



STAFF REPORT

DATE: August 15, 2017

CONSENT MOTION

TO: City Council
FROM: Emily Becker, City Planner
AGENDA ITEM: Sally Manzara Interpretive Nature Center
REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

The City has been working with Tony Manzara and the Friends of Lake Elmo's Sunfish Lake Park since 2015 regarding his desire to build the Sally Manzara Nature Center at Sunfish Lake Park. This has included presentations to the City Council, Planning Commission and Parks Commission and multiple meetings with staff. The Sally Manzara Nature Center Development, Lease, License and Operating Agreement was approved by Council on April 18, 2017. The Minnesota Land Trust has reviewed the proposed final architectural plans for the Sally Manzara Interpretive Nature Center and given its approval, attached.

ISSUE BEFORE COUNCIL:

Should the Council approve the Sally Manzara Interpretive Nature Center final architectural plans?

PROPOSAL DETAILS/ANALYSIS:

The attachment provides an artist's conception of the building as well as a site plan and architectural drawings for the building. Staff is recommending that siding and roofing samples be submitted to the City for review to ensure that these are in keeping with City standards and will not negatively impact the aesthetics of the park.

FISCAL IMPACT:

The Friends of Lake Elmo's Sunfish Lake Park would be responsible for the cost of constructing and maintaining the building. They would provide the City with an escrow in the amount of the bids to ensure the building is completed. The Friends would also be responsible for the cost of installing a septic system or other approved wastewater treatment system. If municipal sewer is extended to the property in the future, it is understood the building would be required to connect but the City and Friends would discuss how the assessment and connection charges would be allocated at that time.

City costs would be limited to staff time for promotion of Friends programs, assistance with grant applications or other governmental agency approvals. Additionally, the City would bear the cost to repair any damage to the building occurring as a result of City-organized use of the building. The City would continue to be responsible for the maintenance of the access road, parking lot, and all trails.

OPTIONS:

- 1) Approve the Sally Manzara Nature Center Proposed Final Architectural Plans
- 2) Propose amendments to the Final Architectural Plans and approve conditioned on amendments being made.

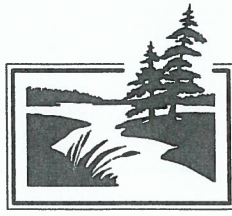
3) Do not approve the Sally Manzara Nature Center Proposed Final Architectural Plans.

RECOMMENDATION:

Motion to approve the Sally Manzara Nature Center Proposed Final Architectural Plans

ATTACHMENTS:

- Minnesota Land Trust Letter
- Out of the Box architectural plans



MINNESOTA LAND TRUST

July 31, 2017

Kristina Handt, City Administrator
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Re: Sunfish Lake Park (City of Lake Elmo)
Washington County
Project File ID #: 2009-387

Dear Ms. Handt,


You have submitted for our review the final architectural plans for the Sally Manzara Interpretive Nature Center. The Land Trust has previously approved the preliminary design and location.

Section 3.5 and section 2.7.f of the conservation easement provides the details for review of structures or improvements for an interpretive center, including the lighting. The size of the structure at approximately 2,356 square feet, its characteristics, the elevation, paths, walkways, and utilities of water, power, communication and septic are as set out in the drawings by Out of the Box Architecture dated July 21, 2017 and as generally depicted on the attached sketch and Artist's Conception. We understand that the lighting will be earthward directed at the doors for safety as well as earthward directed motion activated security lighting. We understand that signage may be included on existing park signs entering the park and for the building, the signage will be lettering above the door. No new parking or driveways are needed.

The Land Trust has reviewed the final plans and finds them to be consistent with the terms of the conservation easement and hereby approves of your final architectural plans for the Sally Manzara Interpretive Nature Center. After the structure is completed, we propose to complete an updated Baseline Property Report to reflect the changes.

Thank you for keeping us apprised of the activities.

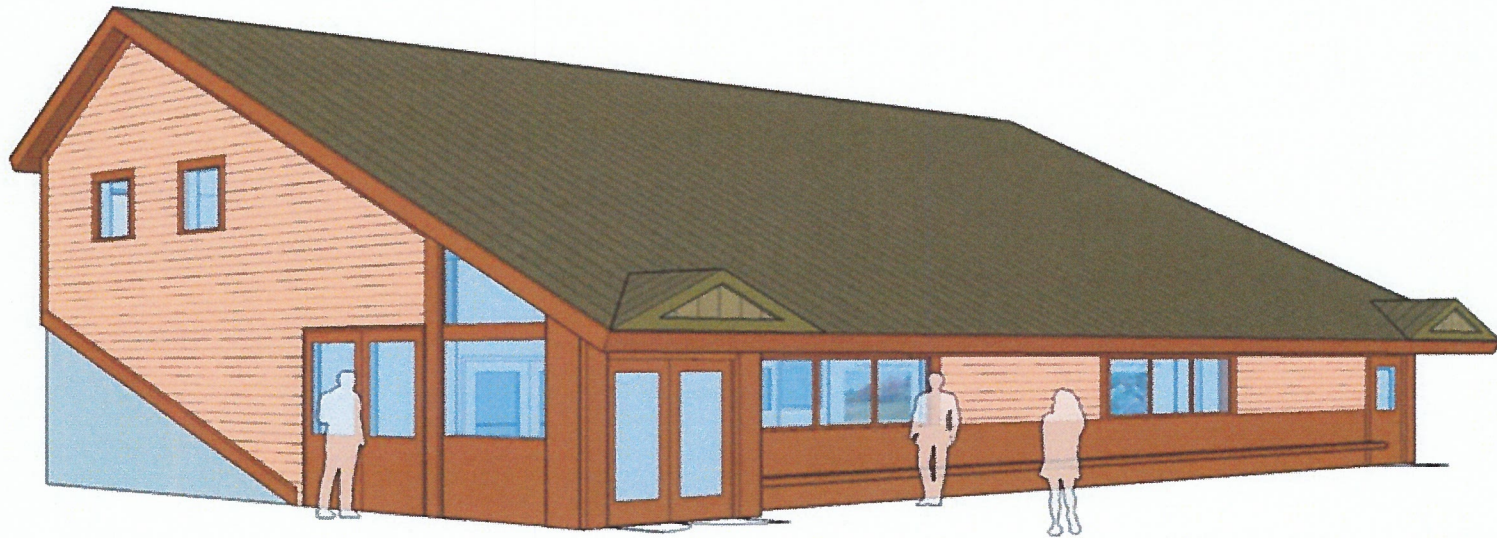
Sincerely,



Kris Larson
Executive Director

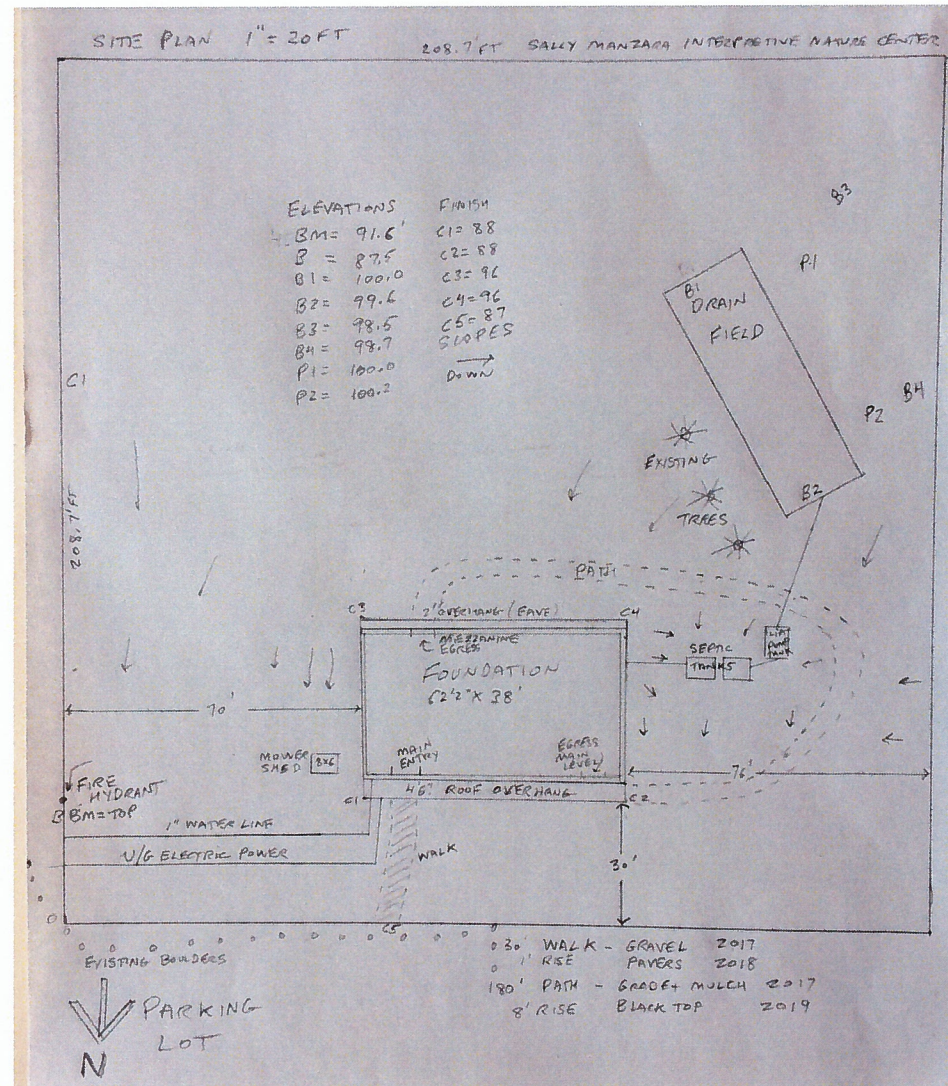
cc: Anthony Manzara via email

Original “Artist’s Conception” of building



Site plan for
leased acre

NORTH is
DOWN



SALLY MANZARA

SUNFISH LAKE LAKE ELMO, MINNESOTA

INTERPRETIVE NATURE CENTER

BUILDING DATA

SITE DATA

TOTAL PROPERTY SURFACE	43,514 sq.ft.	
Building pervious surface	2,376 sq.ft.	
Side walk pervious surface	390 sq.ft.	
TOTAL IMPERVIOUS SURFACE	2,766 sq.ft.	06.3%
TOTAL GREEN SPACE	40,748 sq.ft.	94.7.%

ALLOWABLE AREA

Chapter 5 General Building Heights and Areas
Table 503

Type III A Allowable	14,000 sq.ft.
Total Building Area	2,356 sq.ft. < 14,000 sq.ft.

ALLOWABLE OCCUPANCY

Chapter 3 Use and Occupancy Classifications
Table 1004.1.1

Maximum floor area allowances per occupant

A-3 ASSEMBLY	15 sq.ft. / occupant
B OFFICE	100 sq.ft. / occupant
E EDUCATION	20 sq.ft. / occupant
M MERCANTILE	100 sq.ft. / occupant

107 A-3	1064 sq.ft. / 15	=	70
106 E	319 sq.ft. / 20	=	16
105 M	202 sq.ft. / 100	=	2
201 E	666 sq.ft. / 20	=	34
202 B	130 sq.ft. / 100	=	2

TOTAL OCCUPANCY 124

CONSTRUCTION TYPE

Chapter 6 Types of Construction
Table 601
Type III A

EGRESS

Chapter 10 Means of Egress

Table 1005.1 Egress width per occupant served
without Sprinkler System $124 \times 0.2 = 24.8"$

1005.1 Minimum required egress width
 $25" \times .50 = 12.5"$

Front Entrance $2 \times 36"$ Exit Doors $= 70" > 12.5"$

Side Entrance $1 \times 36"$ Exit Door $= 35"$

Upper Entrance $1 \times 36"$ Exit Door $= 35"$

Total Exit Width $144" > 25"$ required

Alternate FRONT DOOR $1 \times 36"$ exit door $= 35" > 12.5"$

PLUMBING

2015 Minnesota Building Code

Chapter 29 Plumbing Systems

2012 Minnesota Plumbing Code Chapter 4715

Total Occupancy $124 / 125 = 1$ wc fixture

Total Occupancy $124 / 200 = 1$ lav fixture

Divide 50% Men 50% Women $= .5$ wc fixture

Divide 50% Men 50% Women $= .5$ lav fixture

ROOM 103 WOMEN

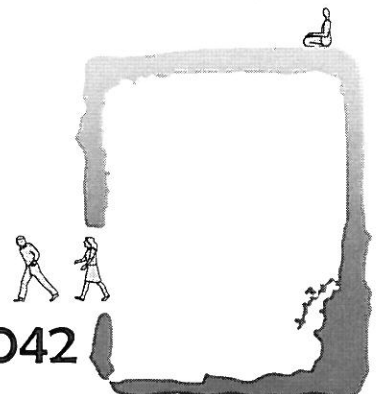
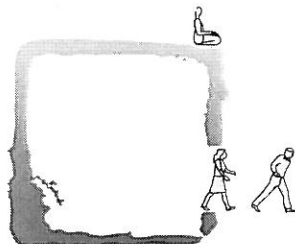
1 hcp wc & 1 hcp lav > 0.5

ROOM 104 MEN

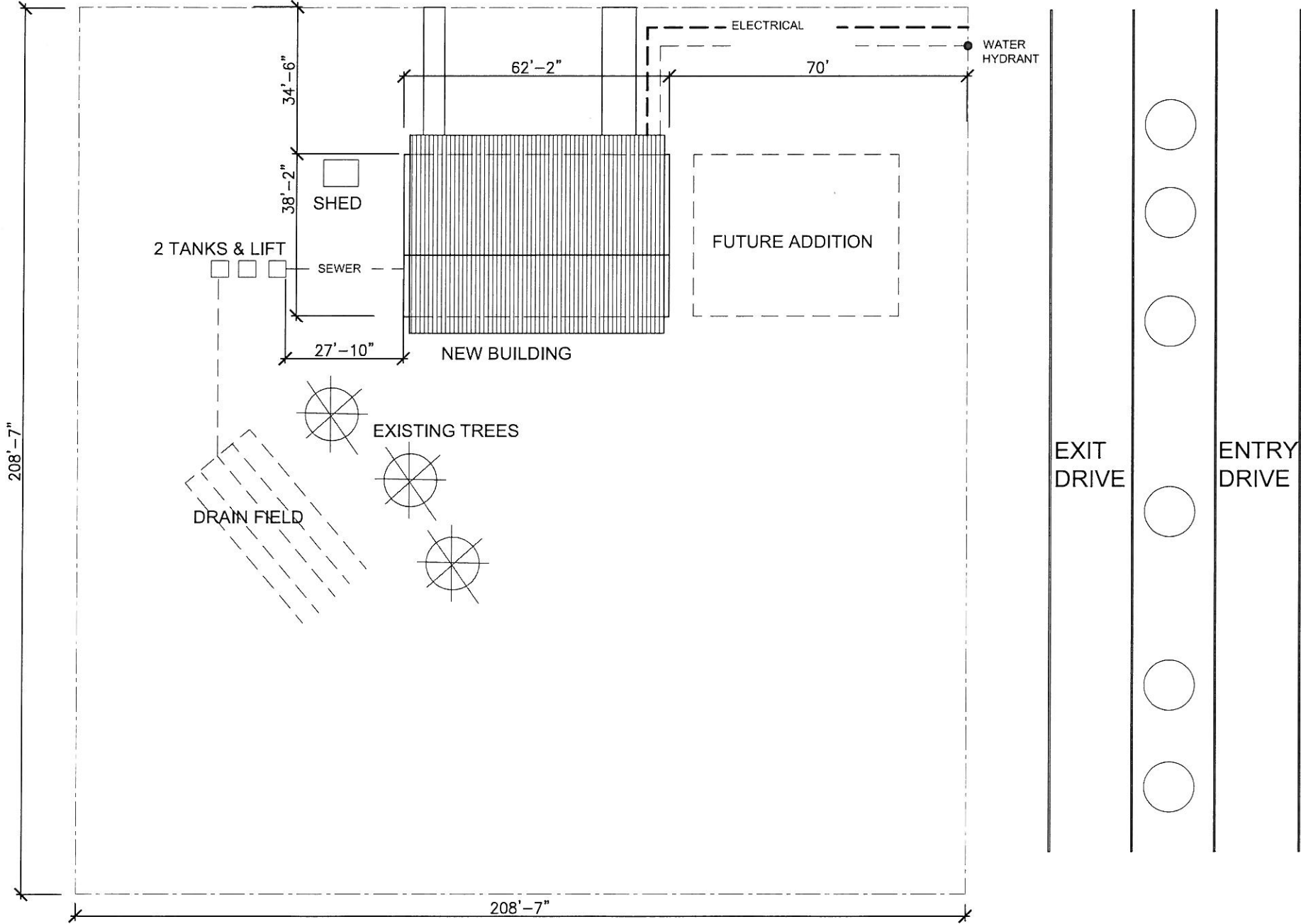
1 hcp wc & 1 hcp lav > 0.5

INDEX TO DRAWINGS

AS	SITE PLAN
A1	FLOOR PLAN
A1A	SECOND FLOOR PLAN
A2	ELEVATIONS
A3	ELEVATIONS
A4	SECTIONS
S1	FOOTINGS/FOUNDATION
S2	ROOF FRAMING PLAN



EXISTING PARKING LOT



SITE PLAN
SCALE 1/32" = 1' 0"

out of the box architecture
suite 103, 11200 stillwater blvd lake elmo, minnesota 55042
phone: 651 748 1078 fax: 651 748 1272

SALLY MANZARA
interpretive nature center
sunfish lake lake elmo, minnesota

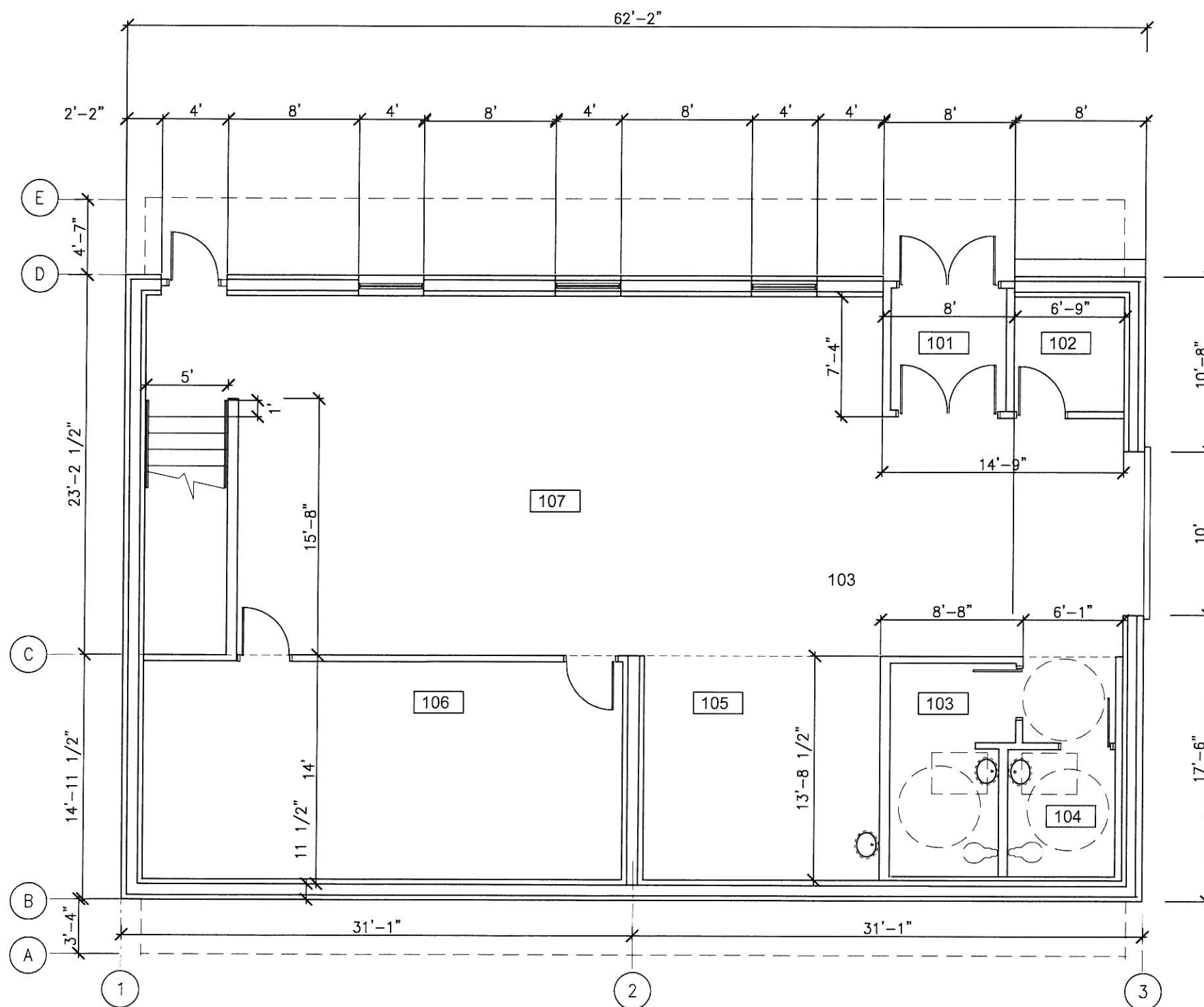
SITE PLAN

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.

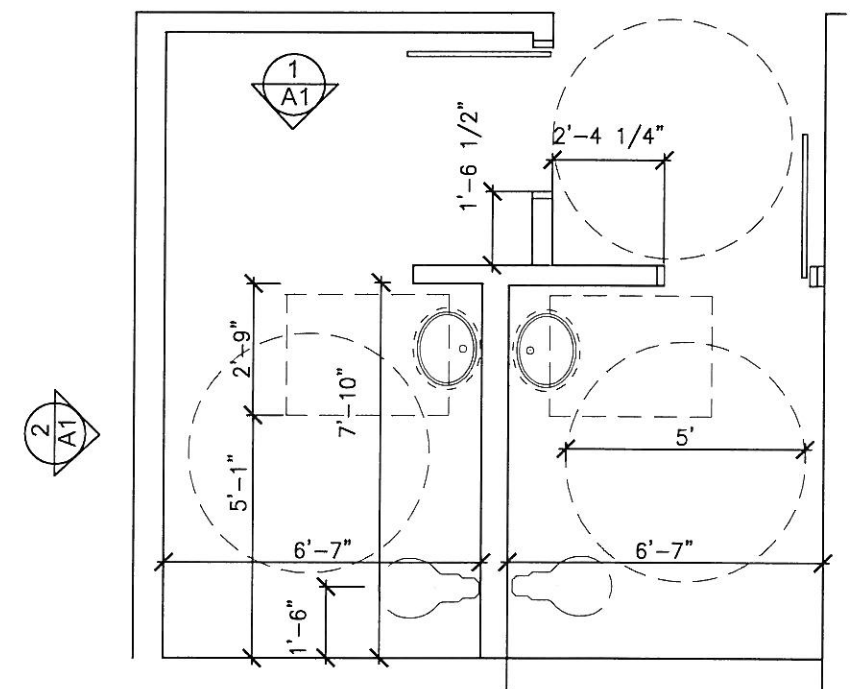
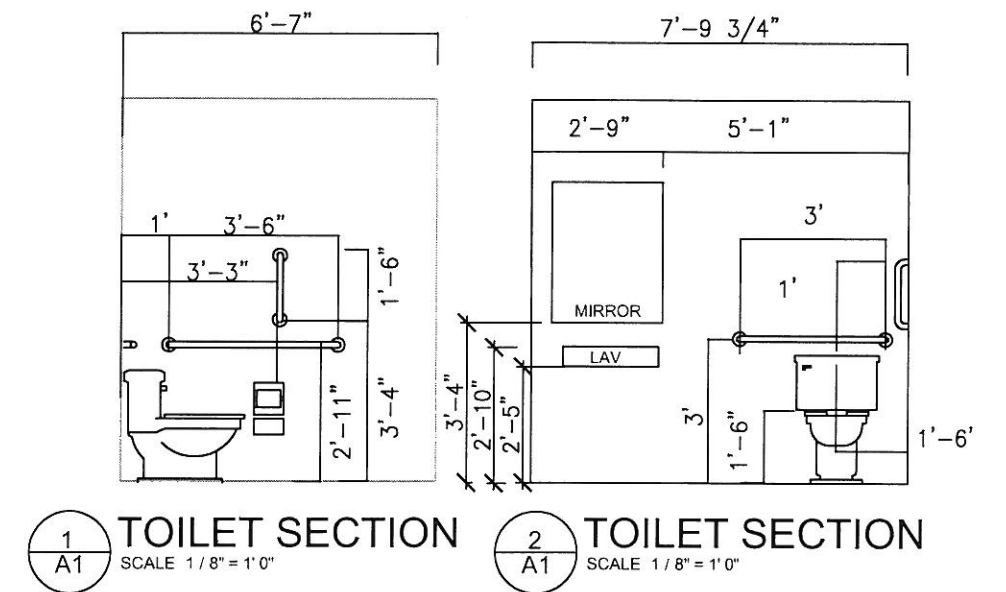
STEVEN EDWARD BROWN, P.A., AIA, MIN. REG. #10035

DATE SIGNED 7/21/17
DATE DRAWN 4/15/17 C.W.E.
DATE REVISED

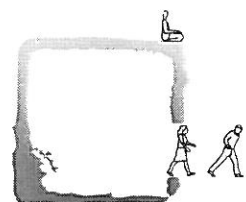
AS



LOWER FLOOR PLAN
SCALE 1/8" = 1'0"



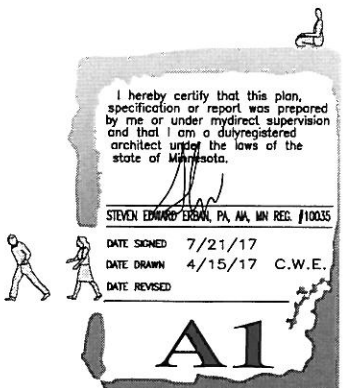
TOILET FLOOR PLAN
SCALE 1/8" = 1'0"



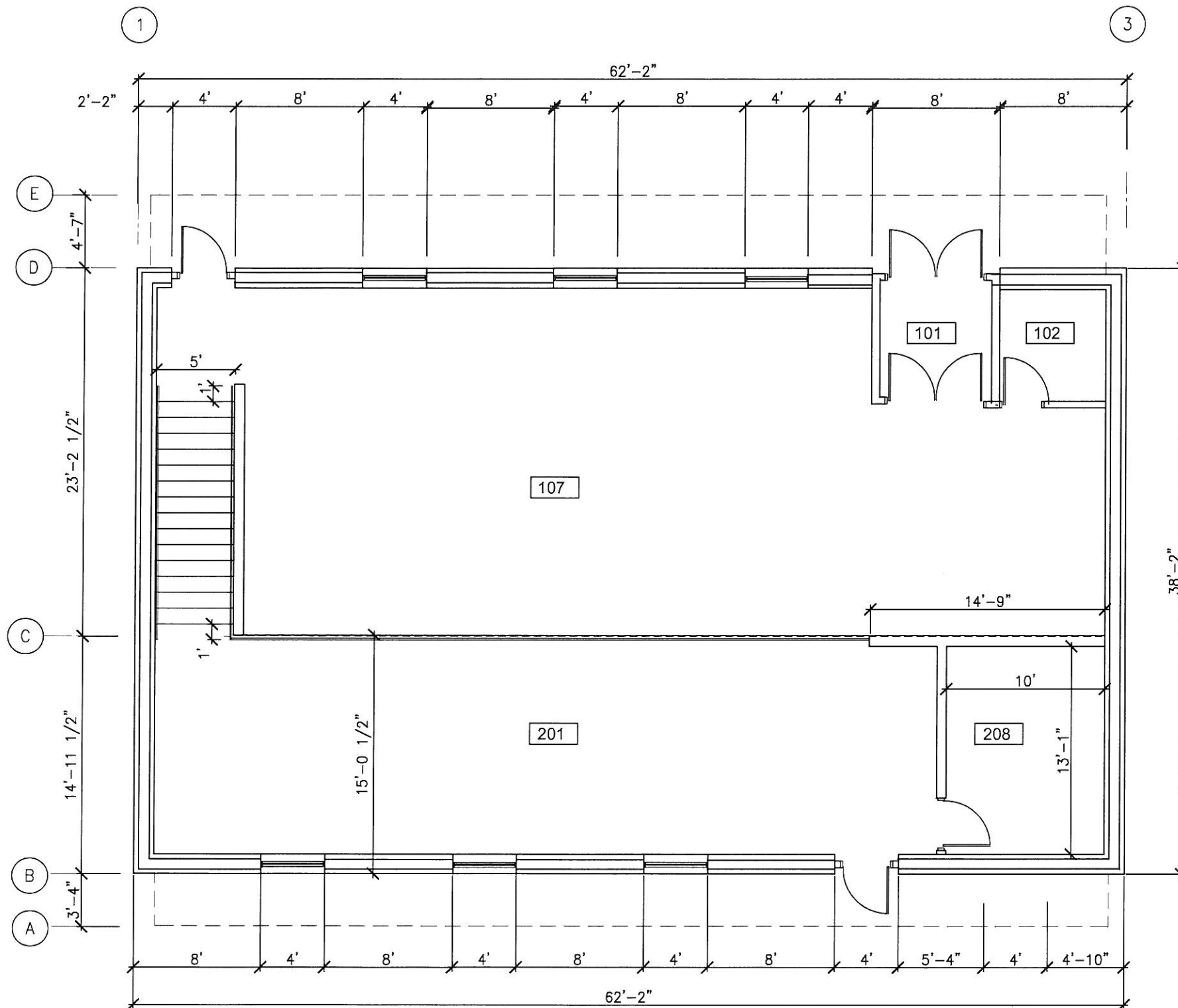
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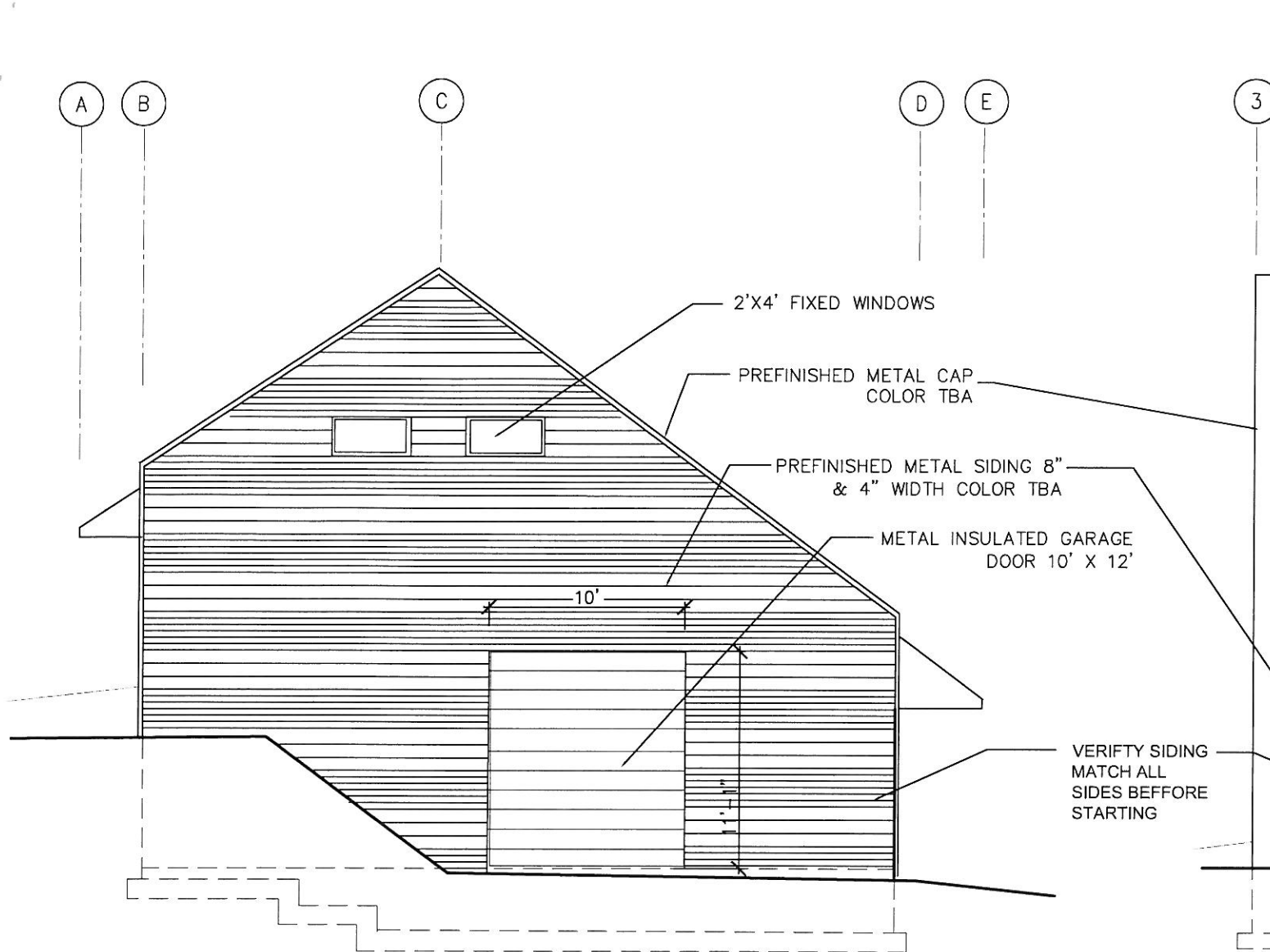


LOWER FLOOR PLAN

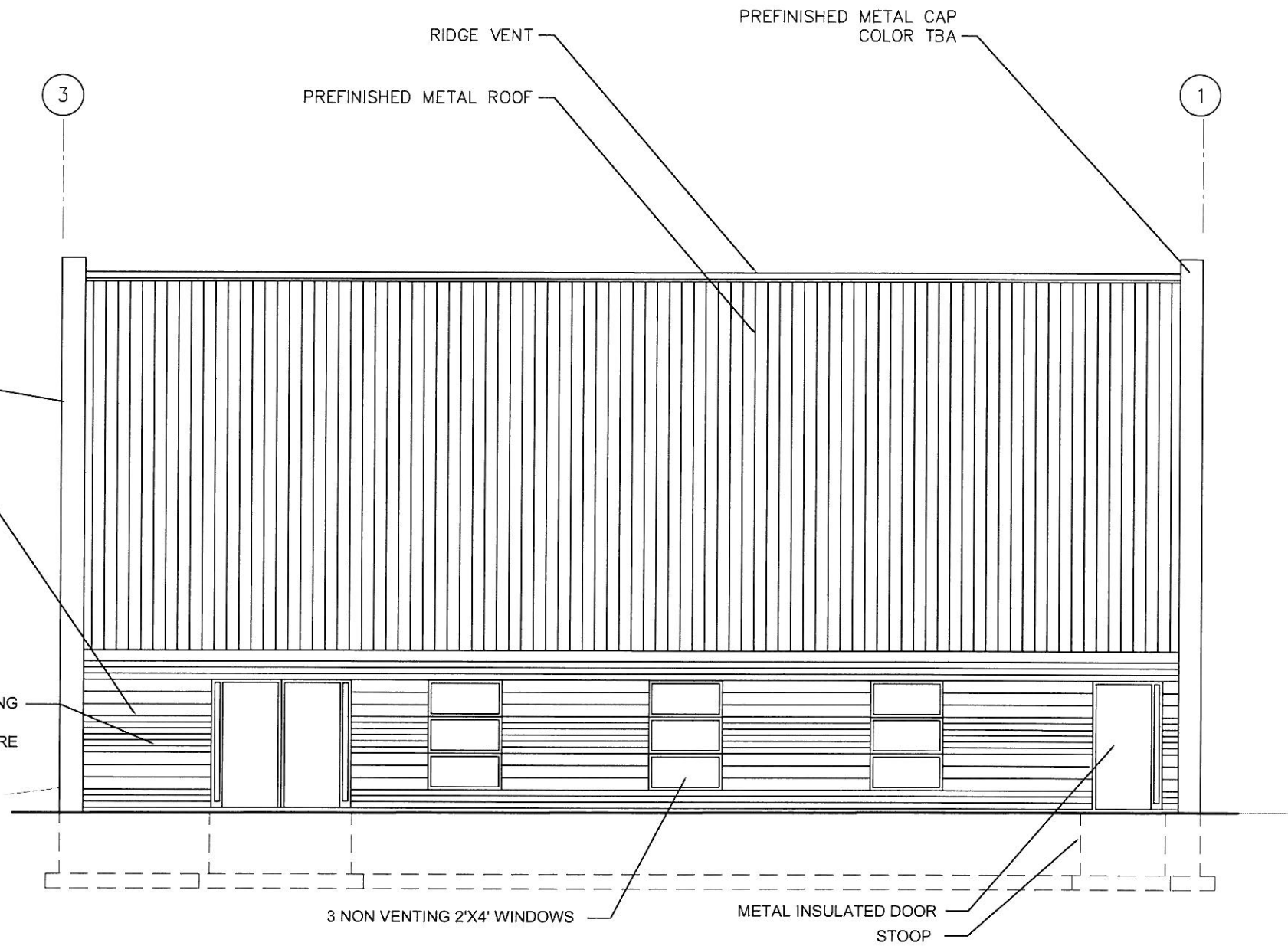


ROOM FINISH SCHEDULE

NUMBER	ROOM TYPE	CEILING	WALL	FLOOR
101	ENTRY	S.R. PAINT	S.R. PAINT	CONCRETE
102	ELECTRICAL	S.R. PAINT	S.R. PAINT	CONCRETE
103	WOMEN	S.R. PAINT	S.R. PAINT	CONCRETE
104	MEN	S.R. PAINT	S.R. PAINT	CONCRETE
105	RETAIL	S.R. PAINT	S.R. PAINT	CONCRETE
106	CLASSROOM	S.R. PAINT	S.R. PAINT	CONCRETE
107	DISPLAY	S.R. PAINT	S.R. PAINT	CONCRETE
201	DISPLAY	S.R. PAINT	S.R. PAINT	CONCRETE
202	OFFICE	S.R. PAINT	S.R. PAINT	CONCRETE



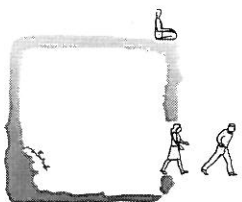
1
A2
EAST ELEVATION
SCALE 1/8" = 1' 0"



1
A3
NORTH ELEVATION
SCALE 1/8" = 1' 0"

NOTES

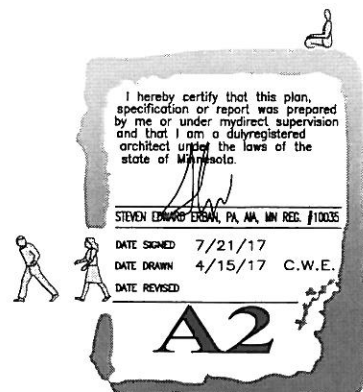
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2. SECTION LINE BB & DD ARE TO THE OUTSIDE OF THE CONCRETE WALL
3. SECTION LINE 1 & 3 ARE TO THE OUTSIDE OF THE ICF FORM
4. SECTION LINE 1.1 & 3.1 ARE TO THE OUTSIDE OF THE CONCRETE WALL

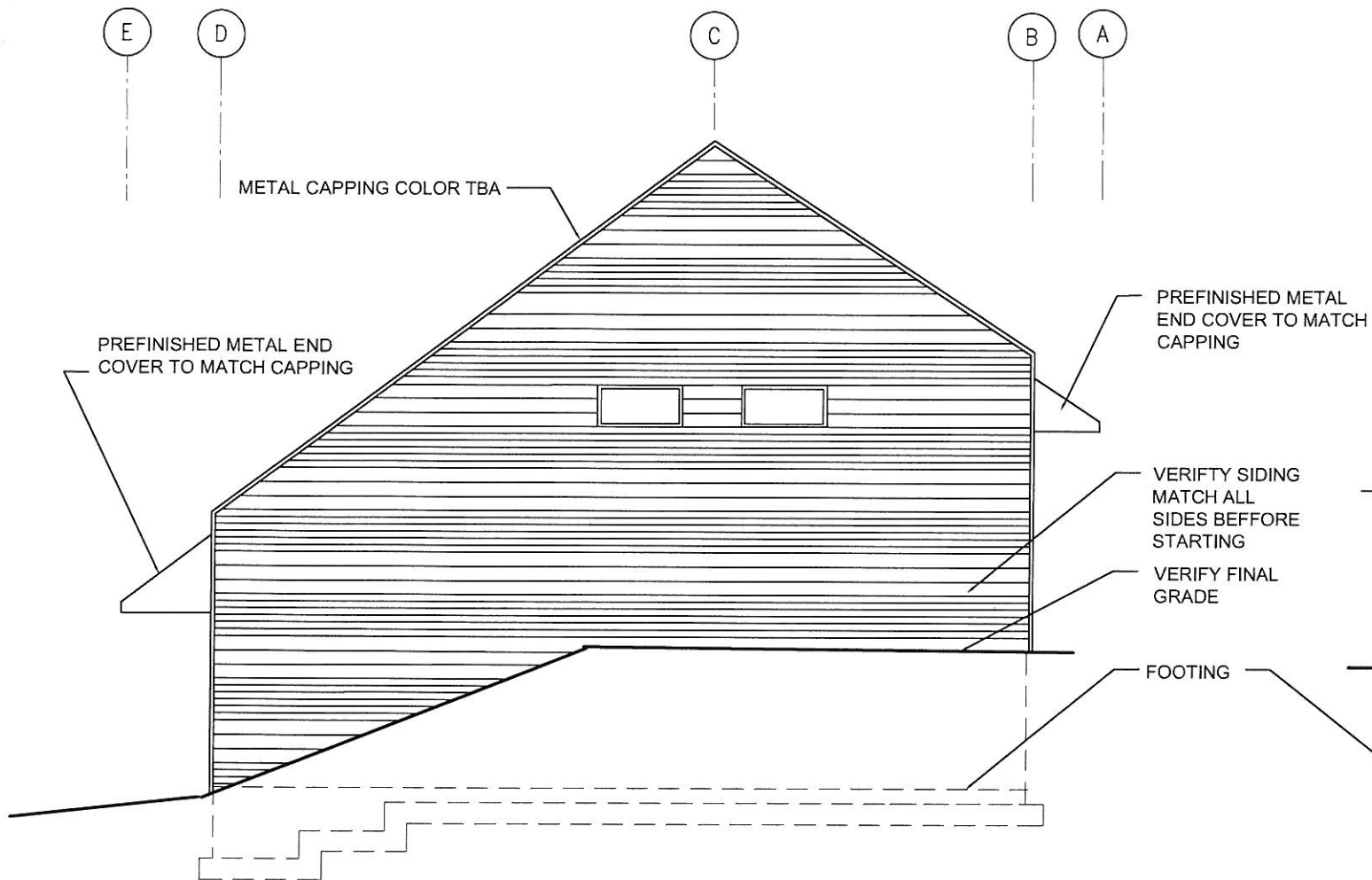


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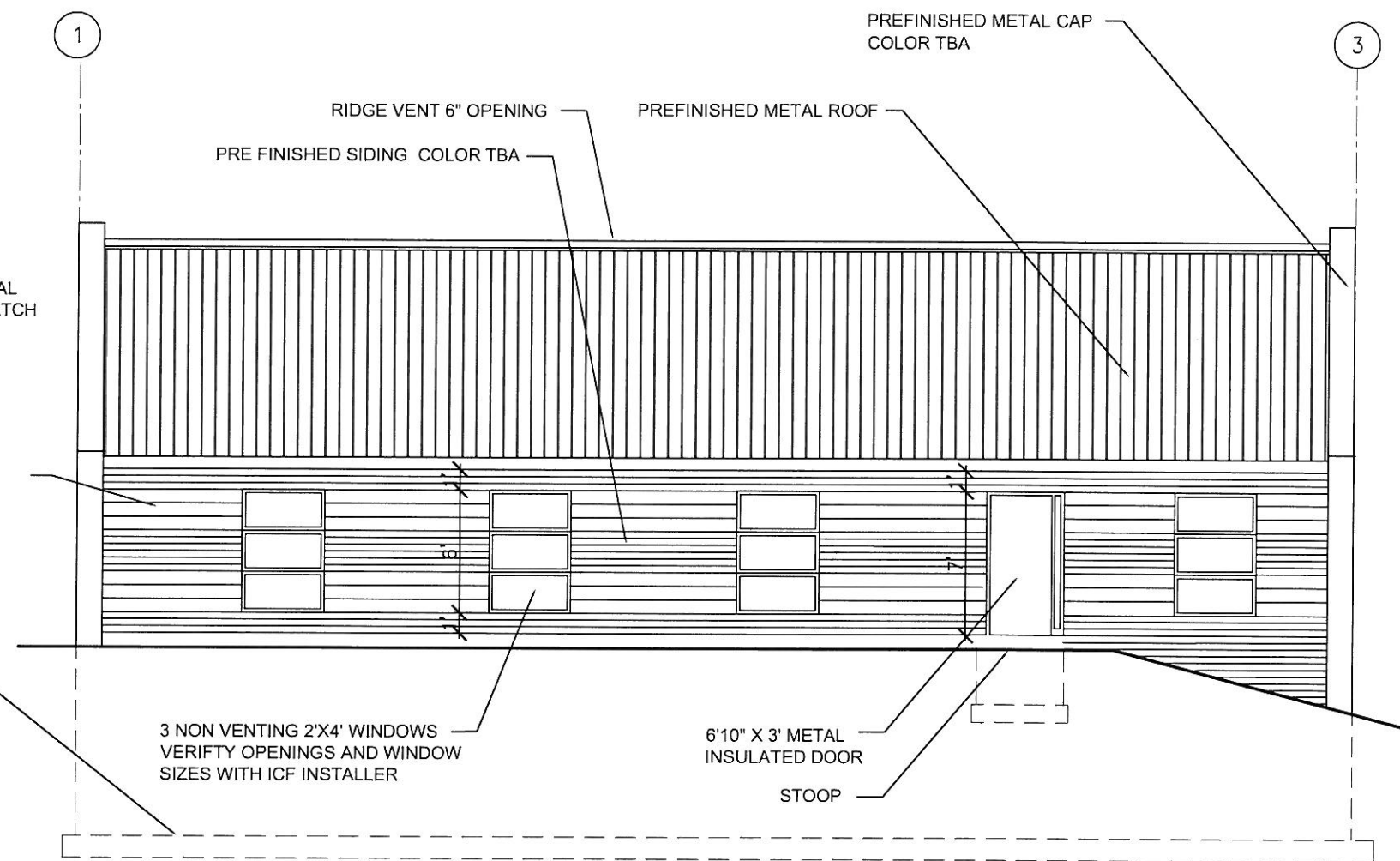


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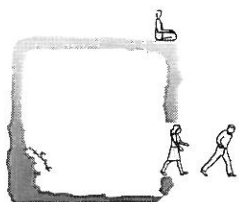
1
A3
WEST ELEVATION
SCALE 1/8" = 1' 0"



1
A3
SOUTH ELEVATION
SCALE 1/8" = 1' 0"

NOTES

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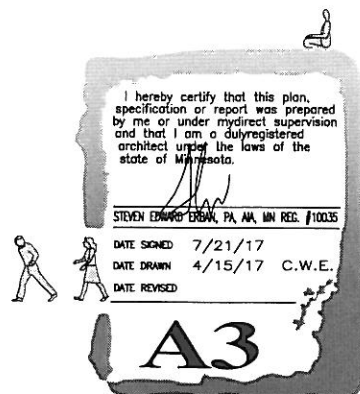


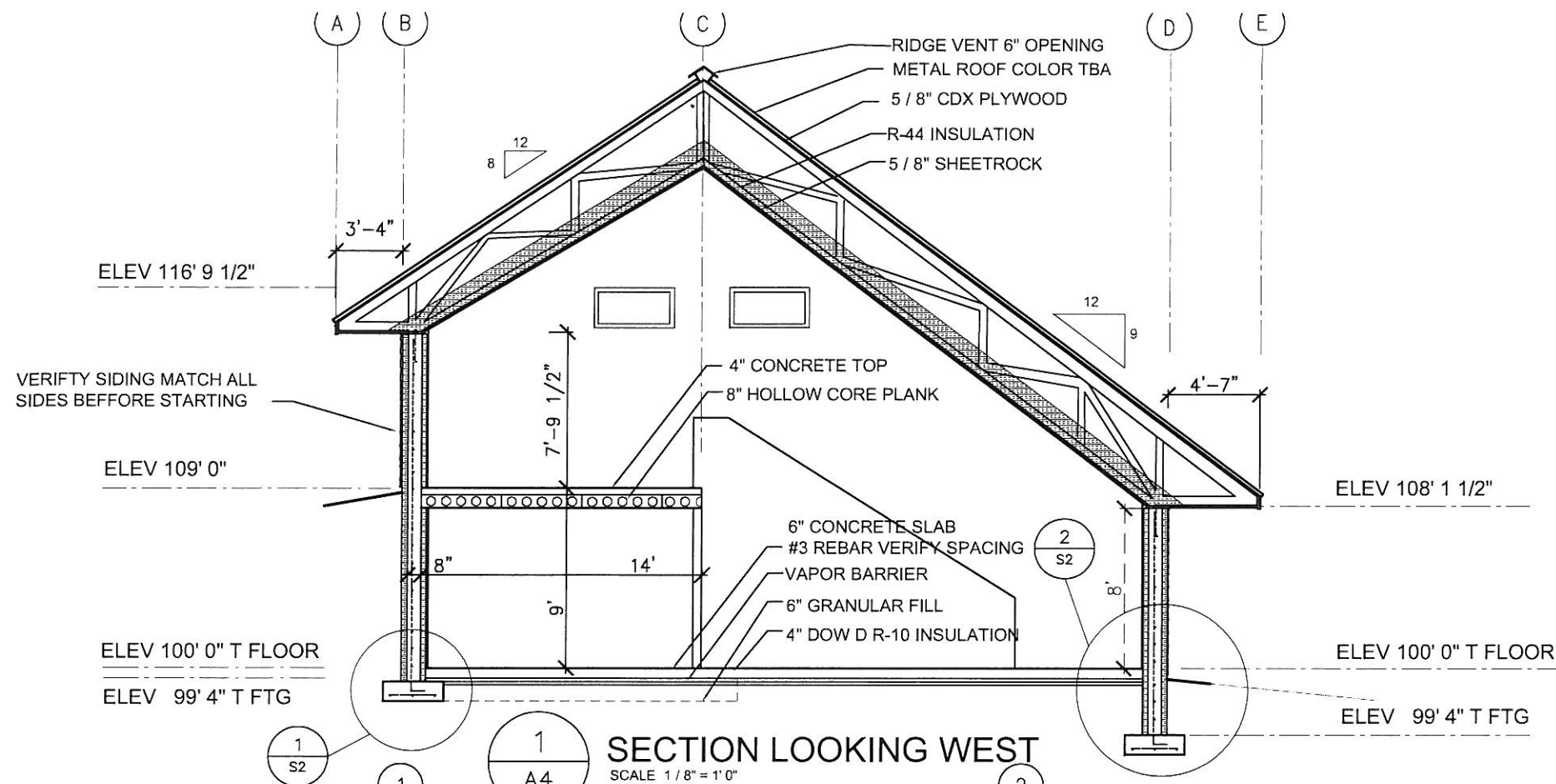
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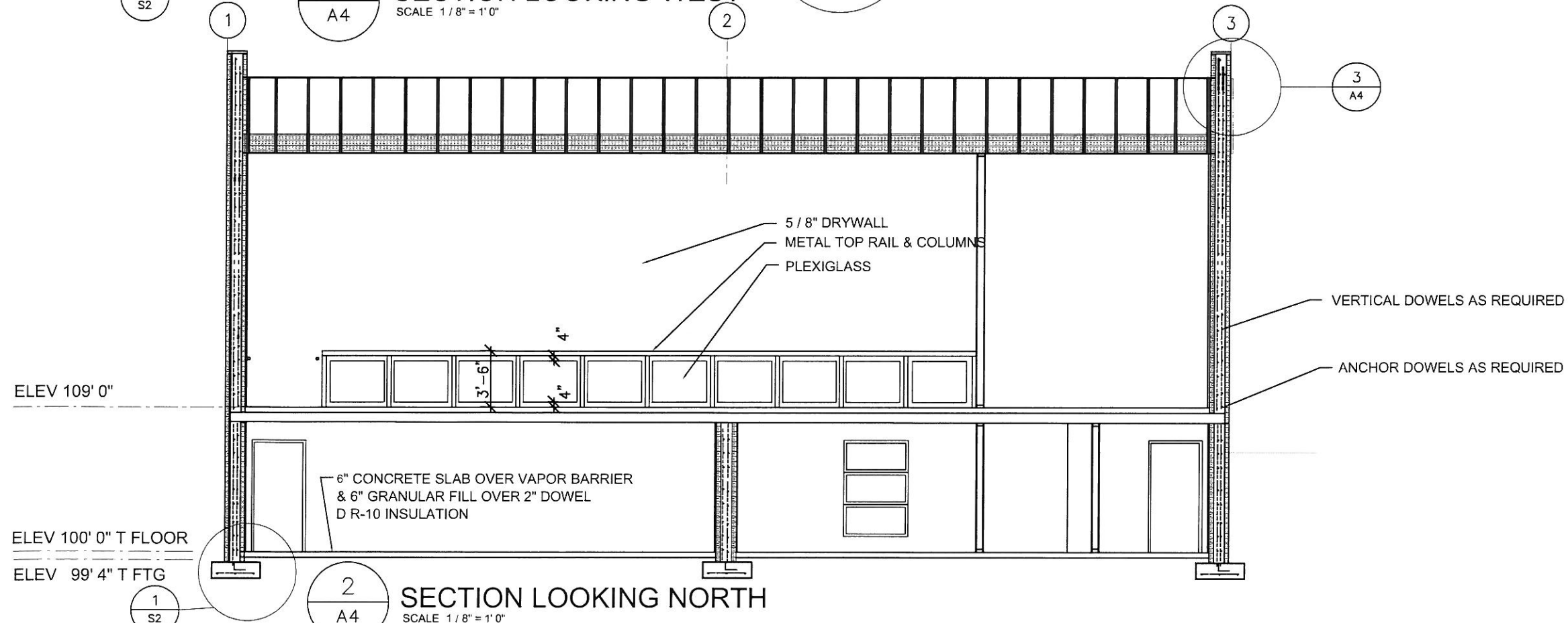
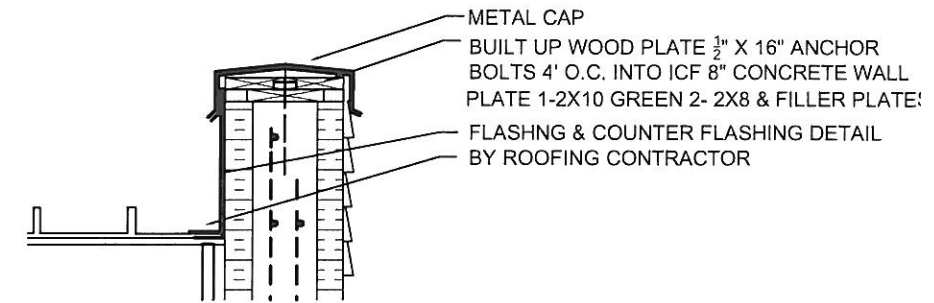
ELEVATIONS





NOTES

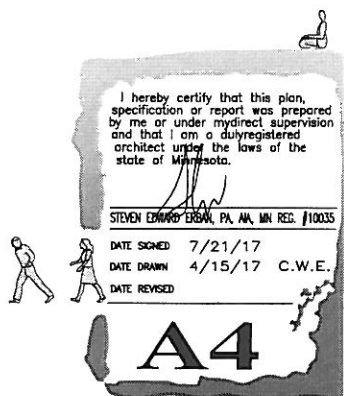
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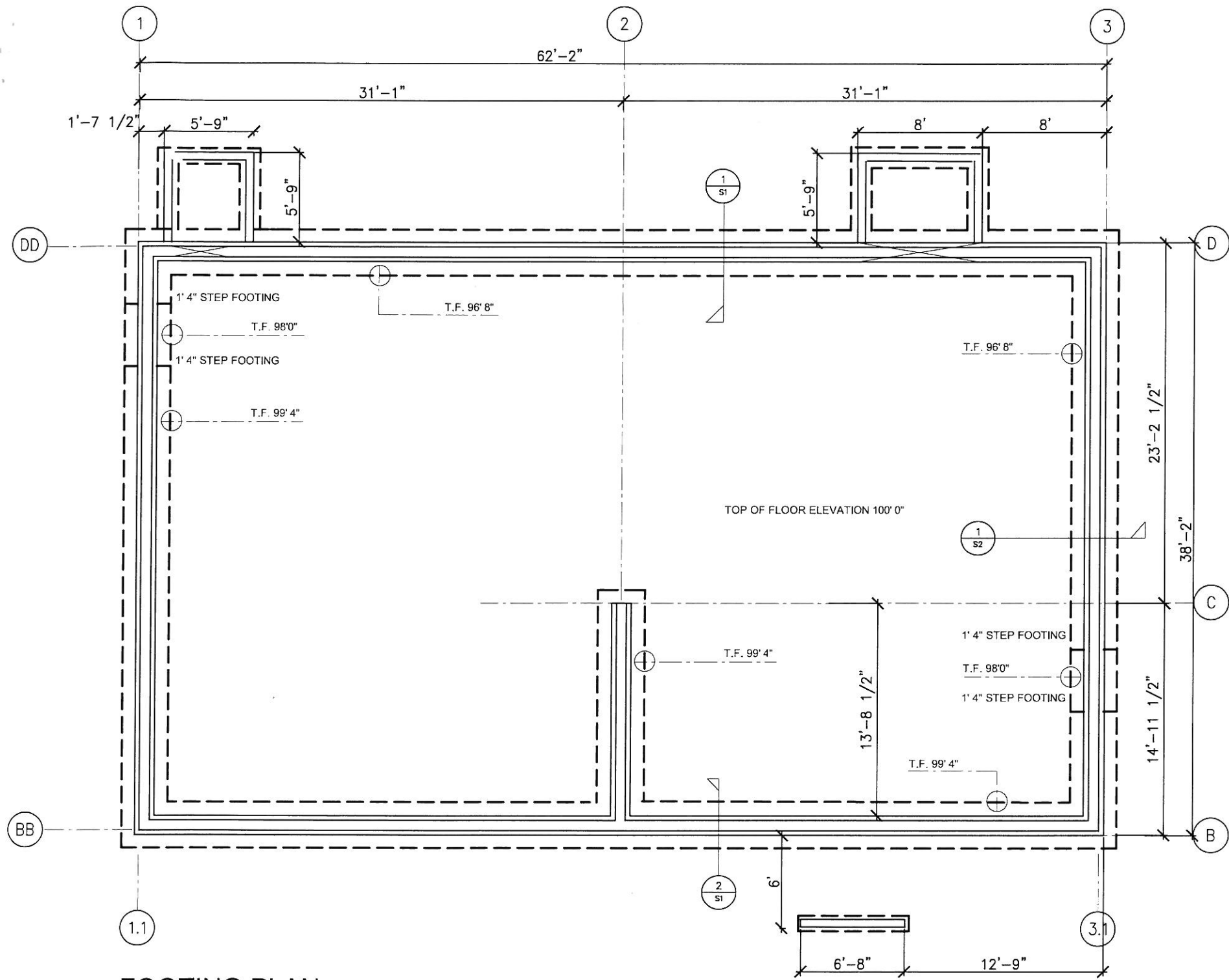


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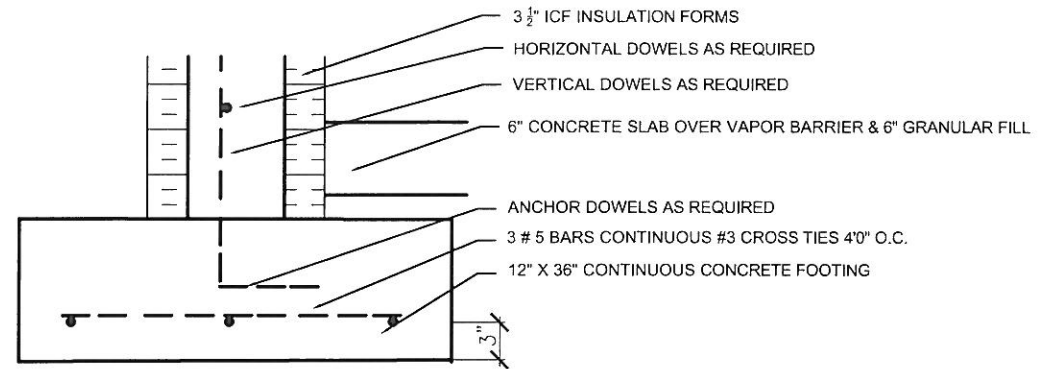
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SECTIONS

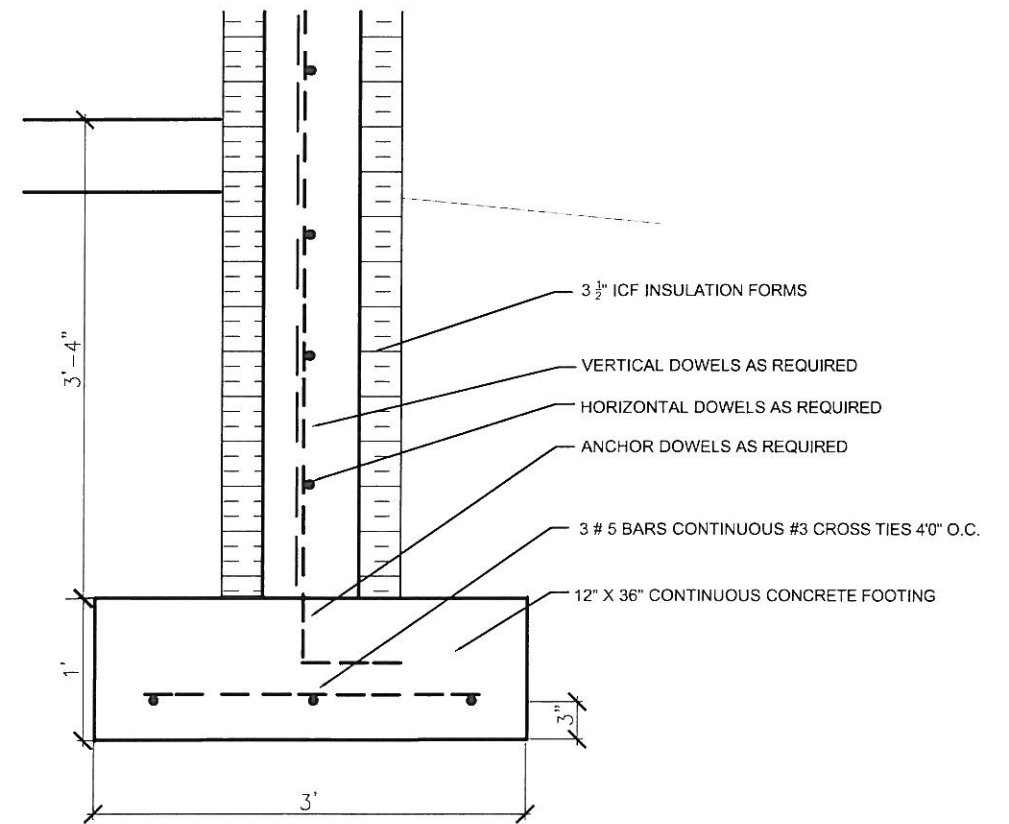




FOOTING PLAN
SCALE 1/8" = 1' 0"



2
S1
FOOTING
SCALE 3/4" = 1' 0"



1
S1
FOOTING FND WALL
SCALE 3/4" = 1' 0"

NOTES

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5. ALL IFC WALLS SHALL BE ENGINEERED BY REG. MN STRUCTURAL ENGINEER PROVIDED ALONG WITH THE SHOP DRAWINGS BY MANUFACTURE. ENGINEERED STEEL REINFORCEMENT FOR HIGH WALLS AND PLANK BEARING

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.

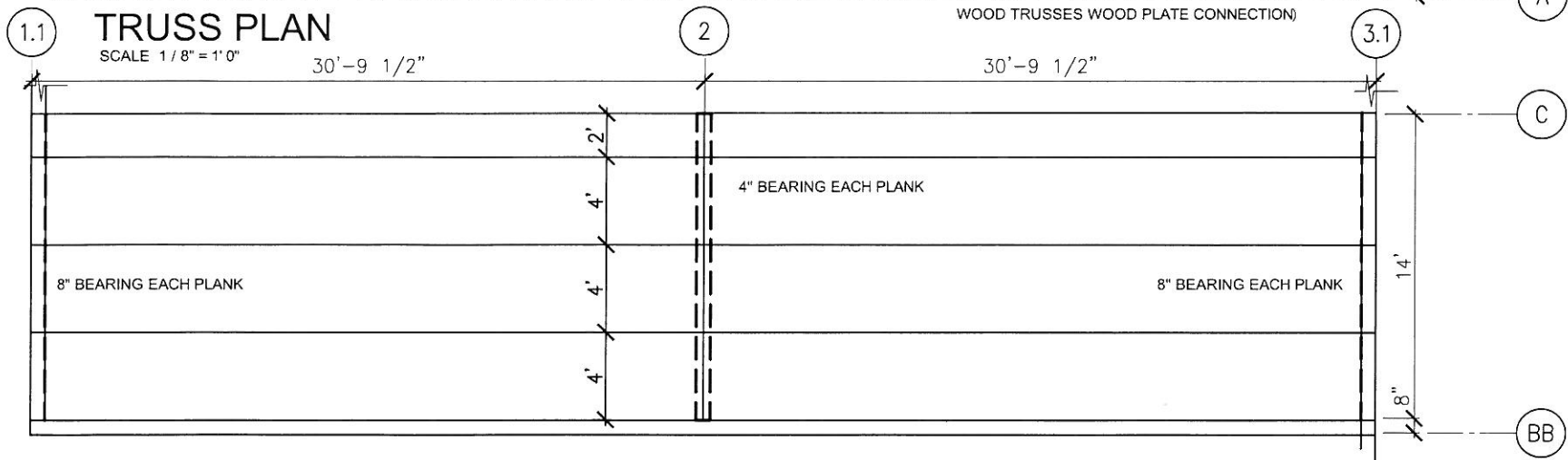
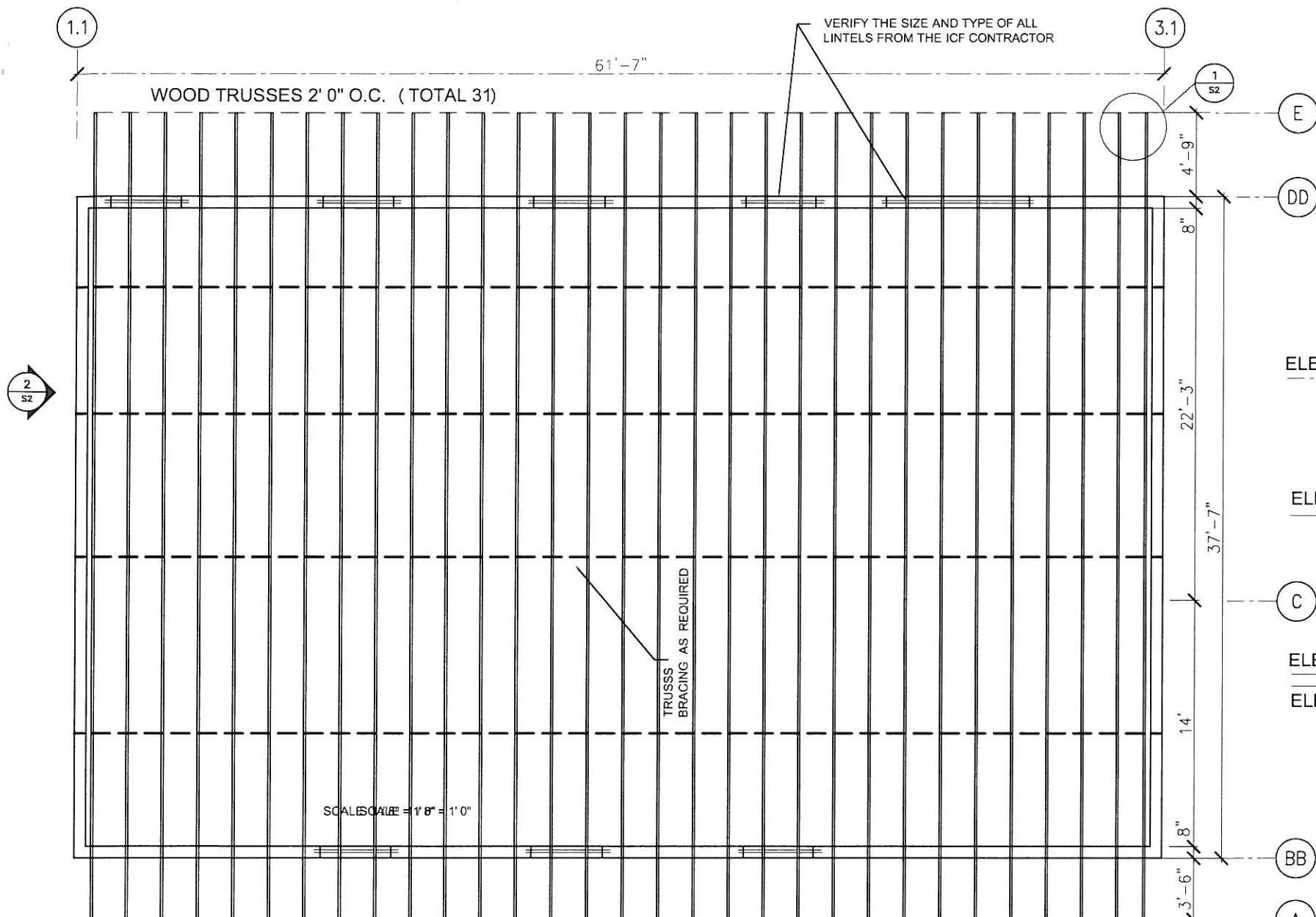
STEVEN EDWARD ERBAM, P.A., AIA, MN REG. #10035

DATE SIGNED
DATE DRAWN
DATE REVISED

S1

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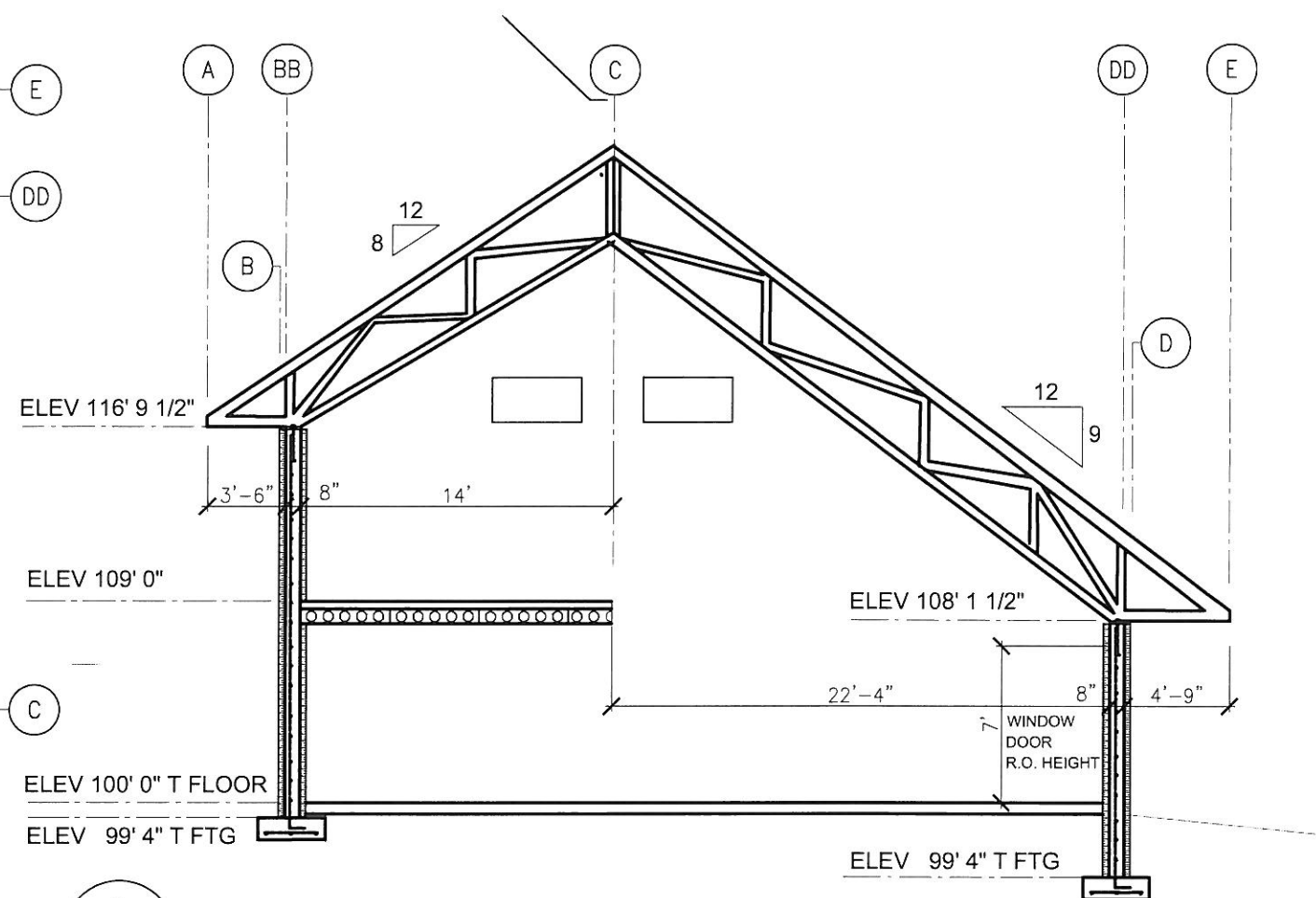
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interpretive nature center
sunfish lake lake elmo, minnesota



MEZZANINE HOLLOW CORE PLANK

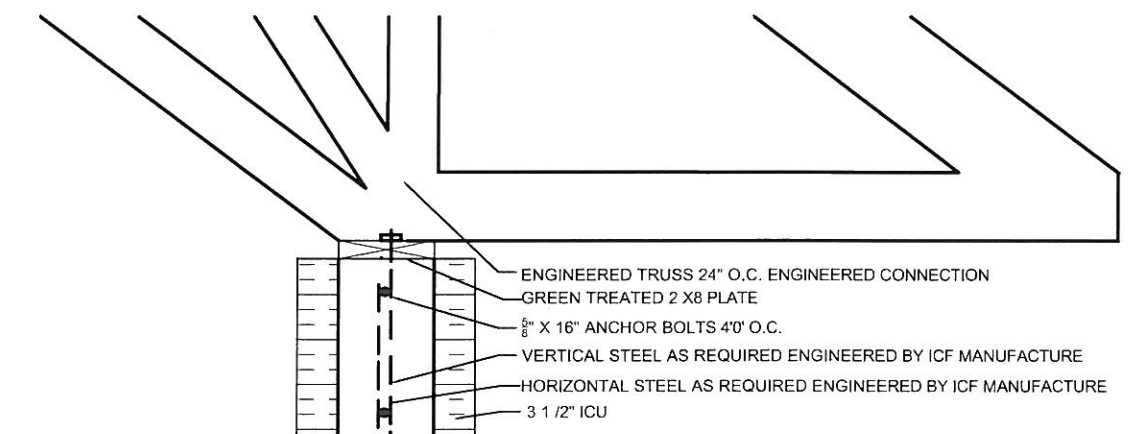
SCALE 1/8" = 1' 0"

ALL HOLLOW CORE PLANK BEARING CONNECTIONS AND BEARING POINTS SHALL BE DESIGNED BY A MINNESOTA REG STRUCTURAL ENGINEER AND BE PROVIDED ALONG WITH THE SHOP DRAWINGS. THIS ALSO INCLUDES REQUIRED SLAB REINFORCEMENT.



SECTION ROOF TRUSS & HOLLOW CORE PLANK

SCALE 1/8" = 1' 0"



TRUSS WALL CONNECTION DETAIL

SCALE 3/4" = 1' 0"

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- ALL BEARING & BRACING DETAILS BE PART OF THIS ENGINEERING

ROOF FRAMING & MEZZAZINE STRUCTURAL PLAN

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.

STEVEN EDWARD ERBANI, P.A., M.N. REG. #10035

DATE SIGNED

DATE DRAWN

DATE REVISED

S2