

From: Alan R. Brixius [mailto:abrixius@nacplanning.com]
Sent: Wednesday, March 10, 2010 1:53 PM
To: Jim Kruse
Cc: Phil Kern; Marlene Kittock; scott Dornfeld
Subject: Delano Ice arena.

Jim:

The Planning Commission liked the concept plan that you presented. The Council will review it next Tuesday. You may wish to attend the council meeting. Please contact Marlene Kittock to check the time and agenda position.

As promised at the planning commission meeting I am sending this memo to outline some of the physical improvements that will be required if the project proceeds ahead.

Parking and circulation:

1. Future site plans should address the on-site parking. At the meeting you indicated that adequate parking currently exists to accommodate the Arena expansion. The Hockey Association and School District should discuss the need for additional parking further to determine if an expanded parking lot is needed south of the existing arena and who would be responsible for the costs. If it is determine that the parking should be provided then the next site plan should illustrate the location and size the parking lot. Future parking will be required to have continuous concrete curbing and be paved. This southern parking lot should be designed with drive aisle that is at least 24 feet wide to accommodate fire access. I know this parking may not be an arena issue, but it should be discussed with this application to avoid the need for future applications.

2. Drive ways into the site should be signed "No parking Fire Lane".

Utilities:

1. The proposed lobby addition will cross an exist watermain. This water main must be ended before reaching the lobby to provide water service to the new addition. If the building is going to be sprinkled then two separate water connections would be required one for potable water and one for fire protection.

2. The water main under the proposed building must be abandoned. If an utility easement exists over this pipe the easement must be vacated to accommodate the building.

3. The hydrant south of the proposed building will need to be relocated to Tiger Drive. This will require the extension of water main from Tiger Drive and the installation of this hydrant.

4. Sanitary sewer serving the proposed building addition will need to extend from Tiger Drive along the south side of the existing arena.

5. The city staff has estimated that the new addition would require payment of one SAC charge and one WAC charge.

Drainage:

1. The city will require submission of a drainage plan showing where stormwater from the site will flow, pond, and be treated.

Fire Protection:

1. The Hockey Association should explore with Scott Dornfeld the options for fire proofing the building. Either sprinklers or fire walls.

Landscaping:

1. We should try to save the existing trees along the south side of the building if it is practical. The site plan should include some trees along the west side of the building to break up the view of the building from Rebecca Park Estate. This may be done with trees placed at 30-40 foot intervals.

Jim, I identified the aforementioned items to assist the Hockey Association in preparing cost estimates for the project and to help who ever you have prepare the necessary site construction drawings. If you have any questions or require any further assistance please contact me.

Alan Brixius