

# Ed Lunn Building

Presentation by Mark Welch / G-Cubed INC. on behalf of

Ed Lunn

April 16<sup>th</sup>, 2024

# Overview

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# Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Ed Lunn

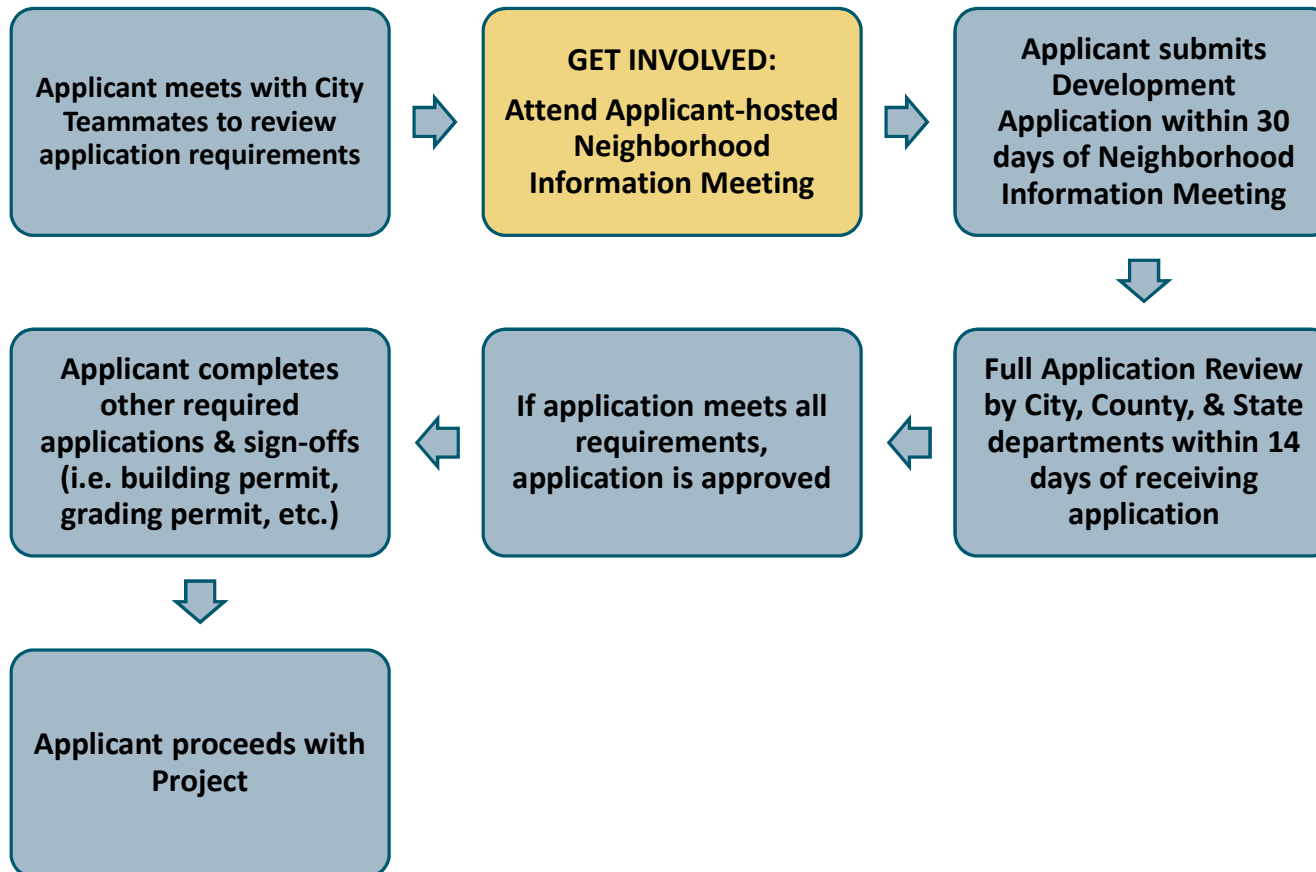
- Owner.

# About our Project

Location: Lot 2, Block 3, NORTH ORCHARD PARK SECOND SUBDIVISION, along Rome Circle NW, south of Bonestroo Engineering/Legacy Restoration offices and north of Ed Lunn Construction building.

Proposal: The construction of a 7,200 sq ft building and parking lot. Building will be constructed for up to three tenants which three service and overhead doors.

# The Application Process

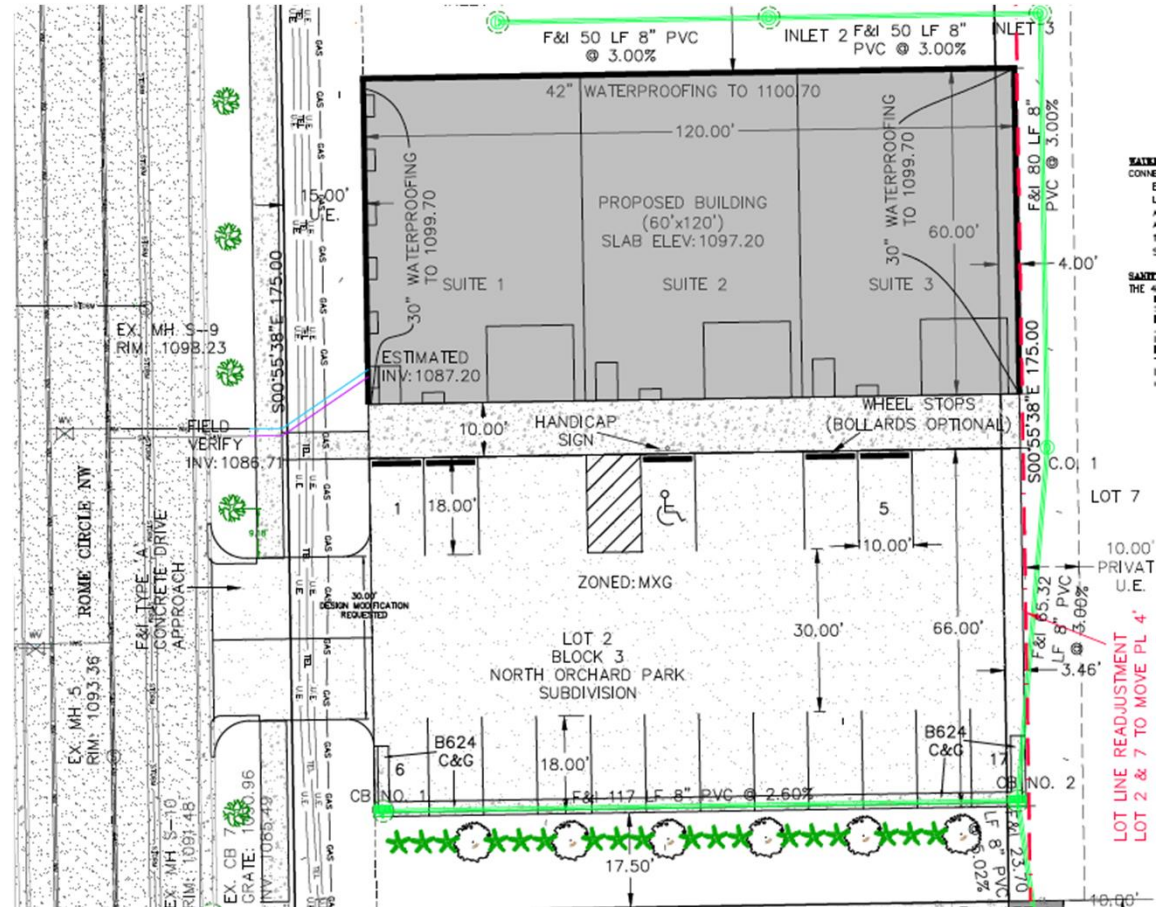


# Site Plan

- Zoned: MX-G (Mixed Use General)

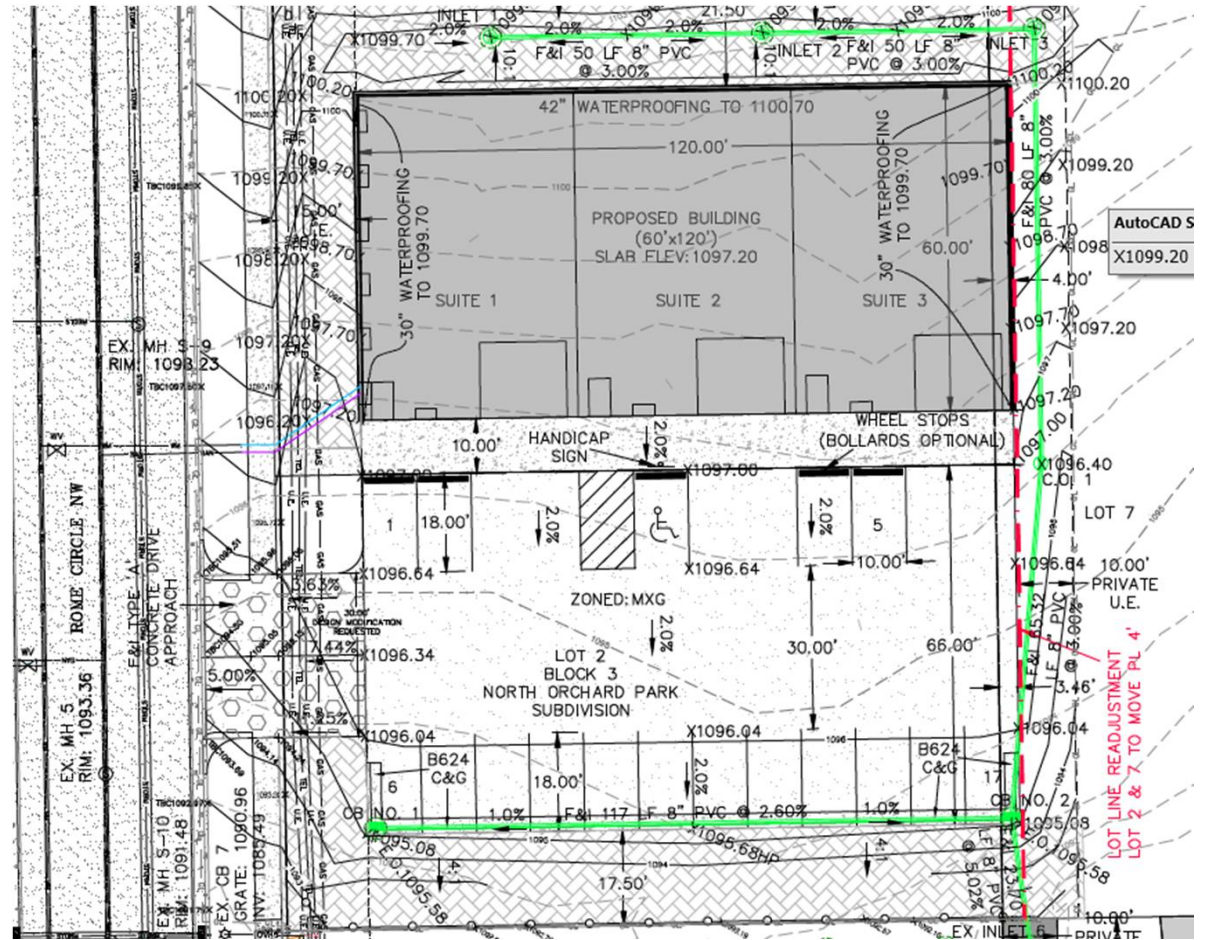
Click grey arrows to view add'l map layers. X

- MX-G Mixed Use General
- MX-I Mixed Use Institutional
- MX-D Mixed Use Downtown Business
- MX-D Mixed Use Downtown Fringe
- MX-D Mixed Use Downtown Medical
- MX-T Transit Oriented Development Corridor
- MX-T Transit Oriented Development Node
- MX-T Transit Oriented Development Village
- R-1 Mixed Use Single Family
- R-2 Low Density Small Lot
- R-2x Low Density Residential Infill
- R-3 Medium Density Residential
- R-4 High Density Residential
- BP Business Park
- LI Light Industrial



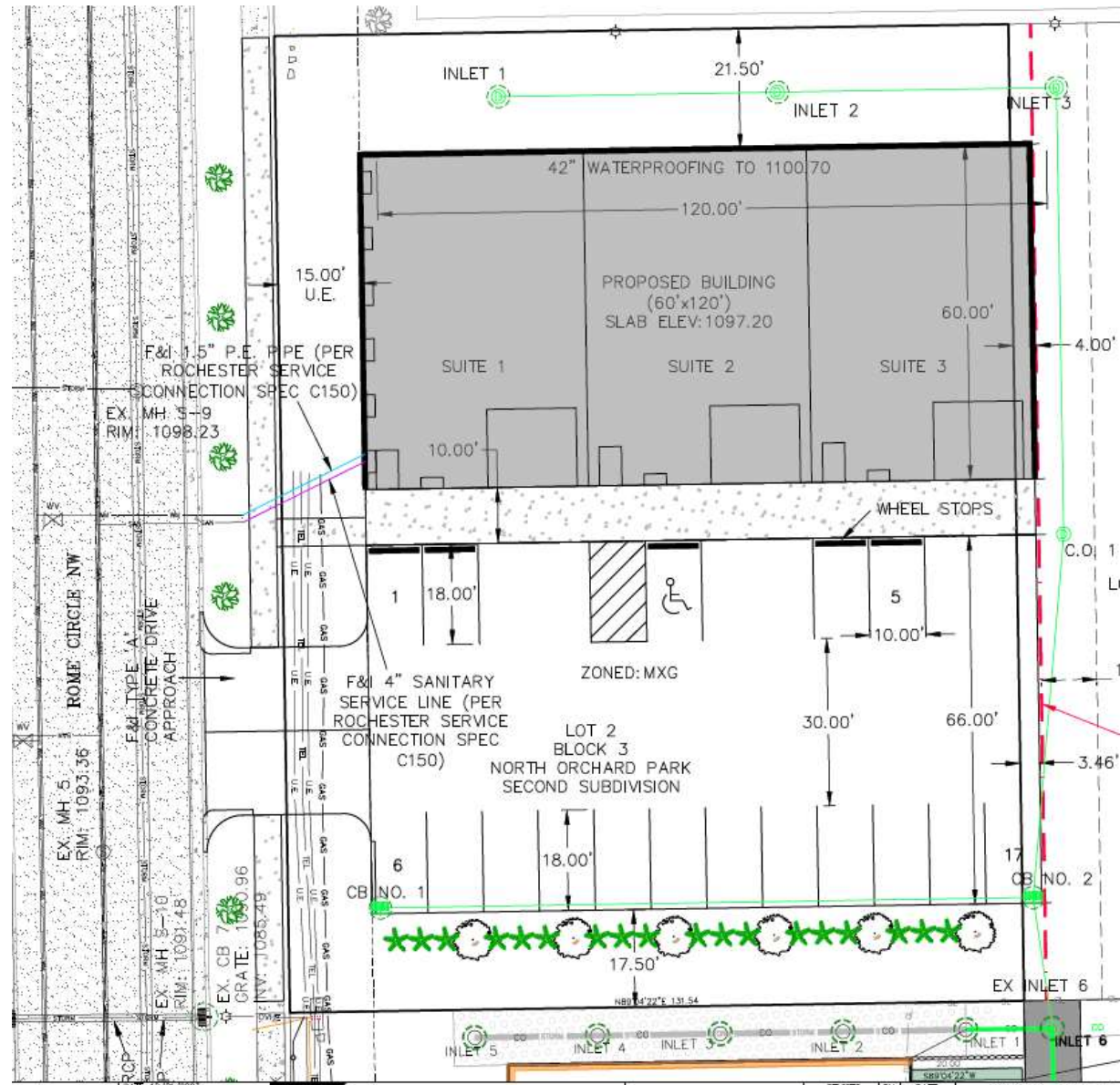
# Grading Plan

- Site slopes from north to south
- North wall will be built into the slope and waterproofed along with east/west walls.
- Inlets will be installed along north wall and piped to existing storm pipe to the south.
- Drive/apron/parking impervious will sheet flow to the south where a curb will direct runoff to catchbasins and the existing storm pipe.



# Landscape Plan

- 5 Boulevard Trees Required
- For MX-G zoning, there is a minimum standard of 1 understory tree and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center. Minimum plant sizes per Table 400.06-2 will need to be adhered to. The Preliminary Landscape Plan takes into account locations where plantings are undesirable due to easements, sight lines or safety reasons.
- 6 understory and 18 deciduous or evergreen shrubs required

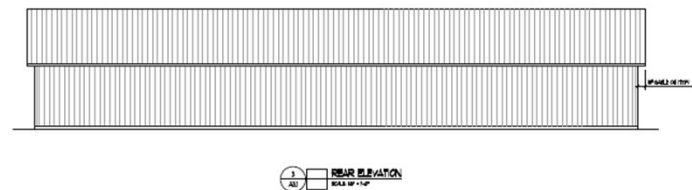
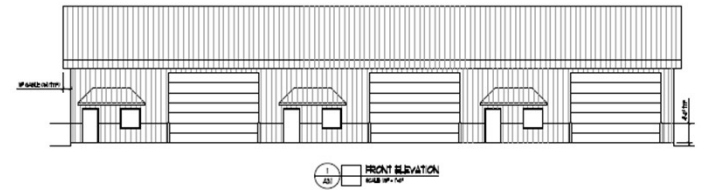
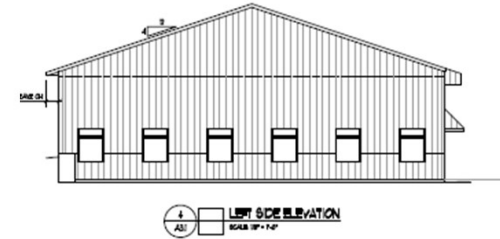
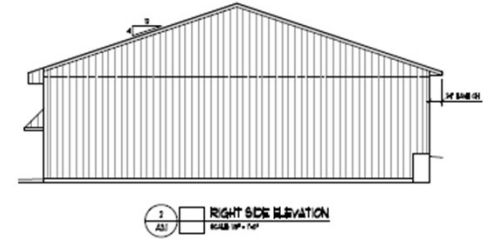
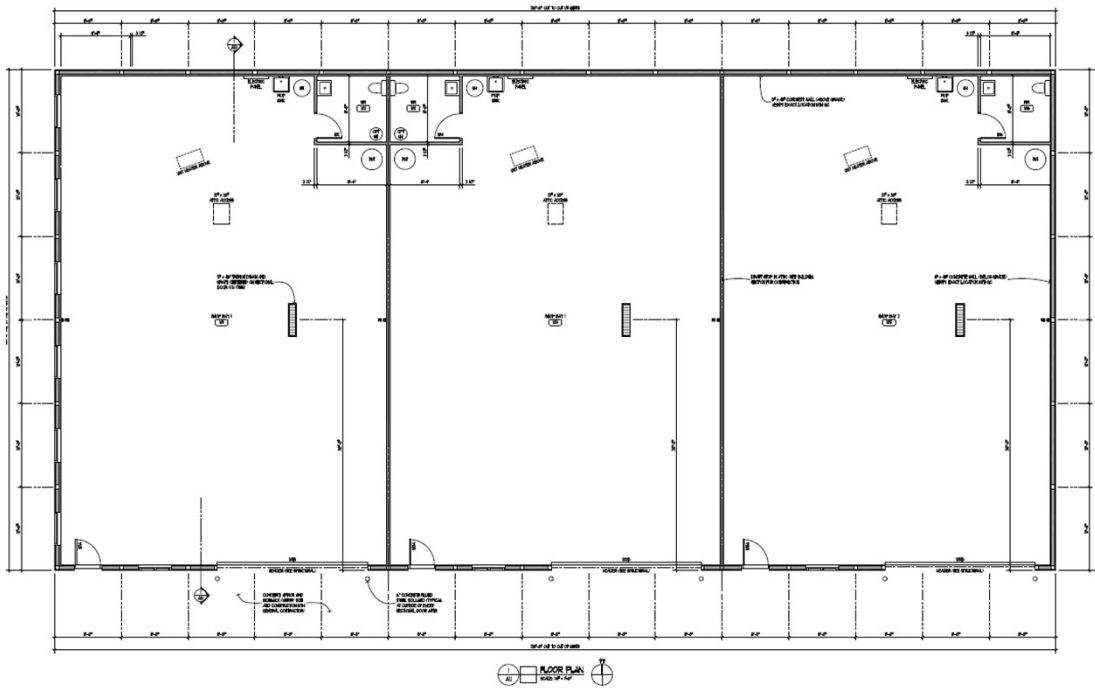




# Building Elevation

Stick frame building measuring 120' x 60'

Three service and overhead doors



## Photometric Plan

Lighting will just be to the south of the building

Lights will be mounted on the building – no exterior poles are proposed.

To be Added  
when designed

# Traffic Impacts

- This tradeshop will generate approximately 12 AM peak hour trips, 14 PM peak hour trips, and 71 total weekday trips.
- Public Works has also completed a corridor traffic study along 65<sup>th</sup> St NW and has plans to remove the connection of 34<sup>th</sup> Ave NW 65<sup>th</sup> St NW, and reroute traffic from Rome Cir NW west to 37<sup>th</sup> Ave NW along a planned extension of Winesap Dr NW.

Q&A