

CITY OF WAYZATA



PLANNING DEPARTMENT

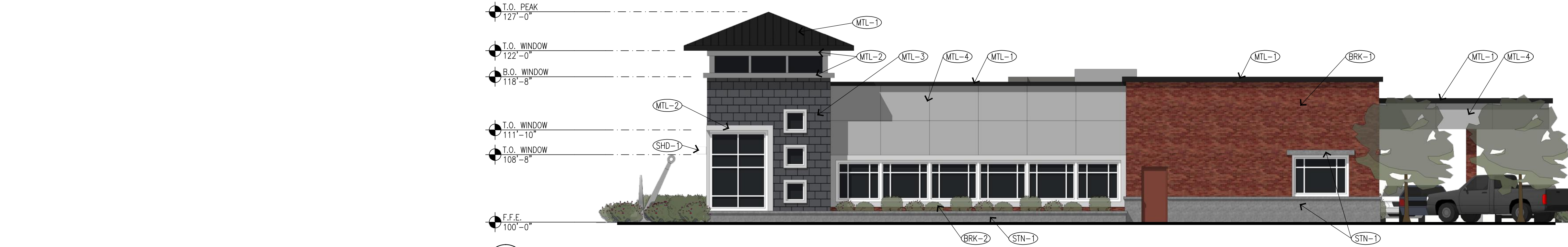
MEMORANDUM

To: City Council
From: Bryan Gadow, City Planner
Date: January 2, 2014
Re: Anchor Bank/Walgreens Project Workshop

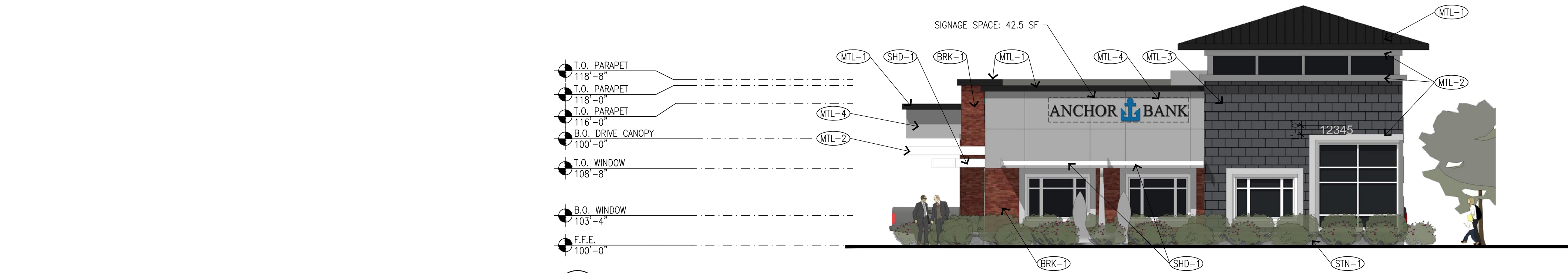
On November 19, 2013, the Council reviewed a development application from Semper Development for the redevelopment of the existing Anchor Bank site to construct a new smaller Anchor Bank facility on the NE corner, a new Walgreens building, and three single family residential lots on the properties at 1055 Wayzata Blvd, 141 and 155 Central Ave N. At the meeting, the Council continued review of the application and asked the applicant to do additional design work on the proposed Walgreens building to provide a more unique character.

Since November 19th, the applicant has continued work on the design of the Walgreens building, and has requested workshop time with Council to present the proposed modifications. The applicant is requesting any additional Council feedback on the Walgreens and Anchor Bank designs prior to being on the formal Council agenda for January 21st to complete the review of the project.

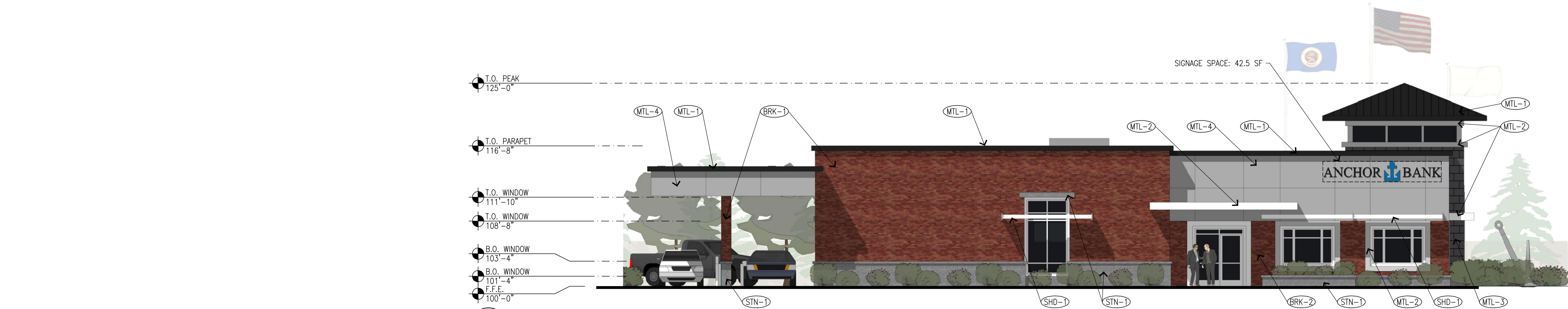
A copy of the applicant's revised design drawings are attached to this memo.



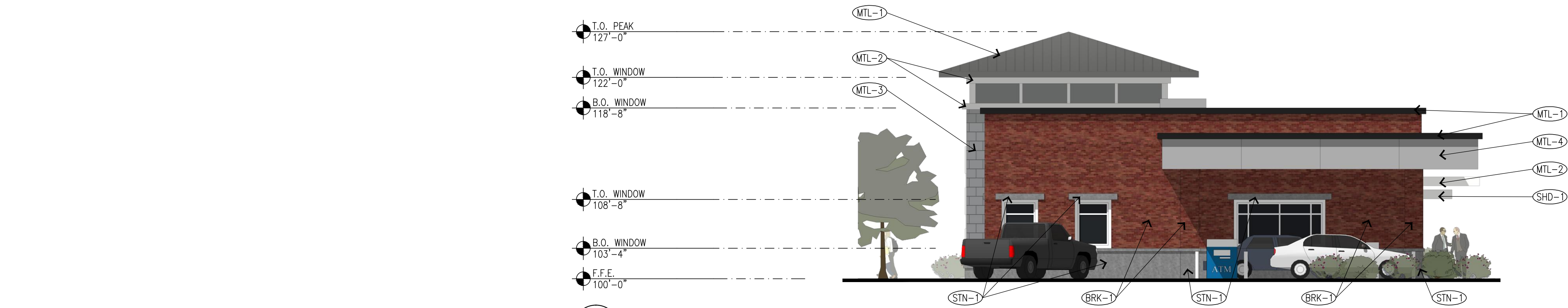
1 NORTH EXTERIOR ELEVATION
A300 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A300 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
A300 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
A300 1/8" = 1'-0"

EXTERIOR MATERIALS

- MTL-1 METAL-1: STANDING SEAM METAL ROOF: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 5000 FLUOROCARBON ALUMINUM, COLOR - MATTE BLACK
- MTL-2 METAL-2: WINDOW FRAMING AND CANOPY: FIRESTONE UNA-CLAD, ANODIZED ALUMINUM, COLOR - CLEAR
- MTL-3 METAL-3: INTERLOCKING METAL SHINGLES: FIRESTONE UNA-CLAD, ANODIZED ALUMINUM, COLOR - CHARCOAL GREY
- MTL-4 METAL-4: COMPOSITE METAL PANEL: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 5000 FLUOROCARBON ALUMINUM, COLOR - LIGHT GREY
- SHD-1 SHADE-1: EXTERIOR FIXED SHADE LOUVERS, ANODIZED ALUMINUM, COLOR - CLEAR
- BRK-1 BRICK-1: MODULAR BRICK: SIOUX CITY BRICK, RUNNING BOND, COLOR - DARK RED, TEXTURE - VELOUR
- STN-1 STONE-1: VETTER STONE CO, HONED FINISH, COLOR - GREY

MATERIAL PERCENTAGES

	GLASS	BRICK	METAL	STONE
NORTH	24.4%	31.5%	29.4%	14.7%
EAST	29.6%	13.7%	45.7%	11.0%
SOUTH	14.7%	51.5%	18.9%	14.9%
WEST	11.7%	60.0%	7.3%	21.0%
TOTAL	19.8%	40.3%	24.6%	15.3%



1 NORTH EXTERIOR ELEVATION
A301 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A301 1/8" = 1'-0"

EXTERIOR MATERIALS

- (MTL-1) METAL-1: ALUMINUM METAL SHINGLE SIDING: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 5000, COLOR - CHARCOAL GREY
- (MTL-2) METAL-2: ALUMINUM FLASHING: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 500, COLOR - MATTE BLACK
- (MTL-3) METAL-3: ALUMINUM FLASHING: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 500, COLOR - SLATE GREY
- (MTL-4) METAL-4: ALUMINUM FLASHING: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 500, COLOR - BONE WHITE
- (MTL-5) METAL-5: METAL ROOF SCREENING: FIRESTONE UNA-CLAD, KYNAR 500/HYLAR 500, COLOR - CHARCOAL GRAY
- (MTL-6) METAL-6: METAL ROOF CAP: COLOR - GOLD
- (SHD-1) SHADE-1: EXTERIOR FIXED SHADE
- (BRK-1) BRICK-1: UTILITY BRICK: SIOUX CITY BRICK, RUNNING BOND, COLOR - DARK RED, TEXTURE - VELOUR
- (STN-1) STONE-1: VETTER STONE CO, HONED FINISH, COLOR - GREY
- (SID-1) SIDING-1: CEMENTITIOUS SIDING, COLOR - WHITE
- (SID-2) SIDING-2: CEMENTITIOUS SIDING, COLOR - GREY
- (SH-1) SHINGLES-1: ASPHALT SHINGLES, COLOR - DARK GRAY
- (MFM-1) MAINTENANCE FREE MATERIAL-1: COLOR - WHITE

WALGREENS MATERIAL PERCENTAGES

	GLASS	BRICK	STONE	METAL	SPANDREL	NOTE: FACADE CALCULATION ARE FROM F.F.E. TO 15' IN ELEVATION
NORTH	27.0%	49.9%	04.1%	10.0%	09.0%	
EAST	47.6%	29.1%	05.8%	17.5%	00.0%	
SOUTH	34.0%	30.1%	05.8%	21.1%	09.0%	
WEST	03.5%	79.0%	01.0%	08.5%	08.0%	
TOTAL	28.7%	45.3%	04.4%	14.5%	07.1%	

CITY ORDINANCE MATERIAL PERCENTAGES

GLASS - 801.09.8.4 - NO LESS THAN FIFTY PERCENT (50%) OF THE GROUND LEVEL FACADE FOR BUILDINGS CONTAINING COMMERCIAL OR OFFICE USES FRONTING WAYZATA BLVD SHALL BE TRANSPARENT GLASS.

PRIMARY OPAQUE SURFACES - 801.09.11.1 A - OTHER THAN THE ACCENT MATERIALS LISTED IN 801.09.11.1 G, NINETY PERCENT (90%) OF THE NON-GLASS SURFACES OF EACH ELEVATION OF THE EXTERIOR BUILDING FACADE SHALL BE COMPOSED OF ONE OR MORE OF THE FOLLOWING MATERIALS:

1. BRICK
2. STONE
3. CAST STONE
4. FACTORY FINISHED AND CERTIFIED WOOD, INCLUDING, BUT NOT LIMITED TO:
 - 4.1. WOOD SHINGLES (CEDAR SHINGLES SIX (6) INCH MAXIMUM EXPOSURE
 - 4.2. LAP-SIDING (SIX (6) INCH MAXIMUM WIDTH)
5. STUCCO

FACADE COVERAGE - 801.09.11.1 B - THE PRIMARY OPAQUE SURFACE MATERIALS OF ALL FREE STANDING BUILDINGS MUST BE THE SAME ON ALL FACADES OF THE BUILDING.

ACCENT MATERIALS - 801.09.11.1 G - 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 FACADE:

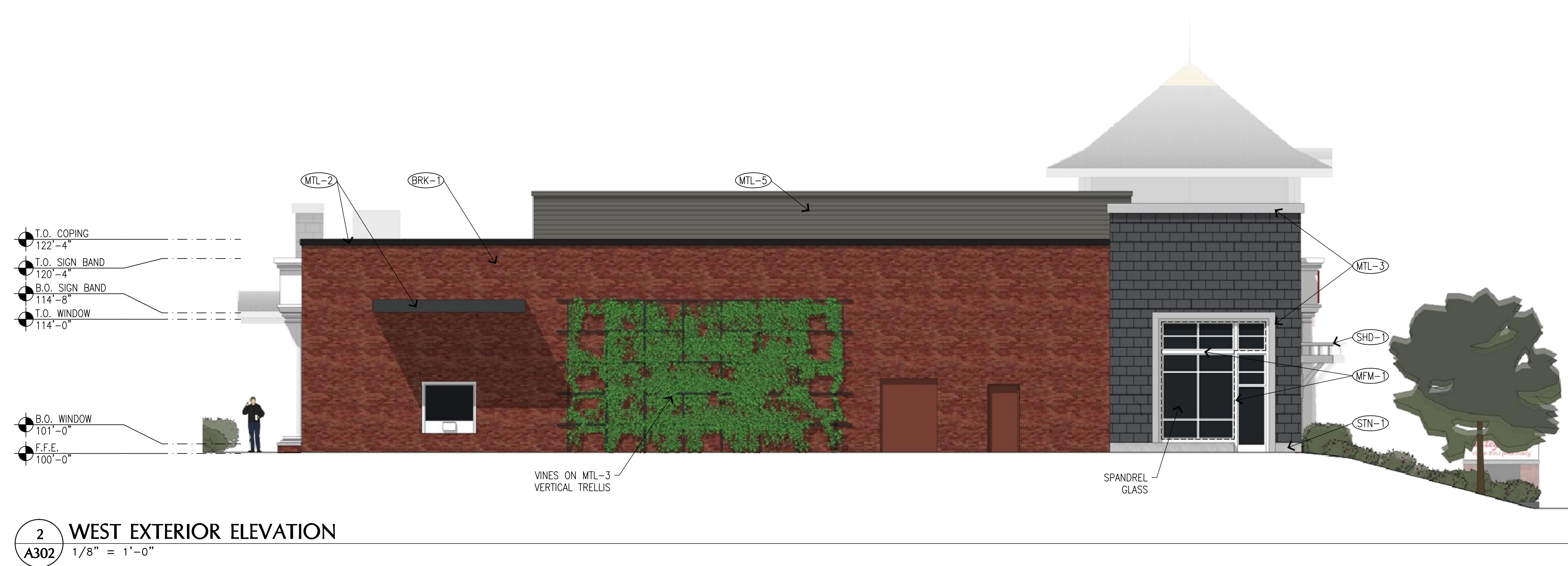
1. STONE
2. CAST STONE
3. COPPER (UNTREATED)
4. ROCK FACED STONE
5. ALUMINUM OR PAINTED STEEL STRUCTURAL SHAPES
6. FIBER CEMENT BOARD
7. PREMIUM GRADE WOOD TRIM WITH MITERED OUTSIDE CORNERS. EXAMPLES OF PREMIUM GRADE WOOD ARE CEDAR, REDWOOD, AND FIR.
8. EIFS

PARAPETS, FLASHING, COPING - 801.09.11.1 H - ONLY THE FOLLOWING MATERIALS MAY BE USED FOR PARAPETS, FLASHING AND COPING:

1. COPPER (UNTREATED)
2. BRICK
3. STONE
4. CAST STONE
5. PREMIUM GRADE WOOD

PRE FINISHED, PAINTED .032 ALUMINUM MAY ONLY BE USED AS A STANDARD PARAPET COPING WITH A MAXIMUM EXPOSED EDGE OF FIVE (5) INCHES.

GLASS - 801.09.11.1 K - GLASS SHALL NOT BE MIRRORRED, REFLECTIVE OR DARKENED. SLIGHT GREEN, BRONZE AND GRAY 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.













SITE PLAN

1"=30'-0"