COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: October 9, 2017
AGENDA NUMBER: 13
ITEM: Update on Building Design & Approvals

AGENDA: Policy

ACTION REQUESTED
Receive report

BACKGROUND
On September 26 Byron Westlund, Time Kelly and the projects architects (Dennis Cornelius and Mark Huus). The purposes of the meeting was to:
1. Review the project
2. Receive input, suggestions and corrections
3. Discuss the approval process

Site and floor plans as well as elevation renderings were distributed to city staff and reviewed. General comments were made concerning materials and siding and the City reminded the District that the building must be consistent with requirements for Port River Walk

ISSUES/CONCERNS
Plan Review and Approval: Staff indicated that the project will need to be reviewed and approved by the planning commission.

Staff also indicated that review will be needed by:
- The Parks Commission
- City Council

City Input & Concerns: The city raised the following issues that need to be changed in the project:
1. Trail access to and from the parking lot: At present there is an access trail connecting the parking lot and trail. The plan needs to be revised to maintain that connection in a safe manner.

2. Loss and replacement of parking stalls: With the garage the existing parking lot loses 6 stalls. The city requires that those stalls be replaced.

3. Wetland Delineation and Storm Water Plan Required: The City noted that Carlson-McCain is currently the engineer for the Port Riverwalk Project and there may be some benefits in coordinating with them or have Carlson McCain provide civil
engineering services for the project. Staff is scheduling a meeting with Carlson-McCain.

4. Proposed Pedestrian Bridge over Coon Rapids Bld and the existing Sanitary Sewer Location: As part of planned work on Coon Rapids Blvd and the development of Port River Walk, the City is proposing a pedestrian bridge over Coon Rapids Blvd. at the intersection with Avocet. The bridge will have a ramp that currently lies over the sanitary sewer line that will serve the office building. Coordinating the two will increase the cost of providing sewer to the building.

Additional Costs: After review of the plans and the modifications required, staff believes that completing the building for the projected $2.95 million, assumes a perfect project and is unrealistic. A more realistic cost, with an acceptable margin of safety is $3.5 million.

PRIOR DECISIONS
NA

OPTIONS
NA

RECOMMENDATION
Receive update and review and discuss financial options and potential