# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4
October 14, 2014
BZZ-6764

## LAND USE APPLICATION SUMMARY

*Property Location:* 2502 & 2520 10th Ave S; 902 26th St E; 2500-2550 Chicago Ave; 720 26th St E; 2525 Elliot Avenue S

*Project Name:* Children's Minneapolis Master Plan

*Prepared By:* Kimberly Holien, Senior City Planner, (612) 673-2402

*Applicant:* Allina Hospitals and Clinics and Children's Hospitals and Clinics

*Project Contact:* Don Rolf, HDR

*Request:* To allow for the construction of a 6,700 square foot clinic within the footprint of the existing Mother Baby Center

*Required Applications:*

| | |
|---|---|
| **Conditional Use Permit** | To amend a planned unit development (PUD). |
| **Site Plan Review** | To allow for the construction of a 6,700 square foot clinic. |

## SITE DATA

| | |
|---|---|
| **Existing Zoning** | OR3, Institutional Office Residence District |
| **Lot Area** | 469,492 sq. ft. (10.7 acres) |
| **Ward(s)** | 6 and 9 |
| **Neighborhood(s)** | Phillips West and Midtown Phillips |
| **Designated Future Land Use** | Institutional |
| **Land Use Features** | Community Corridor (Chicago Avenue)<br>Growth Center |
| **Small Area Plan(s)** | Chicago Avenue Corridor Plan |

| | | | |
|---|---|---|---|
| **Date Application Deemed Complete** | August 28, 2014 | **Date Extension Letter Sent** | Not applicable |
| **End of 60-Day Decision Period** | October 27, 2014 | **End of 120-Day Decision Period** | Not applicable |

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The applicant is proposing to construct a 6,700 square foot clinic within the existing footprint the Mother Baby Center at 902 26th Street E. This building has a vacant space adjacent to the entrance that is covered by the upper floors but not enclosed. The clinic is proposed within this space. The clinic would be part of the Children's Hospital campus, which occupies most of the three blocks bound by 25th Street East, 10th Avenue South, 26th Street East, and Columbus Avenue South. It is a planned unit development (PUD). The Mother Baby Center, the building that the clinic is proposed within, is 75,000 square feet in area. The Planned Unit Development includes 469,492 square feet of lot area, approximately 312,921square feet of building footprint and 690,110 square feet of building area.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** As noted above, the project is in the center of a block on the Children's Hospital campus, which consists of approximately three blocks bound by 25th Street East, 10th Avenue South, 26th Street East, and Columbus Avenue South. The property to the south of the site contains the Abbot Northwestern Hospital Campus.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a 6,700 square foot clinic within the existing footprint the Mother Baby Center at 902 26th Street E. The clinic, to be known as the Midwest Fetal Care Clinic, will be established in a void between the parking ramp and the entrance to the Mother Baby Center. The single-story clinic will include four exam rooms, four ultrasound exam rooms, four consult rooms, a reception area, physician space, conference room and support areas.

A PUD is a conditional use in the OR3 district. For this phase of development, an amendment to the conditional use permit is required. If the amendment is approved, the action must be recorded with Hennepin County as required by state law. Any addition to a non-residential or mixed use building that would increase its gross floor area by 1,000 square feet or more requires site plan review. Also, any major changes to a previously approved site plan require an amendment.

The threshold for requiring a mandatory Environmental Assessment Worksheet (EAW) is 400,000 square feet of new gross floor area (GFA) within a 5-year period. The GFA from the proposed expansion and the GFA from expansions in the last 5-years equals 81,700 square feet. Gross floor area added as part of the 2007 project is not calculated as that project was approved more than five years ago. Although the proposed clinic would not trigger the EAW, future expansions in the next few years would require an EAW if the threshold is met.

**RELATED APPROVALS.** In 2011, the City Planning Commission approved an addition for the building that the proposed clinic will be located in, between a parking ramp and the hospital over vacated Elliot Avenue. That project included a 4-floor, 75,000 square foot addition on the Children's Hospitals and Clinics campus along with two skyway connections to adjacent properties. In 2007, the Planning Commission approved an expansion of the Children's Hospitals and Clinics campus, including a new parking ramp and ambulatory care center and an addition to the existing hospital building. Zoning enforcement staff conducted a compliance inspection for the 2011 approvals this summer. All of the required improvements from that application have been completed. A number of other modifications and additions to the hospital campus were approved in prior years.

| Planning Case # | Application | Description | Action |
|---|---|---|---|
| BZZ-5154 and PL-255 | CUP amendment for PUD; lot coverage variance; impervious surface variance; site plan | 4-story, 75,000 square foot building addition | Approved at June 13, 2011, meeting of the CPC |

| | | | |
|---|---|---|---|
| | review, plat | | |
| BZZ-5155 | Setback variance for skyway connection | Skyway connection | Approved at June 13, 2011, meeting of the CPC |
| BZZ-5156 | Setback variance for skyway connection | Skyway connection | Approved at June 13, 2011, meeting of the CPC |
| BZZ-4316 | CUP amendment for PUD | Master sign plan | Approved at March 2, 2009, meeting of the CPC |
| BZZ-3613 , PL-214, VAC-1525 and VAC-1526 | Rezoning, Conditional Use Permits, Variances, Site Plan Review, Plat & Vacations for new ambulatory care center and parking ramp | Ambulatory care center and parking ramp | Approved by the August 27, 2007 meeting of the CPC |
| BZZ-1448 | | 6-floor, 50,000 square foot building addition and expansion of the parking ramp. The approvals included a variance to reduce the required front yard along 25th Street from 15 feet to 2.5 feet to allow the parking ramp expansion. | |

**PUBLIC COMMENTS.** No correspondence had been received from either neighborhood group as of the writing of this staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to allow a third phase of a planned unit development based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   Building out space within an existing building on this large hospital campus would not be detrimental to the public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The proposed clinic is to be constructed within a void in the existing building footprint, between the entrance to the Mother Baby Center and the parking ramp. The build-out of this space is internal to the larger campus and will not have an impact on the development or improvement of surrounding properties.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   The site is served by existing infrastructure. No changes to access roads, drainage or other facilities are proposed as part of the project.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   Section 527.180 of the zoning code authorizes the city planning commission to determine the required amount of off-street parking and loading and bicycle parking for the PUD with the provision that the facilities comply with the requirements of Chapter 541, Off-Street Parking and Loading. In determining the minimum and maximum number of off-street parking and loading spaces and bicycle parking required, the city planning commission shall consider, but not be limited to, the parking and loading and bicycle parking requirements for the individual uses within the planned unit development as specified in Chapter 541, Off-Street Parking and Loading, the nature of the uses and population served, documentation supplied by the applicant regarding the actual parking and loading demand for the proposed use, the potential for shared parking and loading, and the use of alternative forms of transportation.

   Chapter 541, Off-Street Parking and Loading identifies the following specific parking and loading requirements for a hospital:

   - *Minimum Parking Requirement*: as approved by CUP based on a parking study of the institution, but not less than 1 space per 3 beds

   - *Maximum Parking Requirement*: as approved by CUP based on a parking study of the institution, but not more than 1 space per 2 beds

   - *Bicycle Parking Requirement*: as approved by CUP and that not less than 50 percent of the required bicycle parking shall meet the standards for long-term bicycle parking. All required bicycle parking spaces must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition, required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users.

   - *Minimum Loading Requirement*: 2 large loading spaces (12 feet wide by 50 feet deep each) + 1 additional large loading space per additional 300,000 square feet of gross floor area or fraction thereof

In 2007, a travel demand management plan (TDMP) was completed for the previous phases of construction. The applicant updated the TDMP in 2011to gauge the actual demand with the construction of the Mother Baby Center addition. The site had excess parking capacity for peak demand at that time. Current information provided by the applicant indicates that there are a total of 2,391 parking spaces in the existing ramps. The proposed clinic addition is not expected to greatly increase the parking demands for the development and the current number of spaces should be more than adequate for this 6,700 square foot facility. Based on the updated campus master plan, additional parking may need to be provided to meet parking demand for future expansion projects.

Bicycle parking (40 sheltered and secure spaces and 25 racks) was required by the planning commission for the previous expansion phases. Eighteen bike lockers also exist in Ramp 2 and 14 spaces were constructed as part of the Mother Baby Center addition. These spaces are directly adjacent to the entrance for the proposed clinic. No additional bicycle parking is required at this time.

The TDMP did not analyze the loading needs of the hospital. However, the hospital would comply with the minimum loading requirement of the zoning code. With 696,810 square feet of GFA, the minimum requirement is 4 large spaces. Four large spaces and two small spaces exist on the campus.

No changes to vehicle access or circulation are proposed at this time.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

In The Minneapolis Plan for Sustainable Growth, the future land use designation of this site is public and institutional. The site is adjacent to Chicago Avenue, which is designated as a community corridor. It is also within the Wells Fargo/Hospitals growth center. Specific to the Wells Fargo/Hospitals growth center, the plan states:

This area, located just south of Downtown, is home to several large institutional campuses including Wells Fargo Home Mortgage, Abbott Northwestern Hospital, and Children's Hospital. Although these are not contiguous, together they form a large concentration of employment and a cluster of supporting uses – such as various other medical clinics and offices. The surrounding area includes a mix of residential densities, typical of neighborhoods close to the Downtown core. The character and scale of the surrounding area should be factored into any planned expansions of the institutional campuses or other complementary high intensity development.

The following principles and policies also apply to this proposal:

Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

1.15.2 Support the intensification of jobs in Growth Centers through employment generating development.

1.15.4 Promote the integration of major public and private institutional campuses located in Growth Centers, including health care and educational services, with the function and character of surrounding areas.

Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

10.13.1 Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood.

10.13.3 Encourage institutional uses and public buildings and facilities to incorporate architectural and site design that is reflective of their civic importance and that identifies their role as focal points for the community.

10.13.4 Promote active uses at the ground floor level.

*Staff comments*: The proposed project will activate a previously void space in the ground level of the Mother Baby Center. The proposed expansion will help retain medical jobs in this growth center and would integrate healthcare services provided by two major hospitals. As such, the proposed development is consistent with these policies of the comprehensive plan.

The site is also within the study area of the *Chicago Avenue Corridor Plan.* Regarding the future land use, the plan identifies the Children's Hospital Campus as Public/Institutional. The plan states that the intent is to keep future hospital expansion within these boundaries in order to allow non-hospital investments – both new development and rehabilitation – to take place on adjacent blocks. The proposed project includes building out a void space within the existing building footprint and is consistent with this land use recommendation.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The proposed development will conform to the applicable regulations upon the approval of the conditional use permit and site plan review.

Findings Required for Planned Unit Developments:

A. The planned unit development conforms to the applicable standards for alternatives and amenities.

**Minimum required amenity(ies) of 10 points. –** Minimum required amenity(ies) – Per section 527.90(c), planned unit developments approved before August 28, 2009, shall only be required to provide amenities for any alternatives requested as a part of an amendment. The original planned unit development for Children's Hospital predates the current PUD chapter and therefore the applicant is only required to provide an amenity(ies) worth five points for any new alternatives that are being requested. No alternatives are requested; therefore no additional amenities are required for this phase.

**Placement and number of principal residential structures. –** No alternative requested.

**Bulk regulations. –** No alternative requested.

**Lot area requirements. –** No alternative requested.

**Yards. –** No alternative requested.

**On-premise signs. –** No alternative requested.

**Off-street parking and loading. –** No alternative requested.

**Phasing plan. –** The applicant has updated the Campus Master Plan as part of this application. Potential future phases include a 50,000 square foot Outpatient Services facility, a 52,000 square foot addition to the Mother Baby Center and an 80,000 square foot addition to the west parking ramp. A timeline for these potential future phases has not been established at this time.

**Amenities provided:**

No new amenities are required as part of this phase of development and none are provided.

B. The planned unit development conforms to the required findings for a planned unit development:

*(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:*

*a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.*

The principal use of the planned unit development is Children's Hospital. The proposed clinic, the Midwest Fetal Care Clinic, will complement the adjacent Mother Baby Center which was constructed as part of the Planned Unit Development in 2011. The 2011 addition combined the healthcare for mothers and babies provided by Children's and Abbott Northwestern Hospital into one facility.

*b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.*

See finding 4 above for the conditional use permit. The proposed addition is not expected to contribute to traffic congestion in the public streets. Adequate provisions for off-street vehicle parking, bike parking and loading are provided. Public transit is also available along Chicago Avenue.

*c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.*

No alternatives to any zoning code requirements are required for the project and no additional amenities are provided.

*d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The proposed clinic infill will only have one exterior wall, facing the vehicle drop-off area and 26th Street to the south. This south elevation is primarily glass and is compatible with the remainder of the building and surrounding development. There is no impact to scale or massing as the proposed clinic will fill in a vacant space within the existing building footprint. As such, the building would not impede any significant public view corridors that focus attention on natural or built features, including landmark buildings, significant open spaces or water bodies.

e. *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

The building in which the clinic is proposed is internal to the site. The subject space is between a parking ramp (to the east) and the entrance to the Mother Baby Center (to the west). This clinic build-out will not have any impact on building massing, access to light and area or landscaping. Likewise, the residential uses to the east of the Children's Hospital Campus Planned Unit Development will not be impacted by the project.

f. *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The proposed clinic build-out should not have any impact on stormwater runoff/storage or erosion control. The clinic is proposed in a void space within an existing building that is currently 100 percent impervious.

g. *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

The applicant is encouraged to use sustainable building practices throughout the construction process.

(2) *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*

The properties within the PUD have been previously platted. Most recently, land was added to the site as part of PL-255 in 2011. The proposed clinic will be located on land that is part of the existing campus.

## SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

**1. Conformance to all applicable standards of Chapter 530, Site Plan Review.**

**Building Placement and Design** –*Requires alternative compliance*

- The subject site is zoned OR3 and the minimum front yard setback requirement is 15 feet. The clinic is proposed within an existing building that is setback approximately 140 feet from the front lot line. Alternative compliance is requested.
- The proposed clinic would be located in the interior of the site within the existing building bulk and would have minimal effects on surrounding property.
- The proposed clinic would have a principal entrance facing 26th Street. This entrance is existing and will not be altered as part of the expansion.
- A plaza with seating and landscaping is located between the building and E 26th Street.
- Although recessed from the adjacent streets, the main entrance is oriented to 26th Street.

- The proposed building walls would contain architectural details and windows to create visual interest and to increase the security of the adjacent outdoor spaces by maximizing natural surveillance and visibility.
- The clinic is proposed to be established in an existing building that contains architectural elements and recesses and projections to divide the building into smaller identifiable sections.
- The north and west elevations each contain sections of blank wall that exceed 25 feet in length. Alternative compliance is requested.
- The primary exterior materials on the north, south and east elevations are glass and stucco, which are durable materials. The applicant is proposing EIFS on the east elevation. EIFS is not considered a durable material. Alternative compliance is requested.
- All sides of the building would be compatible and similar to each other. With the exception of the south elevation, the building walls face other buildings on the interior of the site and are not visible.
- Plain face concrete block is not proposed as an exterior material.
- To emphasize its importance, the principal entrance is defined by a curtain wall and is sheltered by the upper floor.
- The proposed amount of window area on the street facing building elevation would greatly exceed the minimum window area requirements, as shown in **Table 1** below. The entire south-facing elevation is glass. The windows would be vertically proportioned and distributed in an even manner. The bottom of the ground floor windows would all be within 4 feet of the adjacent grade.
- The entire south-facing elevation, facing the public street, contains active functions.
- No change to the roofline is proposed. The subject building has a flat roof, which is similar to surrounding buildings.

**Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking**

| | Code Requirement | | Proposed | |
|---|---|---|---|---|
| 1st Floor | 30% minimum | 60 sq. ft. | 100% | 200 sq. ft. |
| 2nd Floor and Above | N/A | N/A | N/A | N/A |

**Access and Circulation** – *Meets requirements*

- The clinic entrance opens directly on to a plaza space in front of the building. A sidewalk connection from this space to 26th Street E and Chicago Avenue also exists on site.
- The site is not adjacent to a transit stop.
- No changes to vehicle access or facilities are proposed for this phase of the PUD.
- The applicant is not proposing any modifications to the amount of impervious surface on site. Variances to exceed the maximum amount of impervious surface on site were approved in 2007 and 2011 for the planned unit development.

**Landscaping and Screening** – *Meets requirements*

- The overall composition and location of the proposed landscaped areas complement scale of development and its surroundings.
- The general landscaping requirements are described in **Table 2** below. Approximately 43 percent of the net lot area would be landscaped. The existing site conditions include canopy trees and shrubs that exceed the minimum requirements. No landscaping would be removed with the construction of the addition and no changes are proposed to the previously approved landscaping plan.

- All other areas not occupied by the building, sidewalks, walkways or driveways are landscaped with ornamental trees, shrubs and turf grass.
- Installation and maintenance of all landscape materials will need to comply with sections 530.200 and 530.210.

**Table 2. Landscaping and Screening Requirements**

| | Code Requirement | Proposed |
|---|---|---|
| **Lot Area** | -- | 469,492 sq. ft. |
| **Building footprint** (including the below grade parking garage) | -- | 312,921 sq. ft. |
| **Remaining Lot Area** | -- | 156,571 sq. ft. |
| **Landscaping** | 31,314 sq. ft. | 72,464 sq. ft. |
| **Canopy Trees (1: 500 sq. ft.)** | 63 trees | 164 trees |
| **Shrubs (1: 100 sq. ft.)** | 313 shrubs | 586 shrubs |

**Additional Standards** – *Meets requirements*

- Establishing a clinic within the footprint of the existing building will not have any impact on public view corridors.
- Establishing a clinic within the bulk of the existing building will not have any shadowing impacts on adjacent public spaces or properties.
- The proposed clinic build-out will not have any impact on wind currents at ground level.
- The site includes crime prevention design elements. The clinic would increase the amount of glazing on the south elevation to allow opportunities to observe adjacent spaces. Pedestrian level lighting already exists near the principal entrance. Landscaping, walkways and lighting would be used to guide people through the site.
- No buildings are proposed to be demolished.

**2. Conformance with all applicable regulations of the zoning ordinance.**

A PUD is a conditional use in the OR3 District. A clinic is a permitted use in the OR3 District.

**Off-street Parking and Loading** – *Meets requirements*

- Parking for this planned unit development is as determined by the conditional use permit. Please refer to the conditional use permit section of this report for the specific parking information.

**Building Bulk and Height** – *Meets requirements*

- The clinic is proposed within an existing building that meets the building bulk and height requirements, as illustrated below.

**Table 4. Building Bulk and Height Requirements**

| | Code Requirement | Proposed |
|---|---|---|
| **Lot Area** | 1 acre | 469,492 square feet (10.7 acres) |
| **Gross Floor Area** (GFA) | -- | 696,810 sq. ft. |
| **Minimum Floor Area Ratio** (GFA/Lot Area) | N/A | 1.48 |
| **Maximum FAR** | 3.5 | |
| **Maximum Building Height** | 6 stories or 84 feet, whichever is less | 1 stories and 16.5 ft. |

**Lot Requirements** – *Meets requirements*

- The minimum lot area requirement for a PUD is one acre. The subject site is 469,492 square feet (10.7 acres) in area.

**Yard Requirements** – *Meets requirements*

- The only applicable yard requirement for this build-out is the front yard along 26th Avenue. The minimum front yard setback in the OR3 district is 15 feet and the front building wall would be 140 feet from the front lot line.

**Signs** – *Meets requirements*

- The applicant has proposed to utilize a vacant space on the existing monument sign. No additional signage is proposed at this time.

**Refuse Screening** – *Meets requirements*

- Refuse and recycling storage containers are required to be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The refuse containers are located within the buildings.

**Screening of Mechanical Equipment** – *Meets requirements*

- All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter 535 and district requirements. Existing mechanical equipment is adequately screened. No new mechanical equipment is proposed as part of this ground-level clinic.

**Lighting** – *Meets requirements*

- Lighting must comply with Chapter 535 and Chapter 541 of the zoning code. No additional lighting is proposed at this time. Pedestrian scale lighting has previously been installed in front of the proposed clinic location. Downcast canopy lighting has also been previously installed in this general location.

**Impervious Surface Area** – *Meets requirements*

- Not more than 85 percent of a zoning lot in the OR3 district can be impervious surfaces. In 2007, a variance was approved to increase the amount of allowed impervious surface to 86.2 percent. A variance to further increase the amount of impervious surface to 86.7 percent was approved in 2011. The proposed clinic will be located in a void space beneath an existing building and will not result in any increase to impervious surfaces.

**Specific Development Standards** – *Meets requirements*

- The development standards for hospitals state that all new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five years and a period from five to ten years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed. An updated master development plan has been submitted that shows three potential future projects. Potential future phases include a 50,000 square foot Outpatient Services facility, a 52,000 square foot addition to the Mother Baby Center and a, 80,000 square foot addition to the west parking ramp. A timeline for these potential future phases has not been established at this time. Said plan is attached for reference.

**3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.**

Please see the conditional use permit section of this staff report.

**4. Conformance with applicable development plans or objectives adopted by the City Council.**

Please see the conditional use permit section of this staff report.

**5. Alternative compliance.**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building Placement.** The first floor building wall is required to be located not more than 8 feet from the lot lines adjacent to each street, except where a greater setback is required. The site is zoned OR3 and a minimum front yard setback of 15 feet is required. The existing building is setback approximately 140 feet from the front lot line adjacent to 26th Street. Therefore, the front wall of the proposed clinic is also setback 140 feet from the front lot line. Staff recommends granting alternative compliance given the existing conditions on site and the fact that the applicant is constructing the clinic within a void space in the existing building.

- **Blank walls.** The north and west elevations each contain sections of blank wall that exceed 25 feet in length. Neither of these walls is visible from the remainder of the development as they face the interior of the site directly abutting other buildings. As such, staff recommends granting alternative compliance to allow blank walls in excess of 25 feet.

- **Durable materials.** The applicant is proposing to use EIFS as the primary exterior material on the west elevation. While this elevation will be interior to the site and face the adjacent parking

ramp, staff does not recommend granting alternative compliance due to concerns about durability and longevity. As a condition of approval, the primary exterior material for the west elevation shall be stucco to match the north and east elevations.

## RECOMMENDATIONS

**Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit for a Planned Unit Development:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit for a planned unit development to allow a 6,700 square foot clinic for the properties located at 2502 & 2520 10th Ave S; 902 26th St E; 2500-2550 Chicago Ave; 720 26th St E; 2525 Elliot Avenue S, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and approve the site plan review application to allow a 6,700 square foot clinic for the properties located at 2502 & 2520 10th Ave S; 902 26th St E; 2500-2550 Chicago Ave; 720 26th St E; 2525 Elliot Avenue S, subject to the following conditions:

1. EIFS shall not be allowed as an exterior material per Section 530.120 of the zoning code. The west elevation shall be revised to include stucco as the primary exterior material, matching the north and east elevations.

2. Signage shall comply with the applicable requirements of Chapter 543 of the zoning code and the previously approved master sign plan.

3. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, plaza, lighting and landscape plans.

4. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by October 14, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Notification to neighborhood groups and City Council offices
3. Zoning map
4. Civil drawings
5. Site Plan
6. Floor plans

7. Building elevations
8. Renderings
9. Updated Master Plan
10. Photos
11. Correspondence

August 26, 2014

Janelle Widmeier
Senior City Planner, Department of Community Planning Economic Development
City of Minneapolis
250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

RE: Statement of Proposed Use
Children's Hospitals and Clinics of Minnesota
Minneapolis Campus
2525 Chicago Ave. south Minneapolis, MN 55404

Dear Janelle:
The following is a Statement of Proposed Use for the project listed above.

**Project Description as shown in the attached "Master Plan Aerial Document":**

CURRENT PROJECT (to be completed this year, 2014);

1. MIDWEST FETAL CARE CLINIC - The project consists of a new 6,700 s.f. single level clinic build-out to be constructed within the existing Mother Baby Center building foot print. The MWFCC program consists of (4) Exam rooms, (4) Ultra-sound exam rooms, (4) Consult rooms, Reception/Waiting space, Physician and staff collaboration, conference room and support areas.

POTENTIAL FUTURE PROJECTS (not listed in any specific order of completion);

2. OUTPATIENT SERVICES / CLINIC / PARKING – The project consists of an estimated 50,000 s.f. building potentially offering the following services; Pediatric Outpatient clinic with walk in services, Pediatric Urgent care with walk in services, Administrative office space, Pediatric Research center, Parking.
3. VERTICAL EXPANSION OF THE MOTHER BABY CENTER - The project consists of adding two additional floors totaling an estimated 52,000 s.f. and will offer similar services as the existing Mother Baby Center.
4. VERTICAL EXPANSION OF THE WEST PARKING RAMP - The project consists of adding two additional levels of parking totaling an estimated 80,000 s.f.

Sincerely,

Don Rolf

Don Rolf, AIA
Project Manager
612-524-6000

Children's
Hospitals and Clinics
of Minnesota

July 9, 2014

Ms. Janelle Whidmeier
City of Minneapolis
Community Planning & Economic Development
250 South Fourth Street
Minneapolis, MN 55415

Dear Ms. Whidmeier,

Children's Hospitals and Clinics of Minnesota authorizes HDR Architecture to be the applicant for the 902 26th Street East, 2600 10th Avenue South, 2500 Chicago Avenue South, 2530 Chicago Avenue South and 720 East 26th Avenue locations for the Land Use Application to the City of Minneapolis for the Mother Baby Project.

Should you have any questions or concerns, I am best reached via e-mail at jim.leste@childrensmn.org and may also be reached at my desk phone 612-813-5975.

Regards,

Jim Leste

Senior Director of Support Operations
Children's Hospitals and Clinics of MN

September 29, 2014

Project: Allina / Children's JVP
Midwest Fetal Care Clinic (MWFCC)
902 East 26th street Minneapolis, MN 55404
Children's Hospital Minneapolis Campus

RE: Conditional Use Permit findings;

A written statement by the applicant which addresses the following required findings:

(1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

**The proposed updates to the existing PUD is consistent with the current Hospital and Medical Campus use and will not be detrimental to or endanger the public health, safety, comfort or general welfare**

(2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**The proposed updates to the existing PUD is consistent with the current Hospital and Medical Campus use and will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

**Phase 1 improvements include a clinic build-out that is tucked under the existing Mother Baby Center building utilizing the existing footprint and amenities.**

(3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

**The proposed updates to the existing PUD are consistent with the surrounding areas and will utilize the current utilities, access roads and drainage elements.**

(4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

**Vehicles accessing this area will utilize the existing roadways, parking lots and parking structures.**

(5) The conditional use is consistent with the applicable policies of the comprehensive plan.

**The proposed updates to the existing PUD are consistent with the policies of the comprehensive plan.**

(6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located

**The proposed updates to the existing PUD is consistent with the current Hospital and Medical Campus use which conform to the regulations of the district**

**Don Rolf, AIA**
**Project Manager**
**HDR, Inc.**

August 8, 2014

Ms. Crystal Trutnau Windschitl, Executive Director
Phillips West Neighborhood Organization
2400 Park Av. So. #240
Minneapolis, MN 55404

RE: Statement of Proposed Use
Allina / Children's JVP
Midwest Fetal Care Clinic (MWFCC)
902 East 26th street Minneapolis, MN 55404
Children's Hospital Minneapolis Campus

Dear Ms. Trutnau Windschitl:

As a requirement of the City of Minneapolis General Land Use Application form, this letter is to inform you of future projects that will be constructed at the site mentioned above.

**Project Description as shown in the attached "Master Plan Aerial Document":**

CURRENT PROJECT (to be completed this year, 2014);

1. MIDWEST FETAL CARE CLINIC - The project consists of a new 6,700 s.f. single level clinic build-out to be constructed within the existing Mother Baby Center building foot print. The MWFCC program consists of (4) Exam rooms, (4) Ultra-sound exam rooms, (4) Consult rooms, Reception/Waiting space, Physician and staff collaboration, conference room and support areas.

POTENTIAL FUTURE PROJECTS (not listed in any specific order of completion);

2. OUTPATIENT SERVICES / CLINIC / PARKING – The project consists of an estimated 50,000 s.f. building offering the following services; Pediatric Outpatient clinic with walk in services, Pediatric Urgent care with walk in services, Administrative office space, Pediatric Research center, Parking.
3. VERTICAL EXPANSION OF THE MOTHER BABY CENTER - The project consists of adding two additional floors totaling an estimated 52,000 s.f. and will offer similar services as the existing Mother Baby Center.
4. VERTICAL EXPANSION OF THE WEST PARKING RAMP - The project consists of adding two additional levels of parking totaling an estimated 80,000 s.f.

Sincerely, Don Rolf

Don Rolf, AIA
Project Manager
612-524-6000

| | |
|---|---|
| 1. MIDWEST FETAL CLINIC | 6,000 SF |
| 2. OUTPATIENT SERVICES/CLINIC/PARKING | 50,000 SF |
| 3. 2 FLOOR ADDITION TO MOTHER BABY CENTER | 52,000 SF |
| 4. 2 FLOOR ADDITION TO WEST PARKING RAMP | 80,000 SF |
| TOTAL SQUARE FOOT | 188,000 SF |

# Children's Hospitals and Clinics of Minnesota Campus Master Plan

Children's Hospitals and Clinics of Minnesota

HDR

August 8, 2014

Mr. Abdi Warsame
Minneapolis City Council-Ward 6
350 S. 5th St., Room 307
Minneapolis, MN 55415

RE: Statement of Proposed Use
Allina / Children's JVP
Midwest Fetal Care Clinic (MWFCC)
902 East 26th street Minneapolis, MN 55404
Children's Hospital Minneapolis Campus

Dear Mr. Warsame:

As a requirement of the City of Minneapolis General Land Use Application form, this letter is to inform you of future projects that will be constructed at the site mentioned above.

**Project Description as shown in the attached "Master Plan Aerial Document":**

CURRENT PROJECT (to be completed this year, 2014);

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Sincerely,

Don Rolf, AIA
Project Manager
612-524-6000

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| 2. OUTPATIENT SERVICES/CLINIC/PARKING | 50,000 SF |
| 3. 2 FLOOR ADDITION TO MOTHER BABY CENTER | 52,000 SF |
| 4. 2 FLOOR ADDITION TO WEST PARKING RAMP | 80,000 SF |
| TOTAL SQUARE FOOT | 188,000 SF |

# Children's Hospitals and Clinics of Minnesota Campus Master Plan

Children's Hospitals and Clinics of Minnesota

HDR

August 8, 2014

Ms. Alondra Cano
Minneapolis City Council-Ward 9
350 S. 5th St., Room 307
Minneapolis, MN 55415

RE: Statement of Proposed Use
Allina / Children's JVP
Midwest Fetal Care Clinic (MWFCC)
902 East 26th street Minneapolis, MN 55404
Children's Hospital Minneapolis Campus

Dear Ms. Cano:

As a requirement of the City of Minneapolis General Land Use Application form, this letter is to inform you of future projects that will be constructed at the site mentioned above.

**Project Description as shown in the attached "Master Plan Aerial Document":**

CURRENT PROJECT (to be completed this year, 2014);

1. MIDWEST FETAL CARE CLINIC - The project consists of a new 6,700 s.f. single level clinic build-out to be constructed within the existing Mother Baby Center building foot print. The MWFCC program consists of (4) Exam rooms, (4) Ultra-sound exam rooms, (4) Consult rooms, Reception/Waiting space, Physician and staff collaboration, conference room and support areas.

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Sincerely,

Don Rolf

Don Rolf, AIA
Project Manager
612-524-6000

| | |
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| 2. OUTPATIENT SERVICES/CLINIC/PARKING | 50,000 SF |
| 3. 2 FLOOR ADDITION TO MOTHER BABY CENTER | 52,000 SF |
| 4. 2 FLOOR ADDITION TO WEST PARKING RAMP | 80,000 SF |
| TOTAL SQUARE FOOT | 188,000 SF |

# Children's Hospitals and Clinics of Minnesota Campus Master Plan

Children's Hospitals and Clinics of Minnesota

HDR

August 8, 2014

Midtown Phillips Neighborhood Association, Inc.
Minneapolis, MN
midtownphillips@gmail.com

RE: Statement of Proposed Use
Children's Hospitals and Clinics of Minnesota
Minneapolis Campus
2525 Chicago Ave. south Minneapolis, MN 55404

To whom it may concern:
As a requirement of the City of Minneapolis General Land Use Application form, this letter is to inform you of future projects that will be constructed at the site mentioned above.

**Project Description as shown in the attached "Master Plan Aerial Document":**

CURRENT PROJECT (to be completed this year, 2014);

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4. VERTICAL EXPANSION OF THE WEST PARKING RAMP - The project consists of adding two additional levels of parking totaling an estimated 80,000 s.f.

Sincerely, Don Rolf

Don Rolf, AIA
Project Manager
612-524-6000

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| 4. 2 FLOOR ADDITION TO WEST PARKING RAMP | 80,000 SF |
| TOTAL SQUARE FOOT | 188,000 SF |

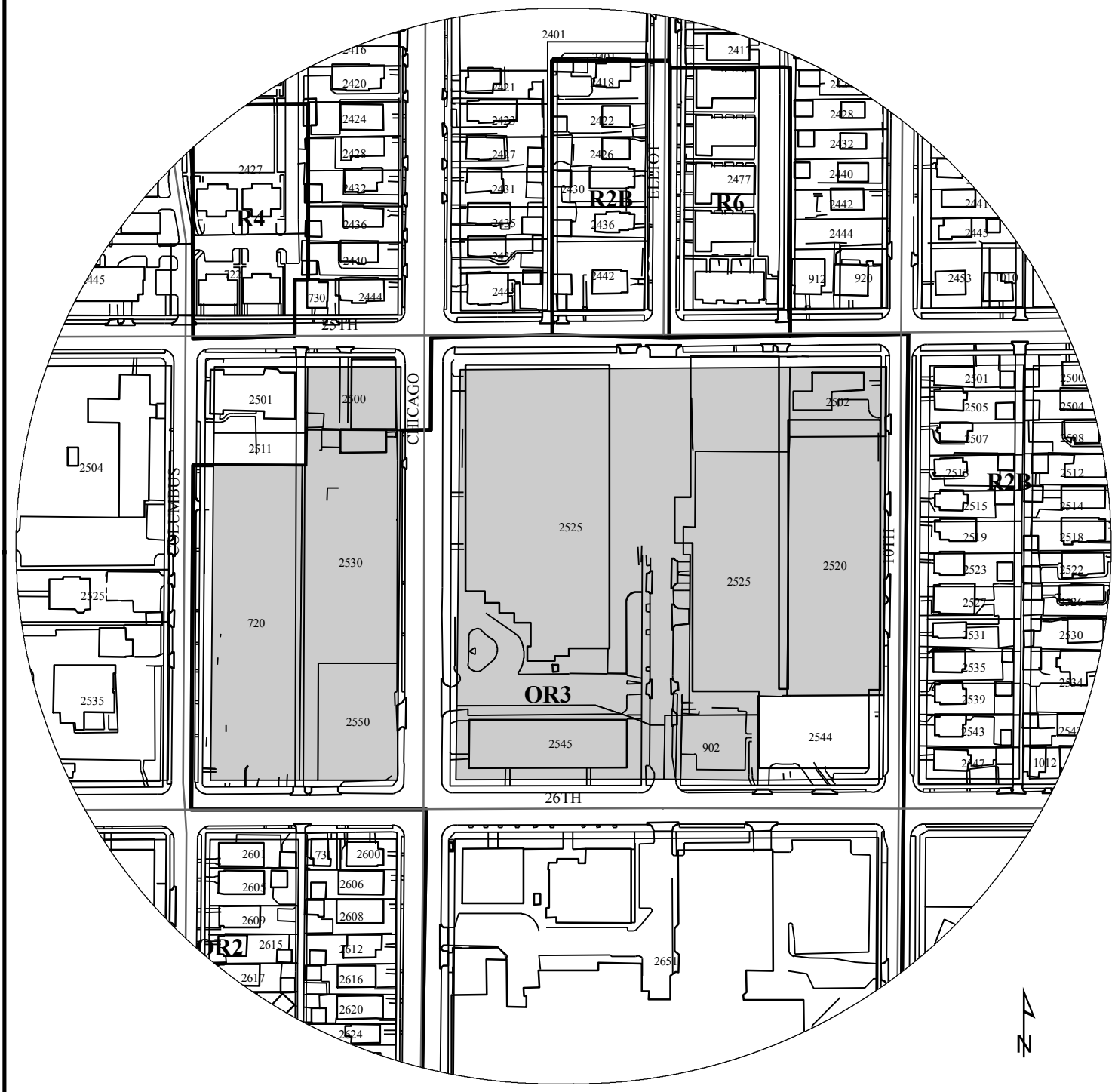
# Children's Hospitals and Clinics of Minnesota Campus Master Plan

Children's Hospitals and Clinics of Minnesota

HDR

**Allina Hospitals and Clinics and Children's Hospitals and Clinics** **6 and 9**

NAME OF APPLICANT WARD




PROPERTY ADDRESS

**902 E 26th Street et al**

FILE NUMBER

**BZZ-6724**

O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"

● DENOTES IRON MONUMENT FOUND

BENCHMARK:
TOP NUT OF HYDRANT LOCATED ON VAC. ELLIOT AVE. S. APPROX. 300 FT N. OF EAST 26TH ST. AS SHOWN HEREON.
ELEV=154.47 FT. (CITY OF MINNEAPOLIS DATUM)

(INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS. NOT FIELD VERIFIED.

## Location

Part of Lots 3 and 4, Block 1, CHILDRENS HOSPITALS AND CLINICS ADDITION, Hennepin County, Minnesota

AND

Part of Lots 2 and 3, Block 1, WALTZ ADDITION, Hennepin County, Minnesota

AND

Part of CONDOMINIUM NUMBER 280 ABBOTT-NORTHWESTERN MEDICAL OFFICE CONDOMINIUM, Hennepin County, Minnesota

## Notes

1. This partial topographic survey was prepared for the purpose of locating miscellaneous features in the area of the proposed building and skyway additions.

2. We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:

A. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
F. Per Gopher State One-Call Ticket No. 110200335, the following utilities and municipalities were notified:

| | |
|---|---|
| Abbott Northwestern Hospital | (800) 8117981 |
| City Of Minneapolis | (612) 673-5600 |
| ComCast | (612) 5228141 |
| MCI | (800) 2893427 |
| Metro Waste Commission | (651) 602-4511 |
| Center Point Energy | (612) 3425200 |
| Qwest | (800) 2834237 |
| Time Warner Telecom | (320) 963-2400 |
| Xcel Energy | (612) 6304366 |

## SURVEY LEGEND

| | |
|---|---|
| CATCH BASIN | STORM SEWER |
| STORM MANHOLE | SANITARY SEWER |
| SANITARY MANHOLE | WATERMAIN |
| WATER MANHOLE | SANITARY SEWER SERVICE |
| HYDRANT | WATER SERVICE |
| GATE VALVE | CULVERT |
| POWER POLE | CTV UNDERGROUND CABLE TV |
| LIGHT POLE | ELE UNDERGROUND ELECTRIC |
| YARD LIGHT | FO UNDERGROUND FIBER OPTIC |
| GUY WIRE | GAS UNDERGROUND GAS |
| SIGN | TEL UNDERGROUND TELEPHONE |
| A/C UNIT | OH OVERHEAD UTILITY |
| CABLE TV PEDESTAL | CHAIN LINK FENCE |
| ELECTRIC TRANSFORMER | TRAFFIC SIGNAL |
| TELEPHONE PEDESTAL | CONCRETE CURB |
| ELECTRIC MANHOLE | CONCRETE |
| TELEPHONE MANHOLE | TC TOP OF CURB |
| UTILITY MANHOLE | TW TOP OF WALL |
| GAS METER | RF ROOF |
| HAND HOLE | FL FLOOR |
| x146.7 SPOT ELEVATION | PM PARKING METER |

Project Name:

# Mother Baby Program

Minneapolis, Minnesota

Owner/Developer:

Children's Hospitals and Clinics of Minnesota
2525 Chicago Avenue
Minneapolis, MN 55404

Professional Services:

**LOUCKS ASSOCIATES**

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

©2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information end reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold hermless and indemnify the Consultant from eny & all responsibilities, claims, and liabilities.

S07010-Master.dwg/ALTA-S2

Revisions:

| | |
|---|---|
| 2/11/11 | Additional Elevations |
| 2/22/11 | Additional Elevations |
| 2/25/11 | Additional Elevations |
| 3/7/11 | Additional Elevations & Utilities |
| 08/18/14 | PUD Submittal reference Document |

Professional Signature:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Richard L. Licht - PLS

26724 — License No.
JAN 25, 2011 — Date

Quality Control:

Project Lead: N/A
Drawn By: SLF
Checked By: RLL
Review Date:

Vicinity Map:

Sheet Title:

Partial Topography Survey

Project No.: 07-010J

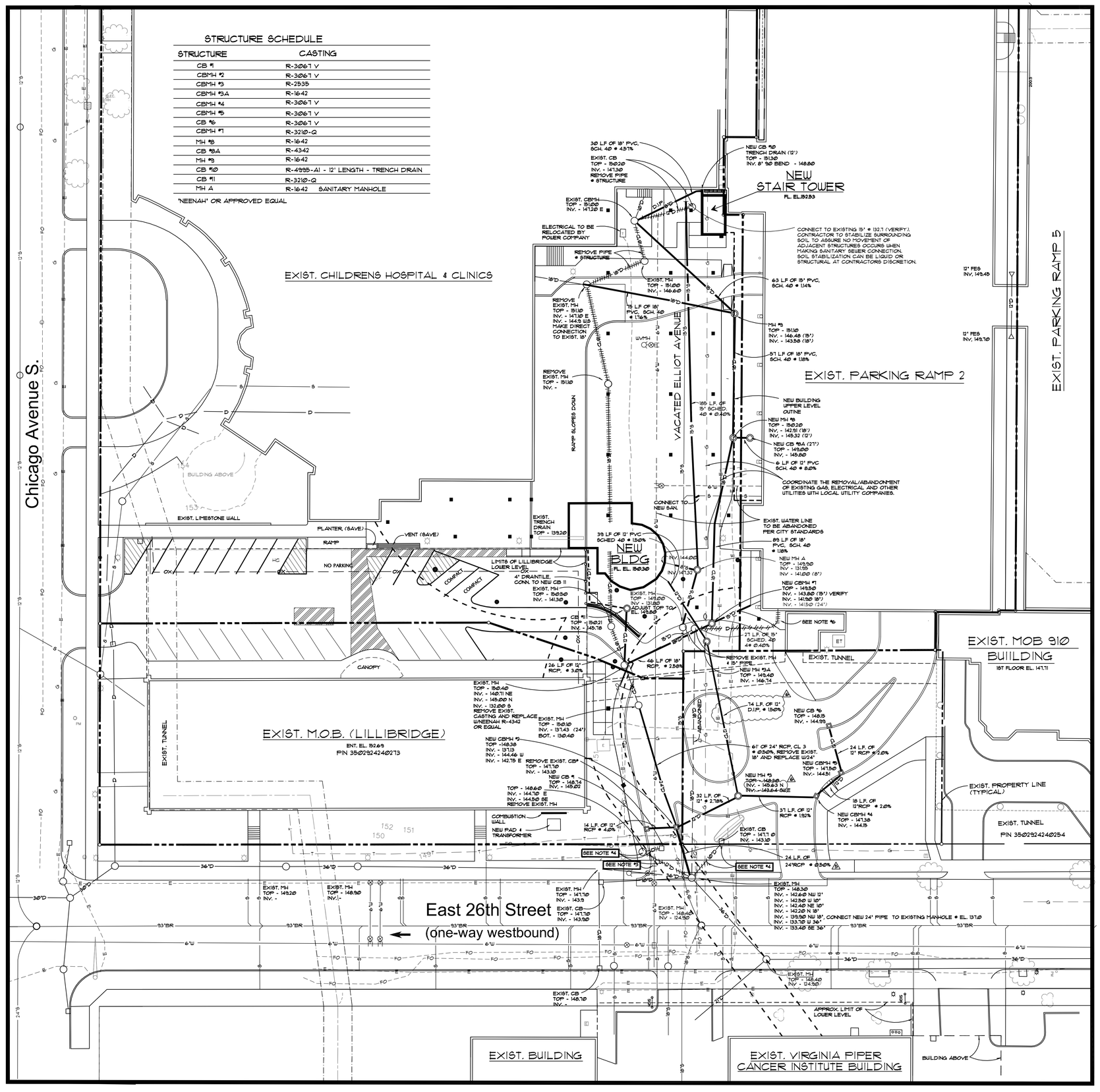
Sheet No.: Sheet 1 Of 1

Plotted: 03 /07 / 2011 10:37 AM W:\2007\07010J\dwg\Master

## STRUCTURE SCHEDULE

| STRUCTURE | CASTING |
|---|---|
| CB #1 | R-3067 V |
| CBMH #2 | R-3067 V |
| CBMH #3 | R-2535 |
| CBMH #3A | R-1642 |
| CBMH #4 | R-3067 V |
| CBMH #5 | R-3067 V |
| CB #6 | R-3067 V |
| CBMH #7 | R-3210-Q |
| MH #8 | R-1642 |
| CB #8A | R-4342 |
| MH #9 | R-1642 |
| CB #10 | R-4995-A1 - 12' LENGTH - TRENCH DRAIN |
| CB #11 | R-3210-Q |
| MH A | R-1642 SANITARY MANHOLE |

"NEENAH" OR APPROVED EQUAL

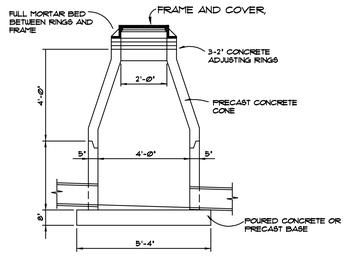


## LEGEND

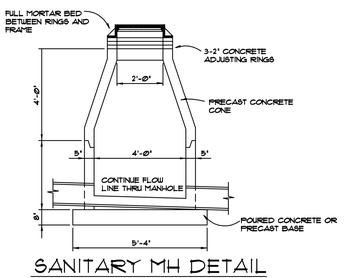
- EXISTING STORM SEWER W/CB
- NEW STORM SEWER W/CATCH BASIN & F.E.S.
- EXISTING SANITARY SEWER W/MANHOLE
- NEW SANITARY SEWER W/MANHOLE
- EXISTING WATER LINE W/HYDRANT & VALVE
- NEW WATER LINE W/HYDRANT & VALVE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTICS
- EXISTING OXYGEN LINE
- EXISTING GAS LINE
- PIPE AND STRUCTURES, TO BE REMOVED

## NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, SHOWN ON THE PLAN OR NOT, PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL DIGGING IN THE PUBLIC RIGHT OF WAY, FOR UTILITIES OR OTHER PURPOSES, REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, IS NEEDED TO FACILITATE BUILDING CONSTRUCTION, THE DEVELOPER MUST DISCUSS WITH THE UTILITY INSPECTOR THE EXTENT OF THE PROPOSED EXCAVATION, AND SECURE THE INSPECTOR'S APPROVAL TO DO SO.
3. CAP 6" WATERMAIN PER CITY OF MINNEAPOLIS REQUIREMENTS. MINNEAPOLIS LICENSED CONTRACTOR SHALL EXCAVATE A TRENCH TO THE HYDRANT TEE, THE CITY'S UTILITY CREW WILL DISCONNECT THE 6" PIPE AND CAP IT 5' PAST TEE. THE PROJECT CONTRACTOR SHALL FILL THE TRENCH .
4. REMOVE EXIST. 10" STORM SEWER, MANOLE AND CATCH BASIN.
5. ADJUST ALL EXISTING STRUCTURES, TO REMAIN, TO NEW GRADES.
6. EXIST 15"(ASSUMED) PARKING RAMP ROOF DRAIN TO BE REMOVED. REROUTE RISER INSIDE RAMP, SEE PLAN FOR NEW LOCATION. NEW STORM SEWER PIPE SIZE TO MATCH EXISTING.
7. SOLVENT WELD JOINTS IN PVC SHALL INCLUDE A PRIMER OF CONTRASTING COLOR TO THE PIPE AND CEMENT.
8. ALL JOINTS AND CONNECTION IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO ALL STRUCTURES.




CBMH & MH DETAIL
NO SCALE




SANITARY MH DETAIL
NO SCALE

HDR Architecture
444 Cedar Street, Suite 1900
St. Paul, MN 55101

PARAMOUNT Engineering & Design
1440 Arcade Street • Suite 200
St. Paul, Minnesota 55106
651.771.0544 • 651.776.5991 (fax)

PROJECT FOR

Abbott Northwestern Hospital & Children's Hospitals and Clinics of Minnesota

# MOTHER BABY PROGRAM

2525 Chicago Avenue
South, Minneapolis,
Minnesota 55404

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 08/18/14 | PUD Submittal reference Document |
| 6 | 12/29/2012 | PIPE MATERIAL CHANGE |
| 5 | 12/01/2011 | RF1 #30 & 39 |
| 4 | 11/14/2011 | REVISED STORM SEWER |
| 3 | 10/30/2011 | REVISED STORM SEWER |
| | 10/11/2011 | DEPT. OF LABOR & INDUSTRY COMMENTS |
| 2 | 08/18/2011 | CPR #3 |
| | 08/01/2011 | PDR RE-Submittal |
| 1 | 7/19/2011 | CPR #1 |
| | 6/7/2011 | Bid Package #1 |
| | 5/9/2011 | Design Development Documents |
| | 5/6/2011 | Land Use Submittal |
| | 3/15/2011 | PDR RE-Submittal |
| | 3/7/2011 | PRELIMINARY DEVELOPMENT REVIEW |

| | |
|---|---|
| PROJECT NUMBER | – 149981 |
| ORIGINAL ISSUE | – 3/7/2011-PDR |
| PROJECT MANAGER | – Schimke, Stanley |
| PROJECT DESIGNER | – Rodriguez, Mike |
| PROJECT ARCHITECT | – Daniels, Eric |
| LANDSCAPE ARCHITECT | – Zamstoff, Dan |
| CIVIL ENGINEER | – Paramount Engineering & Design |
| STRUCTURAL ENGINEER | – Palanisami & Associates, INC |
| MECHANICAL ENGINEER | – Willoughby, Tim |
| ELECTRICAL ENGINEER | – Ness, Randy |
| INTERIOR DESIGNER | – McLennan, Aneetha |
| EQUIPMENT PLANNER | – Spanler, Jody |
| DRAWN BY | |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

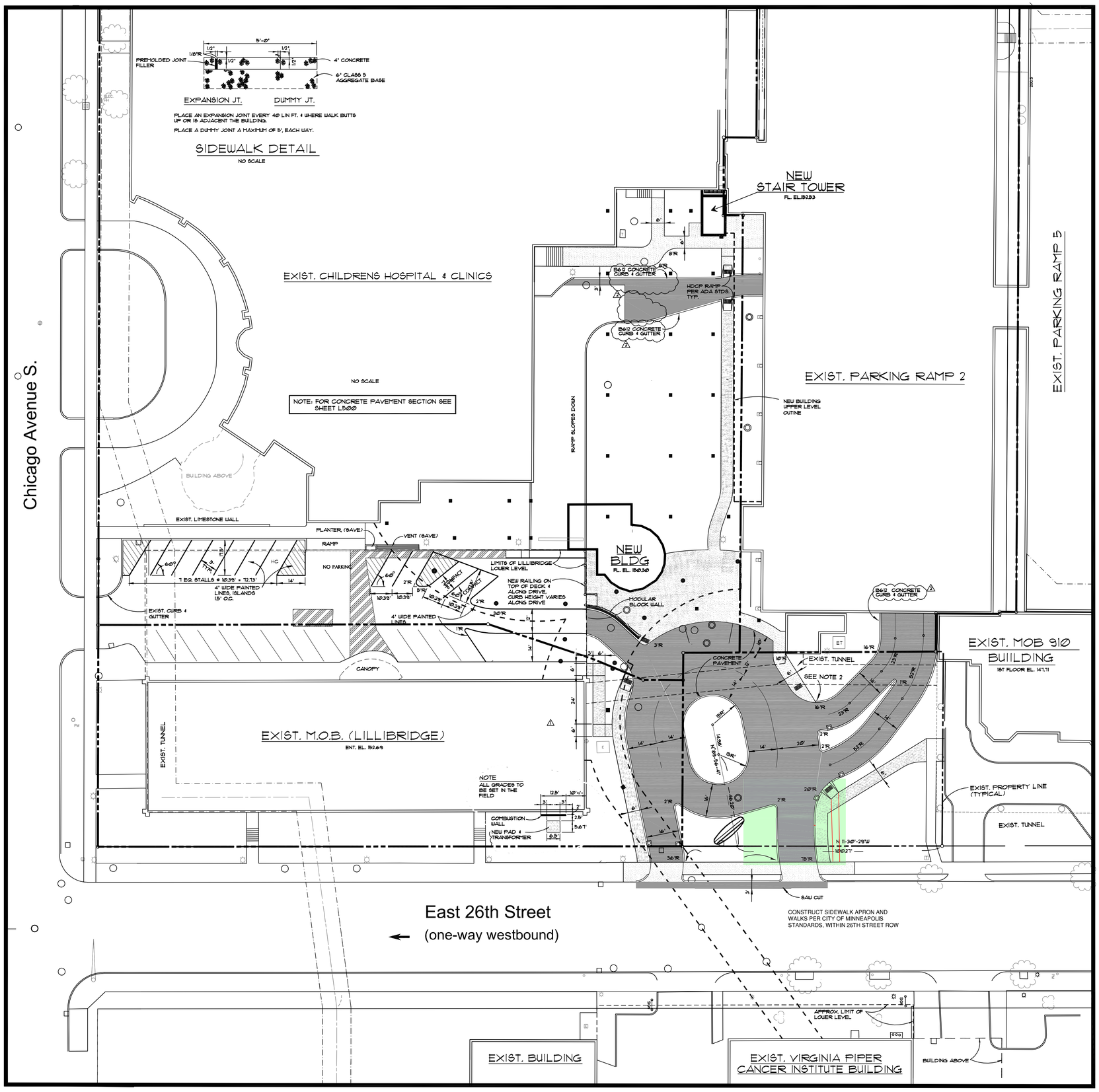
ROBERT C. WIEGERT — 4/15/2011 DATE

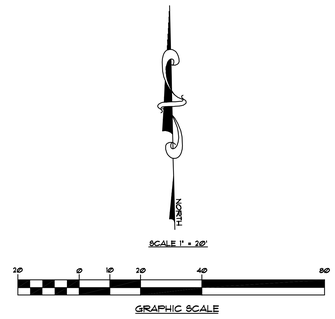
## UTILITY PLAN

SCALE 1" = 20'

C-5

FILENAME



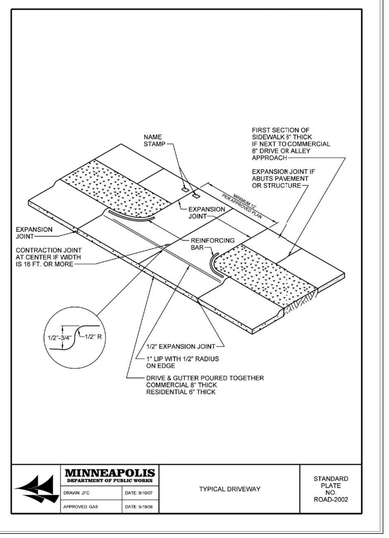




## LEGEND

- NEW CONCRETE PAVEMENT
- NEW CONCRETE WALKS
- EXIST. PROPERTY LINE

## NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON THE PLANS.
2. TAPER CURB, 6" TO 0" IN 3'




HDR Architecture
444 Cedar Street, Suite 1900
St. Paul, MN 55101

PARAMOUNT Engineering & Design
1440 Arcade Street • Suite 200
St. Paul, Minnesota 55106
651.771.0544 • 651.776.5991 (fax)

PROJECT FOR

Abbott Northwestern Hospital & Children's Hospitals and Clinics of Minnesota

# MOTHER BABY PROGRAM

2525 Chicago Avenue
South, Minneapolis,
Minnesota 55404

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 08/18/14 PUD | Submittal reference Document |
| | 10/27/2011 | ADDED TRANS. & COMBUSTION WALL |
| 2 | 08/18/2011 | CPR #3 |
| | 08/09/2011 | Per City Comments |
| 1 | 08/01/2011 | PDR RE-Submittal |
| | 6/7/2011 | Bid Package #1 |
| | 5/9/2011 | Design Development Documents |
| | 5/6/2011 | Land Use Submittal |
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| LANDSCAPE ARCHITECT | – Zamstoff, Dan |
| CIVIL ENGINEER | – Paramount Engineering & Design |
| STRUCTURAL ENGINEER | – Palanisami & Associates, INC |
| MECHANICAL ENGINEER | – Willoughby, Tim |
| ELECTRICAL ENGINEER | – Ness, Randy |
| INTERIOR DESIGNER | – McLennan, Aneetha |
| EQUIPMENT PLANNER | – Spanier, Jody |
| DRAWN BY | |

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Robert C. Wiegert — 4/15/2011

ROBERT C. WIEGERT — DATE

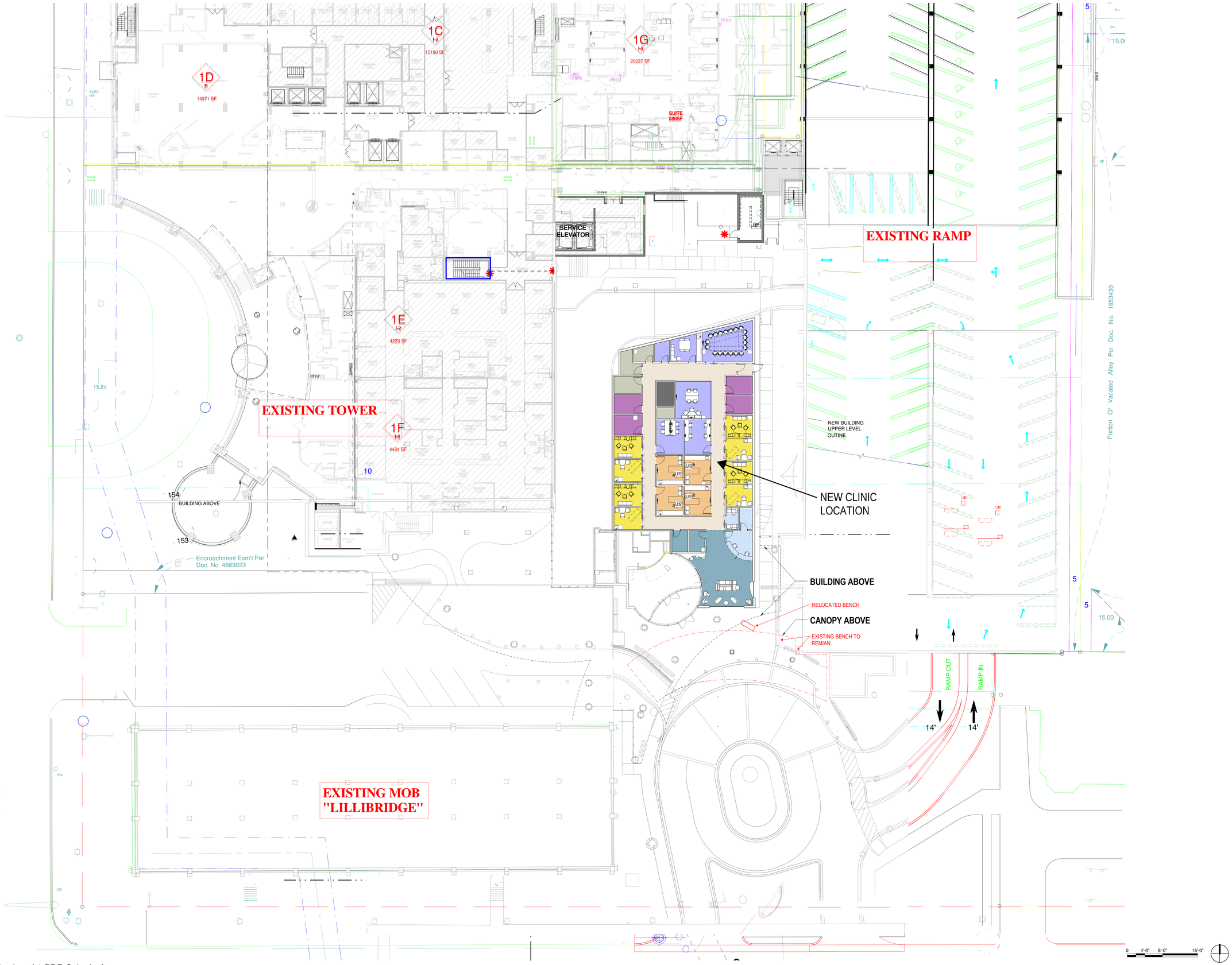
## SITE PLAN

SCALE 1" = 20'

C-4

FILENAME

108.78




1 Level 1 PDR Submittal
1/16" = 1'-0"

HDR


HDR Architecture
444 Cedar Street, Suite 1900
St. Paul, MN 55101


Abbott Northwestern Hospital & Children's Hospitals and Clinics of Minnesota

2525 Chicago Avenue South, Minneapolis, Minnesota 55404

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 08/18/14 | PUD Submittal reference Document |
| | 3/7/2011 | PRELIMINARY DEVELOPMENT REVIEW |

| | |
|---|---|
| PROJECT NUMBER | |
| ORIGINAL ISSUE | |
| PROJECT MANAGER | |
| PROJECT DESIGNER | |
| PROJECT ARCHITECT | |
| LANDSCAPE ARCHITECT | |
| CIVIL ENGINEER | |
| STRUCTURAL ENGINEER | |
| MECHANICAL ENGINEER | |
| ELECTRICAL ENGINEER | |
| INTERIOR DESIGNER | |
| EQUIPMENT PLANNER | |
| DRAWN BY | Author |

# PUD - OVERALL PLAN

SCALE 1/16" = 1'-0"

PUD - A1

Project Status

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1 FIRST FLOOR
1/8" = 1'-0"

## FLOOR PLAN GENERAL NOTES:

1. Drawings & specifications are complimentary components of the contract documents, review all drawings and specifications for the complete scope of work. Notify architect immediately for clarification if inconsistencies, contradictions or omissions are discovered.
2. Do not scale drawings, if dimensional information is required & not found, notify architect immediately for clarification.
3. All dimensions are to column centerlines or face of finished walls or surfaces unless noted otherwise.
4. Refer to Demolition drawings, if any, for work required in advance of construction and coordinate accordingly.
5. All door frames are to be installed 4" away of adjacent perpendicular walls unless noted otherwise.
6. Refer to Life Safety drawings for additional fire / smoke rating requirements.
7. Refer to Equipment drawings for additional equipment specific information.
8. Refer to Interior Finish drawings for additional interior finish specific information.
9. Refer to Structural drawings for additional structural specific information.
10. Refer to MEP drawings for additional MEP specific information.
11. All non-load bearing interior walls are type "A" unless noted otherwise.
12. Higher rated fire walls take precedence over lower rated walls & are to continue through all such intersections.
13. All Smoke barrier walls are to extended from back side of exterior wall sheathing to back side of exterior wall sheathing or another smoke barrier wall.

KEYNOTES - SHEET

HDR Architecture
444 Cedar Street, Suite 1900
St. Paul, MN 55101

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Minneapolis, MN

Allina Health

08/18/14 PUD Submittal reference Document

# PUD - PLAN

Sheet Number

PUD - A2

Project Status

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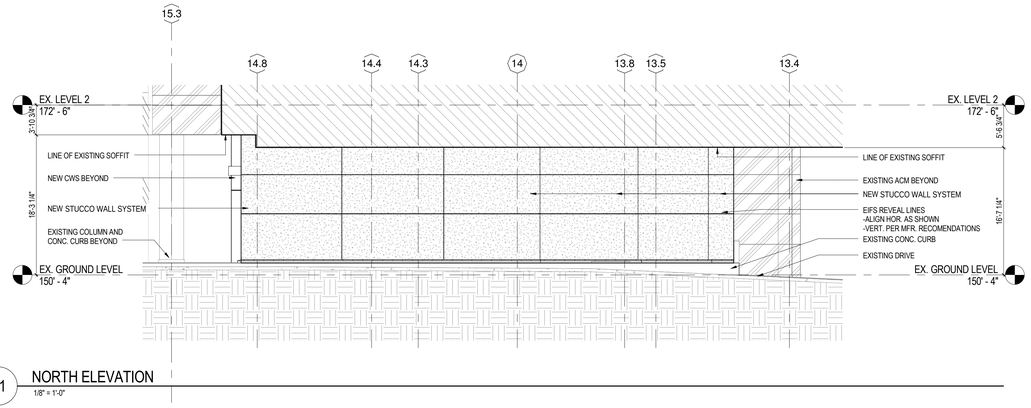
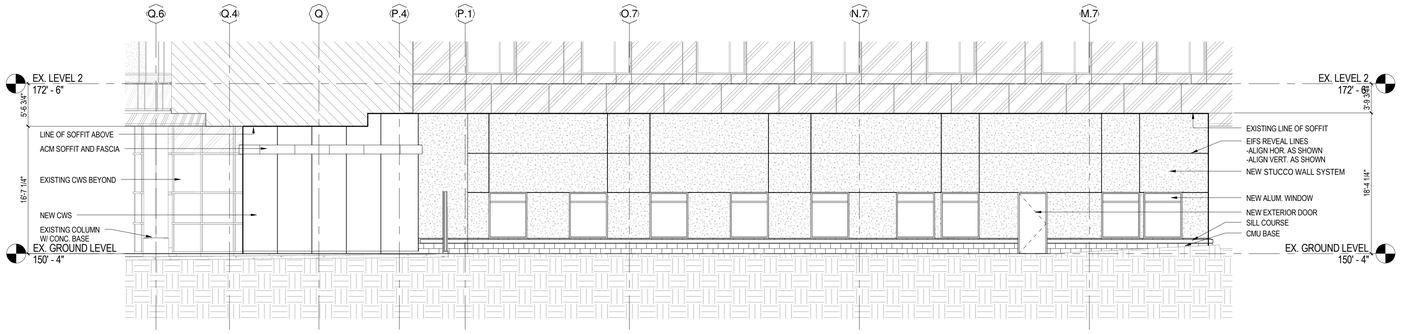
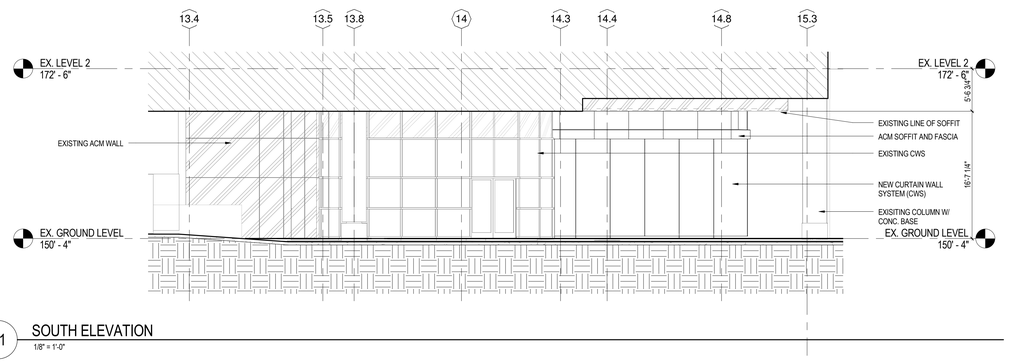
KEYNOTES - SHEET



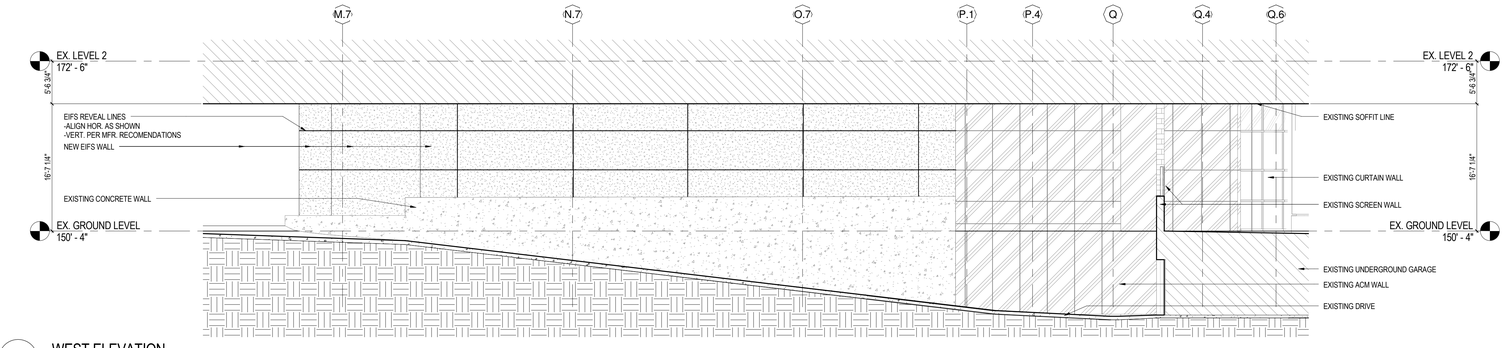

E1 NORTH ELEVATION
1/8" = 1'-0"




D1 EAST ELEVATION
1/8" = 1'-0"




B1 SOUTH ELEVATION
1/8" = 1'-0"




A1 WEST ELEVATION
1/8" = 1'-0"

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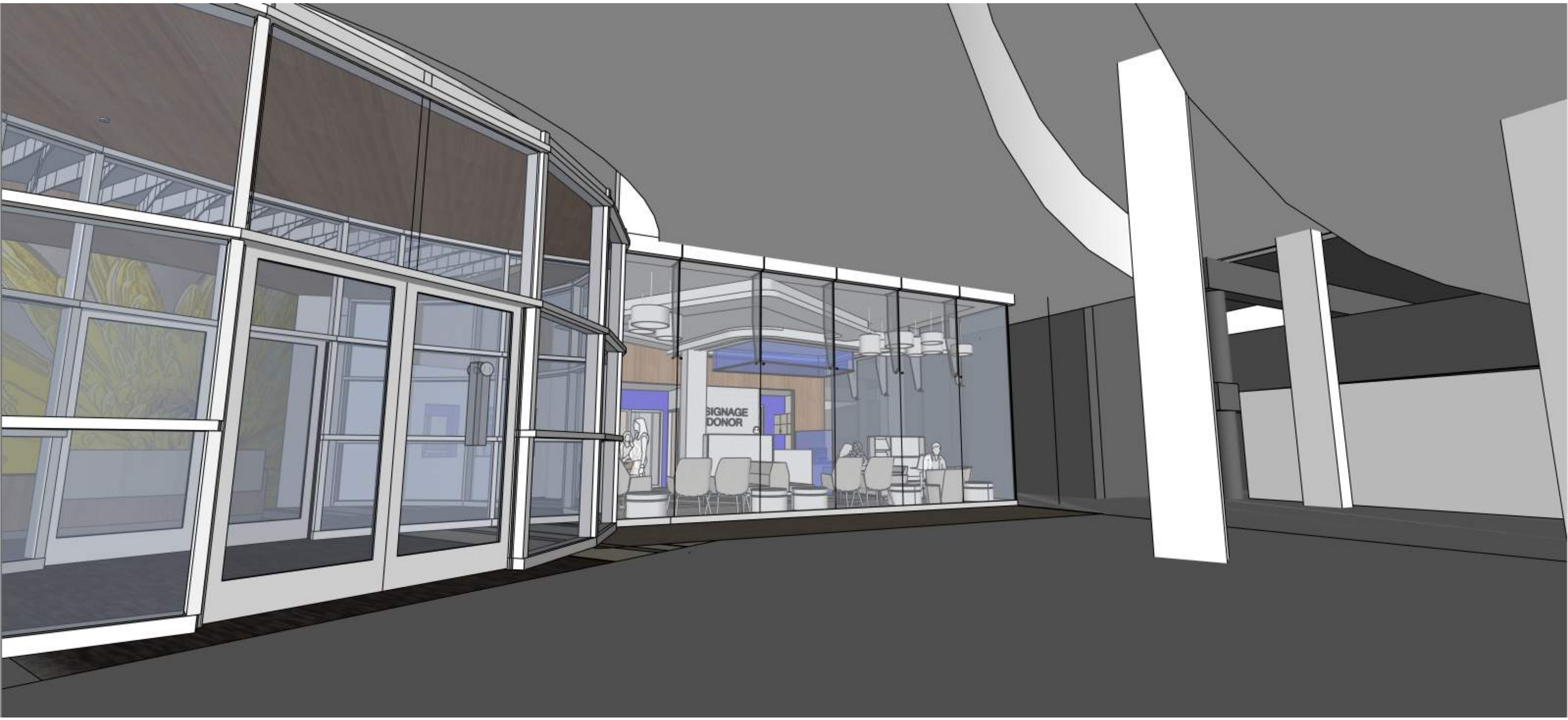
# PUD - ELEVATIONS

**Sheet Number**

PUD - A3

**Project Status**

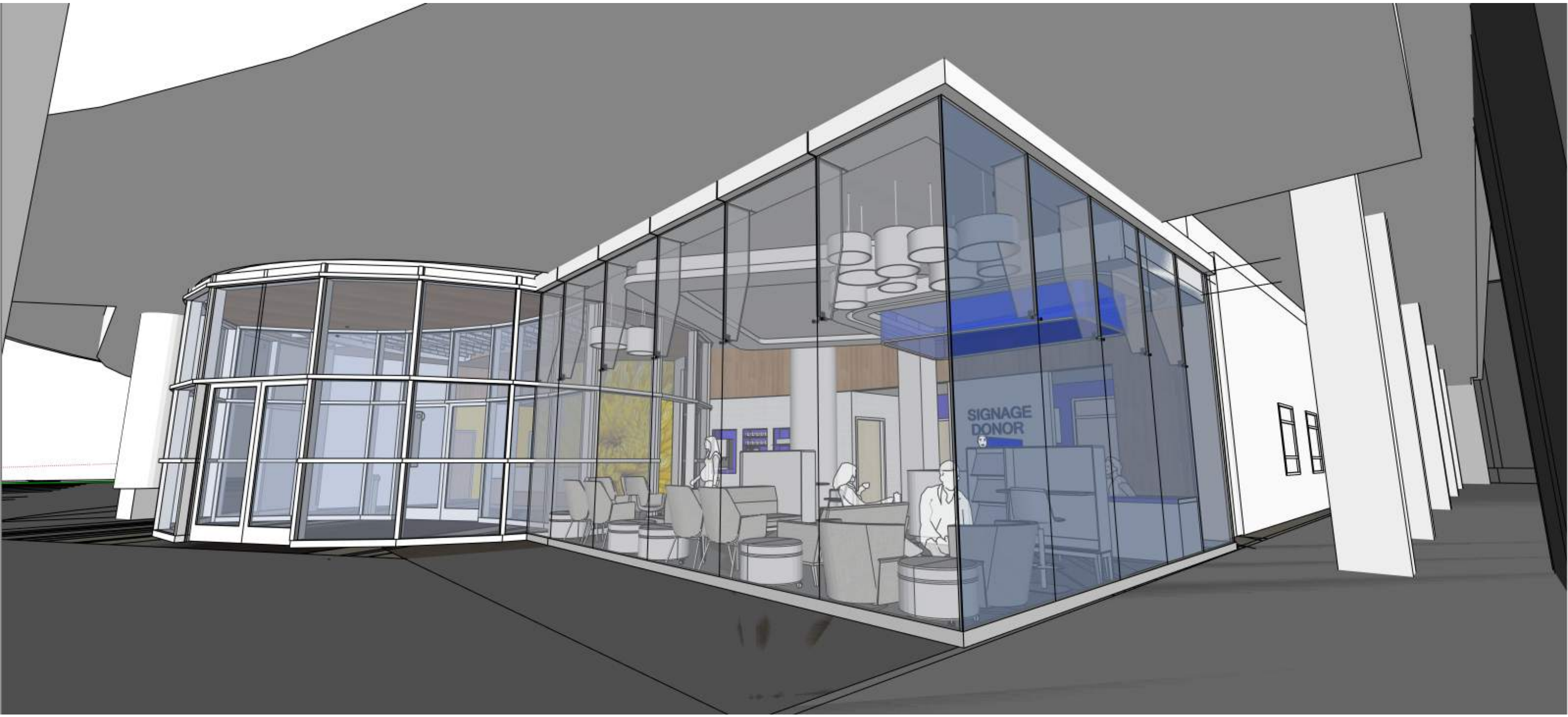



# MWFCC|MPP CLINIC

## SOUTH PERSPECTIVE

Allina Health

HDR




# MWFCC|MPP CLINIC SOUTH-EAST PERSPECTIVE

Allina Health

HDR

THE MOTHER BABY CENTER

**From:** Mark Casagrande, MA, LADC
**To:** Holien, Kimberly
**Subject:** Public Hearing on 10/14 Regarding Allina and Children"s
**Date:** Tuesday, September 30, 2014 10:05:36 AM
**Attachments:** image001.png

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Dear Kimberly,
On behalf of Park Avenue Center located at 2525 Park Avenue, we support the proposed development. If you have any questions or need further information, do not hesitate to contact me.
Thanks!
Mark

Mark Casagrande, MA, LADC
Executive Director

PARK AVENUE CENTER

Men's Programs
2318 Park Ave. S.
Mpls., MN 55404
612-871-7443

Women's Programs
2525 Park Ave. S.
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