



Northfield Fire Station Expansion Design Approval

November 11, 2017

Updates

- Financing Updates
 - Capital Improvement Bonds (G.O.)
 - Lease and JPA Amendment
 - Cost \$3,953,452.50 (includes 10% contingency)
- Update on Site Plan
 - Site Plan proposed change (Hwy 3 access relocation and related landscaping adjustments are in process)
 - Communication Tower Location (staff proposing removal)
 - Signage (Future Council Approval)
- Discussion on Ames Park Gateway Enhancements
 - Cost estimate update for landscaping, community sign, public art, monument, electrical underground
- Timeline (in development)

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

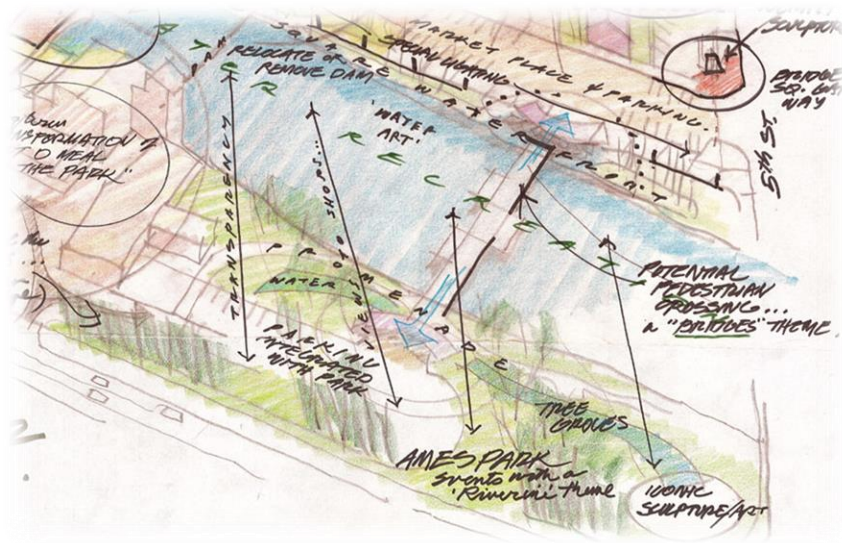


Downtown Northfield Streetscape Framework Plan (May 2006)

- 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”

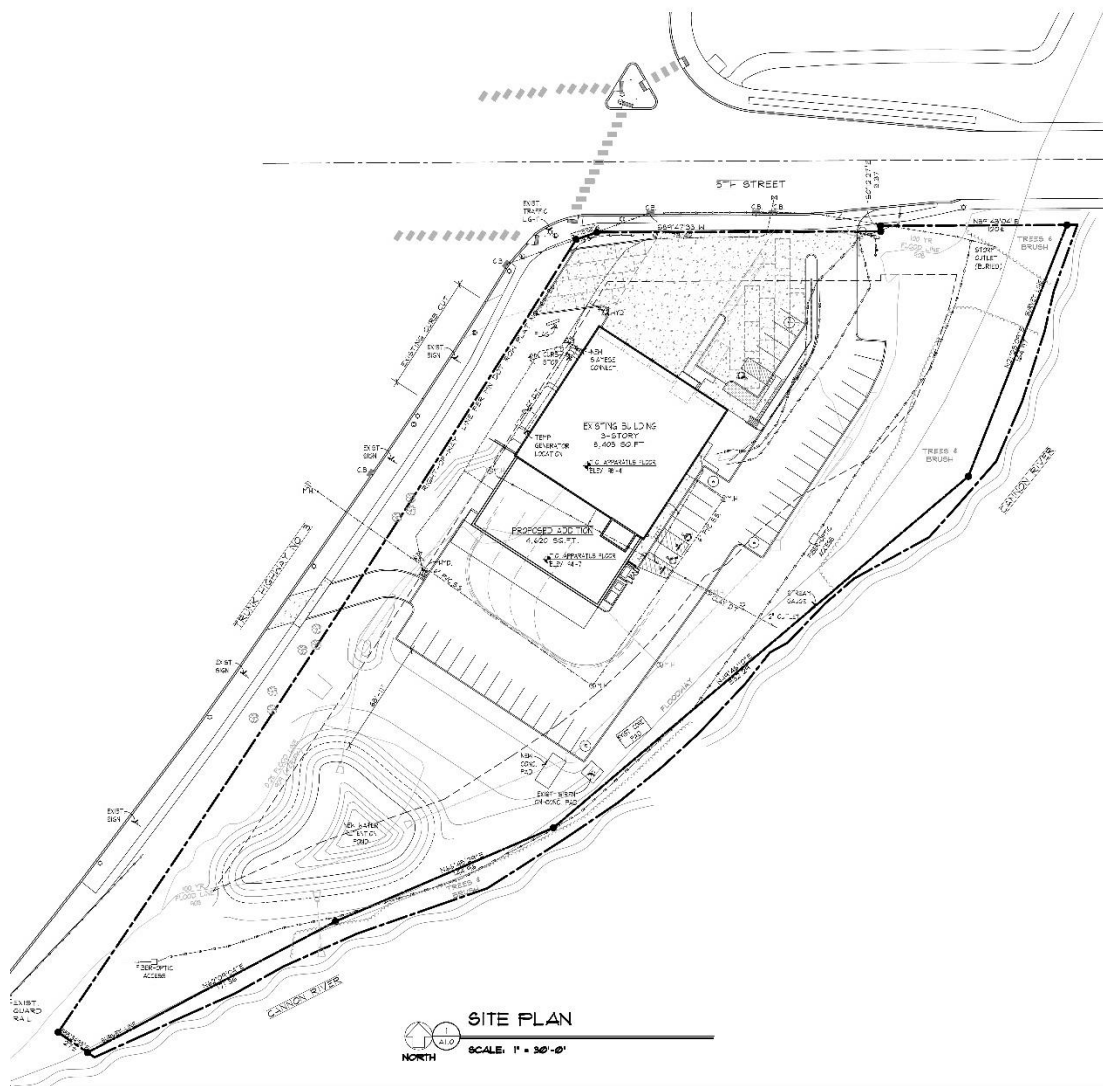
TH3 and 5th Gateway



Northfield Roundtable Notes from
Worksession February 3, 2012



Downtown Northfield Streetscape Framework Plan (May 2006)



Print Date & Time: 2 August 2017 4:17 PM

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 851-484-0002 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 1-800-252-1188

2. WATER STREET RIVERFRONT TRAIL TREE SPECIES LOCATED FROM WATER STREET PARKING/5TH STREET ENHANCEMENTS AND RECONSTRUCTION 2007 IMPROVEMENTS NO. 09 SITE LAYOUT & PLANTING PLAN DATED APRIL 9, 2008.



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

CONSULTANT

 **WENCK**
ASSOCIATES

Responsive partner. Exceptional outcomes.

PROJECT TITLE NORTHFIELD FIRE STATION ADDITION		SHEET TITLE LANDSCAPE CONTEXT	
CITY OF NORTHFIELD		OWN BY MAS	APP'D APRIL 2017
		SCALE AS SHOWN	
		PROJECT NO.	SHEET NO. L-101
		REV NO.	

Landscape – Planting

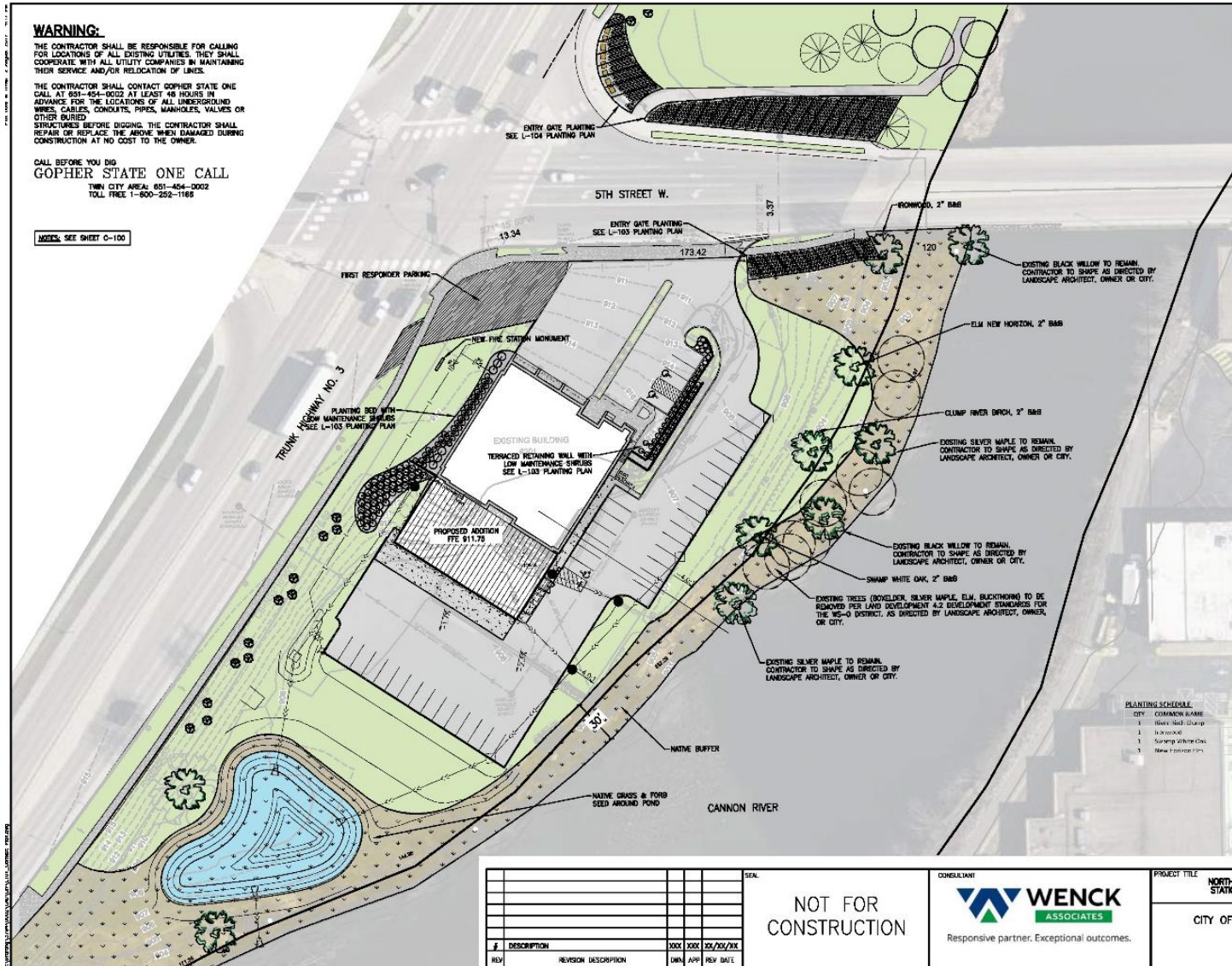
WARNING:

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 851-454-0002
TOLL FREE 1-800-252-1168

NOTES: SEE SHEET C-100



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



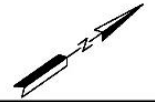
Native planting with native seeding behind for River Buffer at Water Street Park.



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

COMMON NAME	HEIGHT	WIDTH	SPACING	SIZE
Black Red Cherry	12'	48"	PR 1 x 15'	2' x 48"
Black Red Cherry	12'	48"	PR 1 x 15'	2' x 48"
Black Red Cherry	12'	48"	PR 1 x 15'	2' x 48"
Black Red Cherry	12'	48"	PR 1 x 15'	2' x 48"

GRAPHIC SCALE IN FEET



REV	DESCRIPTION	DATE	BY	CHKD	APPD
1	DESCRIPTION	XXX	XXX	XX/XX/XX	
2	REVISION DESCRIPTION	XXX	XXX	XX/XX/XX	

NOT FOR CONSTRUCTION



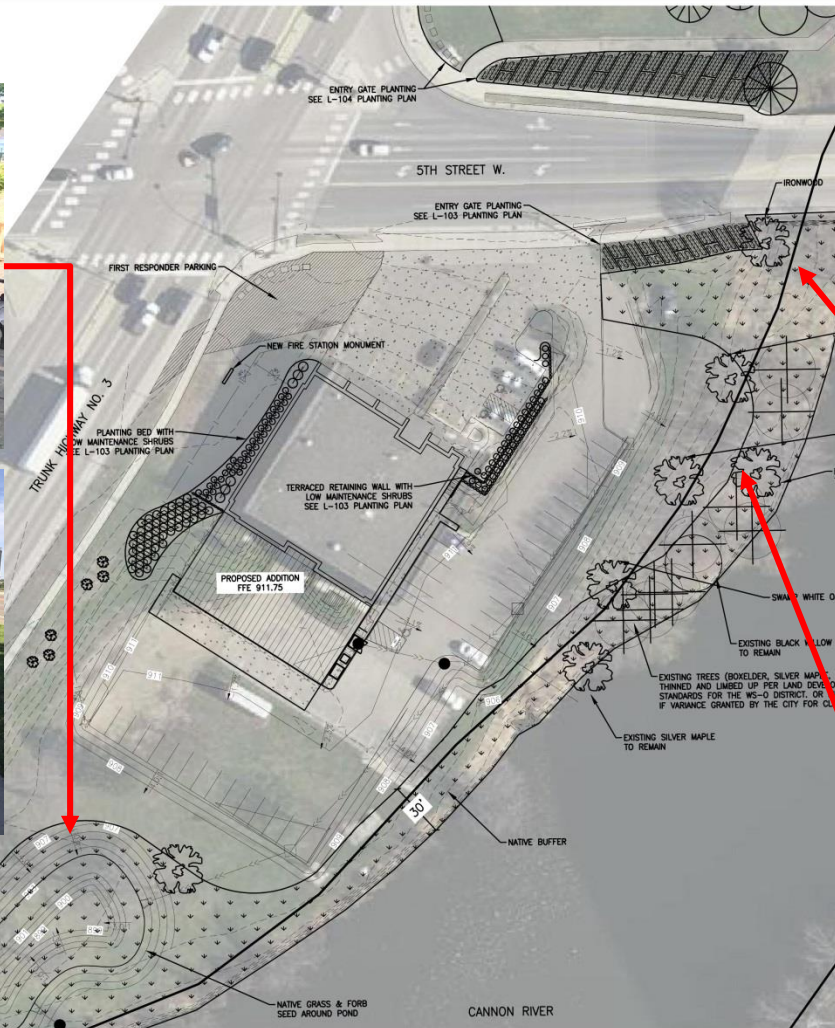
PROJECT TITLE
NORTHFIELD FIRE STATION ADDITION
CITY OF NORTHFIELD

SHEET TITLE LANDSCAPE PLAN OVERVIEW			
DATE	BY	CHKD	APPD
APRIL 2017	JMS		
SCALE	SHEET NO.	REV NO.	REV DATE
AS SHOWN	L-102		

Landscape – Planting

WARNING:

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

NOT FOR
CONSTRUCTION

CONSULTANT
WENCK ASSOCIATES
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PROJECT TITLE
NORTHFIELD FIRE STATION ADDITION
CITY OF NORTHFIELD

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

Landscape – Planting



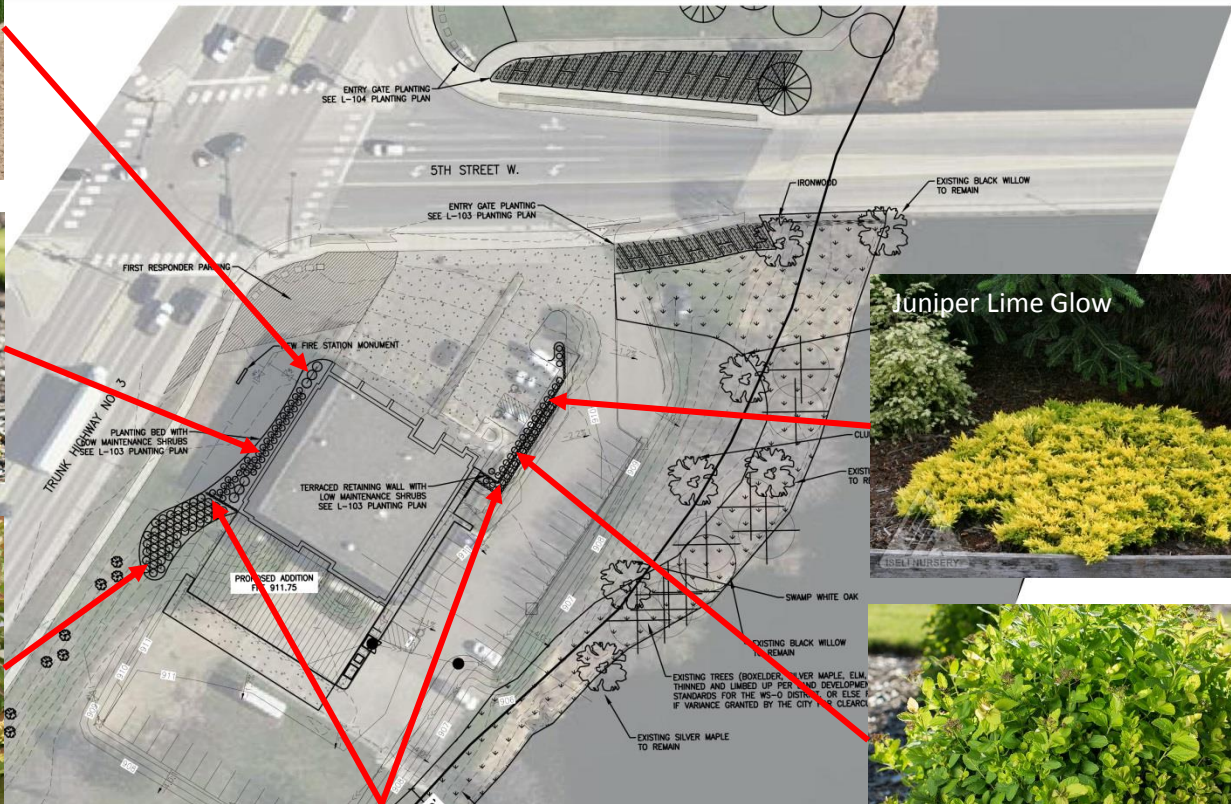
Juniper Degroots Spire



Spirea Pink Sparkler



Dwarf Bush Honeysuckle



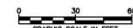
Juniper Lime Glow



Spirea Pink Sparkler



Terraced Retaining Walls



CONSULTANT		PROJECT TITLE		SHEET TITLE	
		NORTHFIELD FIRE STATION ADDITION		LANDSCAPE PLAN OVERVIEW	
CITY OF NORTHFIELD		OWN BY		DATE	
		MJS		APRIL 2017	
		PROJECT NO.		SCALE	
		SHEET NO.		AS SHOWN	
		L-102		REV NO.	

Landscape – Planting

WARNING:

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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: 801-454-0022
TOLL FREE: 1-800-252-1199

SEE SHEET S-100



Bush Honeysuckle



Lime Glow Juniper



Degroot's Spire Arb.



Spirea Pink Sparkler



Sedium Autumn Fire



Orange Coneflower



Prairie Dropseed

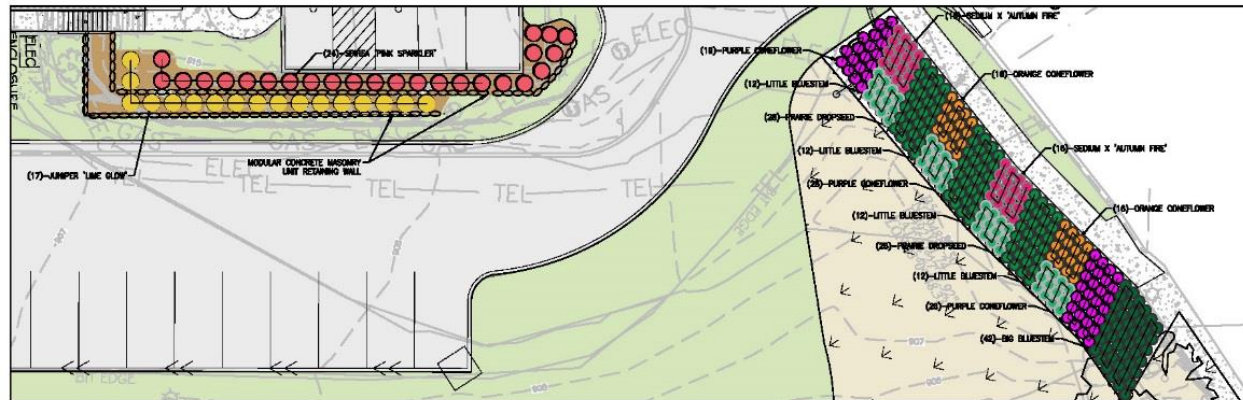
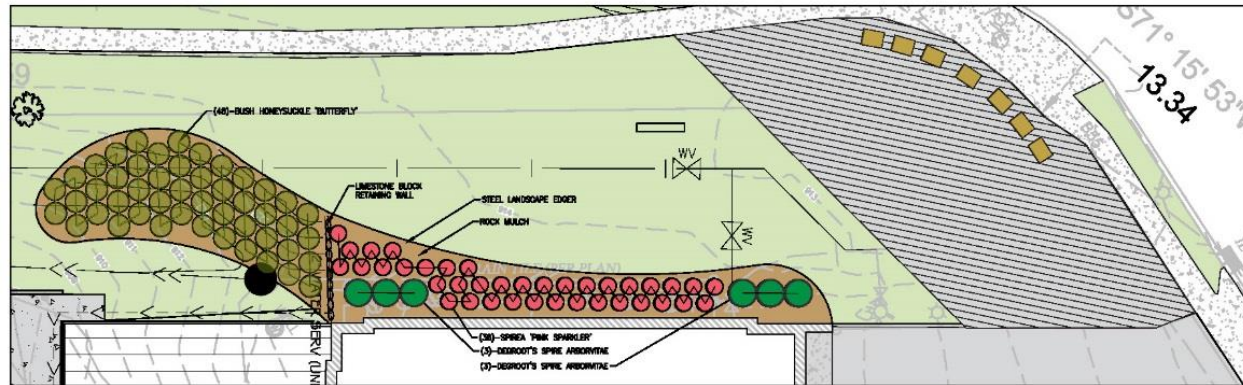
Purple Coneflower



Little Bluestem



Big Bluestem



QTY	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	NOTE
45	Small Bush Honeysuckle	Diervilla lonicera	3'-4'	3'	PER PLAN	42 PCT
37	Juniper Lime Glow	Juniperus horizontalis 'Lime a Glow'	12'	3'-5'	PER PLAN	45 PCT
18	Spirea Pink Sparkler	Spirea 'Pink Sparkler'	3'-4'	3'-4'	PER PLAN	42 PCT
9	Juniper Degroot's Spire	Juniperus communis 'Degroot's Spire'	30-32'	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
38	Prairie Dropseed	Sporobolus heterochaeta	2'	2'	PER PLAN	45 PCT
47	Purple Coneflower	Echinacea purpurea	3'-5'	1.5'	PER PLAN	45 PCT
32	Orange Coneflower	Rudbeckia hirta	2'-5'	1.5'	PER PLAN	45 PCT
32	Sedium Autumn Fire	Sedum 'Autumn Fire'	1.5'	2'	PER PLAN	45 PCT

#	DESCRIPTION	REV	DATE	BY	APP	REV	DATE
1	DESCRIPTION	REV	DATE	BY	APP	REV	DATE

NOT FOR
CONSTRUCTION

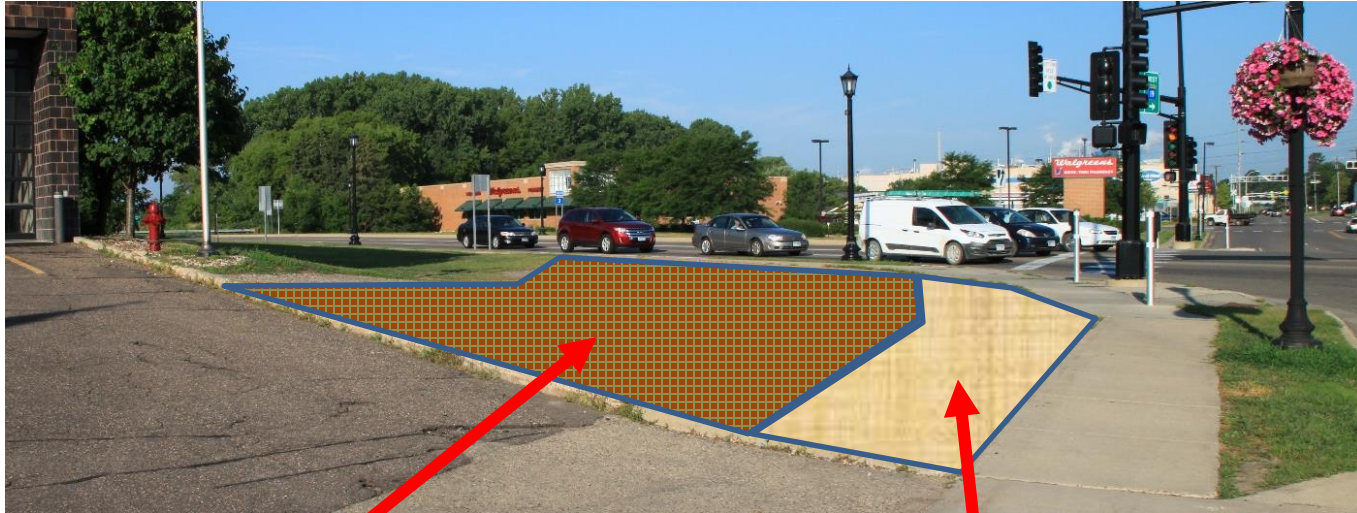


PROJECT TITLE
NORTHFIELD FIRE
STATION ADDITION
CITY OF NORTHFIELD

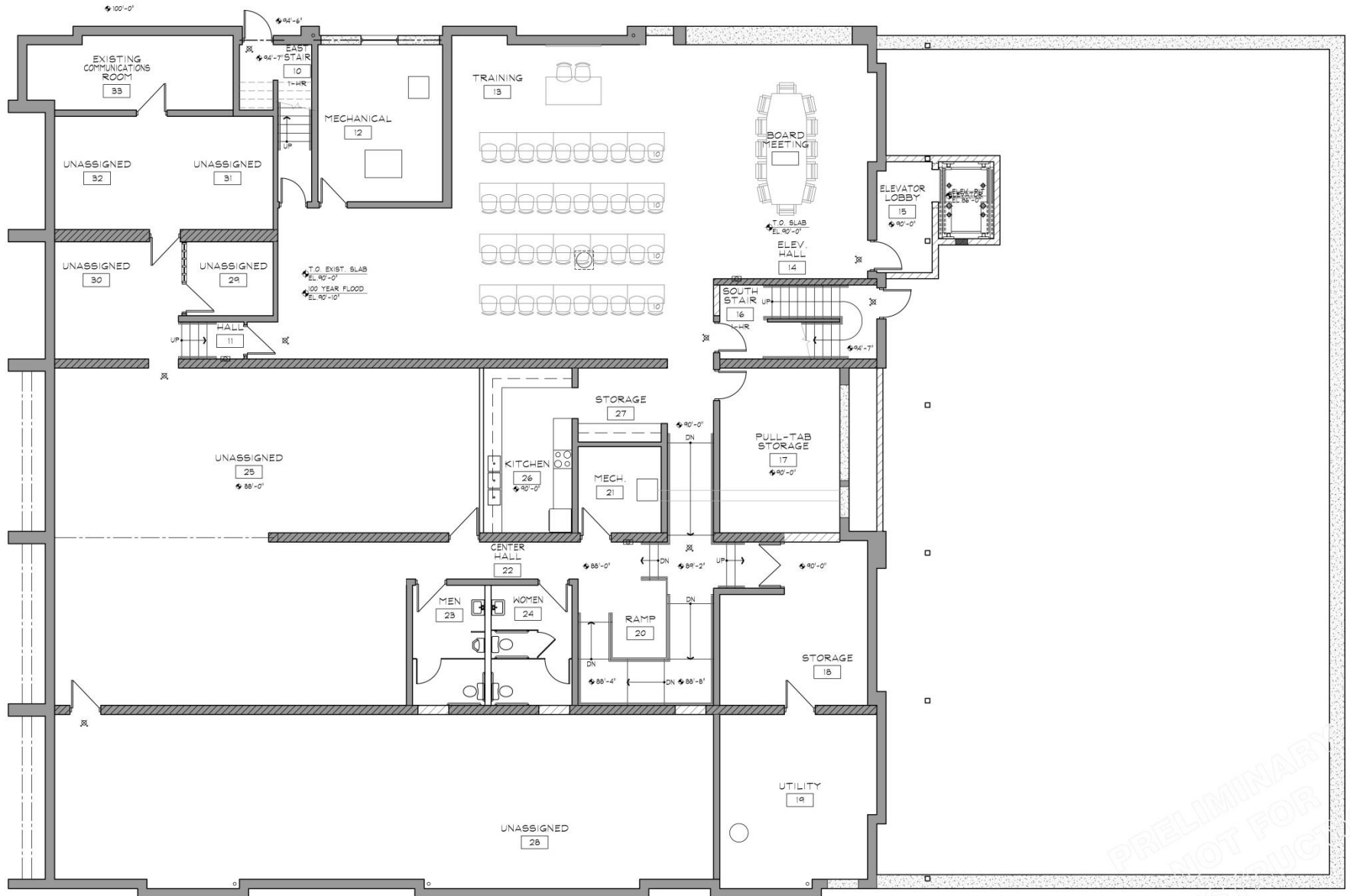
SHEET TITLE LANDSCAPE PLANTING PLAN			
OWN BY	OWN'D	APPR'D	DATE
MAJRS			APRIL 2017
PROJECT NO.	SHEET NO.	SCALE	AS SHOWN
	L-103		

Emergency Access Area

softscaping, hardscaping, surface



Lower Floor Plan



[illegible]

UPPER APPARATUS ROOM
200

DINING
201

KITCHEN
202

LOUNGE
203
10'-0"

EAST STAIR
204
105'-0"
1-HR
DN

SLEEPER 1
206

SLEEPER 2
207

SLEEPER 3
208

SLEEPER 4
209

HALL
205

BALCONY
211

UTILITY ROOM
221

LAUNDRY
210
10'-0"
1-HR

SOUTH STAIR
217
10'-0"
1-HR
DN

TOILET
212

TOILET
213

HALL
214

SHOWER
215

SHOWER
216

ELEV. LOBBY
218
110'-0"

ELEVATOR

STORAGE
220

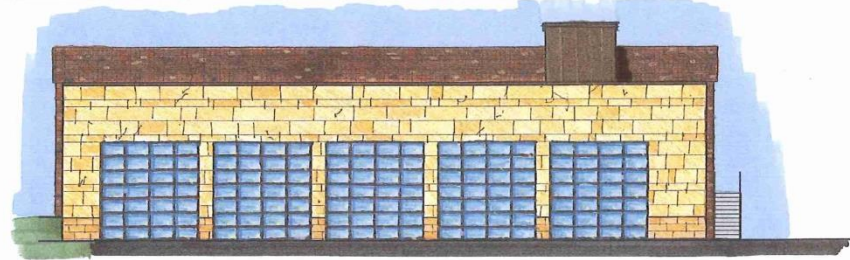
ROOF ACCESS
219

PRELIMINARY
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CONSTRUCTION

Exterior Elevation – Stone



Exterior Elevations – Stone



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



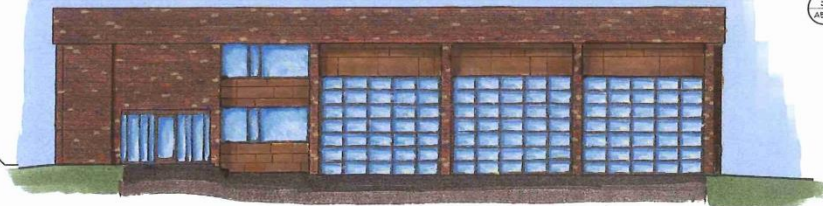
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 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. 100'-0"
→ T.O. APPARATUS RPT. R.
ELEV. 90'-4"



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

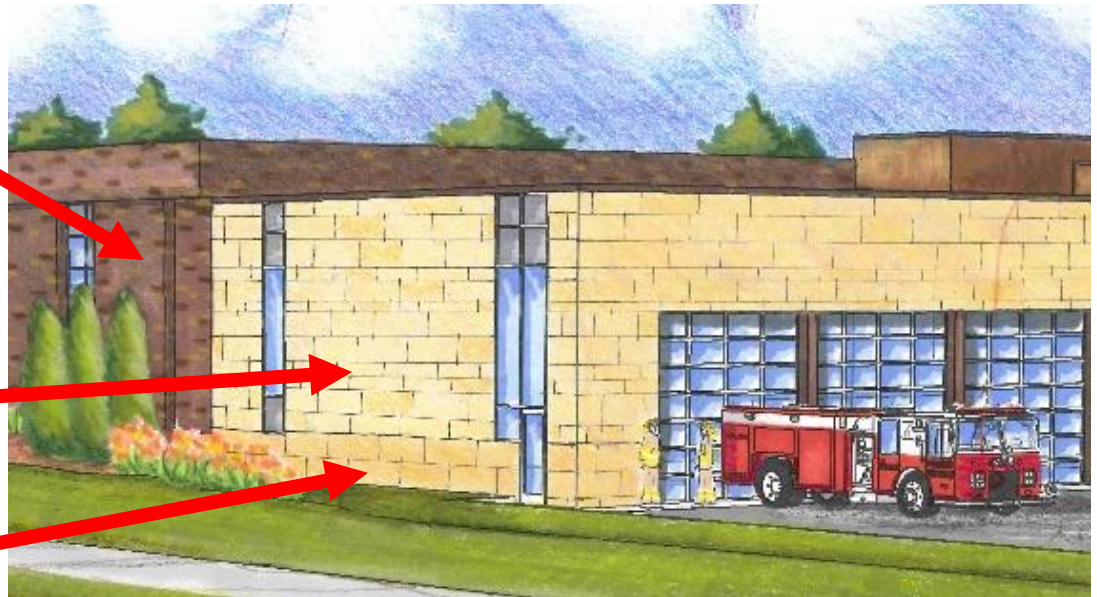
NOTE:
100'-0" = 917.17 CONTOUR
100 YEAR FLOOD PLAIN @ 908.0
500 YEAR FLOOD PLAIN @ 909.25

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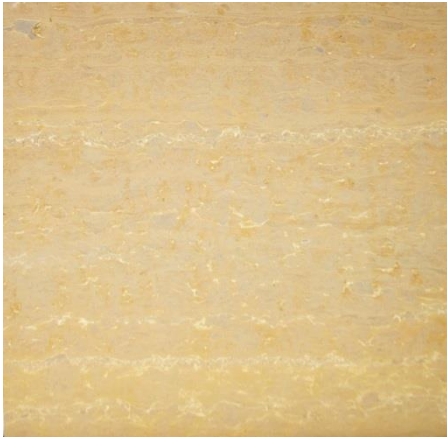
Concept Sketch Rendering



Material Samples



Vetter Stone - Example



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



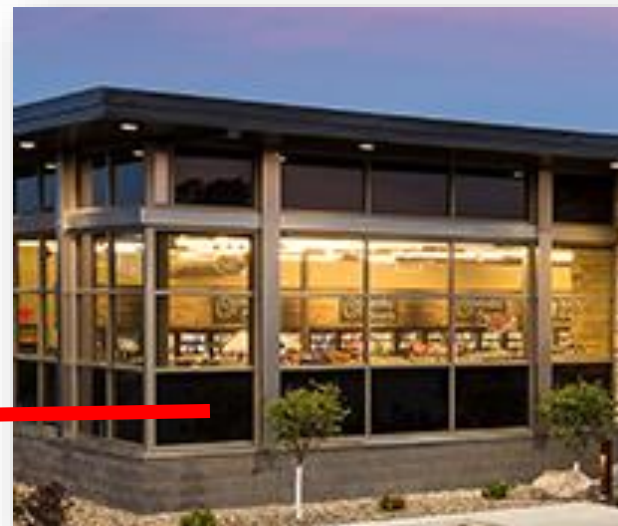
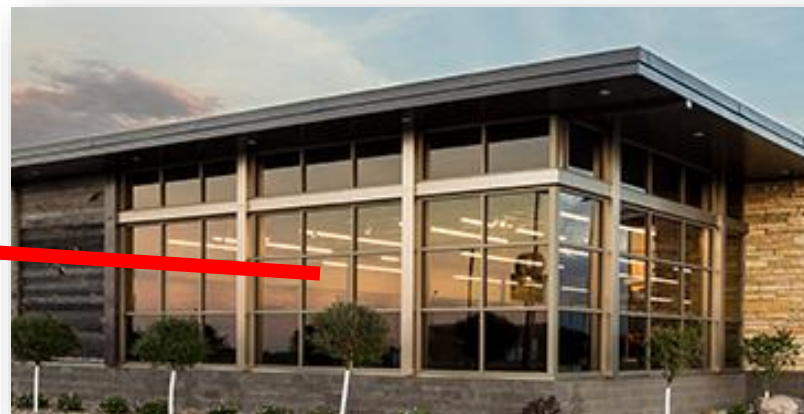
<https://themoscowtimes.com/news/us-embassy-slams-door-on-student-workers-22980>

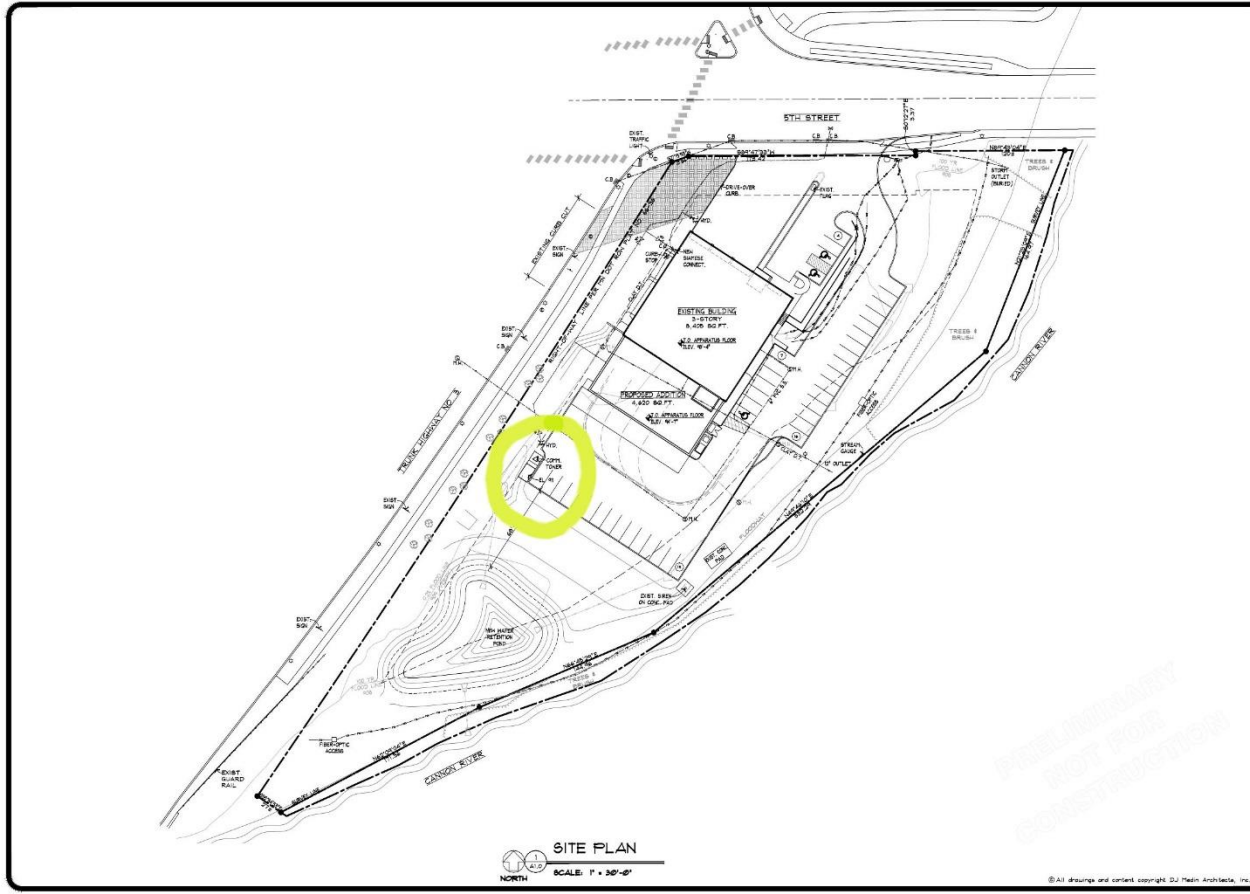
<http://www.vetterstone.com/all-projects/>

Stone Examples – downtown district



Window Replacement



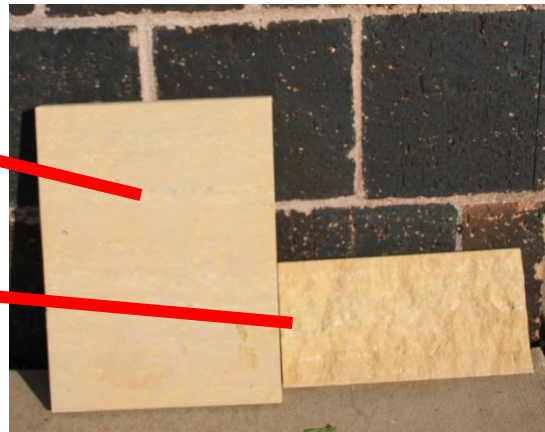


DESIGNED	D.J.M.
DRAWN	L.P.H.
CHECKED	D.J.M.
PROJECT	10-024
REVISIONS	
I hereby certify that the plans, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.	
DAVID J. MEDIN	
License No. 1010	
Date: Nov. 26, 2017	
NORTHFIELD FIRE STATION ADDITION AND ALTERATIONS NORTHFIELD, MINNESOTA	
203 Rte. First Ave. Northfield, MN 55051 507/354-2252	
D MEDIN architects, inc.	
SITE PLAN	
A1.0	

COMMUNICATION TOWER

Staff no longer recommending pursuit of the tower.

Concept Signage (hwy 3 view)



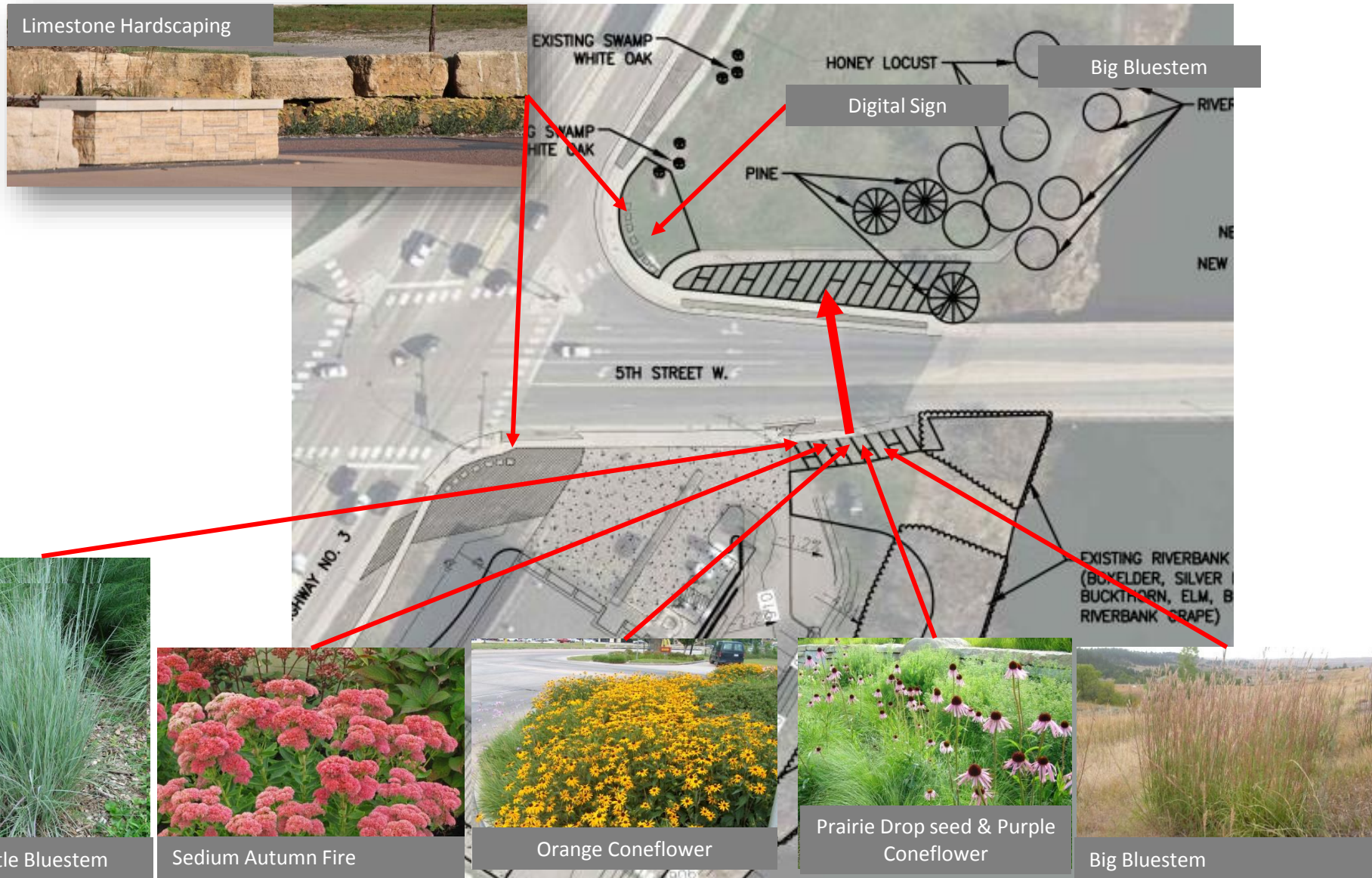
Utilize complementary stone

Ames Park Gateway Considerations

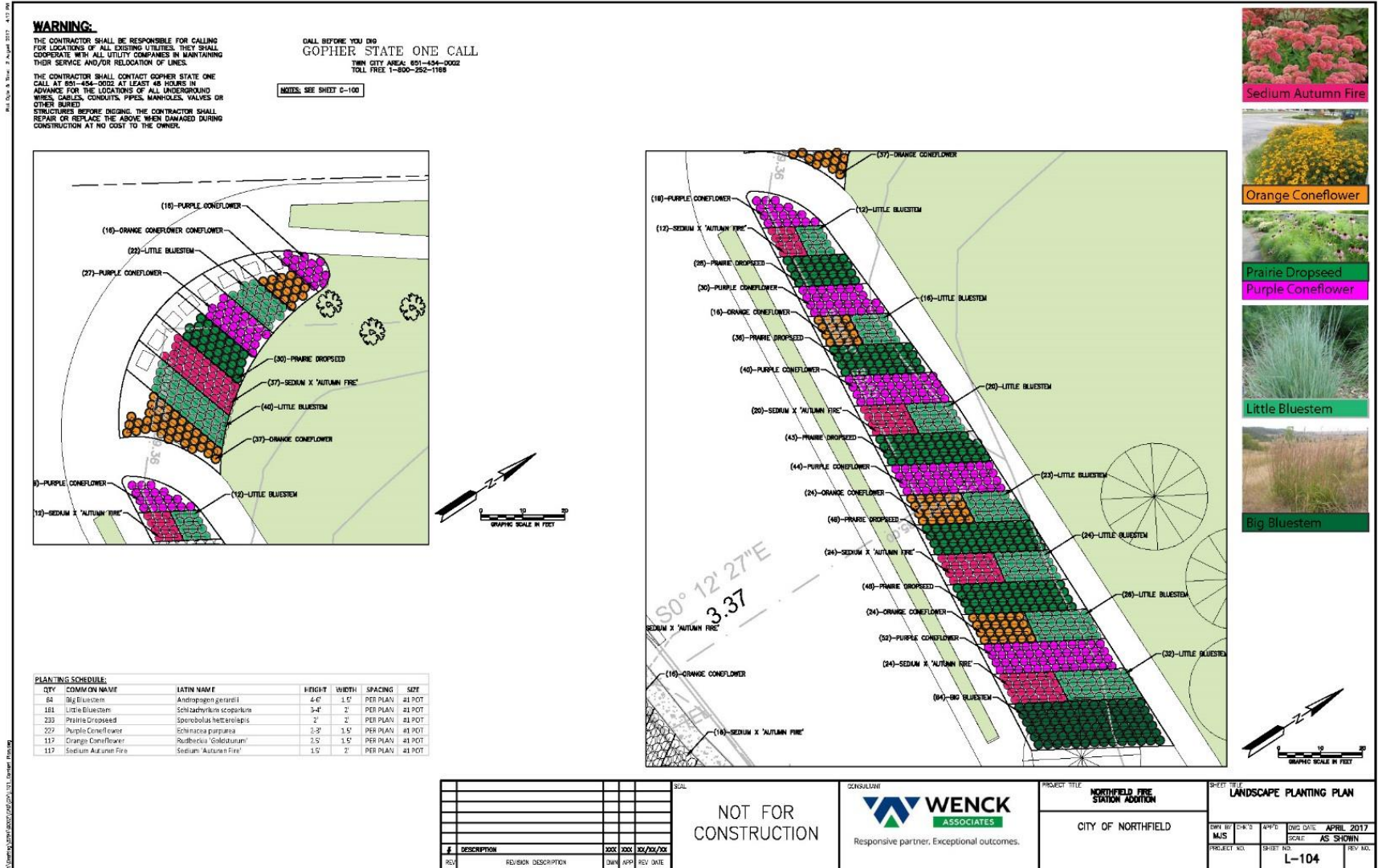
Ames Park Gateway Concept



Landscape – Planting & Hardscaping



Landscaping – Ames Park Gateway

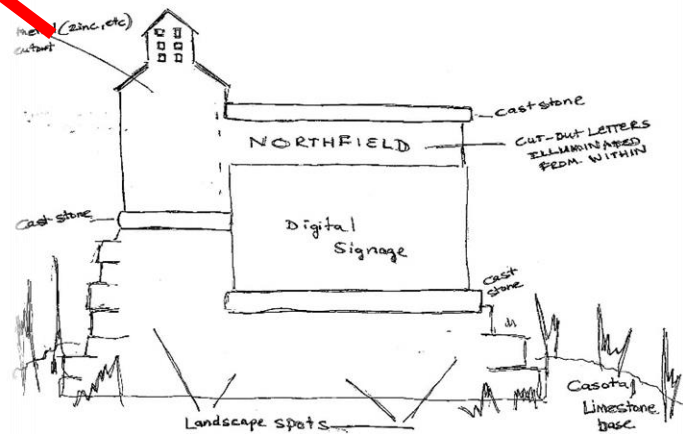


Gateway Enhancements – options

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

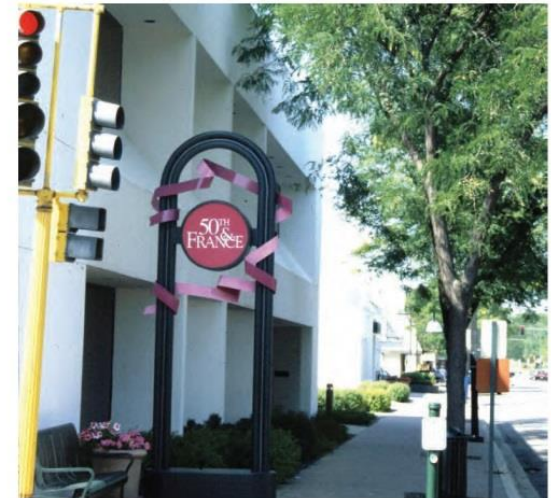
Monuments



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.



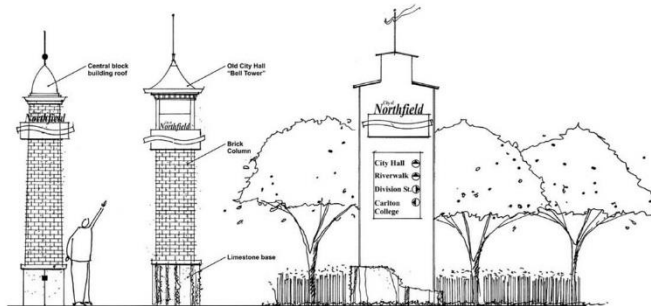
Downtown Northfield Streetscape Framework Plan – *Gateway Monuments*

Gateway/ Entry Monuments

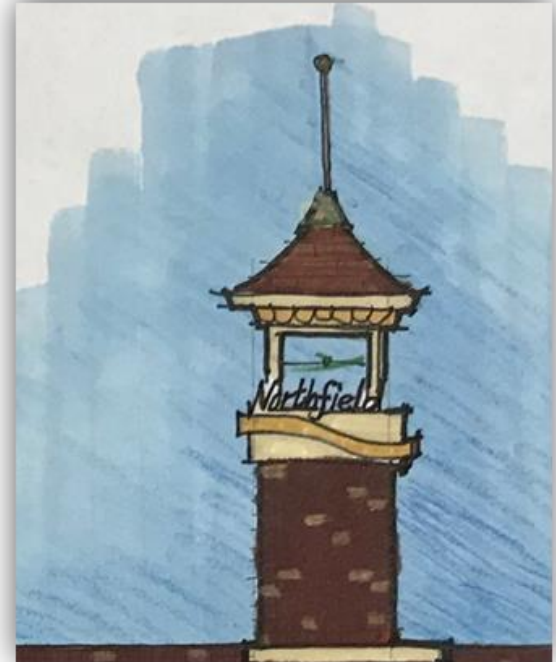
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A series of gateway monumentation concepts were prepared as part of this project, as seen below, but no decision regarding a preferred alternative has been selected at this time.



Gateway Monument/ Feature Concepts



Project Cost Estimate

- See attached summary
- Funding Summary including Debt Service projected in process.

Gateway & Ames Park

Cost Estimates

Optional Cost Estimate Illustrations.	Estimated Cost (\$)
Public Art (1% of construction cost)	34,216
Monument digital sign & landscaping	111,570
5 th Street landscaping	29,604
Parking Lot (22 spaces)	66,156
Playground	159,300
Monument	Not available
Other (sidewalk enlargement, base for art or monument sculpture, new trees, picnic tables)	48,840

Note: Financing cost illustration options provided at a future meeting.

Financing

- Updates underway.
- Lease structure (see attached)
- JPA amendment (see attached)
- Formula change under review.
 - Summary at the meeting.

Timelines

- Dec. 5 - Resolution Preliminary Approval of Financing, Lease
- Dec. 5 - Resolution Calling for Public Hearing Improvement Bonds.
 - Project cost maximum.
 - Additional Ames Park Gateway Enhancements (city decision and cost only) maximums.
 - Can go lower later but not higher.
- Date Not Yet Determined - Approval of Construction Documents & Authorize Bids.



Questions/Discussion