

Wayzata Planning Commission

Meeting Agenda

Monday, April 18, 2016

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of Minutes**
 - a. Approval of the April 4, 2016 Planning Commission Minutes
 - 4. Regular Agenda Public Hearing Items:**
 - a. None
 - 5. Regular Agenda Old Business Items:**
 - a. Unitarian Universalist Church of Minnetonka – 2030 Wayzata Blvd E
 - Design review, preliminary plat, PUD amendment, rezoning, comp plan amendment, and variances
 - 6. Other Items:**
 - a. Review of Development Activities
 - b. Other items
 - 7. Adjournment**

NOTES:

¹ Time(s) are estimated and provided for informational purposes only.

² Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
APRIL 4, 2016

AGENDA ITEM 1. Call to Order and Roll Call

Chair Iverson called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Young, Gonzalez, Iverson, Gruber, Murray and Flannigan. Absent and excused: Commissioner Gnos. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda:

There were no changes to the Agenda.

AGENDA ITEM 3. Approval of Minutes:

a.) Approval of the March 10, 2016 Planning Commission Minutes

Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez to approve the March 10, 2016 Planning Commission Minutes as presented. The motion carried 5 ayes; 1-abstain (Young).

b.) Approval of the March 21, 2016 Planning Commission Minutes

Commissioner Gonzalez made a motion, Seconded by Commissioner Flannigan to approve the March 21, 2016 Planning Commission Minutes as presented. The motion carried 4-ayes; 2-abstain (Young and Gruber).

AGENDA ITEM 4. Regular Agenda Public Hearing Items:

- i. None.

AGENDA ITEM 5. Regular Agenda Old Business Items:

a.) Universalist Unitarian Church of Minnetonka – 2030 Wayzata Blvd. E.

- i. Design review, preliminary plat, PUD amendment, rezoning, Comprehensive Plan amendment, and variances

Director of Planning and Building Thomson stated the Planning Commission reviewed a development application for the Unitarian Universalist Church of Minnetonka (UUCM) on March 21, 2016. At the meeting, the Planning Commission held a public hearing and discussed

1 the multiple requests in the application. Subsequently, the Applicant submitted a letter and
2 revised plans to the City responding to the Planning Commission's comments. Mr. Thomson
3 reviewed the revised plans and additional information the Commission had asked for, including
4 the Environmental Report, grading balance calculations, exterior lighting hours of operation and
5 sign lighting, visibility of the roof to surrounding properties, the Tree Preservation Plan,
6 additional screening for the parking lot, parking lot setback requirements, and Traffic Analysis.
7 He reviewed a Draft Planning Commission Report and Recommendation for approval of the
8 design except for the requested deviations for the roof color and the exterior building material,
9 approval of the PUD amendment, denial of the preliminary plat creating a new substandard
10 residential lot, zoning Lot B of the property to R-1 Single Family Residential, the
11 Comprehensive Plan Amendment to guide Lot B as one acre single family and the variances for
12 lot depth and minimum lot size. The Commission had stated they would support zoning and
13 guiding the entire outlot as PUD and Institutional, respectively. He reviewed the conditions of
14 approval in the Draft Planning Commission Report and Recommendation, including that the
15 width of the one-way drive being a minimum of 18-feet wide, the exterior lighting must be
16 turned off when the building is not in use or by 10:00 p.m., and the wetland delineation report
17 must be reviewed and confirmed by the City Engineer.

18
19 Mr. Doug Johnson, 4775 Dodd Road, Eagan, Project Manager for UUCM, stated prior to the
20 State taking the outlot property for the highway, there had been a home on the parcel that they
21 are proposing to zone as residential. He stated in the Holdrige neighborhood there are 14
22 properties of the 40 in the neighborhood that are less than the minimum lot size. The lot they are
23 proposing does not deviate from the neighborhood and does contain a flat buildable site. UUCM
24 bought this parcel in order combine some of it with its existing parcel to meet the parking
25 requirements, but they do not have a need for the portion of the property they are requesting be
26 rezoned R-1.

27
28 Commissioner Gonzalez asked if the Church would have enough land to meet their parking
29 needs if the proposed residential parcel were reconfigured to meet the 40,000 square foot lot area
30 minimum.

31
32 Mr. Johnson explained to do so, the southern portion of the parking lot would need extend into
33 the "old" wetland delineation. If the revised wetland delineation is confirmed by the City, the
34 parking lot could move further south and this would allow them to reconfigure the lot lines.
35 They are proposing the property line location at this time based on saving some of the trees on
36 the property. But they could look at this to see if they could reconfigure this.

37
38 Chair Iverson asked what the square footage would be for the flat "buildable" area on proposed
39 Lot B.

40
41 Mr. Johnson stated he would get this information.

42
43 Mr. Paul Neseth, 3617 DuPont Avenue S, Locus Architecture, representing the Applicant, asked
44 if there was room for any deviation from the approved plan.

45

1 Mr. Thomson stated minor changes to the site design and building design may be permitted but
2 the Applicant would need to make sure that these minor changes would still comply with the
3 Design Standards and what was approved. Any changes impacting the Zoning Standards,
4 including setbacks, cannot be changed at all.

5
6 Chair Iverson stated the exterior building materials could not change, and they would need to
7 stay within the materials permitted under Design Standards.

8
9 Mr. Neseth stated sustainability is important to UUCM and they took this into consideration
10 when they designed the building and selected building materials. The siding was not chosen for
11 sound mitigation but because they had chosen to use precast concrete walls for the building.
12 They could do painted wood shingles that would meet the Design Standards but the metal
13 shingles they are proposing would be a superior product because it will not peel, chip, or degrade
14 as wood shingles would.

15
16 Commissioner Young clarified the Commission could make recommendations to the City
17 Council on the deviations requested and the zoning of Parcel B, but did not make the decisions
18 on these things.

19
20 Commissioner Gonzalez stated the Planning Commission had to look at the Design Standards
21 and the law to determine if the deviations would impact the City negatively. The materials
22 proposed have not historically been approved when considered as part of a deviation request.
23 The Planning Commission can recommend deviations but they must provide a good reason why
24 they are supporting these deviations that is based on the standards. She stated she would support
25 the Applicant having a white roof for environmental reasons, and there would not be significant
26 impact to the neighborhood.

27
28 Commissioner Flannigan clarified the reason the Applicant had presented the need to use the
29 exterior material was that it was associated with the need to use precast concrete to buffer the
30 sound from the Highway.

31
32 Mr. Neseth stated they have not been able to find any information that the white roof would
33 impact the neighborhood. They would like to go with a white roof to lessen the impact on the
34 environment and how much energy they use.

35
36 Chair Iverson opened the meeting to public comment at 7:49 p.m.

37
38 Mr. Robert Dachelet, 4801 Highland Road, Minnetonka, stated he is a member of the Church but
39 not speaking on behalf of the Applicant. He stated that at the last meeting, Commissioner
40 Flannigan had asked one of the residents if they would prefer a parking lot or home on Lot B,
41 and he did not get a response. Mr. Dachelet stated that another resident had requested the
42 Church not have access to Holdridge Terrace, and that a home be constructed on Lot B. Mr.
43 Dachelet pointed out that a home on Lot B would put another property on the City of Wayzata's
44 tax roll. He stated the City's zoning guidelines state "green" roofs would be recommended and
45 the white roof proposed would be considered "green." He explained the values of the Church
46 and Congregation, and their desire to blend into the neighborhood.

1
2 Chair Iverson asked for further public comment, and hearing none, closed the public comment
3 period at 8:00 p.m.
4

5 Commissioner Gonzalez stated the roof of the proposed church building is flat and would not be
6 visible, so the impact to the community of a roof color deviation would be minimal. The site
7 lines for the homes that surround the property would not be affected and the environmental
8 considerations of UUCM are justified. She would recommend the deviation for the roof color.
9

10 Commissioner Young stated he would support denial of the deviation because he does not
11 believe that this is warranted.
12

13 City Attorney Schelzel stated the draft findings of fact do not include a finding that a white roof
14 is more efficient or energy friendly. He asked if the Commission would recommend approval of
15 the requested roof color deviation if the Applicant provided information that a white roof would
16 be environmentally and energy friendly. He suggested that the provision of this material could
17 be listed as a condition of approval.
18

19 Commissioner Gruber stated she would approve the white roof if there was supporting
20 documentation that this is energy efficient and this project would have a positive effect on the
21 area.
22

23 Commissioner Flannigan stated the Commission could approve the deviation of the roof color
24 based on the extent to which the project advances specific policies and provisions of the City's
25 Comprehensive Plan and the positive effect of the project on the area.
26

27 Commissioner Murray stated he would approve the white roof based on supporting
28 documentation that this would be a "green" roof.
29

30 City Attorney Schelzel stated that if the Commission would like to move forward with this
31 approach, he'd recommend the following language: The negative impact of the deviation on the
32 roof color, which would not be visible from most vantage points, would be outweighed by the
33 positive effect of the project on the area in which it is proposed, and a greater conformity with
34 the policies behind the standards including environmental policies and conservation.
35

36 Commissioner Flannigan asked why the Design Standard lists the specific exterior building
37 materials it does, because the materials presented with the deviation request may not have been
38 considered or available at that time.
39

40 Commissioner Young stated the Design Standards had been created to protect design aesthetics,
41 and the material presented with the deviation request for the exterior was not included in the
42 standards. In order to support a deviation he would need to know that this material would
43 perform aesthetically in a similar manner as the materials that are part of the Design Standards.
44 He expressed concerns about the requested material providing a more reflective surface, and that
45 it would not blend into the neighborhood.
46

1 Commissioner Flannigan pointed out the orientation of the building is such that the entry of the
2 building faces north, and the portion that would be hit by sunlight is covered by trees.

3
4 City Attorney Schelzel clarified the Commission is not looking at recommending a variance
5 from the Design Standards, but rather a deviation from a requirement of the Standards, which
6 involves a different process and factors.

7
8 Commissioner Gonzalez stated the Commission could consider the alleviation of an undue
9 burden factor, taking into account current leasing, housing, and commercial conditions. The
10 Applicant had stated they are considering this material because of the cost, and if this is a
11 component of their application then the Commission should consider it.

12
13 City Attorney stated the cost burden of using the required exterior building materials would need
14 to be quantified because all materials have costs associated with them, and whether there is an
15 undue cost burden in using those materials is another question.

16
17 Commissioner Flannigan stated the noise is an existing factor and this could be considered an
18 undue burden.

19
20 Chair Iverson stated there were no other noise remedies presented to the Commission.

21
22 Commissioner Gonzalez stated the noise barrier is provided by the concrete interior wall, not the
23 exterior covering for which a deviation is requested. She stated the idea behind the Design
24 Standards is to have quality materials, and she is not sure that the material presented as part of
25 the deviation request would meet this standard of quality.

26
27 Commissioner Flannigan stated there is enough within the Standards to allow the City Council to
28 approve the metal exterior, and it would be of interest for the City to look at different types of
29 building materials as they evolve.

30
31 Commissioner Murray stated when the Standards were established the type of metal in use for
32 this kind of exterior building material was different as well.

33
34 Chair Iverson clarified the Commission was leaning towards recommending denial of the
35 deviation pertaining to the exterior building material. She asked the Commission about the
36 lighting condition in the draft Planning Commission Report and Recommendation, and if the use
37 of lighting until 10:00 p.m. was acceptable.

38
39 Commissioner Gonzalez stated there should be some kind of lighting allowed at all times for
40 safety reasons.

41
42 Mr. Thomson stated the language could be written to allow for minimal lighting as needed for
43 safety and security reasons.

44
45 Commissioner Flannigan suggested landscape lighting or walkway lighting. He asked if the
46 signs would need to be turned off since the building faces the Highway.

1
2 Mr. Thomson stated the proposed language pertaining to the signs comes from the Sign
3 Ordinance, and it does apply because this is adjacent to residential property.

4
5 Mr. Neseth stated there should be enough lighting for people to move around safely on the site
6 and this can do done through motion lighting. They would also like to have lighting near the
7 building to deter vandalism.

8
9 Mr. Thomson stated the flexibility to add security and safety lighting would need to be included
10 because this is not specifically called out in the condition.

11
12 Commissioner Gonzalez stated these lights cannot reflect into the neighborhood.

13
14 Chair Iverson stated Condition 4.2.C of the draft PC Report should include language that pertains
15 to landscape lighting and safety and security lighting.

16
17 Commissioner Murray asked if they could reduce the lighting for the south portion of the
18 property at night for the neighborhood.

19
20 Chair Iverson stated the Church could contact the City and let them know whenever the lights
21 would be on later than 10:00 p.m.

22
23 City Attorney Schelzel stated the way the condition in the draft PC Report is written currently is
24 tied to use of the building. Because the Church is not restricted in its times of use, whenever
25 they are using the building, they can have lights on. He recommended looking at a design
26 solution for concerns of the impacts of the lighting on the neighborhood versus, an hours on-off
27 solution.

28
29 Chair Iverson clarified the Commission was asking to modify Condition 4.2.C to include
30 language that the design of the lighting would be effective in protecting the neighborhood and
31 language for landscaping and safety and security lighting.

32
33 Commissioner Gonzalez stated she was concerned that allowing the creation of a substandard
34 residential parcel would set a bad precedent for the City. These are variance requests, and she
35 would defer this matter to the City Council. A single family home in this location may be
36 desirable but it does not meet the requirements of the variance standard or State Statute for
37 variances. She would not recommend creating a substandard lot.

38
39 Commissioner Gruber stated there are lots in the Holdridge neighborhood that are substandard.
40 There are not a lot of options for use for this parcel. She would consider zoning this parcel to
41 residential.

42
43 Commissioner Gonzalez pointed out that the substandard parcels in the Holdridge neighborhood
44 had existed prior to the City establishing the R-1 District and the minimum lot size. The City
45 Council may choose to grant the variance requests.

46

1 Commissioner Murray stated he would support zoning this parcel as residential.

2
3 Commissioner Flannigan stated the comments from residents of the neighborhood were not clear
4 on what they would like to see done with this parcel. He would lean towards making this a
5 usable parcel. He would defer the final decision to the City Council. There is enough to support
6 making it R-1.

7
8 Commissioner Young stated a R-1 zoning would be warranted, and he would recommend this.
9 He would like to see the Planning Commission recommend zoning this parcel as R-1.

10
11 Char Iverson clarified the Commission would support recommending an R-1 zoning request and
12 letting the City Council make the decision on if this should be allowed. She stated this is a
13 policy decision that the City Council would have to make regardless of the recommendation
14 from the Planning Commission.

15
16 City Attorney Schelzel stated under the Ordinance, the Planning Commission does need to make
17 a Report and Recommendation to the City Council on Zoning amendments and there are criteria
18 in the Staff report to guide this. He stated the Planning Commission can take a vote on the draft
19 Report and Recommendation as presented at this time, with a modification to recommend
20 approval of the roof color deviation as requested. If that vote fails, they could take a vote on
21 directing Staff to come back with a redrafted Report and Recommendation that would
22 recommend approval of the roof color design standard deviation and the residential parcel as
23 requested in the Application. This will allow Staff to draft the final Report and Recommendation
24 with the appropriate findings.

25
26 Commissioner Gonzalez made a motion, Seconded by Commissioner Murray to adopt the Draft
27 Report and Recommendation as presented with the change that the deviation for roof color be for
28 approval based on the finding that the negative impact of the roof color, which would not be
29 visible from most vantage points, would be outweighed by the overall positive effect of the
30 project on the area in which it is proposed and greater conformity with the policies behind the
31 standards as they relate to green roof and environmentally sensitive design, subject to further
32 data supporting such findings and the additional language for landscape, security, and safety
33 lighting. The motion failed 3-ayes and 3-nays (Young, Gruber, Flannigan).

34
35 Commissioner Flannigan made a motion, Seconded by Commissioner Gruber to direct staff to
36 prepare a Report and Recommendation for consideration at the Commission's next meeting
37 recommending:

- 38
39 (1) Approval of Design Review, except for the requested deviation for primary
40 exterior building material, but including approval of the deviation for roof color
41 based on the finding that the negative impact of the roof color, which would not
42 be visible from most vantage points, would be outweighed by the overall positive
43 effect of the project on the area in which it is proposed and greater conformity
44 with the policies behind the standards as they relate to green roof and
45 environmentally sensitive design, subject to further data supporting such findings;
46 and

- 1
2 (2) Approval of the PUD amendment for the revised site plan, subject to an additional
3 condition for landscape, security, and safety lighting; and
4
5 (3) Approval of Preliminary Plat Suidivision creating new PUD lot and residential lot;
6 and
7
8 (4) Approval of variances for lot depth and minimum lot size; and
9
10 (5) Approval of zoning to PUD/Planned Unit Development and R-1/Low Density
11 Single Family Residential District; and
12
13 (6) Approval of Comprehensive Plan Amendment to designated Parcel B to
14 Institutional/Public and One-Acre Single Family
15

16 The motion carried 5 ayes and 1 nay (Gonzalez).
17

18 Commissioner Gruber made a motion, Seconded by Commissioner Flannigan, to adjourn the
19 regular Planning Commission meeting and move to a workshop. The motion carried
20 unanimously.
21

22 The Planning Commission regular meeting was adjourned at 8:56 p.m.
23

24 The Planning Commission workshop was called to order at 9:05 p.m.
25
26

27 **AGENDA ITEM 6. Workshop Agenda Items:**
28

29 **a.) Meyer Place on Ferndale – 105 Lake St E**

30 **i. Review of concept plans**
31

32 Mr. Thomson stated Homestead Partners is proposing to redevelop the former Meyer Brothers
33 Dairy building at 105 Lake Street East. The proposed building would be four (4) stories in
34 height and would include 23 residential condominiums with 48 enclosed parking spaces. They
35 have requested a workshop with the Planning Commission to review the proposed building
36 design and receive any preliminary feedback that the Commission has. He provided background
37 on the zoning and comprehensive plan land use designation for the property.
38

39 Mr. Jeff Schoenwetter, JMS Custom Homes, stated the Meyer Dairy site has had development
40 issues and they are still working to clean up the chemicals and asbestos on the site. The
41 integrity of the project is about making a difference and doing custom condominiums. After
42 reviewing the comments from the Planning Commission, City Council and surrounding
43 residents, the concept plan was redesigned. This redesign makes for a more visually attractive
44 building and provides a grand statement at the corner of Ferndale Road and Lake Street. He
45 reviewed the changes in the site plan, building, green roof elements, roof top deck, planters,
46 lattices, and trellises.

1
2 Commissioner Gonzalez stated the Ordinance requires residential and retail space and the Comp
3 Plan identifies this area as mixed use. She asked where the retail or office space would be
4 located in the building.

5
6 Mr. Schoenwetter stated the proposal has no retail or office space.

7
8 Mr. Thomson stated the current zoning does require a mixed use building or commercial use on
9 the first floor. The comprehensive plan states that the properties on Lake Street, west of Barry
10 are encouraged to include retail or services, but it is not required. The Applicant would need to
11 request rezoning of the property if the application moves forward.

12
13 Commissioner Gonzalez asked if the Design Standards required mixed use.

14
15 Mr. Thomson stated he would look into this but the Design Standards would not typically
16 regulate use.

17
18 Commissioner Gonzalez asked what the price point would be for the proposed condominiums.

19
20 Mr. Schoenwetter stated the unit sizes vary and would range from \$700,000 to over \$1 million.
21 This will depend on the finishes, size, and amenities.

22
23 Commissioner Gonzalez asked how the Applicant would justify the variance requests for
24 building height, elevator structure height, and impervious surface coverage.

25
26 Mr. Schoenwetter stated the Ordinance is intended to provide an idea of what Lake Street would
27 look like in the future. This particular site is unique and a 3-story façade would not make a
28 grand statement. The Ordinance gives the latitude in a PUD to identify the intent and what
29 should be done with this property because it is the west end entrance into Wayzata. The
30 redesign makes for a more visually attractive building than what the standards specify.

31
32 Commissioner Flannigan asked what the effects of the height would be to the neighboring
33 residents.

34
35 Mr. Schoenwetter stated the previous building designs may have visually impacted the
36 neighborhood but they had pulled back from the rear property line and stepped back the façade.

37
38 Commissioner Flannigan asked what about the location made retail or office space unnecessary
39 in this project.

40
41 Mr. Schoenwetter stated they are not asking for subsidy from the City to clean up the site and
42 ground water or demolish the building. This is a private development, and they have looked at
43 the site and what the code suggests. They want to build a project that is successful in the
44 community. Wayzata is oversupplied with retail, and the economics of retail does not work.
45 Requiring a retail component would not make this project successful. The neighbors expressed

1 concerns about the uncertainty of commercial or retail space and the effects this would have on
2 their neighborhoods. They would like to see residential property in this area.

3
4 Commissioner Flannigan stated this may not be the right place for retail, and there are areas where
5 these types of projects do make sense.

6
7 Commissioner Young stated he liked the project design, and that it would do a lot for Lake Street
8 and provide an entrance to Wayzata. The project would be a PUD, and there is plenty of retail
9 and office space in the City. He would be less interested in this project if it contained mixed use.

10
11 Commissioner Gruber stated she was not in favor of the design and the stucco exterior. She
12 asked if the developer had considered more elegant designs. She stated there has been a ramp up
13 of residences for wealthy people, but she does not see this reflected in the proposed design.
14 Wayzata deserves better design. She would like to see this design more stylized.

15
16 Chair Iverson stated the mass and density of the project is too much. She asked what effects the
17 additional traffic would have on the area. The back of the building is not good to look at. She
18 asked the Developer to be more innovative. There is no affordable housing left in Wayzata.

19
20 Mr. Schoenwetter stated the design they presented 4-months ago had complied with the
21 Ordinance for density, hard cover, and size and was very plain. They are significantly reducing
22 the hardcover on the site and the Ordinance does allow them to build a square box with a high
23 twenty condominium count but they are proposing a building the market and the neighbors are
24 asking for.

25
26 Commissioner Flannigan stated \$700,000 to \$800,000 starting price is not unrealistic for prime
27 real estate. Affordable housing on Lake Street is not realistic. He does not think every home in
28 Wayzata should be \$1 million home but those located in prime areas should be expected to be
29 valued higher. The market is driving the value and the price point of the homes should not be in
30 the discussions.

31
32 Chair Iverson stated she would like to see a softer façade. She stated there is no affordable
33 housing in Wayzata and the Commission needs to be mindful of what will happen in the
34 community moving forward.

35
36 Commissioner Gonzalez stated she liked the additional green space and the use of different
37 exterior materials. These are preliminary drawings and may change when the application is
38 presented. She asked if the Developer would be asking for TIF funding for the project.

39
40 Mr. Schoenwetter stated they were not requesting TIF funding but if it were offered then he
41 could reduce the unit costs.

42
43 Commissioner Gonzalez asked what justification the Applicant would have for a 4-story building
44 on this site.

45

1 Mr. Schoenwetter stated a PUD gives the City greater latitude and the Developer greater risk and
2 flexibility to propose the best possible project. The City is getting the best designed project for
3 the site.

4
5 Mr. Tim Whitten, Whitten Associates, stated the challenge with designing for the location is the
6 Ordinance and Design Standards are rigid and does not allow for a design that would be better
7 for the location and the neighbors. The design offers a greater setback from the neighboring
8 properties and a green roof for better viewing. Wayzata has approved 3-story building with a
9 rooftop space. This requires additional height for elevators and equipment, making the height
10 significantly more than 3-stories. The design presented puts the rooftop space on the third floor
11 so that the overall height is less than what a standard 3-story building would be. The Design
12 Standards allow for 4 different exterior materials and they are using one of the materials. They
13 also designed the building to have movement.

14
15 Commissioner Murray asked what negative feedback there had been from the neighborhood.

16
17 Mr. Whitten stated they have been working with the neighborhood to create a building they
18 would like to see and they have worked closely with a resident from the neighborhood, who is an
19 architect. They plan to continue this process throughout the project.

20
21 Chair Iverson suggested the applicant consider bringing other building proposals to a future
22 meeting for discussion.

23
24
25 **AGENDA ITEM 7. Other Items:**

26
27 **a.) Review of Development Activities**

28
29 Mr. Thomson stated the City Council would be discussing 201/259 East Lake Street for a 4-
30 building project during a workshop on April 5. The Council would be reviewing the Parking
31 Ordinance on April 5 and the Tree Ordinance in May.

32
33 **b.) Other Items**

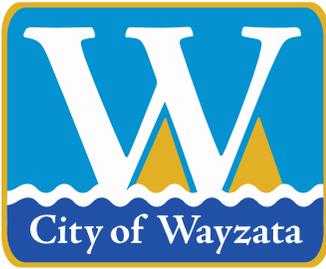
34
35 There were no other items.

36
37 **AGENDA ITEM 8. Adjournment.**

38
39 The workshop meeting was adjourned at 10:06 p.m.

40
41 Respectfully submitted,

42
43 Tina Borg
44 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:
Ken Willcox

City Council:
Bridget Anderson
Johanna McCarthy
Andrew Mullin
Steven Tyacke

**Interim City
Manager:**
Doug Reeder

Date: April 15, 2016
To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Subject: Development Application – UUCM, 2030 Wayzata Blvd E

Planning Commission Review

The Planning Commission reviewed the development application for the Unitarian Universalist Church of Minnetonka at 2030 Wayzata Blvd East on March 21, 2016 and April 4th. At the April 5th meeting, the Planning Commission voted five (5) to (1) to direct staff to prepare a Report and Recommendation with the following recommendations:

- Approval of the Design Review, including:
 - Denial of the requested Design Standards Deviation for the primary exterior building material,
 - Approval of the requested Design Standards Deviations or the roof color based on the finding that the negative impact of the roof color, which would not be visible from most vantage points, would be outweighed by the overall positive effect of the project on the area in which it is proposed, and greater conformity with the policies behind the Design Standards as they relate to green roof and environmentally sensitive design, subject to further data supporting such findings.
- Approval of the PUD Amendment for the revised site plan, subject to the conditions discussed, including additional language for landscape, security, and safety lighting;
- Approval of the Preliminary Plat Subdivision creating a new PUD lot and residential lot
- Approval of variances for lot depth and minimum lot size
- Approval of rezoning to PUD/Planned Unit Development and R-1/Low Density Single Family Residential
- Approval of the Comprehensive Plan Amendment to designate Parcel B to Institutional/Public and One-Acre Single Family

Additional Information

The applicant has submitted additional information regarding the white roof and exterior

PC 4/18/2016

building materials, which is included on Attachment A.

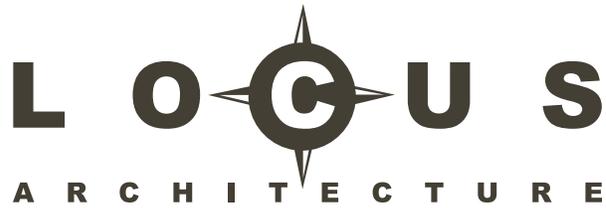
Planning Commission Report and Recommendation

City staff has included a draft Planning Commission Report and Recommendation, included as Attachment B, which reflects the action taken at the April 5th Planning Commission meeting. The draft Report and Recommendation includes the following conditions of approval:

- The Project must be constructed in compliance with the Architectural Plans dated March 31, 2016 and Civil Engineering Plans dated March 30, 2016.
- The one-way drive lanes in front of the building must a minimum of 18 feet in width.
- All exterior lighting, including parking lot lighting and artificially illuminated signs, must be turned off at the close of business or by 10:00 p.m., whichever occurs later. This condition does not apply to exterior lighting that is used exclusively for safety and security purposes.
- The wetland delineation report must be reviewed and confirmed by the City Engineer prior to issuance of a building permit for construction of the project. The parking lot and all site improvements must meet the setback requirements from the wetland boundary, as confirmed by the City Engineer.
- [P]rior to submitting a building permit application to the City for construction of a new house on the residential lot, the owner of the lot must submit preliminary house plans for review and approval by the Planning Commission and City Council for compliance with the Wayzata Subdivision and Zoning Ordinances.

Attachments

- Attachment A (page 1): Additional Information from Applicant
- Attachment B (page 67): Draft Planning Commission Report and Recommendation
- Attachment C (page 84): Design Critique (No Changes from April 4th PC Meeting)
- Attachment D (page 98): Plans (No Changes from April 4th PC Meeting)



Memorandum

Date: 2016/04/14

Purpose: Berridge Metal Panel Finish Information

From: Locus Architecture

Dear Madame Chair and Commissioners,

See below for finish warranty information requested by the Planning Commission.

We would like to reiterate that metal panels that can be refinished as needed and recycled at the end of their life without entering the waste stream is a desirable sustainability goal. We feel this is a strong inducement for using this panel for the UUCM project in fitting with the belief system of Unitarian Universalism.

The paint is not a glossy, metallic or reflective finish. The paint is flat in nature, it will reflect some light but there is no visible sheen. The neutral colors chosen tend to augment the flat nature of the paint.

We are also including some additional information from Berridge regarding the LEED possibilities for their products. While UUCM is not pursuing LEED certification at this time, the use of this product is evidence that UUCM is attempting to be careful stewards of the environment by using such products wherever possible.

Thank you,

Wynne G. Yelland

===

Berridge Warranty Information

Contact: Ben Bradford // bbradford@berridge.com // (913) 227-0855

Quoted from Ben Bradford, the representative from Berridge (April 13, 2016):

"If installation follows the very specific guidelines written by our engineers there should be no issue with reaching a 20-30 year life period for the material. The installation instructions are located under the products tab on our website for each specified material option"

Warranties:

*Warranties come with the purchase of Berridge materials. Each warranty has an individual application to be completed and accepted once the building is complete.

*Berridge Website contains PDF's for more detailed information along with applications for each warranty.

20 YEAR PAINT WARRANTY

Berridge offers a 20-year finish warranty for the Kynar 500® Hylar 5000™ PVDF resin-based coatings which it applies on its continuous coil coating line. Berridge finish warranties are issued upon successful completion of the following requirements:

- Submission & acceptance of paint finish warranty application
- Payment in full of all material invoices
- No warranty is issued unless requested by the customer within one year of material invoice date

WHAT IS LEED®?

Leadership in Energy and Environmental Design (LEED) is an internationally recognized certification system established by the U.S. Green Building Council (USGBC) whose goal is to promote integrated, whole-building design practices and standards for green, sustainable building and community designs emphasizing energy savings, water efficiency, CO2 emissions reductions, improved indoor environmental quality, and stewardship of resources and their impacts on the environment.

LEED® 2009 for New Construction and Major Renovations is one component of LEED v3 and is the latest version of the USGBC's green building certification program. It recognizes seven key areas:

- Sustainable Sites (SS)** - 26 Possible Points
- Materials & Resources (MR)** - 14 Possible Points
- Water Efficiency (WE)** - 10 Possible Points
- Energy & Atmosphere (EA)** - 35 Possible Points
- Indoor Environmental Quality (IEQ)** - 15 Possible Points
- Innovation in Design (ID)** - 6 Possible Points
- Regional Priority (RP)** - 4 Possible Points

Points are awarded to each category listed above depending on building performance on certain requirements and standards set forth by LEED® 2009. Points are then totaled and LEED® 2009 certification is granted based on the total point levels shown below:

- LEED Certified** - 40 to 49 points
- LEED Silver** - 50 to 59 points
- LEED Gold** - 60 to 79 points
- LEED Platinum** - 80 points and above

Summary

The use of Berridge Manufacturing metal roofing products can directly contribute up to 3 LEED® 2009 credits for Heat Island Effect and Recycled Content, but when a “whole-building design” approach is implemented, metal roofing combined with other concerted efforts, products and building systems can contribute to other LEED® 2009 credits mentioned herein as well as others credits not listed.

While every effort has been made to provide accurate information, applicants for LEED® Certification should verify compliance with a LEED® expert. For more information on LEED® 2009 certification visit www.usgbc.org.

HOW CAN USING BERRIDGE PRODUCTS CONTRIBUTE TO A LEED® CERTIFICATION ON NEW CONSTRUCTION OR MAJOR RENOVATIONS?

Sustainable Sites - Berridge Manufacturing Company cool metal roofs have Solar Reflectance Index values that meet or exceed LEED® 2009 criteria for the SS Credit 7.2 as detailed below.

SS Credit 7.2: Heat Island Effect - Roof (1 Point)

Intent - To reduce heat islands to minimize impacts on microclimates and human and wildlife habitats.

Requirement - Use roofing materials with a solar reflectance index (SRI) equal to or greater than the values shown below for a minimum of 75% of the roof surface.

For low-sloped roofs ≤ 2:12
SRI must be 78 or greater

For steep-sloped roofs > 2:12
SRI must be 29 or greater

Refer to the chart of SRI values for information on solar reflectance, thermal emittance and Solar Reflectance Index (SRI) values for all Berridge cool metal roof colors.

Berridge SRI Values

For steep-slope roofs greater than 2:12, all Berridge colors (except Award Blue) meet or exceed LEED® 2009 requirements. For low slope roofs less than or equal to 2:12, Almond and Natural White meet or exceed LEED® 2009 requirements.

Disclaimer: Due to different testing methods employed by various laboratories and paint suppliers these values may vary slightly. Refer to www.berridge.com technical bulletins for the most up-to-date information or contact BMC directly.

BERRIDGE COLORS	SOLAR REFLECTIVITY	EMISSIVITY	SRI
Almond	67.10	0.90	82
Aged Bronze	29.66	0.86	30
Antique Copper Cote	29.30	0.85	29
Award Blue	17.20	0.83	12
Bristol Blue	30.30	0.86	31
Buckskin	39.71	0.86	43
Burgundy	30.05	0.85	30
Champagne	34.95	0.85	36
Charcoal Grey	29.64	0.87	30
Colonial Red	33.03	0.85	34
Copper Brown	29.57	0.87	30
Copper-Cote	45.24	0.87	51
Dark Bronze	28.20	0.91	30
Deep Red	38.54	0.84	41
Forest Green	29.08	0.85	29
Hartford Green	28.20	0.90	30
Hemlock Green	30.92	0.83	30
Lead-Cote	32.90	0.90	35
Matte Black	28.70	0.91	30
Medium Bronze	31.39	0.85	32
Natural White	75.93	0.84	93
Parchment	51.72	0.83	58
Patina Green	34.42	0.86	36
Preweathered Galvalume	33.61	0.80	32
Royal Blue	29.90	0.90	32
Shasta White	60.00	0.84	70
Sierra Tan	34.81	0.84	36
Teal Green	28.10	0.89	29
Terra-Cotta	31.66	0.83	31
Zinc-Cote	52.45	0.87	61
Zinc Grey	37.88	0.84	40
Satin Finish Galvalume	74.00	0.14	67
Acrylic Coated Galvalume	67.00	0.06	55

Materials & Resources - Berridge Manufacturing Company's metal products are made from 32.3% recycled content and are 100% recyclable at the end of their life. Reusing, recycling or salvaging Berridge metal products can help contribute to the following LEED® 2009 credits:

MR Credit 1.1: Building Reuse:

Maintain 55%, 75% or 95% of Existing Walls, Floors & Roof (1-3 Points)

Intent - To extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

Requirement - Maintain the existing building structure (including structural floor and **roof decking**) and envelope (the exterior skin and framing, excluding window assemblies and non-structural roofing material). The minimum percentage building reuse for each point threshold is as follows:

Building Reuse 55% (1 Point)

Building Reuse 75% (2 Point)

Building Reuse 95% (3 Point)

Hazardous materials that are remediated as a part of the project must be excluded from the calculation of the percentage maintained. If the project includes an addition that is more than 2 times the square footage of the existing building, this credit is not applicable.

MR Credit 2: Construction Waste Management (1-2 Points)

Intent - To divert construction and demolition debris from disposal in landfills and incineration facilities. Redirect recyclable recovered resources back to the manufacturing process and reusable materials to appropriate sites.

Requirement - Recycle and/or salvage nonhazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout. The minimum percentage debris to be recycled or salvaged for each point threshold is as follows:

Recycled or Salvaged 50% (1 Point)

Recycled or Salvaged 75% (2 Points)

MR Credit 3: Materials Reuse (1-2 Points)

Intent - To reuse building materials and products to reduce demand for virgin materials and reduce waste, thereby lessening impacts associated with the extraction and processing of virgin resources.

Requirement - Use salvaged, refurbished or reused materials, the sum of which constitutes at least 5% or 10%, based on cost, of the total value of materials on the project. The minimum percentage materials reused for each point threshold is as follows:

Reused Materials 5% (1 Point)

Reused Materials 10% (2 Points)

MR Credit 4: Recycled Content (1-2 Points)

Intent - To increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.

Requirement - Use materials with recycled content such that the sum of post consumer recycled content plus 1/2 of the preconsumer content constitutes at least 10% or 20%, based on cost, of the total value of the materials in the project. The minimum percentage materials recycled for each point threshold is as follows:

Recycled Content 10% (1 Point)

Recycled Content 20% (2 Points)

Berridge Recycled Steel

Total Recycled Content 32.9%

Post-consumer Recycled Content 25.6%

Pre-consumer Recycled Content 6.8%

MR Credit 5: Regional Materials (1-2 Points)

Intent - To increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

Requirement - Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% or 20%, based on cost, of the total materials value. If only a fraction of a product or material is extracted, harvested, or recovered and manufactured locally, then only that percentage (by weight) can contribute to the regional value. The minimum percentage regional materials for each point threshold is as follows:

Regional Materials: 10% (1 Point)

Regional Materials: 20% (2 Points)

Primary Steel Mills:

Processing Location: Indiana Harbor West Plant, East Chicago, IN 46312

Extraction Locations: United Taconite, Ishpeming, MI 49849
Northshore Mine, Silver Bay, MN 55614

Processing Locations: Fairfield Works, Fairfield, AL 35064

Extraction Locations: Minntac, Mt. Iron, MN 55768
Keetac, Keewatin, MN 55753

Manufacturing Locations:

Painted: Berridge Manufacturing Company, San Antonio, TX 78218

Manufactured: Berridge Manufacturing Company, Seguin, TX 78155

Alternate Manufacturing Location: Location of Berridge Portable Roll Former used to site-form panels

All Berridge Manufacturing Company's architectural metal products are made from AZ-50 Galvalume steel extracted, harvested or recovered from various mines in the United States as noted above. Documentation from Berridge's steel providers is inconclusive in regards to the exact extraction locations for all raw materials and recycled content. Therefore it is not possible for Berridge to verify or document a primary extraction, harvesting or recovery location. As such, Berridge recommends verifying compliance with a LEED® expert.

Water Efficiency - Berridge Manufacturing Company cool metal roofs can be used as a surface for non-potable rainwater collection and thus can contribute LEED® 2009 criteria for water efficiency when integrated with rainwater collection systems.

WE Credit 1: Water Efficiency Landscaping (2-4 Points)

Intent - To limit or eliminate the use of potable water or other natural surface or subsurface water resources available on or near the project site for landscape irrigation.

Requirement - Reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case. Reductions must be attributed to any combination of the following items:

- Plant species, density and microclimate factor
- Irrigation efficiency
- Use of captured rainwater
- Use of recycled wastewater
- Use of water treated and conveyed by a public agency specifically for non-potable uses

Reduce by 50% (2 points)

No Potable Water Used for Irrigation (4 points)

WE Credit 2: Innovative Wastewater Technologies (2 Points)

Intent - To reduce wastewater generation and potable water demand while increasing the local aquifer recharge.

Requirement - Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (e.g., water closets, urinals) or non-potable water (e.g., **captured rainwater**, recycled graywater, on-site or municipally treated wastewater).

Indoor Environmental Quality

IEQ Credit 4.1: Low-Emitting Materials—Adhesives and Sealants (1 Point)

Berridge Manufacturing Company recommends using Tremco Spectrum I, Dow Corning 790, Pecora 890NST, DuraLink or Titebond Metal Roof Sealant with Berridge architectural metal products. When Berridge metal products are used for indoor product applications, the aforementioned sealants meet or exceed LEED® 2009 criteria for IEQ Credits as indicated below.

Intent - To reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

Requirement - All adhesives and sealants used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with South Coast Air Quality Management District (SCAQMD) Rule #1168 stating VOC contents of indoor sealants must be less than the maximum limit of 250 grams/liter.

Tremco Spectrum I contains 0 g/L of VOC

Dow Corning 790 contains 50 g/L of VOC

Pecora 890NST contains 98 g/L of VOC

DuraLink contains less than 19 g/L of VOC

Titebond Metal Roof Sealant contains 9 g/L of VOC

Memorandum

Date: 2016/04/14

Purpose: White Roof Documentation

From: Locus Architecture

Dear Madame Chair and Commissioners,

See below for documentation regarding “cool roofs.”

The **bold** is the organization/guideline involved followed by the link/citation and a quick view of the details.

This establishes a narrative that LEED calls for a roof with an SRI of 78 on a low slope roof. This is supported by a progressive building code for a cold climate similar to ours (Chicago in this case which has adopted cool roof standards as part of their building code). The City of Chicago building code makes a reference to the “Cool Roof Rating Council” as a body of authority from which they are drawing information (see image for a snapshot). We are also including the full presentation from the Cool Roof Rating Council in PDF supporting their opinion.

Thank you,

Wynne G. Yelland

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LEED Guidelines for Roofs:

<http://www.usgbc.org/credits/reqss7o13>

The screenshot shows the USGBC website interface for LEED credit 'High-reflectance and vegetated roofs' (REQ557o13). It includes a search bar, a 'CREDIT LIBRARY' button, and a 'Requirements' section. The requirements state that roofing materials must have an SRI equal to or greater than the values in Table 1 for a minimum of 75% of the roof area. Table 1 lists SRI values for different roof slopes: 5% (SRI 78), Low (> 2-12) (SRI 78), and Steep (> 2-12) (SRI 78). There are also social media sharing options and a 'Sample forms' link.

Roof slope	SRI
5%	78
Low (> 2-12)	78
Steep (> 2-12)	78

City of Chicago Building Code (Adopted) Division 13 - Energy Efficiency and Environmental Protection:

[http://library.amlegal.com/nxt/gateway.dll/Illinois/chicagobuilding/buildingcodeandrelatedexcerptsofthemunic?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:chicagobuilding_il](http://library.amlegal.com/nxt/gateway.dll/Illinois/chicagobuilding/buildingcodeandrelatedexcerptsofthemunic?f=templates$fn=default.htm$3.0$vid=amlegal:chicagobuilding_il)

18-13-101.5.4 Solar reflectance.

All roof exterior surfaces shall have a minimum solar reflectance as specified in Section [18-13-101.5.4.1](#) through Sections [18-13-101.5.4.3](#) when (i) tested in accordance with ASTM E903 or ASTM E1918, (ii) tested with a portable reflectometer at near ambient conditions, (iii) labeled by the Cool Roof Rating Council, or (iv) labeled as an Energy Star qualified roof product. Any product that has been rated by the **Cool Roof Rating Council** or by Energy Star shall display a label verifying the rating of the product.

(Added Coun. J. 11-5-08, p. 45090, § 2)

18-13-101.5.4.1 Low-sloped roofs.

Roofing materials used in roofs with slopes of a rise of 0 units in a horizontal length of 12 units (0:12 pitch) up to and including roofs with slopes of a rise of 2 units in a horizontal length of 12 units (2:12 pitch) (“low-sloped”) shall meet the following requirements:

1. Low-sloped roofs permitted on or after April 22, 2009 in conjunction with a new building or structure shall utilize roofing products that meet or exceed an initial reflectance value of 0.72 or a three-year installed reflectance value of 0.5 as determined by the Cool Roof Rating Council or by Energy Star.

Cool Roof Rating Council:

<http://coolroofs.org>

Little heating penalties for cool roofs

- Low sun availability
- Snow on the roof
- Most heating is in early morning and evening
- All colors look black in dark (night)

The slide features a graphic at the bottom showing a city skyline with buildings and trees, and the Concordia University logo on the right.

Cool Roofs in Cold Climates: Effect of snow on roof

Hashem Akbari

Heat Island Group

Concordia University, Montreal, Canada

Tel: 514-848-2424 x3201

E_mail: Hashem@HashemAkbari.com, Hashem.Akbari@Concordia.ca

CRRC Meeting, Reno Arizona

13 June 13



Disclaimer

- “But oh, I'm just a soul whose intentions are good
Oh Lord, please don't let me be misunderstood”
- This presentation is only valid when combined with my comments.
- Please do not quote this presentation.
- Published literature are cited.
- New materials can be quoted after they are published.

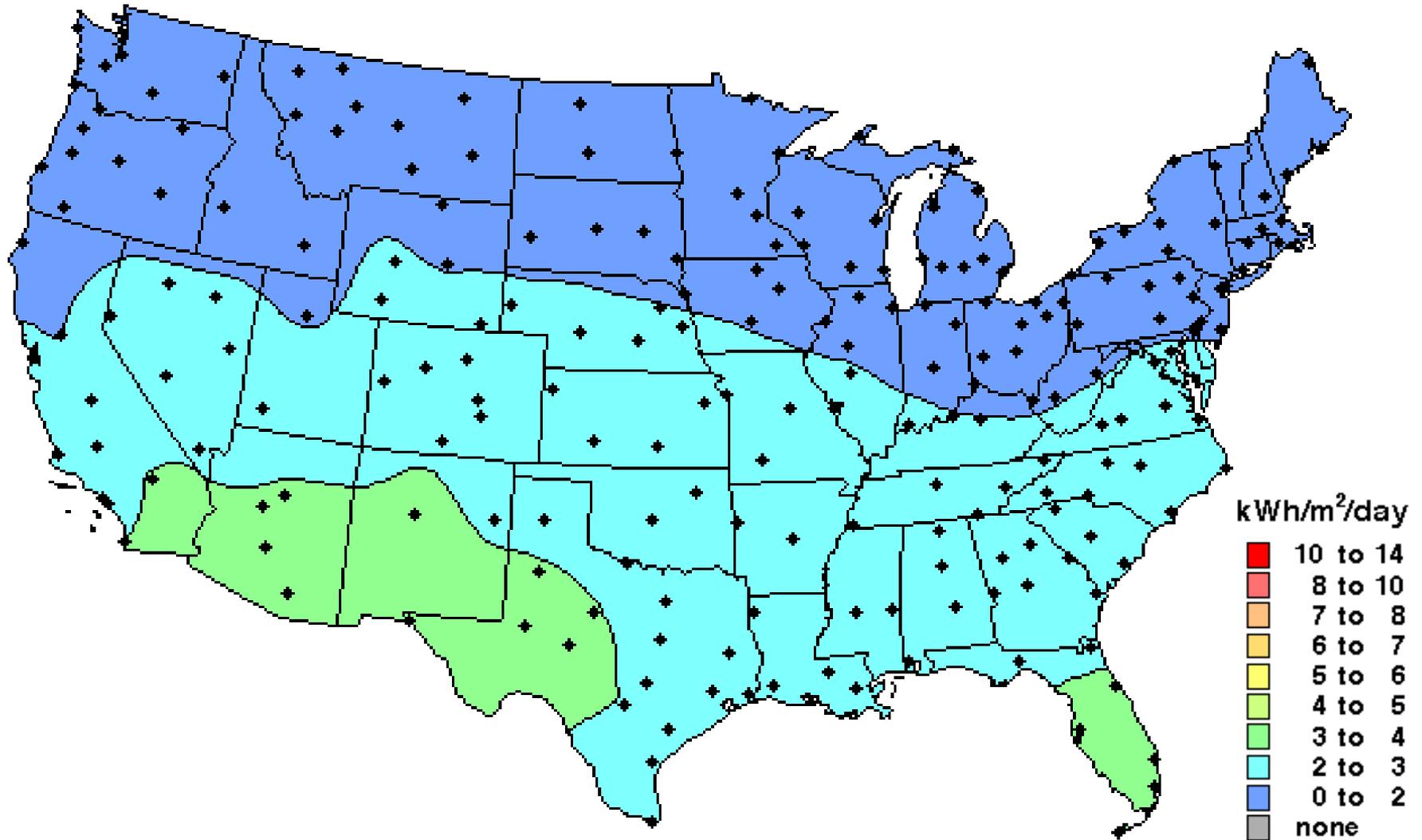


Winter = Little solar availability

- Lower sun angle
- Cloudier sky
- Shorter daytime hours



Average daily solar radiation: January



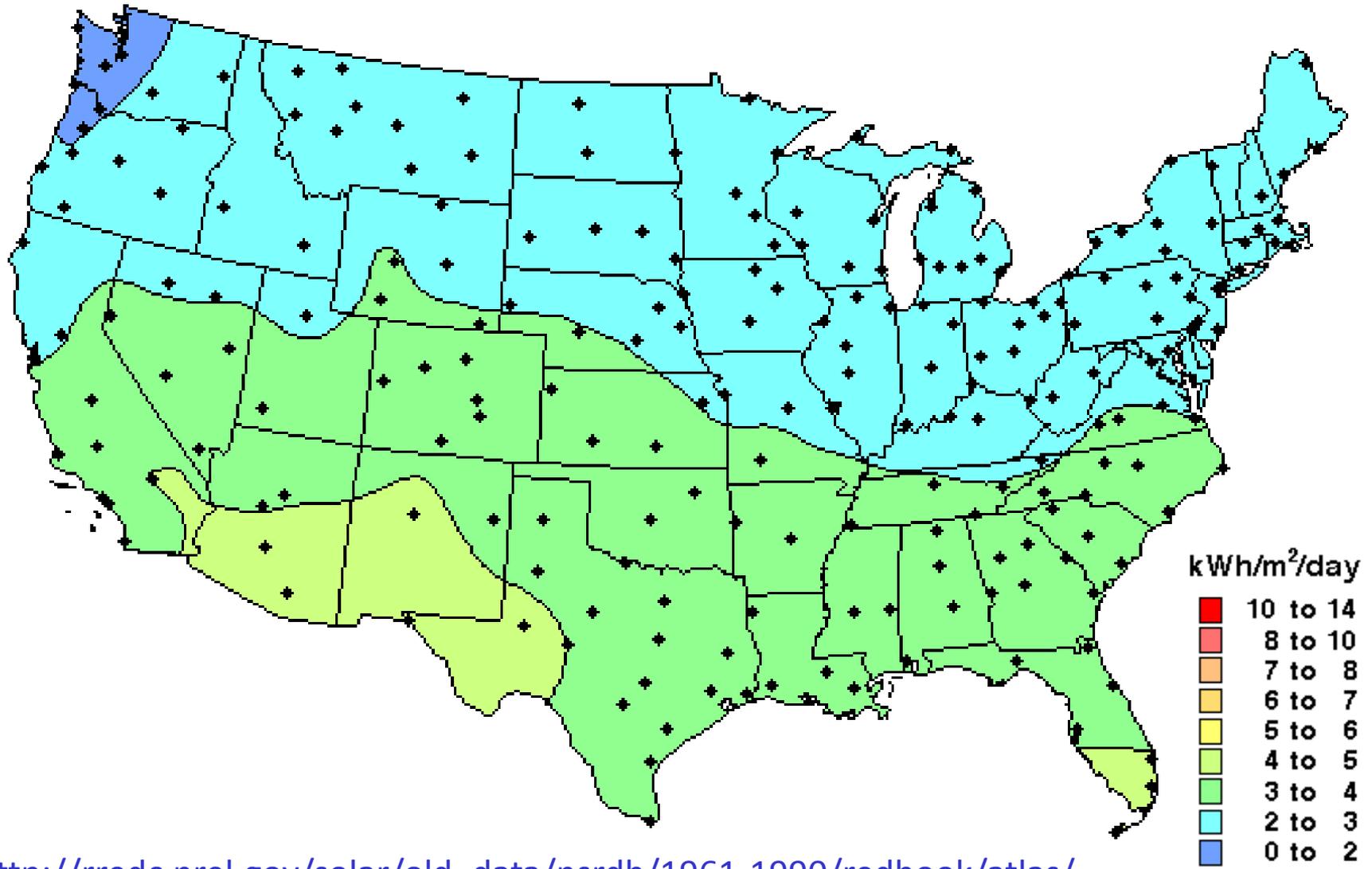
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Average daily solar radiation: February



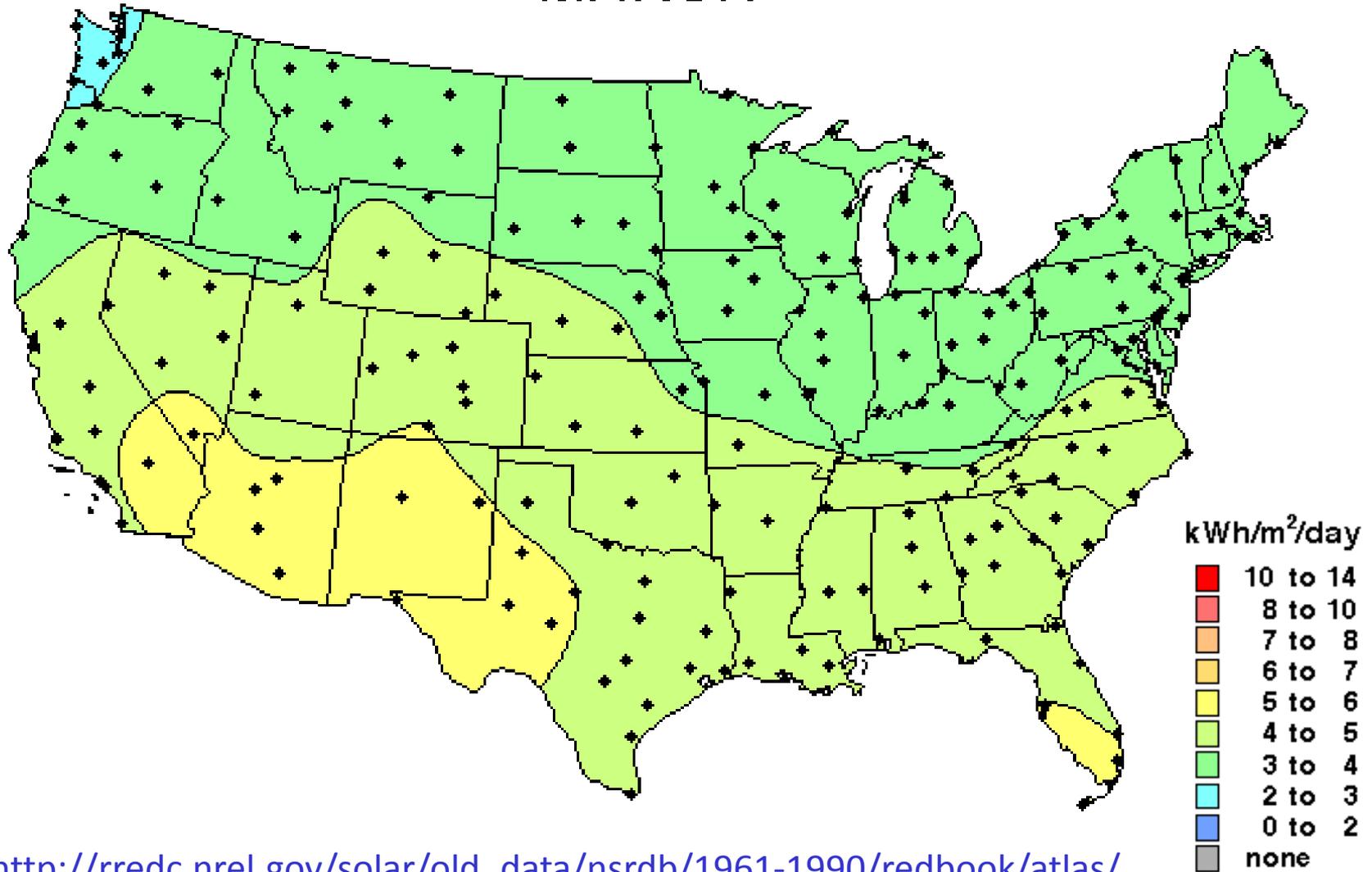
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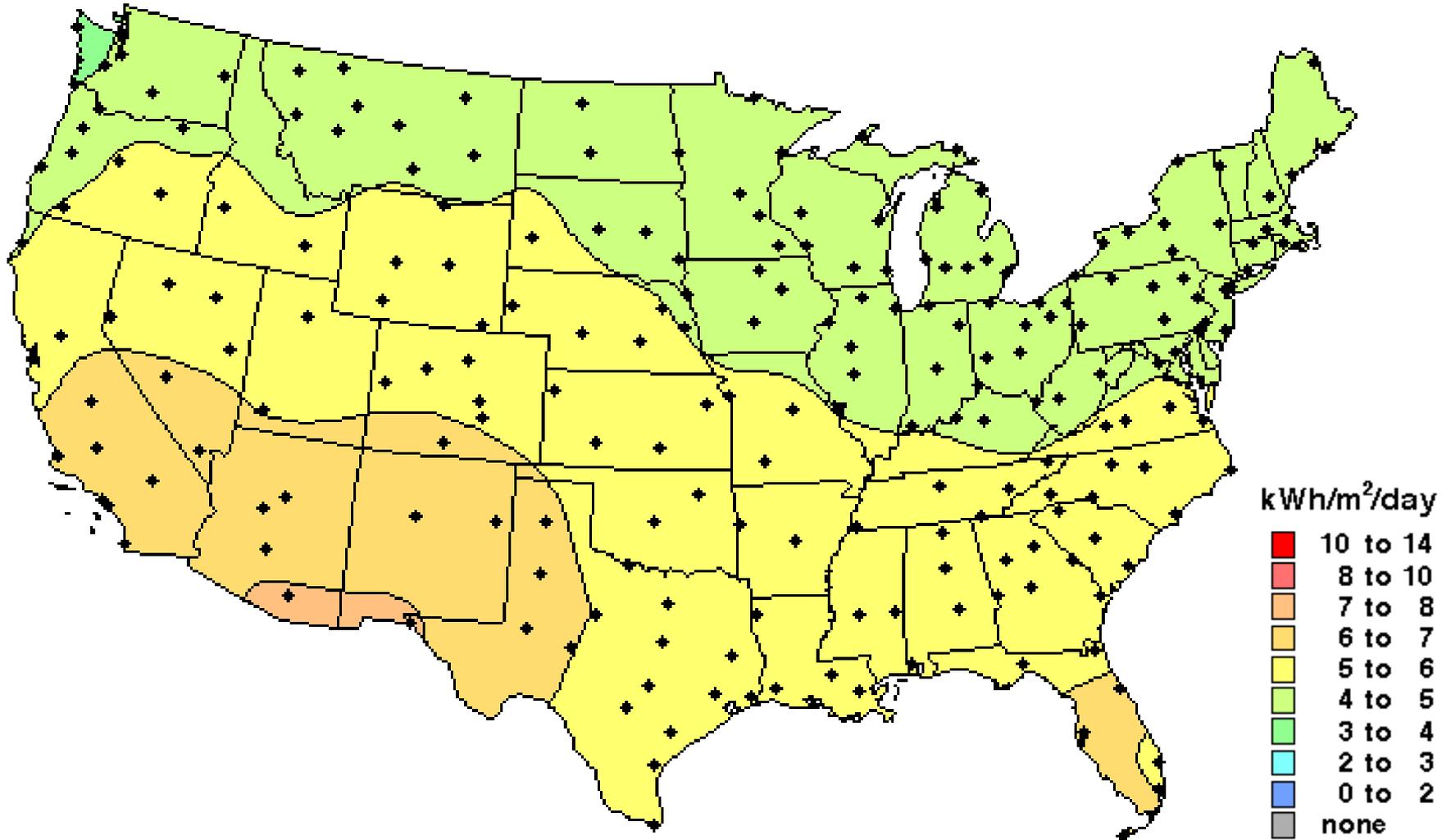
Average daily solar radiation: March



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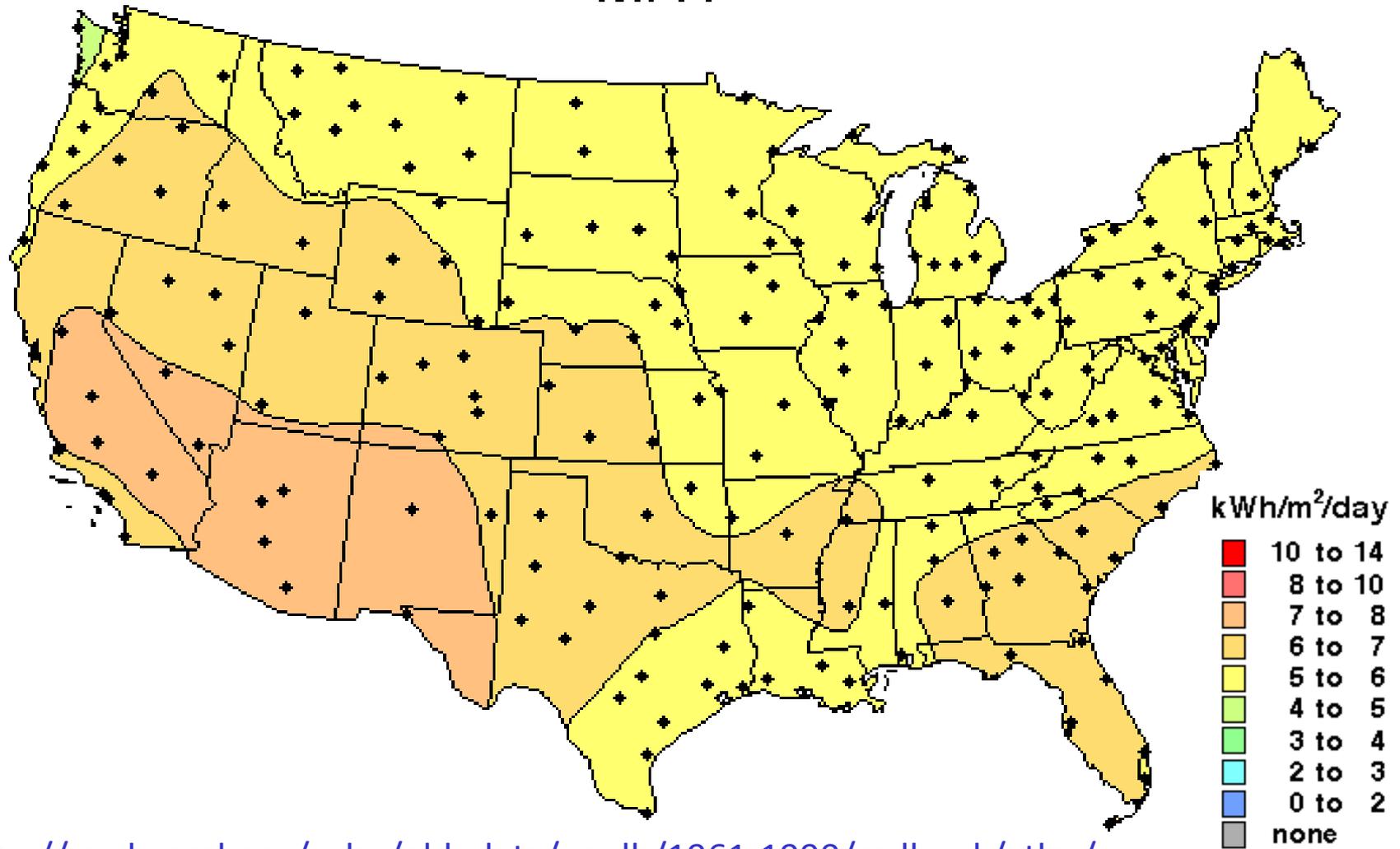
Average daily solar radiation: April



http://rredc.nrel.gov/solar/old_data/nsrdb/1961-1990/redbook/atlas/



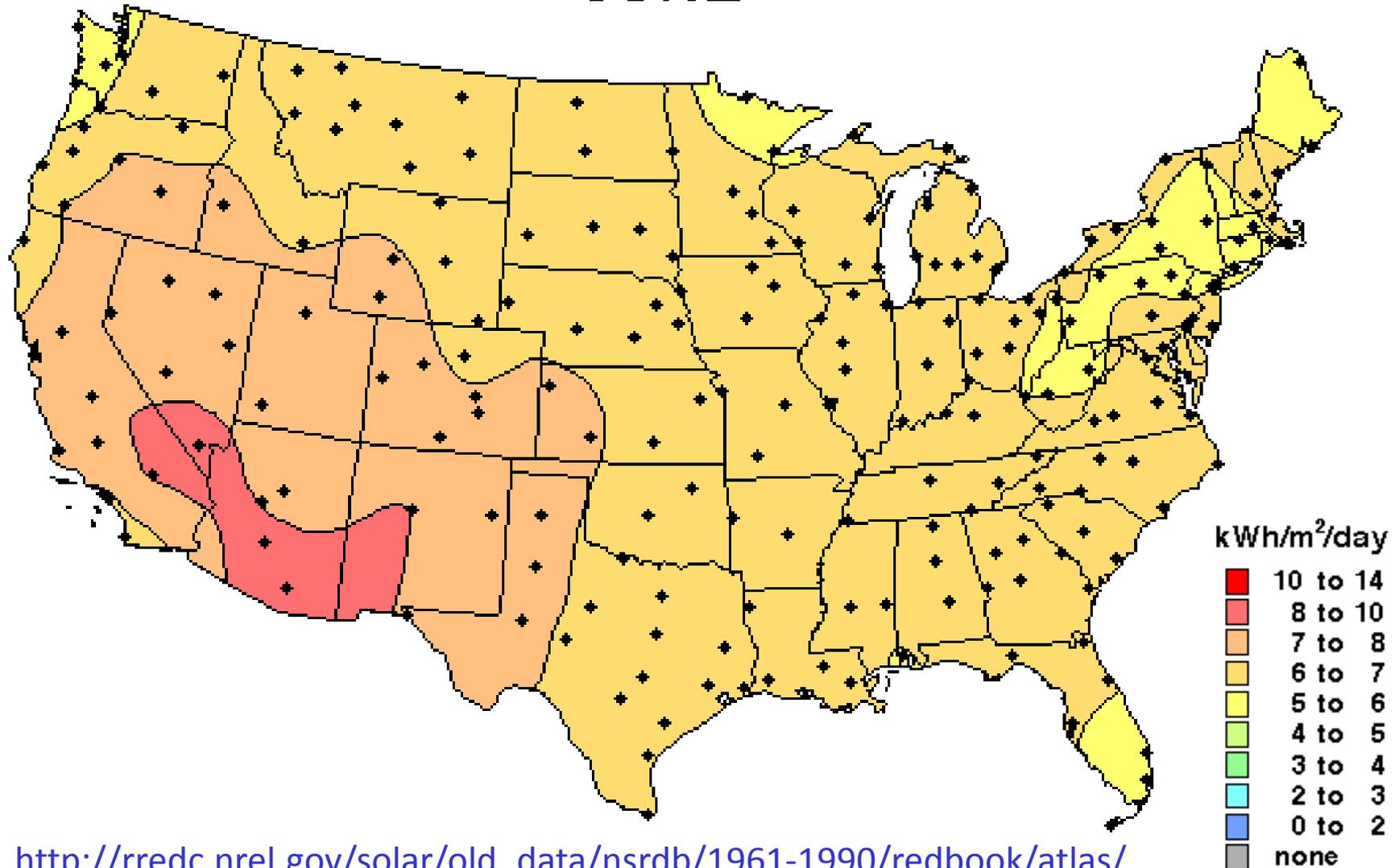
Average daily solar radiation: May



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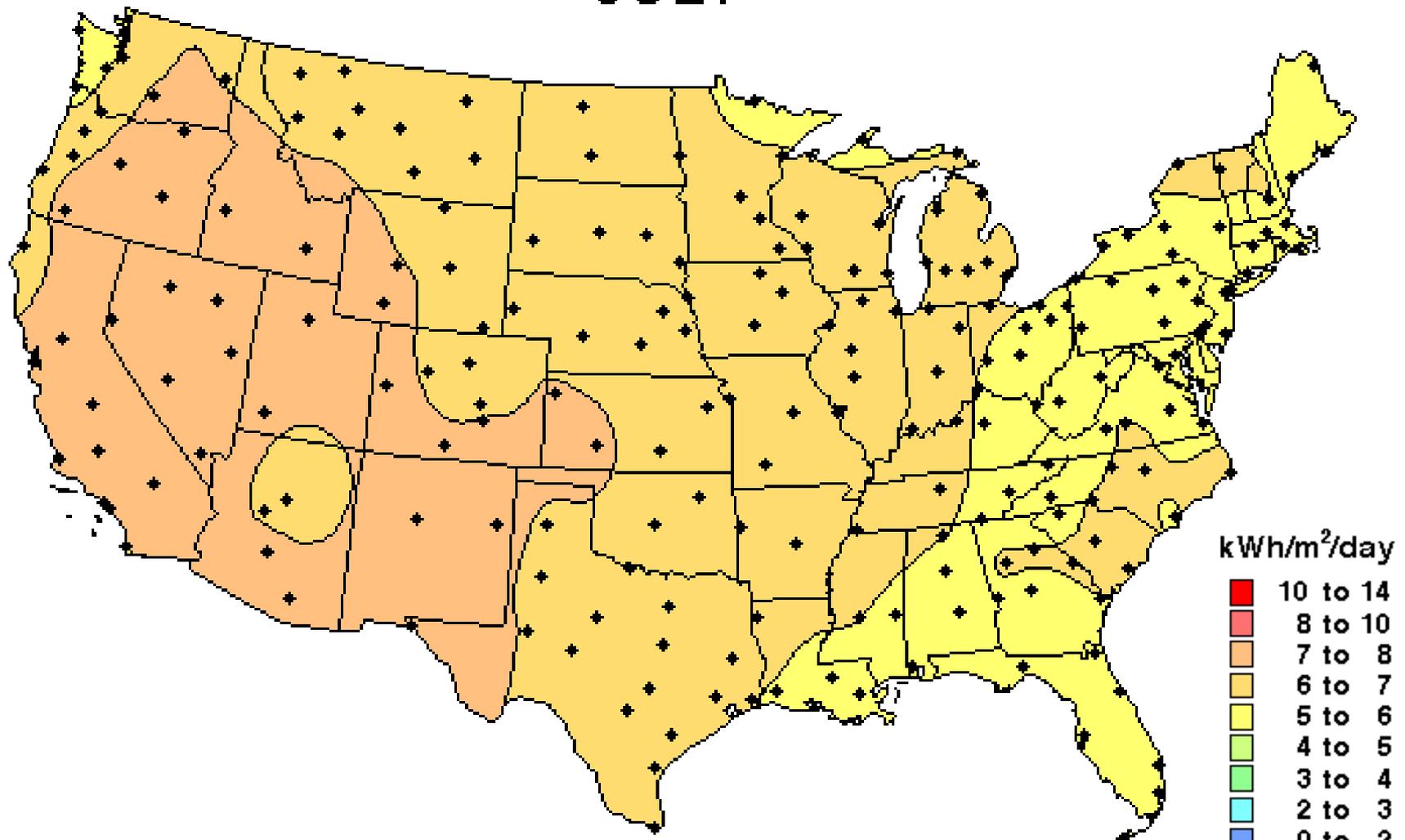
Average daily solar radiation: June



http://rredc.nrel.gov/solar/old_data/nsrdb/1961-1990/redbook/atlas/



Average daily solar radiation: July



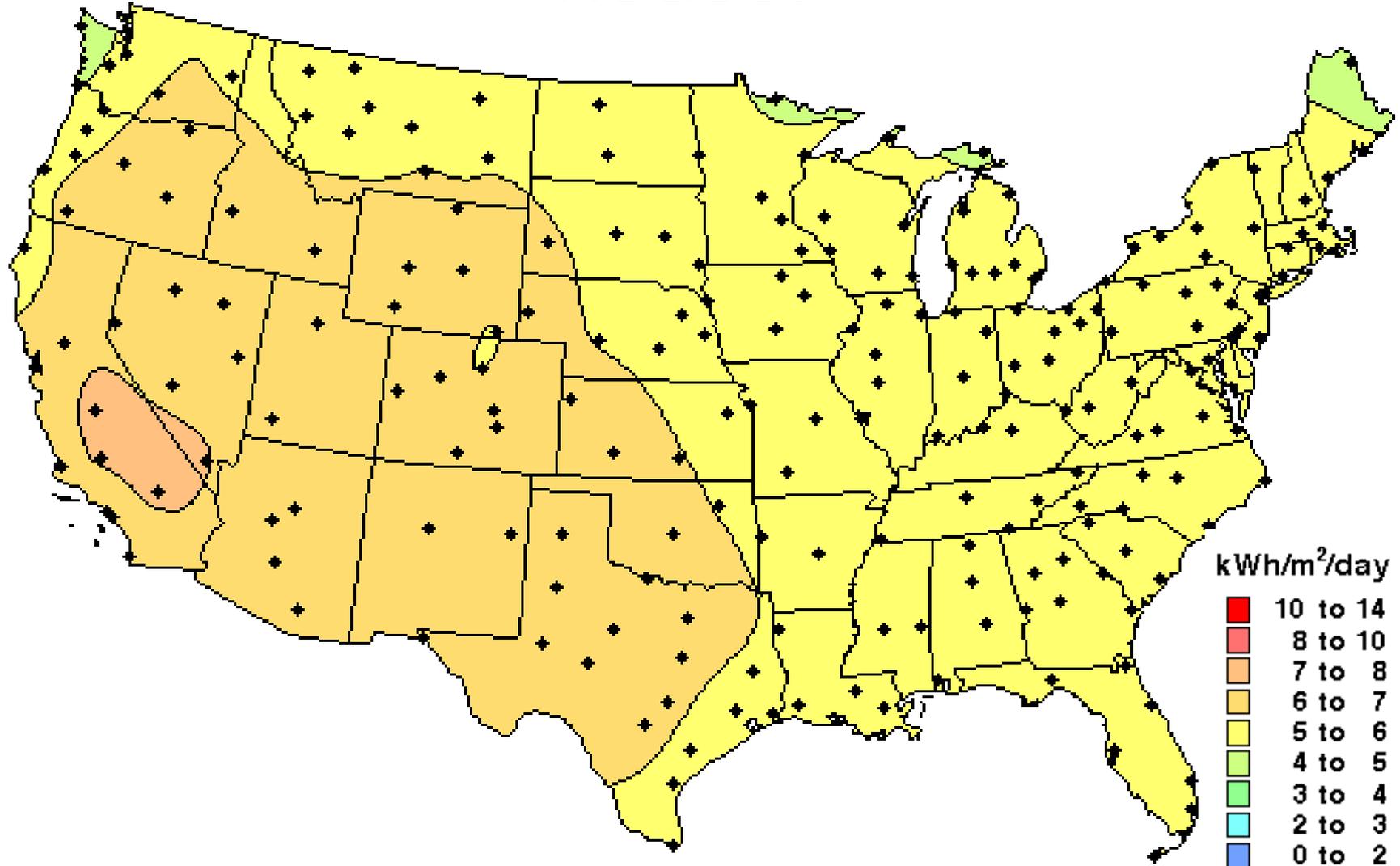
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Average daily solar radiation: August



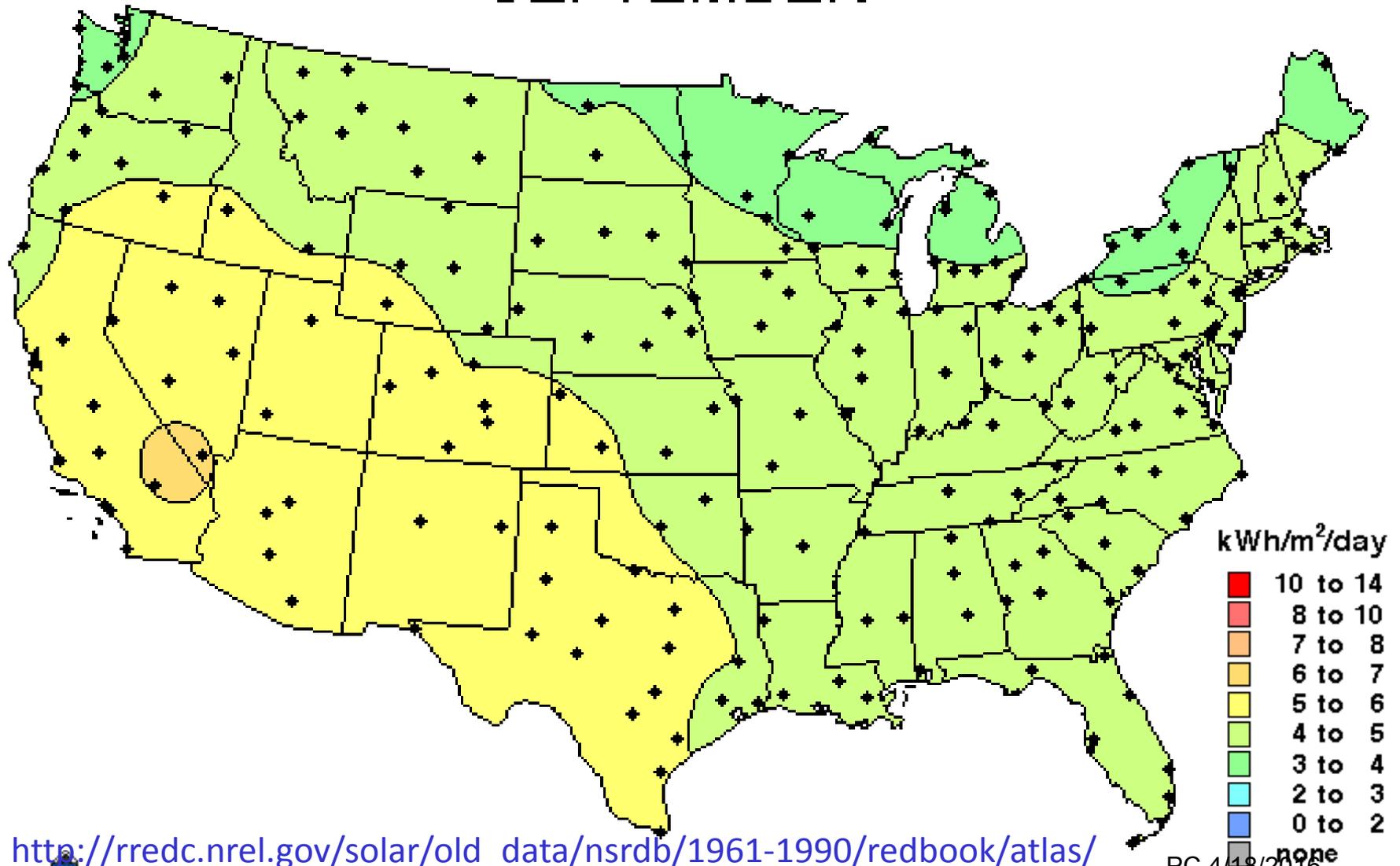
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Average daily solar radiation: September

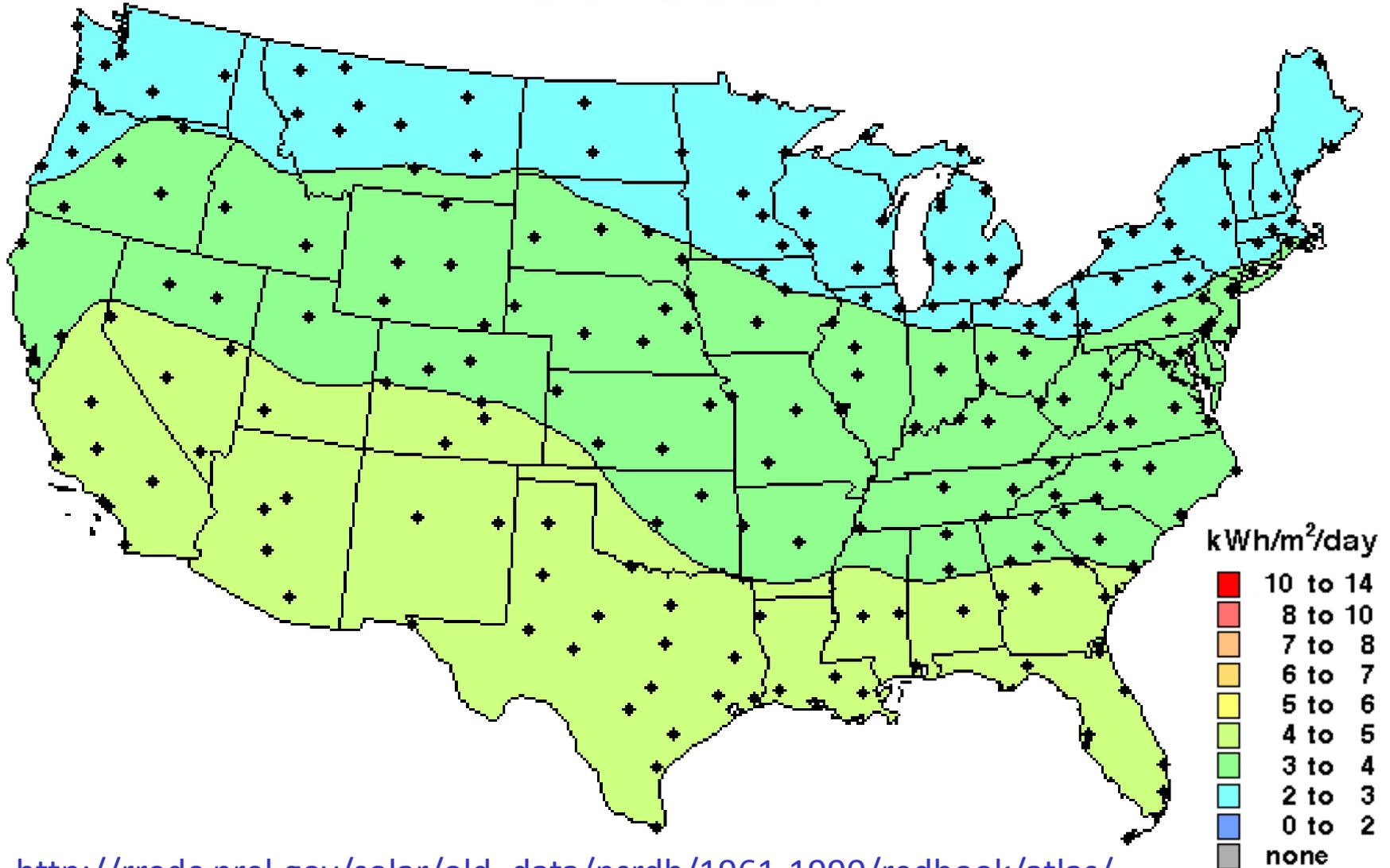


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Average daily solar radiation: October



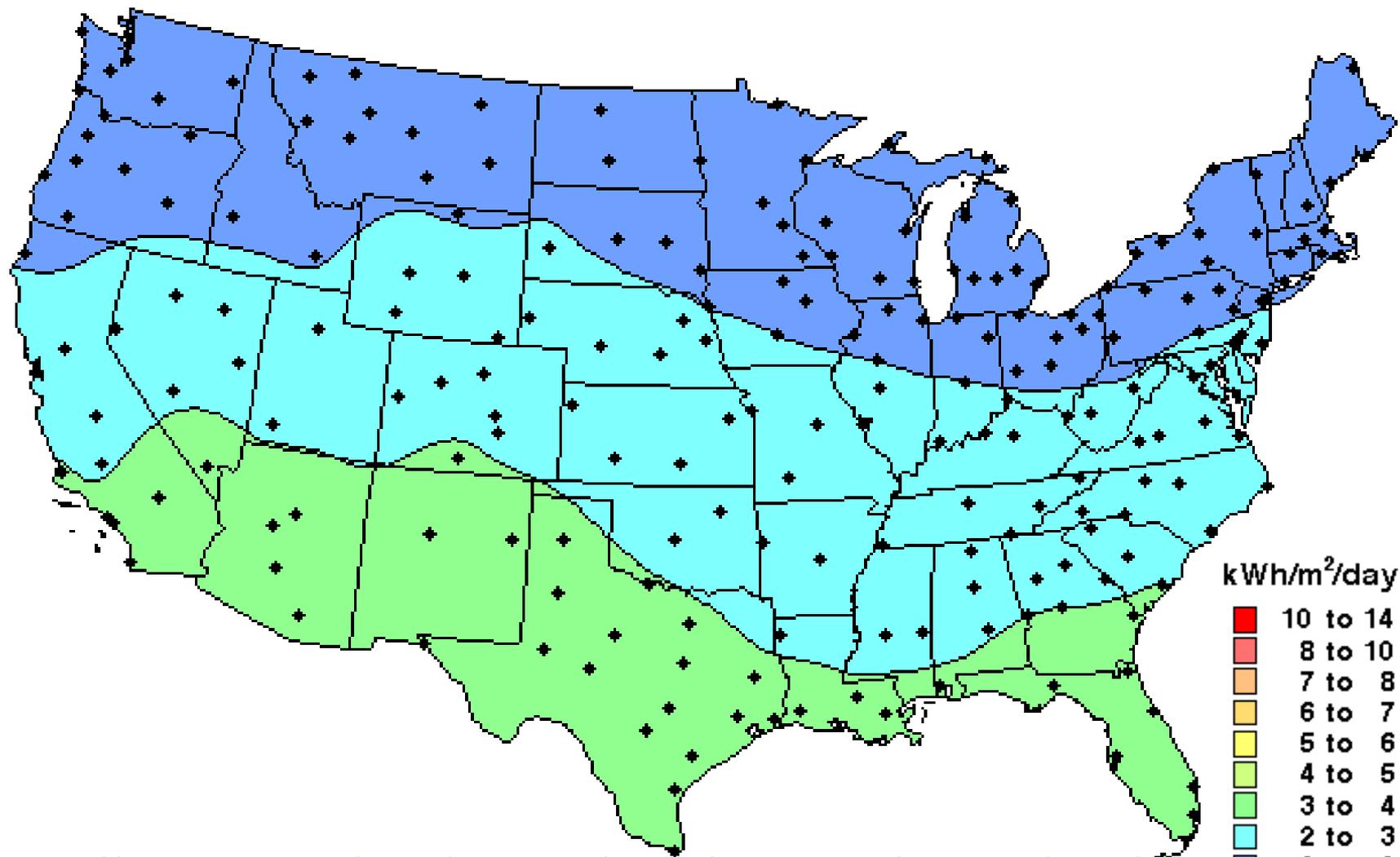
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Average daily solar radiation: November



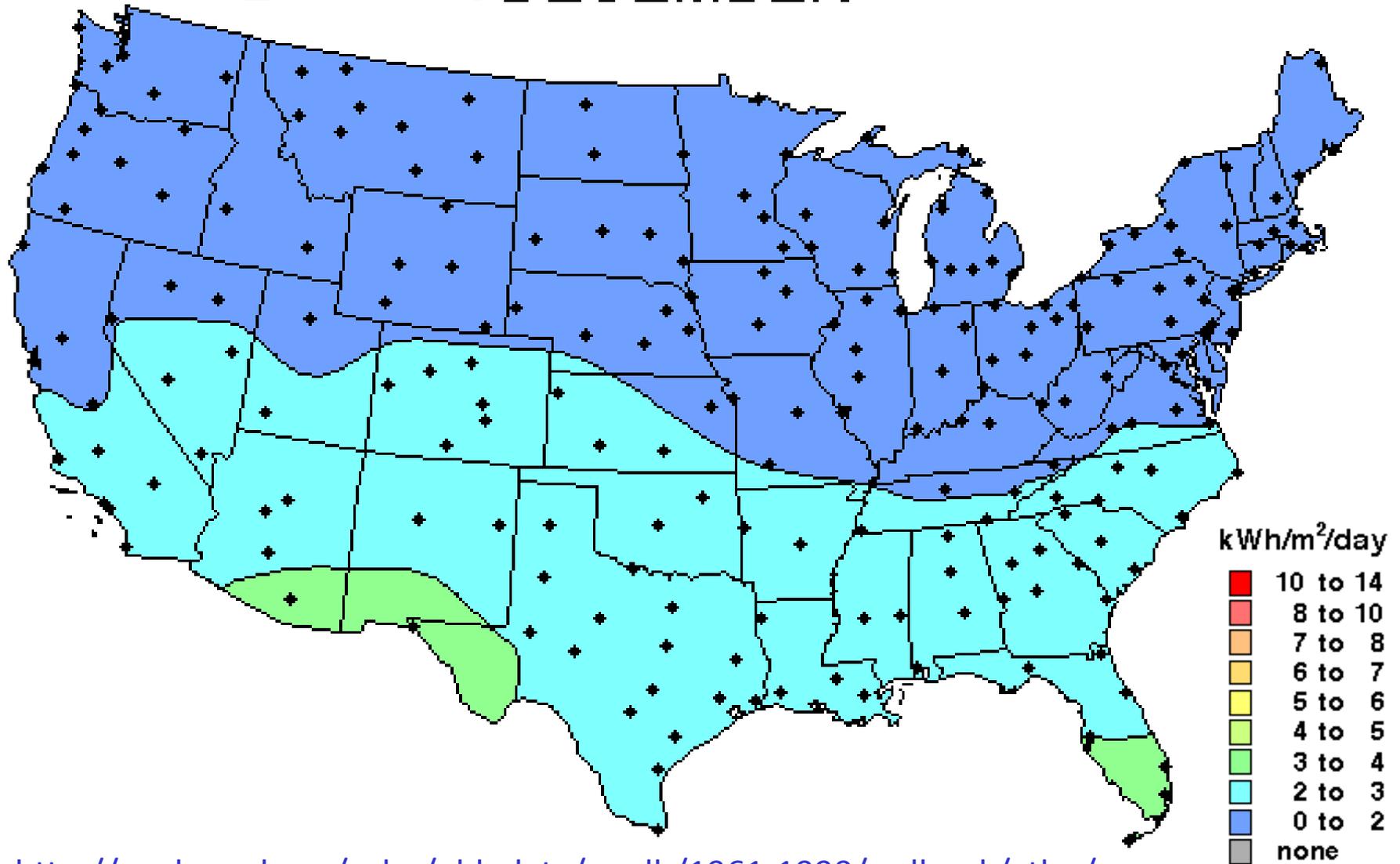
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Average daily solar radiation: December



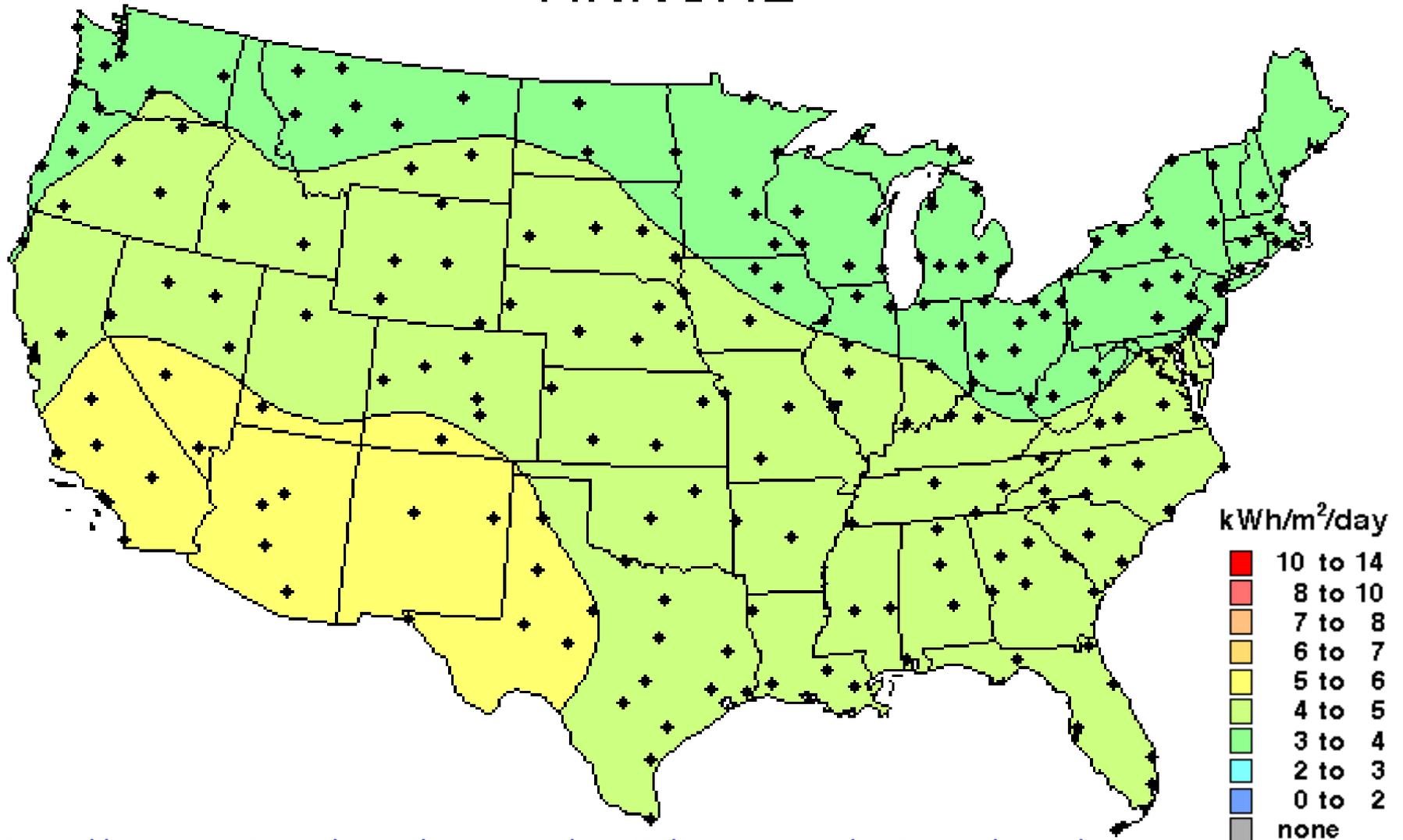
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Average daily solar radiation: Annual



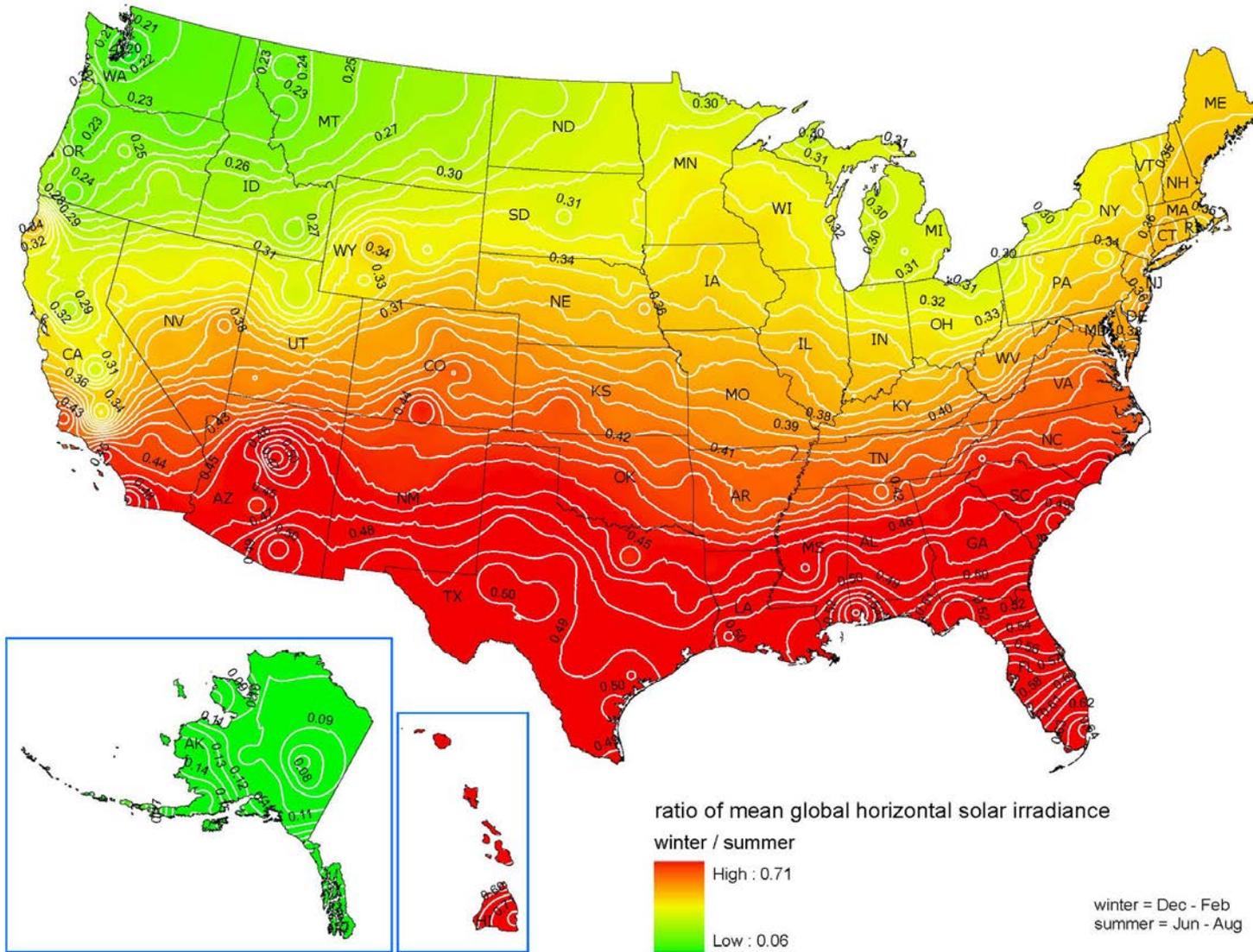
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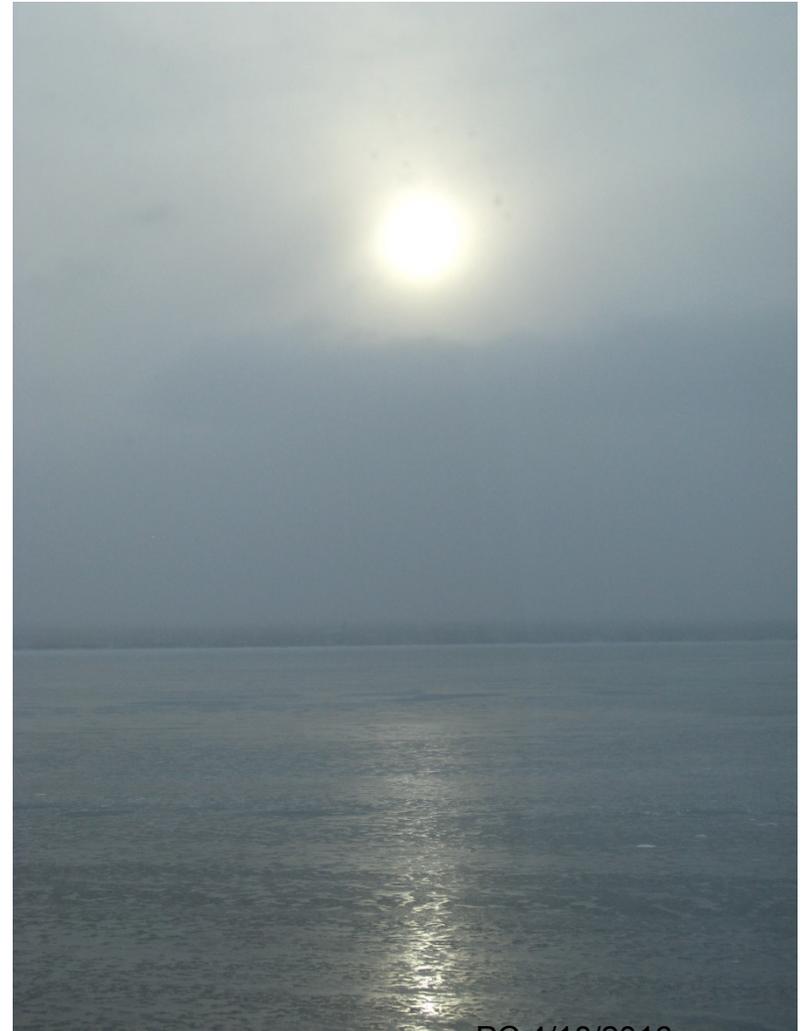
Mean winter/summer solar horizontal irradiance



Source: LBNL Heat Island Group



Winter in Montreal



Little heating penalties for cool roofs

- Low sun availability
- Snow on the roof
- Most heating is in early morning and evening
- All colors look black in dark (night)



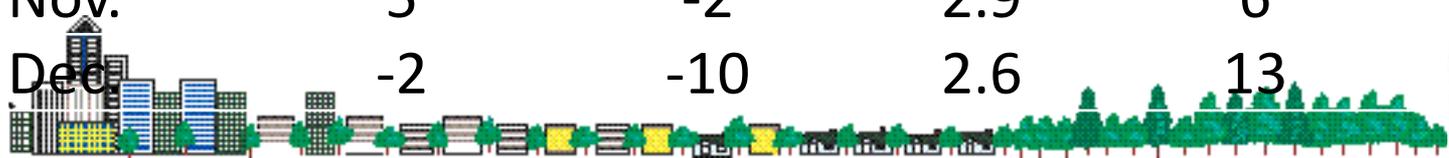
Calgary, Alberta weather

Month of year	Av. Daily Max. Temp. (°C)	Av. Daily Min. Temp. (°C)	Av. hours Sun (per day)	Av. Days with Snowfall	Av. Depth Snow on Ground (cm)
Jan.	-3	-15	3.8	10	6
Feb.	0	-12	5	8	4
Mar.	4	-8	5.7	9	3
Apr.	11	-2	7.3	6	1
May	16	3	8.2	2	0
Jun.	20	7	9.3	0	0
Jul.	23	9	10.2	0	0
Aug.	23	8	9.1	0	0
Sep.	18	4	6.9	2	0
Oct.	12	-1	5.8	4	0
Nov.	3	-9	4.1	8	2
Dec.	-1	-13	3.6	8	4



Montreal, Quebec weather

Month of year	Av. Daily Max. Temp. (°C)	Av. Daily Min. Temp. (°C)	Av. hours Sun (per day)	Av. Days with Snowfall	Av. Depth Snow on Ground (cm)
Jan.	-6	-15	3.3	16	15
Feb.	-4	-13	4.4	12	18
Mar.	2	-7	5.1	9	13
Apr.	11	1	5.8	3	1
May	19	8	7.4	0	0
Jun.	24	13	8.2	0	0
Jul.	26	16	8.8	0	0
Aug.	25	14	7.8	0	0
Sep.	20	9	5.8	0	0
Oct.	13	3	4.5	1	0
Nov.	5	-2	2.9	6	1
Dec.	-2	-10	2.6	13	8



Toronto, Ontario weather

Month of year	Av. Daily Max. Temp. (°C)	Av. Daily Min. Temp. (°C)	Av. hours Sun (per day)	Av. Days with Snowfall	Av. Depth Snow on Ground (cm)
					
Jan.	-1	-7	2.8	12	7
Feb.	0	-6	3.9	9	7
Mar.	5	-2	5	6	3
Apr.	11	4	6.2	2	0
May	18	10	7.4	0	0
Jun.	24	15	8.3	0	0
Jul.	26	18	8.9	0	0
Aug.	25	17	7.8	0	0
Sep.	21	13	6.3	0	0
Oct.	14	7	4.8	0	0
Nov.	7	2	2.8	3	0
Dec.	2	-4	2.4	10	0



Ottawa, Ontario weather

Month of year	Av. Daily Max. Temp. (°C)	Av. Daily Min. Temp. (°C)	Av. hours Sun (per day)	Av. Days with Snowfall	Av. Depth Snow on Ground (cm)
Jan.	-6	-15	3.3	15	21
Feb.	-4	-13	4.4	11	25
Mar.	2	-7	5.2	8	20
Apr.	11	1	6.3	3	2
May	19	8	7.4	0	0
Jun.	24	13	8.4	0	0
Jul.	26	15	8.9	0	0
Aug.	25	14	8	0	0
Sep.	20	10	5.7	0	0
Oct.	12	4	4.4	1	0
Nov.	5	-2	2.8	5	1
Dec.	-3	-10	2.6	13	1



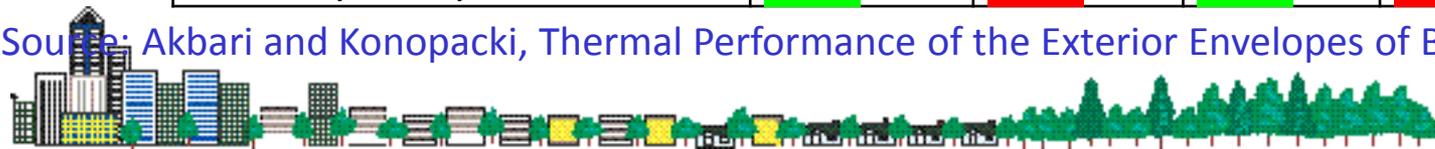
Winnipeg, Manitoba weather

Month of year	Av. Daily Max. Temp. (°C)	Av. Daily Min. Temp. (°C)	Av. hours Sun (per day)	Av. Days with Snowfall	Av. Depth Snow on Ground (cm)
Jan.	-13 	-23 	3.9 	12 	18 
Feb.	-9	-19	4.9	8	20
Mar.	-1	-11	5.8	7	13
Apr.	10	-2	8	3	3
May	19	5	9.2	1	0
Jun.	23	11	9.4	0	0
Jul.	26	13	10.2	0	0
Aug.	25	12	9	0	0
Sep.	19	6	6	0	0
Oct.	11	0	4.7	2	0
Nov.	-1	-10	3.1	9	5
Dec.	-10	-19	3.2	11	10

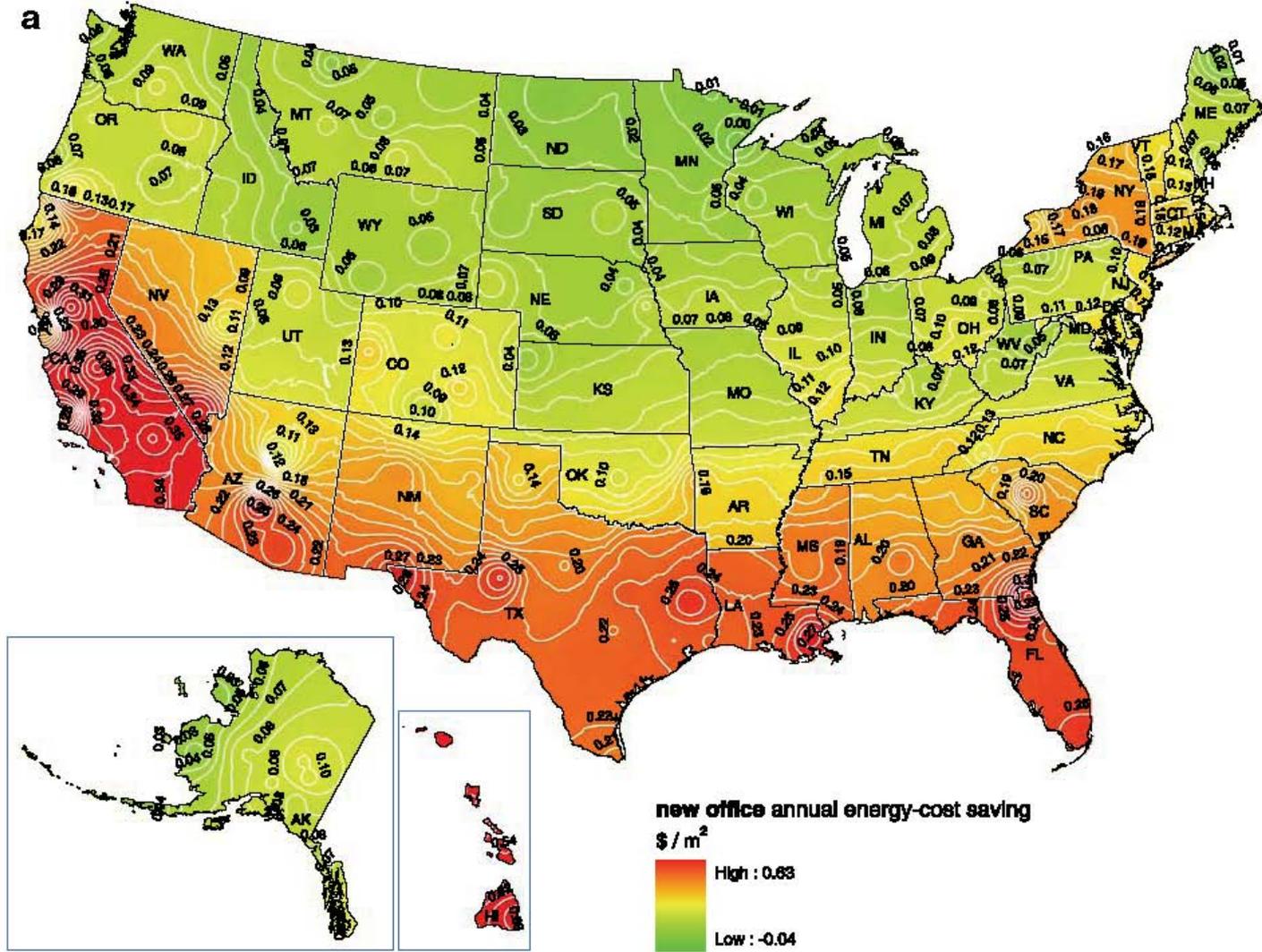
Cooling and heating energy use

	Old office		New office	
	a = 0.5	a = 0.2	a = 0.5	a = 0.2
Chicago				
Elec (kWh/m ²)	33.0	34.8	25.5	26.6
Gas (kBtu/m ²)	342.0	333.9	229.3	224.5
Total (\$/m ²)	4.51	4.62	3.32	3.38
New York City				
Elec (kWh/m ²)	31.4	33.3	24.5	25.6
Gas (kBtu/m ²)	288.4	282.5	194.4	190.9
Total (\$/m ²)	5.75	5.95	4.30	4.41
Philadelphia				
Elec (kWh/m ²)	35.0	37.4	27.0	28.4
Gas (kBtu/m ²)	247.6	239.2	158.4	153.3
Total (\$/m ²)	5.61	5.85	4.14	4.27
Washington DC				
Elec (kWh/m ²)	40.0	42.6	30.8	32.2
Gas (kBtu/m ²)	195.3	188.0	119.1	114.9
Total (\$/m ²)	3.97	4.12	2.88	2.95

Source: Akbari and Konopacki, Thermal Performance of the Exterior Envelopes of Buildings, Vol. 1998.



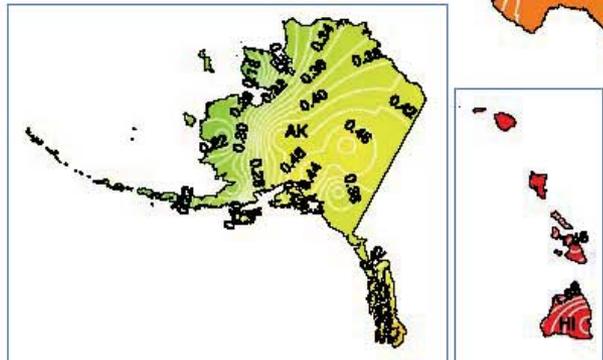
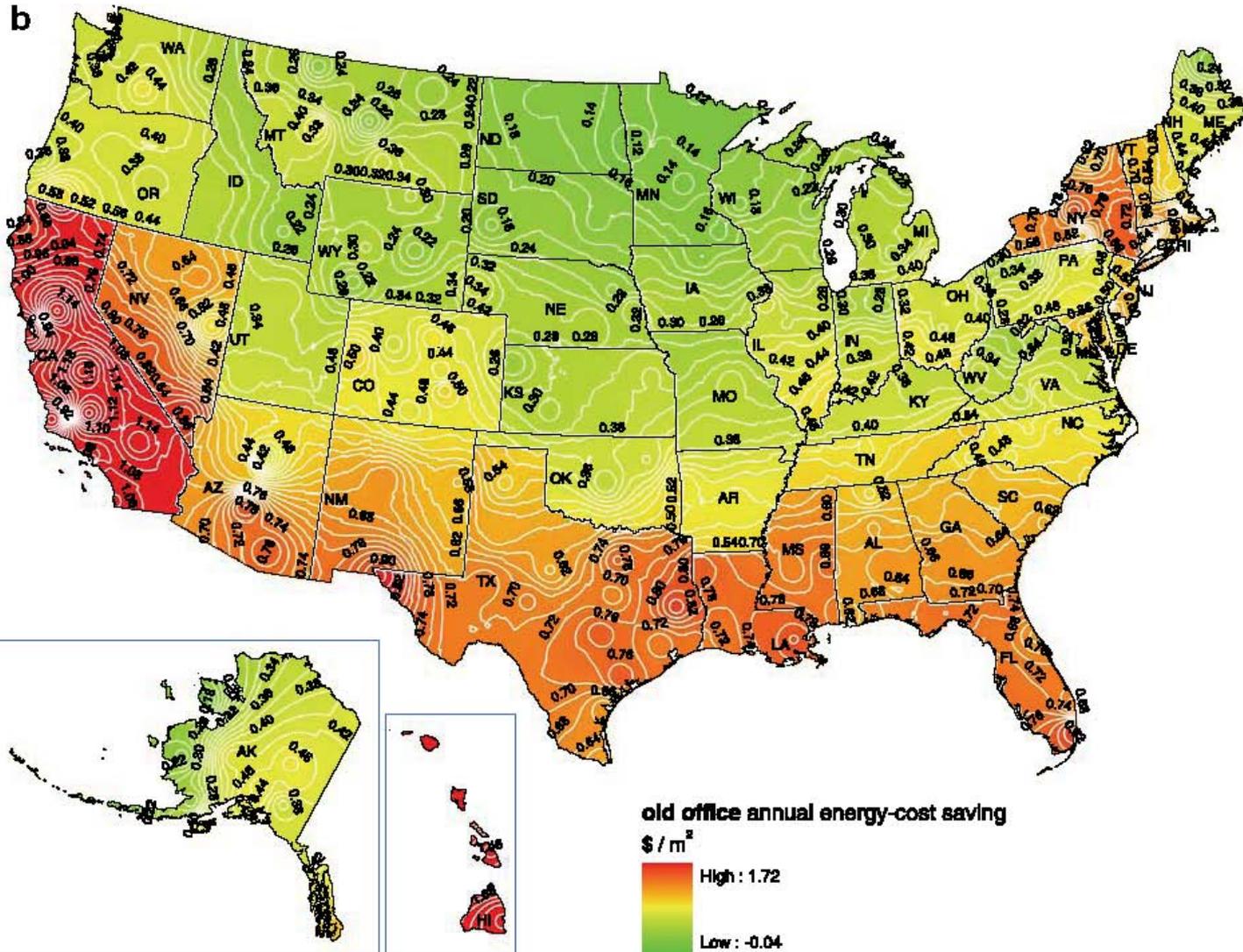
Annual net energy cost saving per unit conditioned roof area (\$/m²) for a new office



Source: Levinson and Akbari, *Energy Efficiency*, DOI 10.1007/s12053-008-9102-2, 2009.



Annual net energy cost saving per unit conditioned roof area (\$/m²) for an old office



Source: Levinson and Akbari, *Energy Efficiency*, DOI 10.1007/s12053-008-9038-2, 2009.

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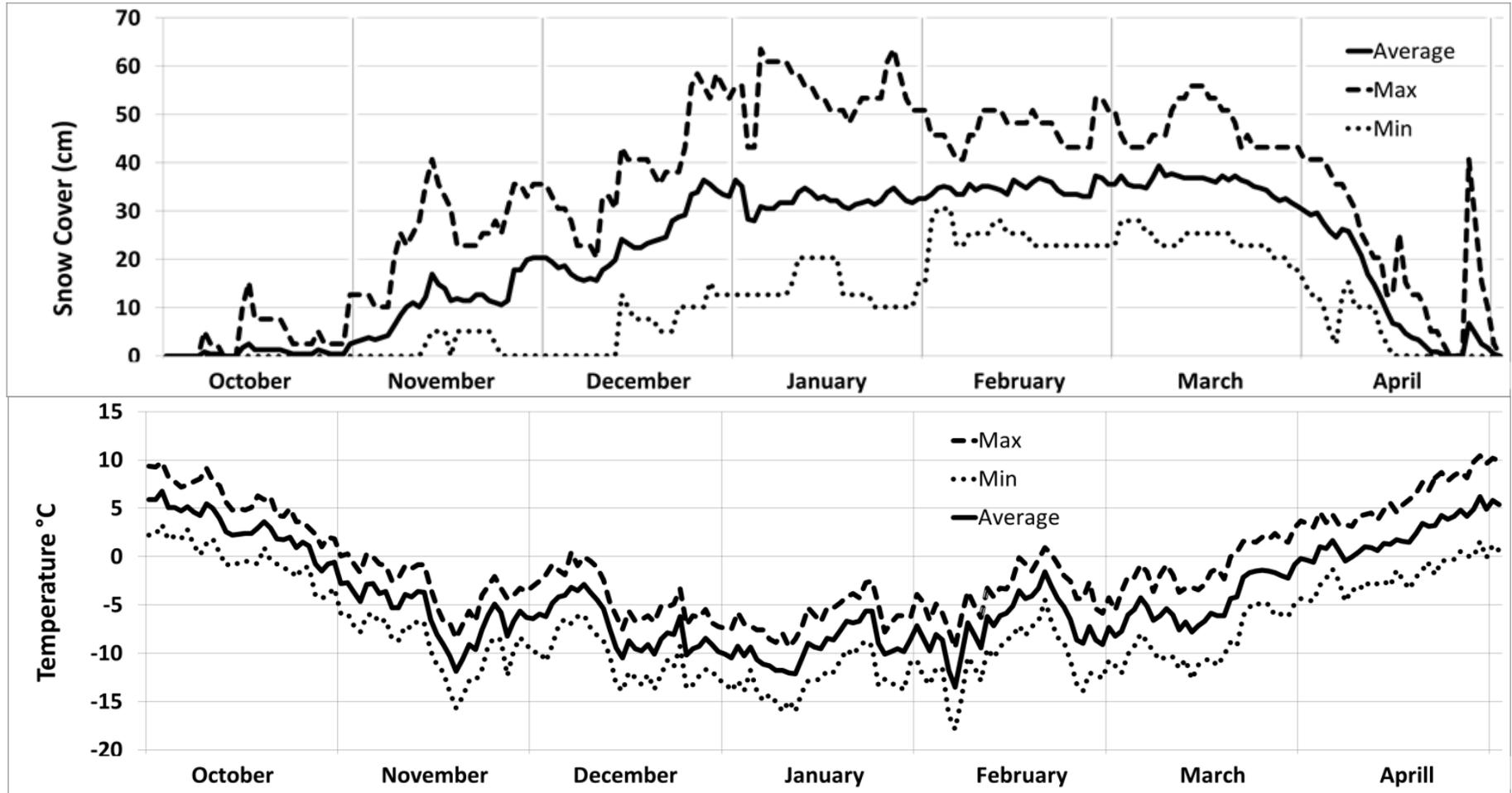


The effect of snow

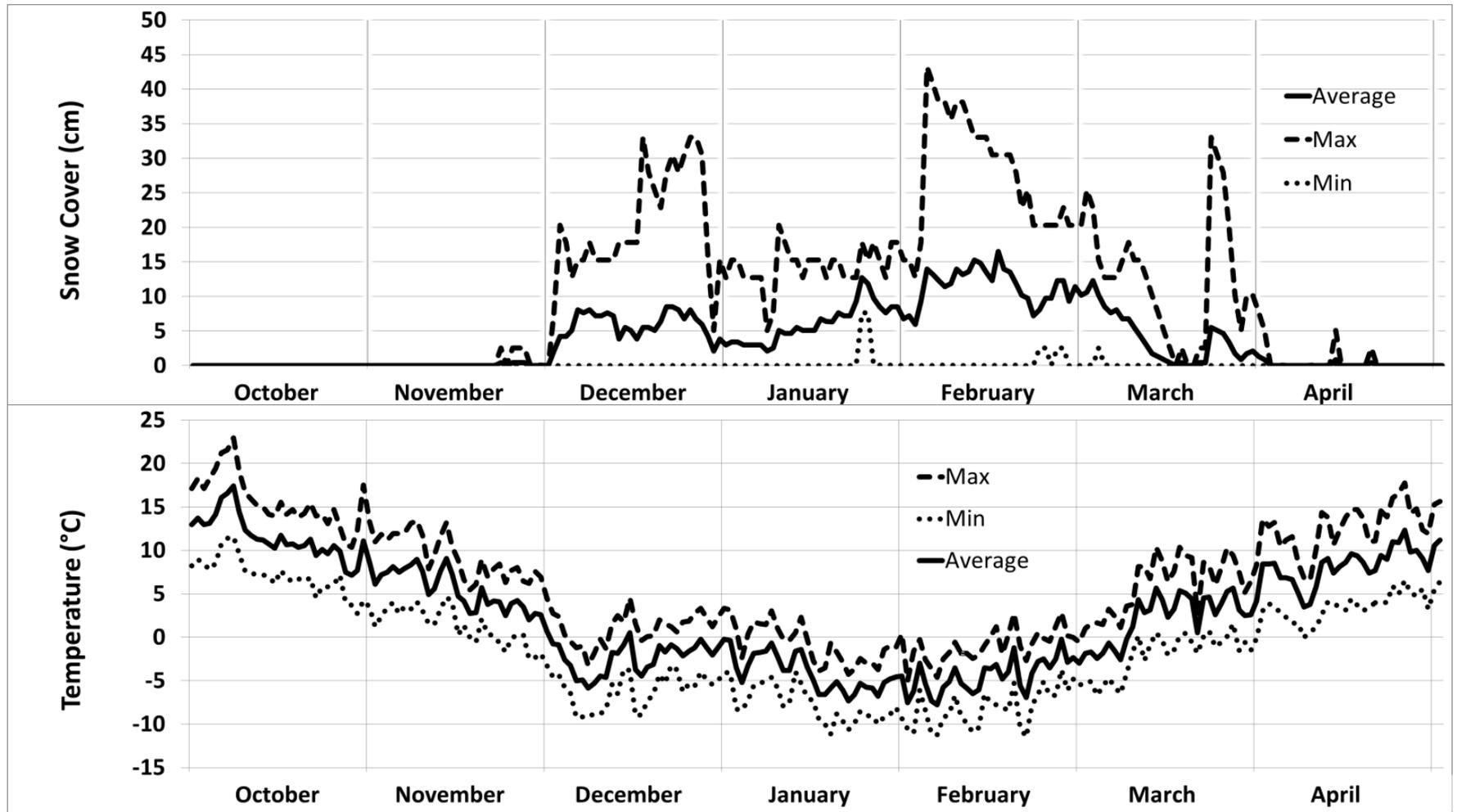
- DOE-2 simulations
- Flat roof office building
 - New vintage
 - Old vintage
- System type
 - Gas heating
 - Electric heat pump
- System efficiency
 - Standard
 - High efficiency
- Snow type
 - Fresh snow
 - Packed snow
- Snow duration
 - By climate
- Snow thickness
 - By climate
- Locations
 - Anchorage
 - Montreal
 - Milwaukee
 - Toronto



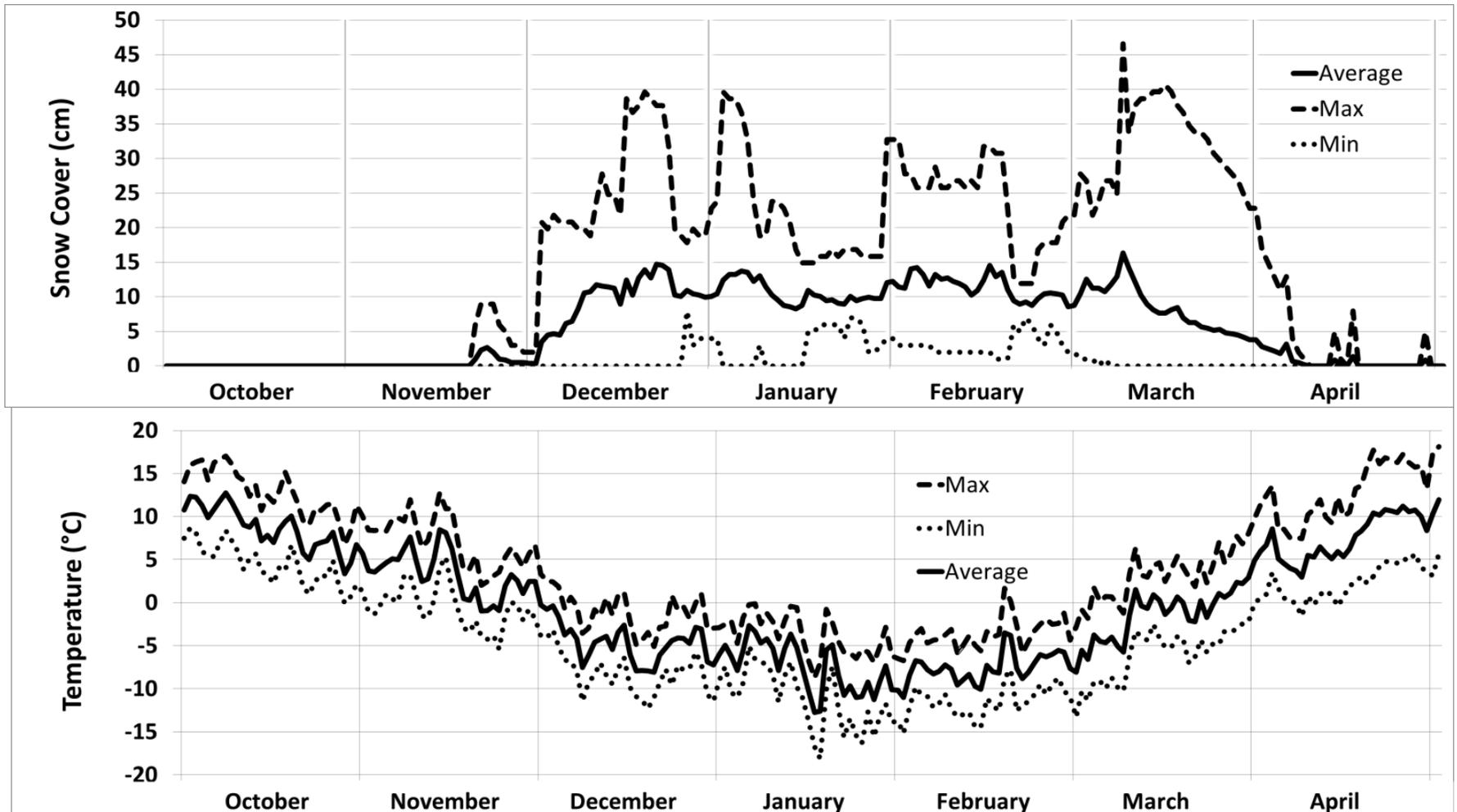
Anchorage: Snow cover and temperature



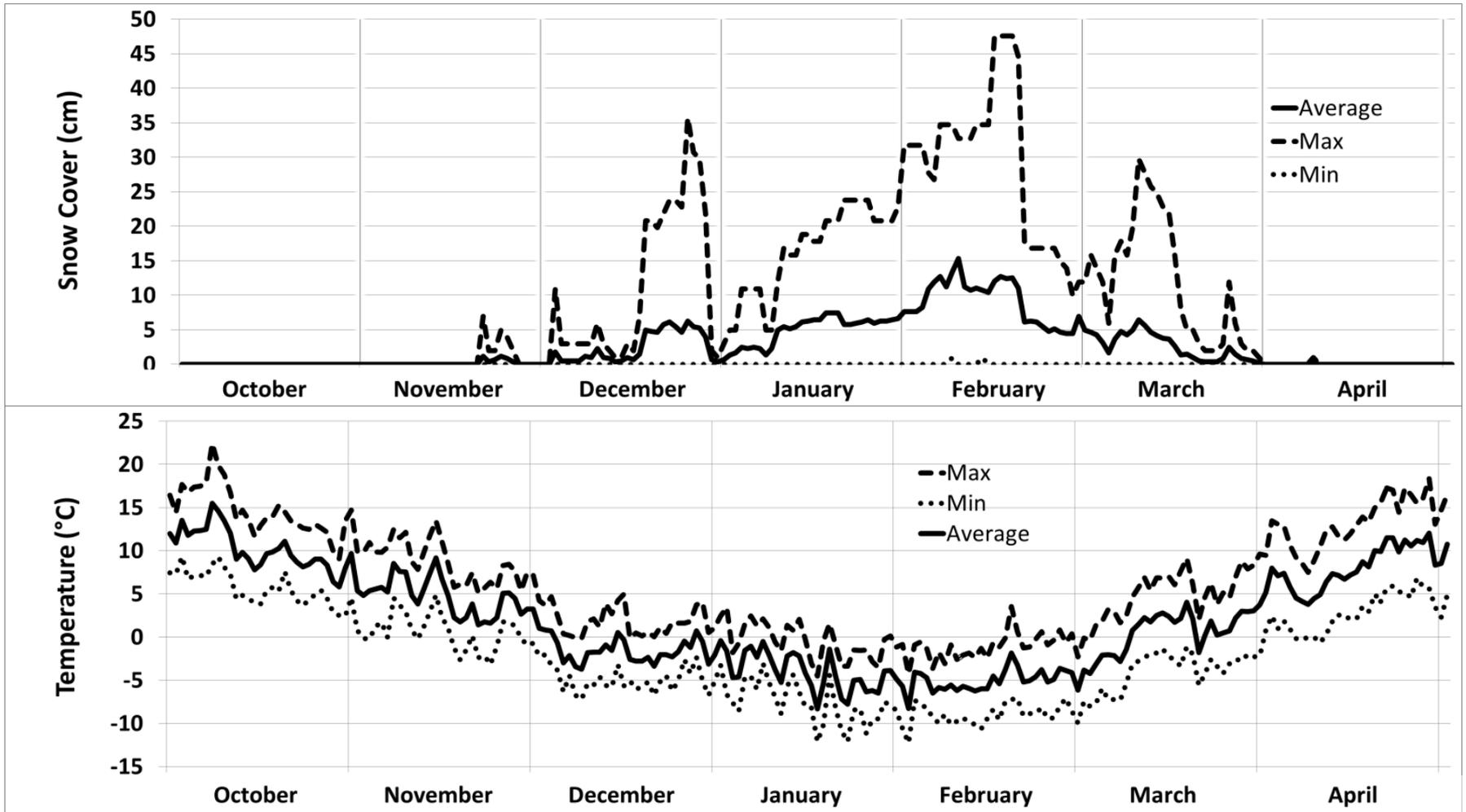
Milwaukee: Snow cover and temperature



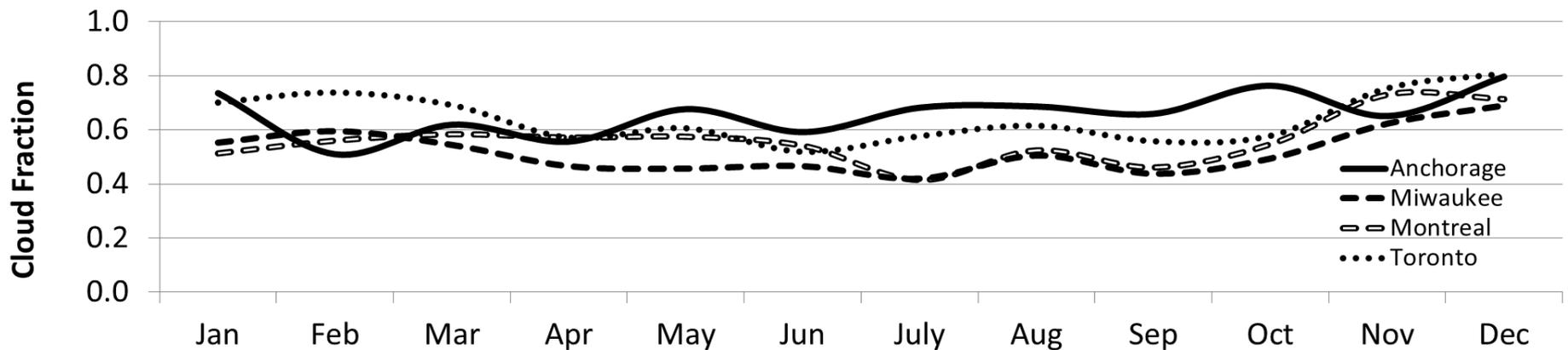
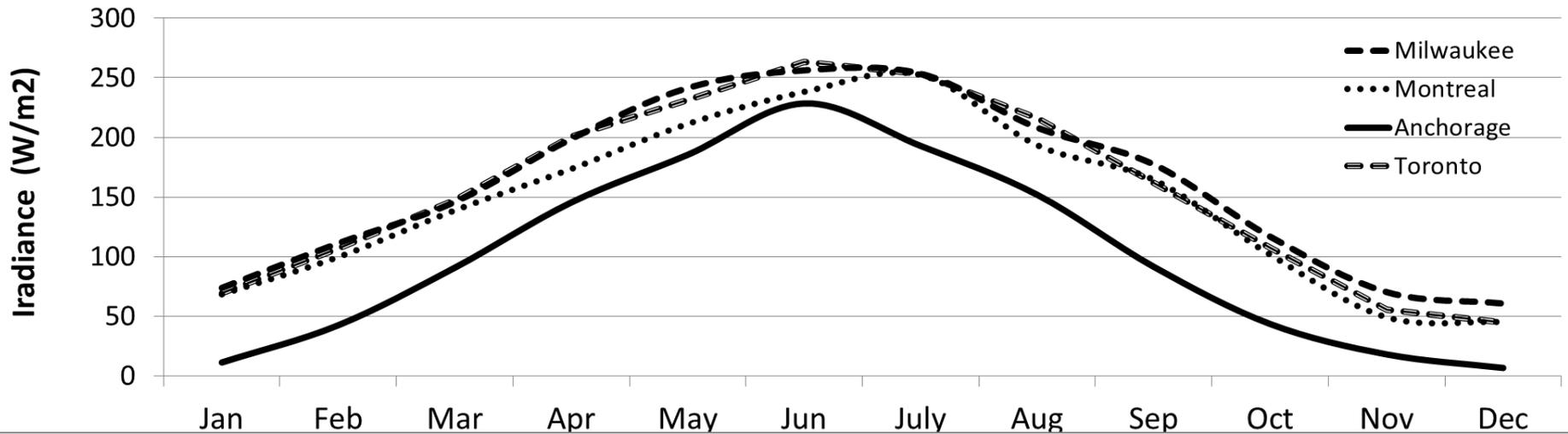
Montreal: Snow cover and temperature



Toronto: Snow cover and temperature

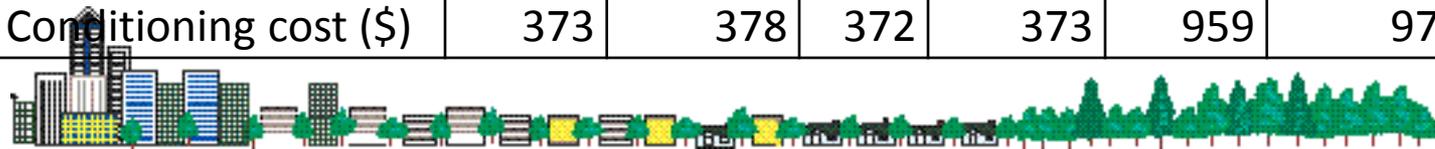


TMY irradiance and cloud cover



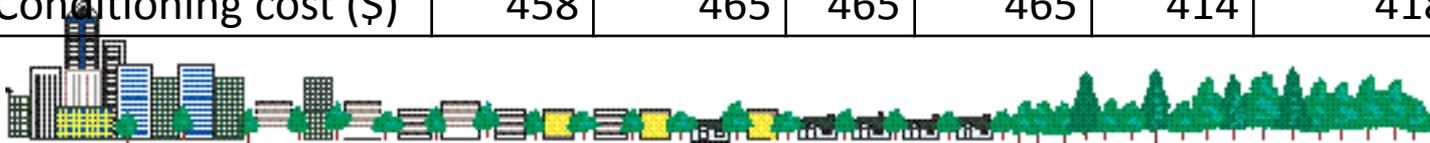
Heating and cooling energy use: Anchorage; Packed snow on roof

Case	Gas heating (heating in GJ/100 m ² , cooling in kWh/100 m ²)				Heat pump (heating and cooling in kWh/100 m ²)			
	No snow on roof		Snow on roof		No snow on roof		Snow on roof	
	Dark	White	Dark	White	Dark	White	Dark	White
Old construction with old systems								
Heating energy use	85.3	88.1	83.0	84.1	12468	12800	11793	11885
Cooling energy use	161	141	161	141	216	135	227	135
Conditioning cost (\$)	520	534	508	512	1471	1501	1394	1394
Old construction with new systems								
Heating energy use	81.4	84.0	79.2	80.2	11545	11874	10916	10990
Cooling energy use	129	113	129	113	176	105	176	105
Conditioning cost (\$)	498	512	487	491	1360	1390	1287	1287
New construction with new systems								
Heating energy use	60.3	61.4	60.2	60.5	8084	8225	8001	8023
Cooling energy use	127	116	127	116	187	148	187	148
Conditioning cost (\$)	373	378	372	373	959	971	952	948



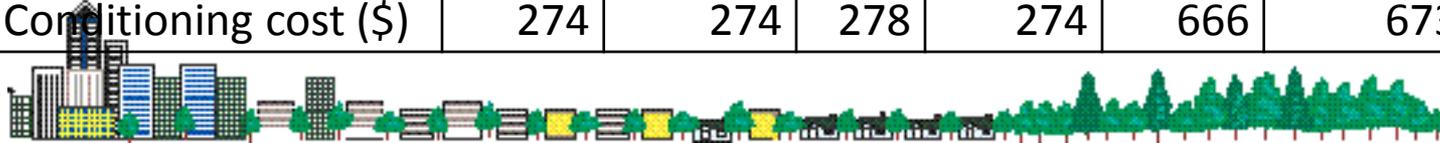
Heating and cooling energy use: Milwaukee; Packed snow on roof

Case	Gas heating (heating in GJ/100 m ² , cooling in kWh/100 m ²)				Heat pump (heating and cooling in kWh/100 m ²)			
	No snow on roof		Snow on roof		No snow on roof		Snow on roof	
	Dark	White	Dark	White	Dark	White	Dark	White
Old construction with old systems								
Heating energy use	54.2	56.7	55.3	56.4	7043	7399	7215	7318
Cooling energy use	1385	1252	1385	1252	1359	1167	1359	1167
Conditioning cost (\$)	654	670	666	670	647	660	660	653
Old construction with new systems								
Heating energy use	51.7	54.1	52.8	53.9	6410	6730	6560	6646
Cooling energy use	1113	1005	1113	1005	1067	913	1067	913
Conditioning cost (\$)	610	626	621	623	576	589	587	582
New construction with new systems								
Heating energy use	37.2	38.3	38.0	38.4	4330	4460	4436	4465
Cooling energy use	1046	994	1046	994	1047	971	1047	971
Conditioning cost (\$)	458	465	465	465	414	418	422	419



Heating and cooling energy use: Montreal; Packed snow on roof

Case	Gas heating (heating in GJ/100 m ² , cooling in kWh/100 m ²)				Heat pump (heating and cooling in kWh/100 m ²)			
	No snow on roof		Snow on roof		No snow on roof		Snow on roof	
	Dark	White	Dark	White	Dark	White	Dark	White
Old construction with old systems								
Heating energy use	70.0	73.1	71.0	72.2	10053	10492	10194	10289
Cooling energy use	1176	1030	1176	1030	1176	938	1176	938
Conditioning cost (\$)	377	377	381	373	999	1017	1012	999
Old construction with new systems								
Heating energy use	66.8	69.8	67.7	68.9	9319	9712	9357	9516
Cooling energy use	944	827	944	827	918	730	918	730
Conditioning cost (\$)	347	349	351	345	911	929	915	912
New construction with new systems								
Heating energy use	49.9	51.1	50.7	51.1	6623	6798	6760	6788
Cooling energy use	874	819	874	819	854	766	854	766
Conditioning cost (\$)	274	274	278	274	666	673	672	672

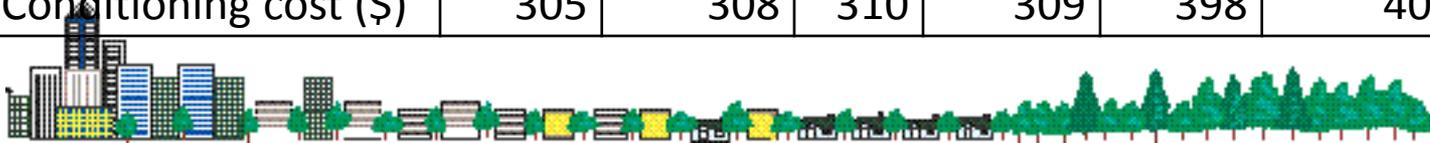


Heating and cooling energy use: Toronto; Packed snow on roof

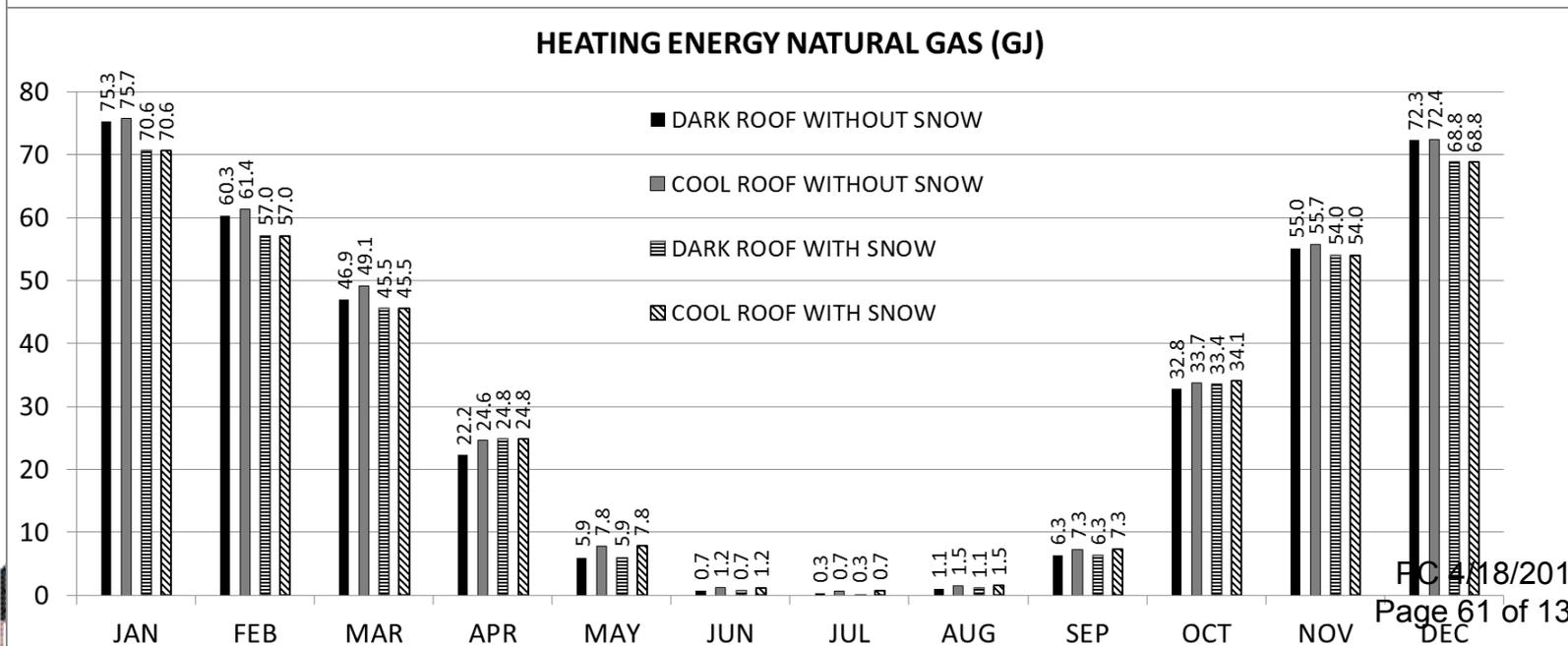
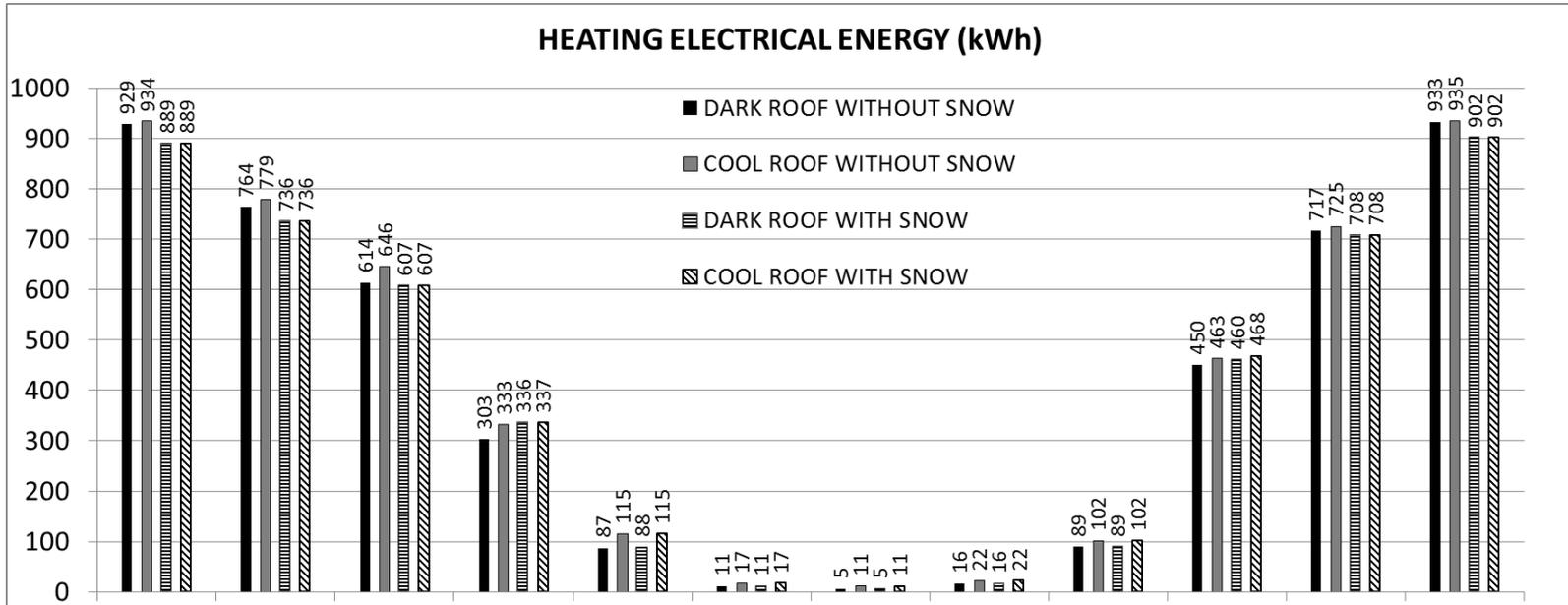
Case	Gas heating (heating in GJ/100 m ² , cooling in kWh/100 m ²)				Heat pump (heating and cooling in kWh/100 m ²)			
	No snow on roof		Snow on roof		No snow on roof		Snow on roof	
	Dark	White	Dark	White	Dark	White	Dark	White
Old construction with old systems								
Heating energy use	54.2	57.1	55.7	57.1	6502	6884	6724.3	6850
Cooling energy use	1365	1204	1365	1204	1436	1182	1436	1182
Conditioning cost (\$)	440	445	449	445	619	629	637	627
Old construction with new systems								
Heating energy use	50.9	53.6	52.3	53.6	5686	6056	5883	6020
Cooling energy use	1109	978	1109	978	1117	891	1117	891
Conditioning cost (\$)	400	406	409	407	531	542	546	539
New construction with new systems								
Heating energy use	36.5	37.8	37.4	37.9	4156	4304	4286	4325
Cooling energy use	1024	963	1024	963	942	867	942	867
Conditioning cost (\$)	305	308	310	309	398	403	408	405

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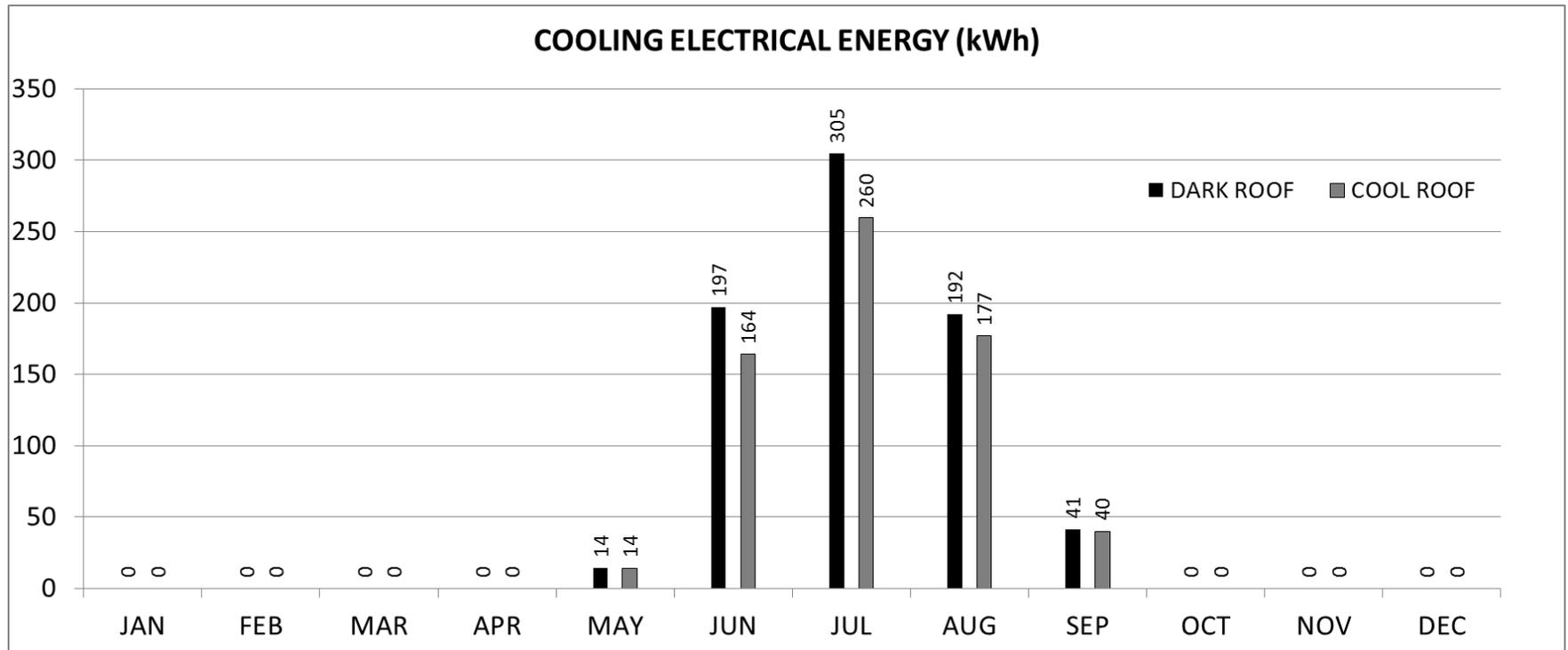
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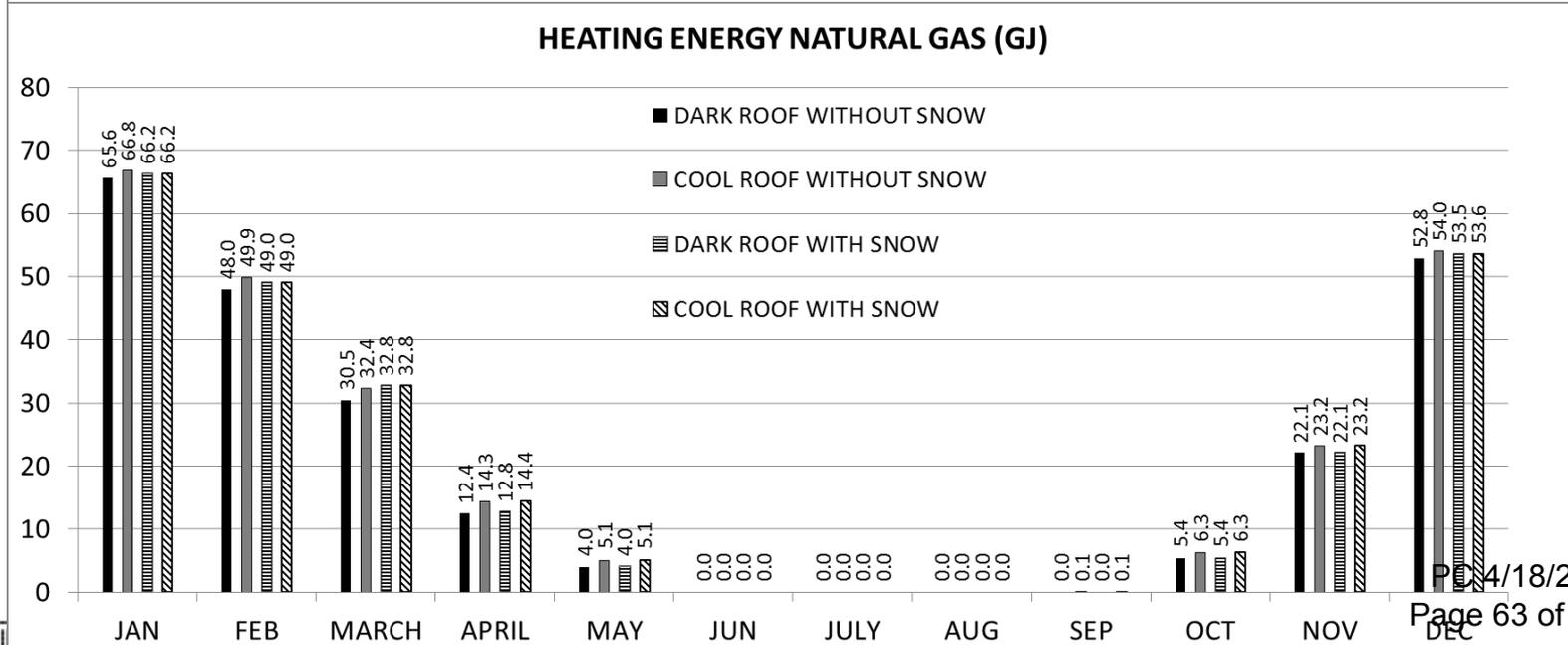
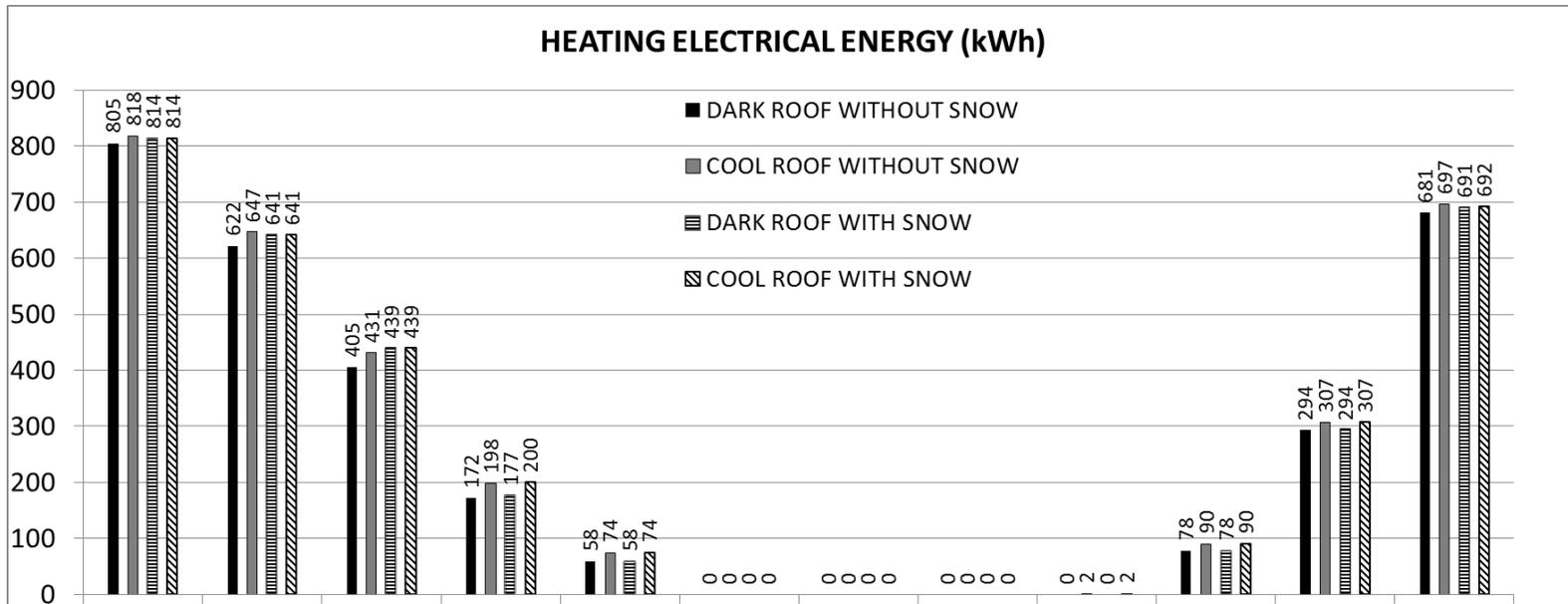
Heating energy use: Anchorage, old office, old VAV system



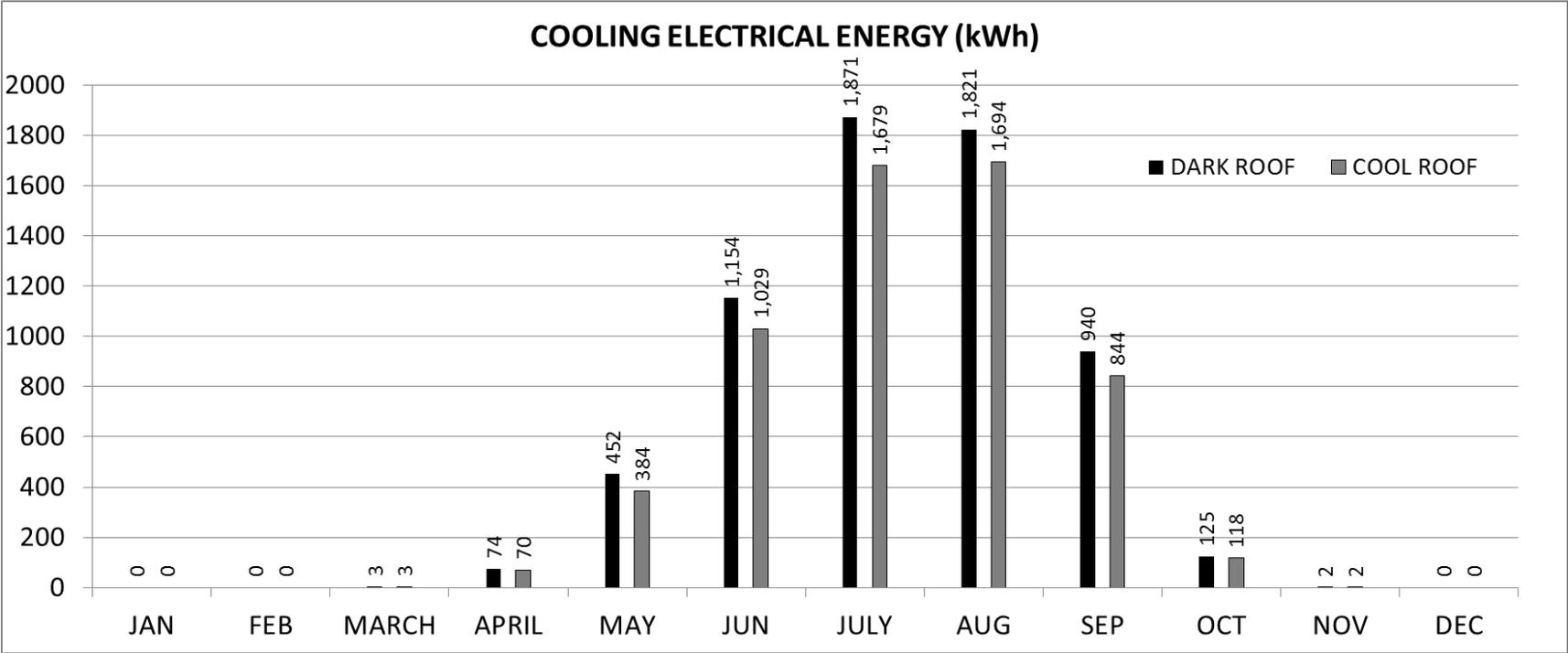
Cooling energy use: Anchorage, old office, old VAV system



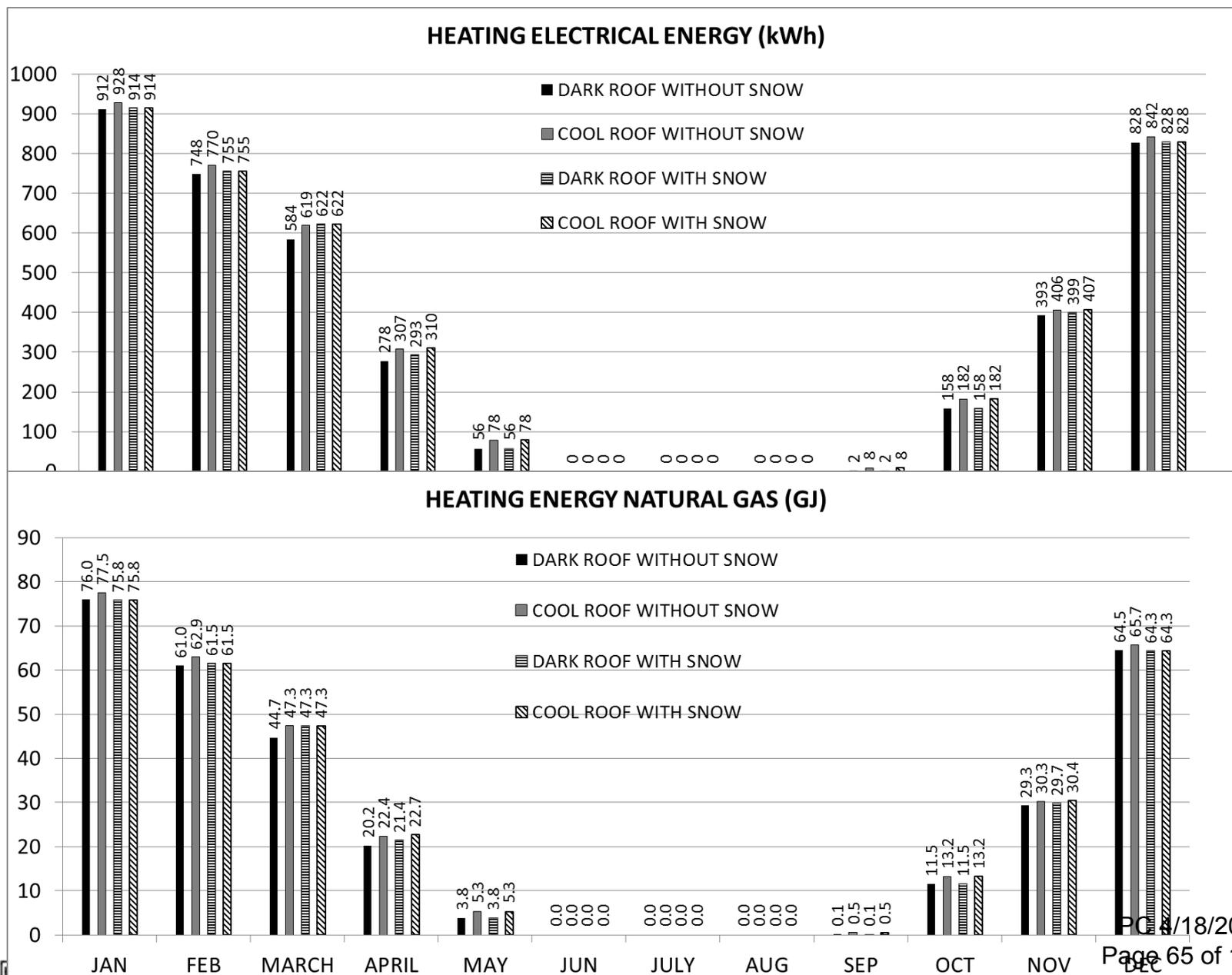
Heating energy use: Milwaukee, old office, old VAV system



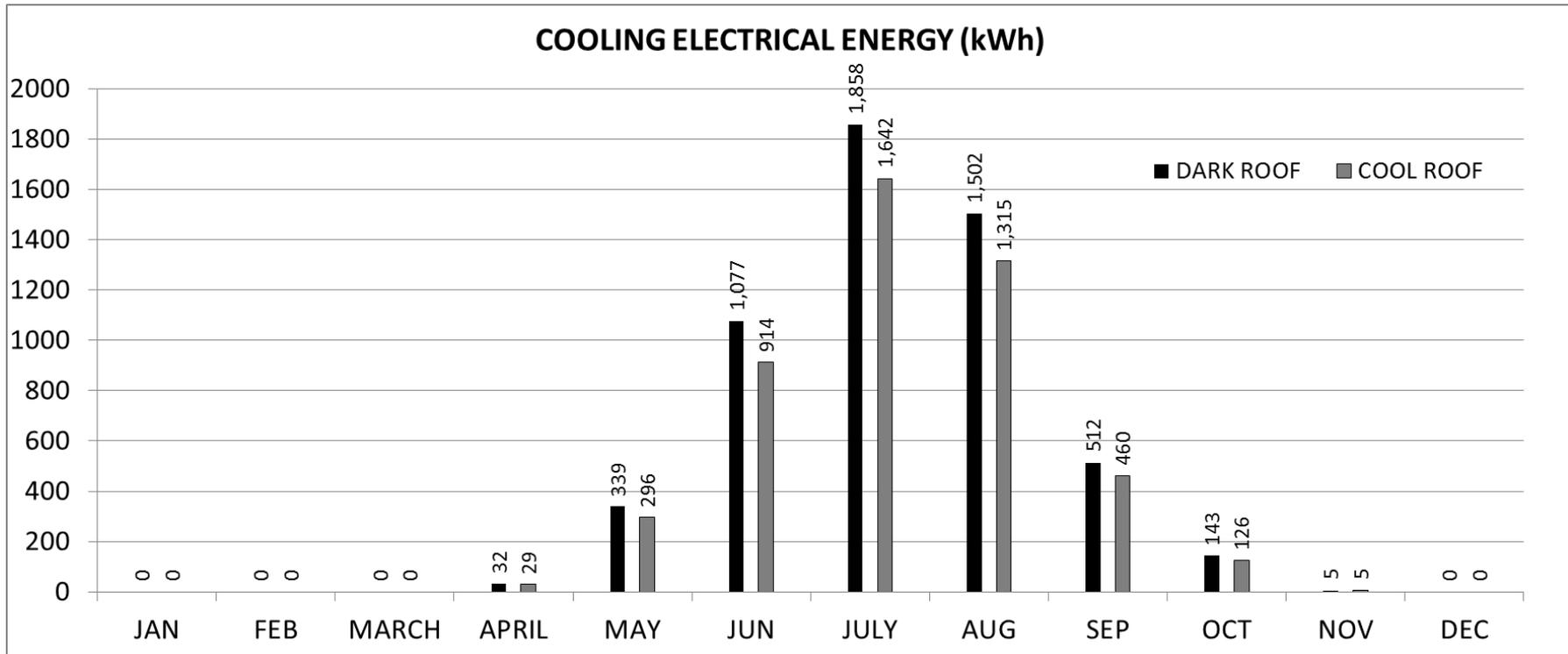
Cooling energy use: Milwaukee, old office, old VAV system



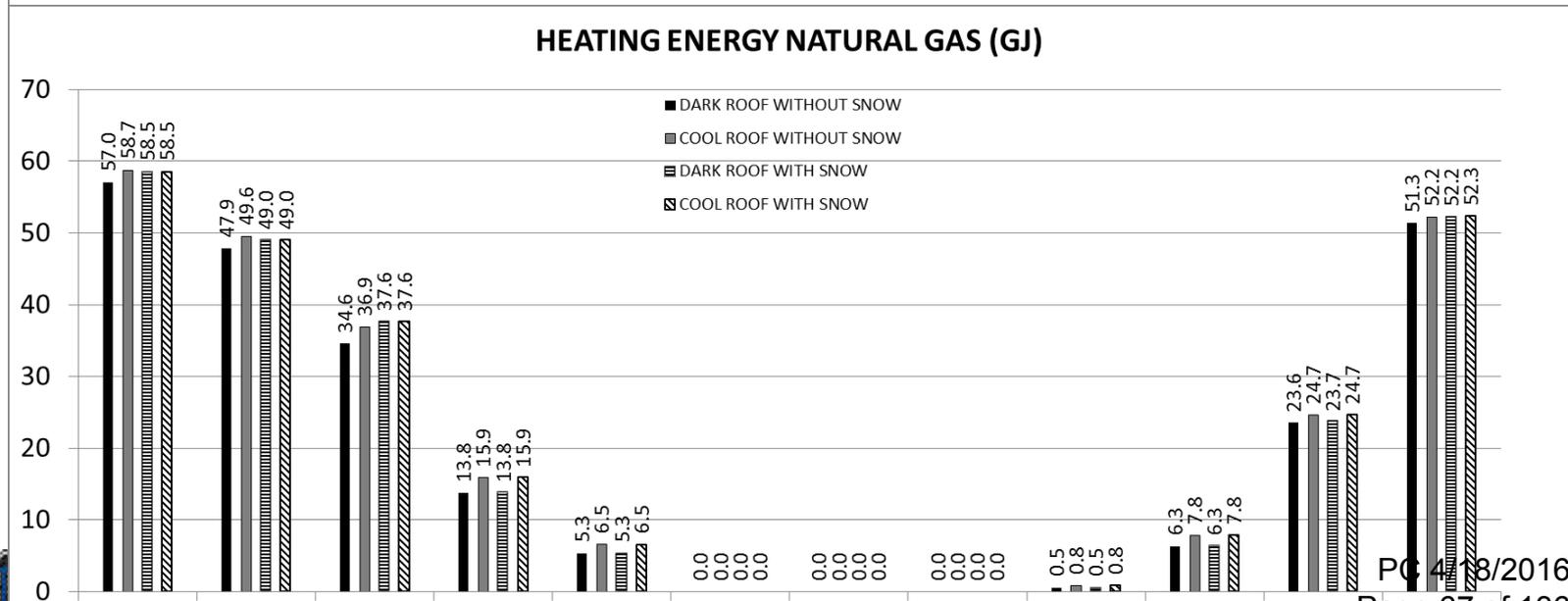
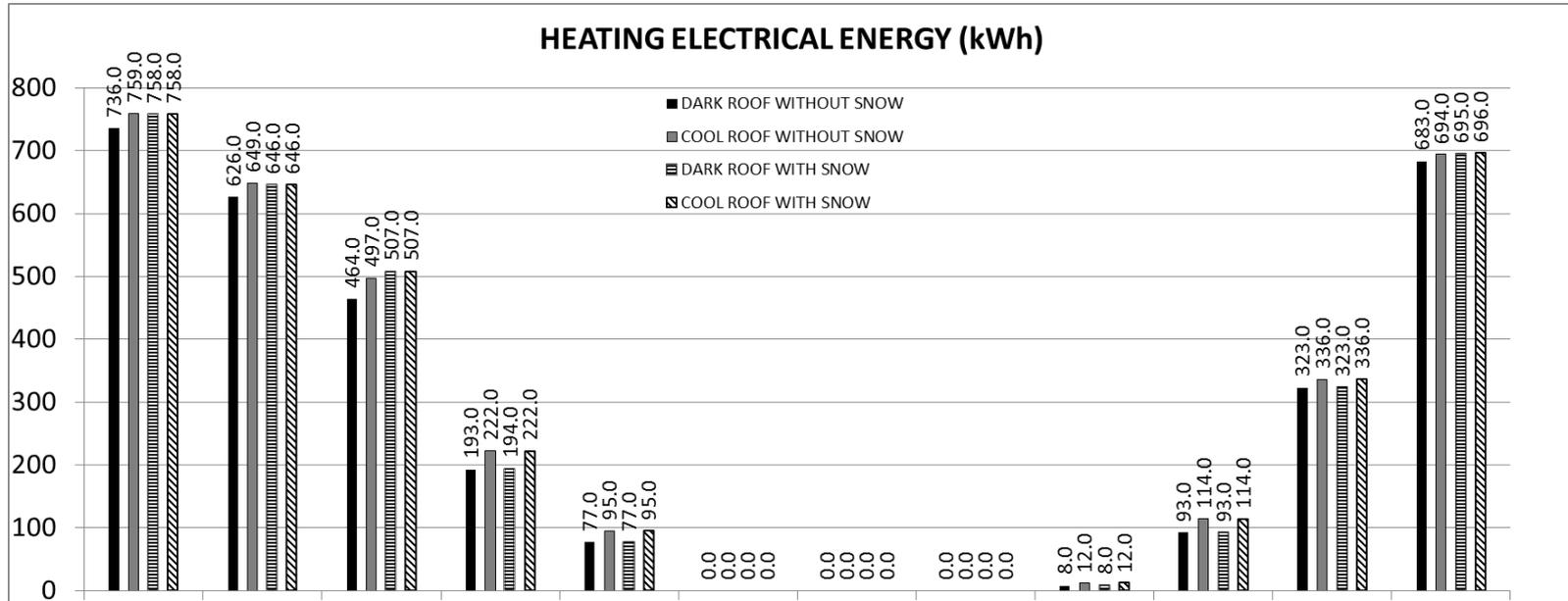
Heating energy use: Montreal, old office, old VAV system



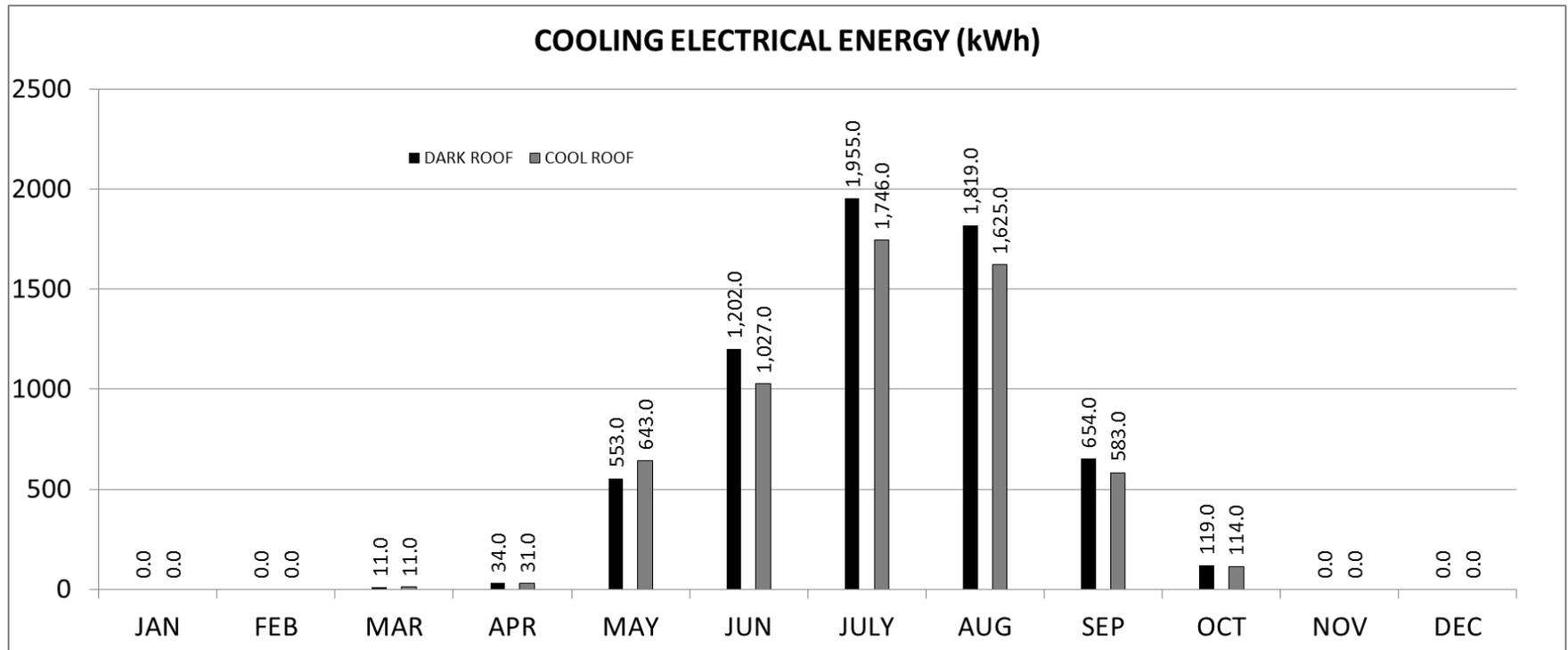
Cooling energy use: Montreal, old office, old VAV system



Heating energy use: Toronto, old office, old VAV system



Cooling energy use: Toronto, old office, old VAV system



Cool roofs and peak demand

- Demand savings of about 0.25 kW per 100 m²
- Down-sizing of AC systems
 - Most building systems are designed based on summer load
 - Cool roofs allows downsizing of system
 - A downsized systems runs more efficiently, even in winter
- In transitional climates, cool roofs (along with other measures) may eliminate need for AC

Source: Akbari and Konopacki, Energy Policy, 2005.
Levinson et al. Energy Policy, 2005.



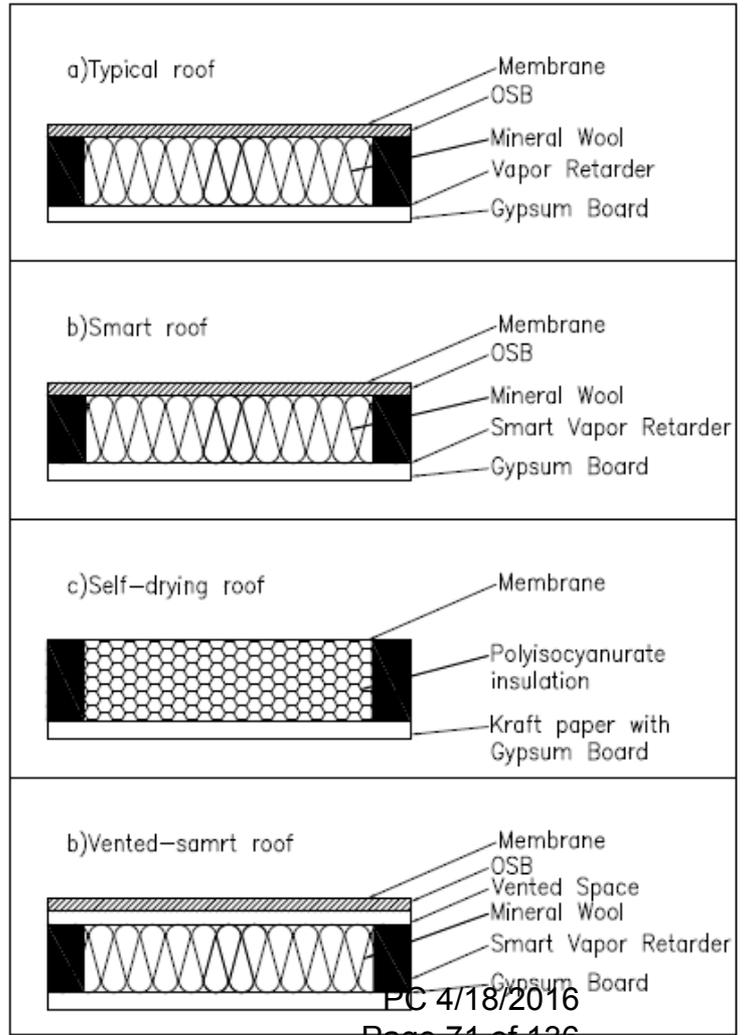
Roof albedo and moisture

- This problem is solved in cold climates
- WUFI simulations
- Various roofing systems
 - Snow on roof
 - No snow
- Several climates
- ASHRAE Standard 160 for indoor environment

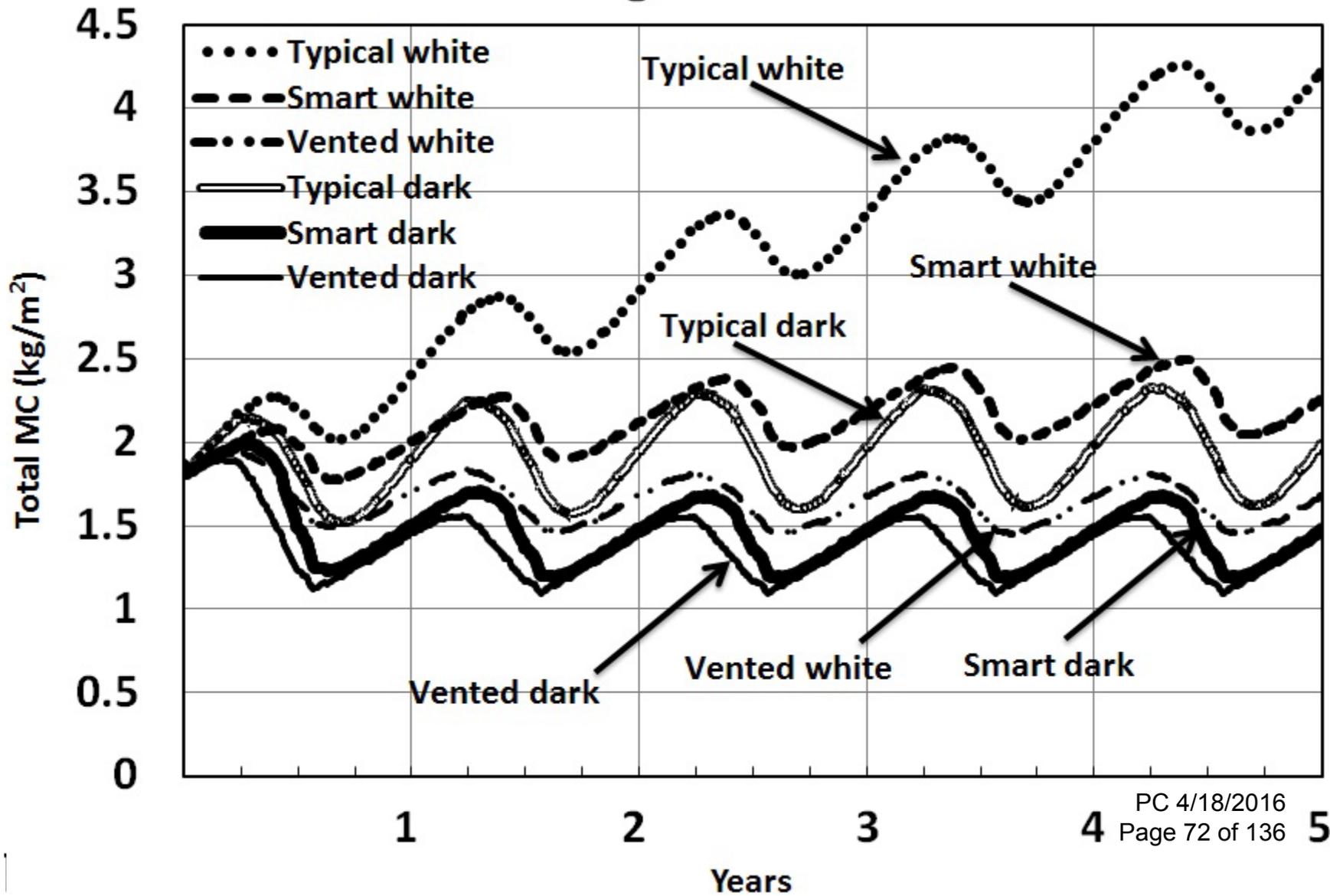
Moghaddaszadeh Ahrab and Akbari. *Building and Environment* (2012).



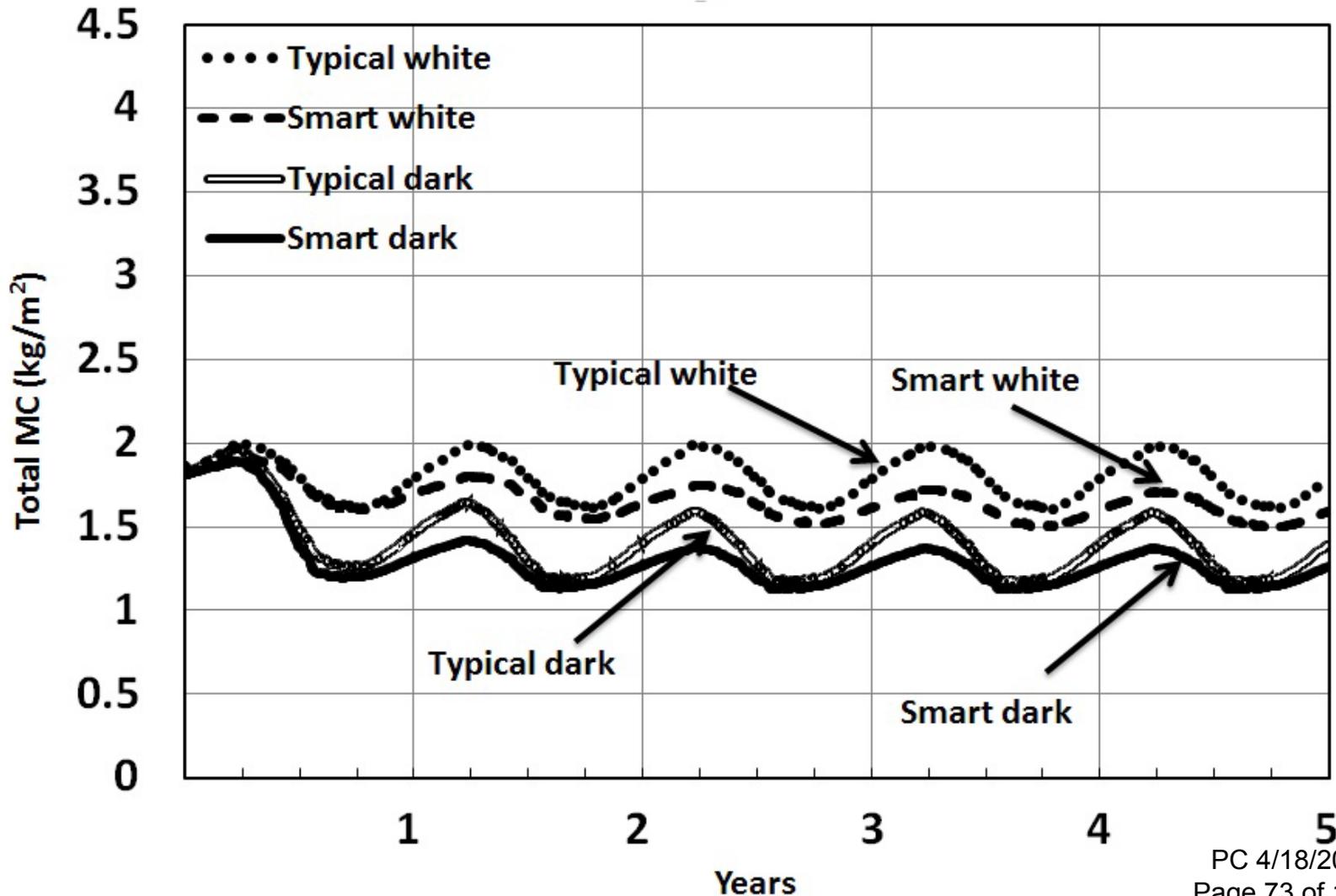
Roofing types and locations



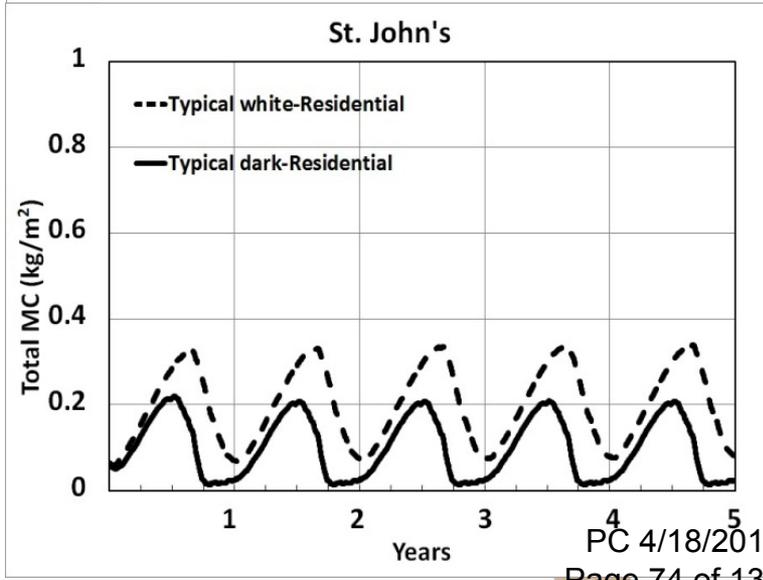
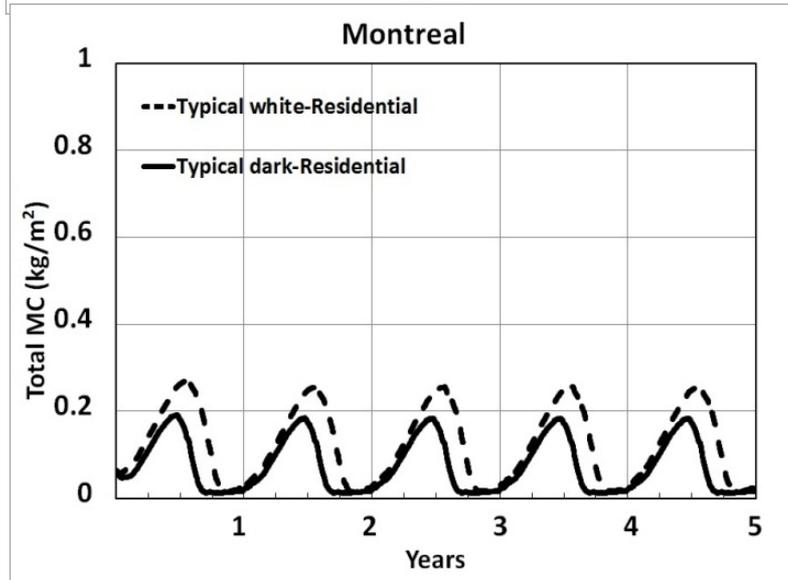
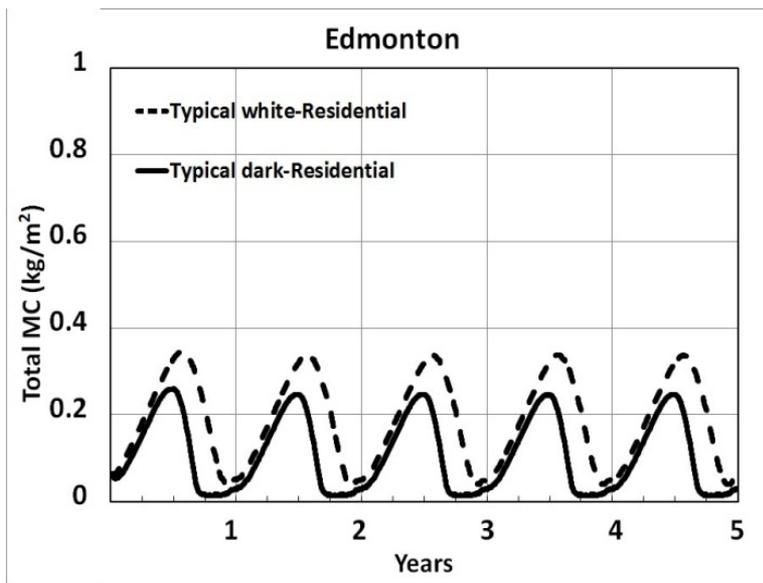
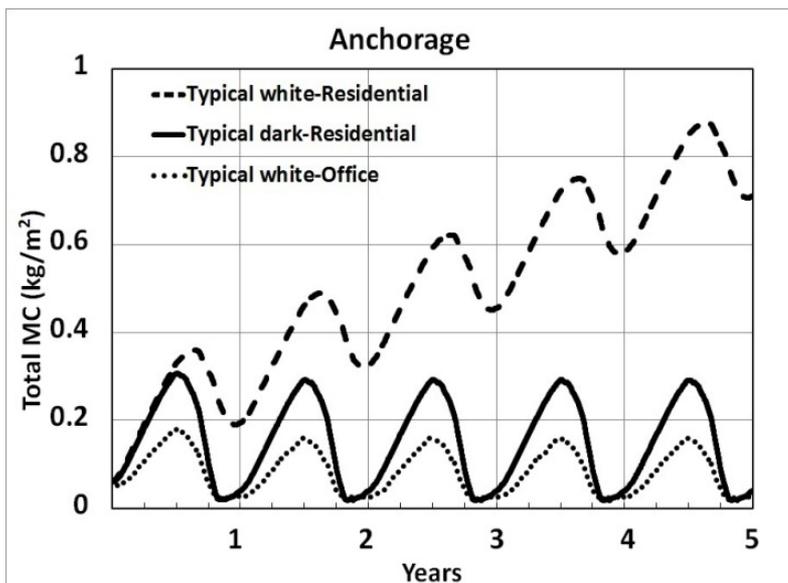
Total moisture content of different roofing assemblies in Anchorage with residential interior condition



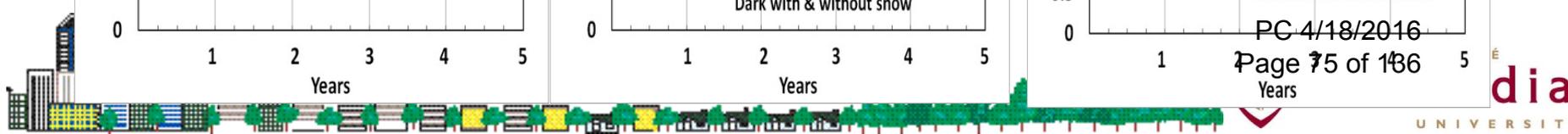
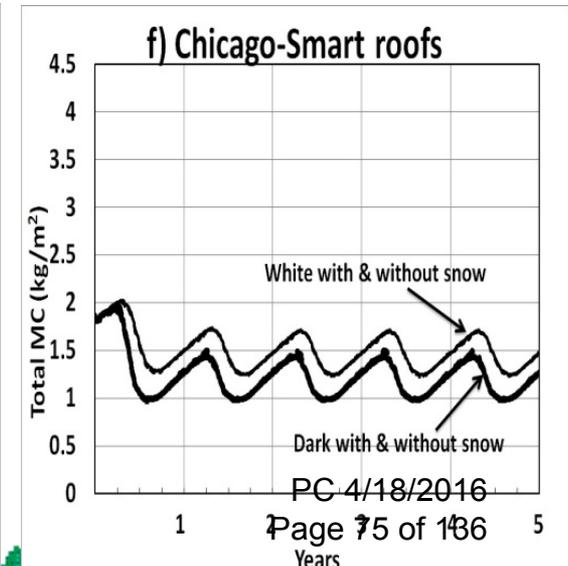
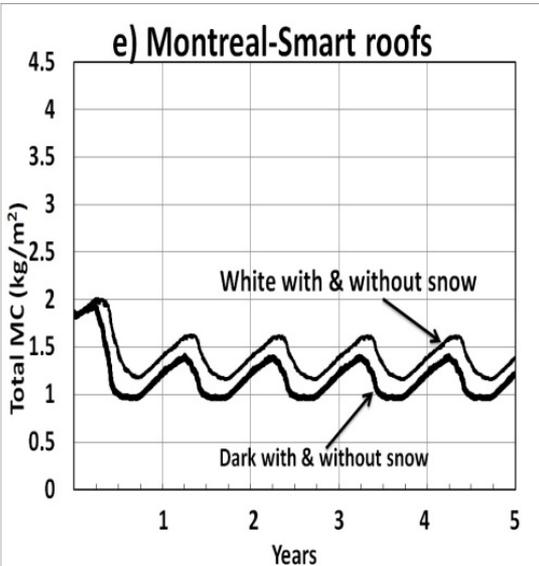
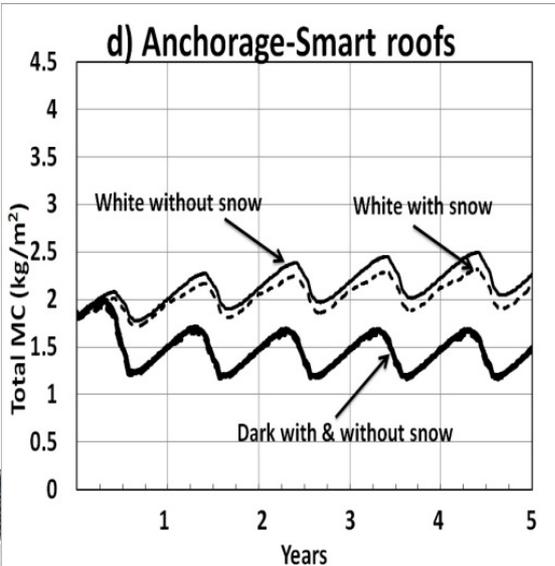
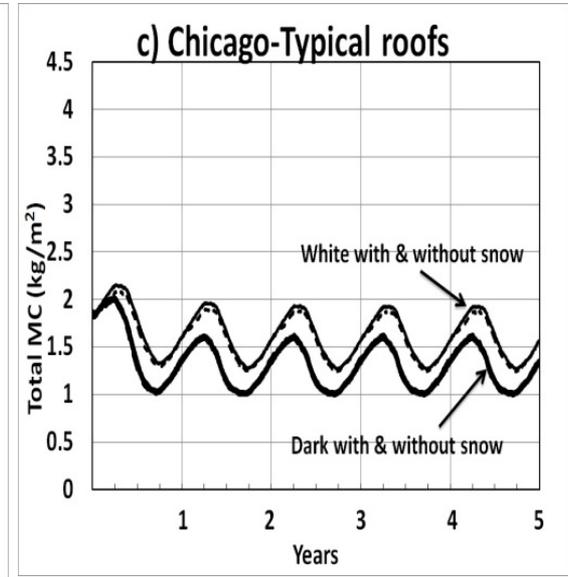
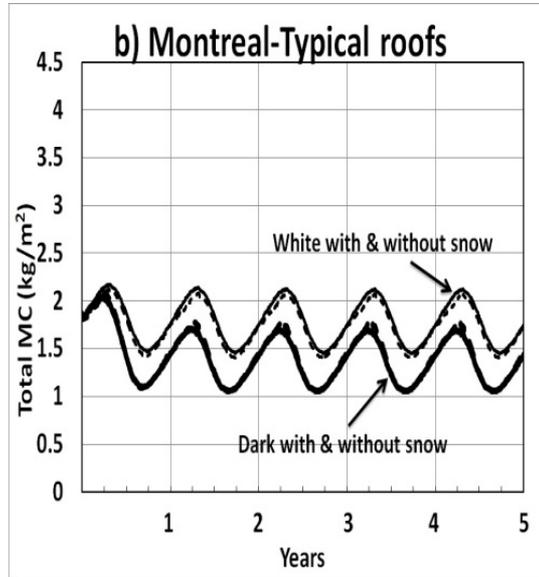
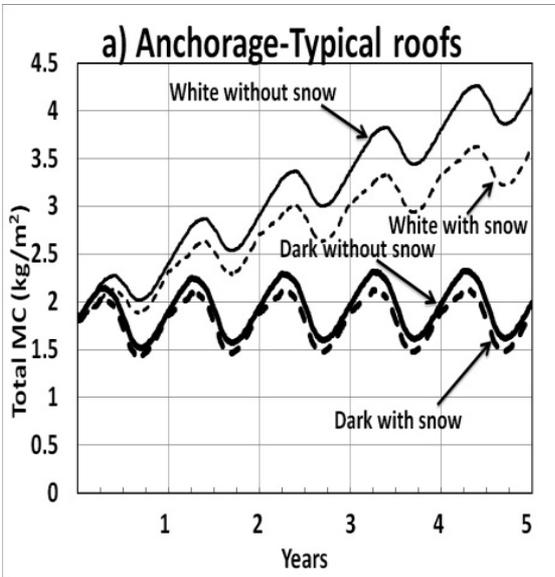
Total moisture content of different roofing assemblies in Anchorage with office interior condition



Total moisture content (kg/m²) of self-drying roofs



Effect of snow on total moisture content of roofs in Anchorage, Montreal (3 mos snow cover), and Chicago (2 mos snow cover)



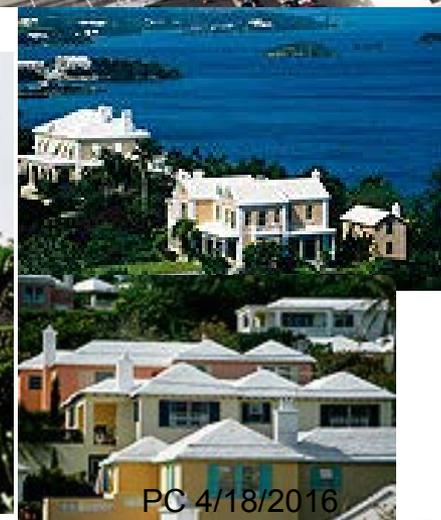
Pointers

- Winter penalties are small
- Anywhere that cooling is required, a cool roof saves \$
- Consider installing cool roof first, then AC
- Cool roofs, cool the globe, reduce heat islands, reduce urban smog, and may last longer
- Cool roofs reduce the effect of heat storms; save life
- Remember for many applications, cool roofs do not incur any incremental cost



100m² of a white roof, replacing a dark roof, offset 25 tonnes of CO₂ emissions

Akbari et al. 2012. *Environ. Res. Lett*



White low-sloped roofs for AC buildings

- Annual AC savings of $\sim 0.5 - 1.0$ $\$/m^2$; $5 - 10$ kWh/m^2
- Annual CO_2 savings of $3.8 - 7.5$ kg/m^2
- CO_2 savings over 20 years life of roof $75-150$ kg/m^2
- NPV of 20 years AC savings of $\sim 7.5-15$ $\$/m^2$
- Maximum incremental cost for most roofs 2.5 $\$/m^2$

A no brainer



Cool-colored steep-sloped roofs for AC buildings

- Annual AC savings of $\sim 0.3-0.5$ $\$/m^2$; 3-5 kWh/m²
- Annual CO₂ savings of 2.3 - 3.8 kg/m²
- CO₂ savings over 20 years life of roof 45-75 kg/m²
- NPV of 20 years AC savings of $\sim 4.5-7.5$ $\$/m^2$
- Maximum incremental cost for most roofs 2.5 $\$/m^2$

Go for it



White low-sloped roofs for non-AC buildings

- Global cooling offset: 250 kg/m²
- Current value of CO₂ offset: 25 \$/tonne
- **Global cooling value of white roofs: 6.2 \$/m²**
- Incremental cost for most roofs: 0 - 2.5 \$/m²
- Give 2.5 \$/m² rebate every 10 years
- Save the remainder 3.7 \$/m²; see it grow to 6.2 \$/m² in 10 years

Does it work?





WAYZATA PLANNING COMMISSION

APRIL 18, 2016

**REPORT AND RECOMMENDATION ON APPLICATION FOR APPROVAL OF
PROJECT DESIGN, PUD AMENDMENT, PRELIMINARY PLAT, ZONING AMENDMENT,
COMPREHENSIVE PLAN AMENDMENT AND VARIANCES
FOR 2030 WAYZATA BLVD E**

DRAFT

SUMMARY OF RECOMMENDATIONS*

- Approval of Design except for Requested Deviation for Exterior Bldg Materials
- Approval of PUD Amendment
- Approval of Preliminary Plat to Create Larger PUD Lot and New Residential Lot
- Approval of Zoning to PUD and R-1/Low Density Single Family Residential District
- Approval of Comprehensive Plan Amendment to Guide to Institutional/Public and One Acre Single Family Residential
- Approval of Variances for Lot Depth and Minimum Lot Size

** subject to certain conditions noted in Section 4 of this Report*

REPORT

Section 1. BACKGROUND

1.1 Summary. Locus Architects and property owner Unitarian Universalist Church of Minnetonka (UUCM) (the “Applicant”) has submitted an application (the “Application”) for the construction of a new 11,000 sq. ft. church building and associated parking at 2030 Wayzata Blvd E and adjacent property (the “Project”). The Application includes a request to combine the 2030 Wayzata Blvd E property (Parcel A) with the parcel to the east (Parcel B), and subdivide a portion of that east parcel into a single-family residential property.

1.2 Land Use Requests. As part of the Application, the Applicant is requesting approval of the following items:

- A. Design: Construction of a new building requires review under and compliance with the Design Standards in City Code Section 801.09. The Applicant is requesting approval of several deviations from the Design Standards that pertain to (i) primary exterior building materials; and (ii) roof color (the “Deviations”).
- B. PUD Amendment: The proposed PUD site plan varies from the plan that was approved by the City Council as part of a 2012 PUD approval, and an amendment is required under City Code Section 801.33.
- C. Preliminary Plat: The Applicant is requesting approval of a preliminary plat that reflects a combination Parcel A and Parcel B, and subdivision of the easterly portion of Parcel B into a separate lot for use as a single-family home.
- D. Zoning of Parcel B: Parcel B does not currently have a zoning designation under the Official Zoning Map of the City. The Applicant is requesting a zoning of the westerly portion of Parcel B to PUD/Planned Unit Development and R-1/Low Density Single Family Residential District for the easterly portion of Parcel B.
- E. Comprehensive Plan Land Use Designation for Parcel B: Parcel B does not currently have a land use designation in the City’s Comprehensive Plan Land Use Map. The Applicant is requesting an amendment to the Comprehensive Plan to designate the westerly part of Parcel B as Institutional/Public, and the easterly part of Parcel B as One Acre Single Family in the Comp Plan’s Land Use Map.
- F. Variances for R-1 Lot: The R-1 zoning district requires a minimum lot area of 40,000 square feet, and a minimum lot depth of 150 feet. The proposed R-1 residential lot would have a lot area of 30,603 square feet and a lot depth of 124 feet. Thus, the proposed lot would require variances from the minimum lot area and minimum lot depth requirements.

1.3 Property Description. The address, property identification numbers and owner of the property involved in the Project (the “Property”) are:

1.4

Parcel	Address	PID	Property Owner
A	2030 Wayzata Blvd E	05-117-22-41-0012	Unitarian Universalist Church of Minnetonka
B	No assigned address	No assigned PID	Unitarian Universalist Church of Minnetonka

- 1.4 Land Use. The land use designations for the Property are:

Parcel	Current zoning	Comp Plan Land Use Designation
A	Planned Unit Development (PUD)	Institutional/Public
B	No zoning designation	No land use designation

- 1.5 Settlement Agreement. Land uses on the Property are subject to a Settlement Agreement between the City and the UUCM that outlines a three phase review process for the Project:

1. Comprehensive Plan Amendment, Rezoning, PUD and Site Plan Review: The first phase, which was completed in 2012, was the review and approval via Ordinance No. 734 and City Council Resolution No. 62-2012 of (1) an amendment to the Comprehensive Plan land use designation for the 2030 Wayzata Blvd E property from One Acre Single Family to Institutional/Public, (2) Rezoning that property from R-1 to PUD/Planned Unit Development, (3) Concept Plan and General Plan Stage PUD approval, and (4) Site Plan Review.
 2. Design Review and Subdivision: The second and current phase is for (1) Design Review of the plans for the new church building, and (2) Subdivision/Plat review and approval to combine the 2030 Wayzata Blvd E property with the adjacent parcel(s).
 3. Final State PUD: The third and final phase is for Final Plan Stage PUD, which is to be reviewed by City staff prior to the start of construction to ensure that the building permit plans conform to the PUD Concept and General Plan approved by the City Council.
- 1.6 Notice. Notice of a public hearing on the Application at the March 21, 2016 Planning Commission Meeting was published in the *Wayzata Sun Sailor* on March 10, 2016. A copy of the notice was mailed to all property owners located within 350 feet of the Property on March 10, 2016.

Section 2. STANDARDS

- 2.1 Design Standards (Section 801.09). All new nonresidential building construction in the City must comply with the Design Standards found in Section 9 of the Zoning Ordinance. The relevant design standards applicable to the Project are included in the attached Design Critique (Attachment A). Deviations from the Design Standards may be permitted under Sec. 801.09.21 (with the exception of Section 7 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

2.2 PUD Amendment (Section 801.33).

- A. Process. Any deviation or modification from the terms or conditions of an approved PUD or any alteration in a project for which a PUD has been approved shall require an amendment of the original PUD. The same application and hearing procedure for an amendment of a PUD shall be followed as was followed with respect to the applicant's Concept Plan.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These are:
 1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD

Ordinance, it may approve the PUD, although it shall not be required to do so.

2. Ownership. Applicant/s must own all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.

10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

2.3 Preliminary Plat (Section 805.14.E). Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Ch. 805 of City Code. In reviewing such requests, the Planning Commission shall consider possible adverse effects of the preliminary plat reflecting the lot combination or subdivision. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

All proposed subdivisions must conform with the Design Standards of the Subdivision Ordinance, including the lot area and sizes established by the City

Zoning Ordinance. Sec. 805.23-28. The R-1 zoning district requires a minimum lot area of 40,000 square feet, and a minimum lot depth of 150 feet.

2.4 Zoning Ordinance Amendment (Section 801.03.2.F). In considering a proposed amendment to the Zoning Ordinance, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

2.5 Comprehensive Plan Amendment (Minn. Stat. Sec. 462.355, subd. 2 and 3). The City's Planning Commission may recommend to the City Council an amendment to the City's comprehensive plan, or City Council may propose amendments to Planning Commission by resolution submitted to the Planning Commission. Before adopting an amendment to the Plan, the Planning Commission must hold at least one public hearing on the proposed amendment. Except for amendments to permit affordable housing development, a resolution to amend a comprehensive plan must be approved by a two-thirds vote of all of the members.

- A. Institutional Facilities – 2030 Comprehensive Plan Policies. The City of Wayzata has a number of schools, churches and other institutional uses in areas throughout the community. These institutions are viewed as a positive aspect of the community that serves the good of its residents. Many of these institutional uses are located in or adjacent to established residential neighborhoods. Institutional facilities create impacts and add activity to an area resulting in parking or increased traffic that is not characteristic of residential neighborhoods. Wayzata needs to plan for facility expansion and potential redevelopment of institutional property to ensure proper preservation of land use compatibility, including:

- Accomplish transitions between differing types of land uses in an orderly fashion to minimize negative impacts on adjoining development.
- Establish sufficient setback requirements for new or expanding institutional development to assure adequate separation of differing land uses.
- Develop all institutional uses according to high levels of design, which are sensitive to the mass and scale of the existing surrounding neighborhood.
- Adequately screen, landscape and buffer institutional facilities to minimize the impact on surrounding uses and enhance the neighborhood and community in which they are located.

2.6 Zoning Ordinance Variance (Section 801.05.1.C). The criteria for granting a variance from these standards are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with the Zoning Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the

affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff reports, Design Critique, public comment presented at the Planning Commission meetings, the Settlement Agreement and Wayzata's Comp Plan, Subdivision Ordinance and Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact with respect to requests made in the Application:

3.1 Project Design. The Project meets the Design Standards of City Code Section 801.09 with the exception of one of the Deviations requested in the Application and identified in the Design Critique.

- A. Exterior Building Materials Deviation. With respect to the Deviation for exterior building materials, the Applicant has stated that the negative impact of such deviation is outweighed by the alleviation of an undue burden of materials' cost and being required to use materials that will not adequately reduce the noise in the interior of the building from the nearby highway traffic.

The Commission finds that the negative impact of the proposed exterior appearance of metal siding is not outweighed by any additional and quantified financial costs associated with using the exterior materials required by the Design Standards, or in addressing any noise issues by use of other design solutions.

- B. Roof Color Deviation. With respect to the Deviation to finish the roof in white, rather than a dark color, the Applicant has stated there are positive environmental reasons related to reducing cooling demands on the building's air conditioning systems.

Subject to further documentation from the Applicant supporting the positive environmental and/or conservation effects of a white roof, which would not be visible or materially impact the view from most vantage points, the Commission finds that the minimal negative impact, if any, of the proposed white roof is outweighed by the overall positive effect of the Project in the

area in which it is proposed, and greater conformity with the policies of the Comprehensive Plan and the policies behind the Zoning Ordinance that seek to promote the incorporation of sustainable design approaches and “green” roofs.

- 3.2 PUD Amendment. The PUD Amendment requested in the Application meets the applicable standards set forth above in this Report. The only changes to the previously approved PUD that are being requested involve changes to the footprint of the building and parking lots, and associated grading and tree removal.
- A. Health Safety and Welfare; Intent and Purpose of PUDs. The PUD Amendment (resulting in the “Amended PUD”) will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and generally conforms with the overall intent and purpose of a PUD as outlined in Section 33 of the Zoning Ordinance and the terms of the Settlement Agreement. The Planning Commission is generally supportive of the change in building and parking lot footprints, as depicted in the Application materials, in that they reduce the footprint of the building and parking lot areas and lessen some of the impact to the trees and natural features of the Property. The Planning Commission has concerns with the impacts of lighting for the signage and parking lot areas, and would encourage well-designed landscaping and grading on the west, east and south side of the Property to minimize the impacts on adjacent properties and the neighborhood.
- B. General Standards. The Amended PUD, as presented, satisfies all of the fourteen (14) general standards listed in Section 801.233.2.A and in Section 2.2 of this Report.
1. Application Complete. The Application contains all of the information and materials required by or requested pursuant to Section 801.33.5.C.
 2. Ownership. All of the property to be included in the Amended PUD is owned by the Applicant.
 3. Comprehensive Plan. The proposed Amended PUD conforms with the applicable guidance of, and is consistent with the goals of the Comprehensive Plan, as amended under the Application.
 4. Common Space. The Amended PUD would provide sufficient common private or public open space and facilities.
 5. Landscaping. If approved, landscaping in the Amended PUD would be according to a detailed plan approved by the City Council.

6. Health, Safety, and Welfare. Provided the recommended conditions of approval are considered and met, the Amended PUD would not have a negative effect on the welfare of residents of the community and the surrounding area.

3.3 Preliminary Plat. Subject to granting the Zoning Amendment, Comprehensive Plan Amendment and Variances requested in the Application, the Planning Commission finds that the Preliminary Plat meets the applicable standards of the Subdivision Ordinance:

1. The proposed subdivision reflected in the Preliminary Plat is consistent with the Wayzata Comprehensive Plan, as amended in connection with the Application.
2. The building pad on the PUD lot that results from the proposed subdivision reflected in the Preliminary Plat is sensitive to areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation and scenic points on the Property. The impact of the building pad on the residential lot that results from the proposed subdivision reflected in the Preliminary Plat on sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets is not known at this time.
3. The location of the PUD building pad that results from the subdivision and its selection relates well to natural topography and seeks to minimize filing or grading. The location of the residential building pad that results from the subdivision or lot combination and their selection as they relate to natural topography to minimize filing or grading is not known at this time.
4. Existing stands of significant trees will be retained where possible, and the building pad that results from the proposed subdivision, on the PUD lot will be sensitively integrated into existing trees. With respect to the residential parcel, the extent to which existing stands of significant trees will be retained where possible is not know at this time, nor whether the building pads that result from the proposed subdivision on the residential parcel will be sensitively integrated into existing trees.
5. The creation of the new lots will not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas. The new residential lot will fit into the existing neighborhood and be a return to the use that pre-existed the taking of the property for the improvements to Highway 12.
6. The design of the proposed PUD lot, building pad and site layout will respond to and be reflective of the surrounding area. The design of the proposed residential lot will respond to and be reflective of the surrounding

lots and neighborhood character; it is not known at this time whether the building pad and the site layout will do so.

7. The lot size that results from the subdivision proposed in the Preliminary Plat will not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. With respect to the residential lot, several lots in the surrounding neighborhood, including an adjacent lot, are of similar substandard depth and area.
8. The building proposed for the PUD lot is being reviewed under the PUD process and Design Standards, and meets the standards of the Subdivision Ordinances. It is not known at this time whether the architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on the residential lot will be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The standards and review process of Section 9 of the Wayzata Zoning Ordinance would not be applicable to the residential lot.
10. The PUD lot and building pad will conform with all performance standards contained herein. With approval of the Variances requested in the Application, the proposed residential lot layout would conform with all performance standards contained herein; it is not known at this time whether the building pad will do so.
11. The proposed subdivision in the Preliminary Plat will not tend to or actually depreciate the values of neighboring properties in the area.
12. The proposed subdivision in the Preliminary Plat will be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

The creation of a new residential lot from Parcel B conflicts with the terms of the Settlement Agreement the City has with UUCM, which calls for the combination of Parcel A and Parcel B, and for such combined new parcel to be used only for purposes related to a church. Any approval of the Preliminary Plat requested should be conditioned upon an amendment to the Settlement Agreement allowing such use.

- 3.4 Zoning Ordinance Amendment. The Planning Commission finds that the Zoning Ordinance Amendment ("Proposed Amendment") requested for both the westerly portion of Parcel B to PUD/Planned Unit Development and the requested zoning of R-1/Low Density Single Family Residential District for the easterly portion of Parcel B meet the standards of the Zoning Ordinance.

1. The Proposed Amendment would not allow a use that would contravene any specific policies and provisions of the official City Comprehensive Plan, as amended pursuant to the Application.
2. The Proposed Amendment would only allow uses that conform to land use designations, as amended pursuant to the Application.
3. The Proposed Amendment would not allow uses that do not conform with the performance standards contained in the Zoning Ordinance (parking, loading, noise, etc.).
4. The Proposed Amendment would not allow uses that would have a negative impact on the areas in which they are proposed, as such uses are regulated as a PUD and the residential portion under the zoning district for the area.
5. The Proposed Amendment will not negatively impact property values in the City.
6. The Proposed Amendment will not allow any use that would have a negative impact traffic generation in the City.
7. The Proposed Amendment will not allow a use that would negatively impact existing public services and facilities.

With respect to the easterly portion of Parcel B: The residential zoning designation conflicts with the terms of the Settlement Agreement the City has with UUCM, which calls for the combination of Parcel A and Parcel B, and for such combined new parcel to be used only for purposes related to a church. Any approval of the Zoning requested should be conditioned upon an amendment to the Settlement Agreement allowing such zoning and use.

- 3.5 Comprehensive Plan Amendment. The Planning Commission finds that guiding the westerly portion of Parcel B Institutional/Public would to be consistent with the Comp Plan designation for adjacent Parcel A and the terms of the Settlement Agreement. The Commission believes guiding the easterly portion of Parcel B residential, will also best accomplish the goals of the Comp Plan with respect to Institutional Facilities located adjacent to established residential neighborhoods, and provide an orderly transition between the differing types of land uses that will minimize the impact and enhance the surrounding neighborhood. Because the residential guiding would be in conflict with the Settlement Agreement, any approval in this regard should be conditioned upon an amendment to the Settlement Agreement allowing such guidance and use.
- 3.6 Lot Area and Depth Variances.

- A. The Variances requested in the Application are: (i) in harmony with the general purposes and intent of the Zoning Ordinance; and (ii) consistent with the Comprehensive Plan, as the foregoing are amended by the Application.
- B. The Applicant has established that there are practical difficulties in complying with this Ordinance, in that (i) the proposed lot is reasonable in relation to other lots of similar dimensions in the immediate area and neighborhood; (ii) depth and area are largely factors of a taking by the state related to highway improvements; (iii) the creation of a residential lot would be a reversion to a previous use and not alter the essential character of the surrounding neighborhood.
- C. Economic considerations alone are not a factor in the request for the Variances.
- E. Neither of the Variances are a use variance.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission makes the following recommendations:

- 4.1 Design Review. The design of the Project, as depicted in the Application and detailed in the Design Critique, be approved with the exception of the requested deviation for exterior materials, which should be denied.
- 4.2 PUD Amendment. The PUD Amendment, as depicted in the Application, be approved, subject to the following conditions:
 - A. The Project must be constructed in compliance with the Architectural Plans dated March 31, 2016 and Civil Engineering Plans dated March 30, 2016.
 - B. The one-way drive lanes in front of the building must a minimum of 18 feet in width.
 - C. All exterior lighting, including parking lot lighting and artificially illuminated signs, must be turned off at the close of business or by 10:00 p.m., whichever occurs later. This condition does not apply to exterior lighting that is used exclusively for safety and security purposes.
 - D. The wetland delineation report must be reviewed and confirmed by the City Engineer prior to issuance of a building permit for construction of the project. The parking lot and all site improvements must meet the setback requirements from the wetland boundary, as confirmed by the City Engineer.
- 4.3 Preliminary Plat. The Preliminary Plat depicted in the Application be approved subject to (i) the Zoning, Comprehensive Plan Amendment and Variances requested in the Application also being approved; (ii) the Settlement Agreement being amended by the parties, in a form acceptable to the City Attorney, to allow for

residential uses on Parcel; and (iii) a condition be added to any approval that prior to submitting a building permit application to the City for construction of a new house on the residential lot, the owner of the lot must submit preliminary house plans for review and approval by the Planning Commission and City Council for compliance with the Wayzata Subdivision and Zoning Ordinances.

- 4.4 Zoning to R-1/Low Density Single Family Residential District. The R-1/Low Density Single Family Residential zoning requested in the Application for the easterly portion of Parcel B be approved, provided the Preliminary Plat, Comprehensive Plan Amendment and Variances requested in the Application are also approved, and provided the Settlement Agreement is amended by the parties, in a form acceptable to the City Attorney, to allow for residential uses on Parcel.
- 4.5 Comp Plan Amendment to One Acre Single Family Residential. The Comprehensive Plan Amendment to guide the easterly portion of Parcel B to One Acre Single Family Residential be approved, provided the Preliminary Plat, Zoning and Variances requested in the Application are also approved, and provided the Settlement Agreement is amended by the parties, in a form acceptable to the City Attorney, to allow for residential uses on Parcel.
- 4.6 Variances. The Variances requested in the Application for Lot Depth and Minimum Lot Size for the proposed new lot comprising the easterly portion of Parcel B be approved, provided the Preliminary Plat, Zoning and Comprehensive Plan Amendment requested in the Application are also approved, and provided the Settlement Agreement is amended by the parties, in a form acceptable to the City Attorney, to allow for residential uses on Parcel.

The Planning Commission further recommends that the Applicant address and meet all conditions of approval listed in City Council Resolution No. 62-2012, that have not been met.

Adopted by the Wayzata Planning Commission this 18th day of April, 2016.

Chair, Planning Commission

Attachment A

(Design Critique)

**2030 Wayzata Blvd E. – UUCM
Design Critique (Revised Based on 3/31/2016 Submittals)
April 1, 2016**

	Comments	Compliance
Building Recesses		
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building utilizes recesses and changes in materials to break up the façade.	Yes
<u>801.09.3.1.B</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The project proposes landscaping around the exterior of the development and in driveway islands. In addition, the project includes outdoor patios on the back of the building	Yes
Building Width		
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design:	The project incorporates special treatment at the entrances, variations in roof lines, and building setbacks along the front of the building.	Yes
<ol style="list-style-type: none"> 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements 		

Upper Story Setbacks		
<p>801.09.5.1.A – All Districts – New Buildings</p> <p>Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3rd story height from the second (2nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3rd story structure shall be closer than six (6) feet to the 2nd story façade. The 3rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3rd story façade.</p>	<p>This section is not applicable as the proposed building is one story in height.</p>	<p>Not Applicable</p>
<p>801.09.5.1.B – All Districts – New Buildings</p> <p>The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade’s length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.</p>	<p>This section is not applicable as the proposed building is one story in height.</p>	<p>Not Applicable</p>
<p>801.09.5.1.C – All Districts – New Buildings</p> <p>Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.</p>	<p>The building height of the building is 30 ft to the top of the highest part of the roof. The building is setback more than 70 feet from the street, and more than 100 feet from all surrounding properties. The height would not impact winter sun orientation, solar access or views of Lake Minnetonka.</p>	<p>Yes</p>

Roof Design		
<p><u>801.09.6.1 – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.</p>	<p>The project does not include a green roof structure.</p>	<p>Not Applicable</p>
<p><u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.</p> <p><u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.</p>	<p>The proposed building has a flat roof and the applicant is requesting a deviation to allow for a light colored membrane.</p>	<p>No. The applicant is requesting a deviation from this standard.</p>
Screening of Rooftop Equipment		
<p><u>801.09.7.2 – Wayzata Blvd District</u> All mechanical equipment shall be completely screened behind a parapet wall, so as not to be visible from adjacent properties and pedestrian view vantage points from adjacent sidewalks. No enclosure shall be larger than 25% of the roof area.</p>	<p>The roof includes a five foot tall perforated metal screen to screen any roof-top mounted equipment.</p>	<p>Yes</p>

	Comments	Compliance
Facade Transparency		
Ground Level Expression		
801.09.9.1 – All Districts		
<p>In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements:</p> <ol style="list-style-type: none"> 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels 	<p>This section is not applicable as the proposed building is one story in height.</p>	<p>Not Applicable</p>
Entries		
<p>801.09.10.1 – All Districts</p> <p>The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.</p>	<p>The proposed building plan includes six planter boxes along the front of the building adjacent to the front entrance.</p>	<p>Yes</p>

<p><u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials:</p> <ol style="list-style-type: none"> 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: <ol style="list-style-type: none"> a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco 	<p>The non-glass surfaces of the building are primarily comprised of pre-finished metal panel. The proposed plans also include a concrete base along the lower level exterior elevation.</p>	<p>No. The applicant is requesting a deviation from this standard.</p>
<p><u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.</p>	<p>The proposed building elevations utilize the same building materials on all sides of the building.</p>	<p>Yes</p>
<p><u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.</p>	<p>The proposed exterior building elevations do not include any brick.</p>	<p>Not Applicable</p>
<p><u>801.09.11.1.D – Façade Detail – All Districts</u></p> <ol style="list-style-type: none"> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable. 	<p>The proposed exterior building elevations do not include any brick or stone.</p>	<p>Not Applicable</p>

<p><u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or ‘v’ joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence</p>	<p>The proposed exterior building elevations do not include any brick.</p>	<p>Not Applicable</p>
<p><u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.</p>	<p>The proposed exterior building elevations do not include any stone.</p>	<p>Not Applicable</p>

<p><u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade:</p> <ol style="list-style-type: none"> 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS 	<p>The proposed accent materials would be wood and fiber cement.</p>	<p>Yes.</p>
<p><u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u></p> <ol style="list-style-type: none"> 1. Only the following materials may be used for parapets, flashing and coping: <ol style="list-style-type: none"> a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches. 	<p>As indicated above, the primary non-glass exterior building material is prefinished metal panels.</p>	<p>No. The applicant is requesting a deviation from this standard.</p>

<p><u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used:</p> <ul style="list-style-type: none"> a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings <p>2. Backlit awnings are prohibited.</p> <p>3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.</p>	<p>The proposed building plans do not include any awnings.</p>	<p>Not Applicable</p>
<p><u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.</p>	<p>The main level balcony on the back of the building would be usable, and would be include a railing.</p>	<p>Yes</p>
<p><u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects</p>	<p>The glass shall meet the standards of the ordinance.</p>	<p>Yes</p>
<p><u>801.09.11.1.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.</p>	<p>The proposed entry doors would be glass.</p>	<p>Yes</p>

	Comments	Compliance
Franchise Architecture		
801.09.12.1		
<p>A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.</p> <p>B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801.09.18 by the Planning Commission at the time of Design Standards Review application</p>	<p>The proposed building would not be franchise architecture.</p>	<p>Not Applicable.</p>

	Comments	Compliance
Landscaping		
<p><u>801.09.14.1 – All Districts</u></p> <p>A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.</p> <p>B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.</p> <p>C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.</p> <p>D. Streetscaping shall include all of the following:</p> <ol style="list-style-type: none"> 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers 	<p>The proposed plans provide a mixture of trees, shrubs and perennials on the site. The plans also include planters along the front of the building for seasonal plantings. A landscape plan is included with the submittal materials.</p> <p>The site currently has a public sidewalk along Wayzata Blvd, and this is not currently a boulevard area.</p>	<p>Yes</p>

	Comments	Compliance
<p>Parking Lot Landscaping</p>		
<p><u>801.09.15.1 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.</p>	<p>The proposed landscape plan includes landscaping along the north edge of all parking lot areas to buffer and screen the parking lot from the public sidewalk.</p>	<p>Yes</p>
<p>Surface Parking</p>		
<p><u>801.09.16.1 – All Districts</u></p> <p>A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property.</p> <p>B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots.</p> <p>C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.</p> <p>D. Front yard parking is prohibited.</p> <p>E. There shall be no corner parking.</p>	<p>The parking lots are located on the side of the property. The drive-aisle along the front of the building would be used for pick-up and drop-off. The side parking lots do extend in beyond the front the building, but this was previously approved within the PUD site plan.</p>	<p>Yes</p>

	Comments	Compliance
<p><u>801.09.16.2 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.</p>	<p>This section is not applicable to the proposed church.</p>	<p>Not Applicable</p>
<p>Parking Structures</p>		
<p><u>801.09.17.1 – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards:</p> <ul style="list-style-type: none"> A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure. 	<p>This section is not applicable, as there is no parking ramp associated with the request.</p>	<p>Not Applicable</p>

	Comments	Compliance
Signs		
<p><u>801.09.18.1 – All Districts</u></p> <p>A. Compatibility</p> <ol style="list-style-type: none"> 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance. 	<p>The building proposes the following signage:</p> <p>Wall Signs: A vertical sign identifying “UUCM” that is 60 square feet in size, and a logo sign that is 64 square feet.</p> <p>Monument Sign: One monument sign along Wayzata Blvd E that is 5 feet in height and contains 35 square feet of copy area.</p>	<p>Yes</p>

	Comments	Compliance
<p>Parking Lot and Building Lighting</p>		
<p><u>801.09.19.1 – All Districts</u></p> <p>A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.</p> <p>B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.</p> <p>C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets.</p> <p>D. Light posts shall be of a dark color.</p> <p>E. Lighting fixtures shall be compatible with the architecture of the building.</p> <p>F. Lights attached to buildings shall be screened by the building’s architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.</p> <p>G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.</p>	<p>All parking lot lighting would be comprised of down-cast lighting fixtures. The proposed plans do not include any exterior building lighting.</p>	<p>Yes</p>



① FROM SOUTHEAST



② FROM NORTHWEST

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03/31/2016

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02/29/2016	PUD RESUBMIT
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SHEET TITLE
PERSPECTIVES

A-003

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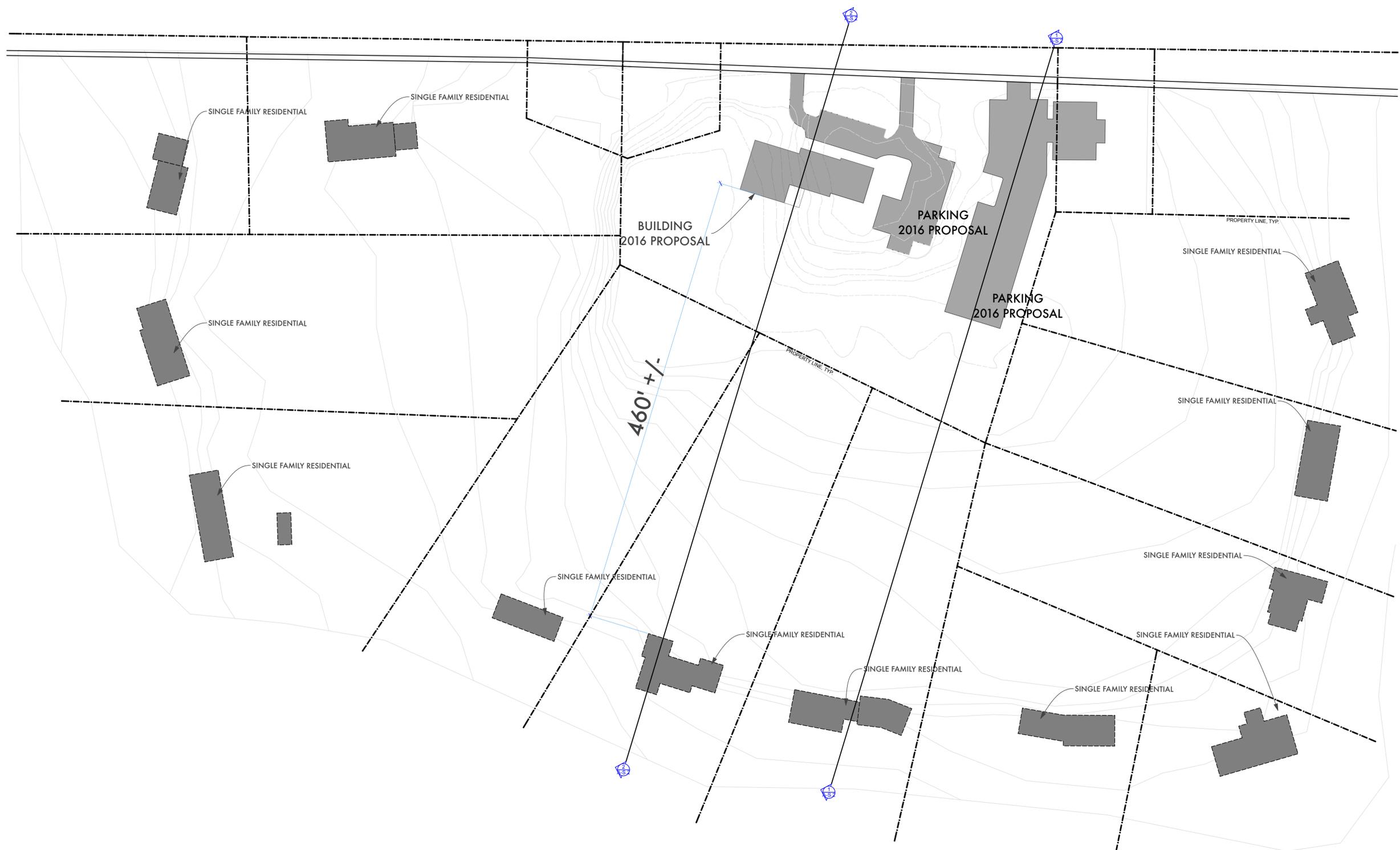
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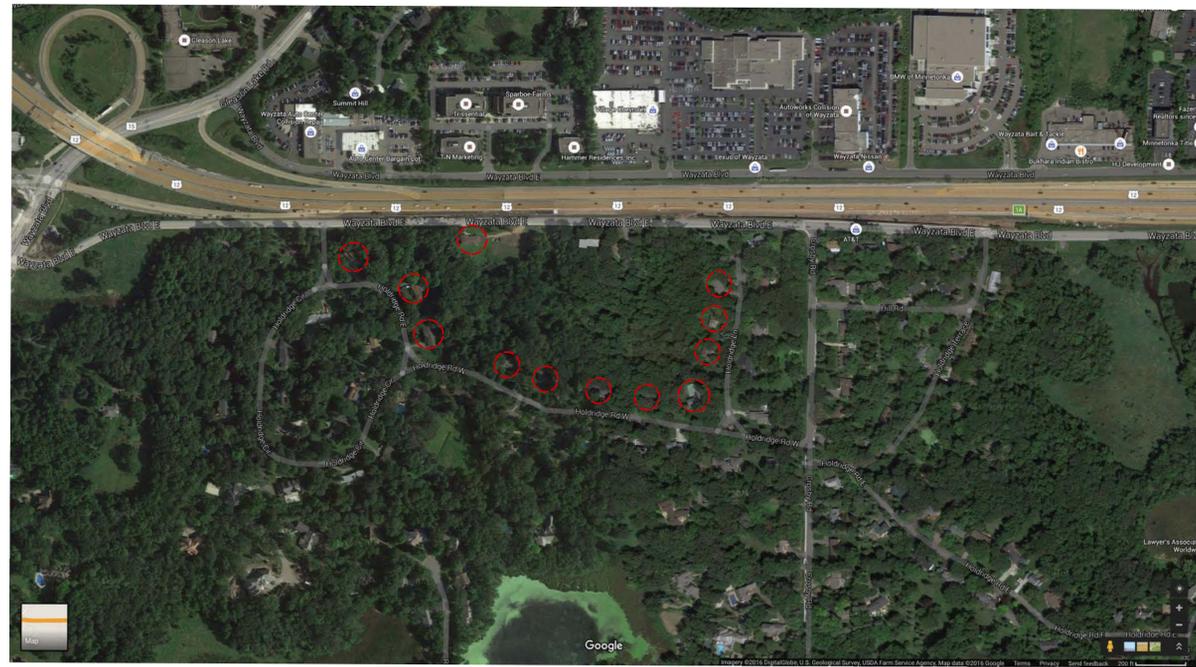
SHEET TITLE

CONTEXT

A-S.1



1 CONTEXT
 SCALE: 1" = 40'

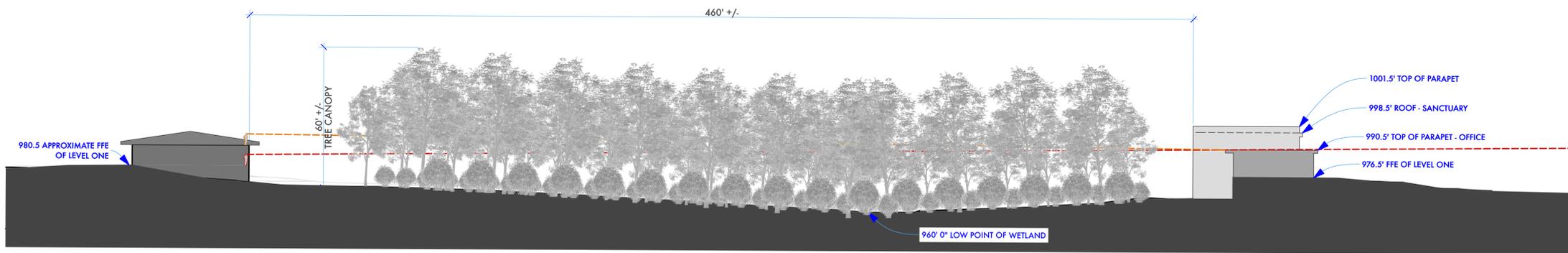


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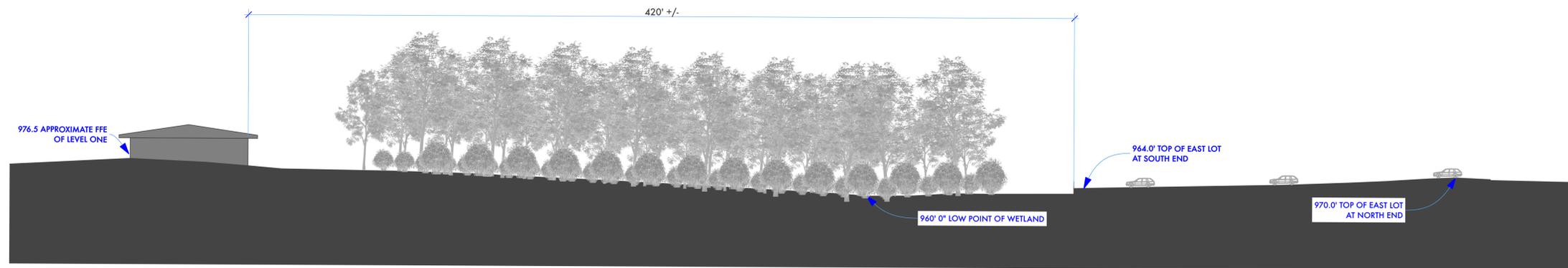
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3 From Holdridge Road
A-S.2

4 Aerial
A-S.2



2 SITE SECTION - BUILDING
A-S.2
SCALE: 1" = 30'



1 SITE SECTION - EAST PKG LOT
A-S.2

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SHEET TITLE
**SITE SECTION
DIAGRAMS**

A-S.2

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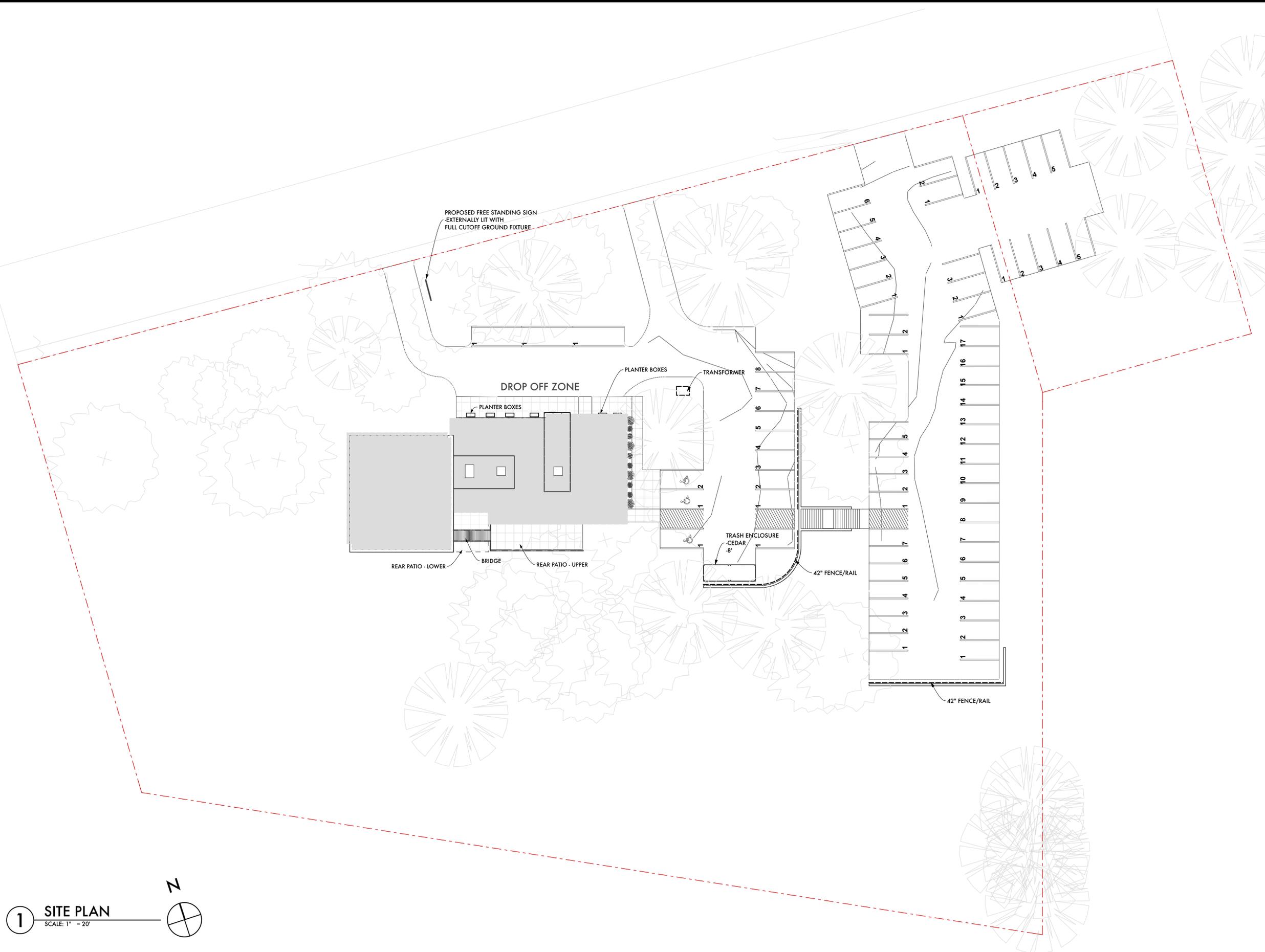
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SHEET TITLE

**ARCHITECTURAL SITE
PLAN**

A-S



1 SITE PLAN
SCALE: 1" = 20'



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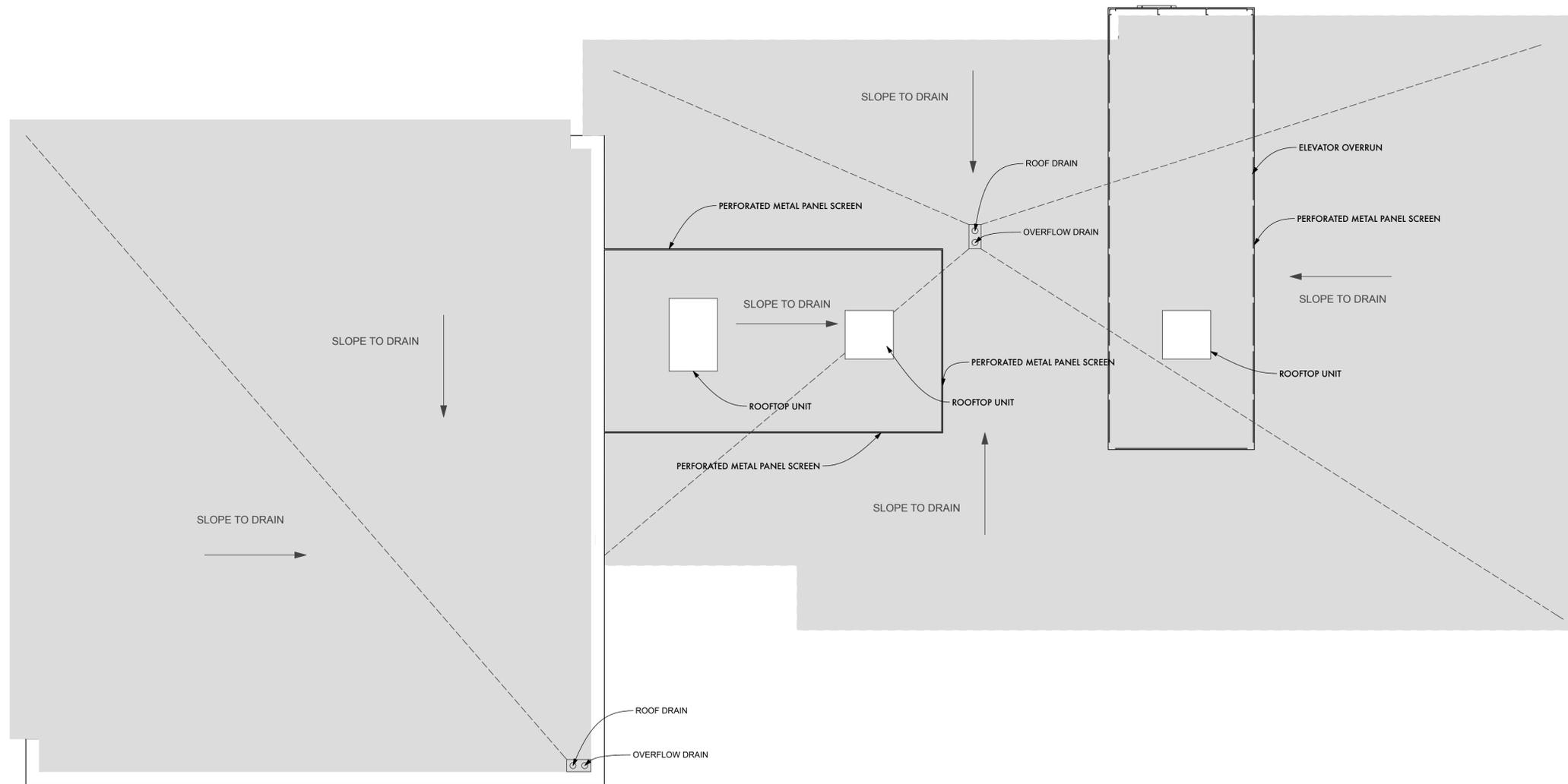
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SHEET TITLE

ROOF PLAN

A-102



3 ROOF PLAN
SCALE: 3/16" = 1'-0"

PLAN NORTH



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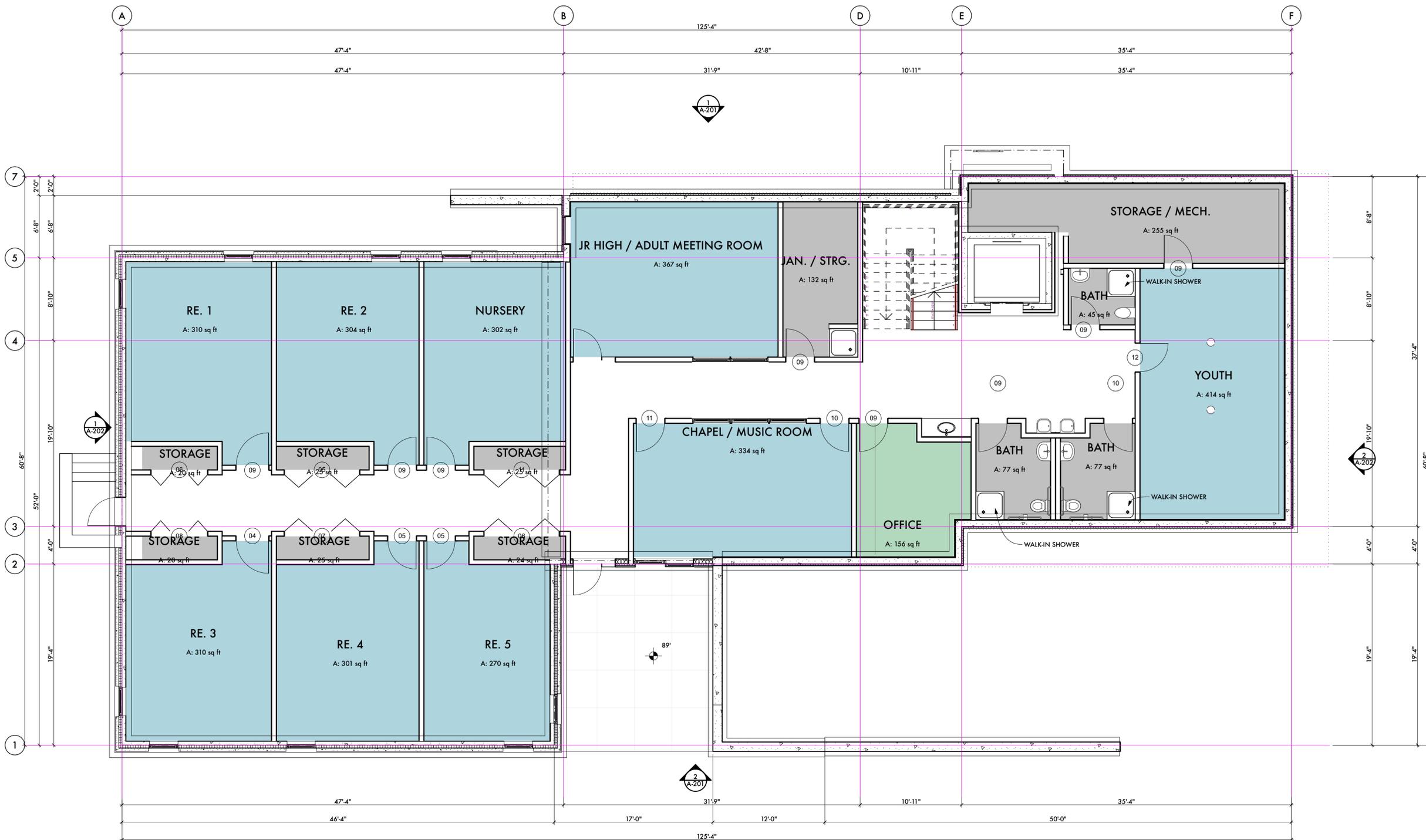
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SHEET TITLE

GARDEN LEVEL PLAN

A-103



1 GARDEN LEVEL PLAN
SCALE: 3/16" = 1'-0"

PLAN NORTH



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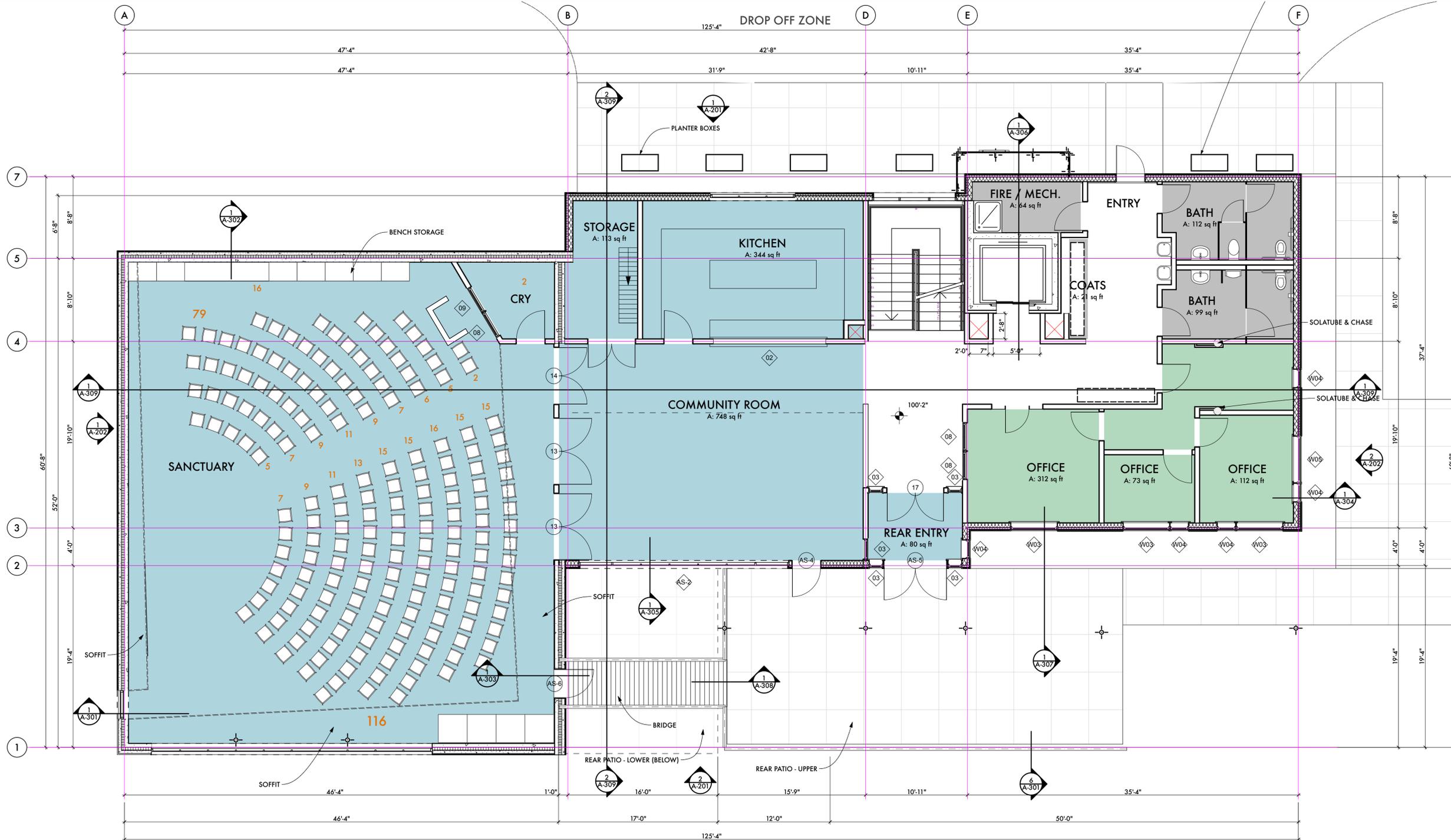
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SHEET TITLE
FIRST FLOOR PLAN

A-104



1 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN NORTH



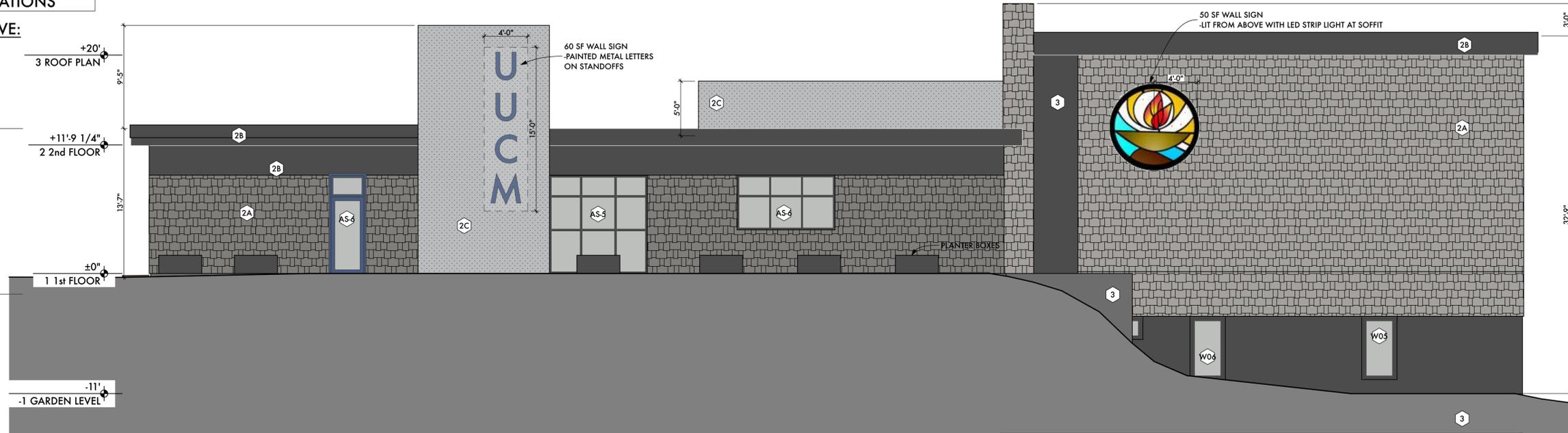
**NORTH ELEVATION:
GLAZING CALCULATIONS**

LEVEL 1 AND ABOVE:

2277 SF = TOTAL
137 SF = GLASS
6% = GLASS

LOWER LEVEL:

397 SF = TOTAL
27 SF = GLASS
7% = GLASS



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

**SOUTH ELEVATION:
GLAZING CALCULATIONS**

LEVEL 1 AND ABOVE:

2440 SF = TOTAL
511 SF = GLASS
21% = GLASS

LOWER LEVEL:

884 SF = TOTAL
84 SF = GLASS
10% = GLASS

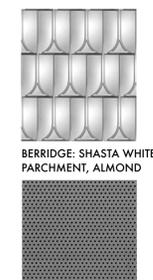


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES:

-  CAST IN PLACE CONCRETE
-  PREFINISHED METAL PANEL
-  PREFINISHED METAL FASCIA/COPING
-  PERFORATED METAL SCREEN

-  COLORED PRECAST CONCRETE
-  CEMENT FIBERBOARD
-  ALUMINUM STOREFRONT SYSTEM - CLEAR, LOW EMISSIVITY GLASS
-  PREFINISHED FIBERGLASS WINDOW - CLEAR, LOW EMISSIVITY GLASS



ENLARGED MATERIALS:

-  PREFINISHED METAL PANEL
9" x 12" INDIVIDUAL PANEL COVERAGE
(APPROXIMATELY 12 PANELS SHOWN)
-  PERFORATED METAL SCREEN

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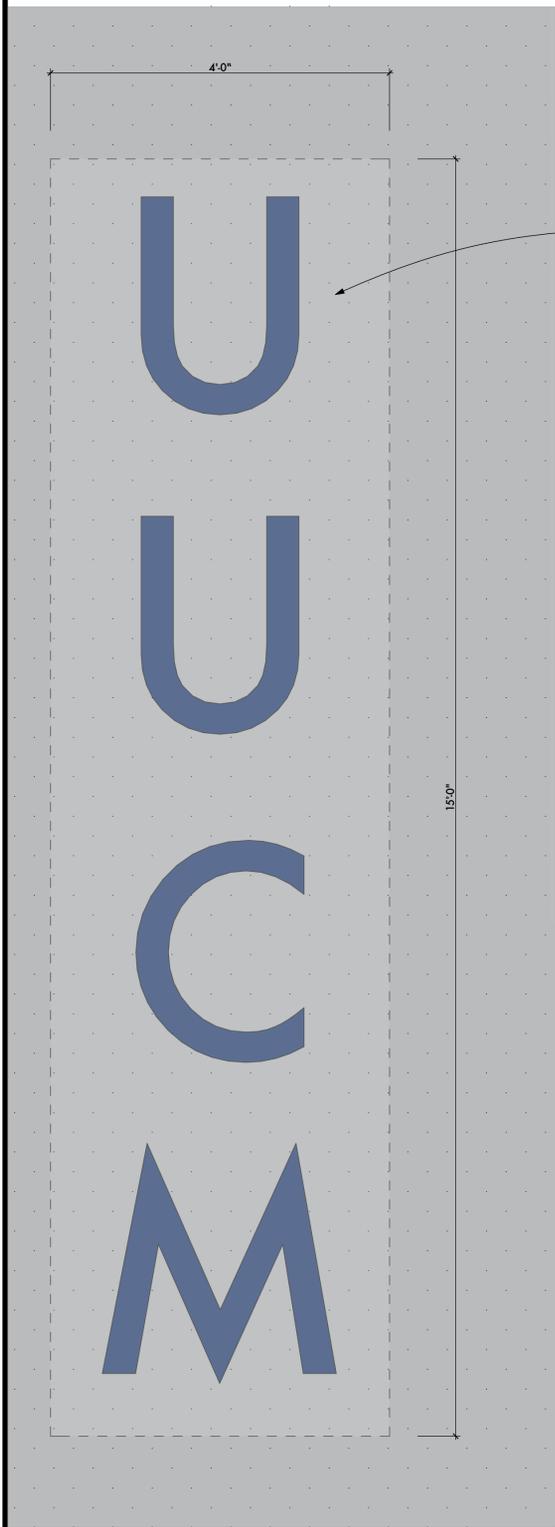
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SHEET TITLE
ELEVATIONS

A-201



60 SF WALL SIGN
-PAINTED METAL LETTERS
ON STANDOFFS

1 PROPOSED WALL SIGN AT ENTRY
SCALE: 1" = 1'-0"



2 PROPOSED FREE STANDING SIGN AT ROAD
SCALE: 1" = 1'-0"

50 SF WALL SIGN
-LIT FROM ABOVE WITH LED STRIP LIGHT AT SOFFIT



3 PROPOSED WALL SIGN AT SANCTUARY
SCALE: 1" = 1'-0"

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SHEET TITLE
PROPOSED SIGNAGE

A-203

4" DIP SANITARY SEWER
(PER ASBUILT PLANS)

EAST WAYZATA BLVD.



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CIVIL ENGINEER
DATE: _____ REG. NO. _____

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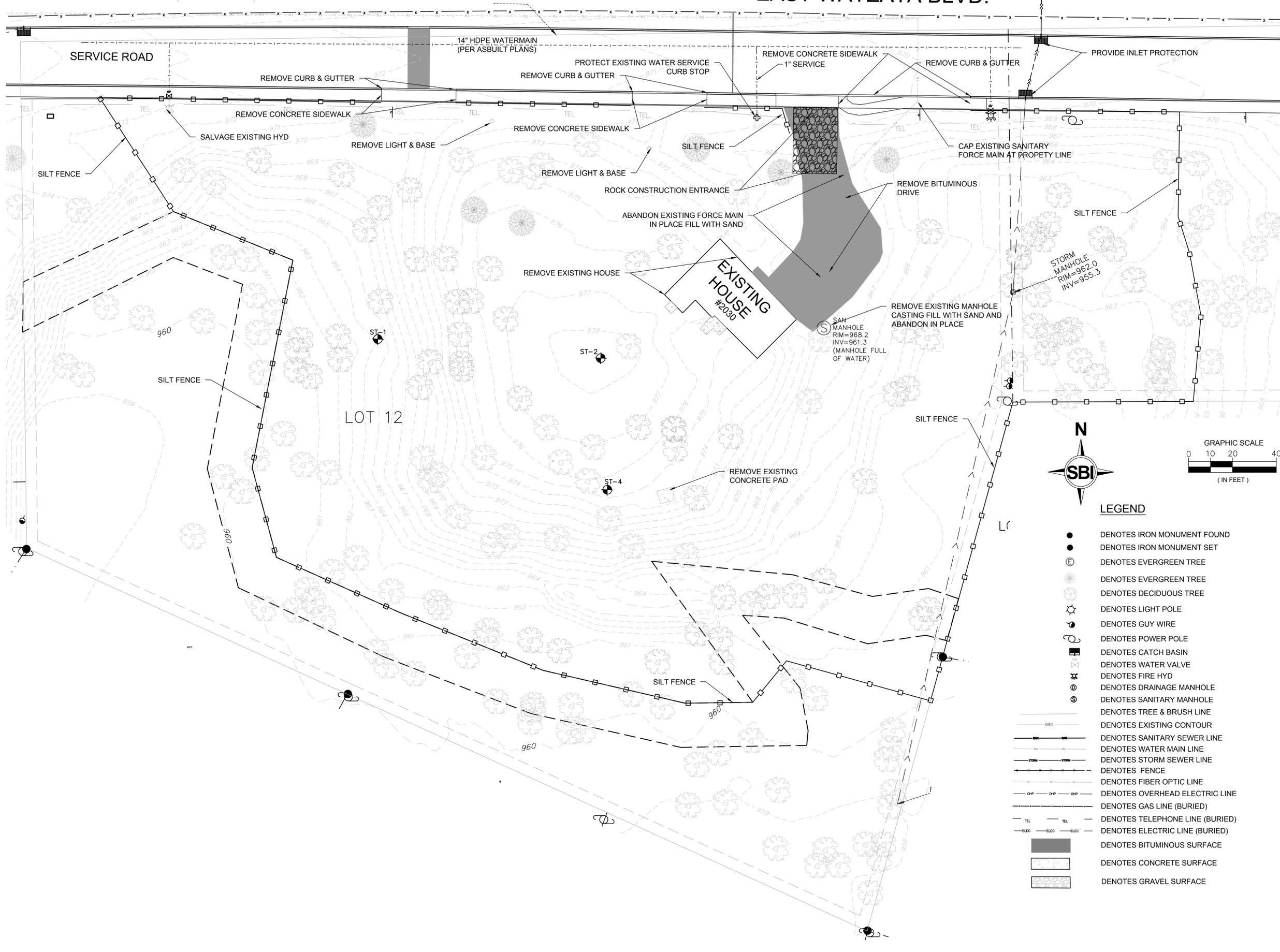
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SHEET TITLE

EXISTING CONDITIONS,
REMOVALS AND
EROSION CONTROL

C1

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LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊙ DENOTES EVERGREEN TREE
- ⊙ DENOTES EVERGREEN TREE
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES GUY WIRE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES WATER VALVE
- ⊙ DENOTES FIRE HYD
- ⊙ DENOTES DRAINAGE MANHOLE
- ⊙ DENOTES SANITARY MANHOLE
- ⊙ DENOTES TREE & BRUSH LINE
- DENOTES EXISTING CONTOUR
- DENOTES SANITARY SEWER LINE
- DENOTES WATER MAIN LINE
- DENOTES STORM SEWER LINE
- DENOTES FENCE
- DENOTES FIBER OPTIC LINE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES GAS LINE (BURIED)
- DENOTES TELEPHONE LINE (BURIED)
- DENOTES ELECTRIC LINE (BURIED)
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

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TREE INVENTORY
LIST
PLAN

C4

CADD USER: Rarndj FILE: C:\USERS\RARNDJ\DRAWING\PROJECTS\11101 - UNITARIAN UNIVERSALIST CHURCH OF MINNETONKA (ULUCM) - LOCUS ARCHITECTURE FILES\CADD\DWG\PLAN INVENTORY LIST PLAN.DWG PLOT SCALE: 1:1 PLOT DATE: 3/30/2016 4:48 PM

ID	SPECIES	DIAM. (Inches)	CONDITION (0-9)	NOTES	TREE CLASS (per City)	Critical Root Zone
3001	Boxelder	20	4		Significant	30
3002	Boxelder	14	4		Significant	21
3003	Boxelder	12	4		Significant	18
3004	Boxelder	14	4		Significant	21
3005	Boxelder	14	4		Significant	21
3006	Boxelder	14	4		Significant	21
3007	Boxelder	14	4		Significant	21
3008	Boxelder	21	4		Significant	31.5
3009	Boxelder	19	4		Significant	27
3010	Boxelder	13	4		Significant	19.5
3011	Boxelder	23	4		Significant	34.5
3012	Elm, american	17	5		Significant	25.5
3013	Elm, siberian	13	4		Significant	19.5
3014	Ash, green	12	5		Significant	18
3015	Elm, red	30	5		Heritage	45
3016	Hackberry	6	5		Significant	9
3017	Ash, white	7	5		Significant	10.5
3018	Ash, green	8	5		Significant	12
3019	Oak, white	19	4		Significant	28.5
3020	Oak, white	23	5		Significant	34.5
3021	Oak, white	19	5		Significant	28.5
3022	Ironwood	6	5		Significant	9
3023	Oak, white	8	5		Significant	12
3024	Oak, white	9	5		Significant	13.5
3025	Oak, white	17	5		Significant	25.5
3026	Oak, white	14	4		Significant	21
3027	Basswood	30	4		Heritage	45
3028	Boxelder	10	4		N/A	15
3029	Boxelder	15	4		Significant	22.5
3030	Boxelder	24	4		Significant	36
3031	Boxelder	16	4		Significant	24
3032	Heritage	34	4		Significant	51
3033	Boxelder	12	4		Significant	18
3034	Boxelder	21	4		Significant	31.5
3035	Boxelder	12	4		Significant	18
3036	Boxelder	17	4		Significant	25.5
3037	Basswood	22	5		Significant	33
3038	Basswood	19	4		Significant	28.5
3039	Oak, white	19	5		Significant	28.5
3040	Elm, american	16	5		Significant	24
3041	Oak, white	22	5		Significant	33
3042	Oak, red	15	5		Significant	22.5
3043	Oak, white	16	5		Significant	24
3044	Boxelder	21	4		Significant	31.5
3045	Boxelder	13	4		Significant	19.5
3046	Boxelder	14	4		Significant	21
3047	Boxelder	20	4		Significant	30
3048	Boxelder	13	4		Significant	19.5
3049	Boxelder	15	4		Significant	22.5
3050	Boxelder	28	4		Significant	42
3051	Boxelder	18	4		Significant	27
3052	Oak, white	23	5		Significant	34.5
3053	Oak, bur	31	6		Heritage	46.5
3054	Oak, white	15	5		Significant	22.5
3055	Basswood	43	4		Heritage	64.5
3056	Boxelder	17	4		Significant	25.5
3057	Boxelder	15	4		Significant	22.5
3058	Boxelder	14	4		Significant	21
3059	Boxelder	15	4		Significant	22.5
3060	Boxelder	12	4		Significant	18
3061	Boxelder	20	4		Significant	30
3062	Boxelder	12	4		Significant	18
3063	Boxelder	12	4		Significant	18
3064	Boxelder	12	4		Significant	18
3065	Boxelder	18	4		Significant	27
3066	Boxelder	12	4		Significant	18
3067	Boxelder	16	4		Significant	24
3068	Boxelder	16	4		Significant	24
3069	Boxelder	15	4		Significant	22.5
3070	Boxelder	14	4		Significant	21
3071	Boxelder	24	4		Significant	36
3072	Spruce, white	7	5	25' tall	Significant	10.5
3073	Boxelder	15	4		Significant	22.5
3074	Boxelder	14	4		Significant	21
3075	Boxelder	30	4		Heritage	45
3076	Boxelder	12	4		Significant	18
3077	Boxelder	16	4		Significant	24
3078	Boxelder	19	4		Significant	28.5
3079	Boxelder	18	4		Significant	27
3080	Cedar, white	12	4	15' tall	Significant	18
3081	Cedar, white	10	4	15' tall	Significant	15
3082	Spruce, white	7	4	25' tall	Significant	10.5
3083	Cedar, white	10	4	15' tall	Significant	15
3084	Cedar, white	10	4	15' tall	Significant	15
3085	Cedar, white	9	4	15' tall	Significant	13.5
3086	Spruce, white	8	4	20' tall	Significant	12
3087	Spruce, white	6	4	20' tall	Significant	9
3088	Spruce, white	13	5	25' tall	Significant	19.5
3089	Ash, green	16	4		Significant	24
3090	Boxelder	18	4		Significant	27
3091	Ash, green	12	4		Significant	18
3092	Ash, green	28	4		Heritage	42
3093	Spruce, white	8	4	20' tall	Significant	12
3094	Basswood	30	4		Heritage	45
3095	Spruce, white	8	6		N/A	12
3096	Oak, white	29	4		Heritage	43.5
3097	Oak, white	17	4		Significant	25.5
3098	Oak, white	19	5		Significant	28.5
3099	Oak, white	17	5		Significant	25.5
3100	Oak, white	17	4		Significant	25.5
3101	Spruce, white	7	4		N/A	10.5
3102	Spruce, white	7	4		N/A	10.5
3103	Boxelder	13	4		Significant	19.5
3104	Boxelder	12	4		Significant	18
3105	Spruce, white	7	4		Significant	10.5
3106	Maple, silver	14	5		Significant	21
3107	Oak, white	24	5		Significant	36
3108	Oak, white	19	4		Significant	28.5
3109	Oak, white	22	4		Significant	33
3110	Oak, white	20	4		Significant	30
3111	Oak, white	27	5		Heritage	40.5
3112	Oak, white	16	4		Significant	24
3113	Oak, white	35	5		Heritage	52.5
3114	Oak, red	23	4		Significant	34.5
3115	Oak, bur	40	5		Heritage	60
3116	Ash, green	16	5		Significant	24
3117	Ash, green	12	4		Significant	18
3118	Ash, green	12	4		Significant	18
3119	Ash, green	21	5		Significant	31.5
3120	Ash, green	10	4		Significant	15
3121	Ash, green	13	4		Significant	19.5
3122	Ash, green	8	4		Significant	12
3123	Basswood	12	5		Significant	18
3124	Basswood	14	5		Significant	21
3125	Basswood	9	5		Significant	13.5
3126	Ash, green	7	4		Significant	10.5
3127	Oak, bur	36	4		Heritage	54
3128	Ash, green	8	4		Significant	12
3129	Ash, green	6	4		Significant	9
3130	Boxelder	12	4		Significant	18
3131	Ash, green	22	5		Significant	33
3132	Ash, green	8	4		Significant	12
3133	Ash, green	13	4		Significant	19.5
3134	Ash, green	17	5		Significant	25.5
3135	Basswood	10	4		Significant	15
3136	Ash, green	9	4		Significant	13.5
3137	Oak, white	22	4		Significant	33
3138	Cottonwood	45	4		Heritage	67.5
3139	Ash, green	14	4		Significant	21
3140	Ash, green	7	4		Significant	10.5
3141	Ash, green	6	4		Significant	9
3142	Ash, green	7	4		Significant	10.5
3143	Oak, bur	28	5		Heritage	42
3144	Ash, green	15	4		Significant	22.5
3145	Ash, green	8	4		Significant	12
3146	Ash, green	7	4		Significant	10.5
3147	Oak, white	21	4		Significant	31.5
3148	Oak, red	26	4		Heritage	39
3149	Ash, green	7	4		Significant	10.5
3150	Oak, white	28	5		Heritage	42
3151	Oak, white	24	4		Significant	36
3152	Elm, american	12	4		Significant	18
3153	Basswood	20	5		Significant	30
3154	Oak, white	19	4		Significant	28.5
3155	Ash, green	12	4		Significant	18
3156	Oak, white	20	4		Significant	30
3157	Ash, green	13	4		Significant	19.5
3158	Oak, white	22	5		Significant	33
3159	Oak, white	27	4		Heritage	40.5
3160	Oak, white	31	4		Heritage	46.5
3161	Oak, red	27	4		Heritage	40.5
3162	Ash, green	13	5		Significant	19.5
3163	Oak, white	27	4		Heritage	40.5
3164	Oak, white	15	4		Significant	22.5
3165	Oak, red	19	4		Significant	28.5
3166	Ash, green	7	5		Significant	10.5
3167	Ash, green	12	4		Significant	18
3168	Ash, green	8	4		Significant	12
3169	Ash, green	6	4		Significant	9
3170	Ash, green	7	4		Significant	10.5
3171	Ash, green	10	5		Significant	15
3172	Oak, white	22	4		Significant	33
3173	Ash, green	6	5		Significant	9
3174	Spruce, white	12	4		Significant	18
3175	Ash, green	19	4		Significant	28.5
3176	Spruce, blue	16	5		Significant	24
3177	Spruce, blue	18	4		Significant	27
3178	Elm, american	13	5		Significant	19.5
3179	Ash, green	8	4		Significant	12
3180	Ash, green	11	4		Significant	16.5
3181	Maple, silver	40	4		Heritage	60
3182	Spruce, blue	9	5		N/A	13.5
3183	Spruce, blue	12	4		Significant	18
3184	Spruce, blue	14	4		Significant	21
3185	Spruce, blue	16	4		Significant	24
3186	Spruce, blue	14	4		Significant	21
3187	Spruce, blue	7	4		N/A	10.5
3188	Spruce, blue	8	4		N/A	12
3189	Spruce, blue	13	4		Significant	19.5
3190	Spruce, blue	12	4		Significant	18
3191	Ash, green	12	5		Significant	18
3192	Ash, green	7	4		Significant	10.5
3193	Basswood	9	4		Significant	13.5
3194	Basswood	7	4		Significant	10.5
3195	Ash, green	7	4		Significant	10.5
3196	Spruce, blue	10	4	12' tall	Significant	15

NOTES:
1) Condition = health of tree based on a scale from 0-9. Zero being a dead tree and 9 being the perfect tree.
2) Diameter is measured at chest height and is the diameter of the tree

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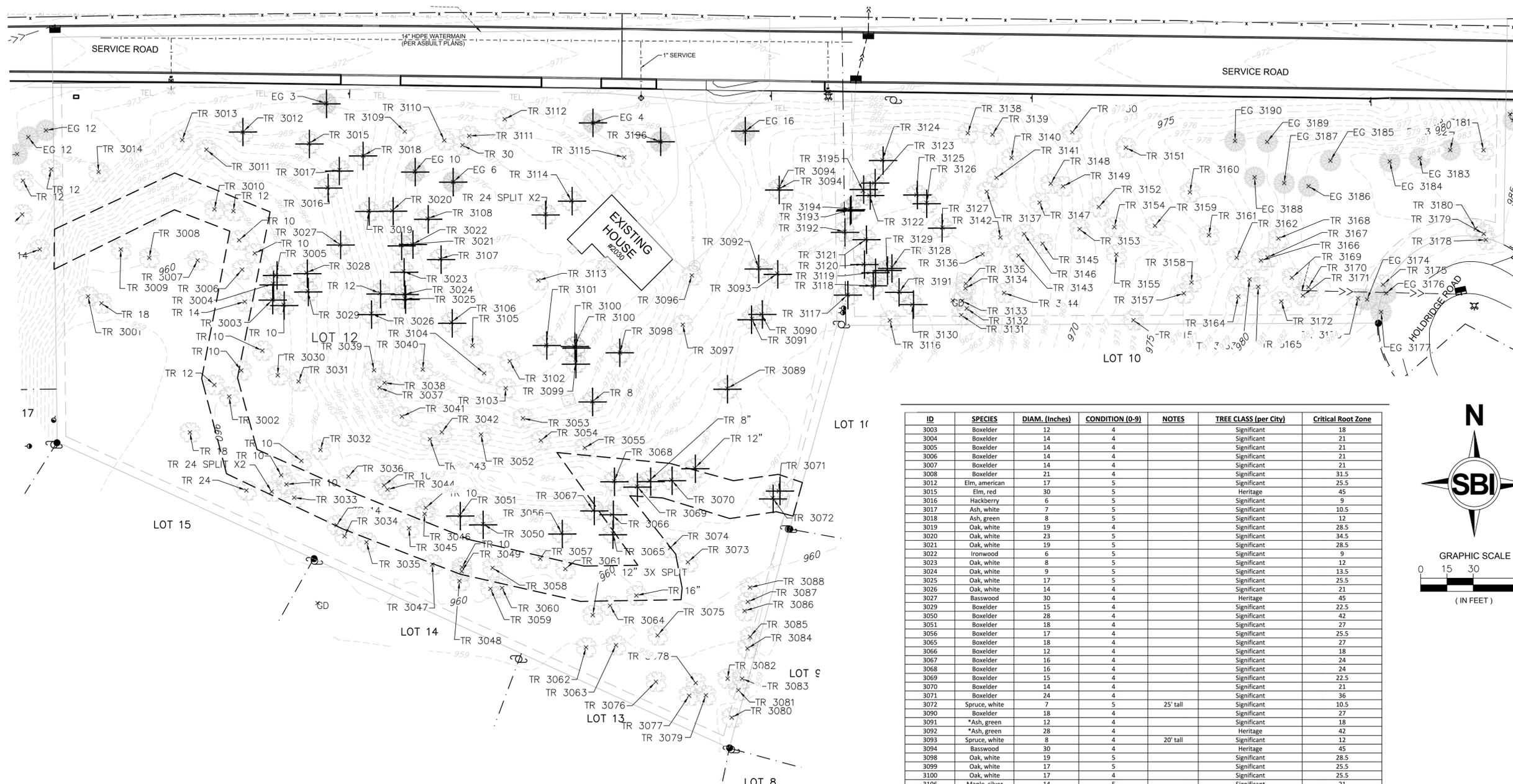
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TREE REMOVAL
PLAN

C5.1



ID	SPECIES	DIAM. (inches)	CONDITION (0-9)	NOTES	TREE CLASS (per City)	Critical Root Zone
3003	Boxelder	12	4		Significant	18
3004	Boxelder	14	4		Significant	21
3005	Boxelder	14	4		Significant	21
3006	Boxelder	14	4		Significant	21
3007	Boxelder	14	4		Significant	21
3008	Boxelder	21	4		Significant	31.5
3012	Elm, american	17	5		Significant	25.5
3015	Elm, red	30	5		Heritage	45
3016	Hackberry	6	5		Significant	9
3017	Ash, white	7	5		Significant	10.5
3018	Ash, green	8	5		Significant	12
3019	Oak, white	19	4		Significant	28.5
3020	Oak, white	23	5		Significant	34.5
3021	Oak, white	19	5		Significant	28.5
3022	Ironwood	6	5		Significant	9
3023	Oak, white	8	5		Significant	12
3024	Oak, white	9	5		Significant	13.5
3025	Oak, white	17	5		Significant	25.5
3026	Oak, white	14	4		Significant	21
3027	Basswood	30	4		Heritage	45
3029	Boxelder	15	4		Significant	22.5
3050	Boxelder	28	4		Significant	42
3051	Boxelder	18	4		Significant	27
3056	Boxelder	17	4		Significant	25.5
3065	Boxelder	18	4		Significant	27
3066	Boxelder	12	4		Significant	18
3067	Boxelder	16	4		Significant	24
3068	Boxelder	16	4		Significant	24
3069	Boxelder	15	4		Significant	22.5
3070	Boxelder	14	4		Significant	21
3071	Boxelder	24	4		Significant	36
3072	Spruce, white	7	5	25' tall	Significant	10.5
3090	Boxelder	18	4		Significant	27
3091	*Ash, green	12	4		Significant	18
3092	*Ash, green	28	4		Heritage	42
3093	Spruce, white	8	4	20' tall	Significant	12
3094	Basswood	30	4		Heritage	45
3098	Oak, white	19	5		Significant	28.5
3099	Oak, white	17	5		Significant	25.5
3100	Oak, white	17	4		Significant	25.5
3106	Maple, silver	14	5		Significant	21
3107	Oak, white	24	5		Significant	36
3108	Oak, white	19	4		Significant	28.5
3114	Oak, red	23	4		Significant	34.5
3117	*Ash, green	12	4		Significant	18
3118	*Ash, green	12	4		Significant	18
3119	*Ash, green	21	5		Significant	31.5
3120	*Ash, green	10	4		Significant	15
3121	*Ash, green	13	4		Significant	19.5
3122	*Ash, green	8	4		Significant	12
3123	Basswood	12	5		Significant	18
3124	Basswood	14	5		Significant	21
3125	Basswood	9	4		Significant	13.5
3126	*Ash, green	7	4		Significant	10.5
3127	Oak, bur	36	4		Heritage	54
3128	*Ash, green	8	4		Significant	12
3129	*Ash, green	6	4		Significant	9
3130	Boxelder	12	4		Significant	18
3131	*Ash, green	12	5		Significant	18
3132	*Ash, green	7	4		Significant	10.5
3133	Basswood	9	4		Significant	13.5
3134	Basswood	7	4		Significant	10.5
3135	*Ash, green	7	4		Significant	10.5
3136	Spruce, blue	10	4	12' tall	Significant	15



NOTES:
 * = Ash trees are susceptible to Emerald Ash Borer so the Church wants to discuss an exception (with the City) for mitigation of Ash trees
 1) Since the City's proposed Tree Ordinance is only a draft and has not been officially adopted, the following info is hypothetical
 2) Condition = health of tree based on a scale from 0-9. Zero being a dead tree and 9 being the perfect tree.
 3) Diameter is measured at chest height and is the diameter of the tree
 4) Critical Root Zone = Diameter x 1.5

Tree Calculations & Mitigation:
 Total inches of Significant + Heritage trees = 3051 inches (25% of 3051 inches = 762.75 inches of removal allowed without mitigation)
 Total inches removed = 963 inches (Significant = 809 + Heritage = 154)
 Tree mitigation for City = 354.25 inches (154 inches x 2:1 for Heritage trees + (809 - 762.75 allowed removal) for Significant Trees)
 Provide mitigation through planting 3" diam. B&B trees on Church's site and some at off-site location(s) TBD

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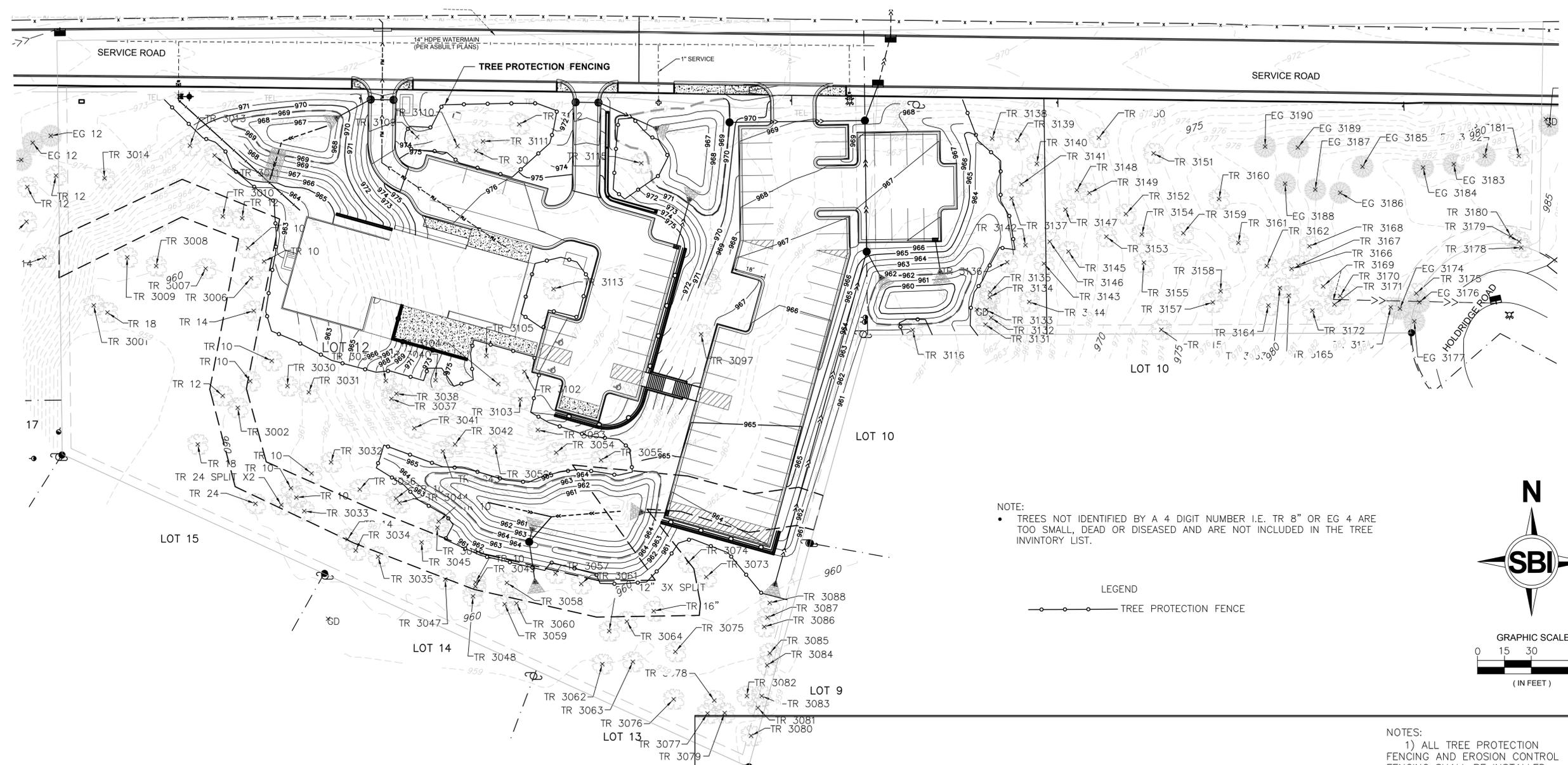
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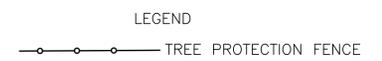
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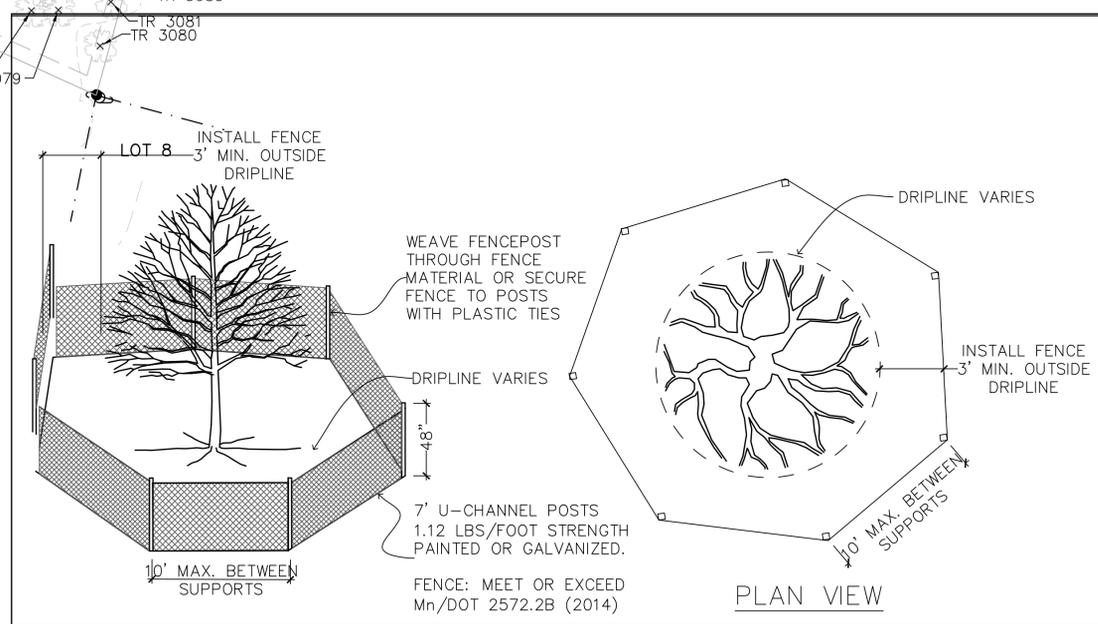


NOTE:
• TREES NOT IDENTIFIED BY A 4 DIGIT NUMBER I.E. TR 8" OR EG 4 ARE TOO SMALL, DEAD OR DISEASED AND ARE NOT INCLUDED IN THE TREE INVENTORY LIST.



NOTES ON TREE PRESERVATION & OAK WILT MANAGEMENT

- 1) ALL TREES IDENTIFIED TO BE PRESERVED SHALL BE FENCED OFF WITH TREE PROTECTION FENCE TO PREVENT ANY DISTURBANCE, COMPACTION OF SOILS AND/OR STORAGE OF MATERIALS IN THESE AREAS.
- 2) CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST OR TREE SPECIALIST ON STAFF OR UNDER CONTRACT TO INSPECT THE EXISTING OAK TREES PRIOR TO AND THROUGHOUT CONSTRUCTION. IF ANY SIGNS OF OAK WILT OCCUR, CONTRACTOR SHALL NOTIFY THE CITY TO CONFIRM THE PROPER PROCESS FOR TREATMENT AND/OR REMOVAL.
- 3) AVOID THE PRUNING, REMOVAL AND/OR DISTURBANCE OF ALL OAK TREES FROM MARCH 15 THROUGH JULY 31.
- 4) IF IMPACTS TO OAK TREES CAN'T BE AVOIDED FROM MARCH 15 THROUGH JULY 31, IMMEDIATELY TREAT ANY IMPACTED TRUNKS, BRANCHES AND/OR STUMPS WITH LATEX PRUNING PAINT.
- 5) CLEAN ALL PRUNING TOOLS WITH 10% SODIUM HYPOCHLORITE BETWEEN SITES AND/OR TREES.



TREE PROTECTION DETAIL
(NOT TO SCALE)

- NOTES:
- 1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY WORK. AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT OR ENGINEER. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
 - 2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
 - 3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
 - 4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

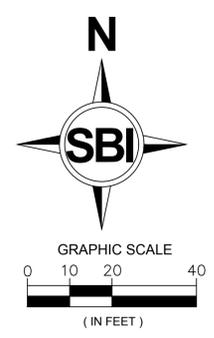
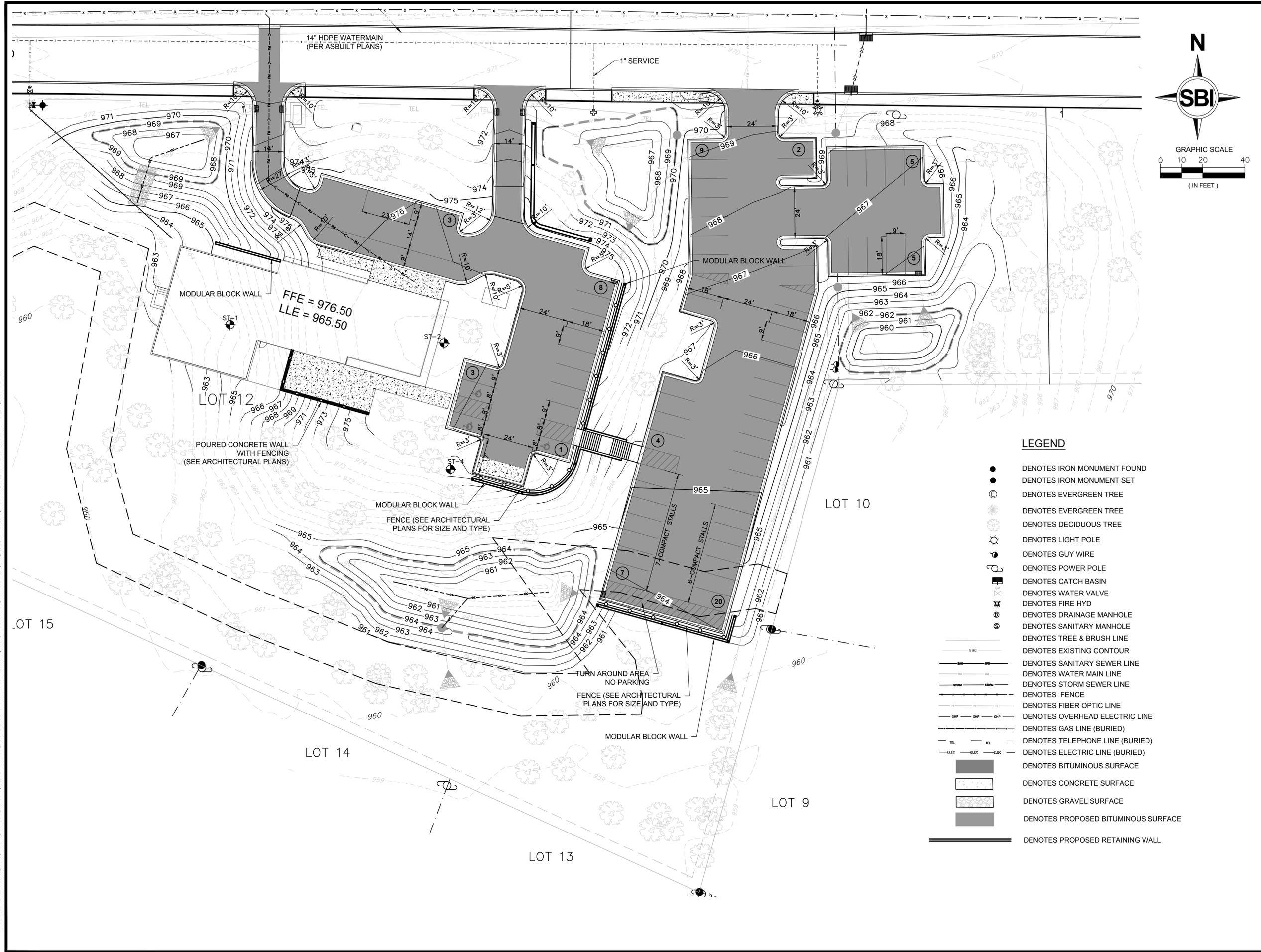
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TREE PRESERVATION PLAN	

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 - DENOTES IRON MONUMENT SET
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 - ⊕ DENOTES EVERGREEN TREE
 - ⊕ DENOTES DECIDUOUS TREE
 - ⊕ DENOTES LIGHT POLE
 - ⊕ DENOTES GUY WIRE
 - ⊕ DENOTES POWER POLE
 - ⊕ DENOTES CATCH BASIN
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES FIRE HYD
 - ⊕ DENOTES DRAINAGE MANHOLE
 - ⊕ DENOTES SANITARY MANHOLE
 - ⊕ DENOTES TREE & BRUSH LINE
 - ⊕ DENOTES EXISTING CONTOUR
 - DENOTES SANITARY SEWER LINE
 - DENOTES WATER MAIN LINE
 - DENOTES STORM SEWER LINE
 - DENOTES FENCE
 - DENOTES FIBER OPTIC LINE
 - DENOTES OVERHEAD ELECTRIC LINE
 - DENOTES GAS LINE (BURIED)
 - TEL — DENOTES TELEPHONE LINE (BURIED)
 - ELEC — DENOTES ELECTRIC LINE (BURIED)
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - DENOTES PROPOSED BITUMINOUS SURFACE
 - DENOTES PROPOSED RETAINING WALL

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SITE PLAN

C6

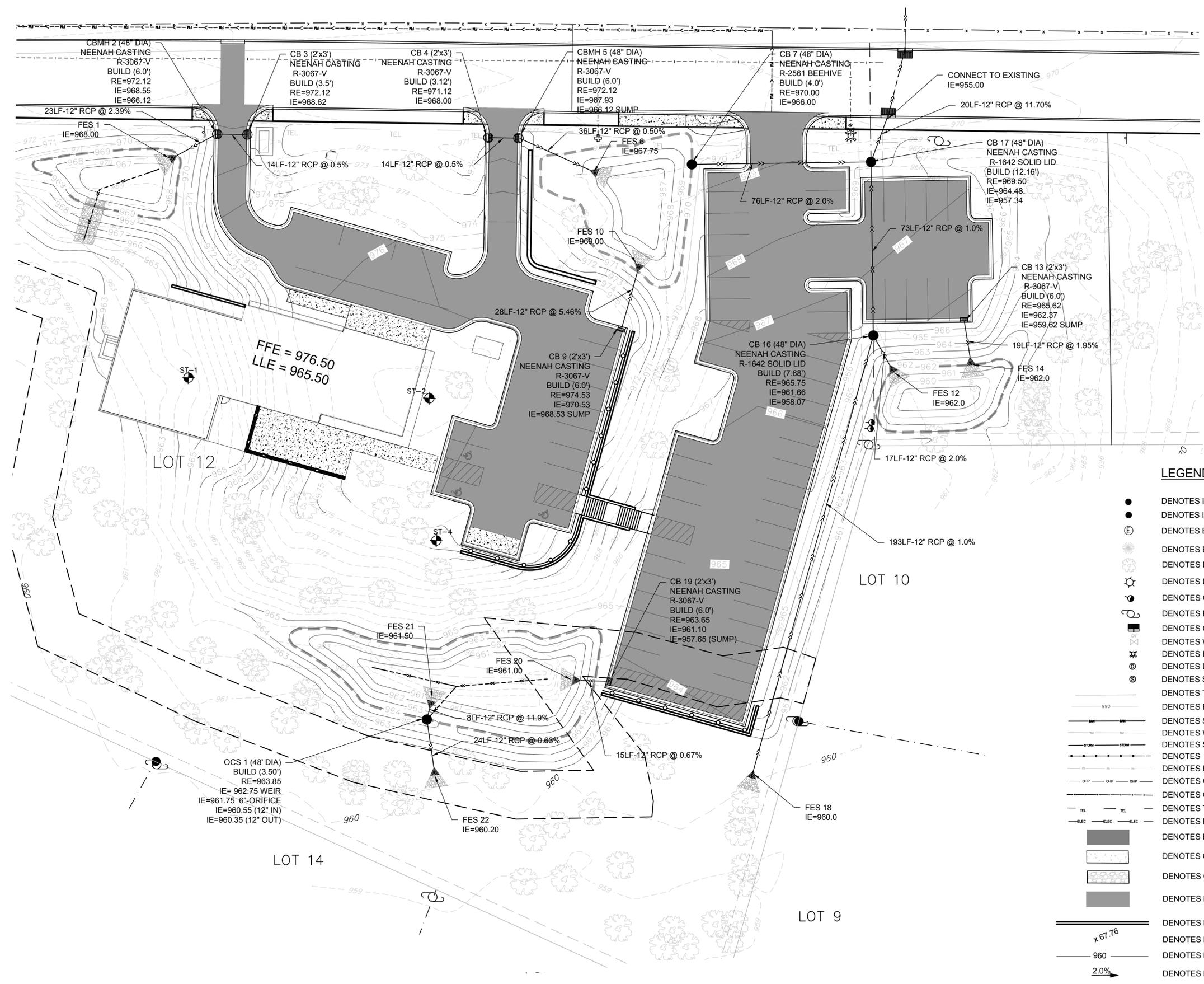
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- ⊙ DENOTES DECIDUOUS TREE
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- DENOTES SANITARY SEWER LINE
- DENOTES WATER MAIN LINE
- DENOTES STORM SEWER LINE
- DENOTES FENCE
- DENOTES FIBER OPTIC LINE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES GAS LINE (BURIED)
- DENOTES TELEPHONE LINE (BURIED)
- DENOTES ELECTRIC LINE (BURIED)
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES PROPOSED CONTOUR LINE
- DENOTES PROPOSED SLOPE

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SHEET TITLE
DRAINAGE PLAN

C8

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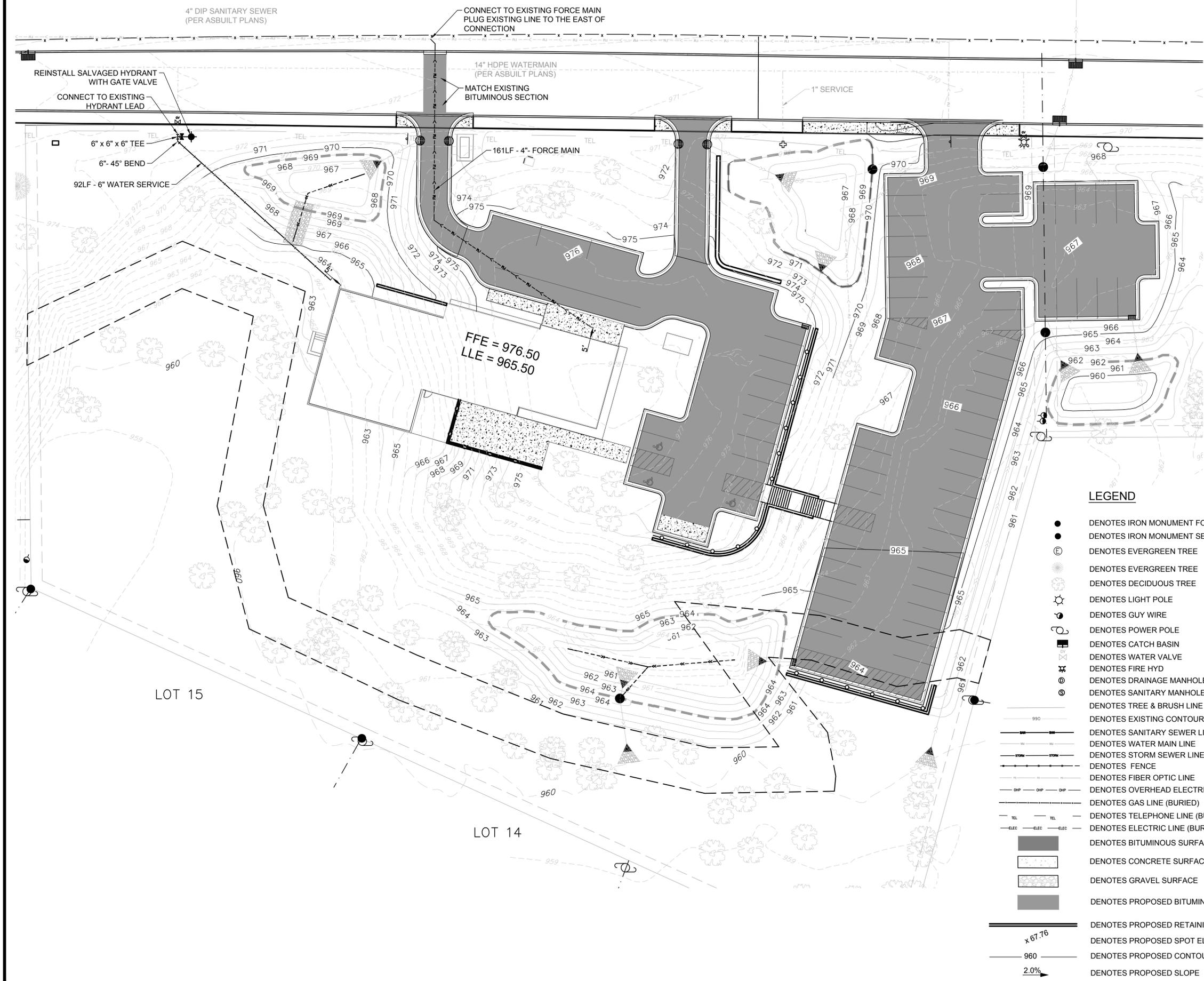
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SHEET TITLE
UTILITY PLAN

C9



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - ⊙ DENOTES EVERGREEN TREE
 - ⊙ DENOTES EVERGREEN TREE
 - ⊙ DENOTES DECIDUOUS TREE
 - ⊙ DENOTES LIGHT POLE
 - ⊙ DENOTES GUY WIRE
 - ⊙ DENOTES POWER POLE
 - ⊙ DENOTES CATCH BASIN
 - ⊙ DENOTES WATER VALVE
 - ⊙ DENOTES FIRE HYD
 - ⊙ DENOTES DRAINAGE MANHOLE
 - ⊙ DENOTES SANITARY MANHOLE
 - ⊙ DENOTES TREE & BRUSH LINE
 - DENOTES EXISTING CONTOUR
 - DENOTES SANITARY SEWER LINE
 - DENOTES WATER MAIN LINE
 - DENOTES STORM SEWER LINE
 - DENOTES FENCE
 - DENOTES FIBER OPTIC LINE
 - DENOTES OVERHEAD ELECTRIC LINE
 - DENOTES GAS LINE (BURIED)
 - TEL --- DENOTES TELEPHONE LINE (BURIED)
 - ELEC --- DENOTES ELECTRIC LINE (BURIED)
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - DENOTES PROPOSED BITUMINOUS SURFACE
 - DENOTES PROPOSED RETAINING WALL
 - DENOTES PROPOSED SPOT ELEVATION
 - DENOTES PROPOSED CONTOUR LINE
 - 2.0% DENOTES PROPOSED SLOPE

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SHEET TITLE

DETAIL PLAN

C10

2 X 3 INLET PROTECTION (WIMCO, TYPICAL)

APPROVED PRODUCTS FOR INLET PROTECTION:
TYPE A: FIELD INLETS OR PRIOR TO CURB OR PAVEMENT
 ROAD DRAIN - TOP SLAB, LLC-799 THEIS DRIVE, SHAKOPEE, MN
 INFRASAFE SEDIMENT CONTROL BARRIER - ROYAL CONCRETE PIPE - STACY, MN
 SILT SACK - ACF ENVIRONMENTAL - RICHMOND, VA
TYPE B: STREET INLETS WITHOUT CURB
 DANDYBAG - DANDY PRODUCTS - GROVE CITY, OH
TYPE C: STREET INLETS WITH CURB
 DANDY CURB SACK - DANDY PRODUCTS - GROVE CITY, OH
 ROAD DRAIN CURB AND GUTTER-WIMCO, LLC 799 THEIS DR.-SHAKOPEE, MN
 STANDARD CURB IDP - LANGE INDUSTRIES - EDINA, MN

STANDARD DETAILS
INLET PROTECTION
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-1
WAYZATA ENGINEERING

TYPICAL

NOTES:

- DIG A 6"X6" TRENCH ALONG THE INTENDED FENCE LINE.
- DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
- WIRE FENCING PER HENNEPIN COUNTY CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL MANUAL. WIRE MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
- LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
- WOOD POSTS MAY BE SPACED UP TO 4 FEET APART IF WIRE MESH IS NOT USED TO SUPPORT THE FABRIC OF HEAVY DUTY SILT FENCE. IF WIRE MESH IS USED TO SUPPORT THE FABRIC STEEL POSTS MAY BE SPACED UP TO 8 FEET APART.
- REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

STANDARD DETAILS
SILT FENCE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-2
WAYZATA ENGINEERING

NEENAH R-3067 CURB BOX & CASTING OR APPROVED EQUAL

NOTES:

- MINIMUM OF 4" ADJUSTMENT AND MAXIMUM OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE MIN. 1-2" RING IMMEDIATELY UNDER THE CASTING.
- RECESS CATCH BASINS 0.1' BELOW GUTTER GRADE LINE.
- CATCH BASINS ON LONGITUDINAL SLOPES SHALL HAVE A TYPE V GRATE.
- CATCH BASINS AT LOW POINTS SHALL HAVE A TYPE VB GRATE.
- DOGHOUSES SHALL BE GROUTED ON BOTH INSIDE & OUTSIDE.
- IF THE STRUCTURE BASE IS LESS THAN 48" BELOW FINISHED GRADE, PLACE GRANULAR MATERIAL UNDER THE STRUCTURE TO A MINIMUM DEPTH OF 48" BELOW FINISH GRADE.
- USE A 4 FOOT DIAMETER CATCH BASIN MANHOLE WHEN DEPTH EXCEEDS 4.5 FEET. SEE DETAIL STM-3.

WRAP THE OUTSIDE OF THE RINGS WITH A NON-WOVEN GEOTEXTILE FABRIC.

PREFORMED OR CORE DRILLED HOLES REQUIRED FOR SUBDRAIN CONNECTIONS. GROUT INSIDE AND OUT AROUND SUBDRAIN. TRIM DRAIN TILE BACK TO WALL.

STANDARD DETAILS
CATCH BASIN
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. STM-2
WAYZATA ENGINEERING

NEENAH R-3067 CURB BOX & CASTING OR APPROVED EQUAL

NOTES:

- MINIMUM OF 4" ADJUSTMENT AND MAXIMUM OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE MIN. 1-2" RING IMMEDIATELY UNDER THE CASTING.
- RECESS CATCH BASINS 0.1' BELOW GUTTER GRADE LINE.
- CATCH BASINS ON LONGITUDINAL SLOPES SHALL HAVE A TYPE V GRATE.
- CATCH BASINS AT LOW POINTS SHALL HAVE A TYPE VB GRATE.
- DOGHOUSES SHALL BE GROUTED BOTH INSIDE & OUTSIDE.
- MANHOLE STEPS SHALL BE NEENAH R-1981-N OR APPROVED EQUAL, 16" O.C.

WRAP THE OUTSIDE OF THE RINGS WITH A NON-WOVEN GEOTEXTILE FABRIC.

6" MIN PRECAST REINFORCED CONCRETE SLAB

RAMNEK OR SIMILAR GASKET TYPE MATERIAL TO BE PLACED BETWEEN SLAB AND TOP OF MANHOLE SECTION. ALL MANHOLE JOINTS TO HAVE RUBBER GASKETS.

PRECAST CONCRETE MANHOLE SECTIONS.

FORM INVERT TO 1/2 DIA. OF LARGEST PIPE.

STANDARD DETAILS
CATCH BASIN MANHOLE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. STM-3
WAYZATA ENGINEERING

HARD SURFACE PUBLIC ROAD

NOTES:

- ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MN/DOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
- A GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
- ROCK CONSTRUCTION ENTRANCE MUST BE MAINTAINED AND SHALL BE CLEANED OR REPLACED UPON NOTICE BY THE CITY, WATERSHED DISTRICT, OR POLLUTION CONTROL AGENCY.

STANDARD DETAILS
ROCK CONSTRUCTION ENTRANCE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-3
WAYZATA ENGINEERING

"HYDRAFINDER" INSTALL ON TOP OF UPPER FLANGE ON THE REAR BOLTS

NOTES:

- GATE VALVES ARE REQUIRED WITH ALL HYDRANTS.
- FIRE HYDRANTS SHALL BE PAINTED YELLOW AT THE FACTORY.
- TOP OF FIRE HYDRANT DESIGN ELEVATION SHALL BE 2.5' ABOVE FINISHED BOULEVARD GRADE.
- THRUST BLOCKING MAY ALSO BE REQUIRED IN CUL-DE-SACS.
- ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE COR-BLUE COATED.

STANDARD DETAILS
HYDRANT INSTALLATION
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. WAT-2
WAYZATA ENGINEERING

ADJUST CASTING TO 1/2" BELOW FINISHED GRADE.

NOTES:

- FOR MANHOLES 8' DEEP OR GREATER, THE TOP MOST SECTION SHALL BE A 4' CONE SECTION. THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION SHALL BE 1'-4" IN HEIGHT.
- MANHOLES SHALLOWER THAN 8' SHALL HAVE A FLAT TOP WITH AN ECCENTRIC OPENING FOR THE COVER.
- MINIMUM OF 4" ADJUSTMENT AND MAXIMUM OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE MIN. 1-2" RING IMMEDIATELY UNDER THE CASTING.
- MANHOLE FRAME AND COVER SHALL BE NEENAH R-1642-B, EAST JORDAN IRON WORKS 1049 OR APPROVED EQUAL. MACHINED BEARING SURFACE WITH 2 CONCEALED PICK HOLES.
- THE INVERT SHALL BE FORMED TO THE SPRING LINE OF THE LARGEST PIPE.
- DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

RUBBER GASKETS BETWEEN EACH JOINT IN MANHOLE SECTIONS.

STANDARD DETAILS
STORM SEWER MANHOLE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. STM-1
WAYZATA ENGINEERING

GALVANIZED GRATE (SPLIT) 4'X4' OPENINGS

NOTES:

- FOR MANHOLES 8' DEEP OR GREATER, THE TOP MOST SECTION SHALL BE A 4' CONE SECTION. THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION SHALL BE 1'-4" IN HEIGHT.
- MANHOLES SHALLOWER THAN 8' SHALL HAVE A FLAT TOP WITH AN ECCENTRIC OPENING FOR THE COVER.
- MINIMUM OF 4" ADJUSTMENT AND MAXIMUM OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE MIN. 1-2" RING IMMEDIATELY UNDER THE CASTING.
- MANHOLE FRAME AND COVER SHALL BE NEENAH R-1642-B, EAST JORDAN IRON WORKS 1049 OR APPROVED EQUAL. MACHINED BEARING SURFACE WITH 2 CONCEALED PICK HOLES.
- THE INVERT SHALL BE FORMED TO THE SPRING LINE OF THE LARGEST PIPE.
- DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

RESTRAIN THE LAST 3 JOINTS ON THE INLET AND OUTLET PIPES.

DOGHOUSES SHALL BE GROUTED BOTH ON THE INSIDE AND OUTSIDE OF THE STRUCTURE.

STANDARD DETAILS
SKIMMER STRUCTURE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. STM-5
WAYZATA ENGINEERING

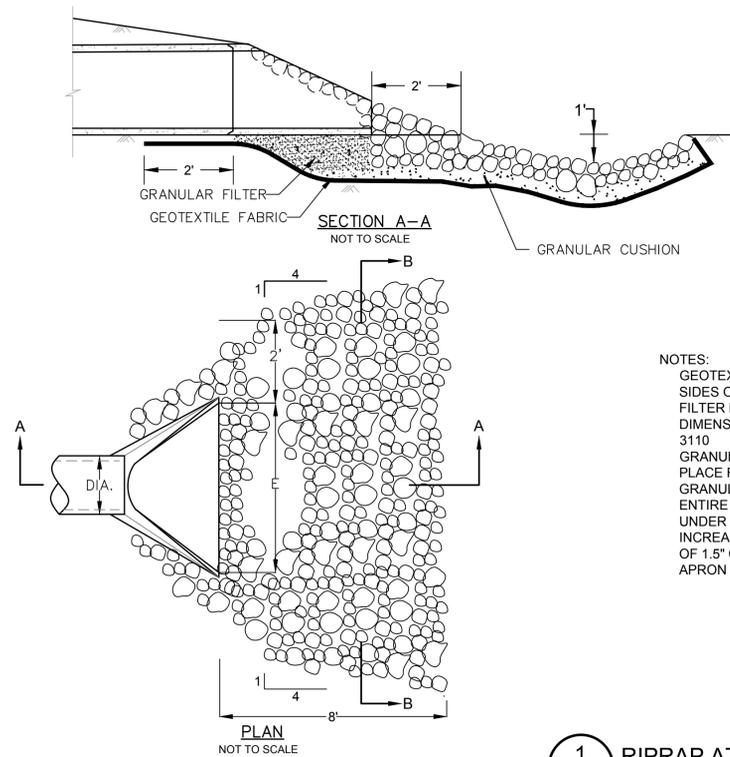
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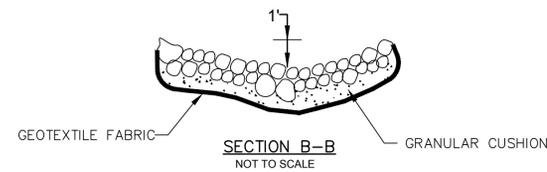
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NOTES:
GEOTEXTILE FABRIC, SPEC 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP. GRANULAR FILTER MATERIALS DIMENSION 'E' IS GIVEN ON Mn/DOT STANDARD PLATES 3100 & 3110
GRANULAR FILTER, SPEC 3601, MAY BE USED AS A CUSHION LAYER PLACE FILTER PER SPEC. 2511.
GRANULAR FILTER OR RIPRAP, SPEC 36601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3\"/>

1 RIPRAP AT 12" FLARED END SECTION
CXX (NOT TO SCALE)



NOTE: USE CANOPY TIE (SEE Mn/DOT STANDARD PLATE NO. 3145E) OR APPROVED EQUAL.
USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60" FROM TOP OF PIPE. TIE LAST THREE JOINTS.

RIP-RAP REQUIRED	
SIZE OF PIPE	TONS
12"	4

TIE BOLT REQUIREMENT	
PIPE SIZE	DIAMETER OF BOLT
12"	1/2"

INDIVIDUAL STONES EXCEPT THOSE USED FOR CHINKING SHALL WEIGHT NOT LESS THAN 50 LBS. EACH.

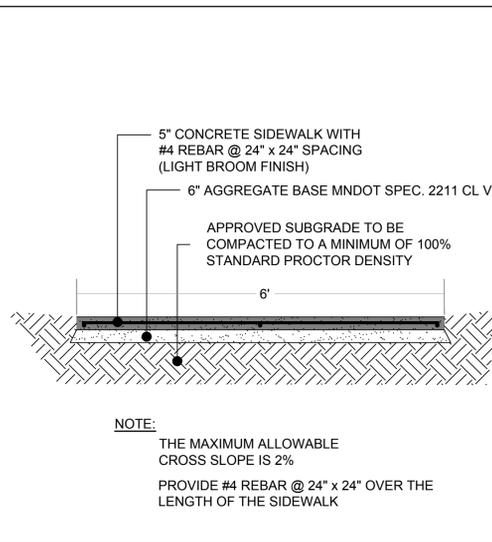
HAND PLACED RIP-RAP ONE FOOT (1') DEEP. SEE LANDSCAPE ARCHITECTURAL PLANS FOR STONE SIZE AND TYPE.

NOTE: TYING AND TRASH GUARD SHALL BE INCLUDED IN WITH THE END SECTION

NOTE: IF NO APRON IS USED, LAST 3 SECTIONS OF PIPE SHALL BE TIED AS PER ABOVE REQUIREMENTS.

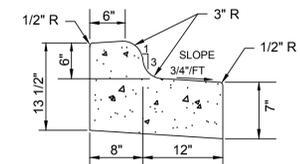
TRASH GUARD - 5/8" DIA. GALVANIZED STEEL RODS WELDED TOGETHER 6" ON CENTER, EACH WAY.

2 FLARED END DETAIL SECTION
CXX (NOT TO SCALE)

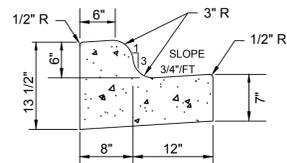


NOTE:
THE MAXIMUM ALLOWABLE CROSS SLOPE IS 2%
PROVIDE #4 REBAR @ 24" x 24" OVER THE LENGTH OF THE SIDEWALK

3 CONCRETE SIDEWALK SECTION
CXX (NOT TO SCALE)



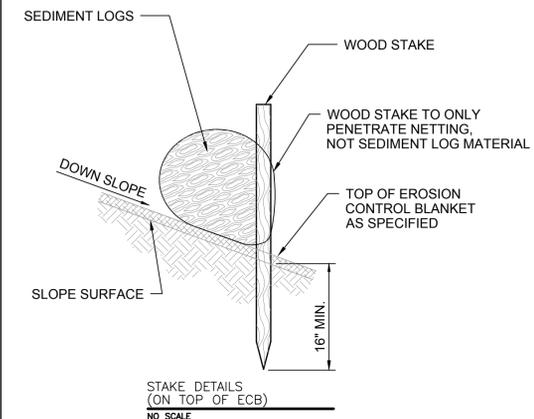
OUTFALL CURB & GUTTER



RECOMPACTION OF THE UPPER 3FT OF THE SUBGRADE TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY AND TO A MINIMUM OF 95% BELOW.

4 B612 CURB & GUTTER DETAIL
CXX (NOT TO SCALE)

5 BITUMINOUS PAVEMENT SECTION - STANDARD DUTY
CXX (NOT TO SCALE)



6 SEDIMENT LOG STAKE DETAIL
CXX (NOT TO SCALE)

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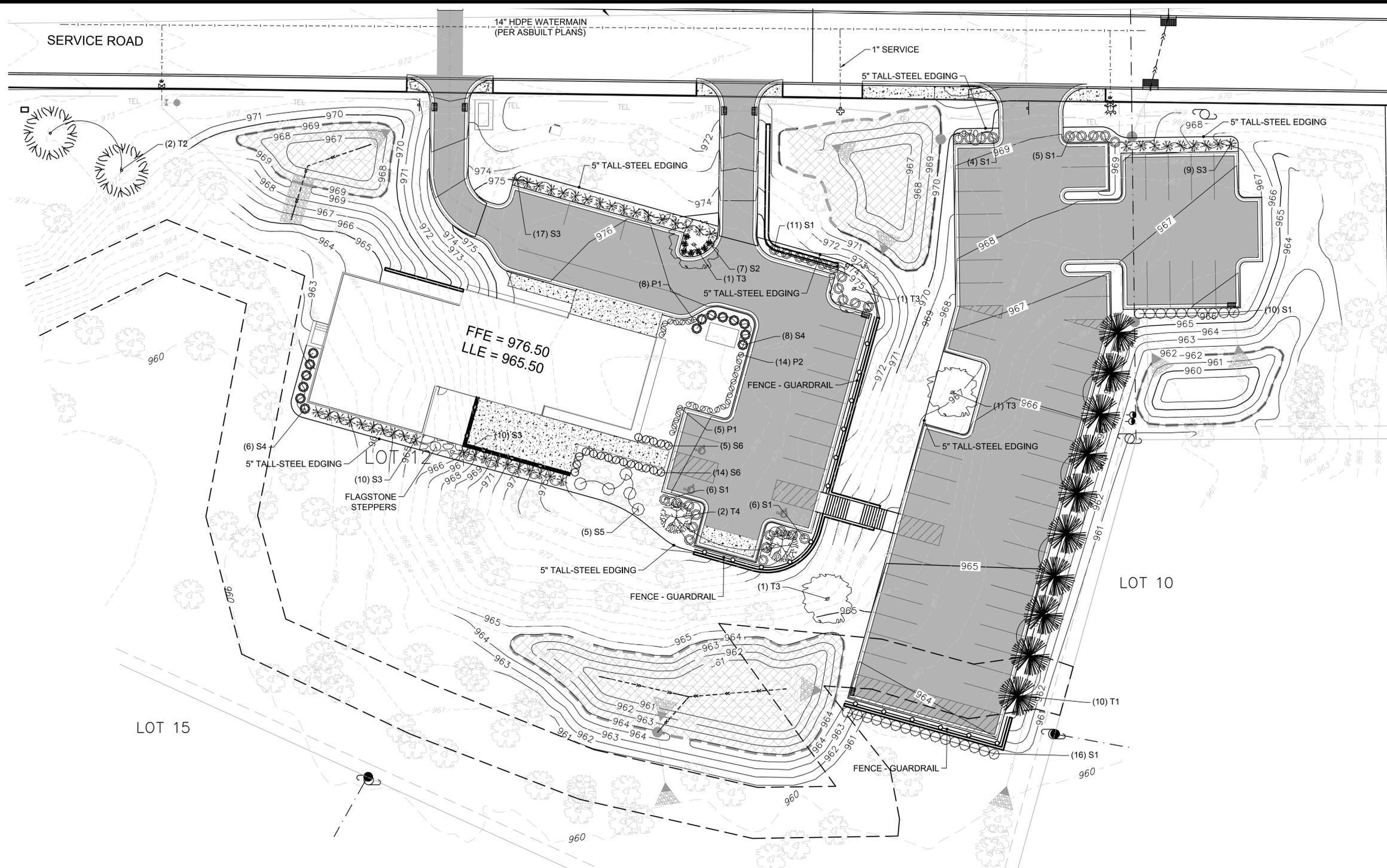
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SHEET TITLE

DETAIL PLAN

C11

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PLANT SCHEDULE

Quantity	ID	Common Name	Scientific Name	Size	Height	Width
TREES						
10	T1	Black Hills Spruce	<i>Picea glauca densata</i>	8' tall B&B	30'	20'
2	T2	River Birch	<i>Betula nigra</i>	3" diam. B&B	50'	35'
4	T3	Sunburst Honeylocust	<i>Gleditsia triacanthos var. inermis 'Suncole'</i>	3" diam. B&B	35'	30'
2	T4	Amur Maackia	<i>Maackia amurensis</i>	3" diam. B&B	25'	20'
SHRUBS						
61	S1	Arctic Fire Dogwood	<i>Cornus stolonifera 'Farrow'</i>	#5 cont.	5'	4'
7	S2	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	#5 cont.	3'	3'
46	S3	Dart's Gold Ninebark	<i>Physocarpus opulifolius 'Darts Gold'</i>	#5 cont.	5'	5'
14	S4	Taunton Yew (Evergreen)	<i>Taxus x media 'Taunton'</i>	#5 cont.	3'	4'
5	S5	Compact American Viburnum	<i>Viburnum trilobum 'Bailey Compact'</i>	#5 cont.	6'	5'
19	S6	Chicagoland Green Boxwood	<i>Buxus 'Glencoe'</i>	#7 cont.	3'	3'
PERENNIALS						
13	P1	Eldorado Feather Reed Grass	<i>Calamagrostis x acutiflora 'Eldorado'</i>	#1 cont.	4'	2'
14	P2	Red Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	#1 cont.	3'	2'

SEED WITH MN TYPE 33-261 (STORMWATER SOUTH & WEST) SEED MIX AT 40 LBS/ACRE THEN INSTALL S32 2-SIDED STRAW BLANKETS WITH "U" STAPLES. AREA = 7,930 SF OR 0.18 ACRES
SEE SHEET L2 FOR LANDSCAPE NOTES AND PLANTING DETAILS

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SHEET TITLE	
LANDSCAPE PLAN	
L1	

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

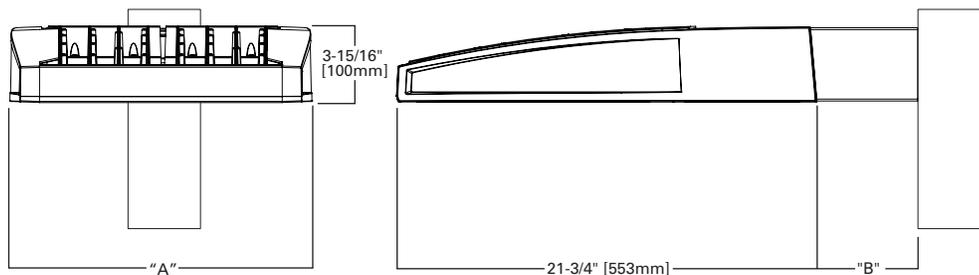


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



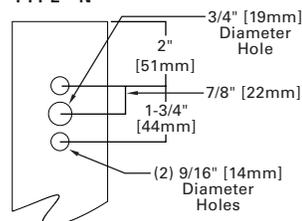
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

DESCRIPTION

The Galleon™ LED Flood luminaire combines the low-profile design of the Galleon with the mounting angle flexibility of a pole or wall-mounted floodlight. With a maximum tilt angle of 60° from horizontal, and patented, high-efficiency AccuLED Optics™ technology, it provides uniform and energy conscious illumination for parking lots, container/ rail yards and highway projects. Mounts direct to pole or to a, bullhorn or pole-top tenon. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration and IP66 rated up to 60° from horizontal. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI.

Optional 6000K CCT, 5000K CCT and 3000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with our proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED Flood luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

Cast aluminum knuckle arm mounts directly to fixture housing, and is available with either commercial pole mount or slipfitter for bullhorn, pipe or tenon mount. Can be tilted up to 60° from horizontal without compromising vibration or IP rating.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

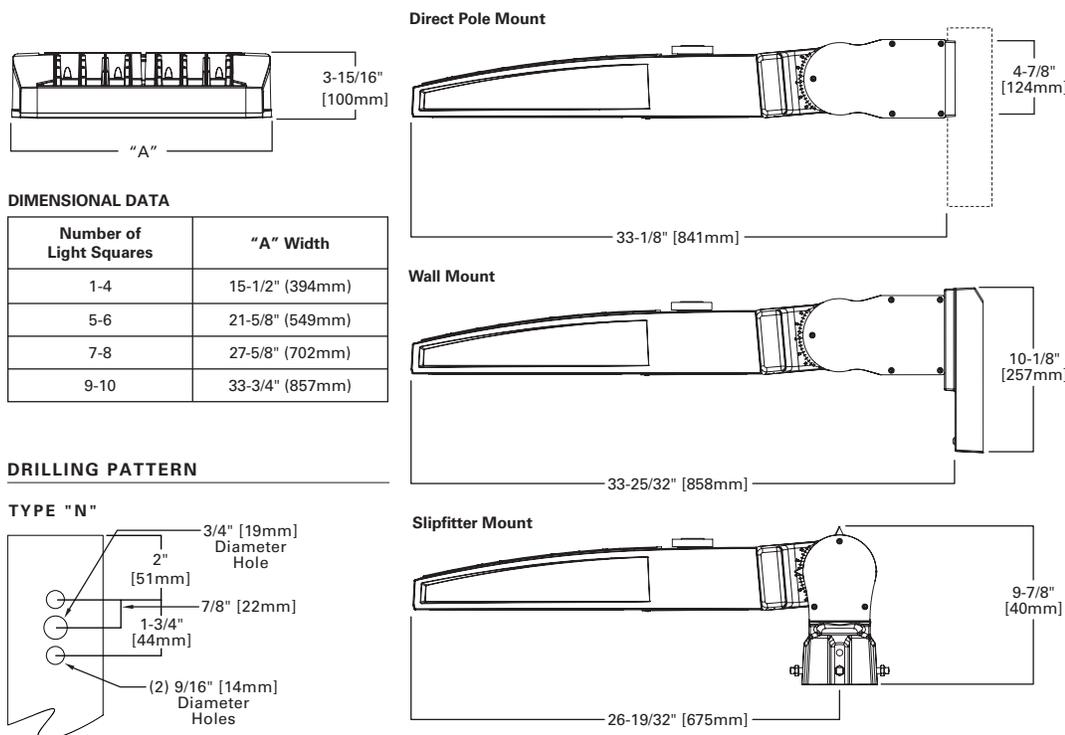


GLEON GALLEON LED FLOOD

1-10 Light Squares
Solid State LED

FLOODLIGHT LUMINAIRE

DIMENSIONS

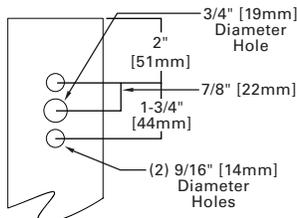


DIMENSIONAL DATA

Number of Light Squares	"A" Width
1-4	15-1/2" (394mm)
5-6	21-5/8" (549mm)
7-8	27-5/8" (702mm)
9-10	33-3/4" (857mm)

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated up to 60° from Horizontal
IP66 Rated up to 60° from Horizontal

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)