



MEMORANDUM

TO: City Planning Commission, Committee of the Whole and Heritage Preservation Commission

FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156

DATE: May 14, 2015

SUBJECT: HCMC Ambulatory Outpatient Specialty Center

HCMC is proposing a hospital expansion to construct a 7-level, 367,000 sq. ft. ambulatory clinic with 260 below-grade parking spaces. The development site includes the properties of 801-829 Park Ave, 715-721 8th St S, and 816 Chicago Ave. The site is located in the B4N Downtown Neighborhood District and DP Downtown Parking Overlay District. The *Minneapolis Plan for Sustainable Growth* designates the future land use as mixed use. The site is located within the Downtown Growth Center and is adjacent to the Chicago Avenue Commercial Corridor. The site is also located within the boundaries of the [Downtown East/North Loop Master Plan](#) and [Elliot Park Neighborhood Master Plan](#). The properties of 821 and 829 Park are located in the [South Ninth Street Historic District](#) and are currently occupied by surface parking lots. The adjacent property of 706 9th Street South is also in the historic district, but is not part of the development site (the remainder of the block is part of the development site). This site contains the Empire building, which is a contributing structure.

Plans for this project were previously brought to the March 19, 2015, meeting of the City Planning Commission, Committee of the Whole. Since that meeting, the project team has modified the proposal, including the following:

- Added 45,000 square feet of building area on the south side of the site. This part of the building will be 3-stories in height.
- Provided more details on the public gathering space located at the corner of 9th Street and Park Avenue. This area is subject to the plaza design standards.

At a minimum, the following land use applications will be required:

- Conditional use permit to allow the expansion of a hospital.
- Variance to reduce the minimum off-site loading requirement to allow loading to occur in the central loading area for HCMC.
- Variance to increase the maximum number of freestanding signs allowed from 1 to 2.
- Site plan review.
- Vacation of the public alley.
- Travel demand management plan (administratively reviewed).
- Plaza review (administratively reviewed).

The [Ninth Street South Historic District Design Guidelines](#) were adopted for this district in 1988, but provides minimal guidance for the alterations proposed within the district, which are limited. Part of the driveway/ramp to the below-grade parking and part of a private garden fall within the district boundaries. The new building will not be located within the boundaries of the historic district. However, the location of the ramp within the district will require the certificate of appropriateness.

At the last meeting, staff and Planning Commission comments included the following:

- Provide more architectural elements on the first floor facing the driveway/ramp and private patio to prevent blank walls exceeding 25 feet in width.
- Identify the type of long-term and short-term bicycle parking facilities that will be provided on-site.
- Provide amenities (e.g. pocket park) for more than just green space at the corner of Park Avenue and 9th Street.
- Move the monument sign from the corner of Park Avenue and 9th Street further from 9th Street and closer to the ramp entrance to open up more opportunities for programmed space at that intersection.
- Provide a master plan for exterior signage to be evaluated with the request for 2 freestanding sign.
- Inset the garden fence from Chicago Avenue and Park Avenue with landscaping in between to minimize the “institutional effect”.
- When designing the skyway, place columns in locations that will not reduce the width of the public sidewalks.
- Consider shifting ramp so that it is entirely outside of the historic district. If not feasible, look at how use of the space in the historic district can remain viable for the long-term to prevent the creation of a space that will essentially become a 33-foot wide inactive space that is not accessible by the employees and patients and left as an unbuildable parcel in a historic district.
- Tighten radius of the drop-off area adjacent to 8th St and create as much pedestrian space along the street as possible.
- More public realm activation needed (e.g. street trees, wider sidewalks) along each street in addition to Chicago Ave.

The applicant and CPED are seeking feedback from the Planning Commission and Heritage Preservation Commission on the current design and would like to discuss any issues before proceeding further.

Based on the updated submittal, CPED staff would also like the applicant to consider the following:

- Where the underground stormwater system is located, provide a different ground cover, such as native plantings, instead of the stone mulch. With this area located within the historic district, significant for its residential context, the rock mulch may be considered inappropriate.
- More fencing details and clarification will need to be provided in the areas shown on the enlarged landscape plan. The site plan indicates that the fences will be approximately 4 feet tall. However, the fences appear to be at least 6 feet tall on the building elevations. In the areas visible from the street, the fences should not exceed 4 feet in height to reflect the residential character of the district.

Hennepin County Medical Center

Ambulatory Outpatient Specialty Center (AOSC)

Minneapolis, Minnesota



Submitted to:
City Planning Commission Committee of the Whole

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Project Participants

architect

BWBR

380 St. Peter Street, Suite 600
St. Paul MN 55102
651-222-3701

civil engineer/landscape architect

LOUCKS ASSOCIATES

7200 Hemlock Lane, Suite 300
Maple Grove MN 55639
763-424-5505

structural engineer

ERICKSEN ROED & ASSOCIATES

2550 University Avenue West, Suite 201-S
Saint Paul MN 55114
651-251-7570

mechanical/electrical engineer

DUNHAM

50 South Sixth Street, Suite 1100
Minneapolis MN 55402-1540
612-465-7550

construction manager

MA MORTENSON CONSTRUCTION

700 Meadow Lane North, PO Box 710
Minneapolis, MN 55440
763-424-5505

equipment consultant

KORBEL ASSOCIATES, INC.

8700 West 36th Street, Suite 219
St. Louis Park, MN 55426
952-939-0655

Project Narrative

Project Description

The new ambulatory clinic facility for Hennepin County Medical Center (HCMC) will fulfill the visioning statement and be "A new window of caring and hope embracing our diverse cultures and communities. A place of extraordinary care...delivered with the view of innovation, compassion and understanding."

The Project consists of construction of a Medical Office Building on a site south of the current HCMC hospital in downtown Minneapolis, Minnesota. The construction site is described as the Smith Block, bordered by South 8th Street to the northeast, Park Avenue South to the southeast, 9th Street South to the southwest, and Chicago Avenue South to the northwest. The site occupies the entire city block with the exception of the multi story residential building along 9th Street South.

The proposed Ambulatory Outpatient Specialty Center (AOSC) will have an east/west wing along 8th Street of 6 levels and a north/south wing along Chicago Avenue of 3 levels all of which contains an Outpatient Surgery Center and Medical Clinics with two levels of below-grade parking for approximately 260 cars and a mechanical penthouse on the seventh level.

A skyway will span over 8th St. connecting to the HCMC Red Building of the existing campus.

A tunnel connection for staff, supplies and utilities will be located below grade crossing 8th Street connecting to the HCMC Orange Building of the existing campus. This tunnel will provide service to the new AOSC via the current tunnel system connected to the existing HCMC Loading Facility at 6th Street and Bud Grant Way. The tunnel will also be used for inpatient access from the Hospital to the AOSC Cancer Clinic.

Project Size

Building footprint:	66,000 GSF
Building size consists of the following:	
6 Levels of Ambulatory Care Facilities	340,000 GSF
1 Level Mechanical Penthouse	<u>27,000 GSF</u>
Subtotal	367,000 GSF
2 Levels of Underground Parking	130,000 GSF
1 Lower Level Service Tunnel	3,000 GSF
1 Level 2 Skyway	3,000 GSF

Project Organization

Lower Level 2	Parking
Lower Level 1	Parking Service Tunnel
Level 1	Public Entry/Lobby Cafe' Pharmacy Child Drop-Off Conference Family Resource Clinics Radiology
Level 2	Clinics Education/Conference Skyway
Levels 3-5	Clinics Education/Conference
Level 6	Ambulatory Surgery Gastroenterology Lab Sterile Processing
Level 7	Penthouse (Mech/Elec)

Project Narrative

Zoning Response

The new ambulatory clinic facility is located in the **B4N Downtown Neighborhood District** and the *Downtown Parking Overlay District*

The following zoning restrictions apply:

Allowable Uses:	Medical Clinic Facilities
Maximum Height: HCMC AOSC	10 Stories or 140' <i>whichever is less</i> 7 Stories and 110'
Building Bulk: HCMC AOSC	Min F.A.R. = 2 Max F.A.R.=None F.A.R. = 3.75
Off-street Parking HCMC AOSC	1/500 GSF Min., 1/200 GSF Max. 295,000 GSF/500 = 590 Required 260 Below Bldg + 330 on Campus
Parking Garages: HCMC AOSC	All Parking Entirely Below Grade 260 Stalls all below grade
Parking Overlay District HCMC AOSC	No Commercial Parking Lots All Parking is below grade
Off-Site Loading: HCMC AOSC	Shared Loading Facilities <i>1. Within the same Zoning District</i> <i>2. Within 500' of Central Loading Facilities</i> 1. Within the same Zoning District 2. 1000' from Campus Loading facility
Signage - Freestanding HCMC AOSC	Only 1 Freestanding Sign per Lot Proposing 2 Freestanding Signs on AOSC Lot
Bicycle Parking HCMC AOSC	Provide (1) secure bicycle parking space for every 20 automobile spaces provided. 260 automobile spaces/20 = 13 Bicycle spaces 1. 12 Secure Short Term Spaces 2. 4 Long Term Spaces on Campus within 300'

Zoning Variance Request

Off-Site Loading

Off-site Loading Services accommodated at existing HCMC Loading Dock at 6th and Bud Grant Way

Signage

2 Freestanding Signs in lieu of 1 sign on HCMC AOSC Lot

Sustainability

The intent of the new ambulatory clinic facility is to meet the requirements for a LEED Certified building. Energy use will be minimized and Hennepin County Energy Center sources are being considered.

Green space will be incorporated into the site planning approach locating outdoor areas for respite, informal dining and community spaces. Building setbacks will soften the impact of the building on pedestrian circulation while maintaining a strong urban edge along the streetscape.

Storm water management will happen within dedicated open green spaces as well as in underground storage facilities on site.

Special attention will be paid to pedestrian and mass transit accessibility to the site and building.

Materials and Massing

The new ambulatory clinic facility massing creates a welcoming, embracing north facade which organizes the main entry area and creates a dialogue with the curving facade of the existing HCMC Emergency Department building and drop-off to the north across 8th Street. This curving elevation gathers one in and establishes a new life and sense of movement at the main entry. The remainder of the building massing is straightforward and addresses the urban edges along Park and Chicago Avenues.

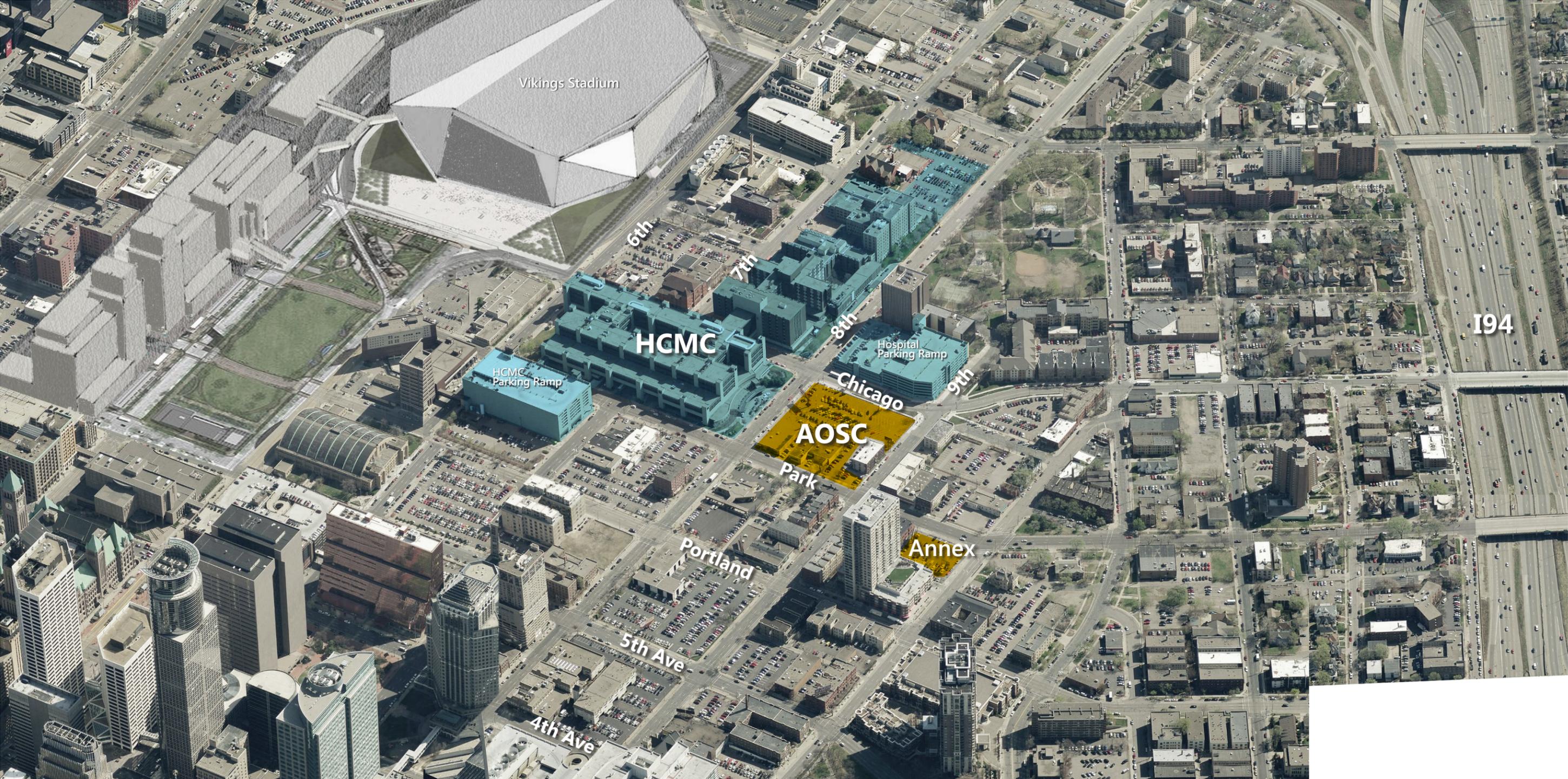
The street level floor is open and transparent bringing life to the streetscape as well as a sense of safety for both building occupants and pedestrians. The building steps back as it rises along 8th Street enhancing the curving glass facade and reducing the overall massing at this point.

The primary exterior materials are glass and metal panels. The glass facades create a level of transparency which invites the community to engage in the interior activities and bring life to the exterior environment.

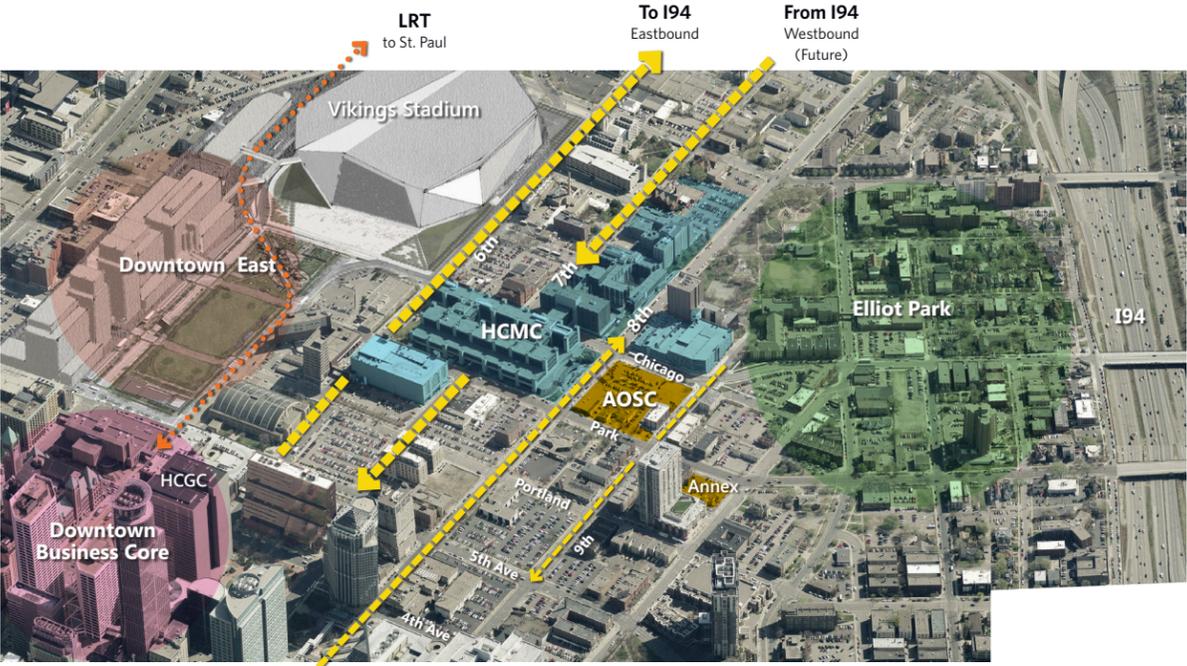
The metal panels embody colors and textures of brick, stone and wood which recall some of the historic brick apartments and the original existing hospital buildings on the site, but configured in a more contemporary way. The metal panel geometry adds scale and an interest which animates the 6 story facades.

The approach to the exterior materials and massing is different from the existing campus buildings but creates a more welcoming and friendly atmosphere and a forward thinking design aesthetic.

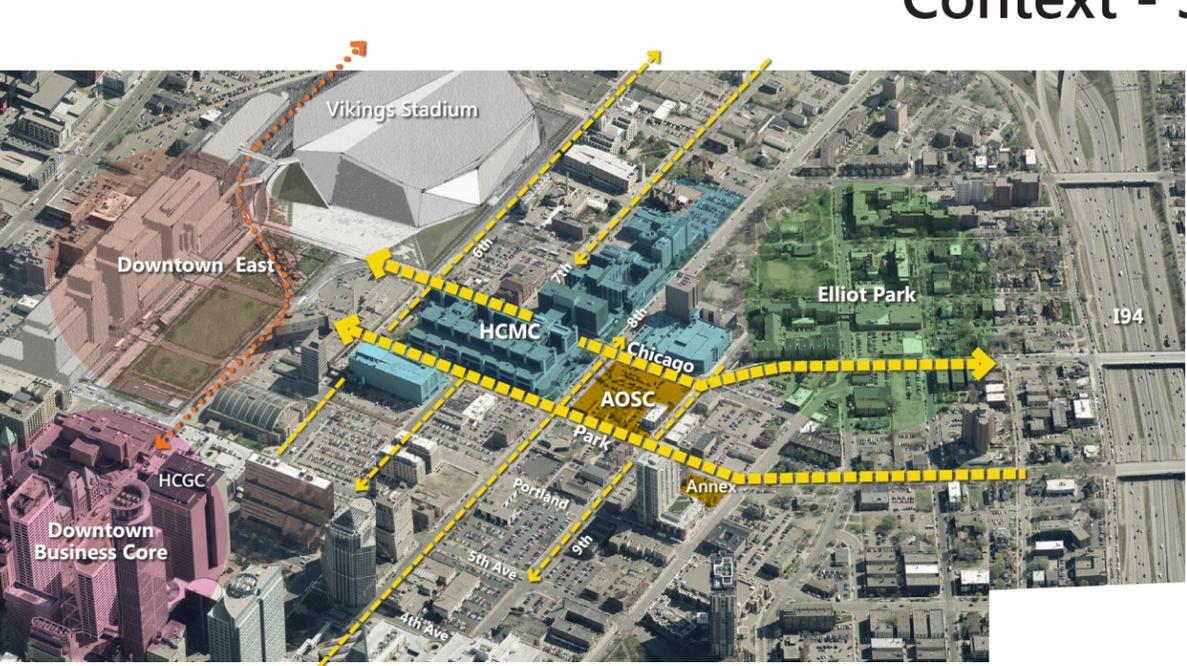
Context



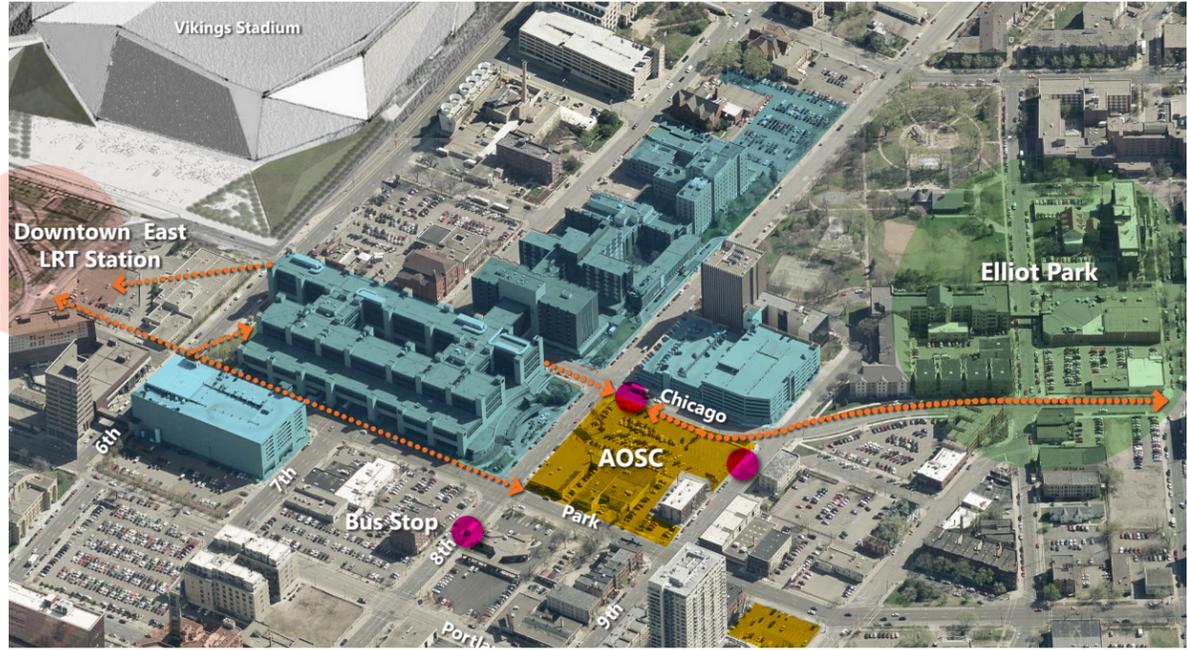
Context - Site Circulation



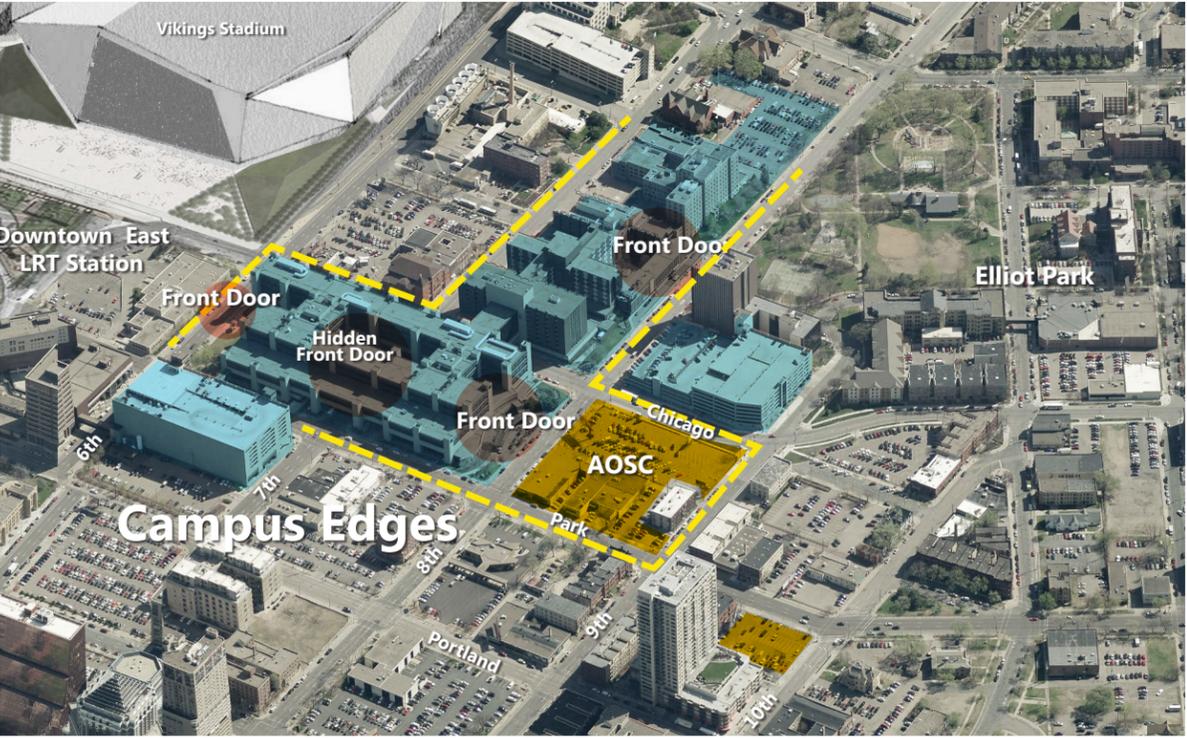
Freeway/Downtown Access



Elliot Park/Downtown East Access



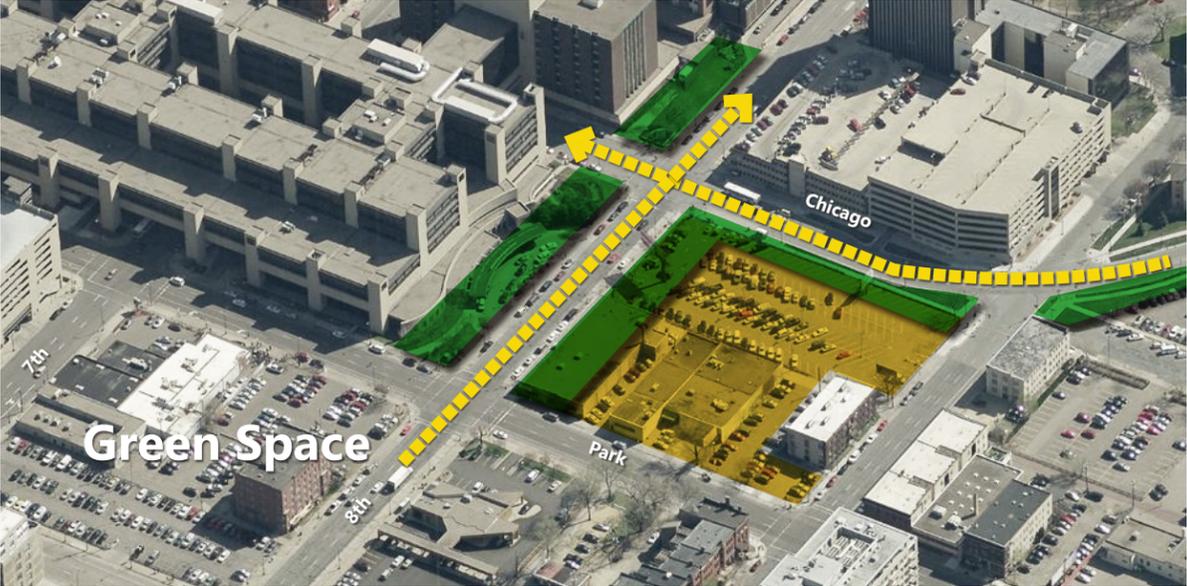
Bus/LRT/Primary Pedestrian



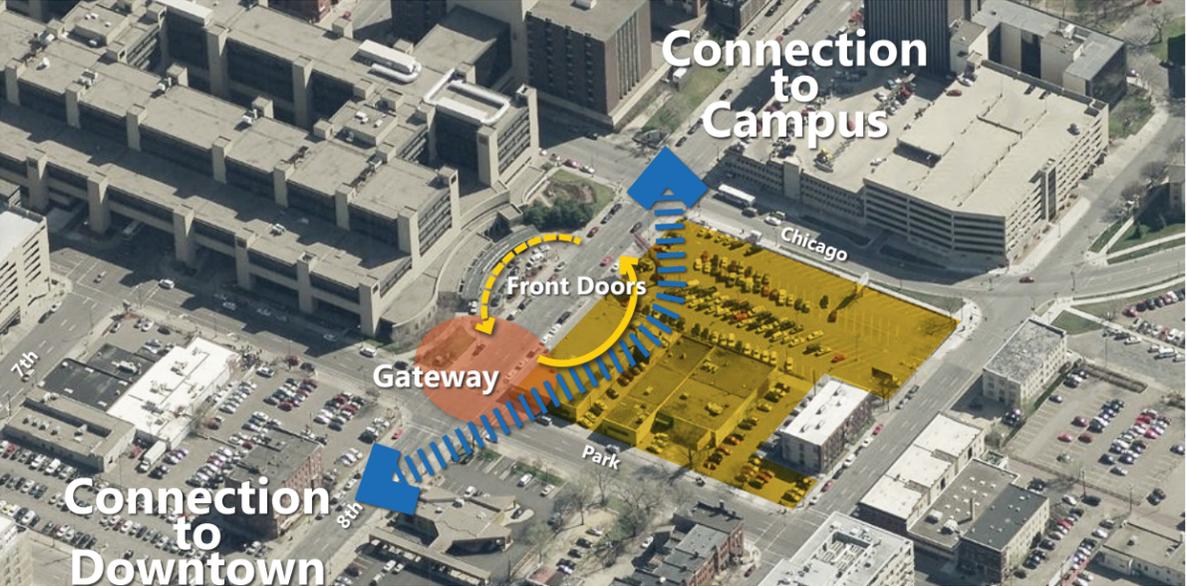
HCMC Campus Edges

Ambulatory Outpatient Specialty Center
Hennepin County Medical Center

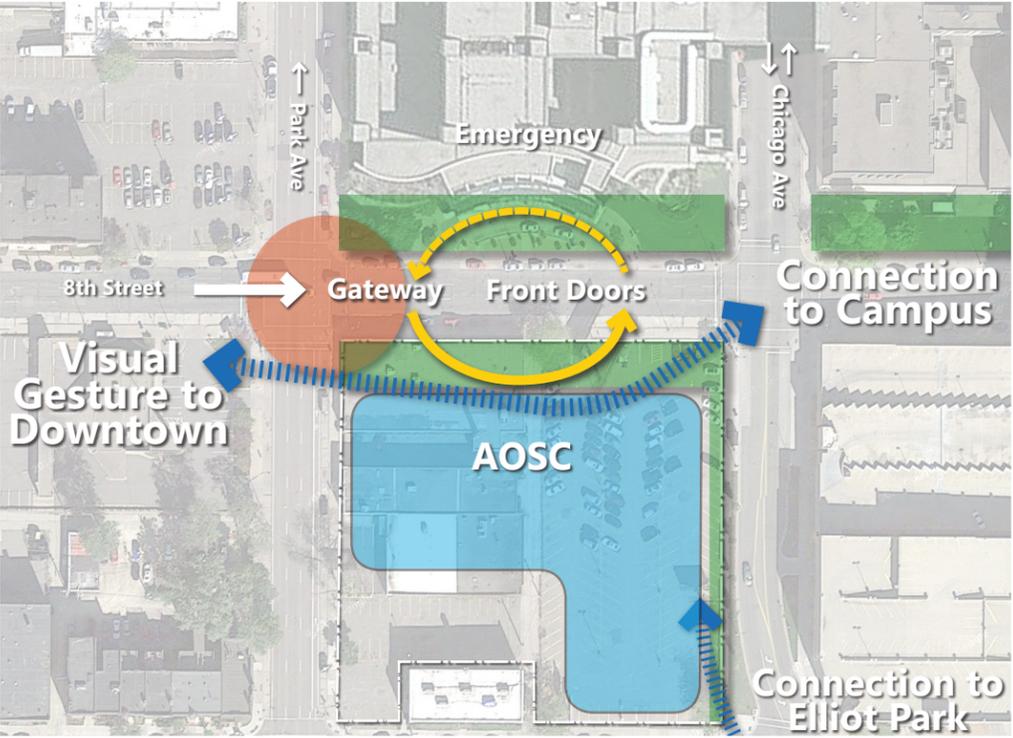
Context - Planning Diagrams



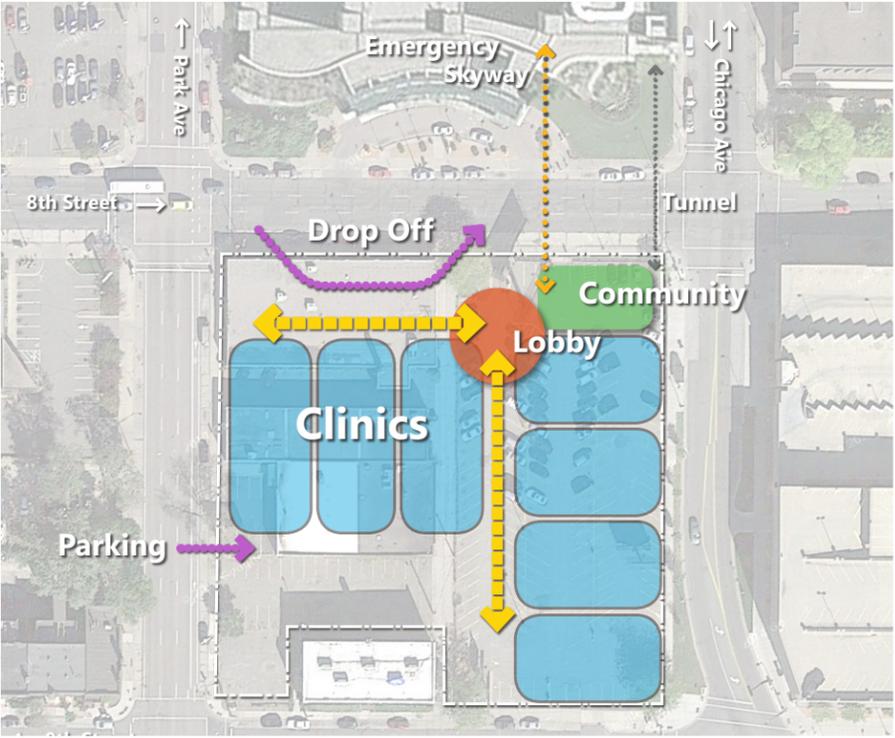
Green Space



Campus Gateway/Site Entry



Site Concept



Building Concept

Ambulatory Outpatient Specialty Center Hennepin County Medical Center



Context - Existing Conditions

Gateway Approach
from 8th and Park looking east



Campus Connection
Chicago at 8th looking south



Elliot Park/9th Street
from 9th and Chicago north

Site and Landscape Plan

Site Planning Approach

The new ambulatory clinic facility for Hennepin County Medical Center (HCMC) will be set back from 8th Street to provide for a patient drop-off and pick-up area which circulates in a very similar way to the HCMC Emergency Department directly north across 8th Street. This type of off-street drop-off is necessary because of the volume of traffic that will be arriving via personal automobile, taxis and Medi-Van type services. Additional below grade parking will be accessed from Park Ave for those patients and caregivers who drive their personal automobiles. Staff will park at existing facilities on campus.

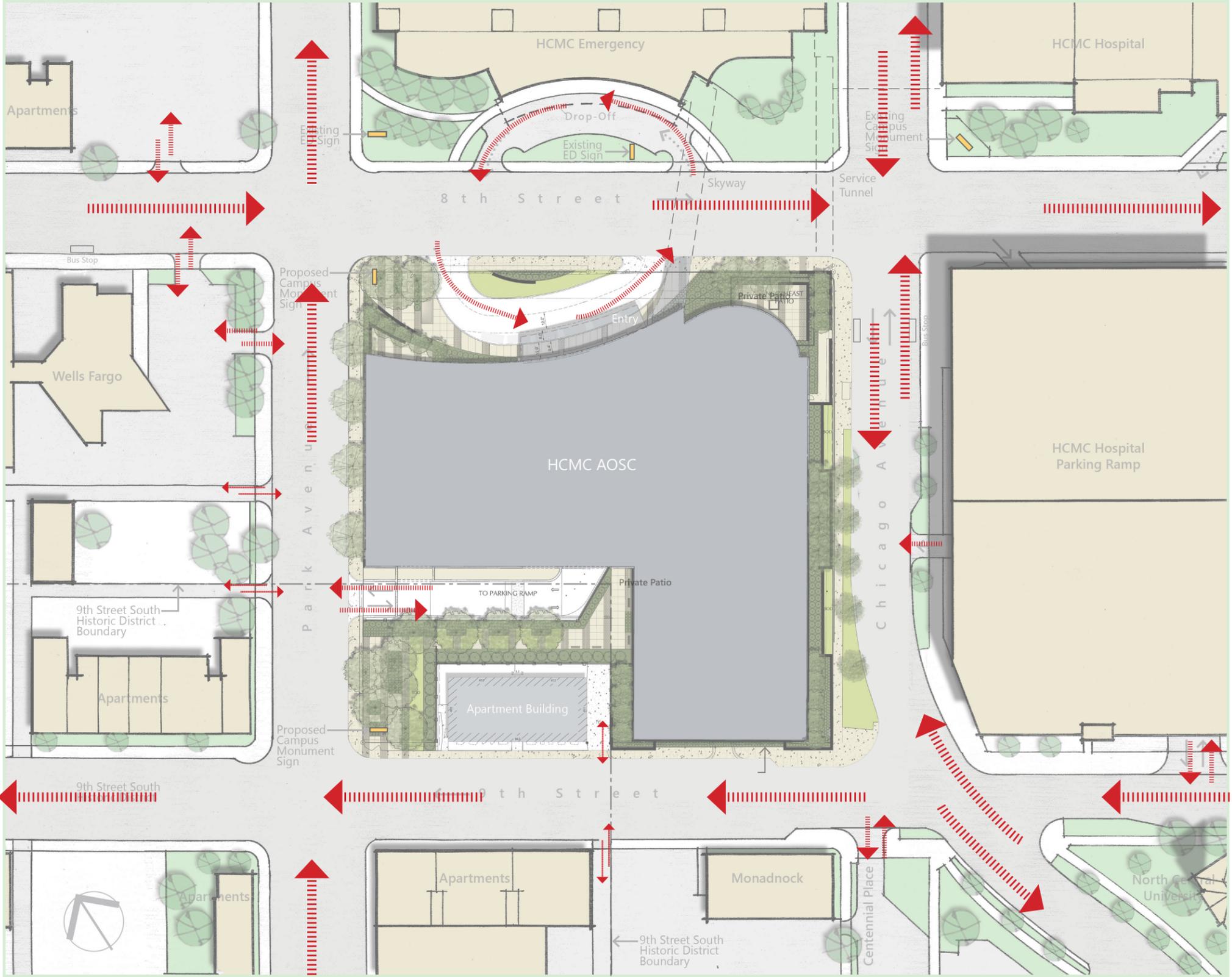
The setback along 8th Street will also accommodate open or green space which compliments that of the other green space along 8th Street of the HCMC Campus. This open space will provide for landscaping at the drop-off area as well as a private patio for use by AOSC patients and staff.

The building rests up against Park Ave to the west and is set back approximately 15' along Chicago Ave. This setback area along Chicago Ave will contain landscaping to create a more pedestrian friendly route connecting Elliot Park and the new Downtown East development via the HCMC campus.

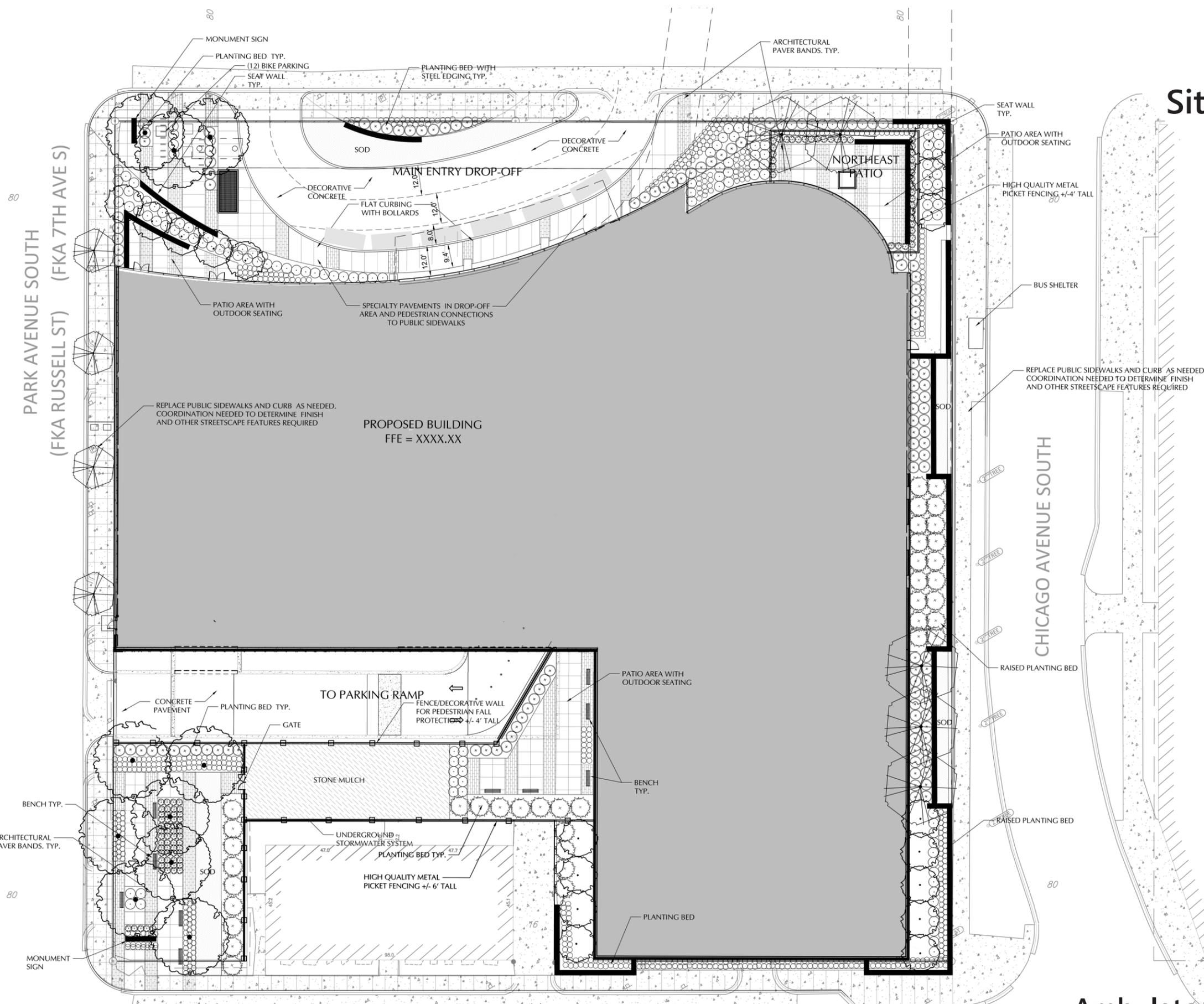
The building is set back approximately 120' from 9th Street to the south to allow for future expansion of the AOSC as well as open space for storm water management and an outdoor private patio for patients and staff. A fence will contain this area to the south of the AOSC.



Site - Traffic Flow



Site and Landscape Plan

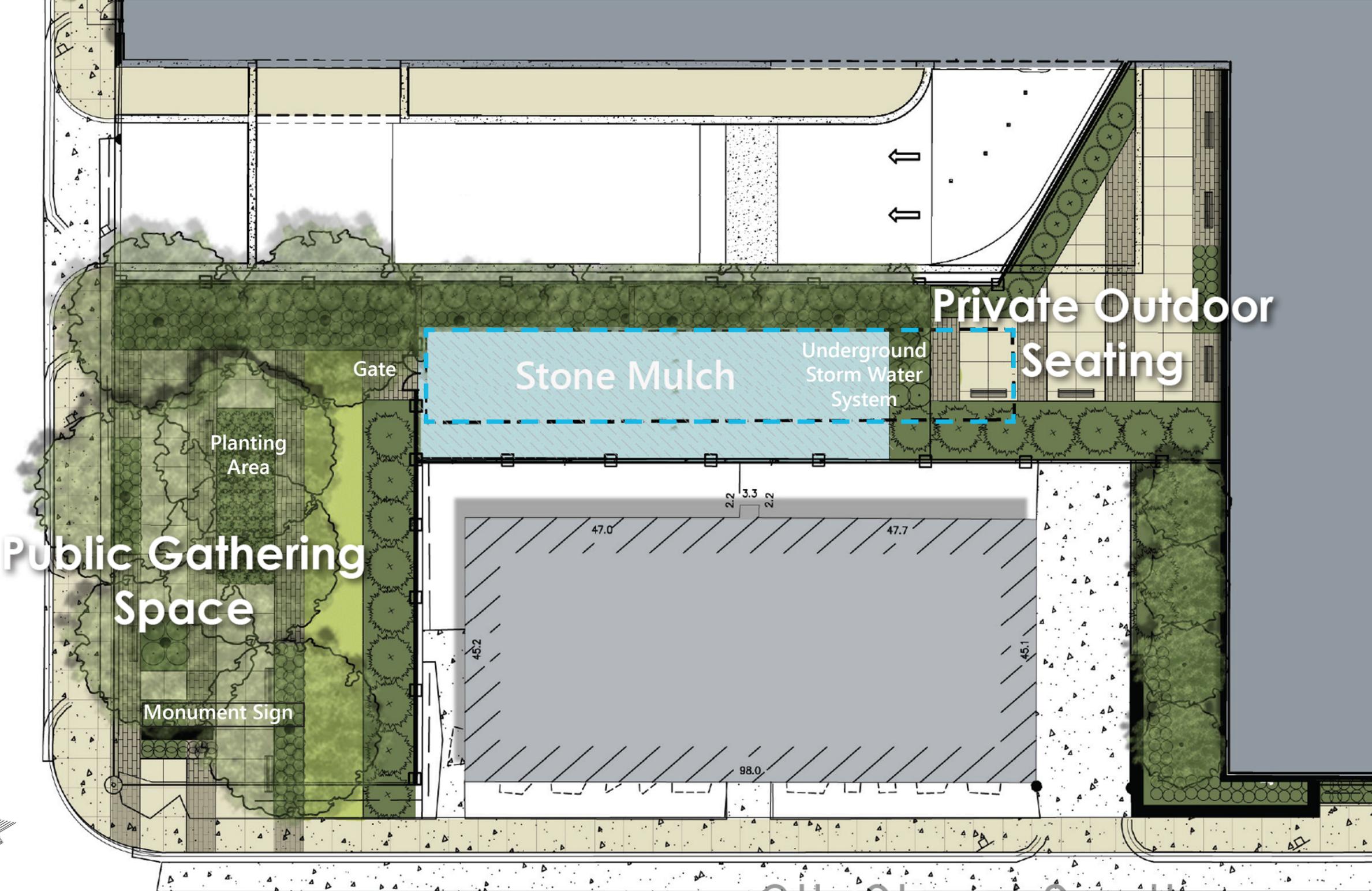


NATIVE PLANT PALETTE:

SYMBOL	PLANT TYPE / POTENTIAL SPECIES LIST
	DECIDUOUS SHADE TREES - 2.5" CAL. BUR OAK <i>Quercus macrocarpa</i> GREENSPIRE LINDEN <i>Tilia americana 'Greenspire'</i> ACOLADE ELM <i>Ulmus 'Morton'</i> NORTHWOOD MAPLE <i>Acer rubrum 'Northwood'</i>
	ORNAMENTAL TREES - 1.5" CAL. CRABAPPLE <i>Malus sp.</i> THORNLESS COCKSPUR HAWTHORN <i>Crataegus crusgalli 'Inermis'</i> JAPANESE TREE LILAC <i>Syringa reticulata</i>
	CONIFEROUS TREES - 6' HT. BLACK HILLS SPRUCE <i>Picea glauca densata</i> AUSTRIAN PINE <i>Pinus nigra</i> COLORADO GREEN SPRUCE <i>Picea pungens</i>
	DECIDUOUS SHRUBS - #2 POT BUSH HONEYSUCKLE <i>Diervilla lonicera</i> RED TWIGGED DOGWOOD <i>Cornus sericea 'Baileyi'</i> ANTHONY WATERER SPIREA <i>Spiraea x bumalda 'Anthony Waterer'</i> GOLDFLAME SPIREA <i>Spiraea x bumalda 'Goldflame'</i> MISS KIM LILAC <i>Syringa patula 'Miss Kim'</i>
	CONIFEROUS SHRUBS - #2 POT ARCADIA JUNIPER <i>Juniperus sabina 'Arcadia'</i> SEA GREEN JUNIPER <i>Juniperus chinensis 'Sea Green'</i>
	PERENNIALS BLACK EYED SUSAN <i>Rudbeckia hirta 'Goldstrum'</i>
	SOD
	NATIVE GRASS MIX FOR BASIN

Ambulatory Outpatient Specialty Center Hennepin County Medical Center

Enlarged Landscape Plan

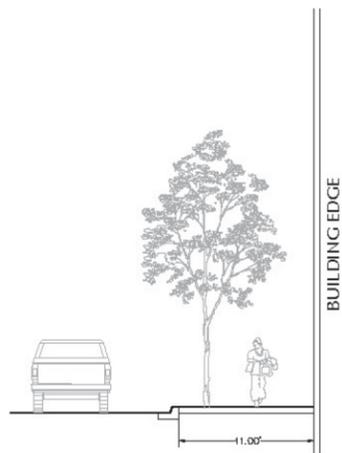


Ambulatory Outpatient Specialty Center
Hennepin County Medical Center

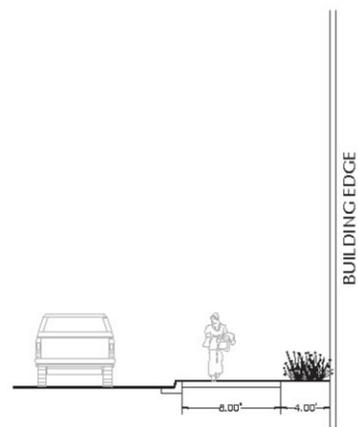
Site - Street Sections



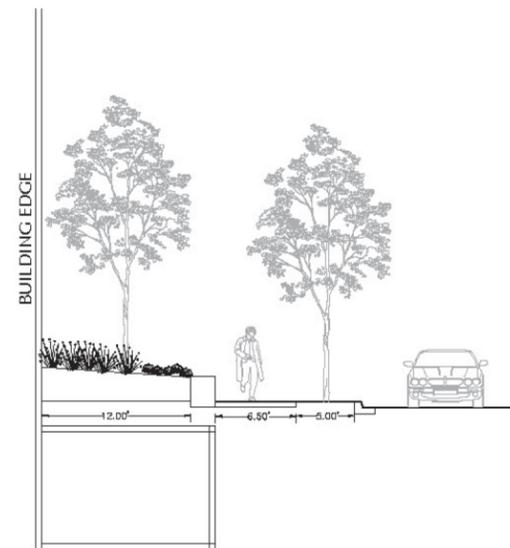
Section A



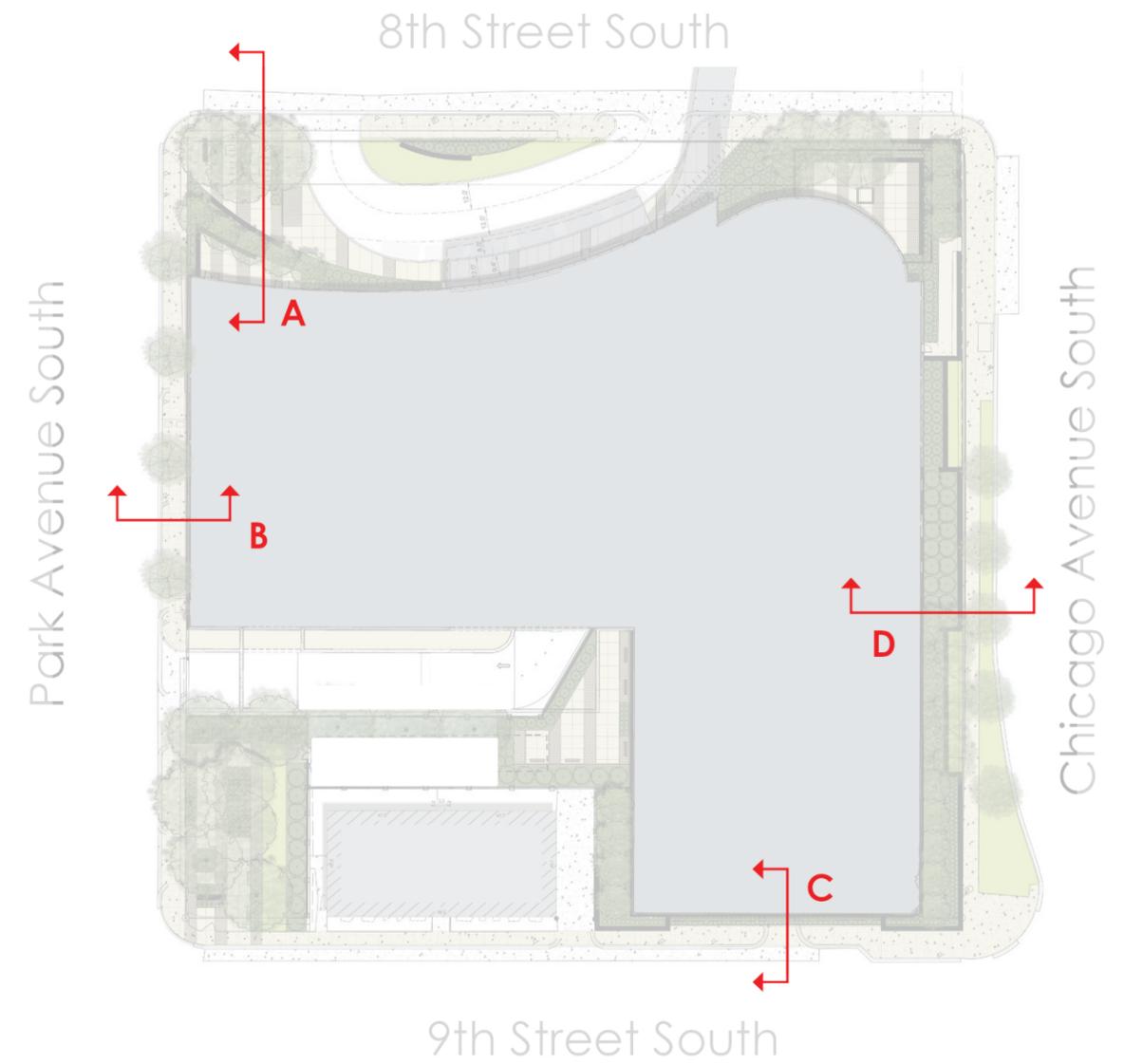
Section B



Section C



Section D



Ambulatory Outpatient Specialty Center
Hennepin County Medical Center



Level 1

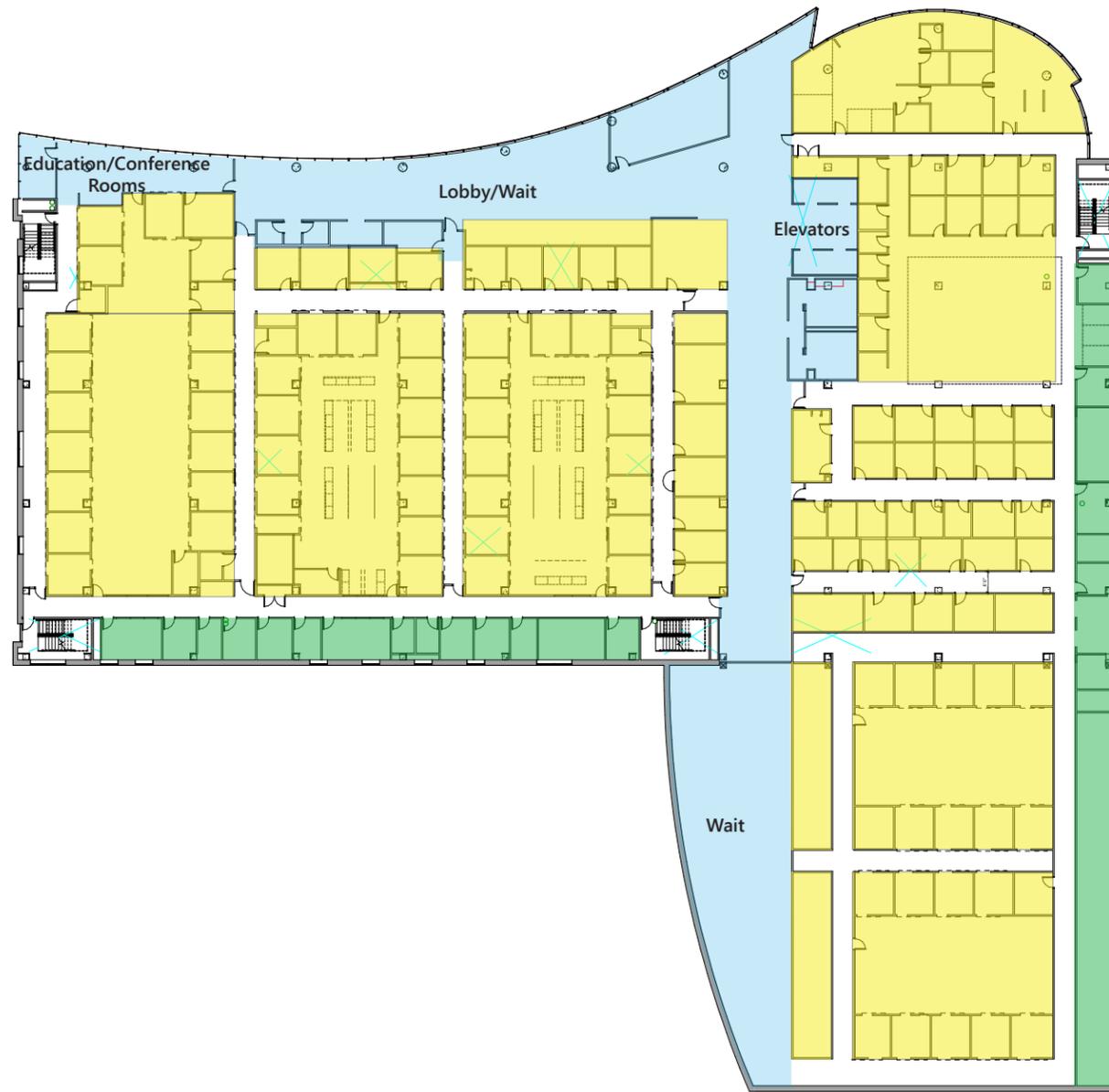
- Public Space
- Service/Office
- Clinic
- Circulation



Level 2

- Public Space
- Service/Office
- Clinic
- Circulation

Ambulatory Outpatient Specialty Center Hennepin County Medical Center



Level 3

- Public Space
- Service/Office
- Clinic
- Circulation



Level 4

- Public Space
- Service/Office
- Clinic
- Circulation



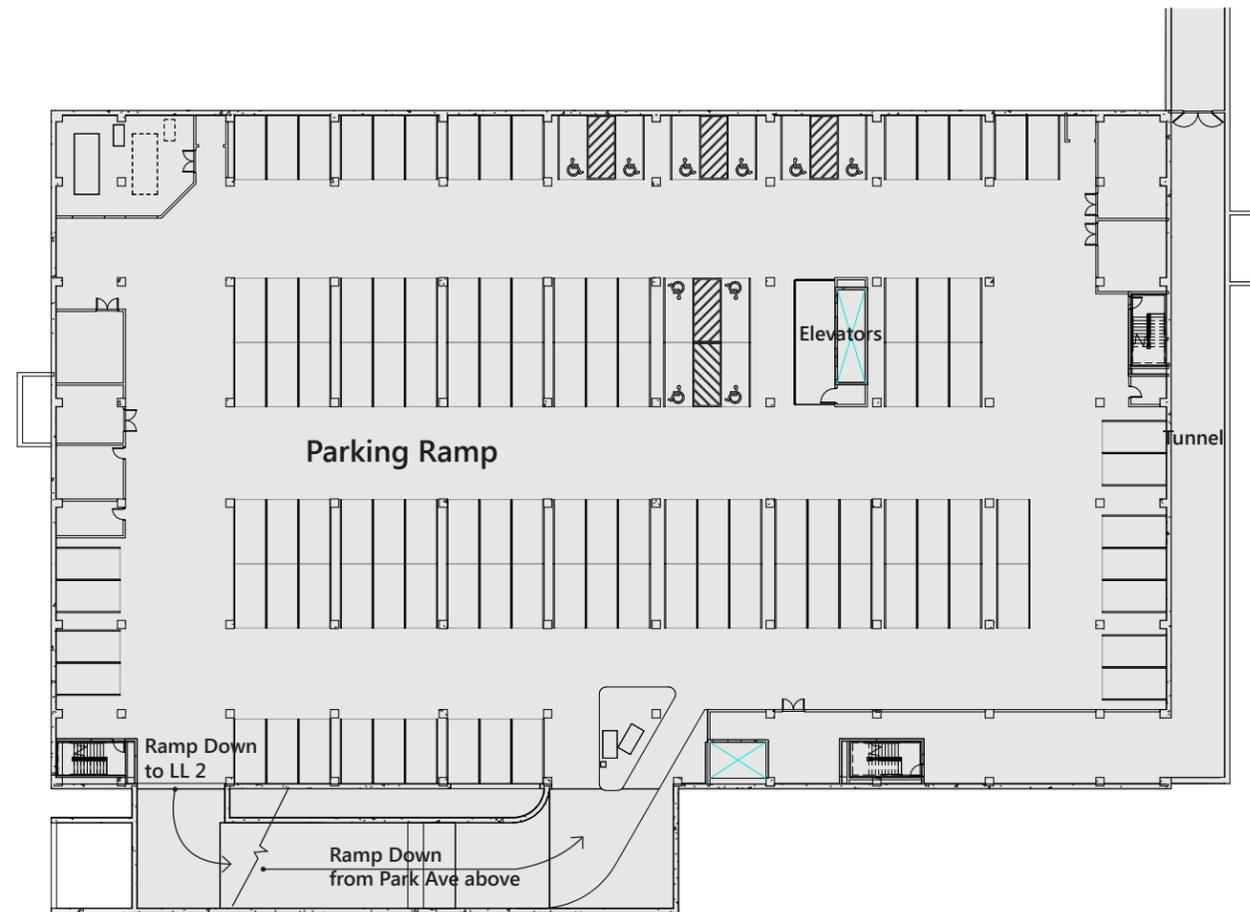
Level 5

- Public Space
- Service/Office
- Clinic
- Circulation



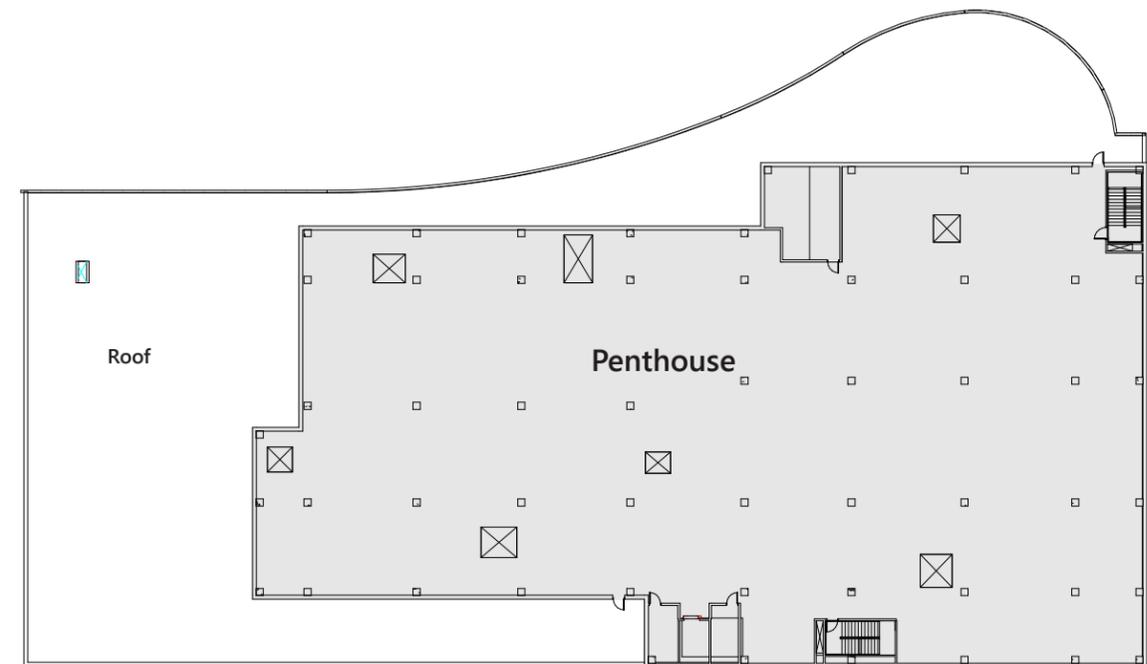
Level 6

- Public Space
- Service/Office
- Clinic
- Circulation



Parking Lower Level 1

Lower Level 1	118 Stalls
Lower Level 2 (Plan Similar)	142 Stalls
Total	260 Stalls



Level 7 Penthouse

Exterior Elevations



ALUMINUM CURTAINWALL BEYOND

ALUMINUM CURTAINWALL

SKYWAY CONNECTION

METAL PANEL CANOPY

METAL PANEL - 2 WITH LOUVER FOR PENTHOUSE

METAL PANEL - 1

METAL PANEL - 2

ALUMINUM CURTAINWALL

CURTAINWALL W/ FRITTED GLASS

ARCHITECTURAL PRECAST PANEL

8TH ST

EXISTING APARTMENT

Elevation - West



METAL PANEL - 1

ALUMINUM CURTAINWALL

ARCHITECTURAL PRECAST PANEL

ALUMINUM CURTAINWALL

CURTAINWALL W/ FRITTED GLASS

SKYWAY CONNECTION

METAL PANEL - 2

8TH ST

Elevation - East

Exterior Elevations



- METAL PANEL - 2 WITH LOUVER FOR PENTHOUSE
- METAL PANEL - 1
- ALUMINUM CURTAINWALL
- METAL PANEL - 1

Elevation - North



- METAL PANEL - 2 WITH LOUVER FOR PENTHOUSE
- ALUMINUM CURTAINWALL
- METAL PANEL - 1
- METAL PANEL - 2
- CURTAINWALL W/ FRITTED GLASS

Elevation - South

Exterior Images



From Downtown CBD
Aerial View



From Downtown East
Aerial View



From 8th and Park
Aerial View

Exterior Images



8th and Chicago
Looking West



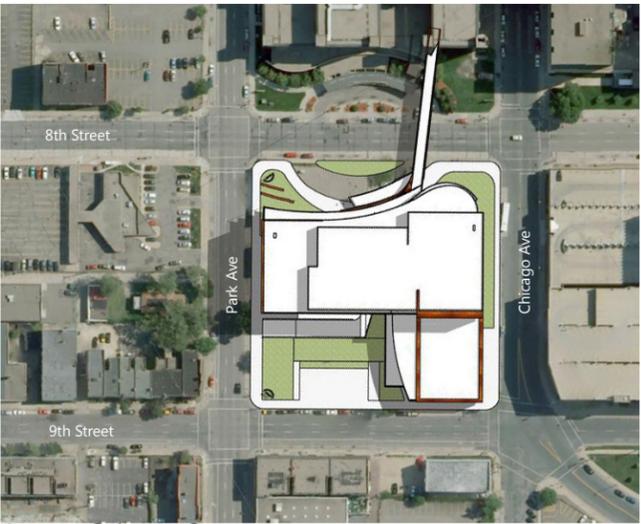
9th and Chicago
Looking North from Elliot Park



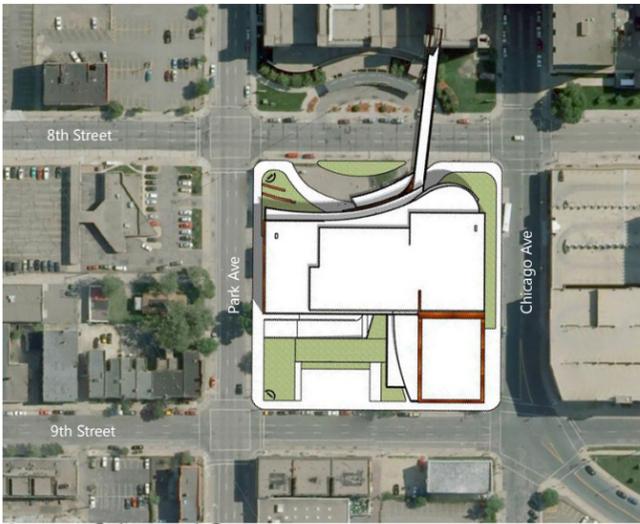
8th and Park
Looking East

Ambulatory Outpatient Specialty Center
Hennepin County Medical Center

Context - Shadow Profiles



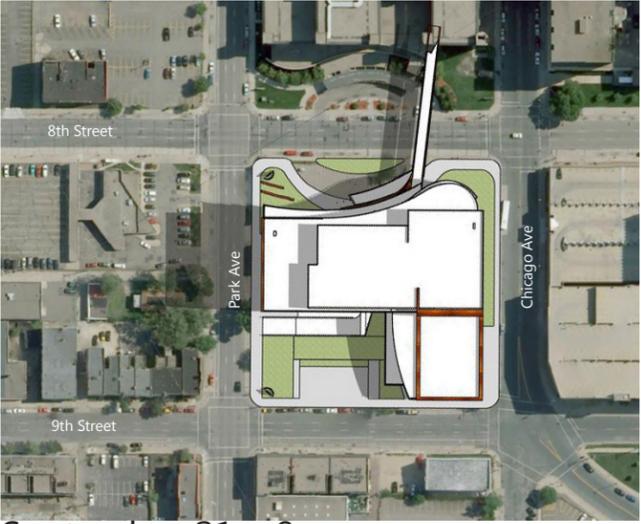
June 21 9 am



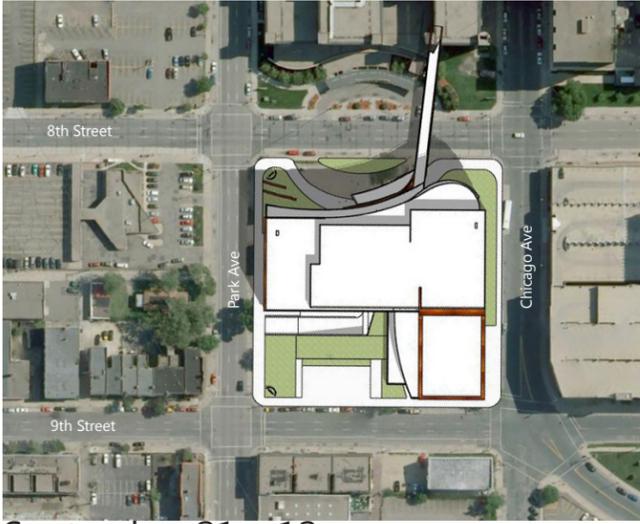
June 21 12 noon



June 21 3 pm



September 21 9 am



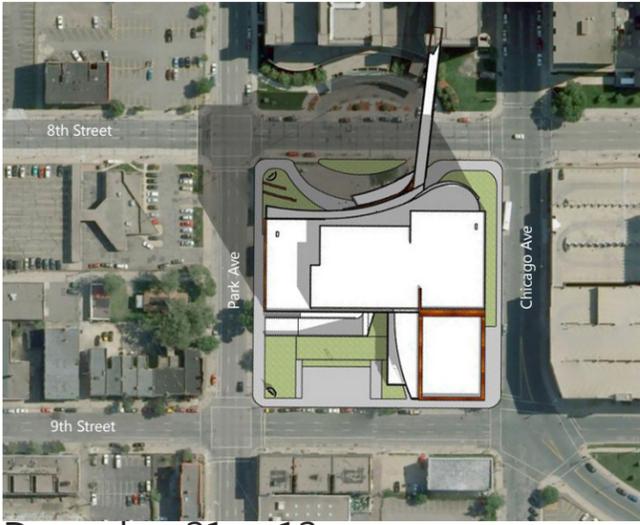
September 21 12 noon



September 21 3 pm



December 21 9 am

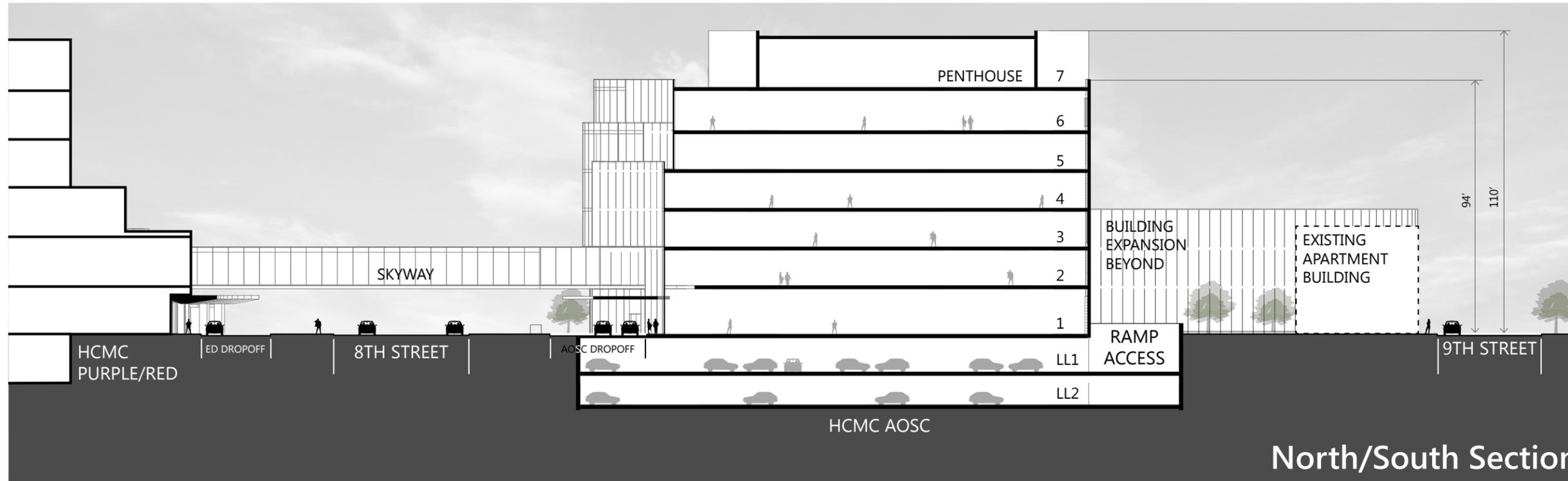


December 21 12 noon

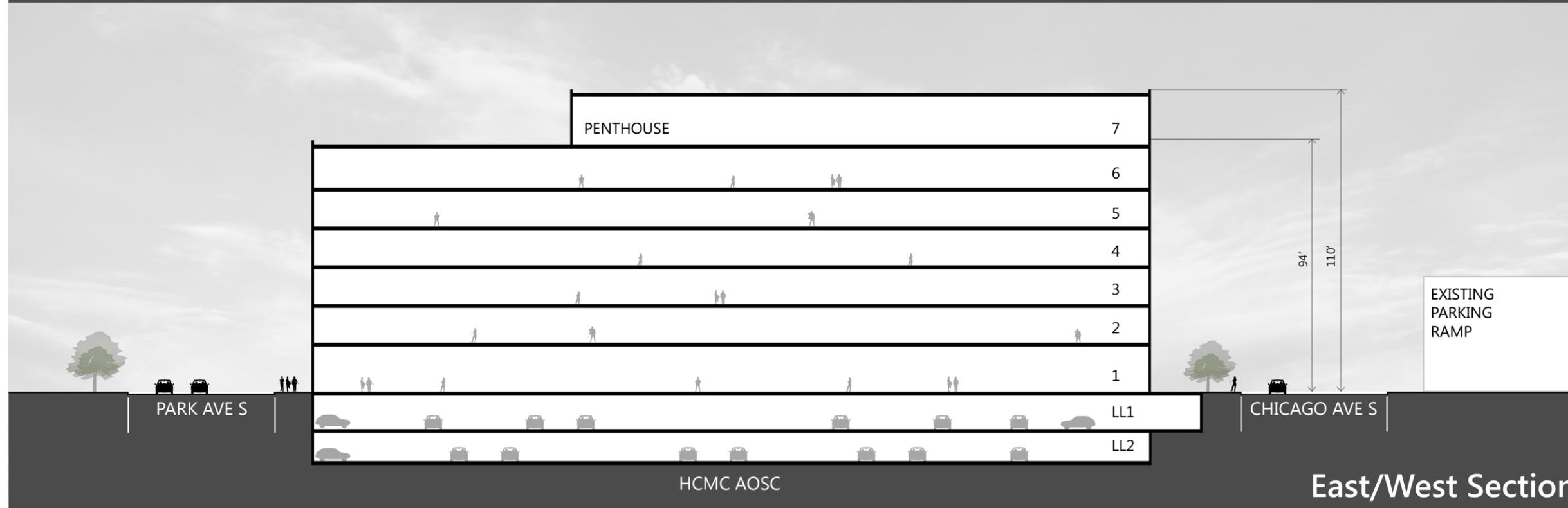


December 21 3 pm

Building Sections



North/South Section



East/West Section