

## **AGENDA**

### **NEW BRIGHTON PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, APRIL 15, 2014  
7:00 P.M.**

**1. Call to Order:**

**2. Roll Call:**

____ <b>Bruce Howard</b>	____ <b>Erin Nichols Matkaiti</b>	____ <b>Susan Erickson</b>	____ <b>Verne McPherson</b>
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____ <b>Steve Danger</b>	____ <b>Marvin Deick</b>	____ <b>Paul Banker</b>
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**3. Welcome New Commissioners Erickson & Deick**

**4. Agenda Review**

**5. Approval of Minutes**

(A) February 18, 2014

**6. Report on Council Action:** Gina Bauman, City Council Member

**7. Public Hearings**

(A) Murlowski Properties, Inc. requests a Special Use Permit to allow construction and implementation of a revised sound mitigation berm and plan on their property located at 2200 Old Highway 8 NW, known as Belair Excavating.

(B) Casey Hankinson on behalf of Ryan Companies requests a Preliminary and Final Plat, Preliminary and Final Planned Unit Development, and Site Plan approval to allow construction of a 125,000 SF office building with associated research & development/laboratory and warehouse space on exiting Outlots A & F, NEW BRIGHTON EXCHANGE 1<sup>ST</sup> ADDITION, of which approximately 10 acres of land located at the northeast corner of I-694 and Old Highway 8 NW is proposed to be re-platted into Lot 1, Block 1, NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION.

(C) City of New Brighton requests a Zoning Code Amendment, revising Article 6, Chapter 6, of which revisions relate to permitted uses, building types, and site standards, and also renaming the district from NWQ, Northwest Quadrant to NBE, New Brighton Exchange.

**8. Adjourn:** \_\_\_\_\_

## PLANNING COMMISSION PROCEEDINGS

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**Regular Meeting – February 18, 2014 7:00 p.m.**

**Present:** Chairperson Bruce Howard, Commissioners Paul Banker, Steve Danger, Erin Nichols-Matkaiti, Greg Meyers, and Verne McPherson

**Absent:** Commissioner Mike Shardlow

**Also Present:** Janice Gundlach-City Planner, and Gina Bauman-Councilmember

**Agenda Review:** There were no changes to the agenda.

**Minutes from January 21, 2014:**

**Motion by Commissioner Banker, seconded by Commissioner McPherson, to approve the January 21, 2014 meeting minutes as presented.**

**Approved 6-0.**

**Council Action:** Councilmember Bauman explained the Council received an update from Mn/DOT at their last meeting. She discussed the bridge work that was proposed for the New Brighton area over the next two years noting 10<sup>th</sup> Street and County Road 96 were slated for improvement in 2015. She explained the E2 and County Road F bridges would be worked on in 2016.

**Public Hearing:**

- (A) Jim Demetriou, owner of Emerald Manor Apartments, requests a Site Plan and Nonconforming Use Permit to allow construction of 20 additional surface parking stalls at 1380 and 1390 7<sup>th</sup> Street NW.

City Planner Janice Gundlach reported the applicant is requesting Site Plan and Nonconforming Use Permit approval to allow expansion of the existing surface parking lot by 20 stalls at Emerald Manor Apartment complex located at 1380 and 1390 7<sup>th</sup> Street NW. This apartment complex contains 54 units of housing. The expanded parking area would be provided between the two existing buildings. In order to expand the parking lot, an existing concrete pad/barbeque area, fence and small shed would be removed. To control drainage and meet Rice Creek Watershed District requirements, the applicant has proposed a small drainage basin at the west end of the expanded parking area. Any exterior expansion of a building or structure (such as a parking lot) requires review and approval of a Site Plan. Additionally, because these buildings pre-date the existing multi-family residential standards there are several nonconformities onsite requiring a Nonconforming Use Permit.

In conjunction with the 20 new surface parking stalls, the applicant is proposing to resurface the existing parking lot and install new speed bumps to slow traffic through the parking lot. The applicant has also indicated that last summer the existing detached garages were repaired and painted at the request of the City's Code Enforcement Officer and Crime Free Multi-Family Police Office. As stated in the applicant's narrative, these improvements collectively are having, and will have, a positive impact on the property. Staff recommends approval of the request as submitted and subject to the following conditions:

- Compliance with the items noted in the Interoffice Engineering Memo dated February 13, 2014.

- The applicant shall remove any dead landscaping and replace with new in conjunction with the parking lot expansion and rebuild. All exposed areas and bare soil shall be graded to ensure positive drainage and seeded or sodded to prevent erosion.

Chairperson Howard asked if the new parking lot would be less than 15 feet from the existing building. City Planner Gundlach reported this was the case and staff could have the applicant shift the parking six feet to the north. She commented the parking regulations were guidelines for new multi-family developments and were not a concern to staff. She explained that the benefits of the additional parking outweighed the close proximity to the building. However, she supported the parking being shifted five or six feet to provide a larger buffer from the building.

Darrell Koenig, explained he manages the Emerald Manor Apartment and has been working with staff on the noncompliance issues. He indicated the additional parking was much needed for the residents of the apartment complex. He commented that the parking could be shifted if need be. He indicated landscaping improvements would be completed this spring in conjunction with the resurfacing of the parking lot. He reported the complex rents 10 parking stalls from the adjacent property and this would continue even after the additional stalls are added. Further discussion ensued regarding the parking situation at the apartment complex.

Commissioner Danger asked if an irrigation system was proposed for the new landscaping. Darrell commented that the landscaping would be watered with a garden hose. The apartment complex would not be installing an irrigation system.

**Motion by Commissioner McPherson, seconded by Commissioner Meyers to close the Public Hearing.**

**Approved 6-0.**

Chairperson Howard questioned how the Commission should handle the placement of the parking lot. City Planner Gundlach suggested the applicant work with staff to shift the parking lot six feet to the north to balance the stalls between the apartment buildings. She recommended a third condition be added stating the applicant shall explore shifting the proposed parking centrally between the buildings to achieve as closely as possible, a 15 foot separation between the buildings and parking lot. If shifting the lot results in a loss of parking spaces, it may remain as drawn. She anticipated staff could resolve this issue prior to the City Council meeting on February 25, 2014. Darrell explained that he would shift the parking if possible, and if not, blinds would be placed in the lower units of the impacted building.

Commissioner Nichols-Matkaiti supported the conditions as recommended by staff. She inquired if any additional lighting was required with the additional parking stalls. City Planner Gundlach commented there were no new additional lighting requirements. Darrell reported that new light poles would be installed when the parking lot was replaced.

**Motion by Commissioner McPherson, seconded by Commissioner Danger, to approve staff recommendation as amended, with three conditions for approval.**

**Approved 6-0.**

- (B)** Chris Wolla, on behalf of the New Brighton Parks and Recreation Department, requests a Special Use Permit to allow construction of a 30' x 40' maintenance structure at 1975 Silver Lake Road, Brightwood Hills Golf Course.

City Planner Janice Gundlach reported Chris Wolla, on behalf of the New Brighton Parks and Recreation staff, requests special use permit approval to allow construction of a new maintenance garage structure at Brightwood Hills Golf Course, located at 1975 Silver Lake Road. The golf course is a specially permitted use as the underlying zoning designation is single family residential. As such, in order to erect a new building, a special use permit must be obtained. The proposed garage structure measures 30' x 40' and would replace to existing garages, which have become fatigued over decades of use. The proposed garage structure would house general storage of equipment and materials needed to maintain the golf course. The proposed structure would include steel walls and a steel roof, painted to match the existing club house. The walls of the proposed garage would measure 10' 6" with a peak height of 16'. Two overhead doors and a service door would be installed on the west façade of the proposed building, providing access.

Replacement of the maintenance garage structure will be done in conjunction with other improvements, including new asphalt, grass, a practice bunker are. The proposed garage will be constructed in a flat location and include a concrete floor. The existing vegetation will remain and provide year-round screening. Overall, with the improvements provided, this area of the golf course will be made more aesthetically pleasing for the public and more user-friendly for maintenance staff. Staff recommended approval of the request as submitted, subject to compliance with the engineering comments stated in the Interoffice Memo dated February 13, 2014.

Commissioner Meyers asked if a Rice Creek Watershed permit was necessary for this request. City Planner Gundlach commented the Park and Rec Department would be working through this process with City engineering staff before the building was installed this summer.

**Motion by Commissioner Nichols-Matkaiti, seconded by Commissioner McPherson to close the Public Hearing.**

**Approved 6-0.**

**Motion by Commissioner Danger, seconded by Commissioner Banker, to approve staff recommendation.**

**Approved 6-0.**

**Other Business:** None.

**Adjournment:**

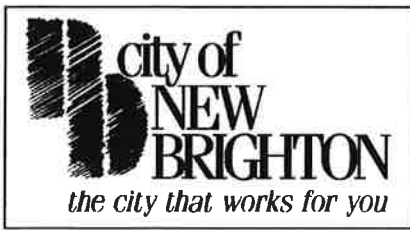
**Motion by Commissioner Meyers, seconded by Commissioner Banker, to adjourn the meeting.**

**6 Ayes, 0 Nays, Motion carried.**

**Meeting adjourned at 7:45 PM**

**Worksession followed Regular Meeting**





## Community Development Department

### MEMORANDUM

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DATE: April 11, 2014

TO: Planning Commission

FROM: Janice Gundlach, Planning Coordinator *JG*

SUBJECT: **Belair Excavating - Requested Action to Table to May 20<sup>th</sup>**

During the staff review of the request, additional information has been requested of the applicant to ensure sound goals are met under the revised plan. Of primary concern, is the residential area on Mississippi Street. Staff will work with the applicant over the next month to ensure the request is in the best interests of the public. Staff has provided a 60 day extension notice (see attached), allowing the City to take additional time to review the request.

Because public hearing notices were sent out (see attached map), staff recommends the public hearing be opened so that those who attend the meeting can provide their comments should they be unavailable on May 20<sup>th</sup>. The Planning Commission should make a motion to table the public hearing to May 20, 2014 at 7pm. Staff will provide a full written staff report at that time.

Depending on the comments that are received, some details of the request may be discussed. As such, staff felt it was important to provide the following introductory and background information:

#### **Introduction & Request**

Belair Excavating, 2200 Old Highway 8 NW, has requested a Special Use Permit to allow implementation of a new sound mitigation plan for the property located at 2200 Old Highway 8 NW, known as Belair Excavating. The sound mitigation plan relates to previous land use approvals from 2010 that permitted the aggregate crushing/recycling and yard waste transfer uses. Those previous approvals required construction of a sound mitigation berm north-south along the western property boundary to mitigate on-site noise from spilling over into residential areas to the west. The previously approved berm was to achieve a peak elevation of 926. The previous approval allowed the applicant to take 3 years to construct the berm but unfortunately, due to issues regarding overhead power line easements, the berm cannot be constructed as proposed and the applicant has abandoned that plan in favor of a new plan they believe achieves the same sound mitigation results.

The revised sound mitigation plan includes the following 3 efforts:

- Construct a new, shorter berm directly behind the previously approved, partially constructed berm. The new berm would be located just east of the original berm and span a distance of approximately 60'-70'. This new berm would achieve a peak height of 940 (14' taller than the original earth berm). However, the new berm would not be an earth berm or be vegetated; rather the applicant proposes to use crushed recycled base material (material they process on site). This allows the applicant to construct the berm using a conveyor and achieve a 1:1 slope.
- Secondly, the applicant proposes to swap the rubble pile with the processed material pile, moving the rubble pile 700' further east. The rubble pile being moved 700' farther east, and 700' farther away from the residential areas to the west, is significant in that the loud-banging tail-gated trucks dump their loads at the rubble pile. The processed pile produces much less noise.
- Thirdly, the applicant proposes to bi-sect the rubble pile into two, north-south sections, segregating the areas where gated trucks and non-gated trucks dump rubble loads. The gated trucks would dump at the northern half of the pile at a height of no higher than 25' and the non-gated trucks would dump at a height no higher than 40'.

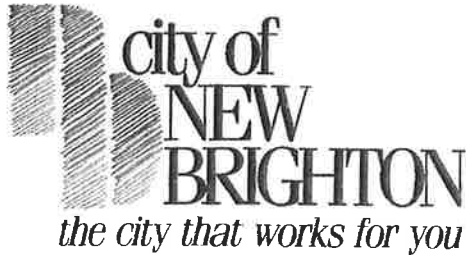
### **Background**

The 2010 land use approvals, and associated sound mitigation berm, were the result of many complaints that were received from the residential neighborhood to the west, primarily the Rockstone Court neighborhood. There was a broader land use effort at the time to create a legislative means to permit Belair's crushing operation, which had been occurring for years un-permitted. This effort resulted in the creation of the Environmental Constraint Overlay Area zoning district. The standards in this zoning overlay were drafted specifically for Belair's use and based upon a lot of the sound study they had undertaken. The most significant condition within the overlay related to sound, and restricted decibel levels measured at the nearest residential use to 56.5dBA. This number related to the loudest sound event on Belair's site, that of a tail-gate bang, extrapolated west into the residential neighborhood of Rockstone Court. For perspective, the average background noise on Rockstone Court, as measured in 2010, was approximately 42 decibels and a sound level change (increase or decrease) of 10 decibels gives the perspective of increasing or decreasing sound by half.

### **Attachments**

60 day extension letter

Public hearing notification map



April 9, 2014

Murlowski Properties, Inc.  
Attn: Mike Murlowski  
2200 Old Highway 8 NW  
New Brighton, MN 55112

**RE: Planning File SP2014-002: 60-Day Extension**

Dear Mr. Murlowski:

**60-Day Extension Notice.** State law provides that Cities shall make decisions on zoning requests within 60 days from the date of application, and that this review period may be extended by notification to the applicant. Your application was received on March 27, 2014 and the 60-day review period would end on May 26, 2014. However, because additional information has been requested and more time is needed for analysis, the earliest scheduled date of final City Council action falls after the 60-day period ends. ***Therefore, the 60-day review period is hereby extended an additional 60 days to July 25, 2014.*** Your next scheduled meeting is with the Planning Commission on April 15, 2014, where the public hearing will be opened but staff will be recommending the Planning Commission table action to the May 20, 2014 meeting.

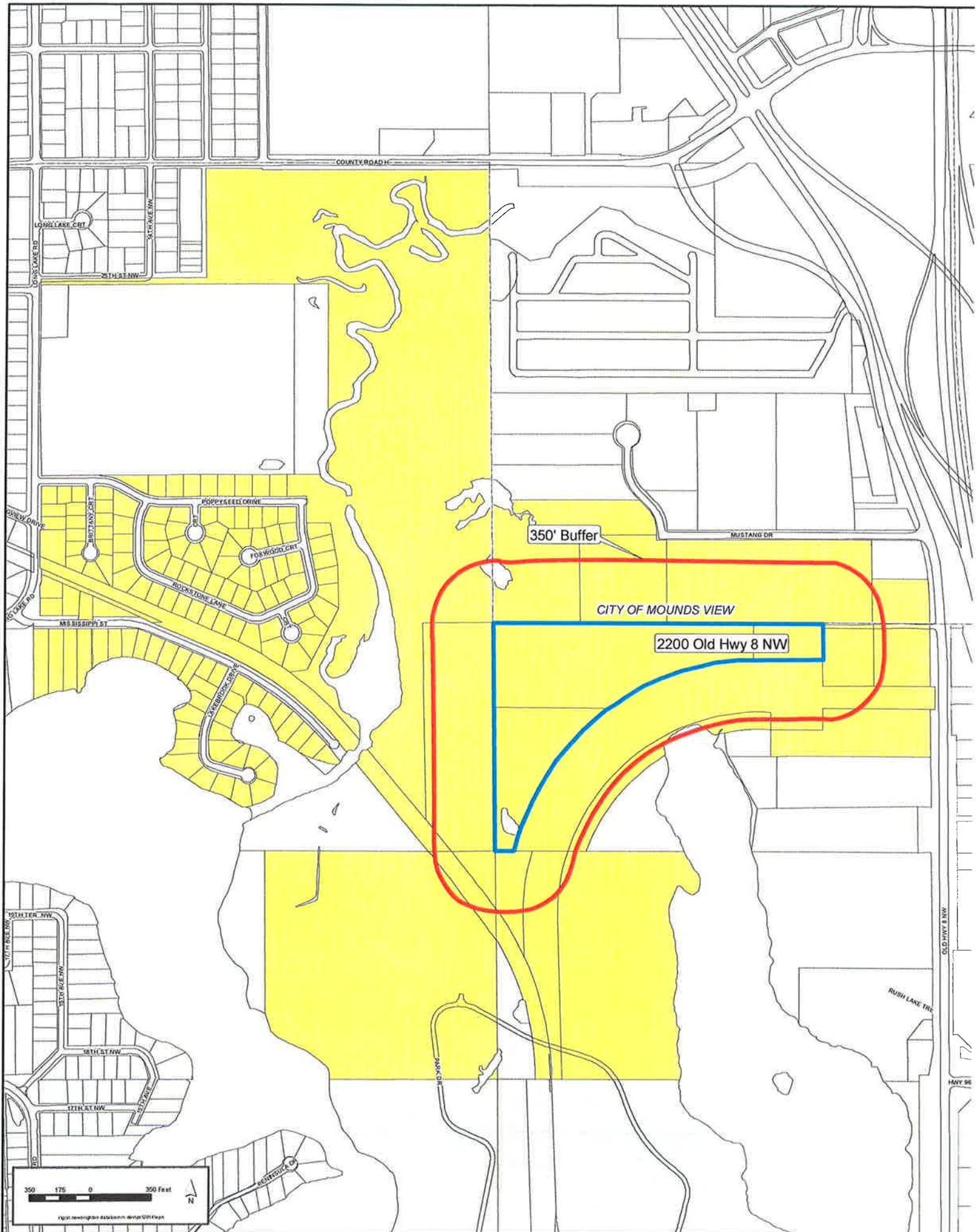
Should you have any further questions I can be reached at 651-638-2059.

Sincerely,  
City of New Brighton

A handwritten signature in cursive script that reads "Janice Gundlach".

Janice Gundlach  
City Planner

# Mailing For 2200 Old Hwy 8 NW



## PLANNING REPORT

**DATE:** April 11, 2014  
**CASE:** PD2014-001, PU2014-001, LP2014-002, PL2014-001, FP2014-001  
**SUBJECT:** Consideration of a Preliminary & Final Planned Unit Development, Preliminary & Final Plat, and Site Plan for Blocks A & F within the New Brighton Exchange Redevelopment Area  
**APPLICANT:** Casey Hankinson on behalf of Ryan Companies, Inc. (Ryan) and Cardiovascular Systems, Inc. (CSI)

### REQUEST & BACKGROUND

The applicant is requesting Planned Unit Development, Plat, and Site Plan approvals to allow development of a 10 acre site with a 125,000 SF corporate headquarters, to include office, research and development, and accessory warehouse uses for Cardiovascular Systems, Inc. (CSI). Included in the request is the construction of 416 surface parking stalls and approximately 350 feet of public right-of-way to be known as Central Park Boulevard. The request also includes four loading docks, a sidewalk along Old Highway 8 NW and Central Park Boulevard, landscaping, ground and wall signage, and a private outdoor plaza feature at the northwest corner of the building. The applicant would like to start construction as close to June 1<sup>st</sup> as possible, requiring Preliminary and Final PUD and Preliminary and Final Plat to be considered simultaneously.

The proposed Site Plan illustrates a future building expansion of up to 75,000 SF and additional area at the north end of the 10 acre site for future surface parking to accommodate the expansion. The proposed expansion is anticipated to occur in the next 5 years. The current proposal does not include approval of the future expansion, but rather the applicant, or future owner, will be required to submit separate PUD and Site Plan applications at that time.

The project area is located within the New Brighton Exchange redevelopment area. The City and Ryan (developer), will enter in a Contract for Redevelopment with CSI. The City Council will consider this contract as a separate action item from the land use approvals. The City will then sell the 10 acre project area to CSI, who will own their site and future expansion area. Ryan will build the building and install all site improvements on CSI's behalf.

Staff recognizes this report is quite lengthy as this is a large project and requires a lot of analysis. To help summarize the main points of the analysis sections of the report, staff has included a sentence at the end of each section (in ***bold italics***) that summarizes the Site Plan, PUD, and Plat findings.

### ATTACHMENTS

- A – Resolution
- B – Project Location Map
- C – Zoning Map
- D – Aerial Photo
- E – Neighborhood Notification Map
- F – Applicant Narrative
- G – Interoffice Forestry Memo dated 4/7/2014
- H – Interoffice Engineering/Public Works Memo dated 4/9/2014
- I – Interoffice NBDPS (Fire Division) Memo dated 4/10/2014

J – Sheet C0-1: Cover Sheet  
 K – Sheet C1-2: Site Demolition Plan  
 L – Sheet C2-1: Overall Site Plan  
 M – Sheet C2-2: Phase 1 Site Plan  
 N – Sheet C3-1: Grading Plan  
 O – Sheet C3-2: Stormwater Pollution Prevention Plan  
 P – Sheet C4-1: Utility Plan  
 Q – Sheet C8-1: Civil Details  
 R – Sheet C8-2: Civil Details  
 S – Sheet L1-1: Landscape Plan  
 T – Sheet L1-1 (pg. 2): Landscape Plan  
 U – Sheet ES-1: Site Photometric Plan  
 V – Sheet ES-2: Site Plan  
 W – Sheet A201: Level 1 Floor Plan  
 X – Sheet A202: Level 2 Floor Plan  
 Y – Sheet A301: Exterior Elevations  
 Z – Sheet A302: Monument Sign  
 AA – Perspective (looking northeast)  
 BB – Perspective (looking southeast)  
 CC – Existing Conditions Survey (sheet 1 of 4)  
 DD – Existing Conditions Survey (sheet 2 of 4)  
 EE – Preliminary Plat (sheet 3 of 4)  
 FF – Preliminary Plat (sheet 4 of 4)  
 GG – Final Plat (sheet 1 of 2)  
 HH – Final Plat (sheet 2 of 2)  
 II – Rendered Site Plan

## **FINDINGS**

Chapter 6, Article 6, NWQ Northwest Quadrant District  
 Chapter 7, Article 2, Planned Unit Development  
 City Code, Chapter 26, Articles 2-3, Preliminary & Final Plat

## **SITE CHARACTERISTICS**

Location:	NE corner of Old Highway 8 NW & I-694
Lot Size:	435,630 SF (10.0 acres)
Topography:	generally flat – slopes south to southeast
Comprehensive Plan Designation:	CC, City Center
Zoning:	NWQ, Northwest Quadrant
Surrounding Land Uses:	
North:	vacant land
South:	ponds – I-694
East:	vacant land
West:	Old Highway 8 NW – APi Group, Inc. Headquarters

## **SITE PLAN ANALYSIS**

Per Zoning Code Section 8-010, Site Plan approval is required for construction of new buildings or structures other than single and double family residences. The purpose of the Site Plan approval is to evaluate the plan's conformance with applicable zoning regulations. The analysis below summarizes the proposed plan's conformance with underlying NWQ, Northwest Quadrant



zoning district standards of Chapter 6, Article 6 of the Zoning Code. Because a PUD is requested, there will be some deviations from the requirements of the NWQ Zoning Code and those areas will be specified in the analysis below. Also important to note, the Site Plan review is based upon the existing Chapter 6, Article 6 regulations and not the revised code as presented on this month's agenda.

### **Use/Building Type**

The applicant is proposing a 125,000 SF building, of which the use breakdown is as follows:

Office: 87,300 SF (70%)

Research & Development: 18,900 SF (15%)

Accessory Warehouse: 18,800 SF (15%)

The Building Type regulations within the NWQ district slated Block A (the southern 4 acres of the proposed site) for multi-family residential or office. Block F (the remaining 6 acres of the proposed site) was slated for mixed use, which could have included office, residential and retail uses within the same building. While the original vision for this area of New Brighton Exchange included mixed use and retail, the market has not been supportive of this type of development as the site has remained vacant until now. Staff would recommend allowing an office use in this area through the PUD as office uses are the dominate building type for the east side of Old Highway 8 NW within the New Brighton Exchange redevelopment area.

The applicant is also proposing research & development uses and warehouse uses, and based upon the percentage break down both are accessory to the primary office use. Section 6-700 (5) allows 25% of the floor area to consist of "laboratories" and "storage uses" provided such uses are clearly accessory to, and secondary to, the principal use. Staff would recommend, through the PUD approval, 30% of accessory uses be permitted subject to the 15% break down of research & development and 15% accessory warehouse.

### **Building Setbacks/Build-To Line**

<i>Section 6-710 (1)</i>	<b>Required</b>	<b>Proposed</b>
<b>Front (Old Hwy 8 NW)</b>	Minimum 10', Maximum 20'	106'
<b>Rear (east)</b>	15'	63.5'
<b>Side (south)</b>	0'	159.5'
<b>Side-Street (Central Park Blvd)</b>	Minimum 10', Maximum 20'	580'

The principal structure setbacks to the front and side street (Central Park Blvd) are much greater than the minimum and maximum setbacks established by the Build-to Line regulation of Section 6-710 (1). The build-to line is a standard that was intended to force building placement up near the road. Several projects within New Brighton Exchange have been approved with a greater setback. This is a deviation that can be permitted through the PUD. Staff recommends approval of the increased setback as several projects have been permitted a similar building placement and the market has not supported the building placement originally envisioned for the New Brighton Exchange redevelopment area.

### **Street Frontage Occupied by Structures**

Section 6-710 (1) (H) referenced in Figure 2, notes frontage types A and C within the project area. These frontage types require a certain percentage of the street frontage to be occupied by building at the build-to/setback line. Frontage type A requires 70% to be occupied by structures and frontage type C requires 30%. Because the project proposes a setback far greater than the build-to line (or max setback) this standard isn't met as the building is at a 106' front yard setback. This is another deviation that can be permitted under the PUD.

### **Parking Setbacks**

<i>Section 6-710 (I)</i>	<b>Required</b>	<b>Proposed</b>
<b>Front (Old Hwy 8 NW)</b>	Minimum 10'	22'
<b>Rear (east)</b>	5'	9'
<b>Side (south)</b>	0'	12'
<b>Side-Street (north)</b>	Minimum 10'	285'

As illustrated in the above table, all parking setbacks are met.

### **Required # of Parking Stalls**

Section 6-740 (1) requires off-street parking to be provided at a ratio of four spaces per thousand square feet of floor area. For the purposes of calculating parking a net floor area should be used, which omits floor area reserved for hallways, bathrooms, lobby, lunch/break rooms, and the like. The applicant's narrative outlines a parking analysis that differs from the requirement in Section 6-740 and figures parking based on different ratios for different floor uses. While this calculation is likely beneficial for the building user to determine if the site can accommodate their specific needs, it is difficult to determine compliance with the ordinance, which aims to provide a more general ratio that could accommodate many types of building users. The applicant's narrative does reveal a square footage of 16,600 SF reserved as stairs, hallways, closets, and other spaces that could be omitted to determine a net floor area. Making that assumption, the site would be required to have off-street parking as follows:

$$125,000 \text{ SF} - 16,600 \text{ SF} = 108,400 \text{ SF} / 1,000 \text{ SF} \times 4 = 434 \text{ parking stalls.}$$

The applicant's Site Plan illustrates 416 surface parking stalls. Also, Section 6-740 (5) allows credit for on-street parking stalls available directly in front of the lot to meet the minimum requirement. There are 26 on-street parking stalls available along Old Highway 8 NW directly in front of the proposed property boundary. Thus, with the 416 off-street stalls and 26 on-street stalls, a total of 442 parking stalls are provided, meeting the minimum standard in Section 6-740 (1).

### **Screening of Parking Areas**

Section 6-710 (3) requires screening of parking areas that face a street frontage. The applicant's Site Plan depicts parking areas along the Old Highway 8 NW frontage. The ordinance requires screening to be a "combination of hedges, ornamental railings, walls, bollards, trees, and other methods to screen parking lots from pedestrian spaces while maintaining eye-level visibility."

The ordinance goes on to state “screening shall be maintained at a height of between 2 ½ and 3 ½ feet”.

The proposed Landscape Plan depicts use of deciduous shrubs planted in hedge sections 23’ in length, spaced 30’ apart, for a total of 8 hedge sections. Additionally, perimeter/boulevard trees are provided at a spacing of 25’. This plan as proposed does not provide an un-interrupted screen and the Commission may want to discuss additional screening. Staff finds the hedge section concept, intermixed with trees, incomplete and would recommend the spacing between the hedges be decreased to 15’ rather than 30’ so that no more than 2 parked cars are visible between hedge sections, rather than 3 ½ cars as currently proposed.

It’s also worth noting that the parking lot screening along Old Highway 8 NW does not extend all the way south. Staff finds this reasonable since the parking lot setback is much greater as you move south and the elevation change is such that cars will not be as readily visible in this area.

### **Building Height**

Higher density has always been a goal for the New Brighton Exchange redevelopment area, and because of that there is no maximum building height noted within the ordinance. The proposed building is generally two stories in height with the exception of the warehouse space that is one story. The elevation plans depict a building height of 37’. For reference purposes, commercial office uses in other zoning districts in New Brighton are allowed a 36’ building height and industrial uses are allowed a building height of 40’. Staff finds the proposed building height acceptable.

### **Floor Area Ratio**

Because density was a goal of the area, a maximum floor area ratio is not provided in the ordinance either. However, a minimum F.A.R is required and is 20% of the site area for buildings at least two stories in height (Section 6-720 (5)). Staff has calculated a rough building footprint square footage of 73,340 SF. That equates to an F.A.R of 17% (73,340 SF / 435,630 SF), 3% less than the minimum noted in the NWQ code for two story office buildings. This is a deviation that must be approved through the PUD.

It should be noted that if the applicant builds the addition, the F.A.R would rise to almost 23% (98,340 SF / 435,630 SF), meeting the minimum requirement of Section 6-720 (5).

### **Landscaping**

Section 6-750 (3) outlines seven landscaping standards that must be met. Those criteria are noted below. Staff has provided a response to each standard in *italics*.

- A. All land area not occupied by buildings, parking, driveways, sidewalks, or other hard surface shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery and trees.

*This criterion is met. The applicant has provided a landscape plan depicting areas with adequate landscape plantings to meet this criterion.*

- B. At least ten percent (10%) of the total land area within the perimeter of private parking and driveway areas shall be landscaped. Landscaped areas provided within the build-to line may be credited toward this 10% landscaping requirement on a square-foot-for-square-foot basis,

for up to half of the 10% requirement, or 5%.

*This criterion is met. The applicant has calculated the amount of landscaped areas within the perimeter of the private parking area at 10% or approximately 20,000 SF. With incorporation of additional parking lot screening, the perimeter landscaping percentage will rise above 10%.*

- C. Parking lot landscaped islands shall be a minimum of one hundred fifty (150) square feet in area and include at least one overstory or evergreen tree meeting the requirements of this ordinance.

*This criterion is met. The smallest parking lot island proposed is nearly 350 SF. Additionally, the applicant has proposed at least one tree in every island, with some of the larger parking lot islands accommodating multiple trees. The species proposed include overstory and evergreen varieties with pine, spruce, maple, linden, oak and honey locust. There may be revisions to the tree species selection based upon comments from the Forestry Technician, but overall staff finds the plan to be acceptable.*

- D. Where parking abuts the site perimeter there shall be provided at least one overstory tree per twenty-five (25) feet of site perimeter.

*This criterion is met. Parking abuts the site perimeter around the west and north frontages. The applicant has proposed overstory trees as a spacing of one per 25'. Again, there may be revisions to the tree species selection based upon comments from the Forestry Technician, but overall staff finds the plan to be acceptable.*

- E. At least one overstory tree shall be provided for every five hundred (500) square feet of landscaped area on the entire site.

*This criterion is met. The applicant's landscape plan notes that 36,400 SF of landscaped area exists on the site (excludes the future surface parking expansion at the north end of the site). At a ratio of one tree for every 500 SF, 73 trees would be required ( $36,400/500 = 73$ ). The proposed landscape plan depicts 73 overstory trees with a mix of deciduous and coniferous varieties.*

- F. The landscape plan shall include a full complement of overstory, ornamental and evergreen trees, shrubbery, and ground covers that are hardy and appropriate for the locations in which they are planted, and which provide year-round color and interest.

*This criterion is met. The applicant's landscape plan includes overstory trees, ornamental trees, shrubbery and ground cover. The Forestry Technician will work with the applicant to make revisions to some of the tree species, and with that staff finds the plan to be acceptable.*

- G. For parking areas abutting I-35W or I-694, there shall be a landscape buffer to height of 3 (three) feet, consisting of berms, shrubbery, ornamental trees, or a combination, that will screen the view of automobile headlights from the highways.

*While the site is adjacent to I-694, there is actually a vacant outlot separating the property from I-694. With the grade change and a distance of 180' to the traveled portion of the road,*

*automobile headlights will not be a concern from the highway.*

Based on the above analysis, staff finds the landscape plan to be acceptable.

### **Lighting**

The applicant has provided a lighting plan, illustrating the location of all free-standing lights. No wall mounted lighting is provided on the plan, although there likely will be wall mounted lights affixed to the walls of the building. Section 6 – 750 (5) provides minimum lighting standards. This section notes that “exterior lighting shall be consistent with the character and intensity of surrounding areas” and “be designed to relate to the building architecture and landscaping”. There is also mention that lighting located adjacent to walkways not exceed 15 feet and parking lot lights be below the mature height of the trees located within the parking lot islands.

The only lighting depicted on the plan is free-standing lights to illuminate the parking lot. These fixtures are noted as 25’ – 30’ tall, which is well below the 50’ mature height of the Red Maples proposed in the parking lots islands. Staff finds the lighting plan to be acceptable.

### **Signs**

#### *Wall Signs*

Section 6-750 (4) outlines the signage requirements in the NWQ zoning district. Generally, wall signs are allowed on building facades facing a public street, public open space, or private parking areas at an area of 1 ½ SF per lineal foot of frontage. Based on the proposed Site Plan, the following wall signs are proposed:

North façade (facing Central Park Boulevard):	90 SF (522 SF allowed)
West façade (facing Old Highway 8 NW):	170 SF (1,515 SF allowed)
South façade (facing I-694):	170 SF (623 SF allowed)

The three signs noted above are well within the requirements of the NWQ district. Additionally, the applicant is proposing a wall sign on the east façade of the building measuring 90 SF. This sign would have to be permitted thru the PUD approval. Based on the size signs proposed, staff finds the additional sign on the east façade to be a reasonable request.

#### *Ground/Freestanding Signs*

Section 6-750 (4) allows one freestanding monument sign per street frontage. The sign may not exceed 10’ in height and 50 SF in graphic area. The applicant has proposed a monument sign along Old Highway 8 NW, at the southerly main entrance. This sign is 7’ in height and 50 SF in area (not including the base). This sign meets the standards of Section 6-750 (4).

Separate Sign Permits will be required at the time of installation.

### **Exterior Building Materials**

Section 6-750 (2) outlines the exterior building material requirements for buildings constructed within the NWQ, Northwest Quadrant zoning district. This section requires a primary building material to cover at least 60% of the façade, a secondary building material to cover no more than 30% of the façade, and an accent material to cover no more than 10% of the façade.

The applicant proposes to construct the building with pre-cast concrete wall panels, including glass, metal, and EIFS materials. The primary, secondary, and accent materials breakdown is as follows:

Primary (pre-cast concrete, glass curtain wall) = 79%

Secondary (EIFS and storefront) = 19%

Accent (metalwork) = 2%

Staff finds the intent of this standard to be met. The proposed building well exceeds the principal building material minimum of 60% at 79%. The principal building materials proposed are precast concrete and the glass feature at the southwest corner of the building. The secondary and accent materials are well below the maximum percentage of 30% and 10% respectively. The applicant's narrative provides a good description of the architectural features and the submitted elevations and perspectives (attached) illustrate how the building will look.

### **Interdepartmental Comments**

The Public Works/Engineering and Parks (Forestry) Departments and the NBDPS-Fire Division have all reviewed the plans and provided comments. These comments are more technical in nature and have been made a condition of approval. There will likely be future discussion between the applicant and these departments to ensure both the applicant and City needs are met. It is unlikely any of these comments will alter the Site Plan.

*In summary, with recognition that several deviations from the requirements of the NWQ, Northwest Quadrant zoning district standards are proposed related to building type, building placement, minimum F.A.R., and signs, all other site plan standards are satisfactorily met. Staff recommends one condition of approval related to conformance with the parking screening requirements of Section 6-710 (3).*

### **PLANNED UNIT DEVELOPMENT ANALYSIS**

A PUD is requested as the proposed Site Plan does not conform to several sections of the NWQ zoning district. Even though deviations are requested through the PUD, the applicant is required to meet the PUD standards and criteria (discussed below). The intent with the PUD is to allow setbacks differing from the minimum allowed within the code, but only for developments of a certain size and only subject to incorporation of pedestrian linkages to neighboring developments and an enhanced landscape and streetscape plan. Additional deviations are allowed but only when the applicant can demonstrate consistency with the City's Comprehensive Plan.

### **PUD Standards**

Section 7-230 outlines nine standards for Planned Unit Developments. Those standards are discussed below (staff responses in *italics*):

(1) The minimum size for a planned unit development approved under this Article shall be four acres of land area and 30,000 total square feet of gross floor area in the buildings included in the planned unit development.

*This standard is met. The total project area is 10 acres.*

(2) The property to be included in the planned unit development shall be in single ownership or under the management or supervision of a central authority, or otherwise subject to such



supervisory lease or ownership control as may be necessary to carry out the provisions of this Article.

*This standard is met. The building occupant will own all on-site improvements.*

(3) Uses permitted in a planned unit development shall be those permitted uses, accessory uses, and uses by special permit that are allowed in the zoning classification of the land to be included in the planned unit development. At the time of approval of a planned unit development, the City Council may restrict or expand the uses that would otherwise be allowed in the District.

*Because the allowed Building Type under the NWQ zoning district is multi-family and mixed use for this area, the Council will need to expand the permitted uses to allow exclusively office with accessory R & D space and warehouse. The PUD will specify a use breakdown of at least 70% office and no more than 15% research and development and 15% accessory warehouse.*

(4) A planned unit development shall conform to all applicable sections of Chapter 26 of the City Code and to the Zoning Code except as hereinafter modified or exempted and any amendments to said codes as will be adopted from time to time to better meet the stated purposes of the Chapter.

*This standard is met. Chapter 26 relates to platting requirements and a full plat analysis is provided within this report.*

(5) Nothing in this Article shall be construed to prohibit the approval of a planned unit development having only a single building.

*A single user, CSI, will occupy the site.*

(6) Architectural styling shall not be the sole basis for denial of a planned unit development.

*Staff finds the architectural styling to be compatible with the surrounding area and with several of the following architectural guidelines of the NWQ Framework Plan:*

- Building Placement – while not directly at the corner, attention is paid to orient the building to follow the frontages of Old Highway 8 NW and I-694.*
- Expressive Front Entry – the applicant has created a large glass expanse at the SW corner of the building near the front entry.*
- Interior Courtyard – the applicant has included a large, private outdoor plaza area at the NW corner of the building.*

(7) The maximum gross floor area for the sum of all buildings in a project shall not exceed 45 percent of the total land area in the planned unit development. For purposes of determining compliance with this provision, the first two aboveground floors of structures used exclusively for parking of vehicles shall not be included as part of the gross floor area of the development. Subject to approval of the City Council, the gross floor area may be increased for any new Planned Unit Development that is located in the area known as the Northwest Quadrant project area, as defined by the Northwest Quadrant Framework Plan approved by the City Council.

*This standard is met. The proposed gross floor area is 29% (125,000 SF of building area / 435,630 SF of lot area).*

(8) All buildings shall observe the following setbacks unless otherwise specified by the Council at the time of approval of the planned unit development:

- A. There shall be a minimum setback of the height of the building, or thirty feet, whichever is greater, from all property lines that form the perimeter of the entire plan of the planned unit development. Subject to approval of the City Council, building setbacks may be decreased from the perimeter setback requirement for any new Planned Unit Development if pedestrian linkages to neighboring developments for residents, employees, or shoppers are provided along with an approved streetscape plan with enhanced landscaping.

*This standard is met. The building is approximately 37' in height and the shortest perimeter setback is to the east at 63.5'. However, the NWQ code requires a less restrictive setback. In an effort to meet the spirit and intent of this section, the applicant has provided sidewalk connections along Old Highway 8 NW and Central Park Boulevard, providing pedestrian linkages to neighboring developments – both north/south and east/west. The applicant has also provided enhanced pedestrian ramps at the main entrance at Old Highway 8 NW in an effort to enhance the streetscape. Staff finds this reasonable based on the intent of the PUD.*

- B. There shall be a minimum setback of the height of the building, or sixty feet, whichever is greater, from any property zoned R-1 or R-2. Subject to approval of the City Council, the setbacks referenced in this sub-section may be decreased for any new Planned Unit Development that is located in the area known as the Northwest Quadrant project area, as defined by the Northwest Quadrant Framework Plan approved by the City Council on June 28, 2005.

*This standard does not apply in that no adjacent land is zoned R-1 or R-2 or is forecasted to be used for residential purposes.*

- C. There shall be a minimum setback of the height of the building, or sixty feet, whichever is greater, from any public street. Subject to approval of the City Council, the setbacks referenced in this sub-section may be decreased for any new Planned Unit Development that is located in the area known as the Northwest Quadrant project area, as defined by the Northwest Quadrant Framework Plan approved by the City Council on June 28, 2005.

*This standard is met in that the building is setback 106' from Old Highway 8 NW and nearly 580' from Central Park Boulevard.*

(9) Any improvement, such as streets, sidewalks, or utilities to be located on or in land dedicated to the public, shall be ordered and financed in accordance with Sections 25-16 through 25-45 of the City Code.

*The applicant will enter into a Subdivision Agreement outlining responsibilities for public improvement costs.*

***Based on the above analysis, all PUD standards of Section 7-230 are met.***

## **PUD Approval Criteria**

Section 7-240 outlines criteria for the Planning Commission and City Council to consider when reviewing a Planned Unit Development. The Planning Commission, when making a recommendation to the City Council, shall consider the following factors (staff responses in *italics*):

(1) The consistency of the proposed development with the adopted or proposed comprehensive plan for the City.

*The Comprehensive Plan has the New Brighton Exchange redevelopment area guided for City Center, which consists of a variety of uses, including office. Based on the characteristics of the Site Plan, staff finds the proposed development to meet this criterion.*

(2) The extent to which the proposed development is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structures, patterns of circulation, visual character, and sufficiency of drainage and utilities.

*As discussed in the Site Plan and PUD Analysis sections of this report, the applicant prepared a Site Plan that included pedestrian linkages to neighboring developments and a pedestrian friendly streetscape and enhanced landscape plan. The applicant has also incorporated a building placement that fits well with the adjacent right-of-way and has created a great deal of visual character with the large glass expanse and private, interior courtyard, all qualities of which are consistent with this criterion.*

(3) The extent to which the proposed uses will be compatible with present and planned uses in the surrounding area.

*Staff finds this criterion is met. The proposed office use and on-site improvements will be compatible with future land uses.*

(4) That the design of the development justifies any exceptions to the standard requirements of the Zoning Code.

*Several deviations from the underlying zoning district standards are requested and have been identified in the Site Plan analysis section of the report. Based on the sidewalk system, streetscape design with higher level pedestrian amenities (pedestrian ramps at main entrance and private plaza), and enhanced landscape plan staff finds this criterion to be met.*

(5) The sufficiency of each phase of the planned development size, composition and arrangement in order that its construction, marketing, and operation is feasible without dependence upon any subsequent unit.

*The Site Plan will be developed in a single phase. A future expansion, of up to 75,000 SF anticipated to occur in the next five years, has been identified. However, separate land use approvals will be required at that time, including Site Plan and PUD approval.*

(6) The burden or impact created by the planned development on parks, schools, streets, and other public facilities and utilities.

*The biggest impact from the proposed development on the surrounding area will be traffic. Public Works/Engineering has provided information within their Interoffice Memo (attached) that outlines future traffic needs. The City has planned for the increased traffic and will likely need to implement traffic improvements in 2015.*

(7) The impact of the planned development on environmental quality and on the reasonable enjoyment of surrounding property.

*Staff finds this criterion to be met. The New Brighton Exchange redevelopment area has always planned for corporate office users, and the impact to environmental quality and reasonable enjoyment of surrounding property will not be negatively impacted. In fact, the area will be enhanced with the development of this property.*

### **Commencement & Compliance Dates**

In addition to the PUD standards and criteria of Sections 7-230 & 7-240, Section 7-250 requires establishment of commencement and compliance dates. The commencement date is the date by which the applicant obtains a building permit and begins construction. The compliance date is the date by which the development is complete. Based on the timetable for construction, staff would recommend the following commencement and compliance dates:

Commencement Date: June 30, 2014  
Compliance Date: December 31, 2015

Changes or extensions to the commencement or compliance dates require City Council approval.

***Based on the above analysis, all PUD approval criteria of section 7-240 have been met.***

### **PRELIMINARY PLAT ANALYSIS**

Preliminary plat approval is being sought for the entire 10 acre development, to be known as Lot 1, Block 1, NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION.

Section 26-32 establishes the data necessary for preliminary plat submittal and the procedures under which the City shall review the plat. All required submittals were received, reviewed by all departments, and found to be satisfactory. Also, all required legal notices were met. Additionally, Section 26-33 establishes the following qualifications governing the preliminary plat (staff responses in *italics*):

(1) The Planning Commission may return a conditional recommendation. The City Council may require revisions as it deems necessary for the health, safety, general welfare, order and convenience of the City.

*Staff would recommend a condition of approval related to the County Surveyor's review.*

(2) The approval of a preliminary plat indicates that the subdivider may proceed toward fulfilling the necessary steps for approval of the final plat in accordance with the terms of approval.

*Final plat approval will run simultaneously with the Preliminary Plat (see Final Plat analysis section of report).*

(3) No plat will be approved for a subdivision which covers an area subject to periodic flooding or which contains extremely poor drainage facilities and which would make adequate drainage of the streets and lots impossible.

*There are no flood impacted areas within the preliminary plat.*

The preliminary plat will create one new lot and block (to be developed by Ryan and CSI), dedication of public right-of-way to be known as Central Park Boulevard, and creation of Outlots A and B. The lot breakdown is as follows:

Lot 1, Block 1:	435,630 SF (10.0 acres)
Central Park Boulevard:	34,834 SF (0.80 acres)
Outlot A:	59,079 SF (1.36 acres) (remnant from NBE 1 <sup>st</sup> Addition plat)
Outlot B:	397,055 SF (9.12 acres) (remnant from NBE 1 <sup>st</sup> Addition plat)
Total Plat Area:	926,598 SF (21.30 acres)

Staff finds the plat to be in satisfactory form, including the dedication of the appropriate easements. Outlots A & B will be retained by the City for drainage ponds and future development and parkland respectively.

Several easements and right-of-way of Northwest Parkway will need to be vacated. This process is in motion and only requires City Council approval. A public hearing on the vacations is scheduled for the Council's April 22, 2014 meeting.

***Noting the above, staff recommends approval of the Preliminary Plat to be known as NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION.***

#### **FINAL PLAT ANALYSIS**

The applicant is also seeking Final Plat approval simultaneously with the Preliminary Plat. While the preliminary and final plat is generally considered in two phases, it is not unusual to run the processes simultaneously if the conditions are well defined and especially when the land is vacant.

Section 26-41 of the City Code outlines the data necessary for approving a final plat. The City, (as the landowner), E.G. Rud & Sons, Inc. (as the applicant's surveyor), and Ryan (the developer) have been working diligently to ensure all data is accurately depicted on the final plat. Appropriate easements are proposed, right-of-way for Central Park Boulevard is included, and appropriate land is being reserved for stormwater ponding, future development, and parkland.

Lastly, Chapter 26 of the City Code requires payment of park dedication fees for any new lot created at the time of final plat approval. The park dedication fee will be due prior to the City's release of the plat for recording. Park dedication fees in the amount of \$12,278 / acre or \$122,780 will be due for Lot 1, Block 1, NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION.

It is worth noting, the County Surveyor is still reviewing the plat. If amendments are necessary to the lot layout as a result of that review, changes will be brought back to the Planning Commission and City Council for approval prior to the actual filing of the plat.

***Staff recommends approval of the final plat of NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION.***

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary and Final Plat of NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION, approval of the Preliminary and Final Planned Unit Development, and approval of the proposed Site Plan, subject to the following conditions:

1. The property is developed in accordance to the submitted plans and specifications dated 3/27/2014 attached to this report and incorporation of all changes noted herein.
2. Any changes to the plans will be considered in accordance with Zoning Code Section 7-260 and if considered "major amendments" will be required to be reviewed by the Planning Commission and City Council after holding a public hearing.
3. The applicant enters into a Planned Unit Development Declaration and a Subdivision Agreement.
4. Construction must commence by June 30, 2014 (Commencement Date) and the development shall be completed by December 31, 2015 (Compliance Date).
5. The Landscape Plan is amended to provide additional hedge screening along the parking areas abutting Old Highway 8 NW. The hedge spacing shall be decreased to 15'.
6. Incorporation of the recommendations of the Interoffice Engineering/Public Works Memo dated 4/10/2014 and attached to this report.
7. Incorporation of the recommendations of the Interoffice Forestry Memo dated 4/7/2014 and attached to this report.
8. Incorporation of the recommendation of the NBDPS-Fire Division Memo dated 4/10/2014 attached to this report.
9. The Plat is subject to review and incorporation of the Ramsey County Surveyor's comments.
10. The City Council approves the necessary right-of-way and easement vacations in support of the plat.
11. Park dedication fees in the amount of \$122,780 are due prior to the City releasing the plat for recording with Ramsey County.



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Janice Gundlach, City Planner



**RESOLUTION  
PLANNING COMMISSION  
CITY OF NEW BRIGHTON**

**RESOLUTION** MAKING FINDINGS OF FACT AND RECOMMENDING APPROVAL OF A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, PRELIMINARY AND FINAL PLAT TO BE KNOWN AS NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION, AND A SITE PLAN.

**WHEREAS**, an application has been made by Casey Hankinson on behalf of Ryan Companies (Ryan) and Cardiovascular Systems, Inc. (CSI) to be considered for a Preliminary and Final Planned Unit Development, Preliminary and Final Plat, and Site Plan for development of a 10 acre parcel with a 125,000 SF corporate headquarters buildings within the New Brighton Exchange Redevelopment Area located at the northeast corner of I-694 and Old Highway 8 NW.

**WHEREAS**, the procedural history of the applications are as follows:

1. Applications for a Preliminary and Final Planned Unit Development, Preliminary and Final Plat, and Site Plan were received on March 28, 2014.
2. Public hearing notices for the requests were published in the New Brighton *Sun Focus* on April 4, 2014.
3. Public hearing notifications were mailed to all property owners within 600' of the subject property on April 4, 2014.
4. The Planning Commission, pursuant to published and mailed notices, held a public hearing on April 15, 2014.
5. The Planning Commission recommended conditional approval of the requests on April 15, 2014.

**WHEREAS**, the Planning Commission makes the following Findings of Fact with respect to the Preliminary and Final Planned Unit Development (PD2014-001, PU2014-001), Preliminary and Final Plat (PL2014-001, FP2014-001) of NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION, and Site Plan (LP2014-002):

1. The property is located on the east side of Old Highway 8 NW within in the New Brighton Exchange redevelopment area, specifically 10 acres at the northeast corner of I-694 and Old Highway 8 NW, also known as Blocks A and F of the NWQ Framework Plan.
2. The proposed plan includes construction of a 125,000 SF corporate headquarters for Cardiovascular Systems, Inc., including associated surface parking, lighting, landscaping, signage, and other related site improvements.
3. The property is zoned NWQ, Northwest Quadrant.
4. The property is guided in the New Brighton Comprehensive Plan for CC, City Center.
5. The applicant has requested Site Plan approval and the Planning Commission has reviewed the Site Plan against all criteria within Chapter 6, Article 6 of the Zoning Code.
6. The Planning Commission reviewed all Site Plan criteria and identified regulations that are met and regulations that would be permitted a deviation under the PUD.
7. The applicant is proposing Preliminary and Final Planned Unit Development for the entire 10 acres site.

8. The Planning Commission reviewed the proposal against the PUD standards of Section 7-230 and PUD criteria of Section 7-240 of the Zoning Code and determined the proposed plans are in conformance with these requirements based on the following:
  - a. The total project area at 10 acres well exceeds the 4 acre minimum for a PUD.
  - b. The Site Plan has been developed in a manner that will ensure compatibility with future development within the New Brighton Exchange redevelopment area.
  - c. An office use is consistent with the NWQ Framework Plan and the City Center land use designation of the Comprehensive Plan.
  - d. An enhanced streetscape and landscape plan and pedestrian connections to neighboring developments has satisfactorily been provided, justifying the requested deviations from the NWQ zoning district regulations.
  - e. The building's placement, expressive front entry, and private interior courtyard are all design features consistent with the NWQ Framework Plan and City Center designation of the Comprehensive Plan.
9. The proposed plat is to be known as NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION and creates one new lot and block, two outlots to be preserved for storm water, future development, and parks needs, and dedication of right-of-way for Central Park Boulevard.
10. The Planning Commission reviewed the proposed Preliminary Plat against the qualifications specified in Section 26-33 of the City Code and determined the proposed plat of NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION meets these qualifications.
11. The Planning Commission reviewed the proposed Final Plat against Section 26-41 of the City Code, which establishes the data necessary for a Final Plat.
12. The Planning Commission determined the proposed Final Plat meets these criteria, subject to review and approval of the plat by the Ramsey County Surveyor and approval of several easement and right-of-way vacations.

**NOW THEREFORE BE IT RESOLVED**, that based upon the above Findings of Fact the application for a Preliminary and Final Planned Unit Development (PD2014-001, PU2014-001), Preliminary and Final Plat (PL2014-001, FP2014-001) to be known as NEW BRIGHTON EXCHANGE 2<sup>ND</sup> ADDITION, and Site Plan (LP2014-002), are hereby recommended to the City Council for approval, subject to the following conditions:

1. The property is developed in accordance to the submitted plans and specifications dated 3/27/2014 attached to this report and incorporation of all changes noted herein.
2. Any changes to the plans will be considered in accordance with Zoning Code Section 7-260 and if considered "major amendments" will be required to be reviewed by the Planning Commission and City Council after holding a public hearing.
3. The applicant enters into a Planned Unit Development Declaration and a Subdivision Agreement.
4. Construction must commence by June 30, 2014 (Commencement Date) and the development shall be completed by December 31, 2015 (Compliance Date).
5. The Landscape Plan is amended to provide additional hedge screening along the parking areas abutting Old Highway 8 NW. The hedge spacing shall be decreased to 15'.

6. Incorporation of the recommendations of the Interoffice Engineering/Public Works Memo dated 4/10/2014 and attached to this report.
7. Incorporation of the recommendations of the Interoffice Forestry Memo dated 4/7/2014 and attached to this report.
8. Incorporation of the recommendation of the NBDPS-Fire Division Memo dated 4/10/2014 and attached to this report.
9. The Plat is subject to review and incorporation of the Ramsey County Surveyor's comments.
10. The City Council approves the necessary right-of-way and easement vacations in support of the plat.
11. Park dedication fees in the amount of \$122,780 are due prior to the City releasing the plat for recording with Ramsey County.

**Adopted** this 15<sup>th</sup> day of April, 2014.

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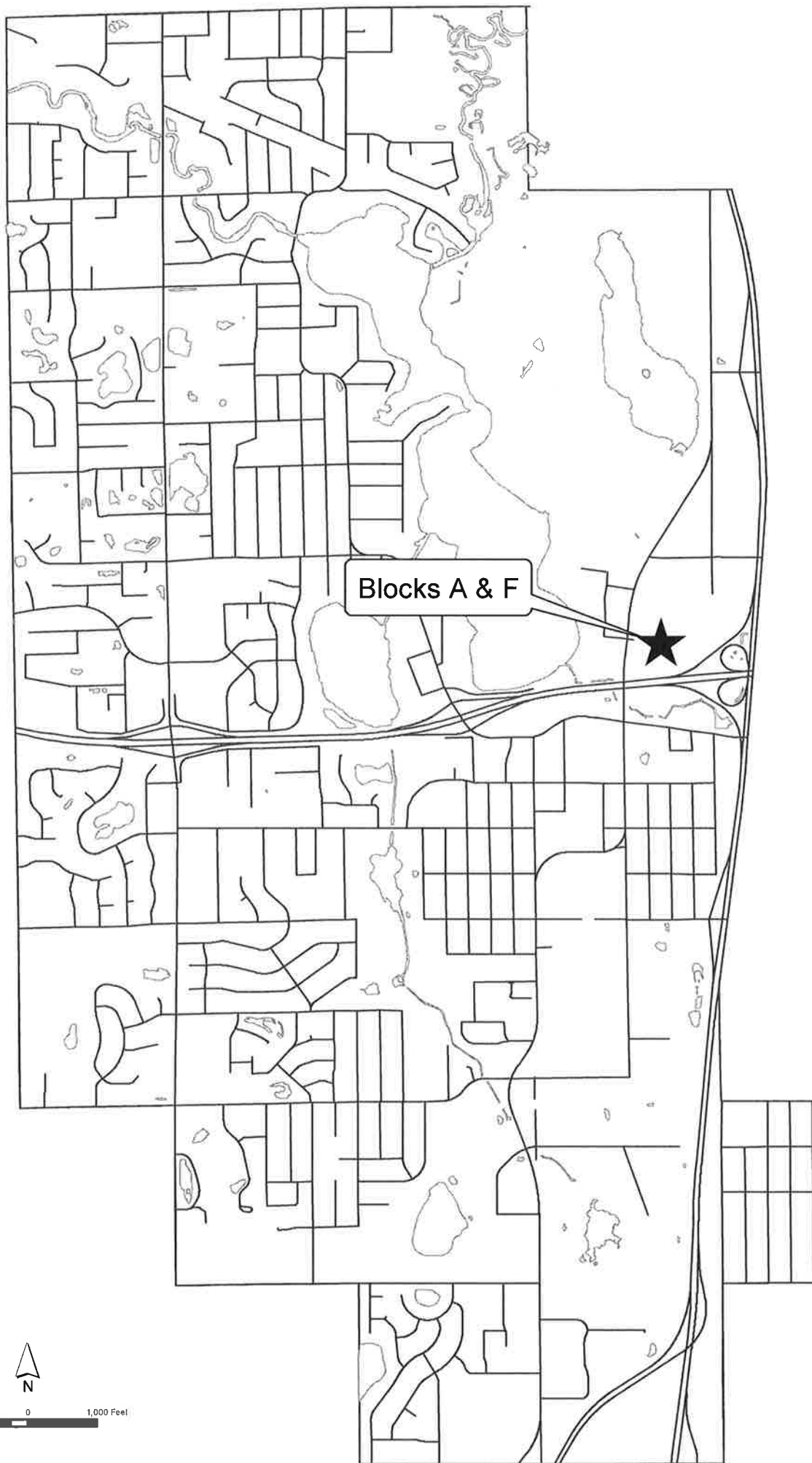
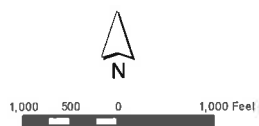
Bruce Howard, Planning Commission Chair

ATTEST:

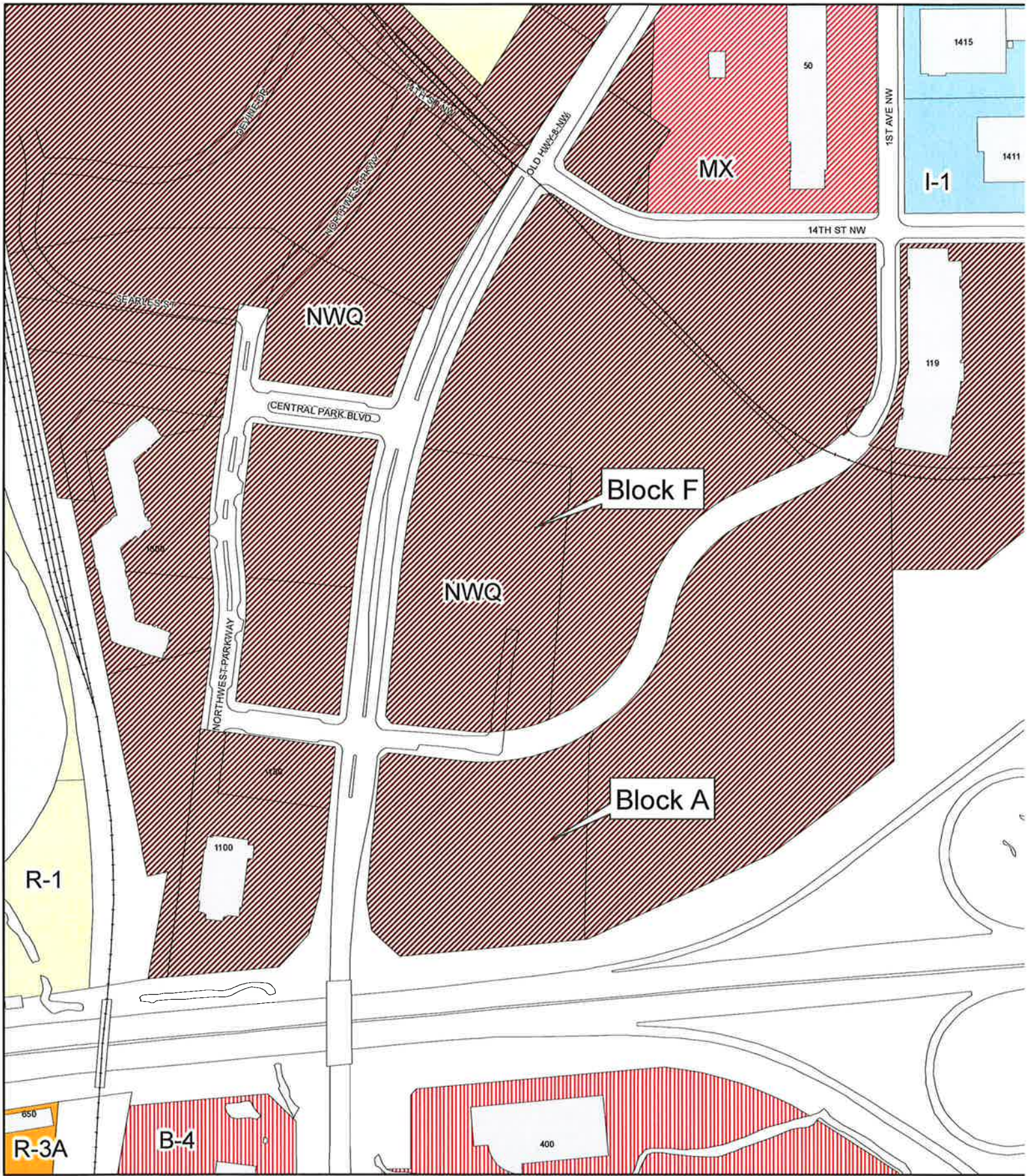
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Janice Gundlach, City Planner

# Location Map - Block A & F New Brighton Exchange







- B-4, Downtown Business
- MX, Mixed Use
- Northwest Quadrant
- R-1, Single Family Residential
- R-3A, High Density Residential
- I-1, Light Industrial

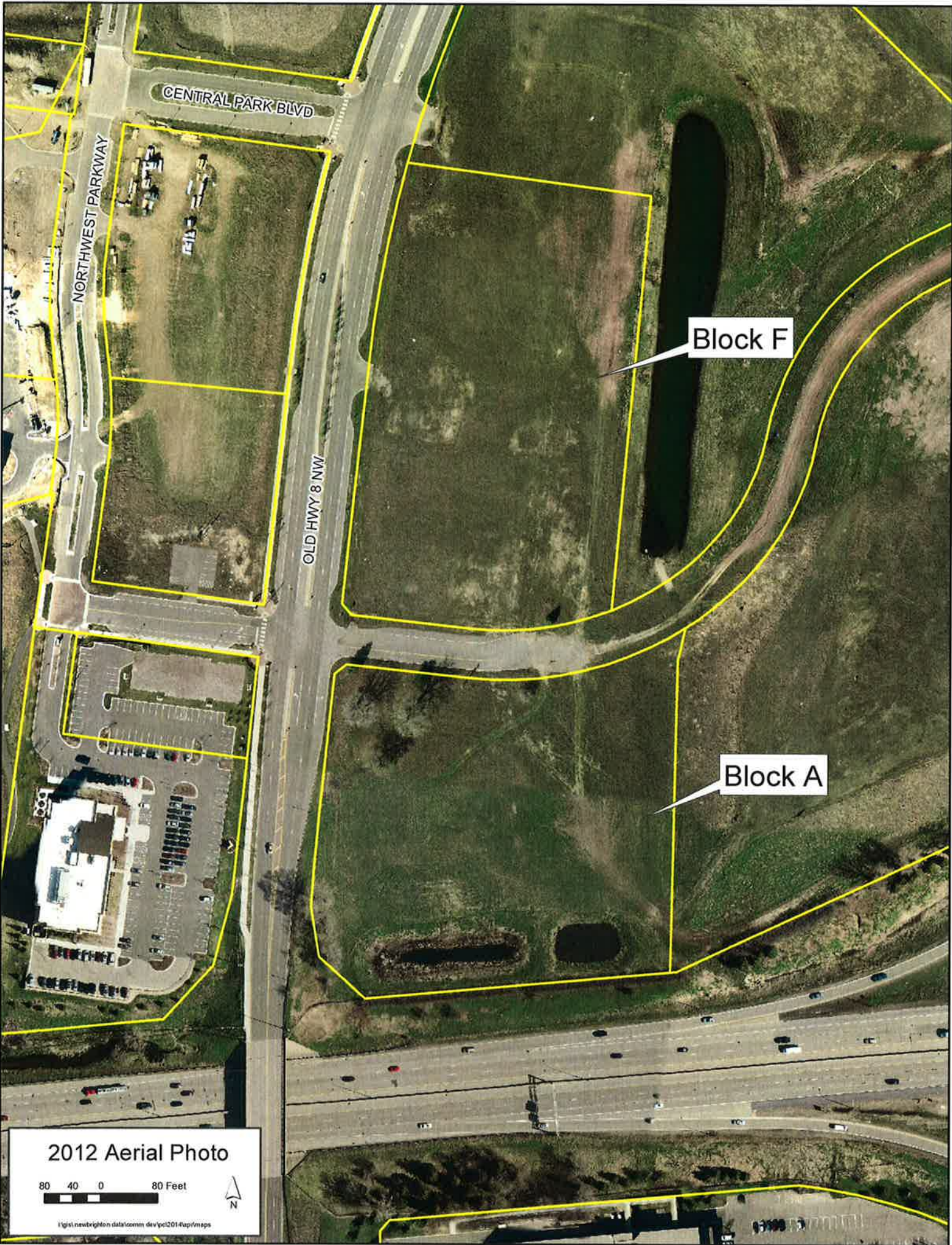


## Current Zoning

### Blocks A & F

### NWQ, Northwest Quadrant





CENTRAL PARK BLVD

NORTHWEST PARKWAY

OLD HWY 8 NW

Block F

Block A

2012 Aerial Photo

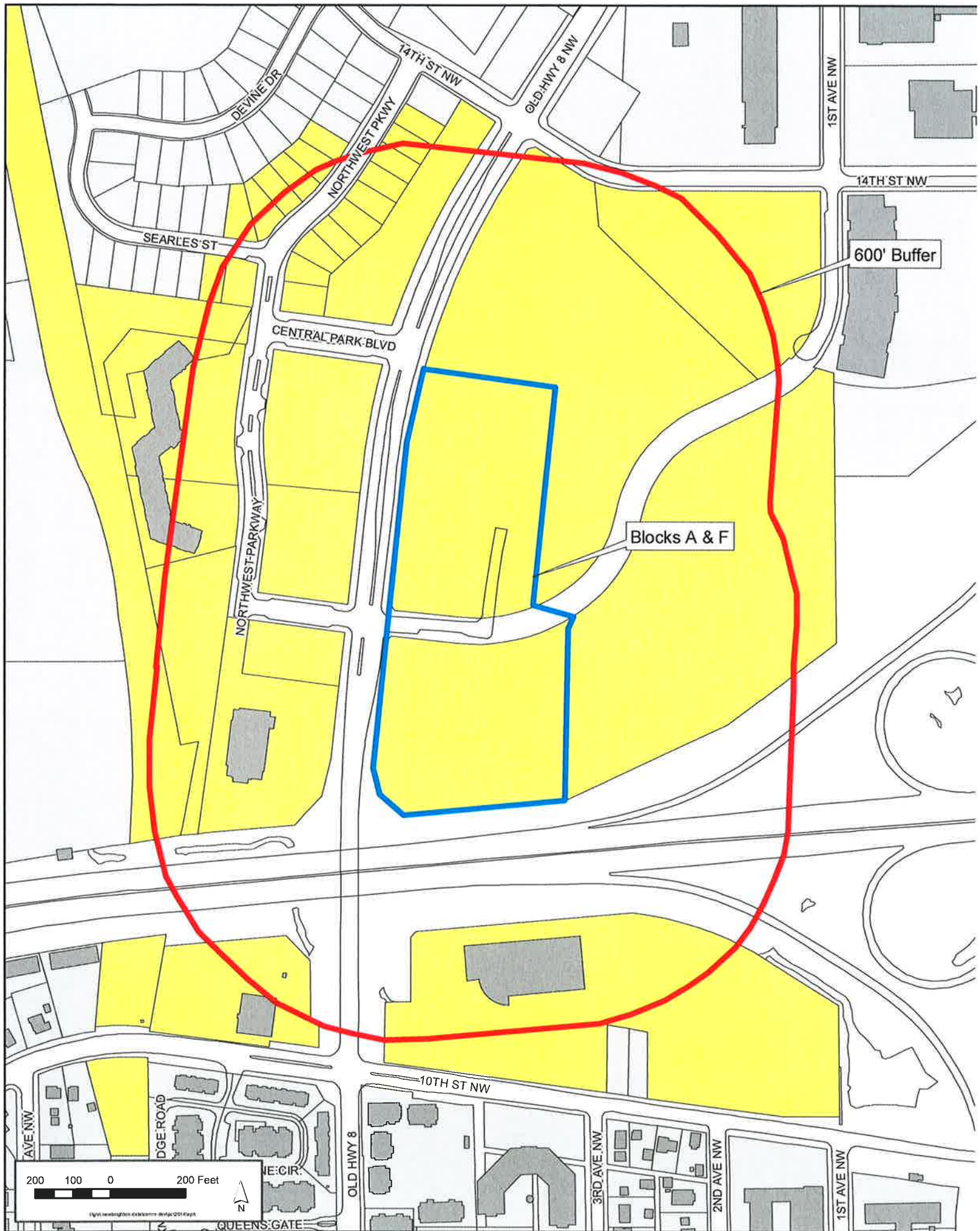
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# Mailing For Blocks A & F - New Brighton Exchange



**CITY OF NEW BRIGHTON**  
**CARDIOVASCULAR SYSTEMS, INC.**

**PROJECT NARRATIVE**  
March 28<sup>th</sup>, 2014

**Ryan Companies is proud to present the following project to the City of New Brighton.**

**Project Summary**

The Cardiovascular Systems, Inc. project team is proposing a 2-story, 125,000 square foot office building, which will act as the high-tech medical device manufacturer's world headquarters. There will be accessory warehouse (18,900 square feet) and research and development space (18,800 square feet) within the building as well. The proposed 10 acre site will accommodate 416 parking stalls in the first phase. The project team is also planning for an expansion of up to 75,000 square feet with 569 total parking stalls.

**Site Description**

The proposed site is located at the north east corner of Old Highway 8 and I-694 in the City of New Brighton. The entire property is currently owned by the City of New Brighton as part of the New Brighton Exchange redevelopment project. Ryan Companies would buy the 10 acre site, which would combine Blocks A and F along with part of the Northwest Parkway. The site is currently vacant. The project would include vacating roughly 460 feet of the Northwest Parkway and rerouting utilities. The project would also include extending Central Park Boulevard across Old Highway 8 a distance of roughly 350 feet.

**Legal Description**

Outlots A,E and F, NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota and that part of vacated Northwest Parkway as dedicated in said NEW BRIGHTON EXCHANGE 1ST ADDITION, accruing thereto.

**Tenant's Intended Use of the Premises**

The primary use of the building will be a corporate headquarters for Cardiovascular Systems Inc. CSI will help educate and train doctors and other medical professionals from all over the world at this facility. CSI will primarily operate during the normal business hours of 6AM to 8 PM. There may be some additional overnight and weekend use. The first phase will accommodate up to approximately 400 employees, and the full build out will accommodate up to 525 employees. It is anticipated that 2-5 trucks per day will visit the building, most of which will be the larger box-type trucks. However, the site is designed to accommodate a full size semi-truck as well.

#### Approximate Square Footage – Phase I

Office	70,700 SF
R & D, Technology, Training and Innovation Center	18,800 SF
Warehouse	18,900 SF
Common Area (stairs, hallways, closets, MEP, etc)	<u>16,600 SF</u>
Total	125,000 SF

#### **Architecture & Building Materials**

Cardiovascular Systems, Inc. is a strong leader in med-tech innovation and quality and desires a building that exemplifies similar characteristics. To that end, the design team has developed a simple yet bold design scheme that incorporates scale, rhythm, color, pattern, and massing in a way that does not mimic other buildings, nor does it depart so far that it becomes hard to relate to.

The façade is primarily comprised of energy efficient insulated precast concrete wall panels that include a two-color finish and architectural reveals that create banding and coursing lines that relate to other elements on the façade. Feature elements on the building include a multi-story curtain wall assembly, a strong, anchoring element on the east and west, and built-up corner elements on the northwest and southeast corners. The curtain wall assembly wraps around a two-story interior space on the southwest corner that will be animated on a grand scale with lighting and design elements that will be visible through the large glass expanse. The anchoring elements, constructed of EIFS, span two stories and even reach above the main parapet line, serving as transitional forms and focal elements. The condition on the west incorporates a portal and canopy for the main entry, while the condition on the south includes a break out and gathering space and becomes a “front porch” in essence, looking to the south. Both the east and west focal elements include a multi-story, color backdrop in CSI’s corporate color for their signage. The bold elements will be illuminated, either from behind or from the ground plane, as part of the overall façade lighting scheme. The forms on the northwest and southeast corners of the building serve as bookends and consist of a single color and finish of precast concrete with reveals that reinforce the strong feel of large scale masonry units. Windows at the corner blocks vary from the typical punched window pattern by spanning two floors to give a varied sense of scale. Metal canopy elements are incorporated at both corner blocks, corresponding with employee entrances. On the east and north sides of the warehouse, large windows are provided at the second story level, introducing generous daylight to the large warehouse spaces. Windows, curtain wall and related metal accents will be clear anodized aluminum while metal wall trim and flashing will match the color of the wall on which they occur. Wall finishes and colors will be consistent on all four sides of the building and will include a buff color for the base and corner blocks with a more modern grey as the upper portion of the building.

Generally, the newer, adjacent buildings in the district incorporate buff, brown and grey tone building materials with varied use of glass elements and metal accents. The CSI building certainly won’t feel like a foreigner amongst them, but it will certainly stand out as a unique building in the district.

## Signage

The current zoning allows for ground and wall signs in street-adjacent yards and on street facing facades. This would include the west, south, and north yards and building elevations. Also, Section 9-120 allows for additional signs on building faces that do not front a public thoroughfare if they can be seen from a public way that abuts the adjacent frontage, if setback and buffer requirements are satisfied and if the sign does not exceed the size allowed for the adjacent frontage. For the PUD, we would request that the east elevation also be allowed to have a sign in order to optimize exposure to the more prominent west bound traffic on 694.

In an attempt to take advantage of the prime location of the site, nestled between I-35W, I-694 and Old Highway 8, it is CSI's intent to incorporate signage in four locations on the building's exterior. Primary corporate signage will be located on the large, green panels on the south and west facades as part of the major focal or anchoring elements. Signage in those locations is intended to be illuminated internally or from the ground and will include the large CSI logo as well as the full name of the company in smaller characters. These two signs on the south and west side of the building are shown at 170 square feet. On the north and east faces of the building, at the top of the corner blocks, the large CSI logo will be placed above the second story windows and will be internally lit. These two signs on the north and east side of the building are shown as 90 square feet.

Additionally, CSI proposes a 50 square foot monument sign located on the south side of the curb cut off Old Highway 8. The sign will include a precast concrete or masonry base that matches the main façade of the building and will incorporate a large panel of the corporate green color and the standard logo, company name and building address. The sign will be illuminated internally or from ground mounted lighting. We would request that the PUD approval allow for this monument sign. We feel that these signs are architecturally appropriate in size and style and help accent the building elevations.

## Parking Requirements

The site plan includes 416 car parking stalls. This amount of parking well exceeds the tenant's required amount of parking for the first phase. We calculated the appropriate numbers for the parking requirements on the site based on the Institute of Transportation Engineers Parking Generation manual, the client's needs and our historical information. We made this calculation based on the client's intended use and to insure that there was not an overabundance of parking for this type of building.

Office	1 stall per 250 SF
Research & Development / Technology Space	1 stall per 350 SF
Warehouse	1 stall per 2000 SF
Common Area (non-generating areas)	0 Stalls

### Required Parking Phase I:

Office (1 stall /250 SF)	70,700 SF = 283Stalls
R & D, Technology, Training, and Innovation Center (1/350)	18,800 SF = 54 Stalls
Warehouse (1/2000)	18,900 SF = 10 Stalls

Common Area (stairs, hallways, closets, MEP, training rooms, etc) 16,600 SF = 0 Stalls  
Total Required Stalls 125,000 SF = 347 Stalls

Provided: 416 On-Site Stalls  
26 Off-Site Stalls  
Total 442 Stalls

Required Parking Phase II Expansion:

Office (1 /250) 23940 SF = 96 Stalls  
R & D, Technology, Training and Innovation Center (1/350) 43,560 SF = 124 Stalls  
Common Area (assume roughly 10%) (no stalls) 7,500 SF = 0 Stalls  
Total Estimated for Expansion 75,000 SF= 220 Stalls

Total Estimated Stalls for Full Build Out 200,000 SF = 567 Stalls

Provided: 569 On-Site Stalls  
26 Off-Site Stalls  
Total 595 Stalls

**Utilities and Stormwater**

Water and sanitary sewer services to the proposed building will tie into the existing sanitary and water lines that are in Northwest Parkway. Since a portion of Northwest Parkway is to be vacated, a portion of the existing watermain will need to be relocated. The watermain will be rerouted around the south side of the building, providing a loop connection for Northwest Parkway. The sanitary sewer will be extended from Northwest Parkway into the site to provide sanitary service.

Most of the stormwater features have already been put in place for the development. The site is designed to drain to the existing ponds adjacent to the site: Block A pond to the south and Park Pond to the east. These existing ponds were designed to meet the water quality and rate control requirements from the Rice Creek Watershed District (RCWD) in 2008. The 2008 requirements limited the impervious area to 80%. The drainage area of the site is split so that the total drainage area and the impervious area conform to the 2008 requirements. No new treatment of the storm water is required for phase I. The project team will submit to the RCWD for the stormwater permit.

**Other Improvements**

**Need to vacate the road and easements / reroute utilities:**

As part of the project, Ryan will be constructing a portion of Central Park Boulevard at the north end of the site. This will be designed by the City of New Brighton.

## **Landscaping Design**

The site vegetation and landscaping amenities incorporated into the design are intended to be welcoming, user friendly, and pleasantly convenient connections to the neighborhood. The CSI parcel is large and the current landscape and sidewalk planning within this design helps bridge the connections of the many outdoor spaces on site.

There is landscaping abutting most of the building perimeter to soften building edges and enhance the building's architectural aesthetics. The designed sidewalks connect the landscape spaces, from a decorated main entrance/drop-off area to the outdoor seating area on the northwest corner of the building. This outdoor seating area will include a passive style plaza with seating and colorful vegetation. Additional sidewalks connect these outdoor spaces to the adjacent trail that will run along Old Highway 8. Future connections may be created with future phased planning of the facility.

NWQ Northwest Quadrant District code requirements:

The parking lots along Old Highway 8 are being screened by a combination of trees and various locations of hedge rows. Additional areas receiving coniferous screening occur near the loading dock to soften these views. Over 10% of the total land area within the parking lot/drive aisles is landscaped. Approximately 36,400 square feet of landscaped area exists within the phase 1 portion of the property. The code requires 73 overstory trees and 73 overstory trees are proposed. The code requires trees along the roadway perimeter at a spacing of 25' on center, which this plan fulfills.

Additionally, the landscape plan includes a mixture of deciduous overstory trees, coniferous trees, ornamental trees, varieties of shrubs and perennials that provide a mixture of seasonal color and texture. Great effort is being made to uniquely plan outdoor spaces to create a pleasant environment for the future users of the site. The landscaping is also designed to mimic the surrounding landscaping within New Brighton Exchange and the streetscape already incorporate across Old Highway 8. The City will have a progressively designed facility accentuated by modern styled landscaping.

## **Additional PUD Items**

Proposed Property Line Setbacks for this Site:

- Parking - 10' Minimum
- Building – 15' Minimum, No Maximum
- Monument Sign – 8' Minimum

Signage:

- Allowable Size - Per the Northwest Quadrant District Code Requirements
- Signs to be allowed on faces of the building can be visible to the Right of Way (East, South, and West)
- No height limitation

**Area Ratios:**

Maximum impervious area – 80%

Floor Area Ratio – Per Northwest Quadrant District Code Requirements.

The above setbacks and area ratios are based on existing guidelines for the Northwest Quadrant, with some modifications to allow for a bigger green space area along the property lines.

The Cardiovascular Systems, Inc. project team wants this to be a showcase project for both CSI and the City of New Brighton. Careful consideration has been given to the site and architectural design of the project. The placement of the building was pushed further to south and east to promote views from Interstate 694. This also allows for optimal distribution of parking around the building. The main entrance from Old Highway 8 has been enhanced with larger parking setbacks, landscaping, screening and inviting architecture aesthetics. Many of these features are similar to API's building across Old Highway 8. We have also included an enhanced patio area near the main entrance as another great amenity for the project.

The project includes an 8 foot sidewalk on Old Highway 8 with sidewalks around the building, including the patio area with a connection to the sidewalk being installed on Old Highway 8.

This will make for a nice convenient walk to the Long Lake Regional Park.

The site design allows enough room for the 8 foot sidewalk to continue south and be constructed in the future. This would occur once the bridge over 694 could accommodate this sidewalk connection. The landscape plan will nicely complement the trees and sidewalk on the west side of Old Highway 8.

The enhanced building elevations were designed to be bold and high tech. The site amenities with the patio, sidewalks and landscaping create an inviting and welcoming site. We believe that both the site and building designs will meet and exceed the design intent and guidelines for the Northwest Quadrant.

**Alternative Site Plan**

Attached to this narrative is the alternative, non-preferred site plan. This option moves the building south and does not require the State's sanitary manhole to be removed. This site plan is not preferred because the parking is predominantly located on the north side of the building as opposed to being more evenly distributed around all access points to the building.



**TO:** Chris Wolla, Parks Superintendent

**FROM:** Stephan Papiz, 2013 Forestry Technician

**DATE:** April 7<sup>th</sup>, 2014

**SUBJECT:** Thoughts on Tree Species Selection for the Cardiovascular Systems, Inc. Project

The initial analysis of the tree species selection and landscape plan for the Cardiovascular Systems, Inc. Project raises some concerns, especially regarding tree species selection. The current best management practice for urban forestry is to promote canopy diversity by planting a variety of different species, vital for preventing catastrophic canopy losses from pests such as Dutch elm disease, oak wilt and emerald ash borer (EAB). New Brighton has been proactive in this regard by starting and now expanding the range of species grown in their Missouri Gravelbed system for fall planting of landscape trees. Since boulevards and parking lots can make for very difficult growing conditions with stresses such as heat, deicing salt and droughty soils, trees that are better adapted to such conditions should be selected. It is for this reason that I would recommend some changes to the current tree species selection for the Cardiovascular Systems, Inc. Project landscape plan. Several of the species selected would struggle in the drought-prone site conditions created by the pavement and open, sun-exposed landscapes. I will assess each of the 8 tree species chosen for the plan below and provide some alternative ideas that could be considered for improving the current plan.

- Of the 8 species listed, the **Imperial Honeylocust** is the best overall choice for this environment, particularly if they are to be planted in parking lot islands. Honeylocust is an excellent survivor in tough, droughty sites and is commonly planted in these growing difficult locations, such as at New Brighton City Hall. There is no need to change this selection.
- The **Northwoods Red Maple** is a poor choice for the site since this species is generally intolerant of hot & dry conditions. Red maples also tend to have many problems with stem girdling roots and poor architecture (unless they are frequently pruned when young). Since maples already make up a large percentage of the existing canopy of New Brighton, I would recommend that maples be replaced with a mix of any species of the following: hackberry, American elm (Dutch elm disease resistant varieties), river birch, hickory, northern catalpa, Kentucky coffee tree, or ginkgo. If maples must be used, then either the freeman maple or silver maple would be superior to red maple since they tend to exhibit better drought tolerance.
- The **Greenspire Little Leaf Linden** is a poor choice as this species is not native to North America and is currently overplanted in New Brighton. Stem girdling roots and poor branching are frequent problems with this species. Since lindens are beneficial for pollinating insects such as bees, my advice would be to switch from this linden to the native American linden (basswood), or to replace lindens altogether with any of the red maple replacement choices listed above, or possibly with swamp white oak.
- The **Northern Red Oak** is a fine native species; however some problems exist in the context of the plan. All native members of the red oak group (northern red, northern pin and black) are highly susceptible to oak wilt disease, which is common in New Brighton. Since most infections spread via shared root grafts, any red oaks growing in close proximity to each other could spell a major loss of canopy should a new infection center start. Also, the most common member of the red oak group in New Brighton is the northern pin oak, which prefers the sandy soils found in the area and is better adapted to drought than the northern red oak. Since native members of the white oak group (white, swamp white, and bur) exhibit better resistance to oak wilt, my thoughts would be to replace northern red oaks with a few northern pin oaks and a majority of either bur and/or swamp white oaks. If any northern pin oaks are planted, an exception should be made to the 25 foot tree spacing ordinance in that any northern pin oak should be no less than 50 feet apart from another northern pin oak to minimize the possibility of oak wilt spreading. Stated another way, on either side of a northern pin oak any other species could be planted 25 feet away



to maintain the tree-lined boulevard appearance, only no adjacent northern pin oaks. If this solution is not workable, then a simpler idea would be to avoid planting any members of the red oak group and plant bur and/or swamp white oaks instead.

- Of the 2 coniferous species listed, I would recommend replacing **Austrian Pine** with a species that is native to North America: either red pine or ponderosa pine. Both of these species are drought tolerant and attractive. Another possibility for tighter spots would be eastern red cedar, which is native to the region and is also very drought tolerant. **Black Hills Spruce** is an acceptable choice for the plan due to its hardiness and tested experience growing in local urban/suburban landscapes.
- I would recommend a change to the 2 ornamental trees specified in the plan. The **Japanese Tree Lilac** is a nice selection and is de-icing salt tolerant; however, **Flowering Crabapples** are excessively overplanted across New Brighton. There are numerous other ornamentals with showy flowers that could be used instead. Several such options may include any kind of Thornless Hawthorn (Crimson Cloud or Cockspur), eastern redbud, Amur maackia or Princess Kay plum.

In summary, I think it would be very important to leave the door open for negotiation with the landscape designer regarding the current selection of trees planned for the site. As described above, there are some acceptable portions of the plan, but I feel that much is left to be desired, specifically in moving away from planting maples and lindens, employing a greater diversity of tree species beyond just these 8 choices, and in avoiding a red oak monoculture that could lead to major problems with oak wilt in the future. With some of the suggested improvements, I feel that a more diverse and sustainable tree canopy can be realized for this particular site.

I would be happy to discuss any of the above further and I could also attend meetings regarding the project.



# interoffice

## MEMORANDUM

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**to:** Janice Gundlach, City Planner  
**from:** Craig Schlichting, Senior Engineering Supervisor  
**subject:** CSI  
**date:** April 10, 2014

The Engineering Department has reviewed the site plan and preliminary grading & utility plans CSI and we offer the following comments:

### **Streets/Trails-**

1. The City will provide plans and specifications for Central Park Boulevard. These plans will be included with CSI plans. Separate quantities will be provided for inclusion in your bidding documents.
2. Portions of the existing curb and gutter and pavement along Old Highway 8 will be removed and replaced for new road alignments or sidewalk additions. Adjust removal plan as indicated in the redlined plans.
3. The plans should include boulevard trees, irrigation and sod adjacent to the future phase and public road extension.
4. The plans should include a 9-foot concrete urban trail from your main entrance extended north to the public road, along with a 5-foot concrete sidewalk adjacent to your north property line running east to define the site boundary.
5. Additional spot elevations are required at intersections with Old Highway 8 to insure proper drainage.
6. Access to the site has been provided with the construction of Old Highway 8 in 2007. Plans shall be submitted to Ramsey County for written response.
7. A note shall be added to the plans indicating that the contractor must contact Mark Herrick in the Engineering Department at 651-638-2054 for inspection of all street and utility work.
8. Additional spot elevations are required on the proposed 9-foot walk along the ROW and at the pedestrian ramps to verify ADA compliance.
9. An irrigation plan should be prepared to address sprinkling needs both internal to the property and along Old Highway 8 and Central Park Boulevard.
10. Please submit copies of environmental testing and soil borings, it is recommended that the borings include a pavement design based on the existing soils found.

11. A detail for the 9-foot concrete trail section needs to be added to the plans.
12. A trail easement for the 9-foot trail following the western boundary line of the CSI site needs to be included in plat documents.

### **Storm Sewer-Grading**

1. Does the site balance for dirt? Any fill quantity (anticipated import) needs to be quantified (including the ultimate amount and a breakdown for each phase). The timing of the import should be discussed to eliminate/limit impacts to newly constructed streets/utilities.
2. Add NWL and HWL's to plans. Label the north-south pond following the eastern lot line "Central Pond". Label the south pond adjacent to Old Highway 8 and 694 "Block A Pond", and the basin just east "Block A Filtration Basin".
3. The grading plan includes fill over an existing drain tile in the Central Pond, this fill area should include materials that support filtration (i.e. sand).
4. Drainage calculations/areas including discharge rates, HWL's and storm sewer sizing are being computed in collaboration with the developer by the City. Calculations will be included with future submittals. Currently each drainage area has a computed hard surface area:
  - Phase I
    - 4.94 acres drain to the southern pond and infiltration basin, with 3.85 acres of impervious.
    - 5.06 acres drain to the central park pond, with 2.39 acres of impervious.
  - Phase II – full build out
    - 5.27 acres drain to the southern pond and infiltration basin, with 3.98 acres of impervious.
    - 4.73 acres drain to the central park pond, with 3.75 acres of impervious.
5. The stormwater runoff is collected with catch basins and storm sewer, and routed to the areas indicated above. To prevent short circuiting in the ponds and to limit discharge points into these basins staff has redlined to plans to eliminate discharge points into the ponding areas.
6. A permit will be required from the Rice Creek Watershed District.
7. If cross gutters are required to properly drain intersections they need to be shown on the plans, (it is currently unknown without detailed intersection drawings).
8. Site storm sewer on the southwest side of the site needs to connect into an existing storm sewer. Prior to producing shop drawings the engineer will need to verify invert of this structure and revise grades/pipes to match.
9. The City shall be provided with a copy of the NPDES permit and SWPPP prior to any grading operations (including BMP's and re-vegetation notes).

### **Watermain**

1. The existing 10-inch PVC watermain will be removed along with an abandoned service (to the Post Office). The new 10-inch watermain will be routed from Old Highway 8 to the south of the building and around to the existing 10-inch watermain just south of the Central Pond.
2. The 10-inch watermain system within the site will be public and shall be constructed by the developer and inspected by Public Works. Prior to construction the City shall be provided with an approved

permit for watermain extension from MnDOL/MN Department of Health. Hydrants, hydrant leads, and water services to the building will be considered private and will not be maintained by the City.

3. The Engineer is proposing a combination domestic and fire service line. The owner/mechanical engineer will need to verify internal size requirements for both the fire and domestic lines. The plans should be updated to include separate domestic/fire lines for current and future phases. If the contractor elects to use a combination service, details of internal valving and separation shall be provided for approval by the Fire Marshall/Building Code Official.
4. The Fire Marshall will review the hydrant locations and provide comments as necessary; additionally, you will need to work with the Fire Marshall on the placement of your fire department connection.
5. The Fire Marshall has provided a recommended turning radius for City of New Brighton vehicles. Please provide a drawing showing these radius designs can be met with the parking lot as designed.
6. Existing unused watermain/services will be removed as needed to follow the current site use and building placement.
7. The owner will need to verify the watermain internal size requirements.
8. Connection to the existing watermain at the east and west side of the site includes PVC to DIP connections, please indicate how these connections are to be made.
9. Please revise the watermain alignment to be more centralized within the roadway as shown on redlines provided by staff.

#### **Sanitary Sewer**

1. The sewer system within the site is to be private and shall be constructed by the developer and inspected by Public Works. Prior to construction the City shall be provided with an approved permit for discharge to the MPCA-Metropolitan Council Environmental Services system.
2. The existing sewer service to the site and adjacent manhole will be removed for placement of the building. This sewer was constructed with previously approved Grant funding. Planning staff is working on repayment of these funds with the removal of this service. To avoid impacts to the existing storm sewer in this vicinity, staff has indicated an updated termination point for the removal (in the provided redlines)

#### **Easements-Survey**

1. The re-routed 10-inch watermain from Old Highway 8 south of the building to the eastern lot line needs to be placed within a 20-foot easement corridor.
2. The existing and future trail along the western lot line requires an easement to cover its maintenance and installation.
3. All emergency overflow elevations, including EOF's for the ponding areas should be verified and included on the plans to demonstrate compliance with freeboard and HWL requirements.

#### **Misc.**

1. City Staff will work with Rice Creek Watershed District to confirm what is required for this site and the remaining undeveloped parcels in the New Brighton Exchange "NBE". The drainage calculations for the site and final impervious coverage tabulations should be provided to the City.
2. A NPDES permit was obtained for the entire NBE. A site specific SWPPP permit for this portion of the

NBE will be required prior to grading.

3. During 2013, Spack Consulting provided the City with a traffic study including thresholds for when signalization in the corridor would be required. The assumption for this study included Northwest Parkway extending to the east and creating a connection point at Transoma-DSI. The ROW and road extension plans are no longer viable with the CSI building being placed over blocks A and F.
4. Staff is working with our traffic consultant, Spack Consulting, to revise the March 2013 Traffic Impact Study. With the expansion of API, the Enclave, and CSI, it is anticipated that traffic control amendments will be required in the Old Highway 8 corridor in the year 2015 or beyond. This could include a new traffic signal at Central Park Boulevard or 14<sup>th</sup> Street NW as well as modifications to the existing 10<sup>th</sup> Street NW intersection.

Old Highway 8 is a Ramsey County Road. New Brighton Engineering staff has submitted the site plan to Ramsey County for review and comment on the proposed access to Old Highway 8. Details of Ramsey County's comments will be forwarded when provided. At a minimum, Ramsey County will require stop bars and stop signs.

4. The existing lights shall be protected and the proposed lighting documents/details will be reviewed by the Planning Department.
5. The existing overhead power will need to be removed from the CSI site to the west side of Old Highway 8 with this project. Conduit for an underground connection was provided with the installation of Old Highway 8 (coordinate with Xcel Energy).
6. In discussion with Barr Engineering, the City will take one additional sample from the existing monitoring and vapor wells in early June of 2014. Following this procedure the two monitoring wells and 7 vapor wells on-site can be capped/abandoned according to Barr/MPCA guidelines. With the current RAP, the contractor will then be required to install 4 new wells (MPCA may specify more). Any well that is approved for closure or abandonment, should be coordinated with Barr Engineering.



(NBDPS – Fire Division)  
Department

INTEROFFICE MEMORANDUM

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DATE: 4/10/14  
TO: Janice Gundlach, City Planner  
FROM: Kip LaMotte  
SUBJECT: CSI – Cardiovascular Systems Inc.

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Janice,

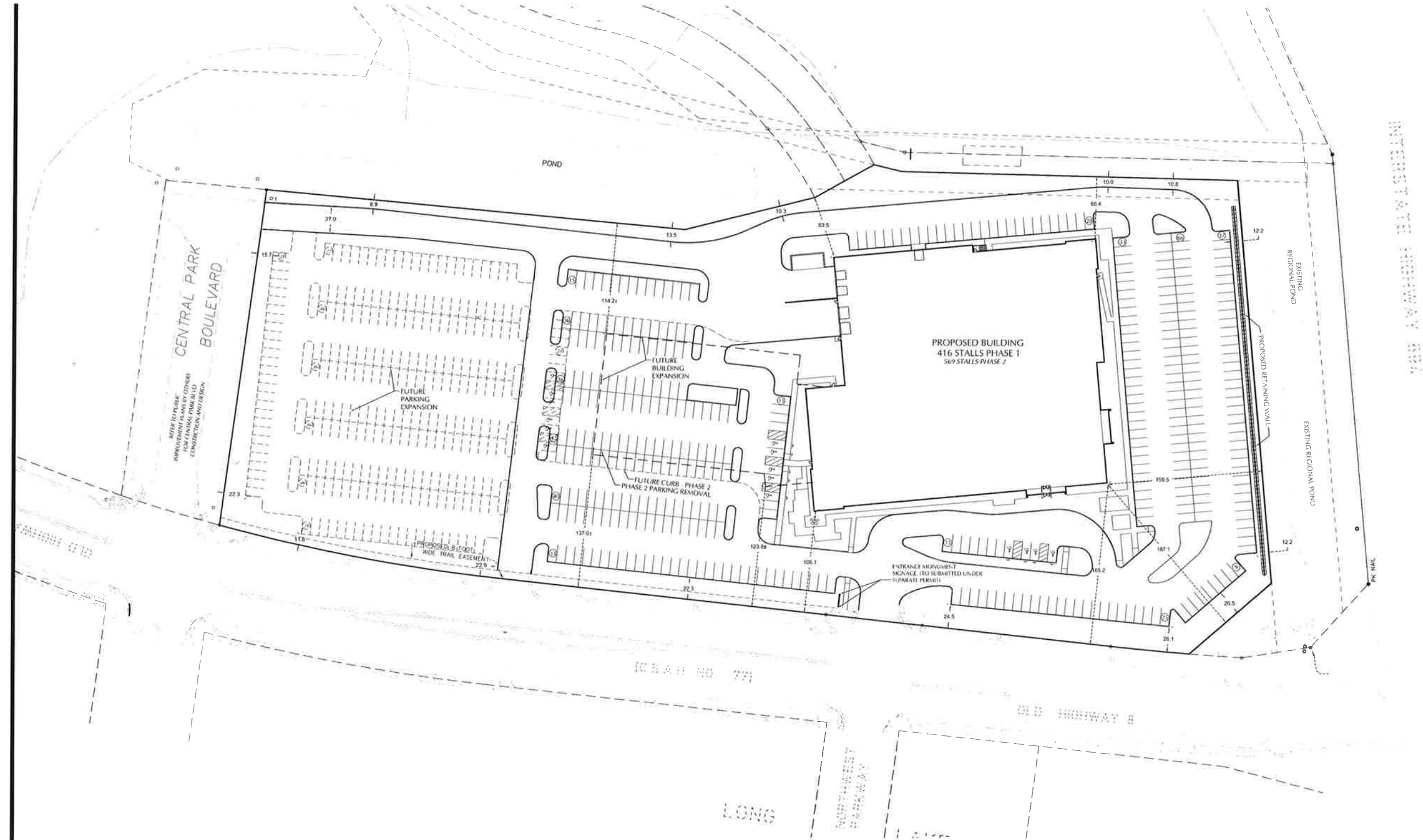
After reviewing the initial set of site plans and meeting with different city staff and Ryan Companies staff.... A few comments from the Fire Division-

- Fire Division is pleased with the concept of a fully accessible building from all sides for fire department access.
- 10" water main around the building should be sufficient for fire protection and domestic water use
- The SE hydrant shown on plans (C4-1) may be moved north to the grassy area to provide a closer hydrant for the proposed FDC (Fire Department Connection) location.
- FDC to be Storz style and not 2 – 2 and a half inch Siamese connection.
- Final location of FDC and hydrants TBD with Ryan Company staff and NB Fire Marshal



## CI-2





SITE NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND CITY STANDARDS.
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

SITE DATA

**CURRENT / PROPOSED ZONING:** PUD  
**PARCEL AREA:** 10.00 ACRES  
**PROPOSED PARCEL DESCRIPTION:** LOT 1, BLOCK 1, NEW BRIGHTON EXCHANGE 2ND ADDN.  
**SETBACKS:**  
PARKING: 10' MINIMUM  
BUILDING: 15' MINIMUM  
SIGNAGE: 8' MINIMUM  
**MAXIMUM ALLOWABLE IMPERVIOUS AREA:** 80%  
**PHASE 1 SITE DATA:**  
PROPOSED IMPERVIOUS AREA: 6.22 AC (62.2%)  
PROPOSED BUILDING AREA: 125,000 SF  
**PHASE 2 (FULL BUILD OUT) SITE DATA:**  
PROPOSED IMPERVIOUS AREA: 7.73 AC (77.3%)  
PROPOSED BUILDING AREA: 200,000 SF  
**PARKING SUMMARY:**  
PARKING STALL SIZE: 18' X 9'  
PARKING REQUIREMENTS:  
1 stall per 250 SF - OFFICE  
1 stall per 350 SF - RESEARCH & DEVELOPMENT / TECHNOLOGY SPACE  
1 stall per 2,000 SF - WAREHOUSE  
**PARKING PROVIDED:**  
PHASE 1 PARKING STALLS = 416 - 9 ADA  
PHASE 2 PARKING STALLS (FULL BUILD OUT) = 569 - 11 ADA

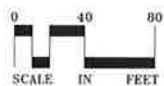
GENERAL NOTES

EXISTING CONDITIONS SURVEY PROVIDED BY E.G. RUD & SONS, INC. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY, ADEQUACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS.

Revised: 03/07/2014 10:27 PM W:\2014\1106\CAO\DATA\CAV\1106\_SitePlan.dwg Plot Date: 03/07/2014



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166



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 651-454-0002 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.

Project Name:  
**CARDIOVASCULAR SYSTEMS, INC.**

New Brighton, Minnesota  
Owned/Developer Name:  
Ryan Companies US, Inc.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403

Professional Services:

**LOUCKS ASSOCIATES**  
Planning • Civil Engineering • Land Surveying  
Construction Administration • Environmental  
10000 University Ave., Suite 200  
Minneapolis, MN 55425  
Tel: 612-338-1100  
www.loucksassociates.com

LANDSCAPE DESIGN

CAVSD has completed the landscape design for the site. The design includes the location and type of plant material, the location and type of hardscape elements, and the location and type of lighting. The design is based on the site conditions and the owner's requirements. The design is subject to change based on the owner's requirements and the site conditions.

Submittal Schedule

Item	Submittal	Approval
1	Site Plan	Approved
2	Site Plan	Approved
3	Site Plan	Approved
4	Site Plan	Approved
5	Site Plan	Approved
6	Site Plan	Approved
7	Site Plan	Approved
8	Site Plan	Approved
9	Site Plan	Approved
10	Site Plan	Approved

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Bradley M. Wilson - PE

Signature: [Signature]

Date: 03/07/14

Quality Control

Prepared by: TWM  
Reviewed by: TWM  
Date: 03/27/14

Sheet Index:

01	COVER SHEET
02	GENERAL NOTES
03	EXISTING SITE PLAN
04	PROPOSED SITE PLAN
05	LANDSCAPE PLAN
06	LANDSCAPE PLAN
07	LANDSCAPE PLAN
08	LANDSCAPE PLAN
09	LANDSCAPE PLAN
10	LANDSCAPE PLAN

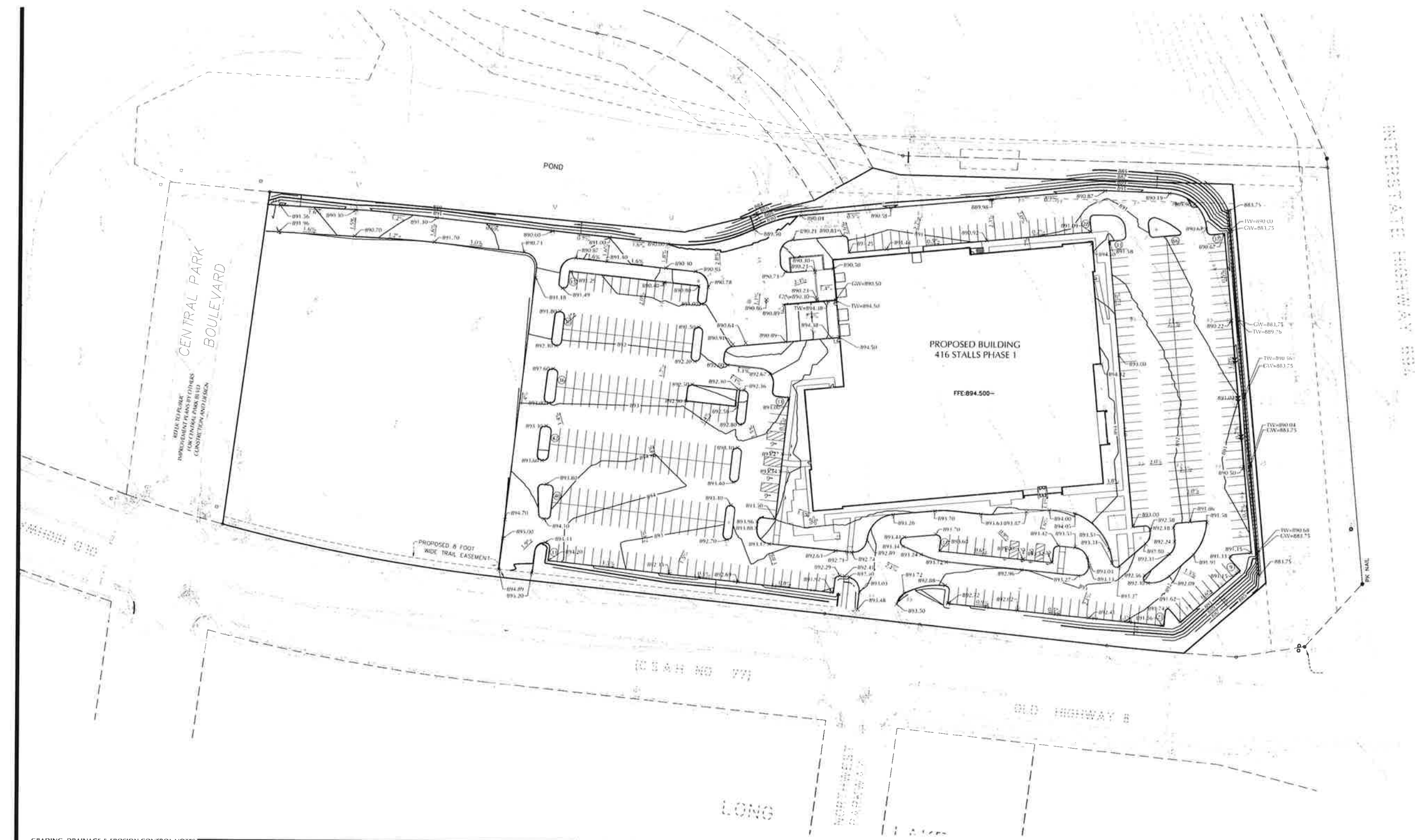
Sheet Title:

OVERALL SITE PLAN

Project No. 14106

Sheet No. C2-1





- GRADING, DRAINAGE & EROSION CONTROL NOTES**
1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
  2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH. THESE ARE AS SHOWN. BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
  3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
  4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
  5. IN ACCORDANCE WITH CURRENTLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
  6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
  7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON DETAIL SHEETS.
  8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH ANY PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEETS.
  9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE CITY AND/OR COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
  10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
  11. EXISTING TOPOGRAPHY PROVIDED BY SUNDT LAND SURVEYING, BOUNDARY LOCATION, TOPOGRAPHIC AND UTILITY SURVEY DATED 08/19/11.
  12. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC.
  13. STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
  14. DUST MUST BE ADEQUATELY CONTROLLED.
  15. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
  16. SEE UTILITY PLAN FOR WATER AND SANITARY/SEWER INFORMATION.
  17. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

- GENERAL NOTES**
- EXISTING CONDITIONS SURVEY PROVIDED BY E.G. RUD & SONS, INC. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY, ADEQUACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS.
1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES AT CENTER LINE FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  2. SEE UTILITY PLAN FOR WATER AND SANITARY/SEWER INFORMATION.
  3. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

**CALL BEFORE YOU DIG**

**Gopher State One Call**

TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**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 651-454-0002 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.

**Project Name**  
CARDIOVASCULAR SYSTEMS, INC.

**Owner/Developer Name**  
New Brighton, Minnesota  
Ryan Companies US, Inc.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403

**Professional Services**  
**LOUCKS ASSOCIATES**  
Professional Engineer  
7500 Hennepin Avenue, Suite 200  
Minneapolis, MN 55412  
Tel: 612-434-1111  
www.loucksassociates.com

**Professional Signature**  
[Signature]  
[Stamp]

**Sheet Index**

001	EXISTING SITE
002	GRADING PLAN
003	PAVING PLAN
004	SEWER/STORM DRAINAGE SYSTEMS
005	WATER SUPPLY
006	LANDSCAPE
007	ASBESTOS ABATEMENT

**Sheet Title**  
GRADING PLAN

**Project No.**  
14106

**Sheet No.**  
C3-1





1. ALL SANITARY SEWER, STORM SEWER AND WASTEWATER UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE CITY, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM, 1999 EDITION).
2. SEE DETAIL SHEET AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
3. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK. WITHIN THE PUBLIC RIGHT OF WAY, OR WORK INVADING PUBLIC UTILITIES.
5. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 3" FROM THE BUILDING UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL NOTIFY CROWN CITY AND CALL AT 651.551.0002 AT LEAST 18 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
7. THE CONTRACTOR SHALL FIELD ADJUST WATERSHED TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SOWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE MAINTAINED.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, EDITION 2003, AND THE CITY. THIS SHALL INCLUDE ALL SNAKE BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES, NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESS AUTHORITY OF THE CITY.
9. ALL NEW WATERSHED MUST HAVE A MINIMUM OF 7.5 FEET OF COVER

10. ADJUST ALL EXISTING STRUCTURES BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRASSES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO EXISTING AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
11. THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL BE CONTACTED MINIMUM 48 HOURS PRIOR TO ANY DRAINAGE OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BWP. CONTACT A PAVI CHIEF, 61-267-3-2306 OR PAVI.CEIT@VERMONT.POLISING.GOV
12. UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING REQUIRED DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.
13. PROPOSED PIPE MATERIALS:
- | STORM SEWER    | REINFORCED CONCRETE PIPE | 12" TO 24" DIAMETER        |
|----------------|--------------------------|----------------------------|
| WATERMAIN      | <u>DUCTILE IRON PIPE</u> | <u>12" TO 36" DIAMETER</u> |
| SANITARY SEWER | PVC SCL-40               | 8" DIAMETER                |

EXISTING CONDITIONS SURVEY PROVIDED BY E.O. RUD & SONS, INC. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY, ADEQUACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS.

12. UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

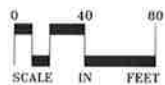
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| 13. | PROPOSED PIPE MATERIALS: |  |
|     | STORM SEWER              | REINFORCED CONCRETE PIPE 12" TO 24" DIAMETER |
|     | WATERMAIN                | DUCTILE IRON PIPE 8" TO 10" DIAMETER         |
|     | SANITARY SEWER           | PVC SCH 40 8" DIAMETER                       |



**CALL BEFORE YOU DIG**

## Gopher State One Call

TWIN CITY AREA 651-454-0002  
TOLL FREE 1-800-252-1166



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 COMPASS STATE ONE CALL AT 631-454-0002 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.

Project Name: CARDIOVASCULAR  
SYSTEMS, INC.

New Brighton, Minnesota

Owner/Developer Name:

Ryan Companies US, Inc.

50 South Tenth Street, Suite 300  
Minneapolis, MN 55403

**LOUCKS  
ASSOCIATES**

Planning = Civil Engineering + Land Surveying  
 Landscape Architecture + Environmental

7200 Hamlock Lane, Suite 100  
Maple Grove, MN 55669  
Telephone: (763) 424-5501  
[www.TrucksAssociation.com](http://www.TrucksAssociation.com)

OSHA's proposed EAPs are based on the premise that the employer is responsible for the prevention of occupational injury and illness. The proposed EAPs are based on the premise that the employer is responsible for the prevention of occupational injury and illness. The proposed EAPs are based on the premise that the employer is responsible for the prevention of occupational injury and illness.

202/2014: Land Use, Agriculture and Nature

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

$\frac{1}{2}$ inch	
100 mm	25 mm

TWM 03/27/14

Checklist	Explain
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CO-1	CO-1(RN) LT
CO-2	SEE DISPOSITIONS FOR RN

C.1.1	OVERALL SITE PLAN
C.1.2	PHASE 1 SITE PLAN
C.1.3	GRADING PLAN
C.1.4	STORMWATER DETENTION DESIGN/DESIGN PLAN
C.2.1	UTILITY PLAN
C.3.1	TRAIL DETAILS
C.3.2	LAND DETAILS
C.4	CANAL/SLURRY PLAN
C.5	LANDSCAPE NOTES AND DETAILS

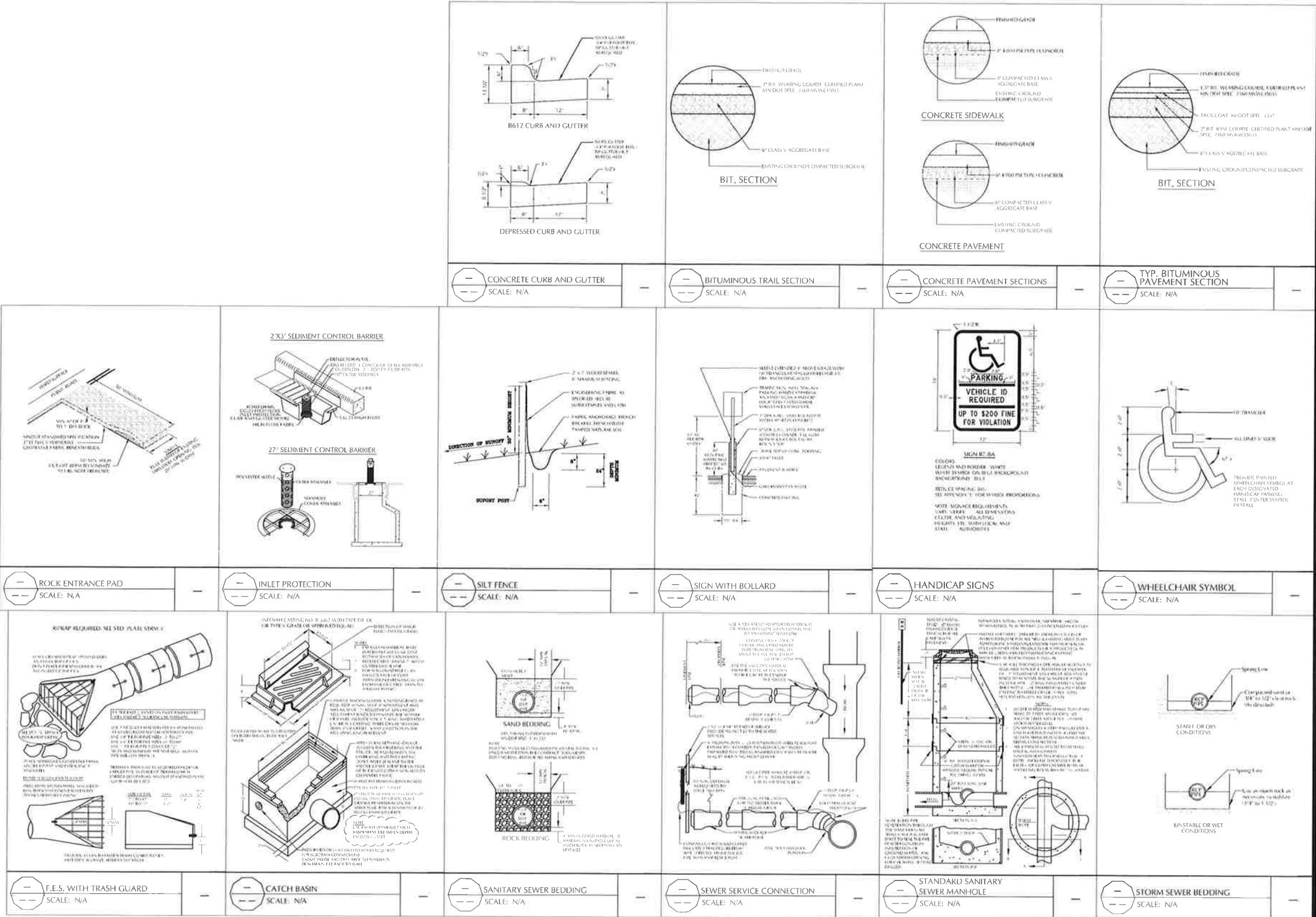
### UTILITY PLAN

UTILITY PLAN

Project No. \_\_\_\_\_

14106

C4-1



Project Name: CARDIOVASCULAR SYSTEMS, INC.

New Brighton, Minnesota

Owner/Developer Name: Ryan Companies US, Inc.

50 South Tenth Street, Suite 300  
Minneapolis, MN 55403

Professional Services: LOUCKS ASSOCIATES

2200 Hennepin Avenue, Suite 300  
Minneapolis, MN 55403  
Tel: 612.338.1111  
Fax: 612.338.1112  
www.loucksassociates.com

Professional Signature: Todd W. Loucks, PE

Quality Control: TWM, CDL

Sheet Title: CIVIL DETAILS

Project No: 14106

Sheet No: C8-1



Project Name:

CARDIOVASCULAR  
SYSTEMS, INC.

New Brighton, Minnesota

Owner/Developer Name:

Ryan Companies US, Inc.

50 South Tenth Street, Suite 300  
Minneapolis, MN 55403

Professional Services:

**LOUCKS  
ASSOCIATES**  
Planning & Land Development  
Landscape Architecture & Engineering  
2727 Hennepin Avenue, Suite 300  
Minneapolis, MN 55408  
www.loucksassociates.com

**LANDSCAPE DESIGN**  
This landscape design is prepared for the proposed building and parking lot. It is based on the information provided by the owner and the architect. The design is subject to change without notice. The designer is not responsible for the construction of the landscape or for the maintenance of the landscape after completion.

**REVISIONS**  
1. 01/15/14 - Initial Design  
2. 01/20/14 - Revision 1  
3. 01/25/14 - Revision 2  
4. 02/05/14 - Revision 3  
5. 02/10/14 - Revision 4  
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LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA

WHERE SODDED/PAVED SURFACES FINISHED GRADE OF SOD/SEED SHALL BE FINISHED 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD/SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS

SOD ALL DISTURBED AREAS DISTURBED DUE TO GRADING, SOD SHALL BE Laid PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 4:1, OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V-CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 9' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM NATURAL TO THE SPECIES, WITHOUT PRUNING

PLANT TAKE PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 TO THE FOLLOWING SPRING IN THE TREE SAWCUT

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF 1:1 FINE 4:3 PARTS TOPSOIL 4:3 PARTS PEAT OR MANURE AND 10 PARTS SAND

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY HEAVY WATERPROOF KRAFT PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE

ALL SHRUB BED MASSINGS TO RECEIVE 1" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DIA. TREE RING WITH 4" DEEP SHREDDED HARDWOOD MULCH. NO MULCH IN DIRECT CONTACT WITH TREE TRUNK

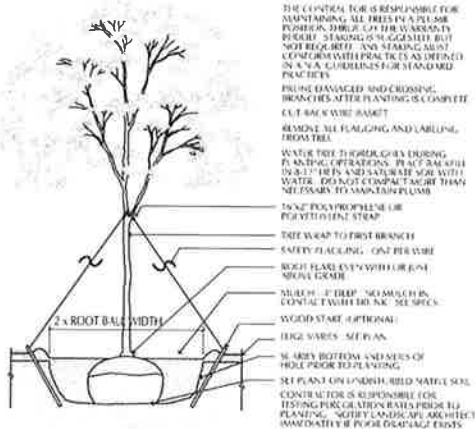
ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 1" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER

SPREAD GRANULAR PRE-EMERGENT HERBICIDE (PRIFEN OR EQUIV.) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS

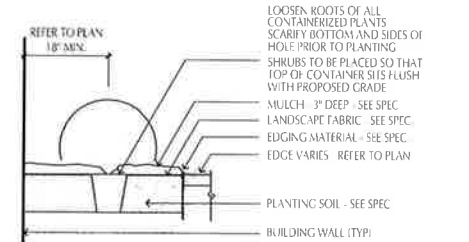
MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL



1  
L1-2  
DECIDUOUS TREE PLANTING DETAIL  
SCALE 1/2" = 1'-0"



3  
L1-2  
SHRUB PLANTING DETAIL  
SCALE 1/2" = 1'-0"

LANDSCAPE AND SITE IMPROVEMENTS

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MAINTENANCE UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED

REPRODUCIBLE AS-BUILT DRAWINGS OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE

UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT

LANDSCAPE CONTRACTOR SHALL ESTABLISH THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRINCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASHED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO VARIANCE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT

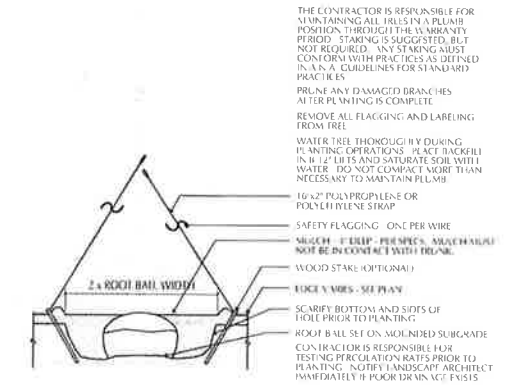
IRRIGATION NOTES:

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. CONTRACTOR COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DURING GROUND AND ADJUTING BUILDING FOUNDATION

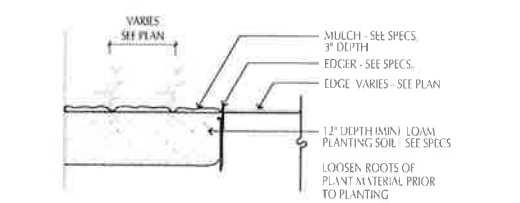
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS

CONTRACTOR IS NOT TO SPRINKLE ACROSS PAVEMENT. CONTRACTOR TO INCORPORATE RAIN SENSOR INTO IRRIGATION SYSTEM

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING SOIL SEED HAS BEEN ESTABLISHED



2  
L1-2  
CONIFEROUS TREE PLANTING DETAIL  
SCALE 1/2" = 1'-0"



4  
L1-2  
PERENNIAL PLANTING  
SCALE 1/2" = 1'-0"

Project Name:

CARDIOVASCULAR  
SYSTEMS, INC.

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Project Name:

Project No:

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Project No:

Sheet No:

Project Name:

Project No:

Sheet No:

Project Name:

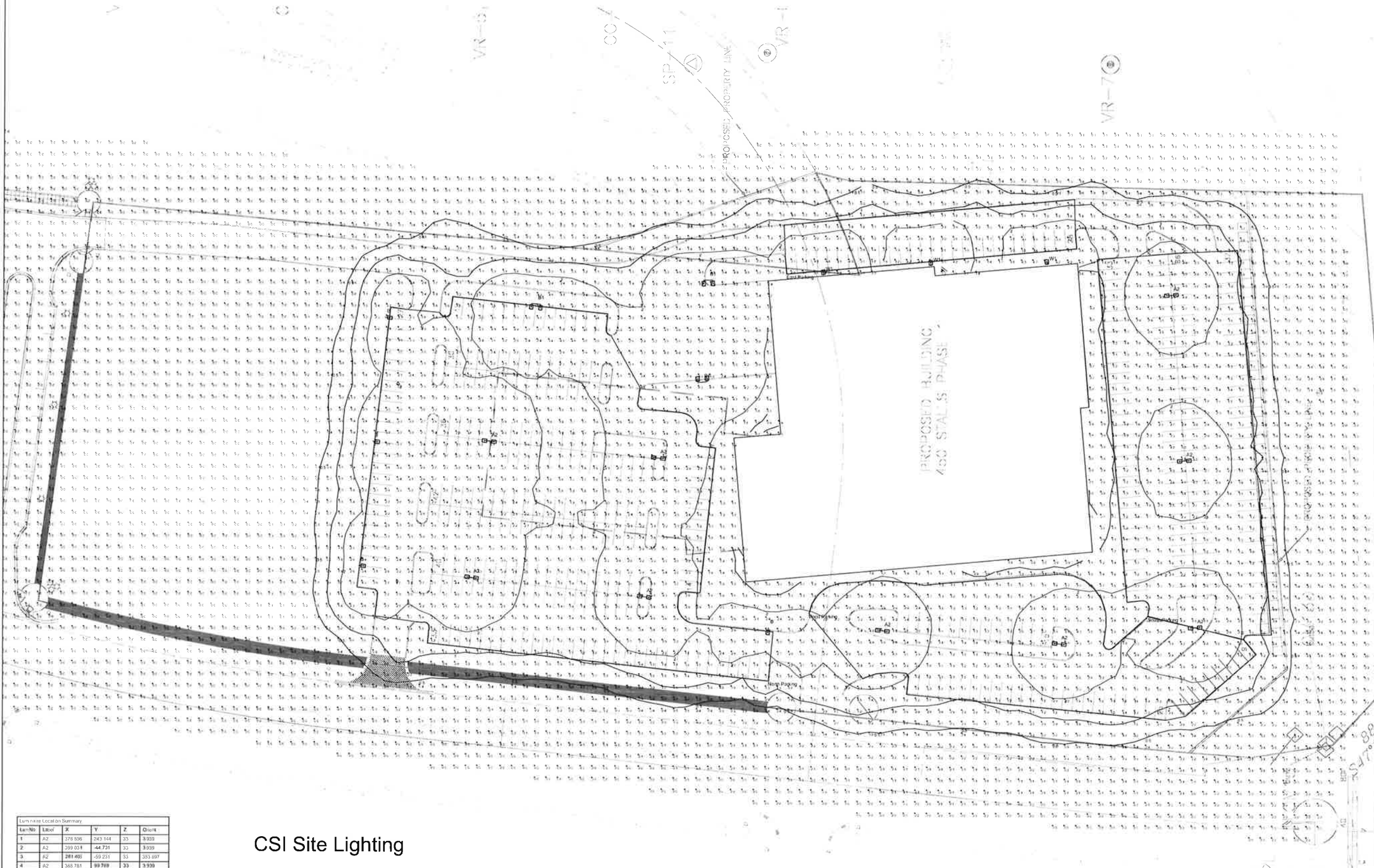
Project No:

Sheet No:

Project Name:

Project No:

Sheet No:



NOT TO SCALE



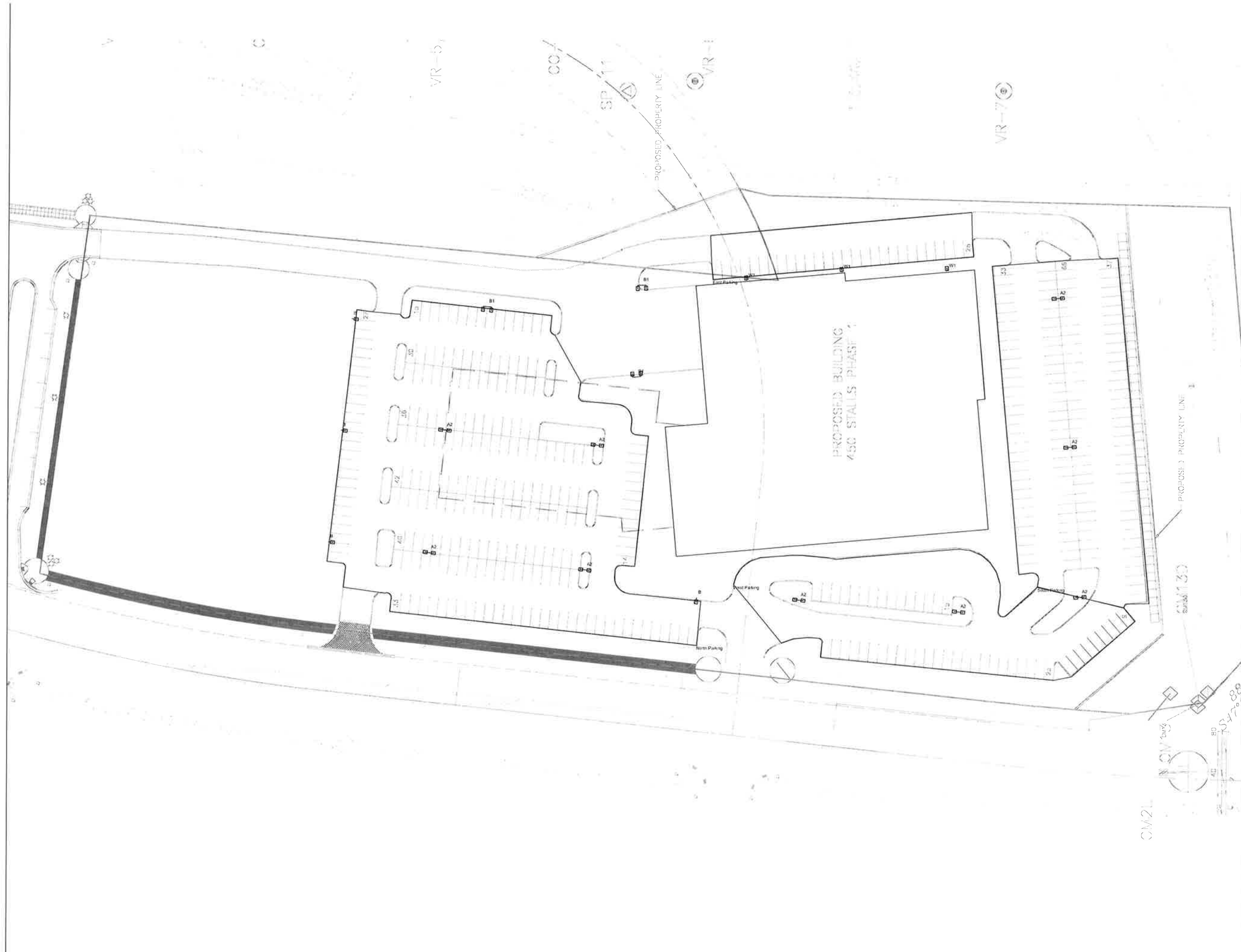
6130 Blue Circle Dr., Minneapolis, MN 55433  
Ph 952 211-0400 Fax 952 939-1612  
www.pulseindustrial.com

Contact: Chuck Seiler  
Date: Mar 21, 2014

Loc#	Label	X	Y	Z	Output
1	A2	375.536	243.144	33	3.939
2	A2	299.031	-44.731	33	3.939
3	A2	281.480	-59.231	33	3.939
4	A2	368.781	99.789	33	3.939
5	A2	127.636	-48.481	33	3.939
6	A2	-19.725	119.675	33	3.939
7	A2	-229.125	-3.625	33	3.939
8	A2	-67.675	100.375	33	3.939
9	A2	-114.675	114.375	33	3.939
10	B1	29.625	46.375	33	2.939
11	B1	-308.375	6.5	33	3.939
12	B1	-204.75	221.5	33	3.939
13	B1	-114.675	114	33	3.939
14	B1	-174.5	235.5	33	2.939
15	B1	-23.625	254.375	33	2.939
16	B1	-30	166.25	33	3.939
17	W1	74.75	229.375	25	98.459
18	W1	167.5	267.75	25	98.459
19	W1	268.75	269.125	25	98.459

Loc#	Label	X	Y	Z	Output	Description
1	A2	375.536	243.144	33	3.939	Foot PC at grade in parking area
2	A2	299.031	-44.731	33	3.939	Foot PC at grade in parking area
3	A2	281.480	-59.231	33	3.939	Foot PC at grade in parking area
4	A2	368.781	99.789	33	3.939	Foot PC at grade in parking area
5	A2	127.636	-48.481	33	3.939	Foot PC at grade in parking area
6	A2	-19.725	119.675	33	3.939	Foot PC at grade in parking area
7	A2	-229.125	-3.625	33	3.939	Foot PC at grade in parking area
8	A2	-67.675	100.375	33	3.939	Foot PC at grade in parking area
9	A2	-114.675	114.375	33	3.939	Foot PC at grade in parking area
10	B1	29.625	46.375	33	2.939	Foot PC at grade in parking area
11	B1	-308.375	6.5	33	3.939	Foot PC at grade in parking area
12	B1	-204.75	221.5	33	3.939	Foot PC at grade in parking area
13	B1	-114.675	114	33	3.939	Foot PC at grade in parking area
14	B1	-174.5	235.5	33	2.939	Foot PC at grade in parking area
15	B1	-23.625	254.375	33	2.939	Foot PC at grade in parking area
16	B1	-30	166.25	33	3.939	Foot PC at grade in parking area
17	W1	74.75	229.375	25	98.459	Foot PC at grade in parking area
18	W1	167.5	267.75	25	98.459	Foot PC at grade in parking area
19	W1	268.75	269.125	25	98.459	Foot PC at grade in parking area

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RYAN COMPANIES US, INC.  
30 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012  
612-492-4000 tel  
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME  
CARDIOVASCULAR  
SYSTEMS INC.

LOCATION  
NEW BRIGHTON, MN

Design Build  
Electrical Contractor  
11700 WATER TONDS CIRCLE  
P-140276 LVS  
P-183 389-9100  
FAX 763 389-9281

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
03-21-14		PRELIMINARY SITE LAYOUT

JOB NUMBER HISTORY	

SHEET TITLE  
SITE  
PLAN

SHEET NO  
ES-2

DRAWN BY OTE	CHECKED BY OTE
JOB NO.	DATE 21 MARCH 2014

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PRELIMINARY  
NOT FOR CONSTRUCTION

FOR THE RECORD  
I hereby certify that this plan, specification,  
or report was prepared by me or under my  
direct supervision and that I am a duly  
Registered Architect under the laws of the  
State of Minnesota.

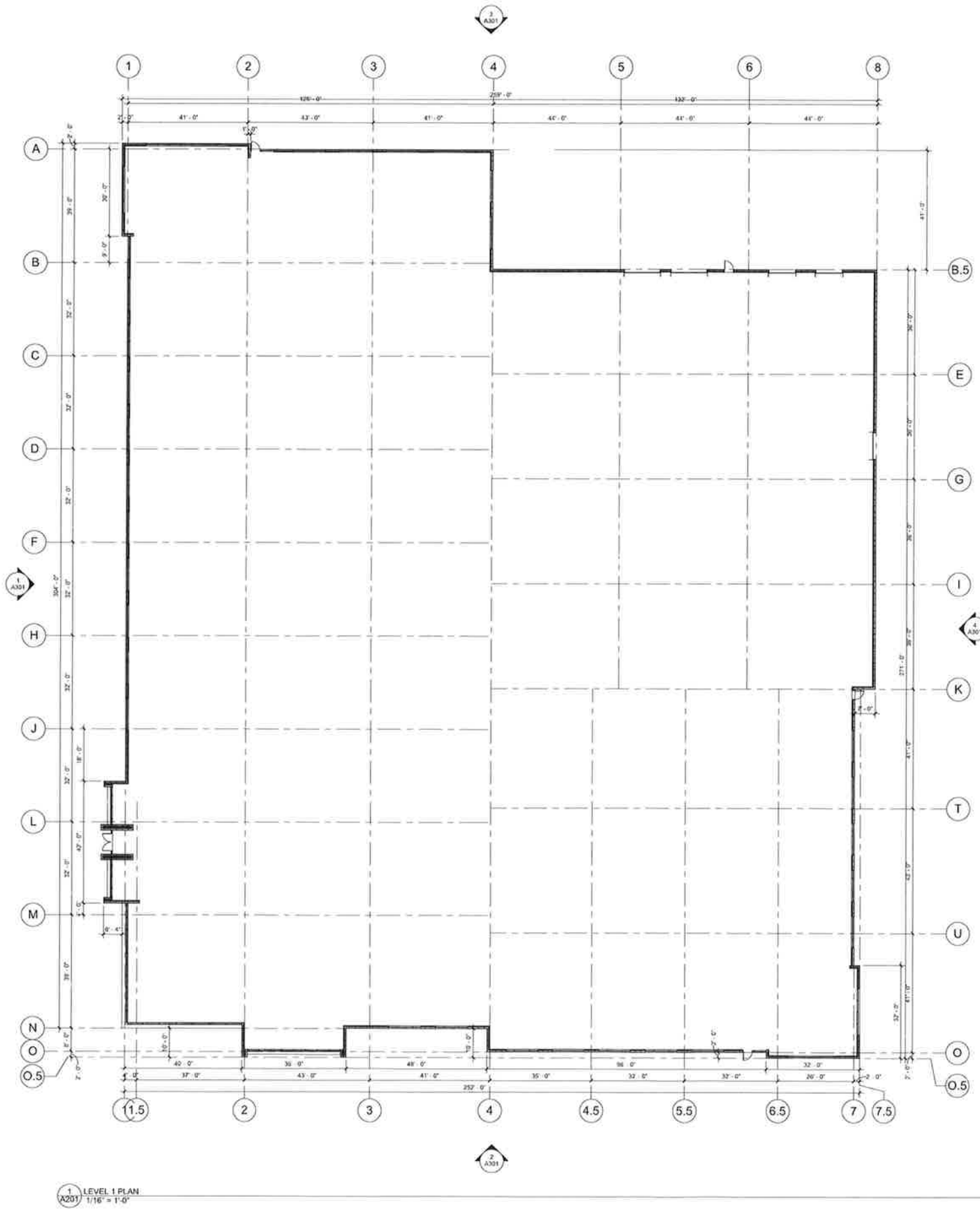
© 2014 RYAN A+E, INC.

SHEET TITLE  
**LEVEL 1  
FLOOR PLAN**

SHEET NO  
**A201**

DRAWN BY  
Author  
JOB NO.  
DATE

CHECKED BY  
Checker  
DATE



1 LEVEL 1 PLAN  
A201 1/16" = 1'-0"

RYAN A+E, INC.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012  
612-492-4000 tel  
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME  
**CARDIOVASCULAR  
SYSTEMS INC -  
CSI**

LOCATION  
**NEW BRIGHTON, MN**

**CSI** | CARDIOVASCULAR  
SYSTEMS, INC.

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PRELIMINARY  
NOT FOR CONSTRUCTION

6-29-2011 (11:21 AM)  
Florida notes that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer in the State of Minnesota.

Copyrighted by RYAN

SHEET TITLE  
**LEVEL 2  
FLOOR PLAN**

SHEET NO.

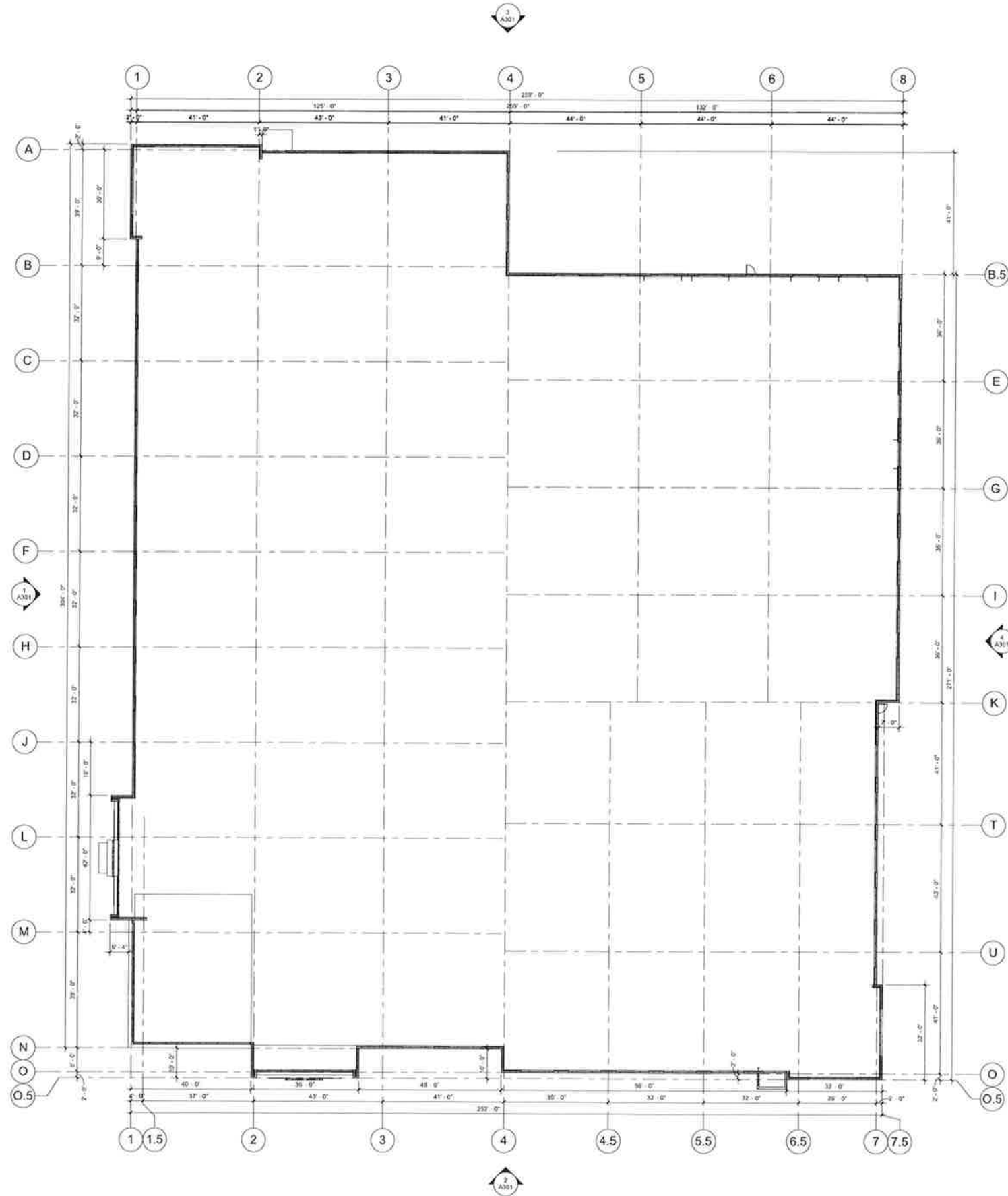
**A202**

DRAWN BY  
Author

CHECKED BY  
Checker

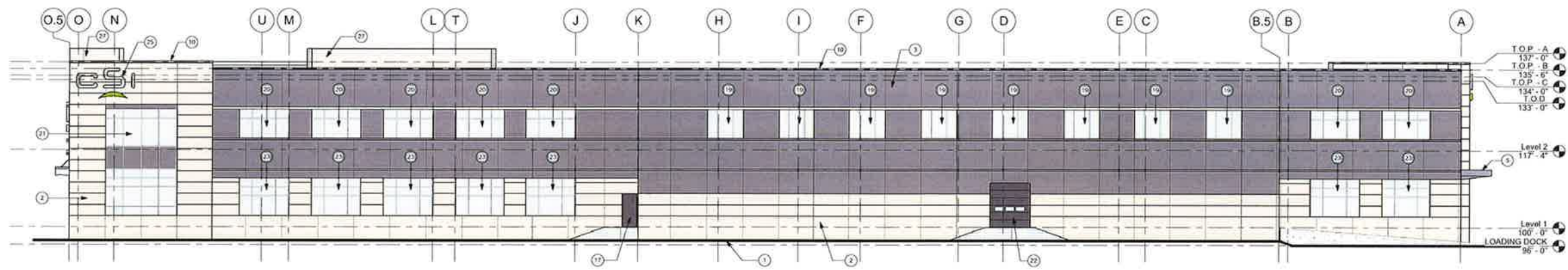
JOB NO.

DATE

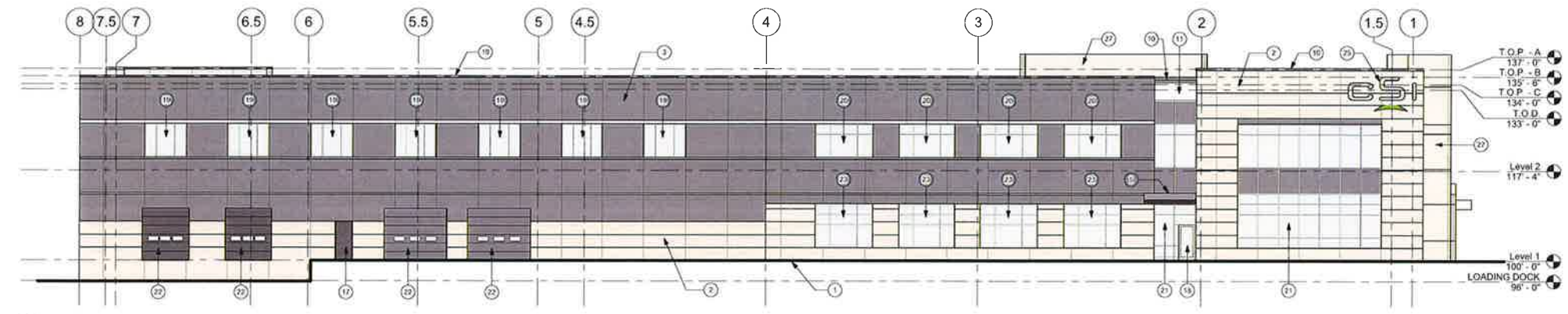


1 LEVEL 2 PLAN  
A202  
1/16" = 1'-0"

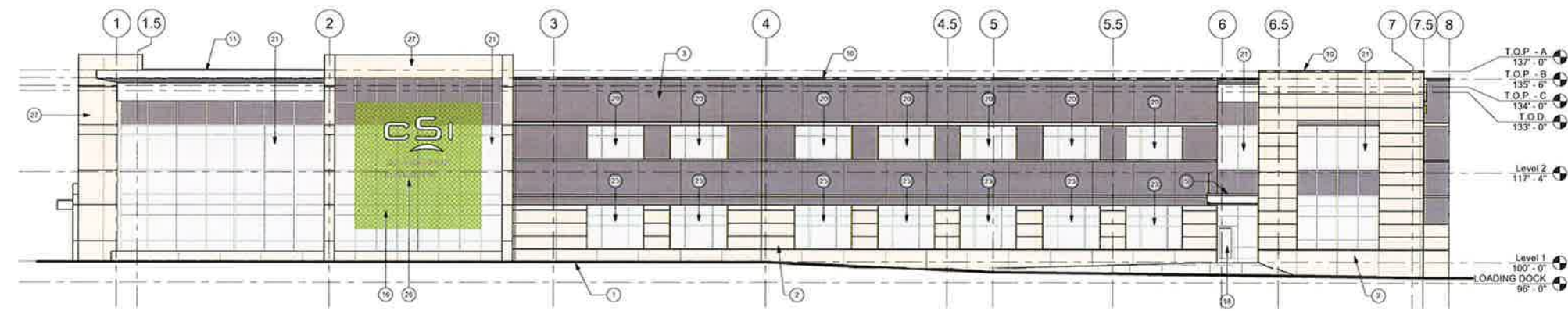




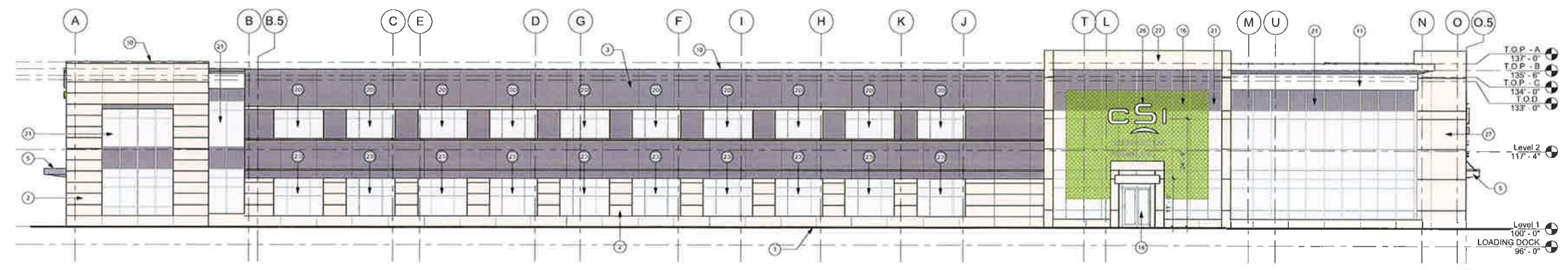
4 EAST ELEVATION  
A301 3/32" = 1'-0"



3 NORTH ELEVATION  
A301 3/32" = 1'-0"



2 SOUTH ELEVATION  
A301 3/32" = 1'-0"



1 WEST ELEVATION  
A301 3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	LINE INDICATES APPROXIMATE LOCATION OF FINISHED GRADE. REFER TO CIVIL DRAWINGS FOR ELEVATIONS
2	INSULATED PRECAST CONCRETE WALL PANEL, TEXTURED SPRAY APPLIED PAINT COATING, COLOR = "SAND"
3	INSULATED PRECAST CONCRETE WALL PANEL, TEXTURED SPRAY APPLIED PAINT COATING, COLOR = "WARM GRAY"
5	CANDOPY ROOF: STRUCTURAL STEEL TUBE FRAMING AND METAL DECK, AND PREFINISHED METAL FASCIA TYPICAL AT PERIMETER; STEEL ROD TIE BACKS
10	PREFINISHED METAL CORING ON CONTINUOUS KEEPER
11	PREFINISHED METAL FASCIA
16	SCREENING ELEMENT - PERFORATED METAL "CSI GREEN"
17	INSULATED 3' WIDE X 7' HIGH FLUSH STEEL DOOR (PAINTED) IN HOLLOW METAL FRAME (PAINTED)
18	FULL GLAZED ALUMINUM ENTRY DOOR
19	WINDOW - THERMALLY BROKEN ALUMINUM FRAME WITH 1" INSULATED GLAZING, 8' WIDE X 6'-6" HIGH ROUGH OPENING
20	THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED GLAZING, 11' WIDE X 6'-6" HIGH ROUGH OPENING
21	THERMALLY BROKEN ALUM CURTAINWALL FRAMING WITH 1" INSULATED GLAZING
22	INSULATED SECTIONAL STEEL DOOR DOOR WITH VISION PANEL, PREFINISHED, MFR'S STANDARD GREY
23	THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED GLAZING, 11' WIDE X 6'-6" HIGH ROUGH OPENING
24	
25	WALL MOUNTED SIGN AREA A = 90 SF TOTAL (SIGN TO BE PROVIDED AND INSTALLED BY TENANT)
26	WALL MOUNTED SIGN AREA B = 170 SF TOTAL (SIGN TO BE PROVIDED AND INSTALLED BY TENANT)
27	2' E I F S OVER METAL STUD FRAMING, COLOR TO MATCH "SAND" PRECAST
28	
29	
30	
31	

1" INSULATED  
WITH 1"  
NG  
  
WITH 1"  
NG

RYAN A+E, INC.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012  
612-492-4000 tel  
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME  
CARDIOVASCULAR  
SYSTEMS INC -  
CSI

LOCATION  
NEW BRIGHTON, MN

**CSI** | CARDIOVASCULAR  
SYSTEMS, INC.

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PRELIMINARY  
NOT FOR CONSTRUCTION

1.28.2014 10:44 AM

Florida permits show this plan, specifications, or report was prepared by, and is under my direct supervision and that I am a P.E.  
Registered Architect under the laws of the State of Minnesota

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SHEET TITLE  
MONUMENT  
SIGN

SHEET NO.

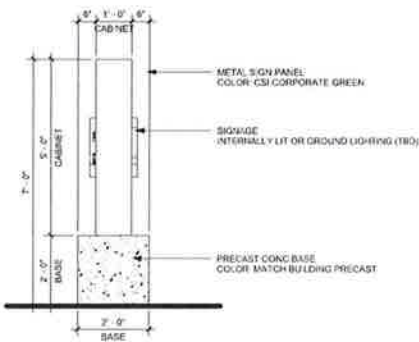
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Author  
JOB NO.

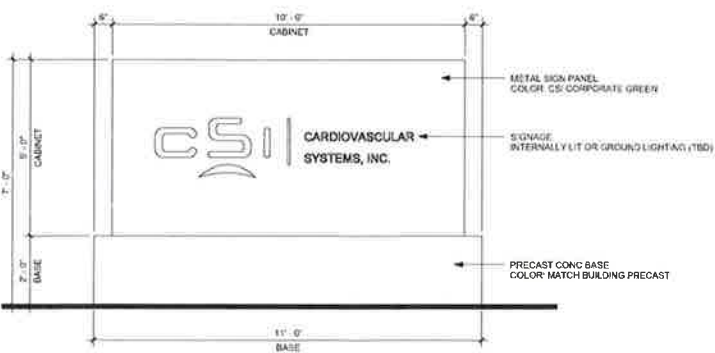
CHECKED BY  
Checker  
DATE



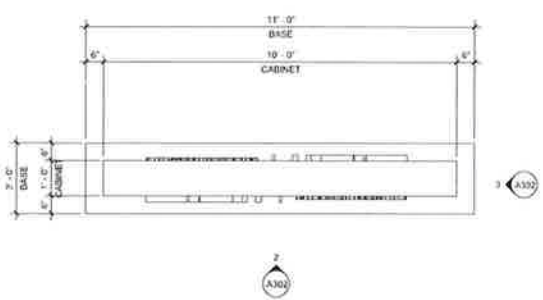
4 MONUMENT SIGN 3D View  
A302



3 MONUMENT SIGN END VIEW  
A302 1/2" = 1'-0"



2 MONUMENT SIGN FACE VIEW  
A302 1/2" = 1'-0"



1 MONUMENT SIGN PLAN  
A302 1/2" = 1'-0"











EXISTING CONDITIONS SURVEY

~of~ NEW BRIGHTON EXCHANGE 2ND ADDITION  
~for~ RYAN COMPANIES

VICINITY MAP

PART OF SEC. 20, TWP. 30, RING. 23



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES GAS METER
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES LIGHT POLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES UTILITY BOX
- DENOTES FIBER OPTIC BOX
- DENOTES ELECTRICAL BOX
- DENOTES WELL
- DENOTES STORM SEWER APRON
- DENOTES SETTLEMENT PLATE
- DENOTES GAS VENT RISER
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES MONITORING WELL
- DENOTES VAPOR MONITORING POINT

LEGAL DESCRIPTION

Outlots A, E and F, NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota.

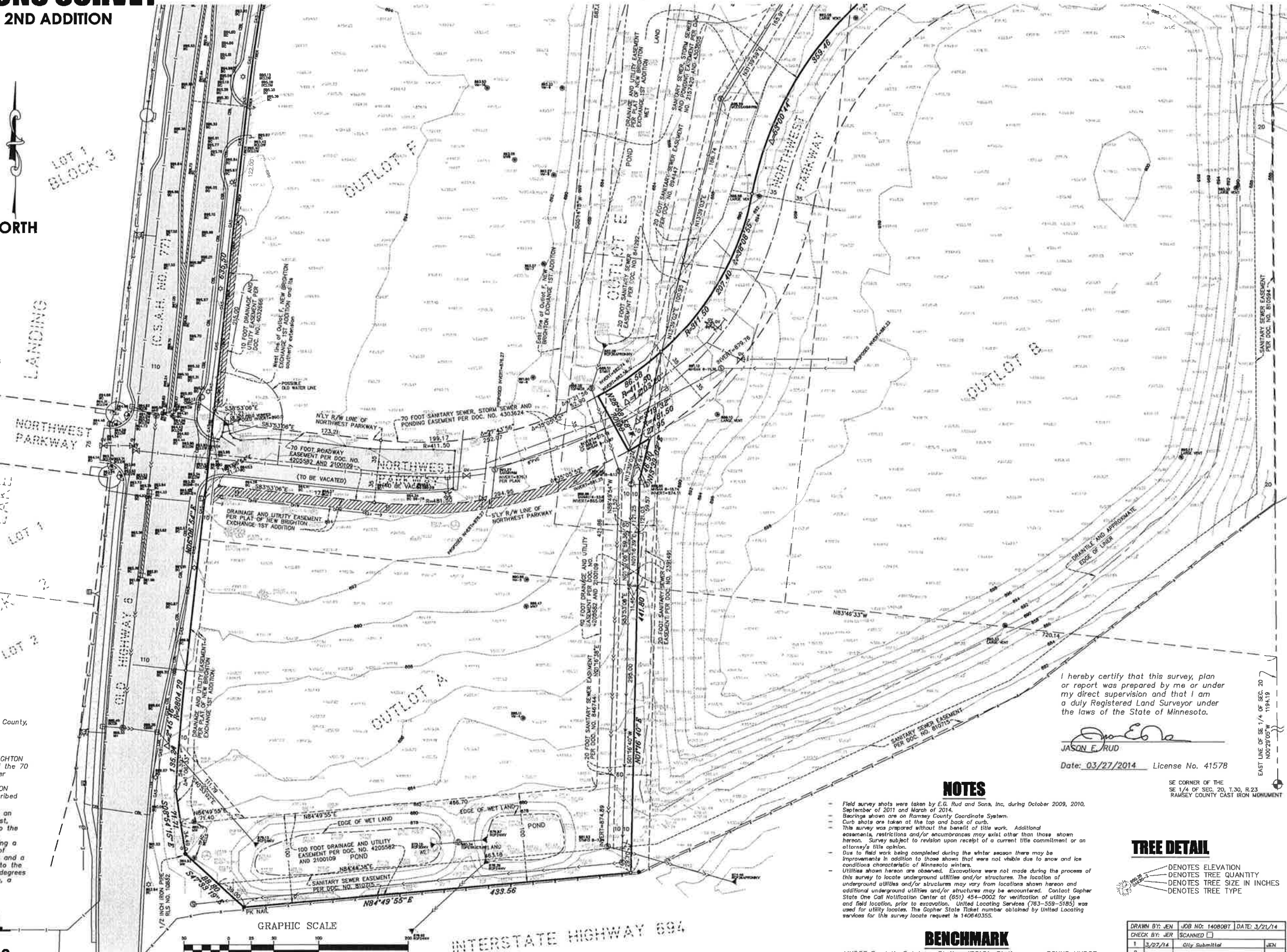
AND

That part of Northwest Parkway as dedicated on the plat of NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota and that part of the 70 foot wide perpetual public roadway easement as per Document Number 2100109 and Document Number 4205582, which lies easterly of the southerly extension of the west line of Outlot F, of said NEW BRIGHTON EXCHANGE 1ST ADDITION and which lies westerly of the following described line:

Commencing at the northeast corner of said Outlot F; thence on an assumed bearing of South 05 degrees 14 minutes 15 seconds West, along the east line of said Outlot F, a distance of 588.06 feet to the northerly right of way line of said Northwest Parkway; thence northeasterly 52.90 feet along said northerly right of way line being a non-tangential curve concave to the northwest, having a radius of 411.50 feet, a central angle of 7 degrees 21 minutes 56 seconds and a chord bearing of North 64 degrees 42 minutes 00 seconds East to the point of beginning of the line to be described; thence South 28 degrees 58 minutes 58 seconds East, not tangent to last described curve, a distance of 70.00 feet to the southerly right of way line of said Northwest Parkway and said line there terminating.

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

SEE SHEET 2 OF 4 SHEETS



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

**JASON E. RUD**  
Date: 03/27/2014 License No. 41578

NOTES

- Field survey shots were taken by E.G. Rud and Sons, Inc. during October 2009, 2010, September of 2011 and March of 2014.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services (763) 559-5185 was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 14064355.

BENCHMARK

MNDOT Geodetic Database Station #25161, Station name ROUND MNDOT. Located near NE corner of Trunk Highway 96 bridge over 35W. Elevation = 914.78 (NAVD 88)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

DRAWN BY: JEN	JOB NO: 14080BT	DATE: 3/21/14
CHECK BY: JER	SCANNED	
1	3/27/14	City Submittal
2		
3		
NO.	DATE	DESCRIPTION
BY		

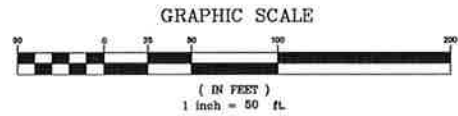


# EXISTING CONDITIONS SURVEY

~of~ NEW BRIGHTON EXCHANGE 2ND ADDITION  
~for~ RYAN COMPANIES

## VICINITY MAP

PART OF SEC. 20, TWP. 30, R. 23



NORTH

## TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

## BENCHMARK

MNDOT Geodetic Database Station #25161, Station name ROUND MNDOT. Located near NE corner of Trunk Highway 96 bridge over 35W. Elevation = 914.78 (NAVD 88)

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES MISCELLANEOUS MANHOLE
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- DENOTES MONITORING WELL
- DENOTES VAPOR MONITORING POINT

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 03/27/2014 License No. 41578

## LEGAL DESCRIPTOR

Outlots A, E and F, NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota.

AND

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DRAWN BY: JEN	JOB NO: 140808T	DATE: 3-21-14
CHECK BY: JER	SCANNED	
1	3/27/14	City Submittal
2		
3		
NO.	DATE	DESCRIPTION
BY		

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

## NOTES

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NE CORNER OF SE 1/4 OF SEC. 20, T.30, R.23

SE CORNER OF SE 1/4 OF THE NE 1/4 1/4 OF SEC. 21, T.30, R.23  
RAMSEY COUNTY CAST IRON MONUMENT

SEE SHEET 1 OF 4 SHEETS

SHEET 2 of 4 SHEETS

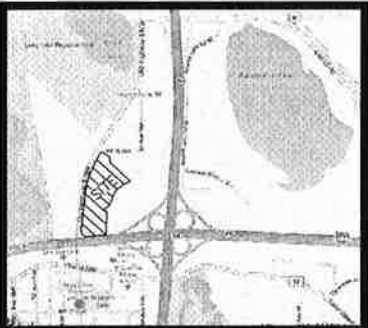
14080PP

PRELIMINARY PLAT

~of~ NEW BRIGHTON EXCHANGE 2ND ADDITION  
~for~ RYAN COMPANIES

VICINITY MAP

PART OF SEC. 20, TWP. 30, RING. 23



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
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- DENOTES MONITORING WELL
- DENOTES VAPOR MONITORING POINT

AREA COMPUTATIONS

TOTAL SITE AREA: 926,598 S.F.  
CENTRAL PARK BLVD: 34,834 S.F.  
1 PROPOSED LOT: 435,630 S.F.  
2 PROPOSED OUTLOTS: 456,134 S.F.

LEGAL DESCRIPTOR

Outlots A, E and F, NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota.

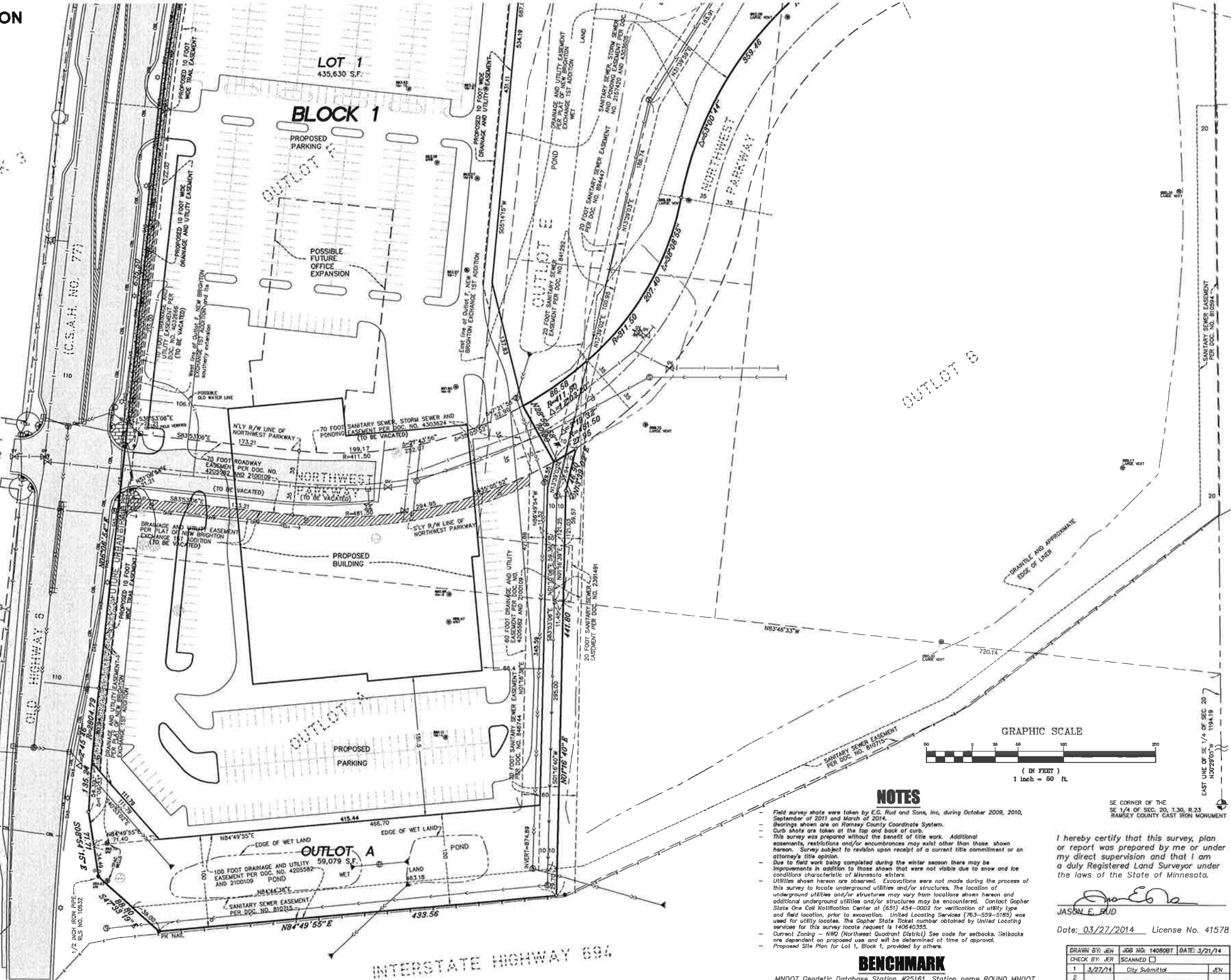
AND

That part of Northwest Parkway as dedicated on the plat of NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota and that part of the 70 foot wide perpetual public roadway easement as per Document Number 2100109 and Document Number 4205582, which lies easterly of the southerly extension of the west line of Outlot F, of said NEW BRIGHTON EXCHANGE 1ST ADDITION and which lies westerly of the following described line:

Commencing at the northeast corner of said Outlot F; thence on an assumed bearing of South 05 degrees 14 minutes 15 seconds West, along the east line of said Outlot F, a distance of 588.06 feet to the northerly right of way line of said Northwest Parkway; thence northeasterly 52.90 feet along said northerly right of way line being a non-tangential curve concave to the northwest, having a radius of 411.50 feet, a central angle of 7 degrees 21 minutes 56 seconds and a chord bearing of North 64 degrees 42 minutes 00 seconds East to the point of beginning of the line to be described; thence South 28 degrees 58 minutes 58 seconds East, not tangent to last described curve, a distance of 70.00 feet to the southerly right of way line of said Northwest Parkway and said line there terminating.

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

SEE SHEET 4 OF 4 SHEETS



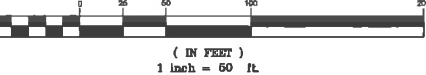
NOTES

- Field survey shots were taken by E.G. Rud and Sons, Inc., during October 2008, 2010, September of 2011 and March of 2014.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services (763-559-5185) was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 140640355.
- Current Zoning - NRQ (Northwest Quadrant District) See code for setbacks, lotlines are dependent on proposed use and will be determined at time of approval.
- Proposed Site Plan for Lot 1, Block 1, provided by others.

BENCHMARK

MNDOT Geodetic Database Station #25161, Station name ROUND MNDOT. Located near NE corner of Trunk Highway 96 bridge over 35W. Elevation = 914.78 (NAVD 88)

GRAPHIC SCALE



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 03/27/2014 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	3/27/14	City Submittal	JEN
2			
3			

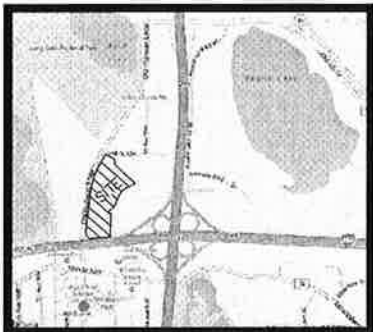


# PRELIMINARY PLAT

-of- NEW BRIGHTON EXCHANGE 2ND ADDITION  
-for- RYAN COMPANIES

## VICINITY MAP

PART OF SEC. 20, TWP. 30, R.23



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ◻ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- ◻ DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES MISCELLANEOUS MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES GAS METER
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SIGN
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES CABLE PEDESTAL
- ⊙ DENOTES UTILITY BOX
- ⊙ DENOTES FIBER OPTIC BOX
- ⊙ DENOTES ELECTRICAL BOX
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON
- ⊙ DENOTES SETTLEMENT PLATE
- ⊙ DENOTES GAS VENT RISER
- ⊙ DENOTES FENCE
- ⊙ DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- ⊙ DENOTES MONITORING WELL
- ⊙ DENOTES VAPOR MONITORING POINT

## LEGAL DESCRIPTION

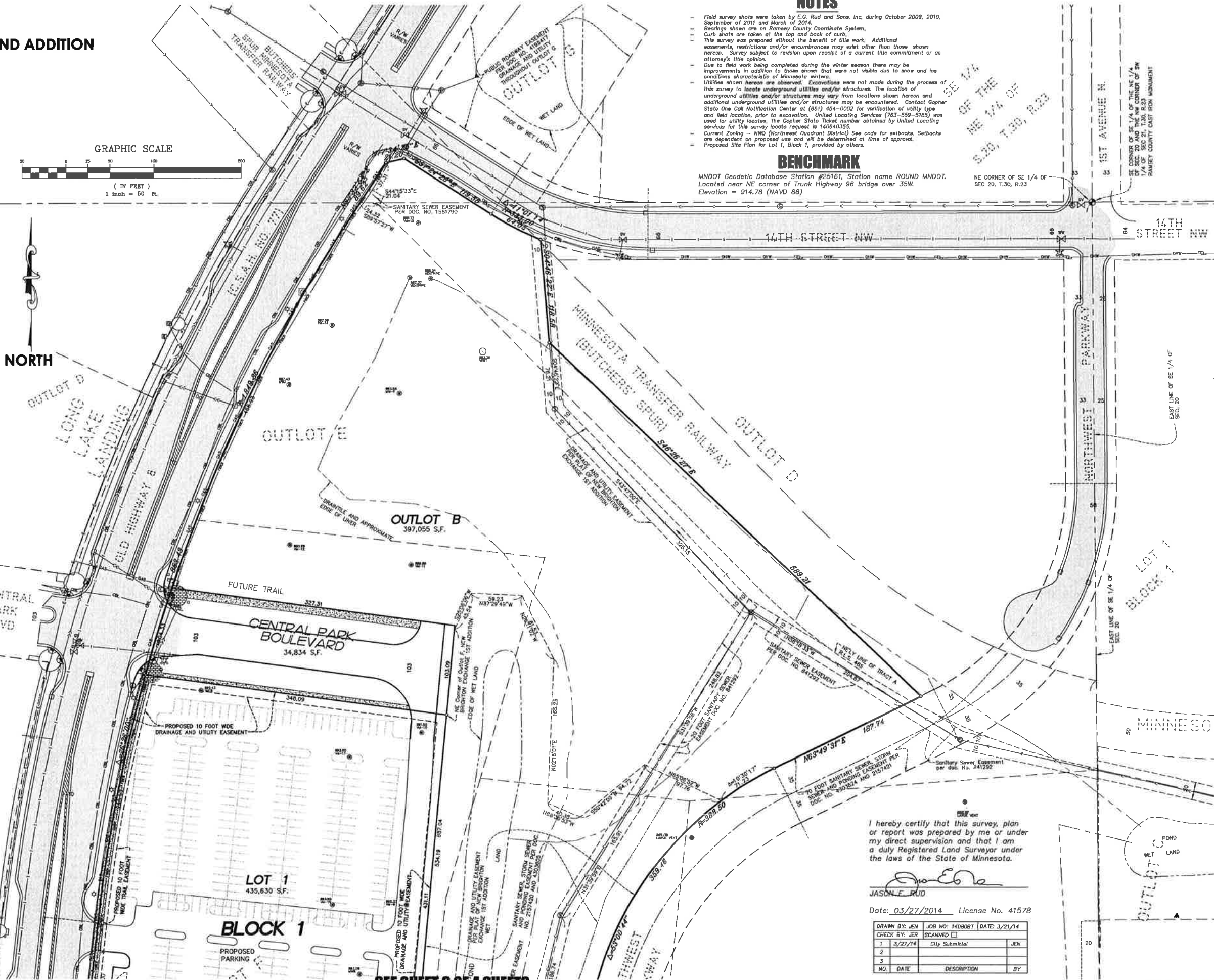
Outlots A, E and F, NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota,

AND

That part of Northwest Parkway as dedicated on the plat of NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota and that part of the 70 foot wide perpetual public roadway easement as per Document Number 2100109 and Document Number 4205582, which lies easterly of the southerly extension of the west line of Outlot F, of said NEW BRIGHTON EXCHANGE 1ST ADDITION and which lies westerly of the following described line:

Commencing at the northeast corner of said Outlot F; thence on an assumed bearing of South 05 degrees 14 minutes 15 seconds West, along the east line of said Outlot F, a distance of 588.06 feet to the northerly right of way line of said Northwest Parkway; thence northeasterly 52.90 feet along said northerly right of way line being a non-tangential curve concave to the northwest, having a radius of 411.50 feet, a central angle of 7 degrees 21 minutes 56 seconds and a chord bearing of North 64 degrees 42 minutes 00 seconds East to the point of beginning of the line to be described; thence South 28 degrees 58 minutes 58 seconds East, not tangent to last described curve, a distance of 70.00 feet to the southerly right of way line of said Northwest Parkway and said line there terminating.

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6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701



## NOTES

- Field survey shots were taken by E.G. Rud and Sons, Inc. during October 2009, 2010, September of 2011 and March of 2014.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
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- Current Zoning - NWQ (Northwest Quadrant District) See code for setbacks. Setbacks are dependent on proposed use and will be determined at time of approval.
- Proposed Site Plan for Lot 1, Block 1, provided by others.

## BENCHMARK

MNDOT Geodetic Database Station #25161, Station name ROUND MNDOT.  
Located near NE corner of Trunk Highway 96 bridge over 35W.  
Elevation = 914.78 (NAVD 88)

NE CORNER OF SE 1/4 OF  
SEC 20, T.30, R.23

EAST LINE OF SE 1/4 OF  
SEC. 20

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 03/27/2014 License No. 41578

DRAWN BY: JEN	JOB NO: 14080BT	DATE: 3/21/14
CHECK BY: JEN	SCANNED	
1	3/27/14	City Submittal
2		
3		
NO.	DATE	DESCRIPTION
		BY

# NEW BRIGHTON EXCHANGE 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That The City of New Brighton, a Minnesota municipal corporation, fee owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

Outlots A, E and F, NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota.

AND

That part of vacated Northwest Parkway as dedicated on the plat of NEW BRIGHTON EXCHANGE 1ST ADDITION, Ramsey County, Minnesota and that part of the 70 foot wide perpetual public roadway easement as per Document Number 2100109 and Document Number 4205582, which lies easterly of the southerly extension of the west line of Outlot F, of said NEW BRIGHTON EXCHANGE 1ST ADDITION and which lies westerly of the following described line:

Commencing at the northeast corner of said Outlot F; thence on an assumed bearing of South 05 degrees 14 minutes 15 seconds West, along the east line of said Outlot F, a distance of 588.06 feet to the northerly right of way line of said Northwest Parkway; thence northeasterly 52.90 feet along said northerly right of way line being a non-tangential curve concave to the northwest, having a radius of 411.50 feet, a central angle of 7 degrees 21 minutes 56 seconds and a chord bearing of North 64 degrees 42 minutes 00 seconds East to the point of beginning of the line to be described; thence South 28 degrees 58 minutes 58 seconds East, not tangent to last described curve, a distance of 70.00 feet to the southerly right of way line of said Northwest Parkway and said line there terminating.

Has caused the same to be surveyed and platted as NEW BRIGHTON EXCHANGE 2ND ADDITION and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said The City of New Brighton, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signed: The City of New Brighton

\_\_\_\_\_, Mayor \_\_\_\_\_ City Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ Mayor and by \_\_\_\_\_ City Manager of The City  
of New Brighton, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Jason E. Rud, Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jason E. Rud, a  
Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

CITY OF NEW BRIGHTON

We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

\_\_\_\_\_, Mayor \_\_\_\_\_ City Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, Director By \_\_\_\_\_ Deputy

County Surveyor

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Craig W. Hinzman, L.S.  
Ramsey County Surveyor

REGISTRAR OF TITLES,  
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of NEW BRIGHTON EXCHANGE 2ND ADDITION was filed in the office of the Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_, and \_\_\_\_\_, as Document Number \_\_\_\_\_

Deputy Registrar of Titles

COUNTY RECORDER,  
COUNTY OF RAMSEY, STATE OF MINNESOTA

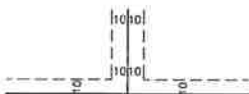
I hereby certify that this plat of NEW BRIGHTON EXCHANGE 2ND ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_, and \_\_\_\_\_, as Document Number \_\_\_\_\_

Deputy County Recorder

VICINITY MAP  
SEC. 20, T.30, R.23  
RAMSEY COUNTY, MINNESOTA



**EASEMENT DETAIL**  
(NOT TO SCALE)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

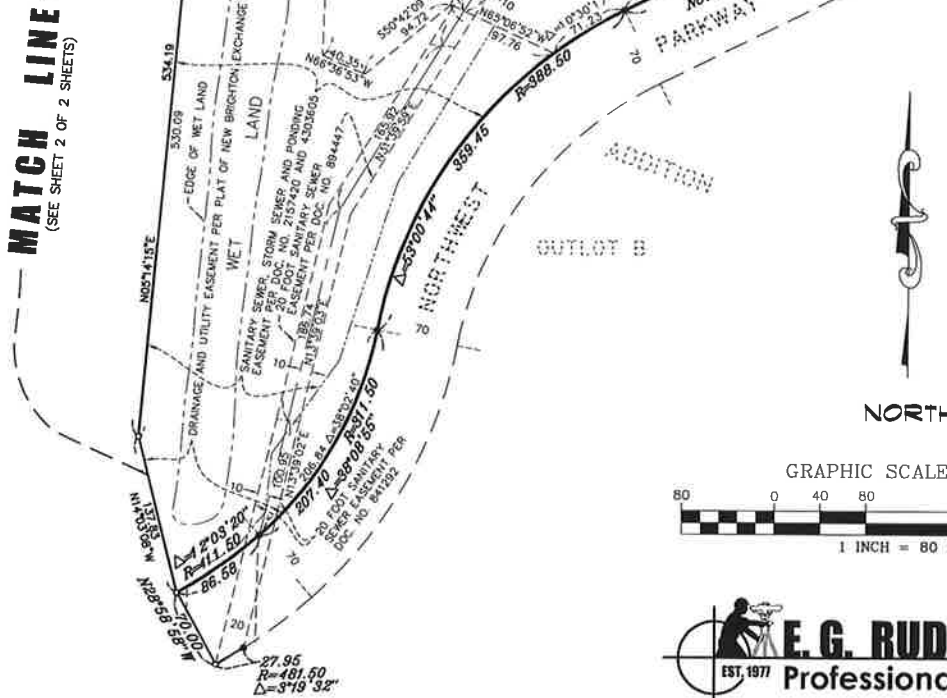


BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found 1/2 inch iron pipe monument marked RLS 41578 unless otherwise labeled.

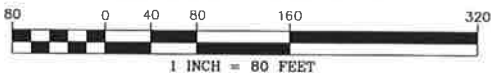
For the purposes of this plat the east line of the Southeast Quarter of Section 20, Township 30, Range 23, Ramsey County, Minnesota, is assumed to have a bearing of North 00 degrees 29 minutes 05 seconds West.

**MATCH LINE**  
(SEE SHEET 2 OF 2 SHEETS)



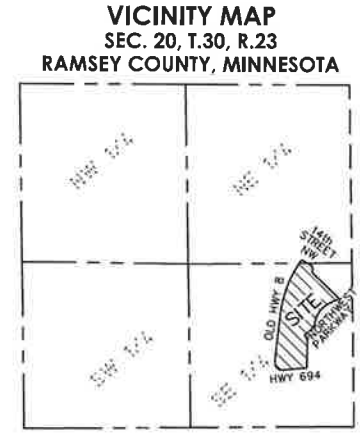
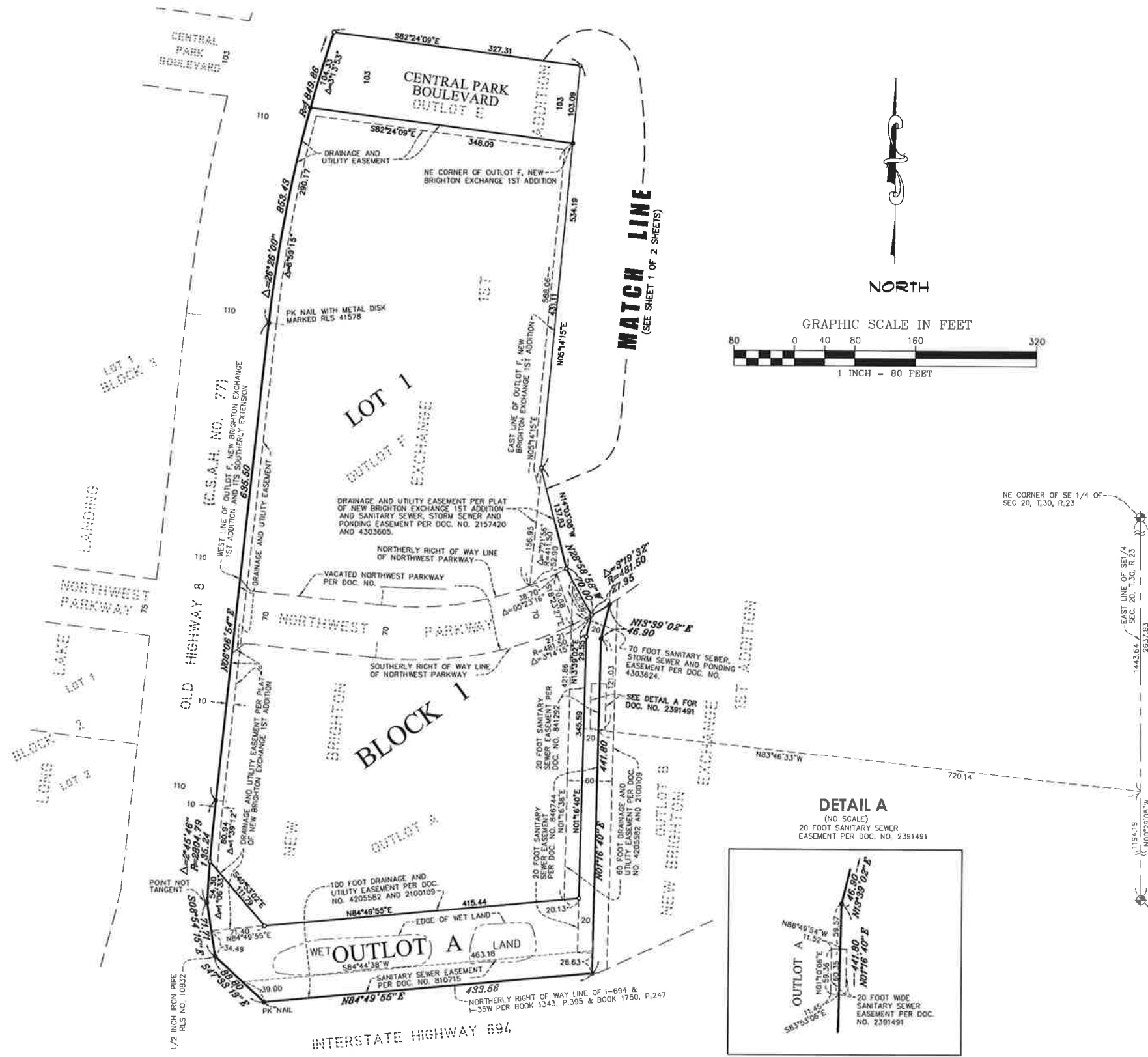
NORTH

GRAPHIC SCALE IN FEET



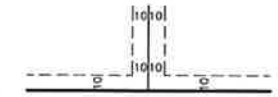
**E.G. RUD & SONS, INC.**  
EST. 1977 Professional Land Surveyors

# NEW BRIGHTON EXCHANGE 2ND ADDITION



## EASEMENT DETAIL

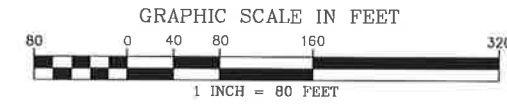
(NOT TO SCALE)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

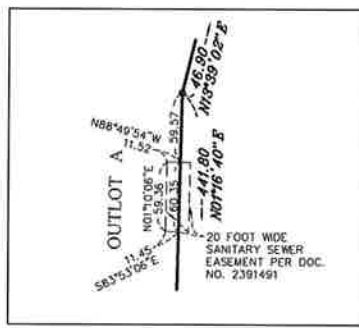
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- Denotes found 1/2 inch iron pipe monument marked RLS 41578 unless otherwise labeled.

For the purposes of this plat the east line of the Southeast Quarter of Section 20, Township 30, Range 23, Ramsey County, Minnesota, is assumed to have a bearing of North 00 degrees 29 minutes 05 seconds West.



## DETAIL A

(NO SCALE)  
20 FOOT SANITARY SEWER EASEMENT PER DOC. NO. 2391491









# PLANNING REPORT

**DATE:** April 8, 2014  
**CASE:** ZA2014-001  
**SUBJECT:** Zoning Code Amendment to Article 6, Chapter 6, NWQ Northwest Quadrant Zoning District  
**APPLICANT:** City of New Brighton

## REQUEST & BACKGROUND

City staff is initiating a Zoning Code Amendment impacting Article 6, Chapter 6 of the Zoning Code titled NWQ, Northwest Quadrant zoning district. The proposed amendment impacts items related uses permitted in the district, site standards, and building types. The proposed amendment also renames the district NBE, New Brighton Exchange to coincide with the rebranding effort that occurred in 2011. There are also numerous amendments that relate to the formatting of the ordinance, which became necessary due to the extent of the amendments (re-numbering, re-lettering, adding/deleting sections, etc.). The City Attorney has assisted staff in the ordinance re-write and the draft attached to this report includes his edits.

It's important to acknowledge the original ordinance was drafted and adopted in 2007 and was based upon the principals in the 2005 Northwest Quadrant Framework Plan and Design Guidelines. The framework plan envisioned a variety of uses, including residential, office, and some retail. Over the last seven years, the market has demanded a development pattern slightly different from the original vision and the ordinance aims to correct those inconsistencies while preserving some of the pedestrian-friendly design elements envisioned as part of the original Framework Plan and Design Guidelines.

To date, only one project within the New Brighton Exchange redevelopment area was approved without the need for a Planned Unit Development (PUD), and thus conforming to the NWQ zoning district in its entirety. The PUD process has been used to approve projects that deviate in certain areas from the requirements of the NWQ zoning district. The main deviation has been building placement (which is covered under the Site Standards Section 6-710). The PUD has been a useful tool in these instances since the goals of a PUD are somewhat similar to the NWQ Design Guidelines, primarily with regard to pedestrian friendly designs and enhanced landscaping and streetscapes. The proposed re-write is important so that future planners, owners, and redevelopers understand the parameters under which projects have been approved and will be evaluated in the future and help avoid continued reliance on the PUD.

## ATTACHMENTS

A – Proposed Ordinance

## FINDINGS

Article 6, Chapter 6, NWQ Northwest Quadrant

## ZONING CODE AMENDMENT ANALYSIS

The attached ordinance outlines the proposed changes to Article 6, Chapter 6 of the Zoning Code. The underlined font represents new language and the strikethrough font represents deleted language. The following is a summary of the substantive changes to the ordinance:

- The zoning district has been renamed NBE, New Brighton Exchange.
- Section 6-680: Additional language was added to acknowledge that market demands helped guide the development patterns allowed within the redevelopment area but that the

design elements required in the ordinance still meet the spirit and intent of the 2005 NWQ Design Guidelines.

- Section 6-690: Mixed use (within the same building) references were deleted as an allowed Building Type. This refers to mixed use as a primary Building Type within proposed Figure A at the end of the ordinance. Opportunities for mixed use are still allowed (Section 6-690 (2)), just not as the main Building Type. It's worth noting the block slated for mixed use (Block F) did not materialize because an office use was developed (CSI).
- Section 6-690 (3): This is actually not new language, rather it's underlined because of how the section was re-numbered and lettered.
- Section 6-693: This section is new but the uses allowed within the section are not new. These uses were incorrectly placed in the permitted use section even though they are specially permitted, thus a new section was created. Some special uses were deleted (items 2-4 of the section) because they were not deemed appropriate give the Building Type (office).
- Section 6-695(4): This is a newly created special use permit that exists to allow a building placement more than 40' from the front property line. This is one of the major efforts of the ordinance re-write, allowing a building placement farther from the road but only subject to implementation of certain pedestrian-friendly design elements. See also Section 6-710 (1) (C) (1).
- Section 6-710 (1) (F – I): These sections were deleted in their entirety. These regulations related to a preferred building placement along the street frontage. Over the years, this Site Plan layout has not been accepted by the market and only DSI (formerly Transoma) was developed in this manner. The ordinance still inherently permits a building placement very near the front property line, but implementation of these regulations were cumbersome and are not deemed necessary to preserve the original intent of the ordinance.
- Section 6-720: The mixed use building types (within the same building) related to residential have been deleted. A new Figure A is proposed better reflecting the development that has occurred. Again, certain amounts of mixed use (not including residential) are still allowed per Section 6-690 (2) (A – H).
- Section 6-740: Items 6 – 8 have been deleted. These parking standards were deleted as they strictly limited and/or prohibited parking in the front yard in favor of building placement. Because the building placement standards have been relaxed, it didn't make sense to keep these standards.

The above analysis represents the substantive revisions to Article 6, Chapter 6. Other minor changes are proposed, but do not represent changes to regulations, rather ensuring the formatting of the ordinance is consistent throughout.

#### **STAFF RECOMMENDATION**

Recommend the City Council adopt the ordinance as drafted.



---

Janice Gundlach, Planning Coordinator

**ORDINANCE NO.  
STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF NEW BRIGHTON**

**AN ORDINANCE AMENDMENT  
RELATED TO PERMITTED USES,  
BUILDING TYPES, AND SITE STANDARDS  
IN THE NWQ, NORTHWEST QUADRANT  
ZONING DISTRICT  
AND RENAMING THE DISTRICT  
TO NBE, NEW BRIGHTON EXCHANGE**

THE CITY COUNCIL OF THE CITY OF NEW BRIGHTON ORDAINS that the New Brighton Code of Ordinance is amended by amending City Zoning Code Chapter 6, Article 6 as follows:

**Article 6. ~~NWQ Northwest Quadrant District~~ NBE, New Brighton Exchange District**

**(\*See Figures at End of Article.)**

**Sec. 6-680. Intent**

The purpose of the ~~NWQ Northwest Quadrant District~~ NBE New Brighton Exchange District is to provide an area for an intensely developed mixed use center that will be a vibrant and active place where people can live, work, shop, play and be entertained. The mixture of land uses and design specifications in this ordinance are designed to implement the principles and guidelines established in the 1999 New Brighton Comprehensive Plan and the Northwest Quadrant Framework Plan and Design Guidelines, including the placement of buildings, streets, parking areas, sidewalks, and open space. It is acknowledged, that in order to respond to market demands, not every element of the Design Guidelines can be implemented into each development but that every development will meet the spirit and intent of the Design Guidelines. Therefore, flexibility is provided within this Article for the City Council to approve site standards that may vary from the described standards in this Article, but only if it is found that the spirit and intent of the Design Guidelines have been met.

**Sec. 6-690. Permitted Uses.**

The following uses are permitted within ~~the NWQ those parts of the NBE District but only if designated within the Building Type in this article~~ designated for such uses in Section 6-720 and Figure A:

**(1) Residential Uses**

- A. Multi-family residential dwellings, as regulated by ~~Building Types in this article~~ Section 6-720.
- ~~B. Higher density residential multi-family and attached single family uses located on the same site or within the same building as commercial or office, as regulated by Building Types in this article.~~
- BE. One family detached dwellings as part of a Planned Development as regulated in Chapter 7 of the Zoning Code. (Ord 818 10-17-2013)

(Underline reflects new language, ~~Strikethrough~~ reflects deleted language)

(2) Commercial Uses

~~Commercial uses are divided into two groups, those allowed on the street level of the AB1 and B2 Building Type and those allowed on upper floors of the A1 or on any floor of the A2 Building Type, as defined in this article.~~

~~A.—~~

Permitted Uses allowed on street level in the A1 areas designated for B1 and B2 Building Types in Section 6-720 and Figure A, if the use is less than 10,000 square feet in area:

- A1. Sale and manufacture of baked goods; the sale of confectionery, dairy products, delicatessen, fruits, vegetables, groceries and meats in permanent buildings only.
- B2. The sale of books, magazines, newspapers, cigars, drugs, flowers, gifts, music, photographic goods, sporting goods, and stationery.
- C3. Restaurants, cafeterias, coffee houses, chocolate houses, juice bars, ice cream shops, and similar uses offering food or drink.
- D4. Service establishments, barber or beauty shops, custom tailors, laundry agencies, self-service laundries, hand laundries, coin laundries, shoe repair, also dry cleaning, pressing, and tailoring shops in which only non-explosives and non-flammable solvents are used and no work is done on the premises for retail outlets elsewhere.
- E5. Health clubs, exercise salons, racquet clubs, and similar uses, amusement and recreation, armory, assembly hall, bowling alley, dance hall, pool and billiards, theater, skating rink or other social, sport, or recreation center operated as a business.
- F6. Video store.
- G7. Sale of dry goods, apparel of all kinds, and variety merchandise.
- H8. The sale of furniture and household goods including furniture and accessory furniture storage.

~~A.— Permitted Uses in A2 Building Type or on any level other than street level in the A1 Building Type:~~

- ~~1.— All Permitted uses in paragraph A above, regardless of size.~~
- ~~2.— All Office uses listed below in paragraph (3).~~

~~B.— Permitted Uses allowed on street level in the A3 Building Type, if less than 10% of street level gross floor area:~~

- ~~1.— All permitted uses in paragraph A above.~~

~~C.— Special Uses on the street level in the A1 Building Type, upon a finding by the City Council that such uses are in keeping with the spirit and intent of the NWQ Framework Plan in that location as an intensely developed mixed use center with a diverse and compact mix of uses:~~

- ~~1.— All Permitted uses in paragraph A above, regardless of size.~~
- ~~2.— Other uses not specifically listed herein which the City Council finds to be substantially the same or similar to listed uses.~~

(3) Office Uses in Areas Designated for B1 and B2 Building Types in Section 6-720 and Figure A:

(Underline reflects new language, ~~Strikethrough~~ reflects deleted language)

- A. Out-patient medical clinic.
- B. Professional and service occupations such as accountant, architect, artist, broker, dentist, engineer, attorney, physician, realtor, chiropractor, osteopath, optometrist, secretarial agency, advertising agency, finance agency, insurance agency, investment agency, travel agency, bonding agency, mortgage agency, shopping service, and office/business machine agency.
- C. Business offices and services; office buildings, banks, business colleges, private trade schools.
- D. Government office and service buildings.

**Section 6-693. Special Uses in B1 and B2 Building types.**

The following may be allowed by Special Use Permit Special Uses in areas designed for the A2 B1 and B2 Building Type in Section 6-720 and Figure A ~~or on any level other than street level of the A1 Building Type~~, upon a finding by the City Council that such uses are in keeping with the spirit and intent of the NWQ Framework Plan in that location:

- A4. Day nurseries, nursery schools, and day care centers, provided adequate provision is made for drop-off and traffic circulation.
- ~~2. Cat and dog hospitals or pet shops provided that noise and odors are effectively confined to the premises.~~
- ~~3. Motels and motor hotels.~~
- ~~4. Home occupations in residential units as regulated by this Title.~~
- B5. Other uses not specifically listed herein which the City Council finds to be substantially the same or similar to listed uses.

~~(3) Office Uses~~

- ~~A. Out-patient medical clinic.~~
- ~~B. Professional and service occupations such as accountant, architect, artist, broker, dentist, engineer, attorney, physician, realtor, chiropractor, osteopath, optometrist, secretarial agency, advertising agency, finance agency, insurance agency, investment agency, travel agency, bonding agency, mortgage agency, shopping service, and office/business machine agency.~~
- ~~C. Business offices and services; office buildings, banks, business colleges, private trade schools.~~
- ~~D. Government office and service buildings.~~

**Sec. 6-695. Other Special Uses.**

- (1) The following uses ~~are~~ may be allowed by Special Use Permit on any lot or within any Building Type in the NWQ NBE District, provided they meet the intent of the Design Framework and the special use standards of Section 8-130:
  - A. Public utility facility.
  - B. Public parks and associated buildings.
- (2) Fences. Fences ~~shall~~ may be permitted ~~allowed by Special Use Permit as an accessory special use accessory to a permitted use or a principal special use~~ if they satisfy the intent

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of the Northwest Quadrant Framework Plan and the special uses standards found in Section 8-130.

- (3) Outdoor seating may be allowed as a Special Use accessory to ~~as an accessory use in conjunction with~~ a licensed food or drink establishment, provided:
  - A. A sidewalk area at least six feet wide is maintained free of seating, and;
  - B. An outdoor seating plan is prepared and approved by the City Council on the recommendation of the city staff and Planning Commission, with the finding that the plan will not compromise public health, safety, or welfare. (Ord. 748 4-27-2007.)
- ~~(4)~~ Principal Structures with front yard setbacks greater than 40 feet may be allowed by Special Use Permit on any lot or within any Building Type in the NBE District provided it meets the spirit and intent of the Design Framework and the special use standards of Section 8-130 and provided other pedestrian-friendly design elements are incorporated into the overall development. Such design elements include, but are not limited to, sidewalks, trails and other pedestrian connections to neighboring developments, or amenities, plazas, public art, enhanced landscaping and streetscapes, pedestrian-friendly lighting, on-street parking, ground level expression within the buildings architecture or signage, and accommodation of alternative forms of transportation, such as bike racks.

#### **Sec. 6-700. Permitted Accessory Uses.**

- (1) Signs as regulated in this article.
- (2) Off-street parking and off-street loading as regulated in this article.
- (3) Classes or instruction associated with the products or services offered by any Permitted Use or Special Use, provided such instruction is clearly secondary to the principal use.
- ~~(4) Fences, as approved by Special Use permit.~~
- ~~(5)~~ 25% of floor area may consist of clean room assembly, laboratories, and storage provided such use is clearly accessory to, and secondary, to the principal use.

#### **Sec. 6-710. Site Standards**

- (1) Lot Area, Lot Width, and Yard Requirements.
  - A. Minimum lot width: 100 feet
  - B. Minimum lot area: 20,000 square feet
  - C. Setback – Principal Structure:
    - 1. Front: ~~As established by Build-to-Line in this ordinance~~ 10 feet minimum, 40' maximum unless a greater front setback is authorized by Special Use Permit
    - 2. Side: 0 (zero) feet
    - 3. Corner Side: same as Front
    - 4. Rear: 15 feet minimum
  - D. Setback – Accessory Structure:
    - 1. Front: At least 5 feet greater than Principal Structure setback
    - 2. Side: 0 (zero) feet
    - 3. Corner Side: same as Front

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4. Rear: 5 feet minimum
- E. Setback – Parking
  1. Front: ~~Minimum as established by Build to Line in this ordinance, no maximum~~ 10 feet
  2. Side: 0 (zero) feet
  3. Corner Side: same as Front
  4. Rear: 5 feet minimum
- F. ~~Setback to I-35W and I-694, or where no Build to Line applies:~~
  1. ~~Minimum structure setback: 30 feet~~
  2. ~~Minimum parking setback: 15 feet~~
- G. ~~Front Yard Build-To Line. In the NWQ District in the front yard, a build-to line is established that provides a minimum and maximum front setback for buildings and other structures, from the right-of-way line. For parking, the minimum setback applies, but not the maximum. The types of build-to conditions are described below, and illustrated on Figure 1:~~
  1. ~~Build to Line A. Minimum setback shall be 10 feet, maximum setback shall be 20 feet, see Figure 1.~~
  2. ~~Build to Line B. Minimum setback shall be 10 feet, maximum setback shall be 44 feet, see Figure 1.~~
- H. ~~Street Frontage Occupied by Structures. In the NWQ District a minimum portion of the street frontage of any lot shall be occupied by structures other than parking structures meeting the Build to Line, as described below and illustrated on Figure 2. Frontage shall mean the length of the lot line fronting a street, measured at the minimum front setback, for interior lots; and the length of the lot line fronting a street, measured at the minimum front setback, between minimum front setbacks at the corner(s) of intersecting streets for corner lots.~~
  1. ~~Frontage Type A. At least 70% (seventy percent) of the street frontage must be occupied by structures meeting the Build to Line. Other portions of a structure beyond the 70% may be setback farther than required by the Build to Line.~~
  2. ~~Frontage Type B. At least 50% (fifty percent) of the street frontage must be occupied by structures meeting the Build to Line. Other portions of a structure beyond the 50% may be setback farther than required by the Build to Line.~~
  3. ~~Frontage Type C. At least 30% (thirty percent) of the street frontage must be occupied by structures meeting the Build to Line. Other portions of a structure beyond the 30% may be setback farther than required by the Build to Line.~~
- I. ~~At least the first and second floor must meet the Build to Line. Stepping back, or terracing, is allowed on upper floors. The Build to Line may be met either with an enclosed building or an arcade constructed of the same materials as the remainder of the building.~~
- (2) Stormwater Treatment Requirements. In order to ensure ecologically sound stormwater treatment throughout ~~the Northwest Quadrant~~ New Brighton Exchange, all development

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shall conform to a plan that meets to the following requirements to the extent possible, based on the recommendation of the City Engineer:

- A. The plan will include stormwater management systems for all new development that incorporate conservation development design and/or ecological stormwater management techniques. These techniques include the methods listed below and described further in the Northwest Quadrant Framework Plan:
    - 1. Detention Ponds
    - 2. Infiltration systems including trenches, basins, pervious paving systems, roof downspout systems.
    - 3. Biofiltration systems including vegetated swales, vegetated filter strips, media filters, and catch basin filter inserts.
    - 4. Multifunctional systems including enhanced swales and ponds and bioretention.
    - 5. Rooftop collection and filtration systems.
  - B. The plan will minimize total impervious area of a development by one or a combination of the following:
    - 1. Locating parking areas beneath buildings,
    - 2. Minimizing building footprints by adding stories, or
    - 3. Using pervious paving materials rather than traditional asphalt and concrete for parking lots, roads, sidewalks, and driveways.
  - C. The plan will limit the connectedness of impervious surfaces and direct runoff into vegetated landscape areas. This may include sloping driveways, sidewalks and streets to drain runoff to lawns or vegetated swales.
  - D. The plan will include a variety of trees and native plant materials such as Cattails, Blue Flag Iris, Sedge Grass and Common Reed to capture rainfall through absorption or evaporation and provide roots for infiltration purposes.
- (3) Screening of Parking Areas. Wherever a parking lot faces street frontage, such frontage shall be screened by a combination of hedges, ornamental railings, walls, bollards, trees, and other methods to screen parking lots from pedestrian spaces while maintaining eye-level visibility. Such screening shall be maintained at a height of between 2-1/2 feet and 3-1/2 feet. Such screening shall be accommodated within the required parking setback area ~~meet the setbacks required by the applicable Build-to-Line~~. Overstory trees are allowed within this screening area, as long as the canopy of the tree is at least 7 (seven) feet above the ground to allow open visibility between the parking area and street frontage, under the tree canopy. If plantings are included in this screening area, the area must be a minimum of 6 feet in width to allow adequate room for plantings and snow storage.
- (4) Parking structures.
- A. Parking structures shall maintain setbacks required for buildings as described in this article.
  - B. Openings in a parking lot structure that face a street or public open space, must be screened with slats, grating, screens, glass, or other architectural treatment to buffer substantially the visual impact of vehicles parked in the structure. (Ord. 748, 7-24-2007)

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For one family detached dwellings, lot area, lot width, and yard requirements shall be established as part of the Planned Development process specified in Chapter 7 of the Zoning Code. (Ord 818, 10-17-2013)

### **Sec. 6-720. Building Types.**

Within the ~~Northwest Quadrant~~ New Brighton Exchange District, Building Types are established. No building shall be constructed and occupied except with the land uses and characteristics described herein, on a block or portion of a block, ~~depicted~~ designated for that Building Type on Figure 3A:

- (1) ~~Building Type A1, Mixed Use without Residential or Office on First Floor.~~
  - ~~A. Building Type A1 buildings must include commercial uses on the first floor.~~
  - ~~B. Building Type A1 buildings may include commercial, office or residential uses on the upper floors.~~
  - ~~C. Residential uses may not be mixed with another use on a given floor.~~
  - ~~D. Building Type A1 may have a flat or pitched roof and shall be 3 to 5 stories in height.~~
- (2) ~~Building Type A2, Mixed Use.~~
  - ~~A. Building Type A2 may include commercial, office or residential uses on the first and upper floors.~~
  - ~~B. Residential uses may not be mixed with another use on a given floor.~~
  - ~~C. Building Type A2 may have a flat or pitched roof and shall be 3 to 5 stories in height.~~
- (3) ~~Building Type A3, Mixed Use.~~
  - ~~A. Building Type A3 may include commercial uses on the first floor and residential uses on the first and upper floors.~~
  - ~~B. Residential uses may be mixed with other uses only on the street level, but not with another use on other floors.~~
  - ~~C. Building Type A3 may have a flat or pitched roof and shall be 3 to 5 stories in height.~~
- (41) Building Type B1, Office.
  - A. Building Type B1 shall include office uses.
  - ~~B. A single row of parking is allowed between the building and the street.~~
  - BE. Building Type B1 may have a flat or pitched roof.
  - CD. At least 20 15% (~~twenty fifteen~~ percent) of the site area for a Type B1 building must be occupied by buildings at least 3 stories in height, with no maximum height requirement.
  - DE. Commercial uses may occupy 10,000 (ten thousand) square feet of floor area within a Type B1 building.
- (52) Building Type B2, Office.
  - A. Building Type B2 shall include office uses.
  - ~~B. A single row of parking is allowed between the building and the street.~~
  - BE. Building Type B2 may have a flat or pitched roof.

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~~CD.~~ At least ~~20~~ 15 (~~twenty~~ fifteen percent) of the site area for a Type B building must be occupied by buildings at least 2 stories in height, with no maximum height requirement.

~~DE.~~ Commercial uses may occupy 10,000 (ten thousand) square feet of floor area within a Type B2 building.

- (~~63~~) Building Type C1, Multi-family. Type C1 buildings shall include residential units on first and upper floors. Type C1 buildings shall place parking ~~areas behind the buildings or~~ below ground. Type C1 buildings may have a flat or pitched roof and shall be 3 to 5 stories in height.
- (~~74~~) Building Type C2, Multi-family. Type C2 buildings shall include residential units on first and upper floors. Type C2 buildings may have a flat or pitched roof and shall be 2 to 5 stories in height.
- (~~85~~) Building Type C3, one family detached dwellings. Type C3 buildings shall not exceed 2 ½ stories or 30' in height, whichever is greater, and shall be regulated as part of a Planned Development per Chapter 7 of the Zoning Code. (Ord 818 10-17-2013)
- (~~96~~) Building Type P, Public park buildings. Type P buildings are permitted on publicly owned land with the ~~NWQ~~ NBE District, or in any other area within the ~~NWQ~~ NBE District with a special use permit. (Ord 748, 7-24-2007)

#### **Sec. 6-730. Street Types.**

Repealed (Ord 818, 10-17-2013)

#### **Sec. 6-740. Parking Requirements.**

- (1) Off-street parking shall be provided at a ratio of four spaces per thousand square feet of floor area of retail, commercial and office development. For the purposes of this section net floor area shall mean floor area minus hallways, bathrooms, lobby, lunch/break rooms and the like.
- (2) Parking for residential units in the ~~NWQ~~ NBE District shall be provided on site, and shall be calculated as follows:
  - A. Townhouses: two spaces per unit plus one visitor space per four units, so that there are at least two visitor spaces within 200 feet of every unit.
  - B. Other multi-story multi-family: 1.5 spaces per unit, plus one visitor space per four units.
  - C. Multi-family devoted exclusively to seniors aged 55 years and older: 1.1 spaces per unit, plus one visitor space per four units, located so that the majority of visitor spaces are within 100 feet of the entrance to the building.
  - D. One family detached dwelling units: 2 enclosed per unit. (Ord.818 10-17-2013)
- (3) Residential parking spaces shall be specifically reserved for the use of residents and visitors only, separate from any commercial, office, or other uses on site or nearby, and shall not be counted as part of any shared parking or joint parking arrangement.
- (4) Parking for restaurants shall be calculated as required in Chapter 11 of this code.
- (5) If present, on-street parking directly in front of a given building or lot shall count toward fulfilling the total parking requirement.

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- (6) ~~On-grade parking is prohibited in the front yard directly in front of a building, except in areas designated with a Build-to Line B, requiring a maximum setback of 44 feet. Parking shall be provided to the side or rear of buildings in mid-block areas.~~
- (7) ~~Where parking fronts a street the maximum parking lot width shall be seventy (70) feet measured at the lot frontage. Parking in driveways at the rear of townhomes may be counted towards the requirements of this ordinance if it does not interfere with other traffic movement.~~
- (8) ~~Parking areas on private property shall be prohibited within fifty (50) feet of the intersection of the right-of-way of any streets within the NWQ NBE District. (Ord. 748, 7-24-2007)~~

**Sec. 6-750. General Provisions.**

(1) Building Design:

- A. All buildings in the NWQ NBE District shall be designed to accomplish the goals and policies of the Comprehensive Plan and the Northwest Quadrant Framework plan.
- B. Façade treatments.
  - 1. ~~Commercial/mixed-use~~ Buildings in the NWQ NBE District shall address the street with windows, prominent entrances, and unique corner treatments.
  - 2. ~~Commercial/mixed-use~~ Buildings in the NWQ NBE District shall have a well-defined base, middle, and top.
  - 3. The primary façade(s) of buildings of forty (40) feet or more in width shall be divided architecturally by means all or a combination of the following:
    - a. Significantly different materials or textures, or
    - b. Division into storefronts with separate display windows, or
    - c. Ornamental features such as arcades or awnings, or
    - d. Division of the building mass into several smaller segments.
    - e. Horizontal offsets of at least 2 feet in depth
- C. Ground level design. ~~Commercial/mixed-use~~ Buildings in the NWQ NBE District shall use a combination of the following methods to distinguish the ground floor from upper floors:
  - 1. An intermediate cornice line,
  - 2. Use of different building materials or detailing on the ground level,
  - 3. Awnings, trellises or arcades,
  - 4. Windows
  - 5. Clearly defined entrances
  - 6. Pocket parks, outdoor café seating, and plantings.
- D. Rear facades and entries.
  - 1. Where parking is located in the interior of a block, rear entrances shall be designed and improved to create a safe and welcoming environment including the following elements:

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- a. Signs as regulated by this Chapter,
    - b. Lighting as regulated by this Chapter,
    - c. Canopies,
    - d. Windows.
  - 2. Where parking is located in the interior of a block and no rear entrance is provided, a lighted walkway, small identification signs and a directional sign to the front of the building shall be provided.
  - E. Roof design. To add visual interest and individuality to buildings ~~in commercial and mixed-use areas, roofs on commercial and mixed-use building types~~ shall use high quality durable materials and shall incorporate at least one of the following elements:
    - 1. Varying roof heights and cornices within an otherwise unified design scheme.
    - 2. Roof line changes to note entrances or commercial bays.
    - 3. Contrasting roof lines at street corners.
  - F. ~~Drive-through and~~ Accessory structures shall be constructed from the same materials as the primary building in similar architectural quality and style.
  - G. Mechanical equipment. Rooftop and ground mounted mechanical equipment shall be completely screened from view from adjacent properties, streets and open spaces. If a screening material other than the parapet wall is proposed, the equipment shall be grouped within a single enclosure and the screen shall be designed with durable materials compatible with the architectural treatment of the principal building.
  - H. Service, Loading and Storage Areas. Loading docks, truck parking, mechanical equipment, trash and recycling collection, or other service functions shall be incorporated within a completely enclosed building or screened from eye-level view of public streets, public open spaces, and adjacent properties with walls of similar materials and design as the principal building. Landscape materials shall also be incorporated into such screening to a height of at least six feet. Adequate space shall be provided on site for recycling collection and equipment.
  - I. Residential Uses on First Floor. Whenever residential uses are included on the first floor ~~of a building of any type~~, the first floor elevation shall be at least 2 feet above the street level adjacent to it. In addition, each first-floor unit must have an individual private entrance at street level.
- (2) Building Materials:
- A. Exterior building materials. All buildings shall be constructed of high-quality materials and utilize green, sustainable building practices through the demolition, site preparation, construction, operation and maintenance phases of the building cycle.
    - 1. Primary building materials. Primary building materials shall cover at least 60% of the façade. These materials may include brick, natural stone, precast concrete units, decorative block of dimension, color, and texture that resembles brick, or glass, and must be integrally colored.
    - 2. Secondary building materials. Secondary building materials shall cover no more than 30% of the façade. These materials may include decorative block, stucco, cement board siding, or architectural metal panels.

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3. Accent materials. Accent materials shall cover no more than 10% of any of the building's facades. These materials may include door and window frames, lintels, cornices, architectural metalwork, glass block, copper flashing, or similar materials.
4. For townhouse and one family buildings the primary materials described above shall cover at least 30% of the façade, the secondary materials shall cover no more than 60% of the façade, and accent materials no more than 10% of the façade, except as otherwise permitted through a Planned Development. (Ord 818 10/17/2013)

(3) Landscaping.

- A. All land area not occupied by buildings, parking, driveways, sidewalks, or other hard surface shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery and trees.
- B. At least ten percent (10%) of the total land area within the perimeter of private parking and driveway areas shall be landscaped. ~~Landscaped areas provided within the build-to-line may be credited toward this 10% landscaping requirement on a square foot for square foot basis, for up to half of the 10% requirement, or 5%.~~
- C. Parking lot landscaped islands shall be a minimum of one hundred fifty (150) square feet in area and include at least one overstory or evergreen tree meeting the requirements of this ordinance.
- D. Where parking abuts the site perimeter there shall be provided at least one overstory tree per twenty-five (25) feet of site perimeter.
- E. At least one overstory tree shall be provided for every five hundred (500) square feet of landscaped area on the entire site.
- F. The landscape plan shall include a full complement of overstory, ornamental and evergreen trees, shrubbery, and ground covers that are hardy and appropriate for the locations in which they are planted, and which provide year-round color and interest.
- G. For parking areas abutting I-35W or I-694, there shall be a landscape buffer to height of 3 (three) feet, consisting of berms, shrubbery, ornamental trees, or a combination, that will screen the view of automobile headlights from the highways.

(4) Signage.

- A. All signs erected on any building or land within the ~~NWQ~~ NBE District must comply with the standards of this section and of this Title.
- B. Wall signs:
  1. Wall signage is allowed on buildings in the ~~NWQ~~ NBE District within a horizontal band no more than three feet (3') in height, at least eight feet (8') and no more than fifteen (15') above the ground. Exception: Wall signs erected on buildings with frontage on I-35W or I-694 may exceed a height of fifteen feet (15') above ground, but no higher than 2 feet below the top of the tallest wall, when mounted on a building façade facing I-35W and I-694. (Ord. 760 5/27/2008)
  2. Wall signage may be either:

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- a. Attached – flat and parallel to the surface of the building and projecting no more than one (1) foot from it, or
- b. Projecting – perpendicular to the surface of the building and no more than one (1) foot in thickness.
3. Attached wall signage shall consist of individual letters or script logos mounted on the building.
4. Projecting signs may project no more than four (4) feet from the front edge of the building and be no more than twelve (12) square feet in area.
5. Projecting signs may not extend over a public right-of-way or public property unless by special use permit.
6. Projecting signs may not extend over a designated parking space or loading area.
7. Signs on canopies are allowed only if they are on a surface perpendicular to the ground and if all other requirements of this section as to area and location are adhered to.
8. Allowable area of wall signs is one and one half (1-1/2) square feet of signage per lineal foot of building frontage on a public street, public open space, or private parking area. Each wall shall be calculated individually and sign area may not be transferred to another side of the building. In calculating the total allowable area of wall signage, only one side of a two-sided projecting sign shall be counted.

C. Freestanding signs.

1. Freestanding monument signs are allowed within the NWQ NBE District, ~~except in conjunction with A1 or A2 Building Types~~, if constructed of the same exterior building materials and colors as the principal structure.
2. Freestanding monuments signs may be no more than 10 (ten) feet in height and no more than 50 (fifty) square feet in area per side.
3. One freestanding monument sign per lot per street frontage is allowed.
4. Freestanding signs in the NWQ NBE District must be solid and opaque from the ground to the top of the sign, and the base of the sign must be as wide or wider than the face of the sign.

D. Box signs or cabinet signs, whether on a wall, projecting or on canopies, are prohibited, except for logo signs as approved as part of the overall signage plan.

- (5) Lighting. All exterior lighting levels shall be consistent with the character and intensity of surrounding areas and designed to relate to building architecture and landscaping. Lighting located adjacent to walkways and entrances to ~~commercial~~ buildings shall not exceed 15 feet in height.

A. Parking lot lighting shall consist of cutoff fixtures and shall be located below the mature height of trees located in parking lot islands.

- (6) Resource efficiency. All buildings and site plans within the NWQ NBE District will be encouraged in the use of resource efficient building practices, including energy efficiency, water stewardship, waste reduction, use of recycled and non-toxic building materials, and recovery of waste materials through recycling or other beneficial use.

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**Adopted** this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Dave Jacobsen, Mayor

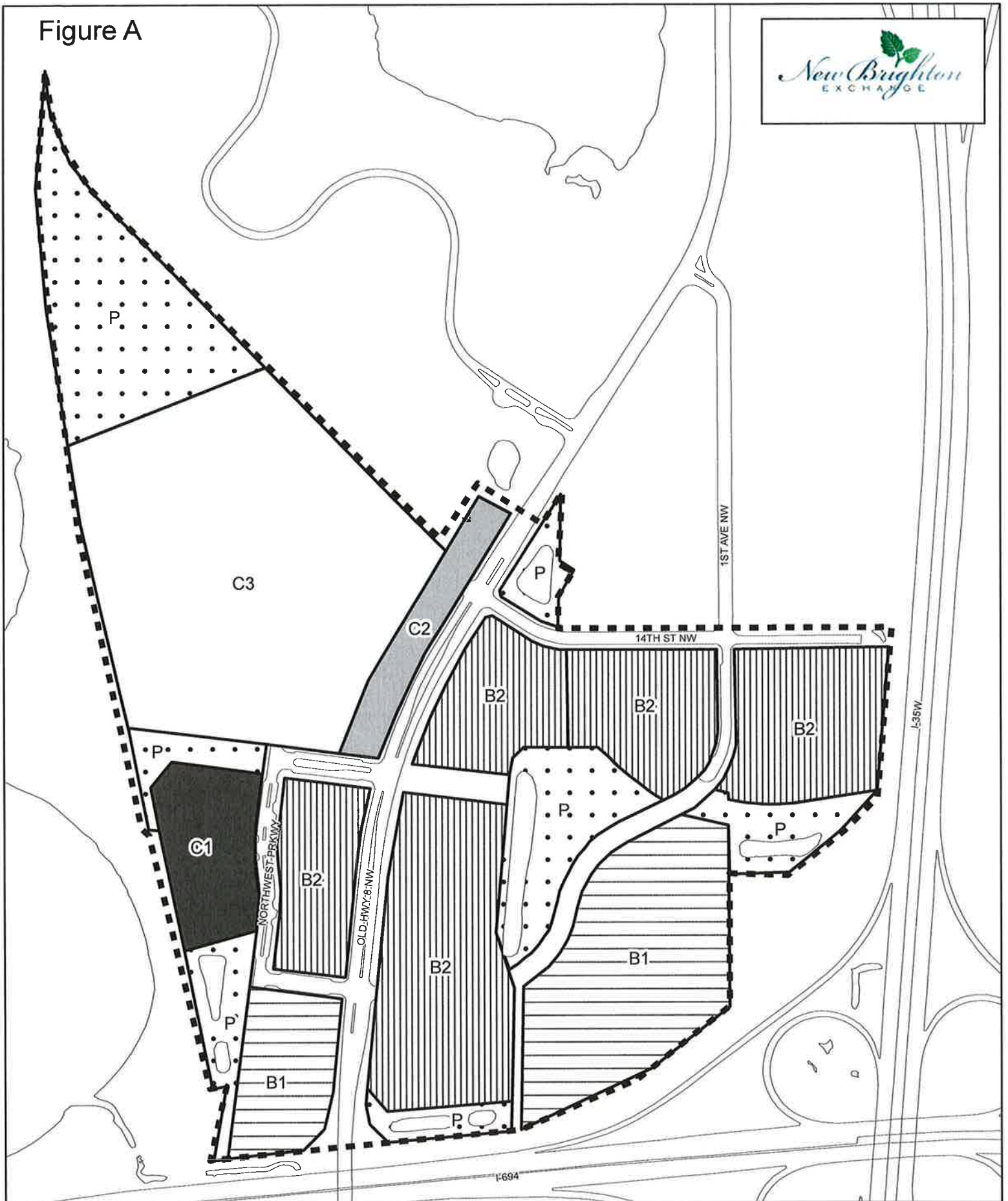
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





\_\_\_\_\_  
Dean R. Lotter, City Manager

\_\_\_\_\_  
Daniel A. Maiers, Director of Finance and  
Support Services / City Clerk  
SEAL

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Figure A



- |  |   |   |                    |
|--|---|---|--------------------|
|  | C1 - Multi-Family Residential 3 Stories |  | B1 - Office        |
|  | C2 - Multi-Family Residential 2 Stories |  | B2 - Office        |
|  | C3 - Single Family Residential          |  | P - Publicly Owned |



Building Type