



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

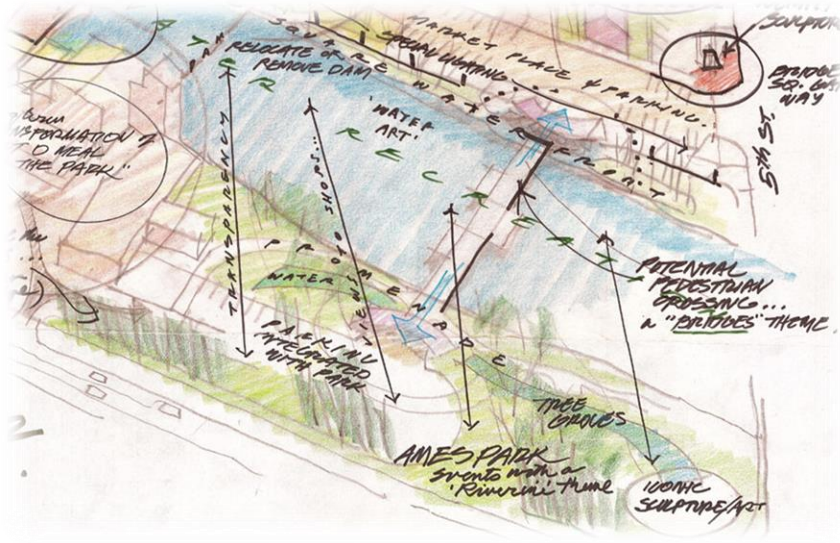


Downtown Northfield Streetscape Framework Plan (May 2006)

- 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”

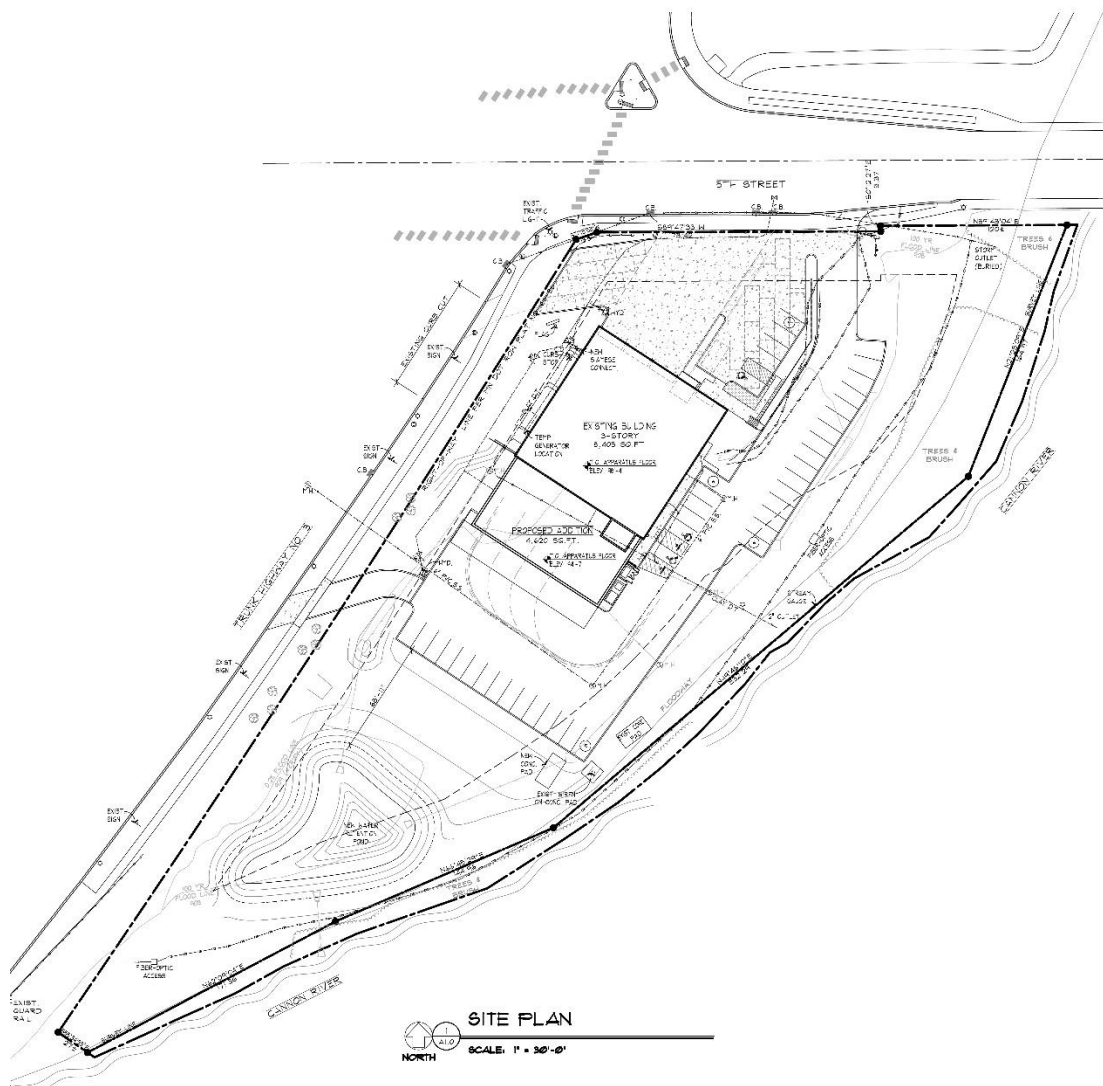
TH3 and 5th Gateway



Northfield Roundtable Notes from
Worksession February 3, 2012



Downtown Northfield Streetscape Framework Plan (May 2006)



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

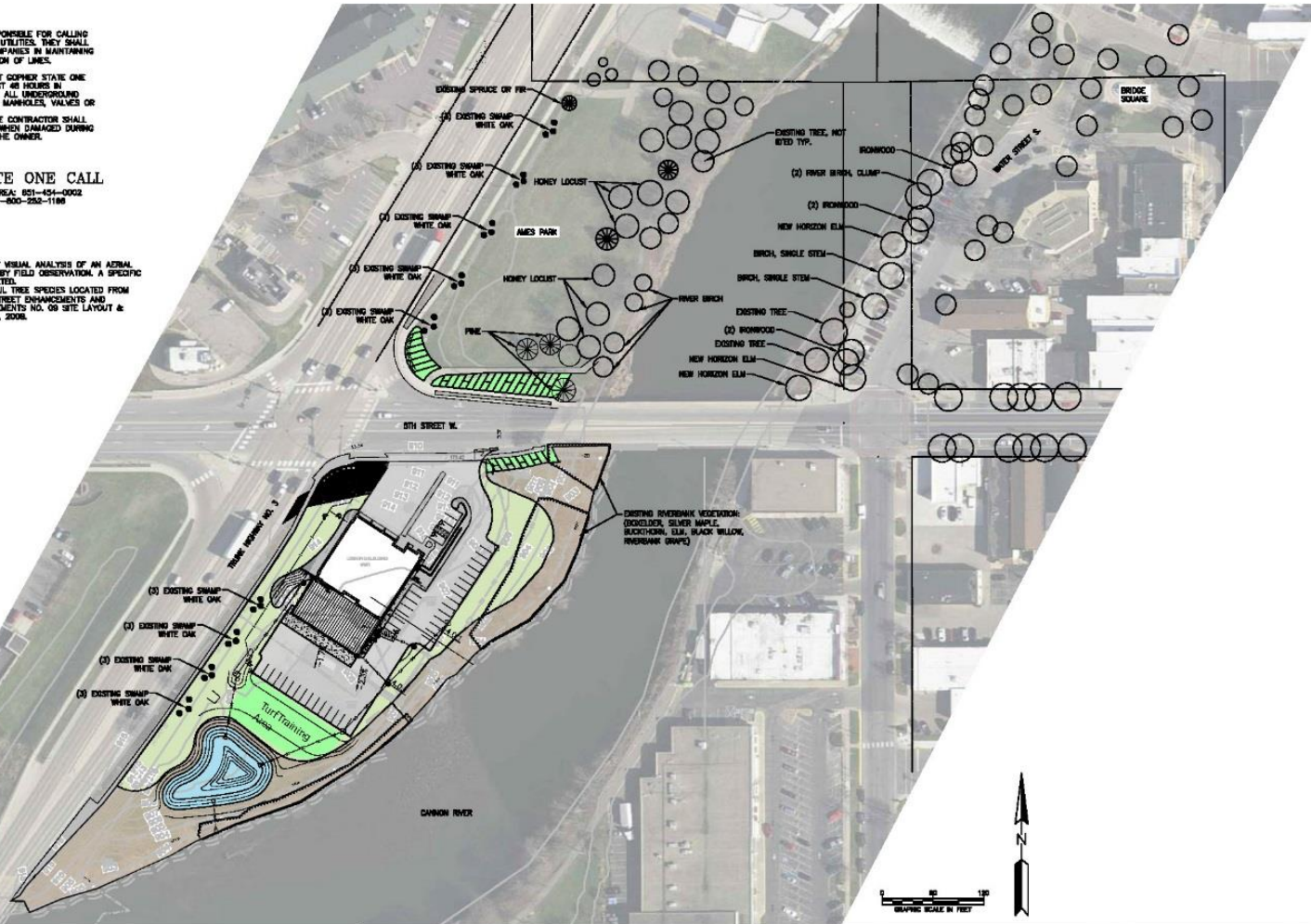
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

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

NOTES:

- 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/5TH STREET ENHANCEMENTS AND RECONSTRUCTION 2007 IMPROVEMENTS NO. 09 SITE LAYOUT & PLANTING PLAN DATED APRIL 9, 2008.



A horizontal graphic scale bar with markings at 0, 50, and 100 feet.



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

NOT FOR
CONSTRUCTION



PROJECT TITLE	NORTHFIELD FIRE STATION ADDITION
	CITY OF NORTHFIELD

LANDSCAPE CONTEXT

OWN BY MAJIS	CHK'D	APP'D	DWG DATE APRIL 2017
			SCALE AS SHOWN
PROJECT NO.		SHEET NO. L-101	REV NO.

Landscape – Planting

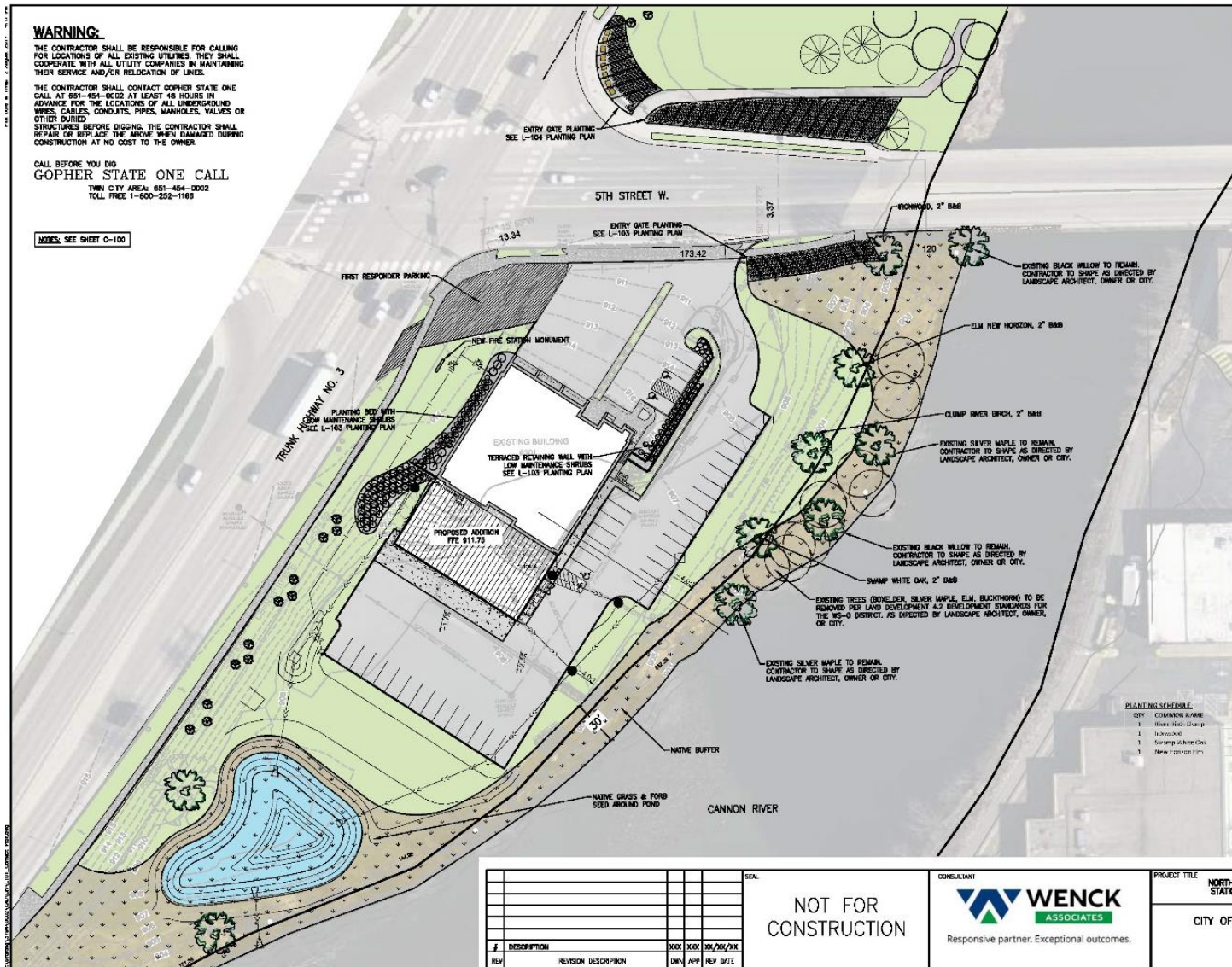
WARNING:

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: 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 Willow	12'	40'	10' x 10'	2' x 40'
Elm	40'	25'	10' x 10'	2' x 40'
Swamp White Oak	12'	40'	10' x 10'	2' x 40'

GRAPHIC SCALE IN FEET

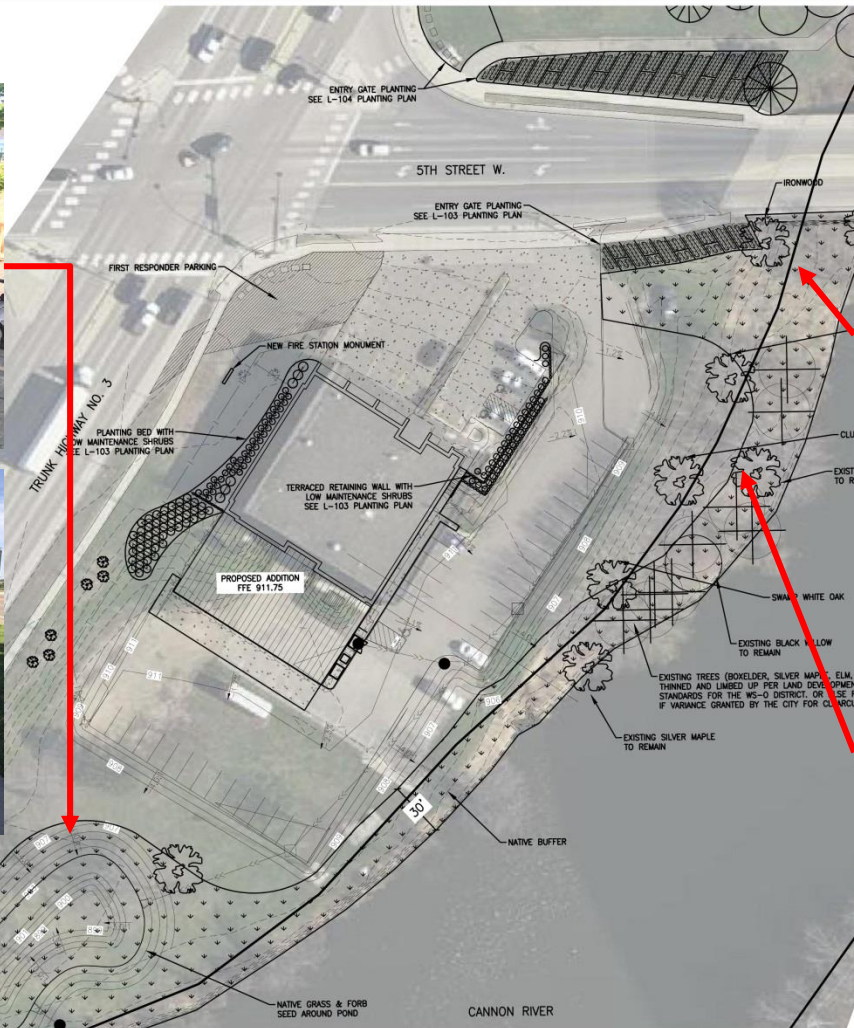


NOT FOR CONSTRUCTION		WENCK ASSOCIATES Responsive partner. Exceptional outcomes.		PROJECT TITLE NORTHFIELD FIRE STATION ADDITION CITY OF NORTHFIELD		SHEET TITLE LANDSCAPE PLAN OVERVIEW	
DESCRIPTION REVISION DESCRIPTION DATE BY CHECKED APPROVED DATE		DATE BY CHECKED APPROVED DATE		DATE BY CHECKED APPROVED DATE		DATE BY CHECKED APPROVED DATE	
SHEET NO. L-102		SHEET NO. L-102		SHEET NO. L-102		SHEET 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.



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

NOT FOR
CONSTRUCTION

CONSULTANT
WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.

PROJECT TITLE
NORTHFIELD FIRE STATION ADDITION
CITY OF NORTHFIELD

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

Landscape – Planting



Juniper Degroots Spire

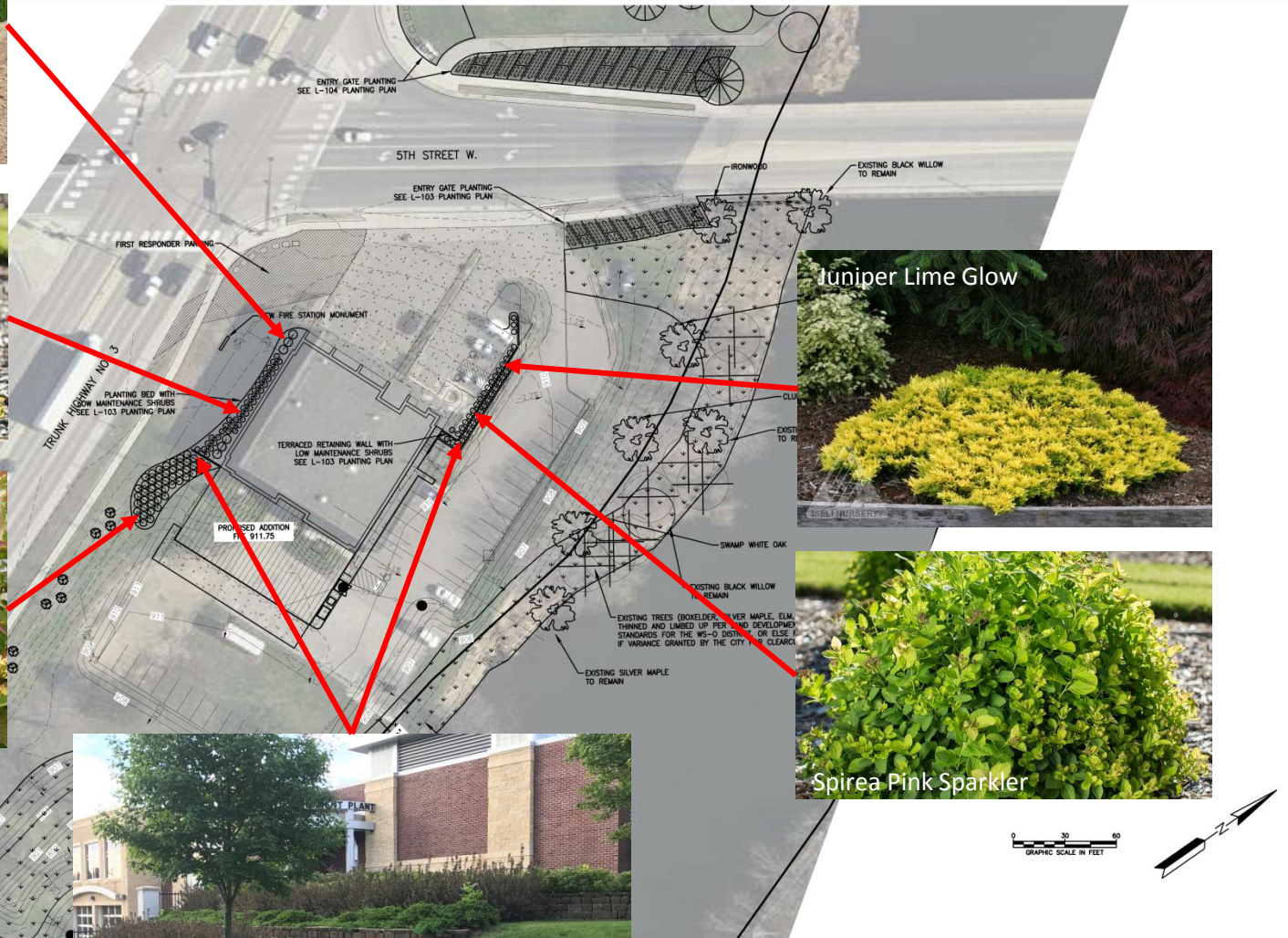
CALL BEFORE YOU DIG
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Spirea Pink Sparkler



Dwarf Bush Honeysuckle



Terraced Retaining Walls

CONSULTANT  Responsive partner. Exceptional outcomes.		PROJECT TITLE NORTHFIELD FIRE STATION ADDITION CITY OF NORTHFIELD		SHEET TITLE LANDSCAPE PLAN OVERVIEW	
DRAWN BY MJS	CHECKED BY MJS	APP'D BY MJS	DATE APRIL 2017	SCALE AS SHOWN	SHEET NO. L-102

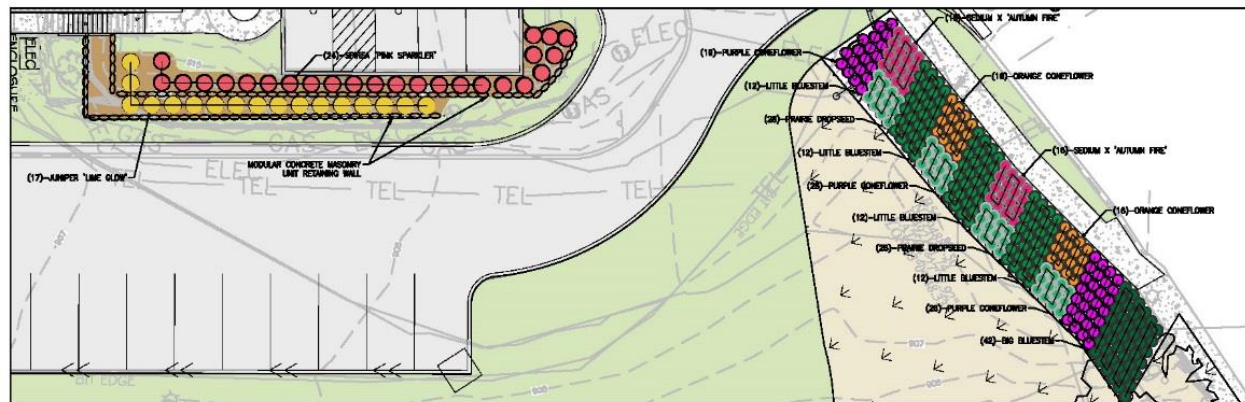
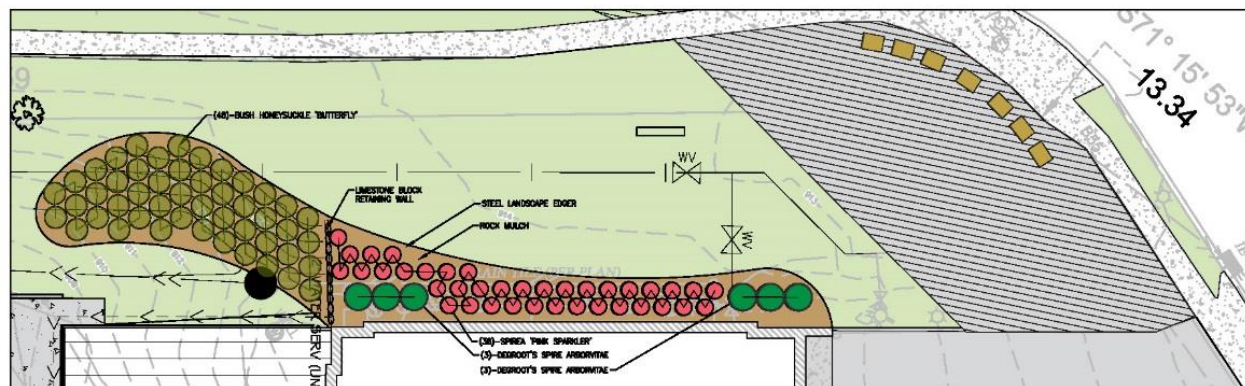
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING

THE CONTRACTOR SHALL CONTACT Gopher State One Call at 861-454-0022 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
MINN. CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1188

NOTES: SEE SHEET C-100



QTY	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SC
7	Doerfler Bush Honeycreeper	<i>Doerfleria bicolor</i>	3-4' F	1'	PER PLAN	621
7	Juniper Limb Glow	<i>Juniperus horizontalis 'lim a glow'</i>	12' B-P	8'	PER PLAN	621
8	Spirea 'Pink Sparkler'	<i>Spirea 'Pink Sparkler'</i>	4-6' B-P	4'	PER PLAN	621
5	Wintergreen Spirea	<i>Spiraea japonica 'Dragon's Spine'</i>	10-12' F	8'	PER PLAN	621
4	Blue Bleeding Heart	<i>Anemone hepatica</i>	4-6' F	1.5'	PER PLAN	621
8	Little Bleeding Heart	<i>Saxifraga oppositifolia</i>	3-4' F	2'	PER PLAN	621
4	Prostrate Dropseed	<i>Sporobolus heterochaeta</i>	2' F	2'	PER PLAN	621
4	Purple Coneflower	<i>Echinacea purpurea</i>	2-3' F	1.5'	PER PLAN	621
2	Red Hot Catmint	<i>Nepeta 'Red Hot'</i>	1.5' F	1.5'	PER PLAN	621
3	Savoyed Butterfly Bush	<i>Buddleia 'Savoyed'</i>	1.5' F	2'	PER PLAN	621

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

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CONSTRUCTION



PROJECT TITLE	NORTHFIELD FIRE STATION ADDITION
CITY OF NORTHFIELD	

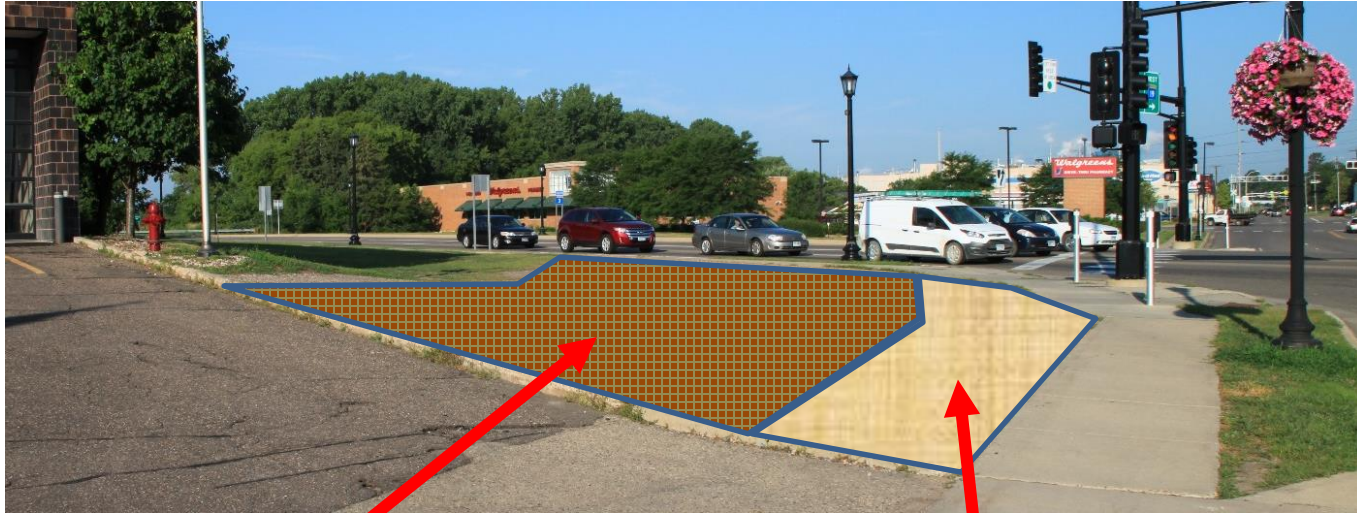
SHEET TITLE	LANDSCAPE PLANTING PLAN
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OWN BY	CHK'D	APP'D	DRG DATE	APRIL 2
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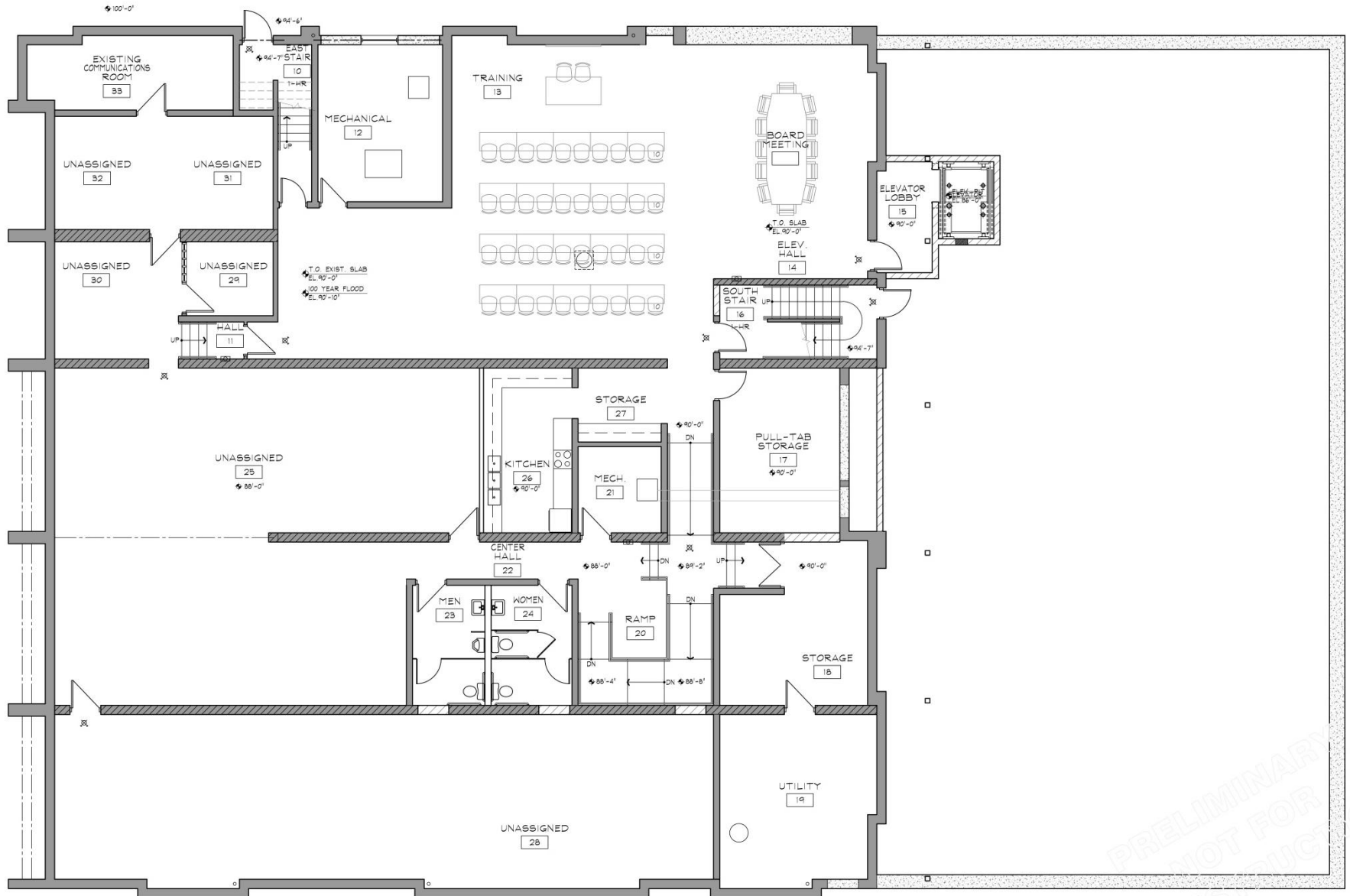
MJS			SCALE AS SHOWN
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Emergency Access Area

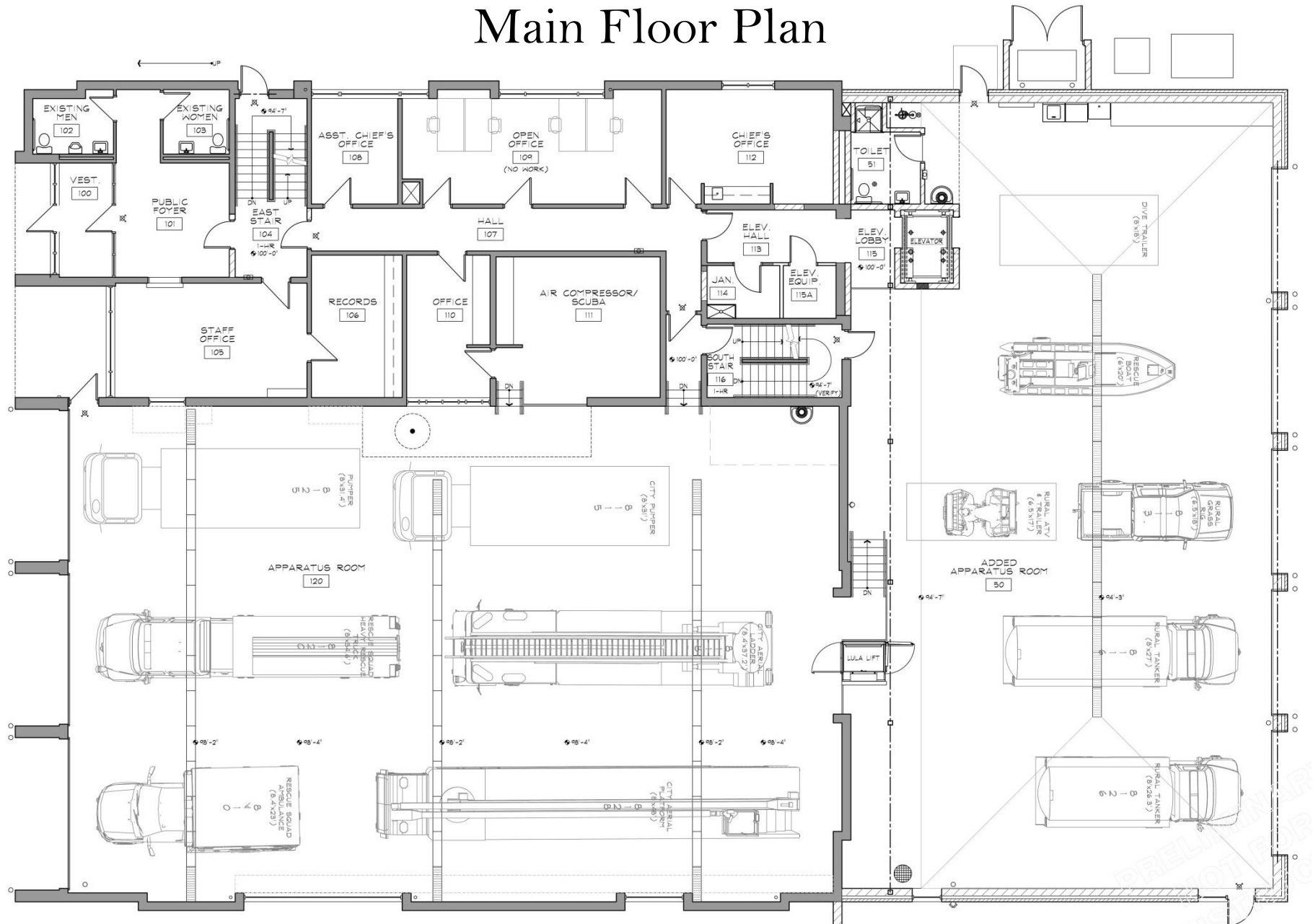
softscaping, hardscaping, surface



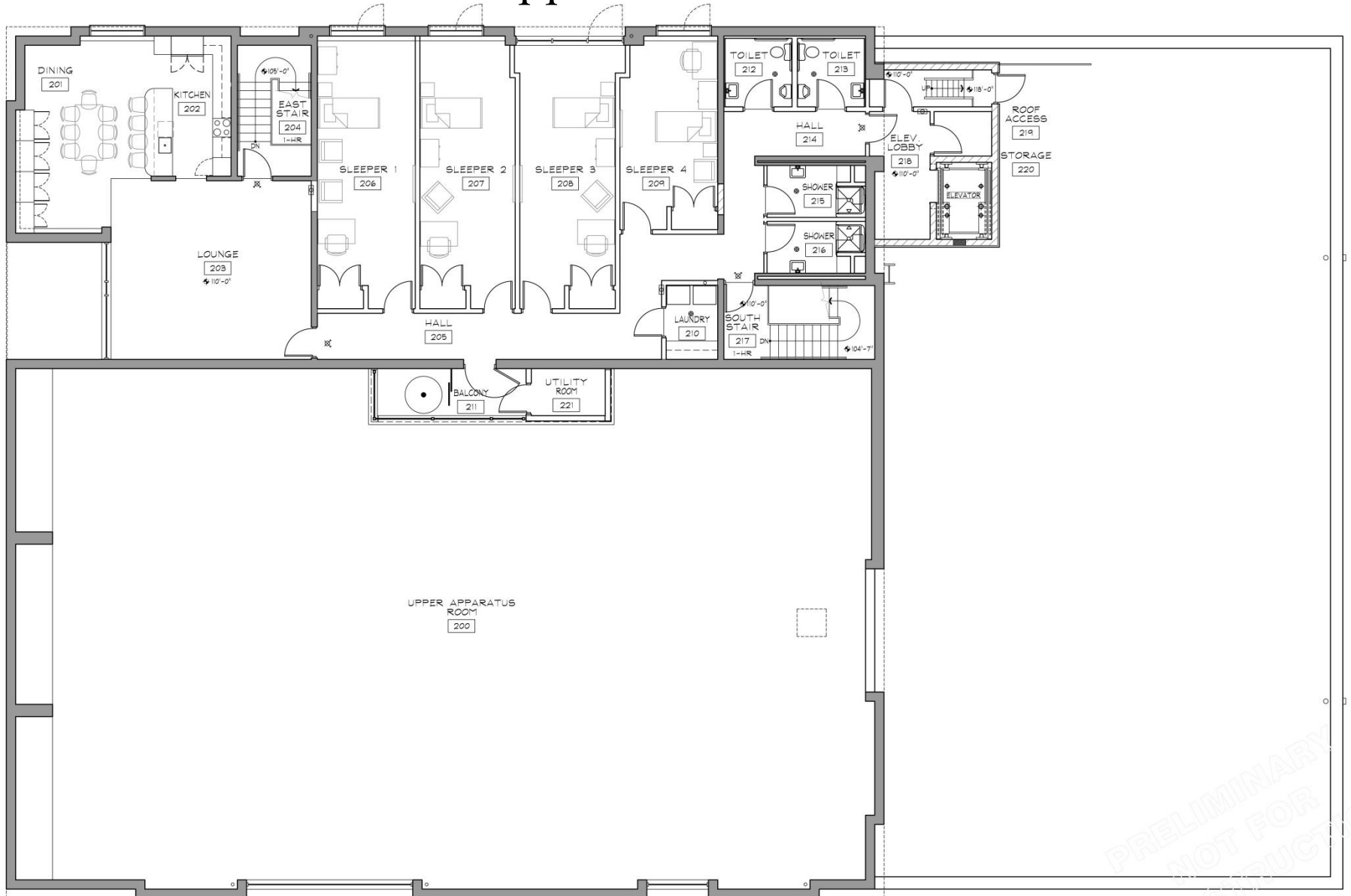
Lower Floor Plan



Main Floor Plan



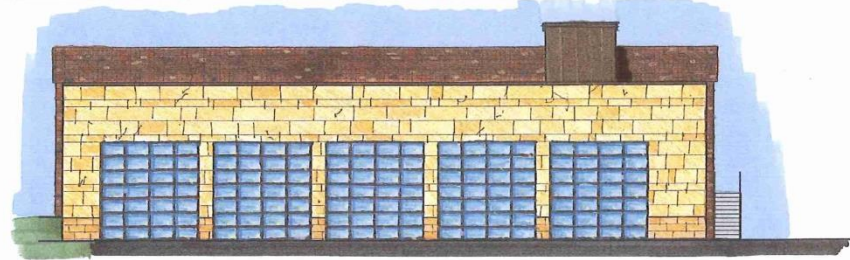
Upper Floor Plan



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"

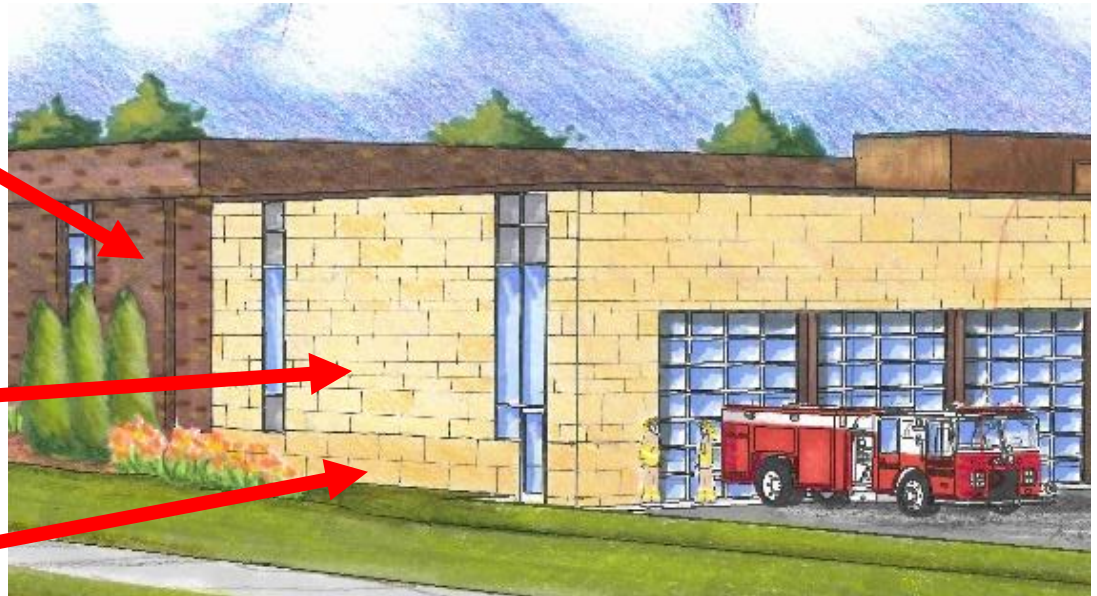
NOTE:
100'-0" = 917.17 CONTOUR
100 YEAR FLOOD PLAIN @ 908.0
500 YEAR FLOOD PLAIN @ 909.25

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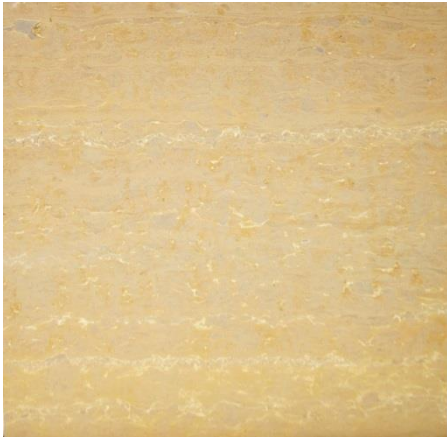
Concept Sketch Rendering



Material Samples



Vetter Stone - Example



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



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

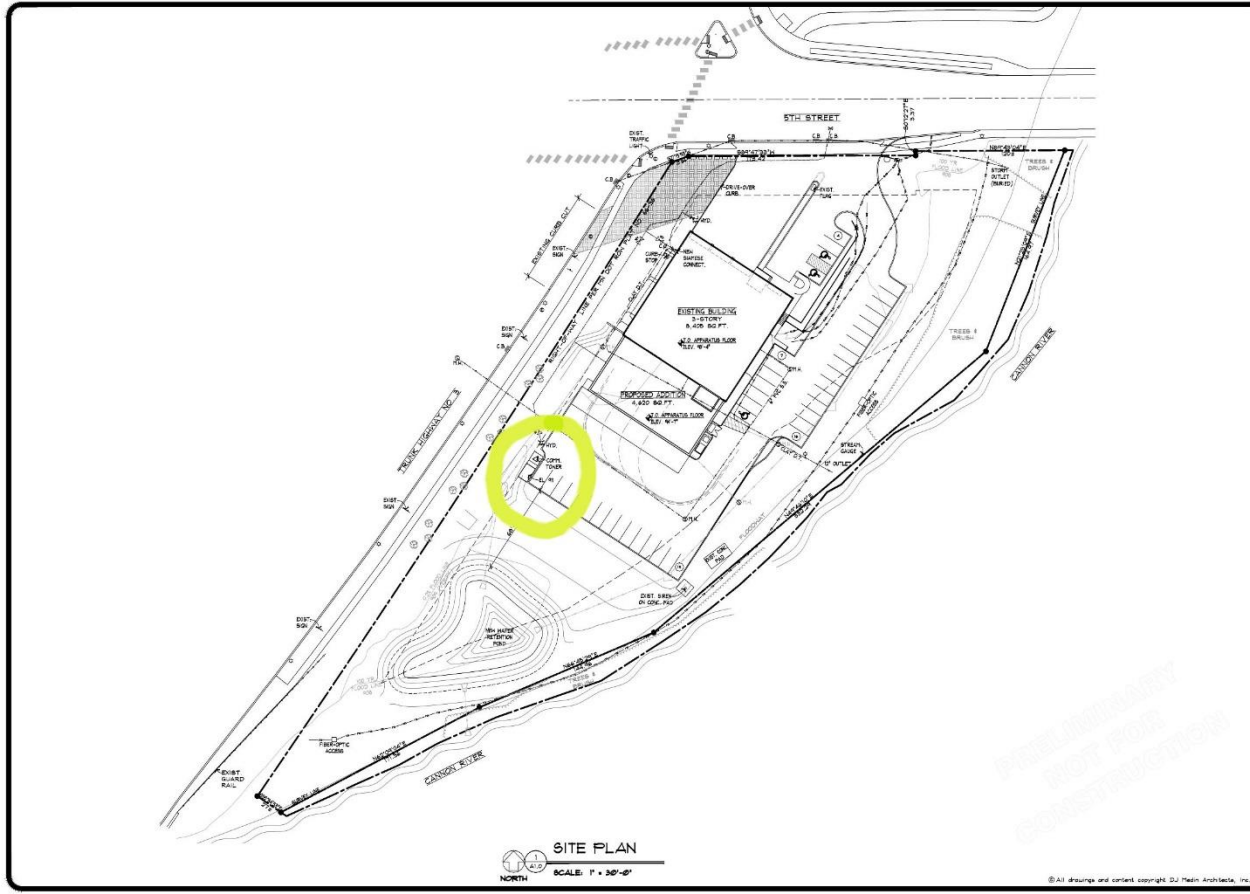
<http://www.vetterstone.com/all-projects/>

Stone Examples – downtown district



Window Replacement



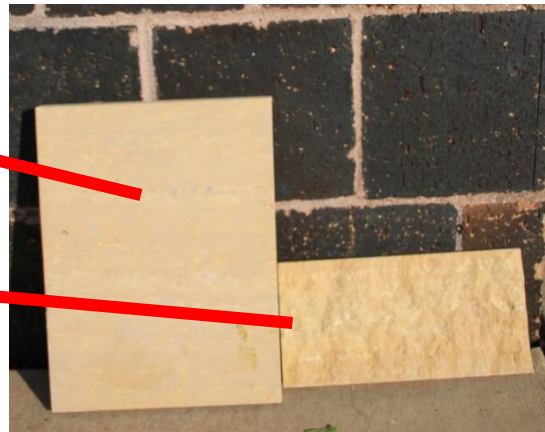


DESIGNED	D.J.M.
DRAWN	L.P.H.
CHECKED	D.J.M.
PROJECT	10-024
REVISIONS	
I hereby certify that the plans, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.	
DAVID J. MEDLIN	
License No. 1010	
Date: Nov.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

COMMUNICATION TOWER

Staff no longer recommending pursuit of the tower.

Concept Signage (hwy 3 view)



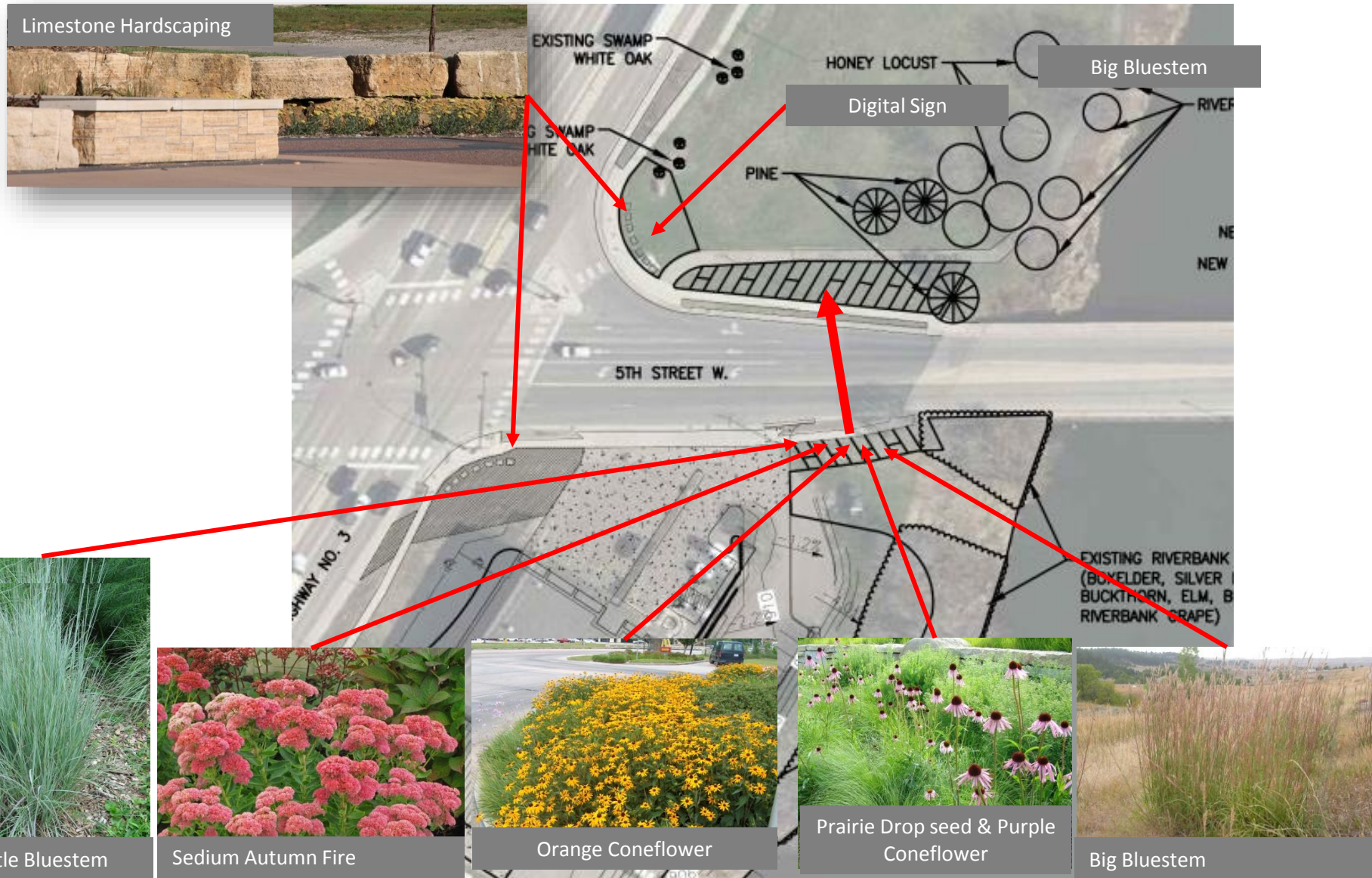
Utilize complementary stone

Ames Park Gateway Considerations

Ames Park Gateway Concept



Landscape – Planting & Hardscaping



Pub. Date & Time: 2 August 2017 4:15 PM

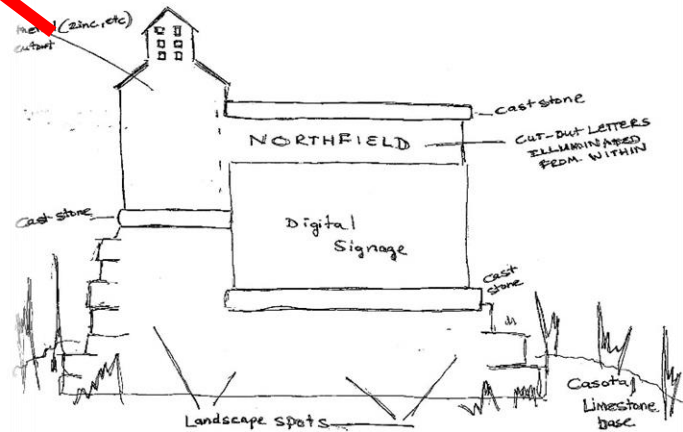
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	L-104		

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

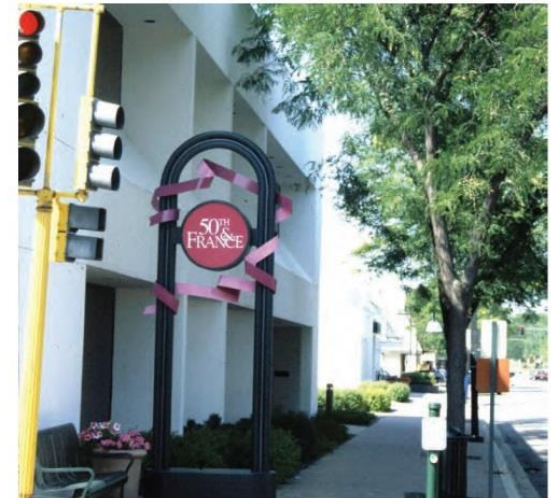
Monuments



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.



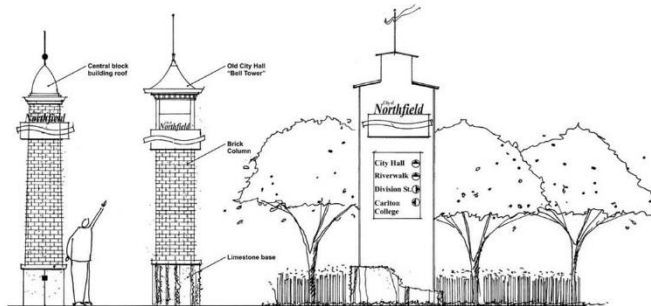
Downtown Northfield Streetscape Framework Plan – *Gateway Monuments*

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.

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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