



OLD BUSINESS – DISCUSSION

Topic: Heart of the Good Life Development

Agenda Item: 7 (a)

Background Information: The City Council directed the City Planner and the Planning Commission to create architectural, landscaping, and zoning regulations for the Heart of the Good Life Development (HOTGL). Staff was directed to bring forward examples and to review in sections, such as exterior architecture, landscaping, etc.

Architectural Design Standards:

Exterior Building Finishes:

All exterior wall finishes on any principal ~~or accessory~~ building shall be one of, or a combination of, the following:

- A. Face brick;
- B. Natural or cut stone, wood, or log;
- C. Specially designed, precast concrete units if the surfaces have been integrally treated with an applied decorative material or texture, excluding raw concrete block, painted or unpainted;
- D. Glass, fiberglass, or similar non-metal materials;
- E. Stucco and other cementation coating applied in a manner so as to create a harmonious design in conjunction with the materials;
- F. The Planning Commission may approve other new materials that are equal to or better than the materials listed in this section;
- G. All principal structures shall be compatible with neighboring structures in mass, color, and exterior materials.

Discussion Items:

All accessory structures shall have an exterior finish and color that matches the finishing materials and color on the principal structure.

Do we want to have two tiers, one along State Highway 371 (Tier One) and one along the western border (Tier Two)?

Do we want to allow pole type buildings? Limit to Tier Two?

Color:

Earth Tone: Any of various soft colors like those found in nature in soil, vegetation, etc., especially brown, tan or beige. (Our current City Code); OR Colors shall be earth tone, harmonious and shall consist of muted colors with low reflectance. Bright or brilliant colors and sharply contrasting colors may be used

only for accent purposes and shall be limited to a maximum of ten percent (10%) of any single building façade. (Baxter)

Façade Size and Articulation:

- A. **Façade Size:** The building façade size (height and mass) in areas of existing (?) developments shall be in direct proportion to the surrounding structures. All building components, such as windows, doors, eaves, soffits, and parapets, shall have good proportions that relate to the building façade and shall relate well with surrounding structures. (Parapets – a low protective wall along the edge of a roof, bridge, or balcony.)
- B. **Articulation:** Articulation is required for building facades that are more than sixty feet (60') in width and faces, or is parallel to, a public or private street as follows: To avoid long unbroken expanses, building facades shall be divided into distinct modules not to exceed fifty feet (50') in length that incorporate visible changes in the façade through the use of wall plane projections, piers, columns, colonnades, arcades or similar architectural features.
- C. Do we want to list standards for roof pitches? Minimum 6:12. 3:12 to 6:12 need Planning Commission approval?

Staff Recommendation: Please come prepared to discuss this. The standards from Baxter and Nisswa that were included in the January packet are available on the City's website under Government, Planning and Zoning, Planning Commission.

BASIS OF ESTIMATED PROJECT COST

ROADWAY

- 2 - 12' LANES, 2 - 6' MULTI. USE LANES
- B624 CONCRETE CURB AND GUTTER
- NO DRIVEWAY ENTRANCES
- 4" BITUMINOUS PAVEMENT, 6" AGGREGATE BASE

PAUL BUNYAN TRAIL RESTORATION

- BITUMINOUS PAVING
- TRUNCATED DOMES
- TURF RESTORATION
- SIGNS

REGIONAL STORMWATER SYSTEM

- STORM SEWER COLLECTION SYSTEM SIZED FOR PROPOSED ROADWAY SECTION AND INDIVIDUAL LOTS AT 50% IMPERVIOUS FOR THE 10-YEAR RAINFALL EVENT
- INDIVIDUAL LOTS SHALL PROVIDE ON-SITE STORMWATER RETENTION IF OVER 50% IMPERVIOUS
- PROPOSED STORM SEWER PIPE "STUBS" FOR INDIVIDUAL LOT CONNECTION TO REGIONAL SYSTEM
- NORTH & SOUTH REGIONAL INFILTRATION BASINS WITH LINED WET FOREBAYS FOR PRETREATMENT
- INFILTRATION BASINS ARE SIZED TO INFILTRATE THE 10-YEAR EVENT
- NORTH BASIN OVERFLOW - BETWEEN PAUL BUNYAN TRAIL & PATRIOT AVE.
- SOUTH BASIN OVERFLOW - HWY 371 DITCH
- FUTURE BALL FIELD FACILITY WILL HAVE TO PROVIDE ONSITE STORMWATER RETENTION

WATER DISTRIBUTION SYSTEM

- 8" PVC WATERMAIN
- 600' HYDRANT SPACING
- 6" PVC WATER SERVICES TO INDIVIDUAL LOTS

SANITARY SEWER SYSTEM

- 8" PVC SEWERMAIN
- 48" PRECAST STRUCTURES
- 6" PVC SEWER SERVICES
- 3" FORCEMAIN SEWER SERVICE FOR FUTURE BALL FIELD FACILITY

EARTHWORK

- ROADWAY CUT: 9,500 CU. YDS. FILL: 6,000 CU. YDS.
- NORTH POND CUT: 8,000 CU. YDS. FILL: 700 CU. YDS.
- SOUTH POND CUT: 15,000 CU. YDS. FILL: 0 CU. YDS.
- NOTE: EXCESS MATERIAL COULD BE USED TO IMPROVE THE TOPOGRAPHY OF SOME OF THE INDIVIDUAL LOTS

RESTORATION

- SCREENED TOPSOIL BARROW
- FERTILIZER TYPE 1
- SEED MIXTURE 25-151
- HYDRAULIC TYPE MULCH MATRIX

ESTIMATED PROJECT COST

PHASE 1: 6.7 ACRES

- ROADWAY - \$83,500
- STORM SEWER COLLECTION SYSTEM - \$7,000
- SANITARY SEWER COLLECTION SYSTEM - \$39,000
- WATER DISTRIBUTION SYSTEM - \$58,000

ESTIMATED CONSTRUCTION COST = \$187,500
 CONTINGENCIES (15%) = \$28,150
 SUBTOTAL = \$215,650
 ENGINEERING (15%) = \$32,350
 LEGAL AND OTHER COST (2%) = \$4,300
 ADMINISTRATION (2%) = \$4,300
 ESTIMATED TOTAL PROJECT COST = \$257,000

PHASE 2: 13.1 ACRES

- ROADWAY - \$165,500
- PAUL BUNYAN TRAIL RESTORATION - \$6,000
- STORM SEWER COLLECTION SYSTEM - \$69,500
- NORTH INFILTRATION BASIN - \$103,000
- SANITARY SEWER COLLECTION SYSTEM - \$37,000
- WATER DISTRIBUTION SYSTEM - \$41,500

ESTIMATED CONSTRUCTION COST = \$422,500
 CONTINGENCIES (15%) = \$63,400
 SUBTOTAL = \$485,900
 ENGINEERING (15%) = \$72,900
 LEGAL AND OTHER COST (2%) = \$9,700
 ADMINISTRATION (2%) = \$9,700
 ESTIMATED TOTAL PROJECT COST = \$578,000

PHASE 3: 24.7 ACRES

- ROADWAY - \$257,000
- STORM SEWER COLLECTION SYSTEM - \$73,000
- SANITARY SEWER COLLECTION SYSTEM - \$73,000
- WATER DISTRIBUTION SYSTEM - \$82,000

ESTIMATED CONSTRUCTION COST = \$485,000
 CONTINGENCIES (15%) = \$72,750
 SUBTOTAL = \$557,750
 ENGINEERING (15%) = \$83,650
 LEGAL AND OTHER COST (2%) = \$11,150
 ADMINISTRATION (2%) = \$11,150
 ESTIMATED TOTAL PROJECT COST = \$664,000

PHASE 4: 9.4 ACRES

- ROADWAY - \$248,500
- PAUL BUNYAN TRAIL RESTORATION - \$9,500
- STORM SEWER COLLECTION SYSTEM - \$83,000
- SOUTH INFILTRATION BASIN - \$151,500
- SANITARY SEWER COLLECTION SYSTEM - \$10,500
- WATER DISTRIBUTION SYSTEM - \$68,000

ESTIMATED CONSTRUCTION COST = \$573,000
 CONTINGENCIES (15%) = \$85,950
 SUBTOTAL = \$658,950
 ENGINEERING (15%) = \$98,850
 LEGAL AND OTHER COST (2%) = \$13,200
 ADMINISTRATION (2%) = \$13,200
 ESTIMATED TOTAL PROJECT COST = \$784,000

TOTAL PROJECT COST: 53.9 ACRES

- ROADWAY - \$755,500
- PAUL BUNYAN TRAIL RESTORATION - \$15,500
- STORM SEWER COLLECTION SYSTEM - \$232,500
- SOUTH INFILTRATION BASIN - \$151,500
- NORTH INFILTRATION BASIN - \$103,000
- SANITARY SEWER COLLECTION SYSTEM - \$159,500
- WATER DISTRIBUTION SYSTEM - \$250,500

ESTIMATED CONSTRUCTION COST = \$1,668,000
 CONTINGENCIES (15%) = \$250,250
 SUBTOTAL = \$1,918,250
 ENGINEERING (15%) = \$287,750
 LEGAL AND OTHER COST (2%) = \$38,350
 ADMINISTRATION (2%) = \$38,350
 ESTIMATED TOTAL PROJECT COST = \$2,283,000

PER ACRE TOTAL PROJECT COST CALCULATION:

TOTAL LOT ACRES = 53.9 ACRE,
 TOTAL PROJECT COST/ACRE = \$42,350/ACRE
 TOTAL PROJECT COST/LOT = \$190,250/LOT



WE HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY AN ENGINEER OR ARCHITECT REGISTERED AND LICENSED UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE	DATE	DATE	DATE
SCALE	SCALE	SCALE	SCALE
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