Arb.



Spirea Pink Sparkler



Sedium Autumn Fire



Orange Coneflower



Prairie Dropseed



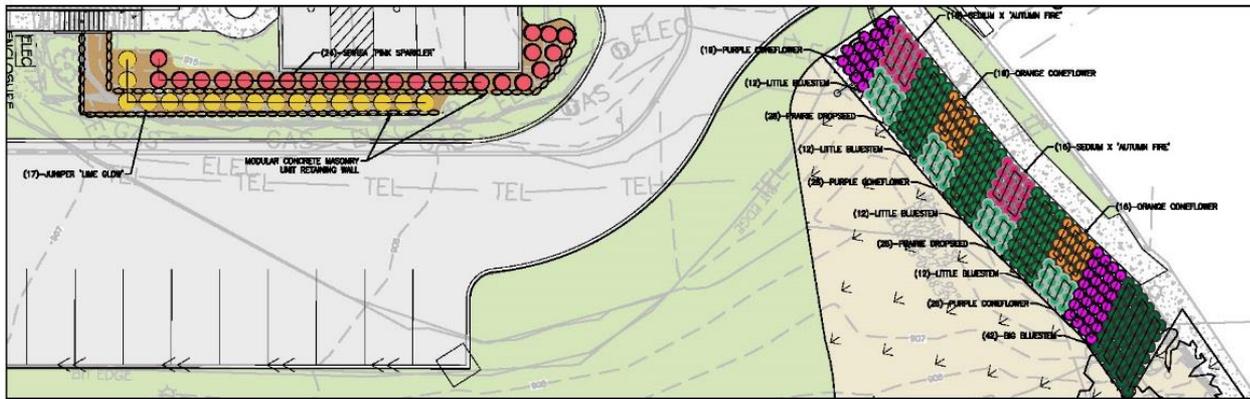
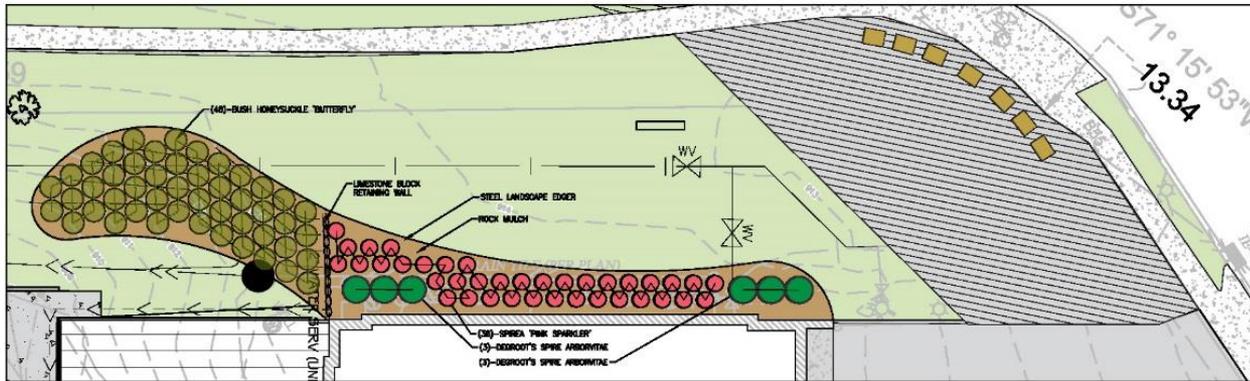
Purple Coneflower



Little Bluestem



Big Bluestem



PLANTING SCHEDULE:

QTY	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	NOTE
45	Bush Honeysuckle	Diervilla lonicera	3'-4'	3'	PER PLAN	42 PCT
37	Juniper Lime Glow	Juniperus horizontalis 'Lime a Glow'	12'	3'-4'	PER PLAN	45 PCT
18	Spirea Pink Sparkler	Spirea xanthocarpa 'Pink Sparkler'	3'-4'	3'-4'	PER PLAN	42 PCT
9	Juniper Degroot's Spire	Thuja occidentalis 'Degroot's Spire'	120-125'	3'-4'	PER PLAN	42 PCT
42	Big Bluestem	Andropogon gerardii	4'-6'	1.5'	PER PLAN	45 PCT
45	Little Bluestem	Schizachyrium scoparium	3'-4'	2'	PER PLAN	45 PCT
20	Prairie Dropseed	Spicisporus heterostachyus	2'	2'	PER PLAN	45 PCT
47	Purple Coneflower	Echinacea purpurea	2'-3'	1.5'	PER PLAN	45 PCT
32	Orange Coneflower	Rudbeckia hirta var. 'goldstrum'	2'-3'	1.5'	PER PLAN	45 PCT
32	Sedium Autumn Fire	Sedum 'Autumn Fire'	1.5'	1'	PER PLAN	45 PCT



#	DESCRIPTION	DATE	BY	APP	REV

NOT FOR CONSTRUCTION



PROJECT TITLE: NORTHFIELD FIRE STATION ADDITION

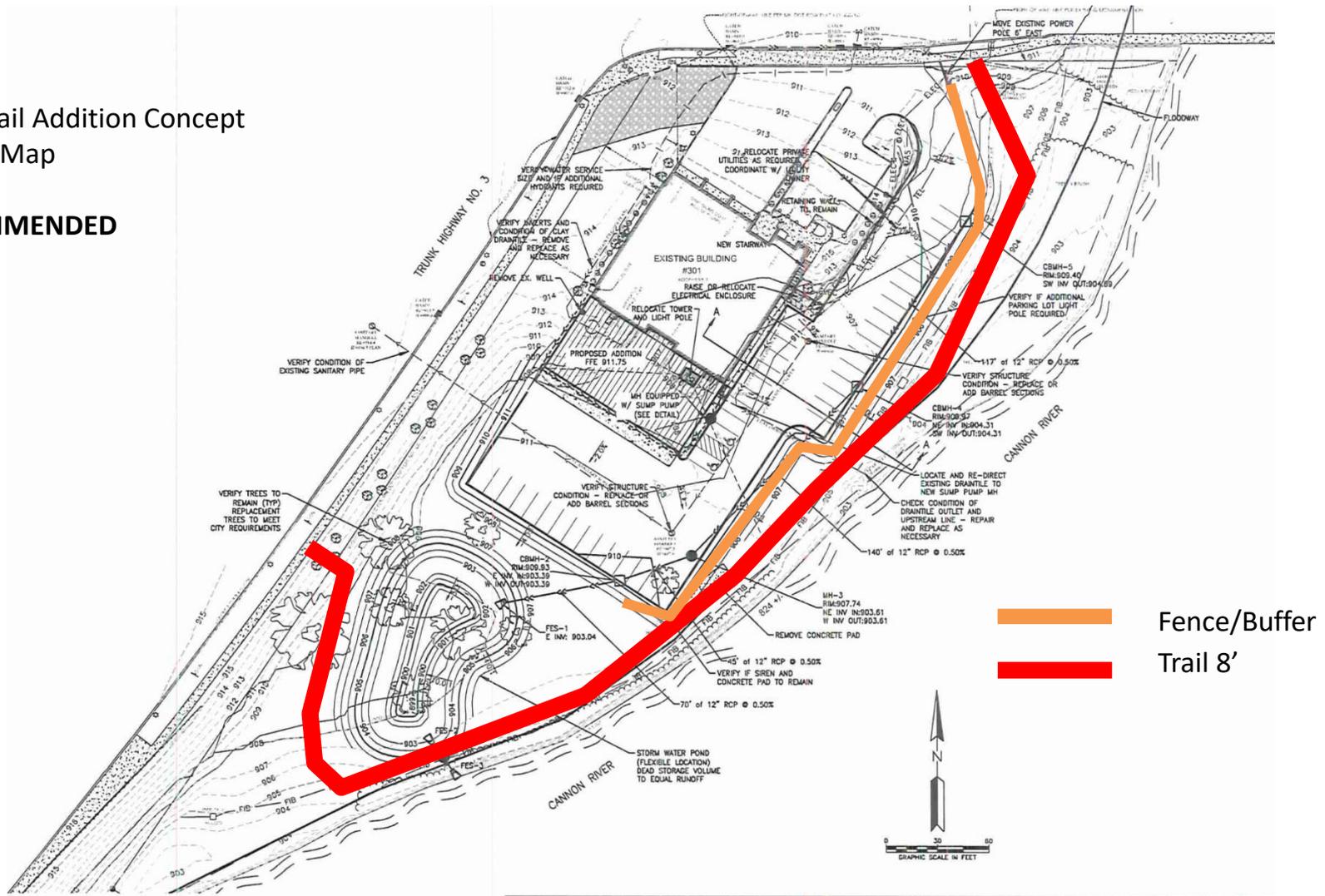
CITY OF NORTHFIELD

SHEET TITLE: LANDSCAPE PLANTING PLAN

OWN BY	CHK'D	APP'D	DATE	APRIL 2017
MAJRS			SCALE	AS SHOWN
PROJECT NO.	SHEET NO.	REV. NO.	L-103	

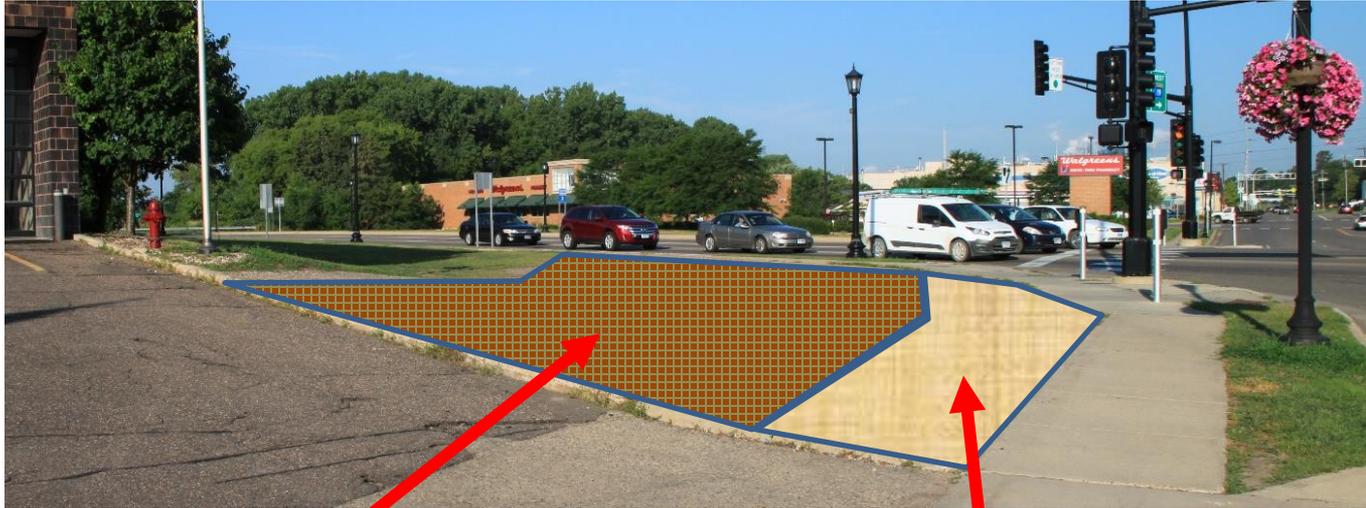
Riverwalk Trail Addition Concept Location Map

NOT RECOMMENDED

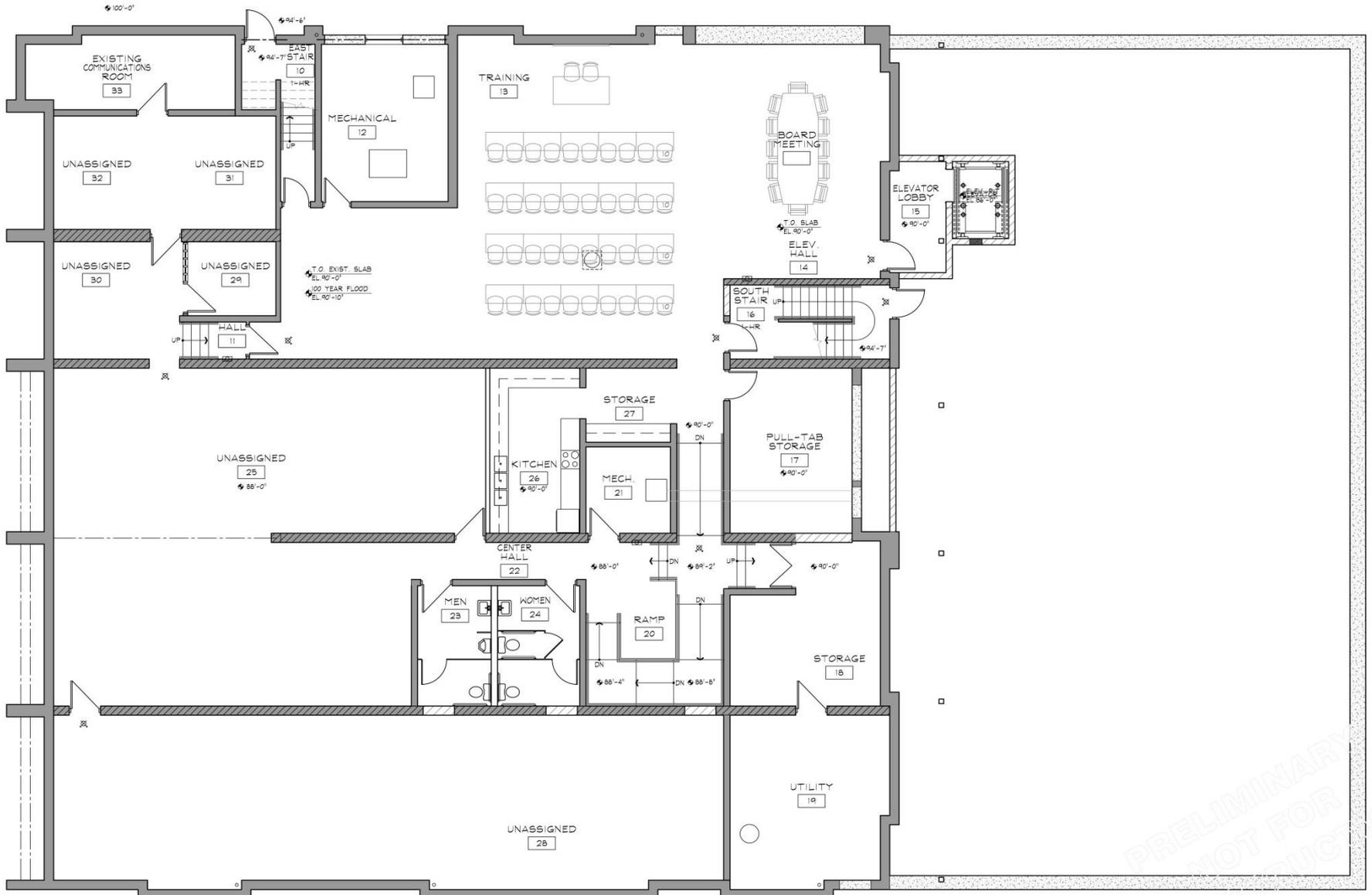


Emergency Access Area

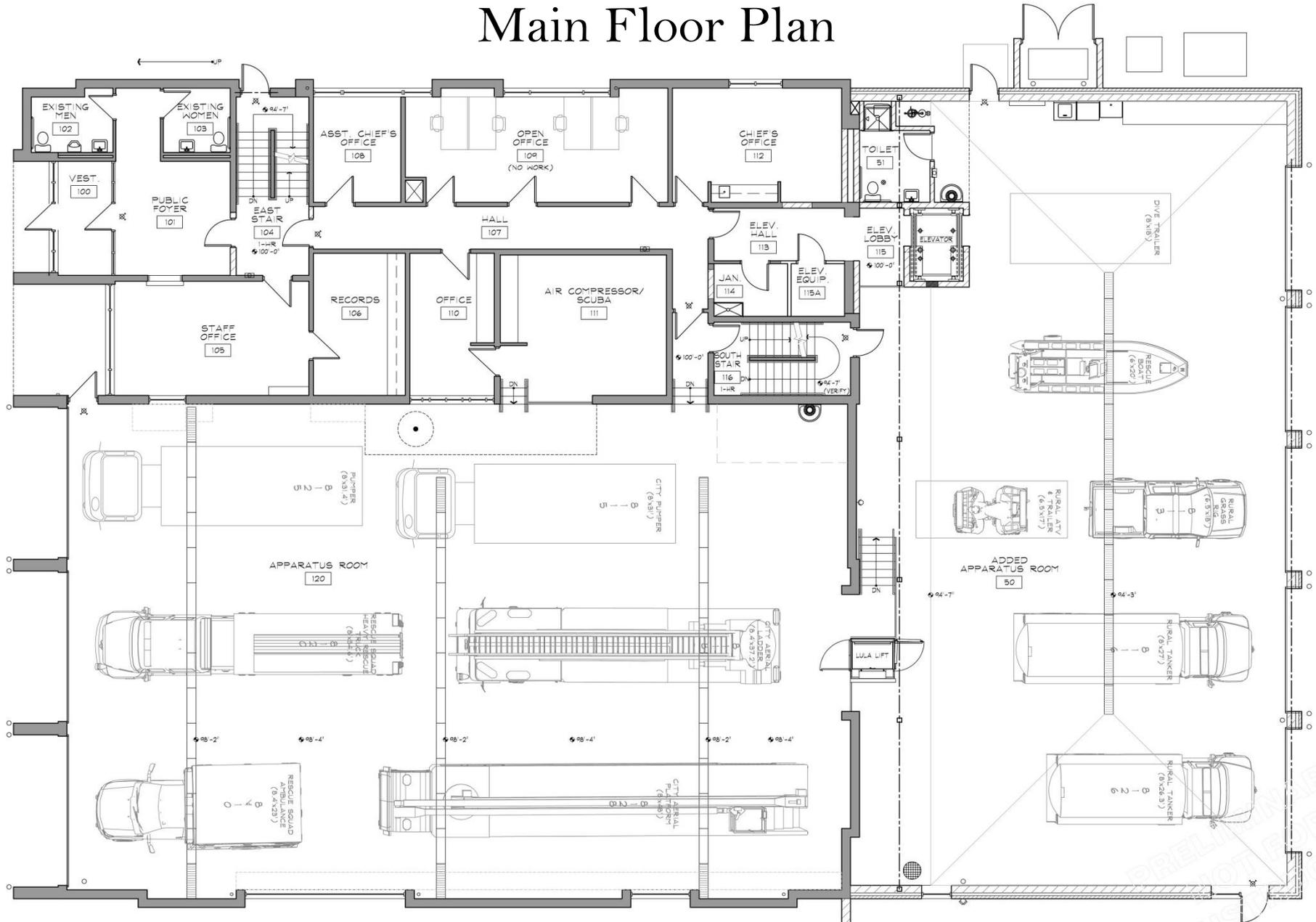
softscaping, hardscaping, surface



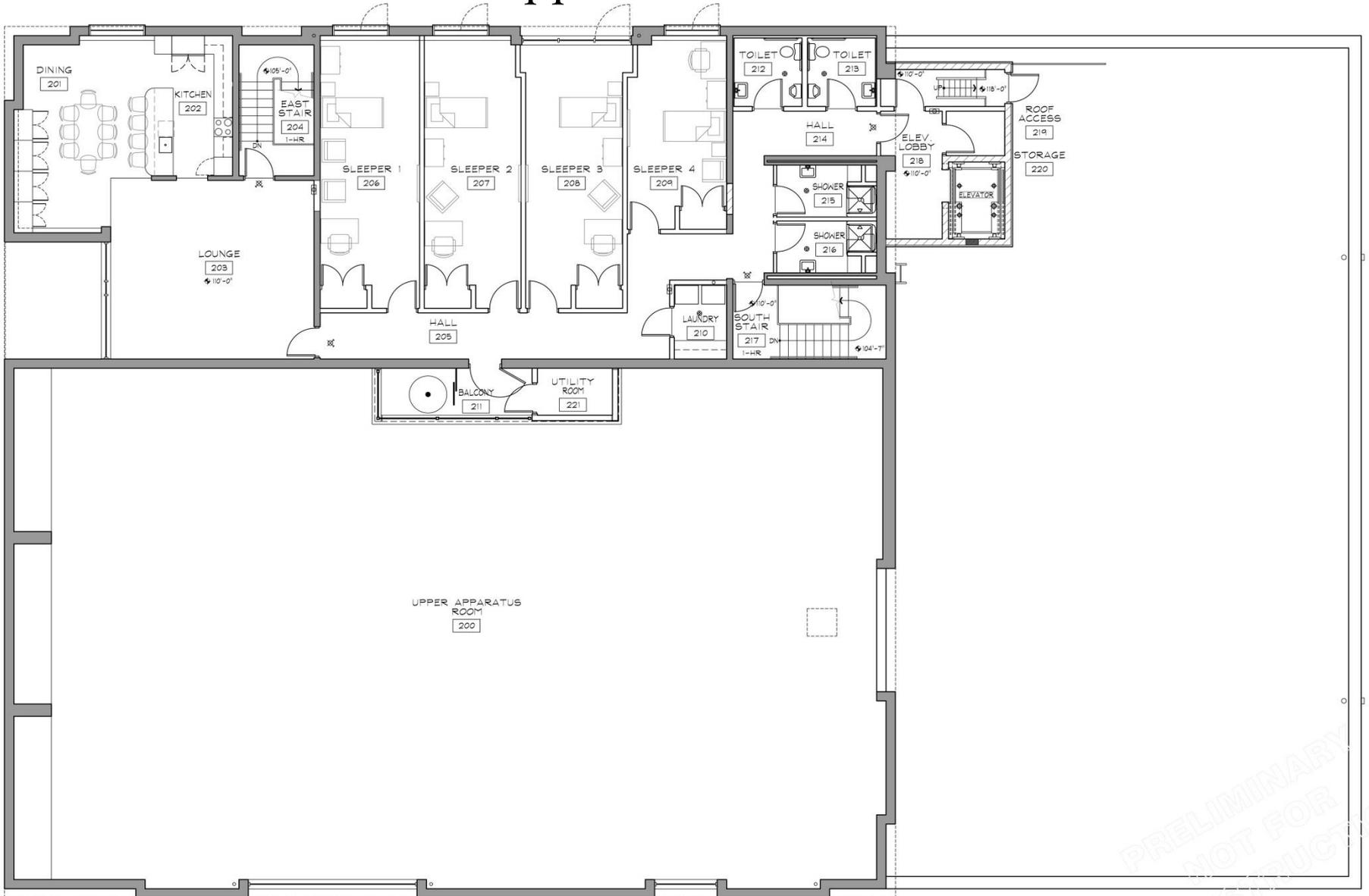
Lower Floor Plan



Main Floor Plan



Upper Floor Plan



PRELIMINARY
NOT FOR
CONSTRUCTION

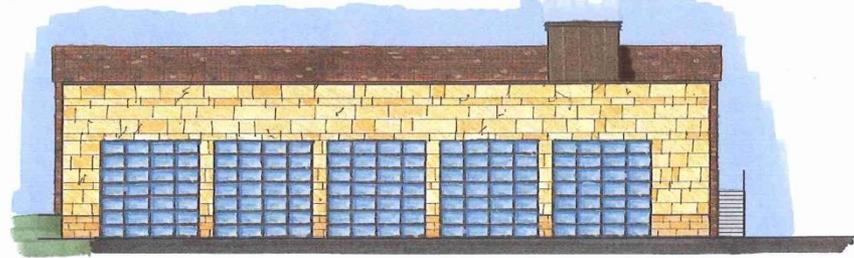
Existing Building Architectural Considerations



Exterior Elevation – Stone



Exterior Elevations – Stone



AS.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



AS.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"



AS.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"



↑ T.O. GARAGE DOORS
 ELEV. 17'-4"
 ↑ T.O. SECOND FLOOR
 ELEV. 10'-0"

 ↑ T.O. FIRST MAIN FLOOR
 ELEV. 10'-0"
 ↑ T.O. APPARATUS R.F.P.
 ELEV. 4'-4"

AS.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OPEN TO ALL
 NOT FOR
 CONSTRUCTION

NOTE:
 100'-0" = 917.17 CONTOUR
 100 YEAR FLOOD PLAIN @ 908.0
 500 YEAR FLOOD PLAIN @ 909.25

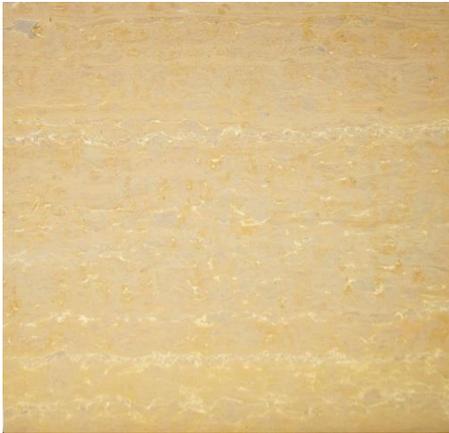
Concept Sketch Rendering



Material Samples



Vetter Stone - Example



<http://www.vetterstone.com/color-finishes/>



<https://themoscowtimes.com/news/us-embassy-slams-door-on-student-workers-22980>

<http://www.vetterstone.com/all-projects/>

Stone Examples – downtown district



Window Replacement



Exterior Elevations – Metal Panels



Actual 3 color samples

Exterior Elevations – Metal Panels

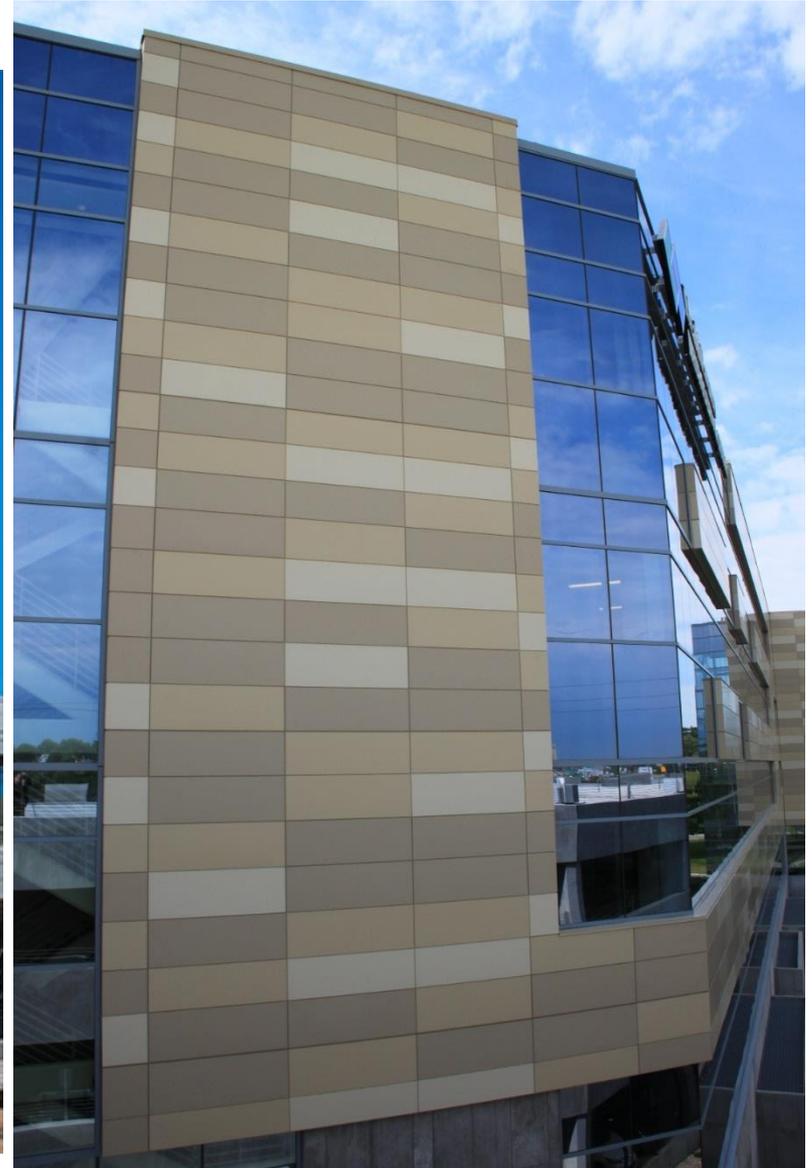


Exterior Elevation – Metal Panel



Dri-Design Panels – HealthPartners Neuroscience Center

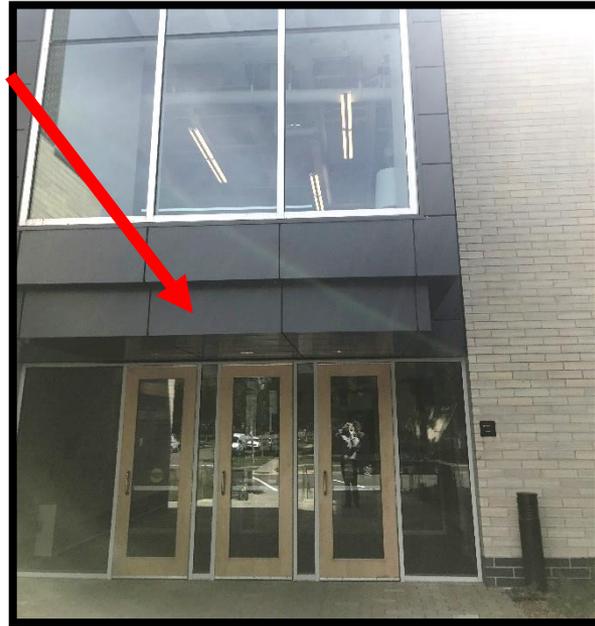
Dri-Design Panels – HealthPartners Neuroscience Center



<https://mgmcrath.com/portfolio/healthpartners-neuroscience-center/>

©All drawings and content copyright DJ Medin Architects, Inc. and/or Wenck Associates.

Metal Examples – Northfield





120-ft TOWER

- No guy wires
- Requires building at base of tower
- The tower will be self-supported

TOWER BENEFITS

- Wireless backup to any of our fiber-connected buildings
- Easy access to direct, line-of-sight, wireless equipment
- Free – aside from the equipment necessary for the connections, we would not have to pay a monthly fee for connections
- It replaces the existing tower. If the tower is not replaced at this location, would a City Hall connection be acceptable?

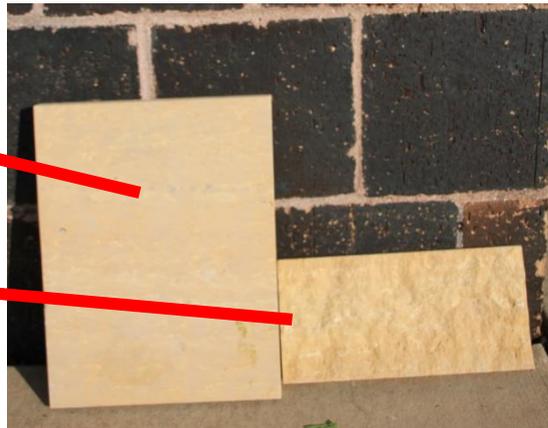
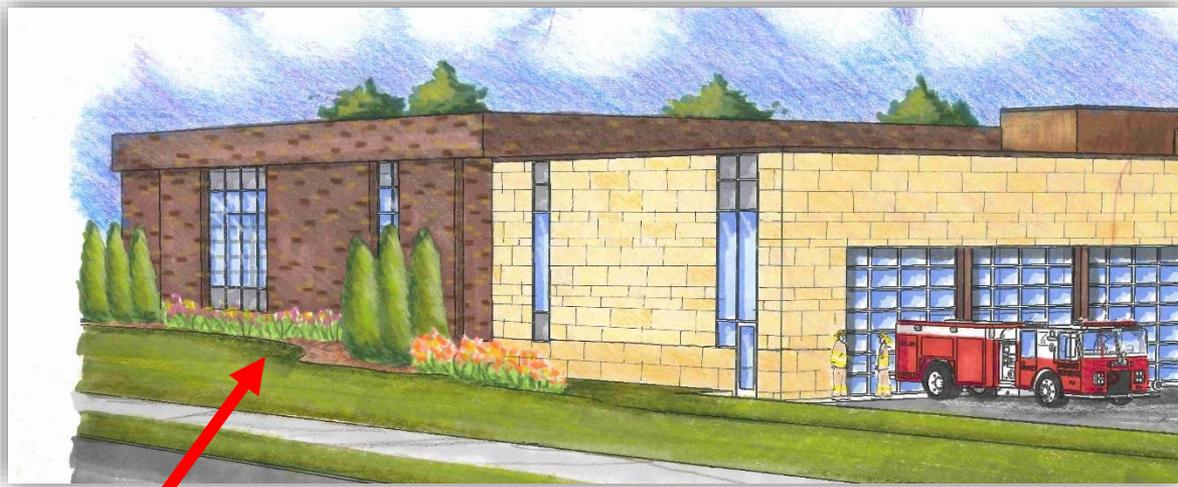


PROPOSED COSTS

- \$49,305.50 – 120-ft Tower
- \$12,000 – 8x12 Building
- \$1,885 – Deliver and anchor building
- \$14,790 – 9’x12’ Concrete Slab (bldg.)
- \$3,909.15 – 6’x9’ chain link fence
- \$4,175.81 – Grounding system (bldg.)
- \$1,650 – Ice bridge from bldg. to tower

- Total = \$87,715.46

Concept Signage (hwy 3 view)



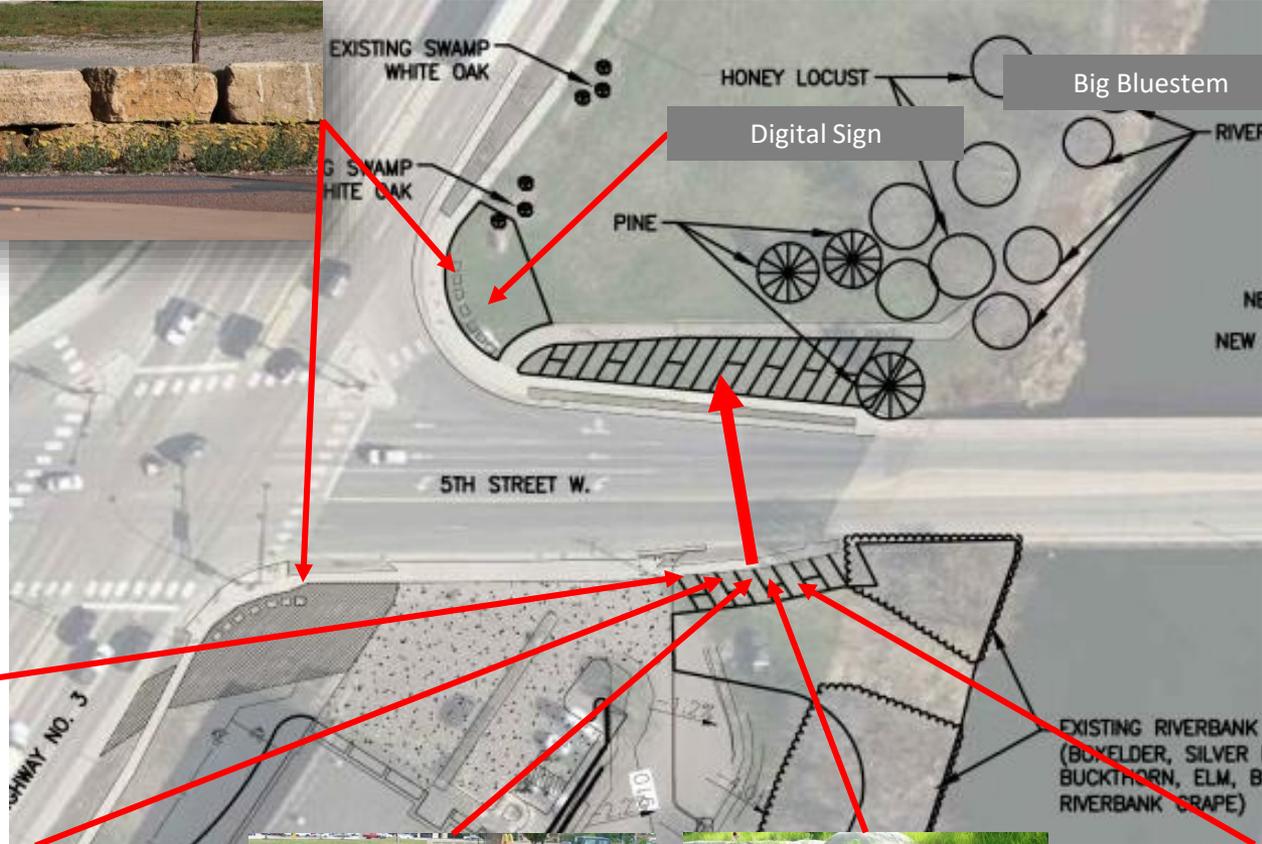
Utilize complementary stone

Ames Park Gateway Considerations

Future Action

Landscape – Planting & Hardscaping

Limestone Hardscaping



Big Bluestem



Little Bluestem



Sedium Autumn Fire



Orange Coneflower



Prairie Drop seed & Purple Coneflower



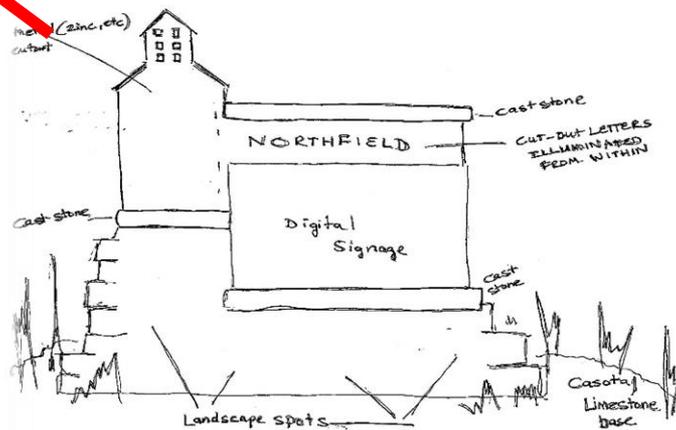
Big Bluestem

Gateway Enhancements – options

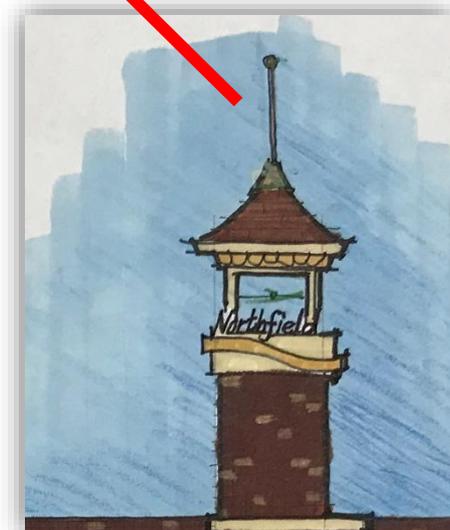
Ames Park adjacent to roadway



Underground Power Lines



Monument Sign/Digital Events Sign



Monument or Public Art (1% for Arts)



Gateway Concept Sketch



AMES PARK GATEWAY

Northfield Corridor Improvement Plan

Public Art

Public Art

Public art is an important aspect of the design for the City gateway corridors. Public art has the ability to create a unifying element within the City while enhancing the vehicular and pedestrian's experience along the corridors. It is recommended that any future public gateway improvement project for the City allocate 1% to 5% of the budget to public art.

Future public art should be located on streets and in public spaces with high volumes of vehicular and pedestrian traffic to enhance the experience and denote a unique and special places for people to enjoy.

Public art should be considered in the design of utilitarian streetscape elements such as benches, trash receptacles, way-finding signage and lighting. When possible, public art should be included within the public realm that is interactive.

Public art should be considered during the planning and design phase of projects to define opportunities to integrate art with other infrastructure improvements and streetscape elements.



Northfield Corridor Improvement Plan

Monuments



Gateway/ Entry Monuments

Vertical Entry features should be used at prominent gateways, as described in the previously prepared Downtown Streetscape Framework Plan. These elements signal entry into the City of Northfield and the Downtown area. The design of the vertical monuments along the major gateway corridors, and at gateway intersections, will need further design and development, as well as, coordination with future downtown improvement projects. The vertical elements should be designed in a way to maximize visibility along the gateway corridors and serve as informational and directional markers into the Downtown area.

The site location for each of the designated entry monuments/ features should be designed in a way to reinforce the desired image and character of the Downtown and community. The design should incorporate landscape materials that recall the native vegetation and ecosystems of the community, as well as, decorative paving, lighting and possibly public art. Each monument should incorporate brick, natural stone or ornamental metal into the design, to help create a cohesive palette of materials for the streetscape elements.



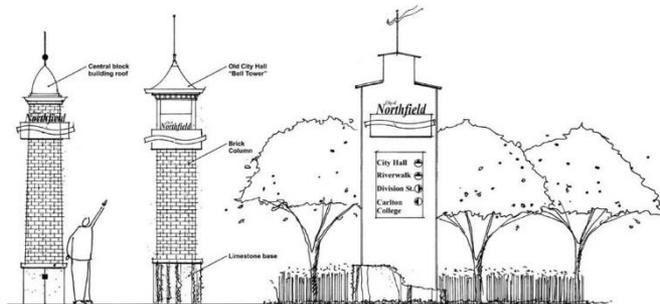
Downtown Northfield Streetscape Framework Plan – *Gateway Monuments*

Gateway/ Entry Monuments

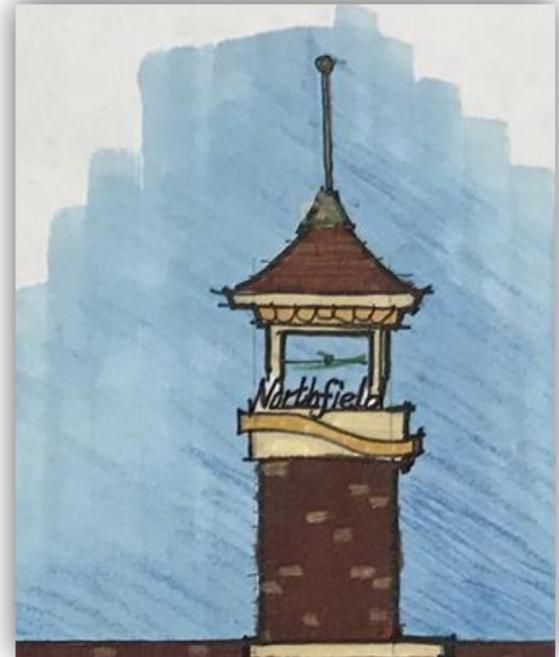
Vertical entry features should be used at prominent gateways, as described on the Streetscape Framework Plan. These elements signal entry into the City of Northfield and the Downtown area. The design of the vertical monuments along the major gateway corridors and at gateway intersections will need further design and development, as well as coordination with future downtown improvement projects. The vertical elements should be designed in a way to maximize visibility along the gateway corridors and serve as informational and directional markers into the Downtown area.

The site location for each of the designated entry monuments/ features should be designed in a way to reinforce the desired image and character of the Downtown and community. The design should incorporate landscape materials that recall the native vegetation and ecosystems of the community, as well as, decorative paving, lighting and possibly public art. Each monument should incorporate brick, natural stone or ornamental metal into the design, to help create a cohesive palette of materials for the streetscape elements. Each monument could also be designed in a manner to reflect a significant architectural element feature within the Downtown or a community icon.

A series of gateway monumentation concepts were prepared as part of this project, as seen below, but no decision regarding a preferred alternative has been selected at this time.



Gateway Monument/ Feature Concepts



Recommendation This Evening

- Consideration of Resolution
 - Building Design, Building Materials
 - Staff proposes stone (alternate consideration metal)
 - Landscaping Plans
 - Communication Tower Location
 - North Surfacing - Concrete Apron & Parking
 - East & South Surfacing - Bituminous
 - Signage (Future Council Approval)
- Discussion on Ames Park Gateway Enhancements
 - Future consideration including cost estimates.
 - Landscaping, community sign, public art, monument, electrical underground

Future Actions

- Resolution Preliminary Approval of Financing, Lease
- Resolution Supporting Financing of Additional Ames Park Gateway Enhancements (city decision and cost only)
- Resolution Calling for Public Hearing Improvement Bonds
- Approval of Construction Documents & Authorize Bids.



Questions/Discussion