



Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Date: April 12th, 2018
Subject: Consolidated City Office Building, 501 4th Avenue S

SITE DATA

Existing Zoning	B4-1 District Downtown Parking Overlay District
Lot Area	43,500 square feet / 1 acre
Ward(s)	7
Neighborhood(s)	Downtown West; adjacent to Elliot Park
Designated Future Land Use	Urban Neighborhood
Land Use Features	Growth Center (Downtown Office Core)
Small Area Plan(s)	<u>Downtown East / North Loop Neighborhood Master Plan (2003)</u>

The proposed project site is located in the Downtown West neighborhood adjacent to Government Plaza. The site is currently occupied by a 10-story parking garage. The site shares the block with another 8-story parking garage. The site is zoned for the B4-1 Downtown Business District with the Downtown Parking Overlay.

PROJECT DESCRIPTION

The project is proposing to demolish the existing parking garage in order to construct a new 11-story office building with 380,000 square feet of office, public service, and related uses. The building will provide permanent office space for approximately 1,500 City of Minneapolis employees from several city departments currently located in multiple properties across the downtown area, while also consolidating public services for the city in an updated and centralized facility. Additionally, the project will dedicate 1.5% of the construction budget to public art intended to be integrated with the publicly accessible portions of the building. The project is seeking LEED v4 Gold certification.

The project is not proposing to replace any of the existing structured vehicle parking on site but will rely on existing structured parking in the immediate area as well as existing street parking for customers arriving by car. The building will provide a significant amount of new bicycle parking space as well as lockers and changing rooms for bike commuters.

The new structure will be clad with an anodized aluminum metal panel system designed to optimize interior light and climate conditions, as well as a significant amount of glazing. The ground floor and second floor will utilize a storefront glazing system to maximize transparency.

The new building will incorporate a skyway connection that travels around the exterior façade connecting from the Hennepin County Public Safety Facility to the Northeast to the Hennepin County Government Center to the

southwest. The existing skyway connection through the Hennepin County parking ramp adjacent to the site will remain.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

1. Site Plan Review

The proposed FAR of 8.73 exceeds the maximum FAR for the district (8.0), however the project qualifies for a 1.0 FAR bonus for the creation of a new skyway connection that meets the minimum standards set forth in chapter 549 of the zoning code.

Additional applications may be required, depending on the plans that the applicant formally submits.

APPLICABLE POLICIES

The project falls within the boundary of the Downtown East / North Loop Neighborhood Masterplan, adopted by the Minneapolis City Council in 2003. The land use plan of this document calls for high-intensity office uses (14 floors and taller).

Additionally the plan has some specific urban design guidance with respect to streetscapes:

- The pedestrian-clear zone is the walkable sidewalk space that lies between building facades and light poles, signposts, parking meters, and the like. (In residential neighborhoods outside of downtown, pedestrian-clear space is more easily identifiable because there is grass on both sides of the sidewalk.) The pedestrian clear zone on downtown sidewalks should be between 10 and 14 feet wide and it should be clearly defined by a consistent sidewalk treatment.
- Though it may be impractical for all downtown intersections in the near term, widening the sidewalks with bump-outs at a sequence of intersections along the same street accomplishes a number of important goals simultaneously. It narrows the length of crosswalks from one side of the street to the other. Because pedestrians remain on sidewalk as far as the outer edge of cars parked on the street, they have better visibility of oncoming traffic before crossing the street and, conversely, are more visible to drivers.
- Streets that are rebuilt to incorporate streetscapes should be enhanced through the use of distinctive street furniture – such as benches, trash receptacles, gardens, planters, fountains and other urban design amenities.

FEEDBACK REQUESTED

Feedback is requested in the following areas:

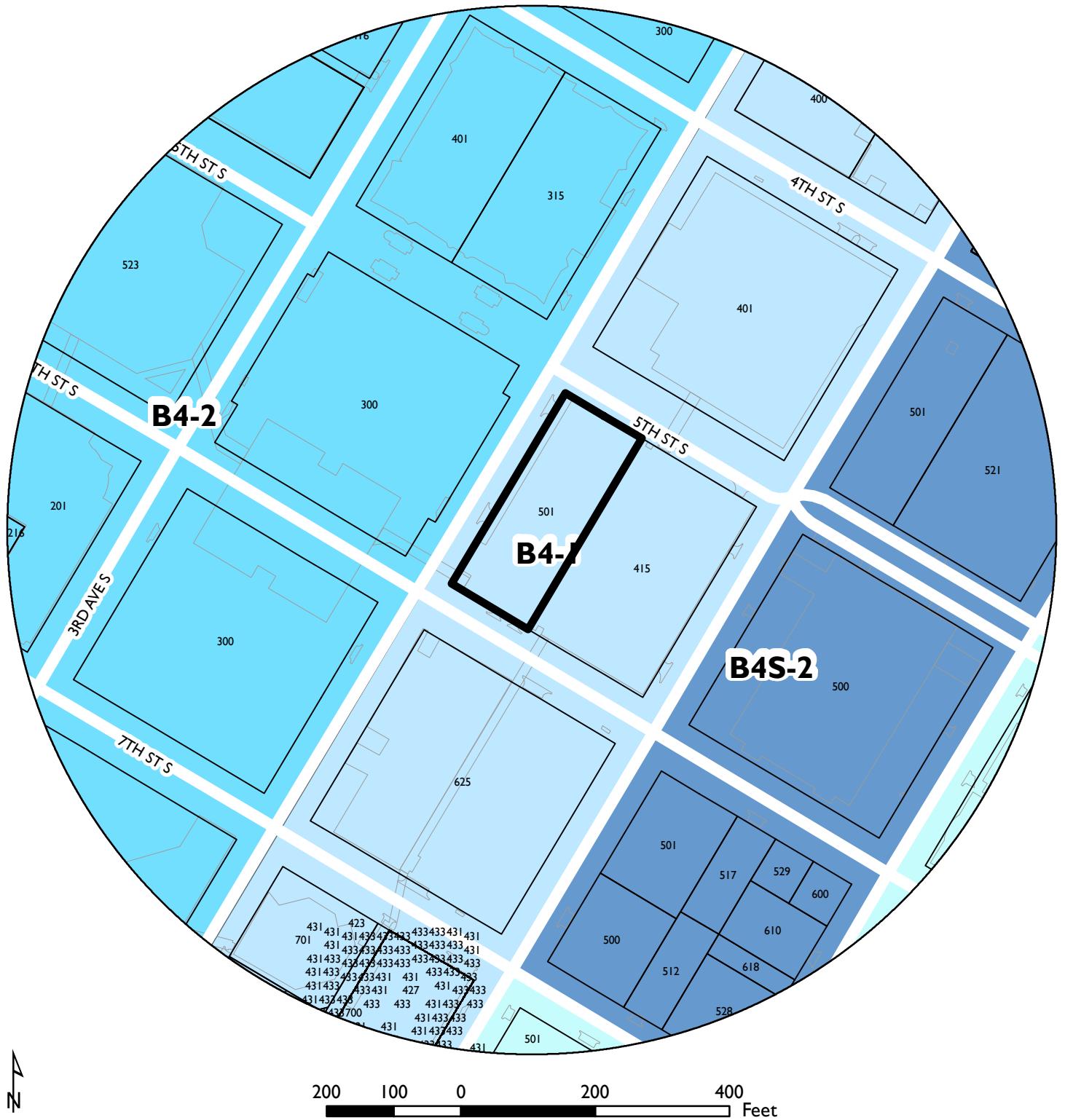
- Overall design and function of the public realm as it relates to the public components of the building project
- The viability of a potential retail component for the project, either at the ground level, integrated with the interior public space, and/or at the skyway level.

City of Minneapolis

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

501 4th Avenue S

FILE NUMBER

PLANX

501 4th Avenue S.

Committee of the Whole

**Consolidated Office Building
City of Minneapolis**

April 2, 2018

Project Team

Client
City of Minneapolis
350 South 5th Street
Minneapolis, MN 55415



MSR

**Henning
Larsen —**

**BUROHAPPOLD
ENGINEERING**

**BUROHAPPOLD
ENGINEERING**

**BUROHAPPOLD
ENGINEERING**

C+P



MWL



JENSEN HUGHES

LERCH BATES
Building Insight

GREENWAY
Transportation Planning

TRAFFIC IMPACT
GROUP, LLC

**BUROHAPPOLD
ENGINEERING**

KOLISO
THE PSYCHOLOGY OF BUSINESS

Architect of Record
Meyer, Scherer & Rockcastle, Ltd.
710 South 2nd Street, Suite 800
Minneapolis, MN 55401

Design Architect
Henning Larsen Design, Inc.
1375 Broadway, 16th floor
New York, NY 10018

Structural Engineering
BuroHappold Engineering
801 West Adams Street, Suite 800
Chicago, IL 60607

Mechanical, Electrical, Plumbing Engineering
BuroHappold Engineering
801 West Adams Street, Suite 800
Chicago, IL 60607

Fire Protection Engineering
BuroHappold Engineering
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Landscape Architect
Coen + Partners
401 N. 1st Avenue
Minneapolis, MN 55401

Civil Engineering
EVS, Inc.
10025 Valley View Road, Suite 140
Eden Prairie, MN 55344

Law Enforcement & Forensic Lab Designer
MWL Architects
8705 N. Central Ave.
Phoenix, AZ 85020

Life Safety/Code Consultant
Jensen Hughes
1661 Worcester Road, Suite 501
Framingham, MA 01701

Vertical Transportation
Lerch Bates
706 Second Avenue South, Suite 660
Minneapolis, MN 55402

Traffic and Pedestrian Consultant
Greenway Transportation Planning
1338 Keston Street
Saint Paul, MN 55108

Traffic Impact Group, LLC
7900 International Drive, Suite 300
Bloomington, MN 55425

AV/IT/Security Systems Consultant
BuroHappold Engineering
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Chicago, IL 60607

Change Consultant
Koliso
1622 W. 25th Street
Minneapolis, MN 55405

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South

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Project Narrative

The City of Minneapolis plans to build a new office building diagonally across from the existing City Hall that will strategically collocate City of Minneapolis employees in order to offer the highest quality of service for the public, reduce the City's overall real estate footprint by consolidating into fewer facilities, and provide high performance office space for the diverse needs of city departments and employees. Located at 501 4th Avenue South, this building will represent an important update to the systems and operations of the City, and will be seen as the new face of public service for the City of Minneapolis. The Design Team consists of Design Architect, Henning Larsen from New York and Architect of Record, MSR from Minneapolis, along with a number of other consultants. The building is approximately 380,000 square feet in overall Gross Square Feet (GSF) with a height of 174'-0" that includes 11 stories above grade (2 public levels, 7 office floors, 1 staff commons level and 1 mechanical level plus 1 level below grade). At maximum capacity, the building will be the workplace for approximately 1,500 employees.

Building Massing

The design of the building massing achieves various goals of maximizing the site footprint, integrating a skyway connection, providing access to daylight for office layouts and providing connectivity between floors. Of the 2 volumes, the northern most volume is lifted as a gesture towards City Hall and signifies the main entry. Lifting the building massing up 2 stories provides a transparent integration of the skyway connection at level 2 drawing visitors to the north feature stair and to ground level. Through material articulation, the upper massing of metal and glass appears to float above a heavier base of stone that wraps the more public programs and core functions on the lower 2 levels. The use of warm materials and providing public amenities creates a welcoming space which appears as an extension of the Plaza into the building. The integration of public art in the public spaces will create a responsible and contemporary civic facility. Green spaces at different levels, as well as on the roof, will act as a natural extension of the interior and bring nature into the building for the benefit of staff and users.

Building Planning

The ground level of the new Consolidated Office Building is designed to be as transparent and active as possible by placing public functions towards the Plaza. The feature stair at the north side of the building is an important gesture

in the customer experience of the first 2 levels. Not just a means of moving between levels 1 and 2, it is seen rather as a piece of furniture that invites people to stay if needed, or collaborate if desired. A conference center is located in the heart of the building on the ground floor, adjacent to the lobby, and is intended to host large City gatherings as well as community events. The southern area of the ground floor includes public toilet rooms, all gender toilet rooms and potential indoor bicycle parking for building employees.

The building will serve as a hub connecting several branches of the skyway system. The public, skyway-level route through the building has been designed to provide a graceful path through the public areas of the building. The Southern half of this path fronts on the building exterior, bringing life to the exterior façade, providing views to the plaza and City Hall, admitting daylight to the interior of the building, all while seamlessly addressing grade changes and connecting multiple levels. For accessibility / universal access, a ramp connects the southern and northern skyway connections, provides access to the mid-landing of the feature stair and promotes wayfinding through the structural design and material articulation. A single elevator provides access between the public levels at each of the accessible levels. Accessed from the skyway directly and located above the conference center in the heart of the building, the Public Service Area is visible from various points of the lower levels as well as from across the plaza. This creates a vibrant interior urban space of people passing through the skyway with the customers visiting and waiting in the Public Service Area.

The new Consolidated Office Building will provide an innovative work environment that promotes connectivity, collaboration, and innovation by cultivating synergies between and amongst departments through strategic, responsive planning and design. Introducing double-height collaboration zones which connect two office floors between Levels 3 through 9, encourages and enhances a productive, inclusive and collaborative work culture. The layout of the office floors provides large coherent and well daylit areas for workspaces along the building perimeter as well as enclosed offices along the core zone. Smaller collaboration pockets, as well as two break rooms located at the ends of the floors are located in a way that makes them easily accessible. Building occupants will enjoy access from a collaboration zone to an outdoor area with planters and city views. Together with the

larger staff commons located on Level 10 which has direct access to roof terraces and extensive views, the opportunity to incorporate a strong indoor/outdoor relationship is one of the key aspects of modern workplace strategy to enhance employee health and wellness.

There is no parking planned for the Consolidated Office Building besides the street parking surrounding the site and a few spaces provided in the drive lane that runs behind the east side of the building. Bicycle parking, lockers, changing areas and showers will be provided for employees of the building, aligned to meet the City's mode share goals. The below grade level of the building includes various mechanical spaces, incoming services, departmental storage, data center and potential bicycle storage.

The outdoor pedestrian area surrounding the building will be comprised a sidewalk that will include various public realm amenities such as trees, planters, benches, and lighting, as well as appropriate security features.

Architectural Identity

As the envelope and mediator between the interior of the new Consolidated Office Building and the exterior spaces of the City, the façade is designed not only to regulate the environmental conditions of the building's interior, but to present a clear vision of the city's identity and relationship to the people of Minneapolis.

The upper massing of the building's exterior facade is articulated to allow for maximum optimization of interior light and climate conditions by using a 5'-0" modular system of panels that vary between transparent, semi-reflective glazing and opaque anodized aluminum metal panels. Based upon a solar analysis optimizing the "window-to-wall ratios" for each of the building's faces, a range of façade modules deployed around the building will minimize the necessity for artificial lighting, heating, and cooling and while maximizing daylight and comfort.

With a transparent storefront system for Level 1, Level 2 and the collaboration zones, the new building's façade places people, public life, and civic pride at the forefront of the building. Quality materials, selected for their energy performance values and sustainable qualities, will be integrated to create a thermal enclosure system that will

balance first costs with long term operating and maintenance costs. Designed as a 50 to 100-year building, the façade's performance and aesthetic quality embody both the City's civic identity and its commitment to sustainability.

Pride in Place

As a leading example for future developments for Minneapolis, the Consolidated Office Building incorporates a number of sustainability goals, occupant health and well-being measures, and green initiatives. The building is pursuing LEED v4 Gold certification and Fitwel certification, both of which promote access to the outdoors, integration of green space, building water and energy use reductions, quality interior environments, and other objectives. This project will be functional, responsible, and resilient and capable of continuously providing an elegant, high performance work environment for both the public and employees over the next 50-100 years.

The City has also allocated 1.5% of the construction cost of the project for the design and integration of Public Art. The Design Team is currently working with an embedded artist to identify potential locations for local, national or international artists to generate site-specific pieces for the citizens of the City of Minneapolis to enjoy.

The Project by the Numbers

380,000	Total Building GSF
43,500	Square Foot Site Area
39,500	Square Foot Building Footprint
34,000	GSF per Floor
1,500	Building Occupants
200	Bicycle Parking Spaces
174'-0"	Building Height
11	Levels Above Grade
1	Level Below Grade
7	Workplace Levels
2	Public Levels (Street & Skyway Levels)
1	Staff Commons Level
1	Mechanical Level
2	Delivery / Loading Bays
9	Service Bay Parking Stalls (auto)
10	Street Parking Stalls (4th Ave. S.)

Strategic Concept

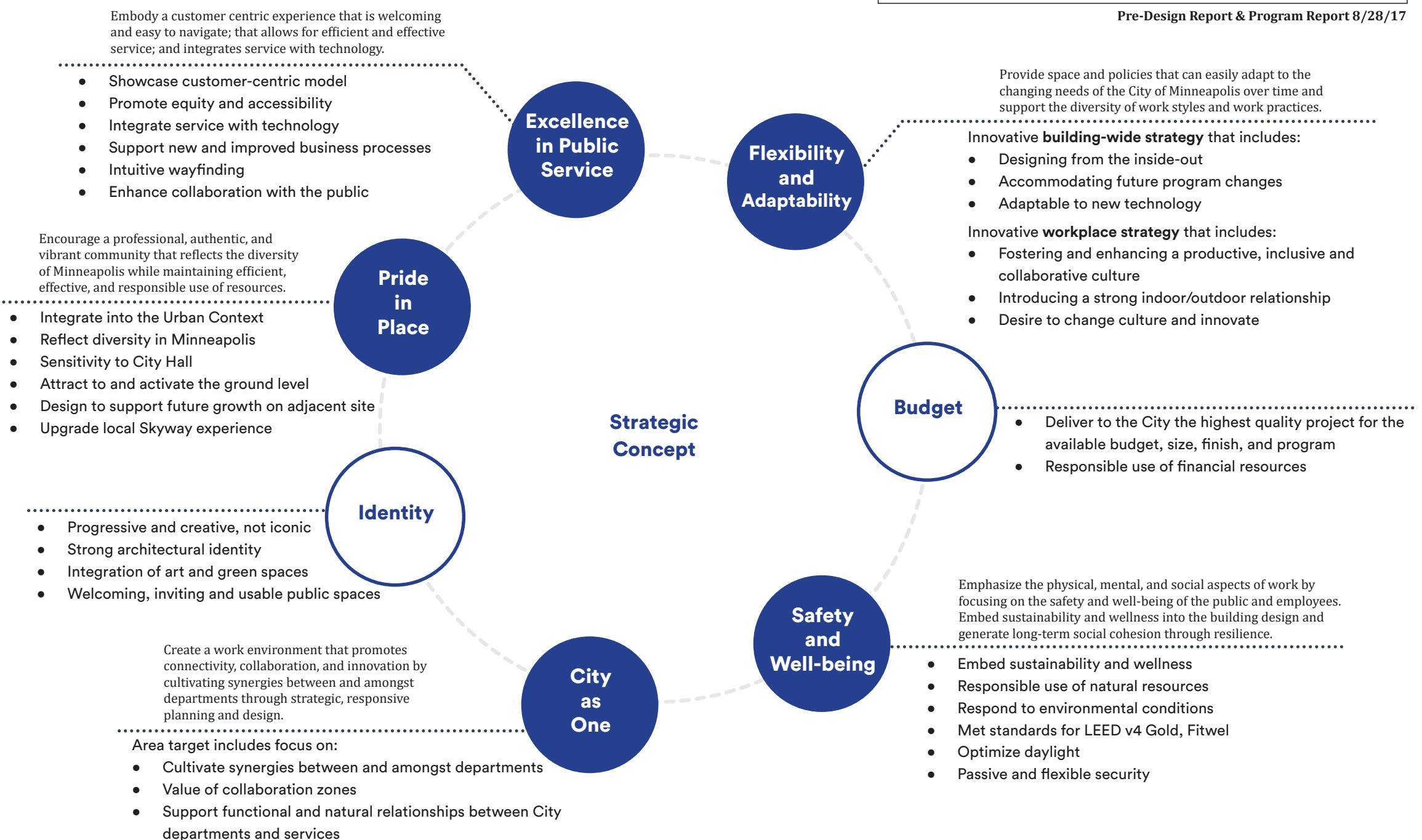
The Strategic Concept is a successful tool used to frame a project unrelated to architectural expression. It is a set of guidelines which unites the team and client in the early stages of conception in an effort to create the best possible building in terms of context, budget and expectations.

Agreed to by the team at an early stage, it also serves as a set of fundamental principles to which one can refer back during all phases of a project.

For the Consolidated Office Building the concept is built on a set of existing design guidelines done by the City of Minneapolis documented in the Pre-Design & Program Report and directly linked to the Project Purpose "to offer the highest quality of service for the public, reduce the overall real estate footprint, and provide effective space for the diverse needs of users" and includes 7 overall topics:

- Pride in Place,
- Excellence in Public Service,
- Flexibility and Adaptability,
- Safety and Well-being and
- City as One
- Budget
- Identity

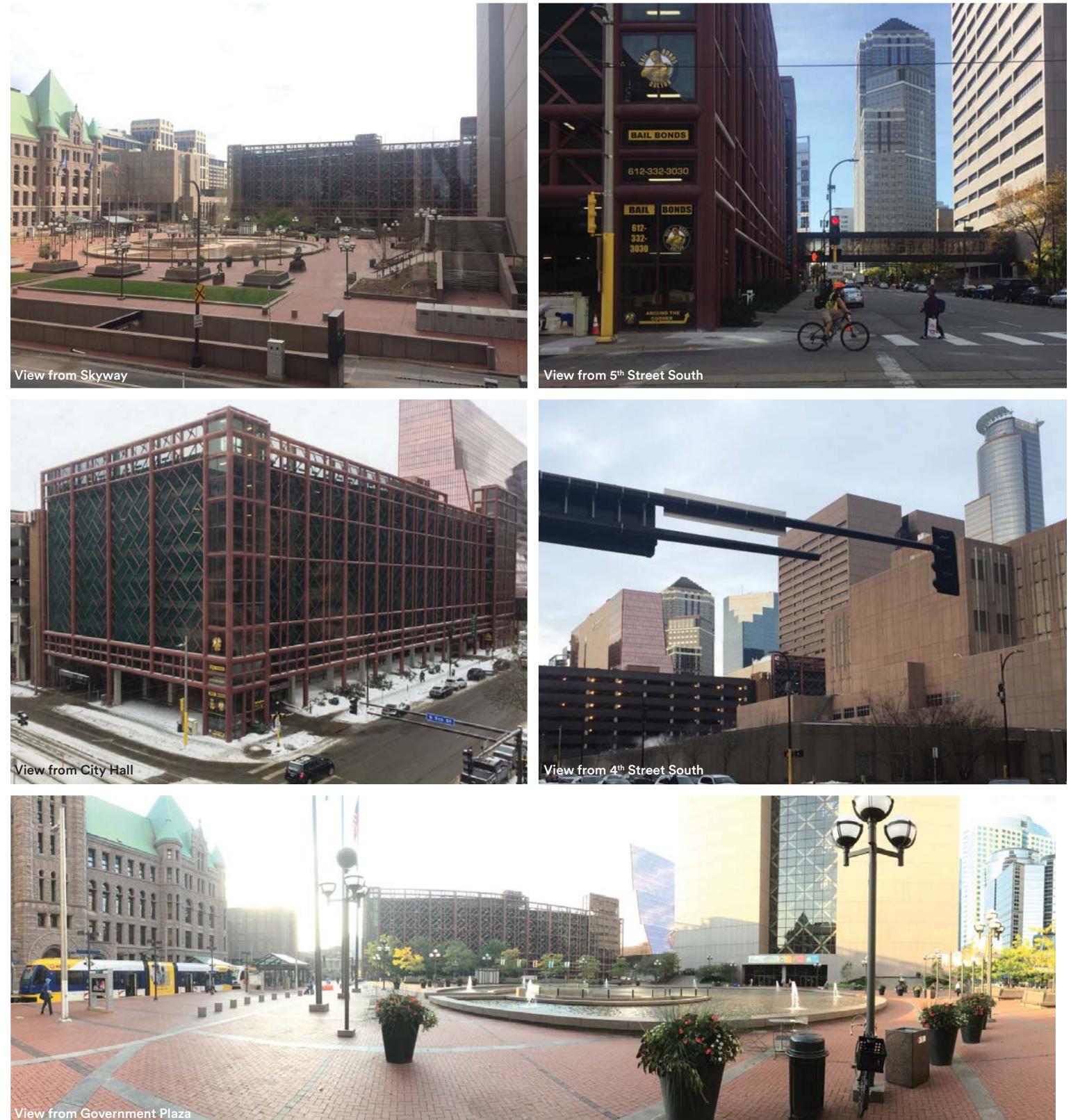
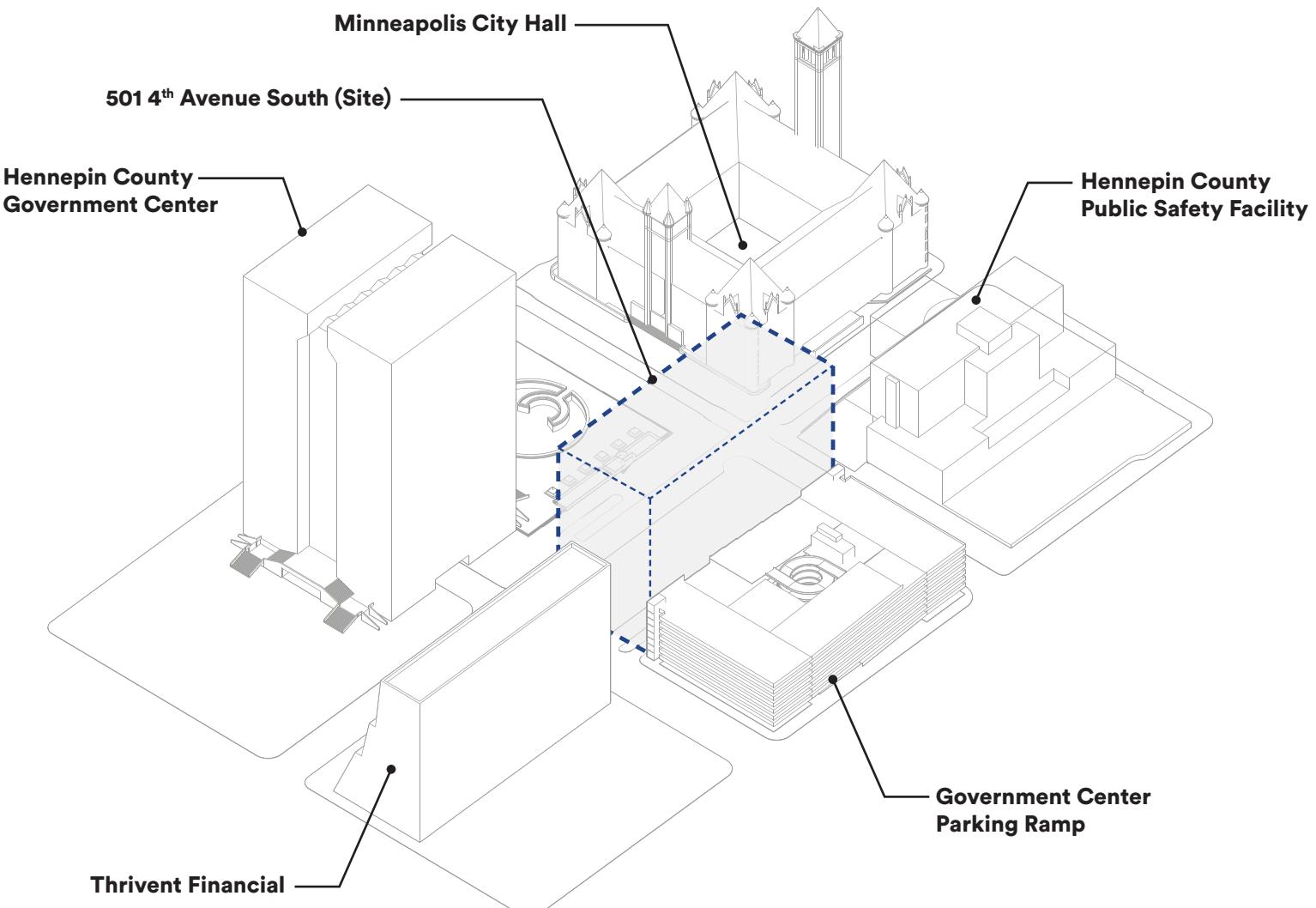
The overall goal of the building as stated in the Strategic Concept is to encourage a professional, authentic, and vibrant community that reflects the diversity of Minneapolis while maintaining efficient, effective, and responsible use of resources.



PROJECT PURPOSE Strategically collocate The City of Minneapolis employees in order to offer the highest quality of service for the public, reduce the overall real estate footprint, and provide effective space for the diverse needs of employees.	GREATER PURPOSE Design functional, responsible, and resilient buildings capable of continuously providing the highest level of support for both the public and employees over the next 50-100 years.
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Pre-Design Report & Program Report 8/28/17

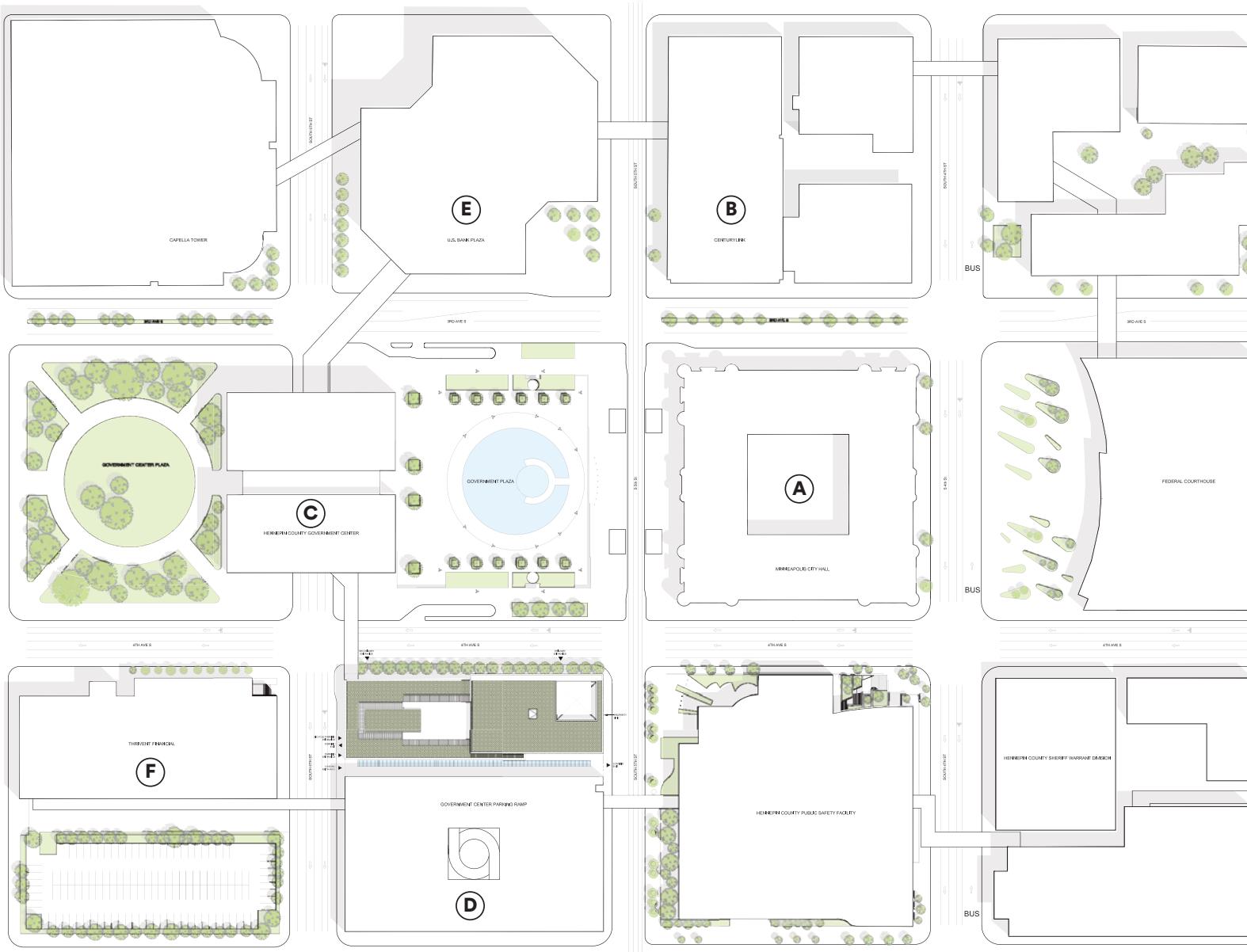
Site Overview



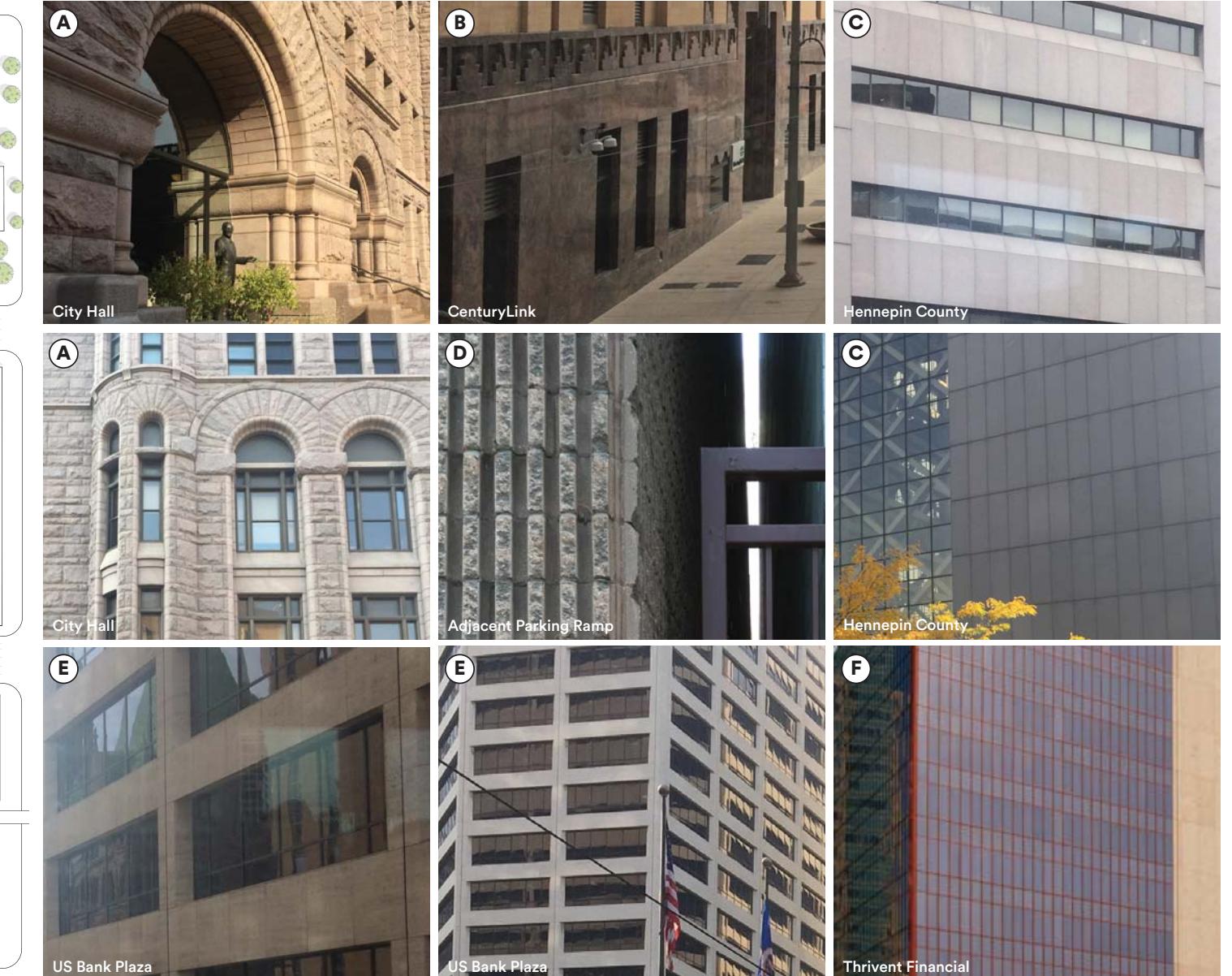
Neighboring Context

Bordered by 5th and 6th Street and 4th Avenue, the new Consolidated Office Building completes the framing of Government Plaza with a program giving both city staff and the public new reasons to frequent and populate this central Minneapolis site.

The neighboring context is characterized by both historic and newer buildings, predominantly introvert structures built in heavy materials.



It is a project ambition to integrate into the urban context by relating to these existing structures and show sensitivity to City Hall yet at the same time present and symbolize a new era, a new openness in the way city buildings appear to the public and in the area around Government Plaza.

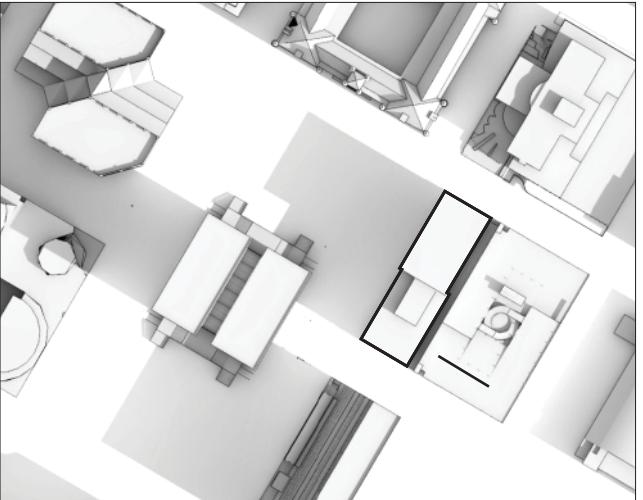


Context Overview

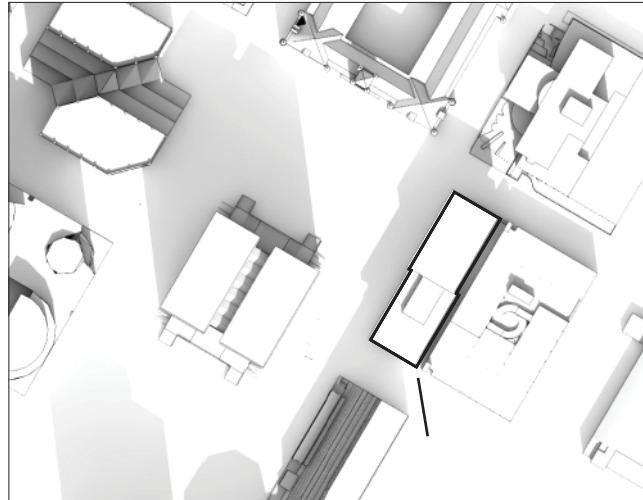


Shadow Study

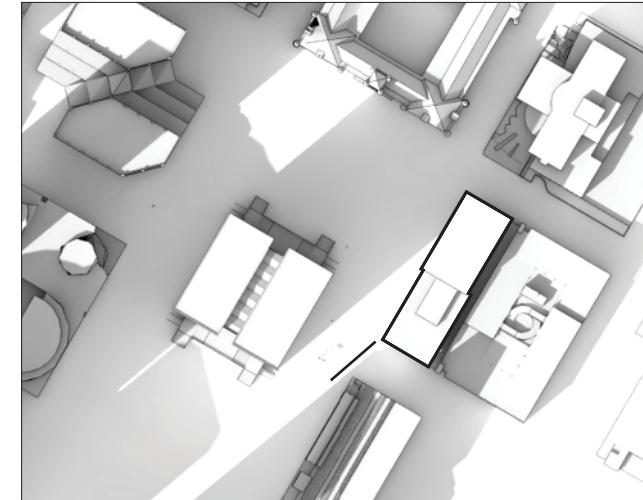
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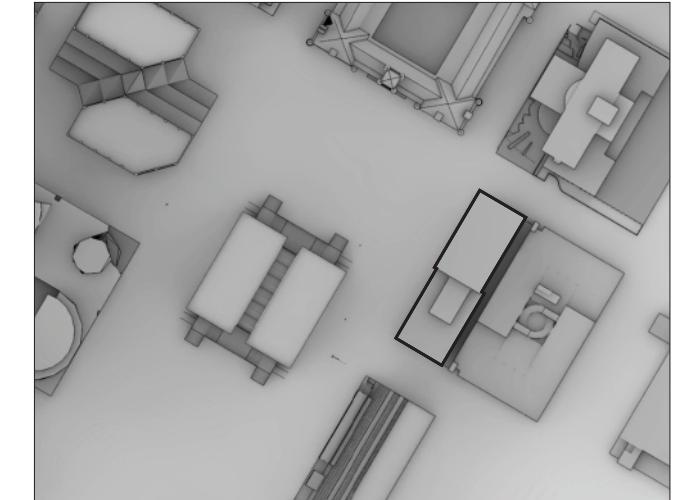
09:00
Low (East)



12:00
High (Southeast)



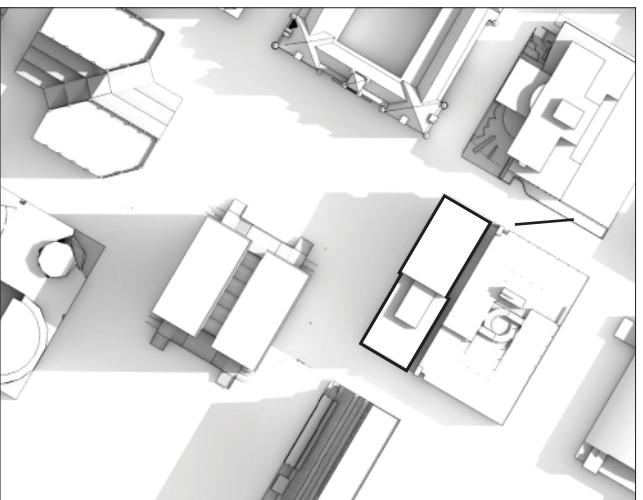
14:00
Low (Southwest)



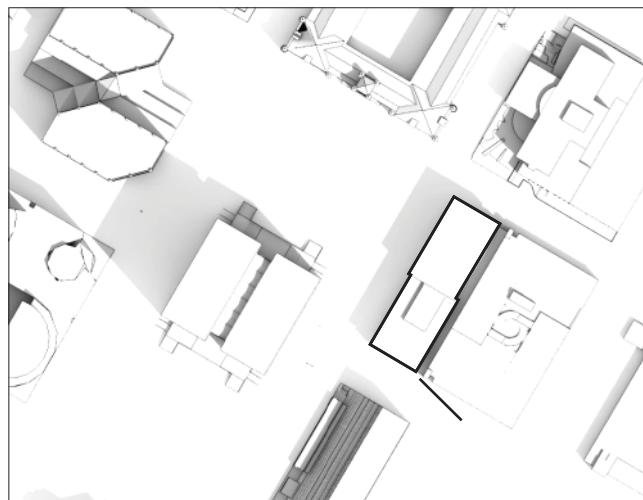
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Set



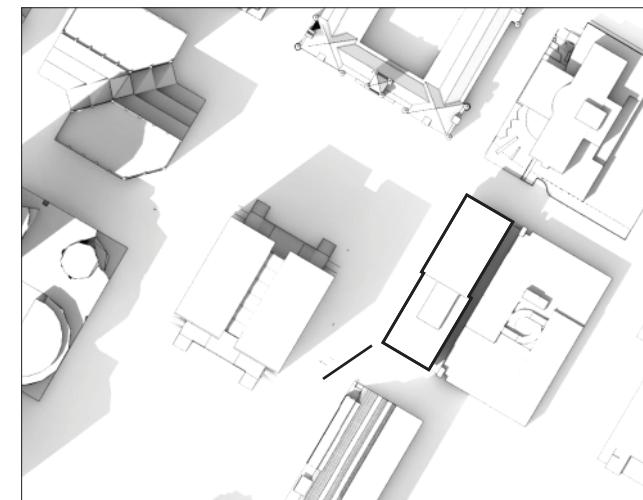
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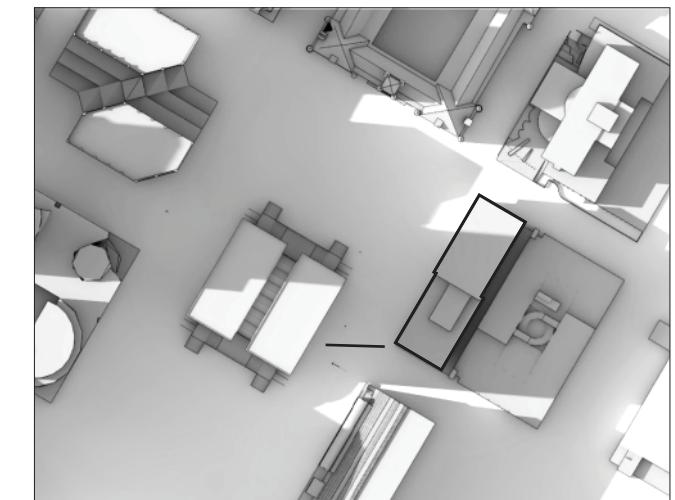
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Low (Northeast)



12:00
High (Southeast)



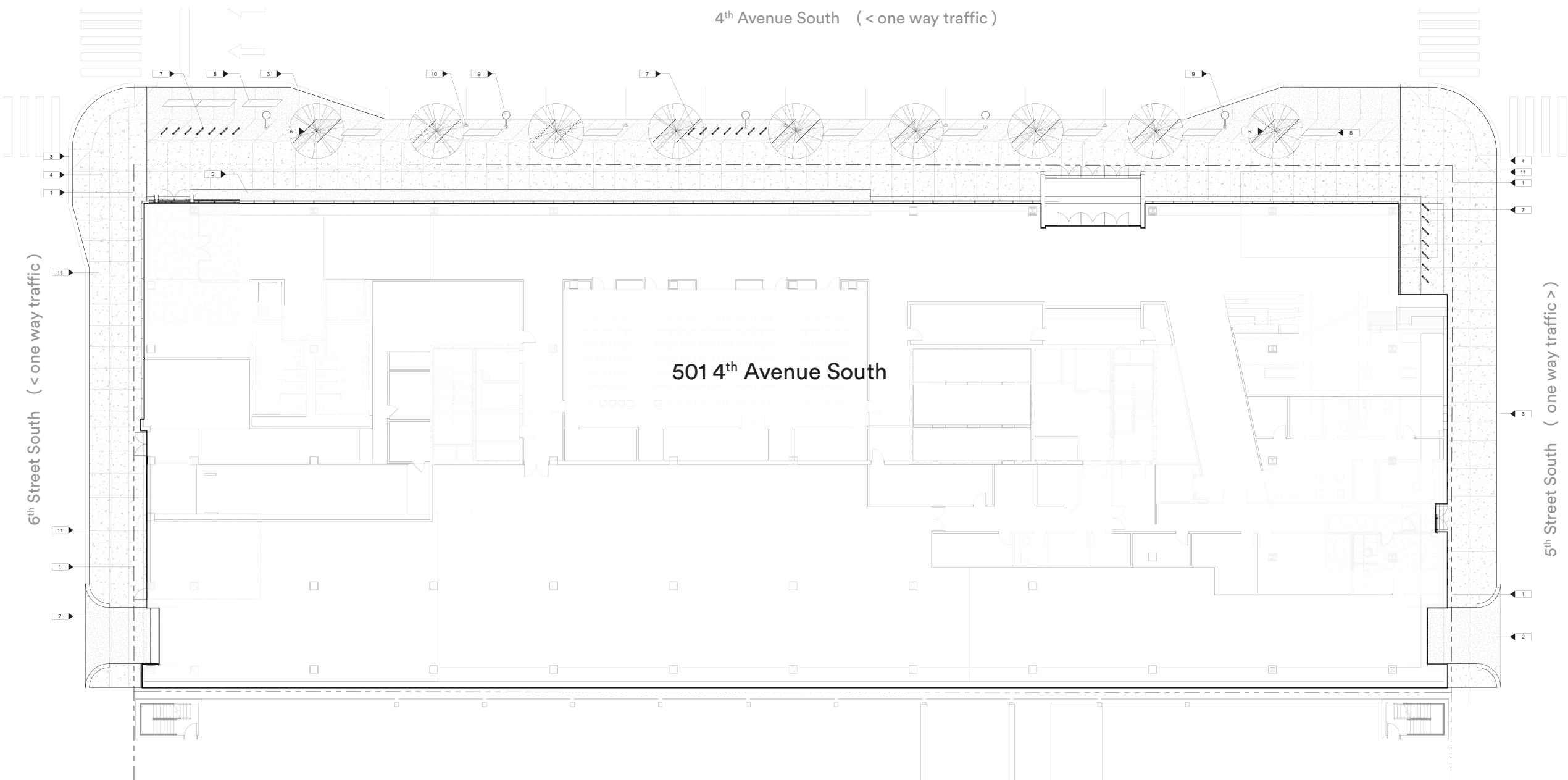
14:00
Low (Southwest)



18:00
Low (West)



Site Plan



LEGEND

CIP CONC TYPE 1
CIP CONC TYPE 2
CIP CONC TYPE 3
CONCRETE PAVER
PLANTING

GENERAL

- SEE SHEET LXXX FOR GENERAL NOTES.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
- REFER TO SHEET EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.

KEYED NOTES

- 1 ► PROPERTY LINE
- 2 ► DRIVEWAY
- 3 ► CURB AND GUTTER
- 4 ► BOLLARD, TYP
- 5 ► FOUNDATION BENCH
- 6 ► STREET TREE & GRATE, TYP
- 7 ► BIKE RACKS
- 8 ► STREET BENCH, TYP
- 9 ► STREET LIGHT, TYP
- 10 ► PARKING SIGN, TYP
- 11 ► EXISTING STREET LIGHT, SAVE AND PROTECT

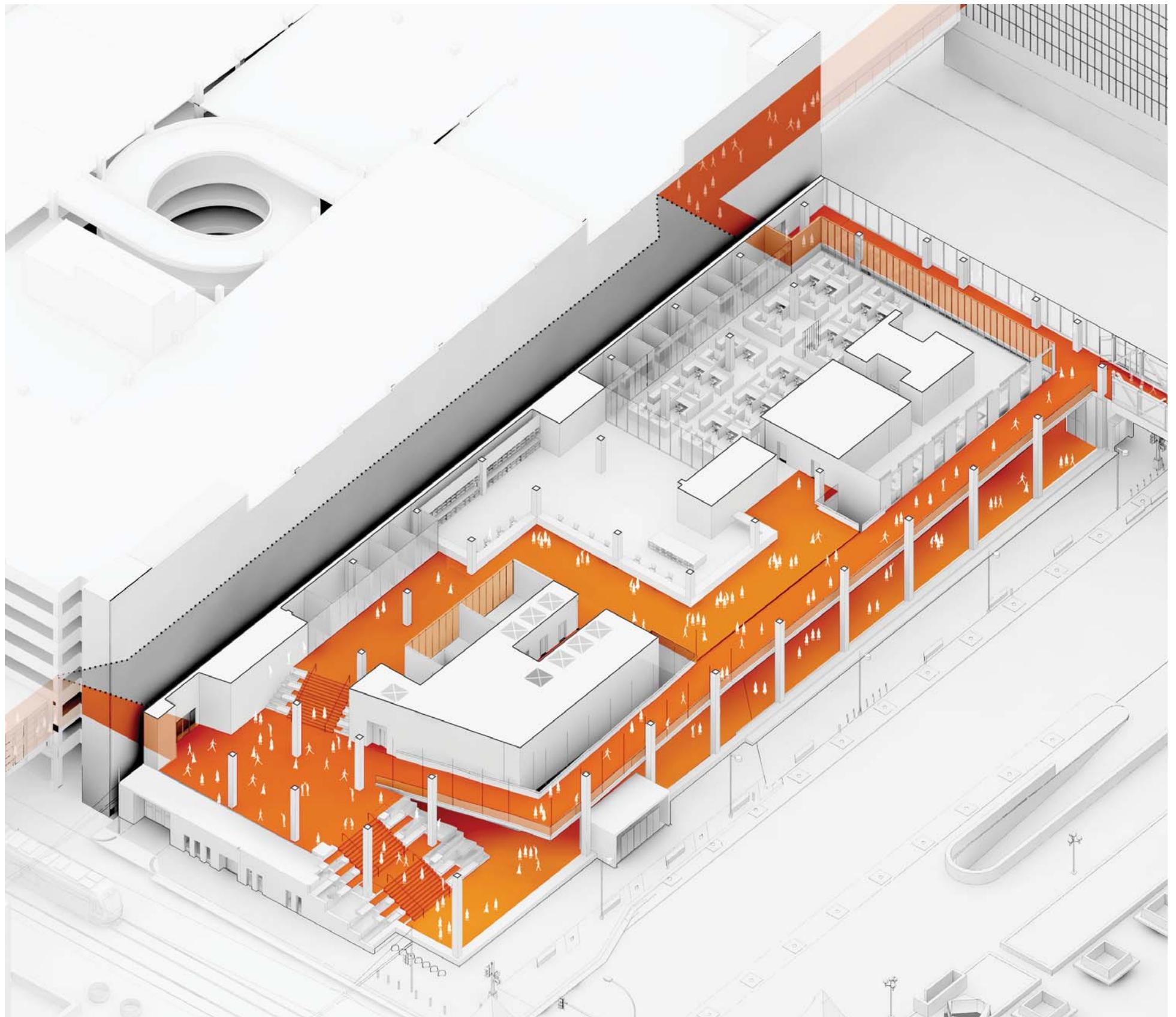
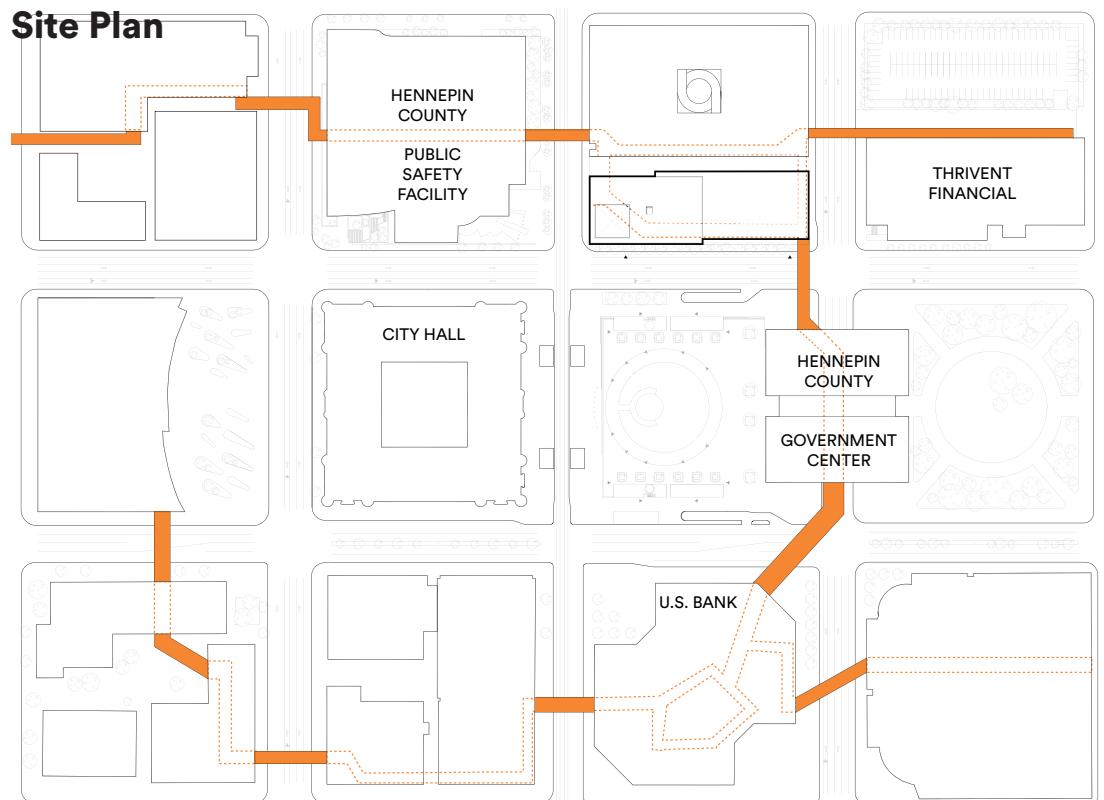
Scale: 1'-0" = 30'-0"

NOTE: SEE SITE SURFACING PLAN - GREEN ROOFS L111 FOR GREENROOF REFERENCE ELEMENTS

Skyway Connection

The new Consolidated Office Building celebrates the skyway system in Minneapolis as one of the key public spaces of the city's civic life. Rather than remaining sequestered within the center of the city block, the skyway connection pulls forward to the face of the building overlooking Government Plaza to offer daylight, views, and new public spaces for people to stay in and use. The Public Service Area on the second floor of the building overlaps with and extends out of this new public route through the building. Additionally, the new skyway maximizes its connection with the street and the plaza below with both the visual connection of the generous two-story space between the first and second floors as well as with a large social stair that pulls up from the plaza and the street to meet the skyway.

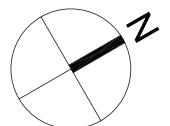
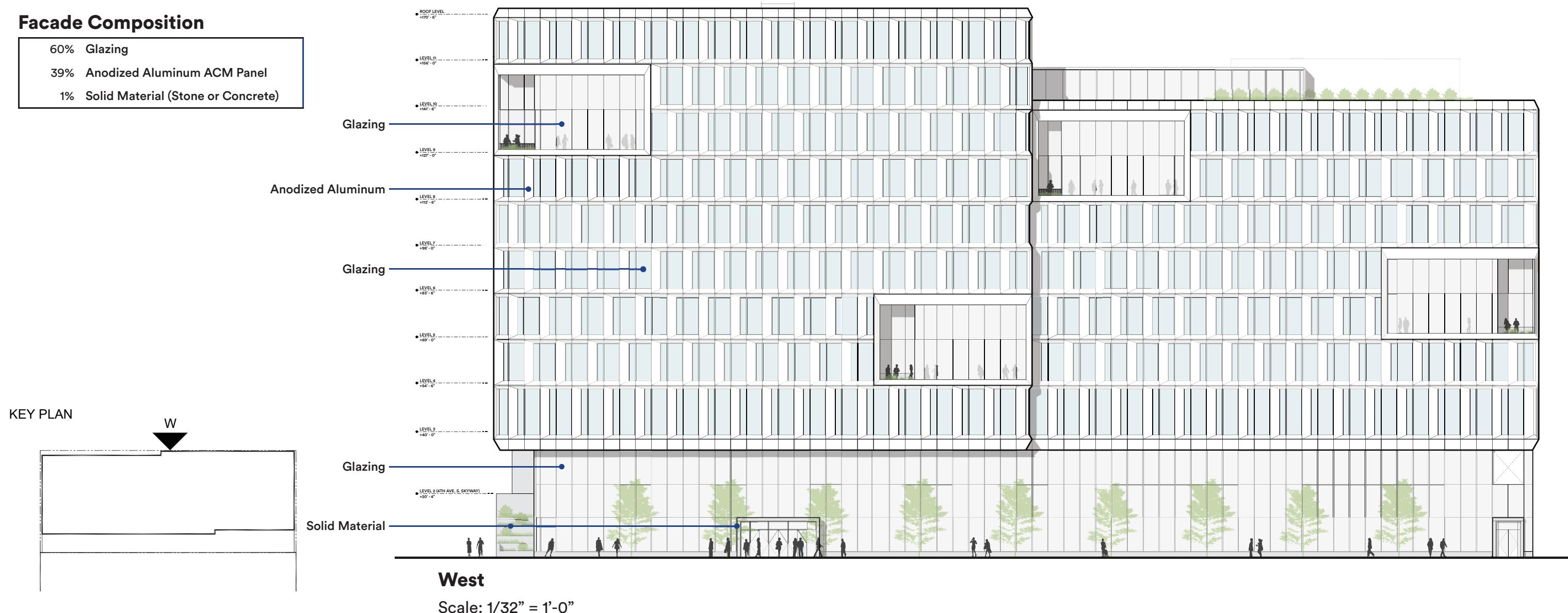
Site Plan



Elevations

Facade Composition

60% Glazing
39% Anodized Aluminum ACM Panel
1% Solid Material (Stone or Concrete)

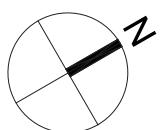
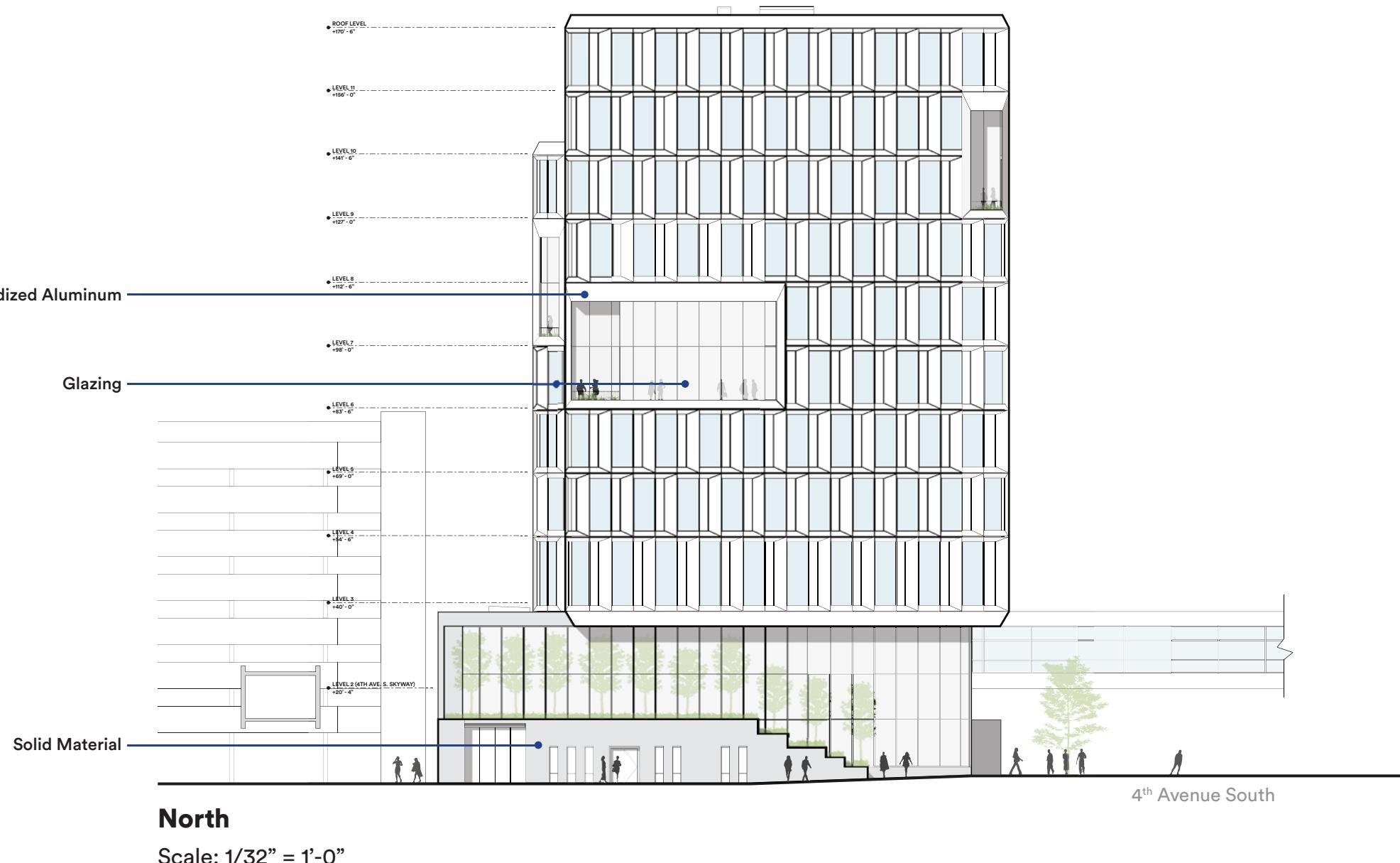
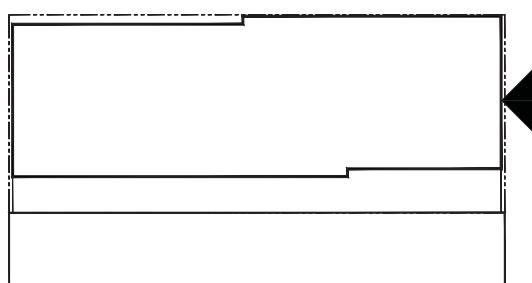


Elevations

Facade Composition

45%	Glazing
48%	Anodized Aluminum ACM Panel
7%	Solid Material (Stone or Concrete)

KEY PLAN

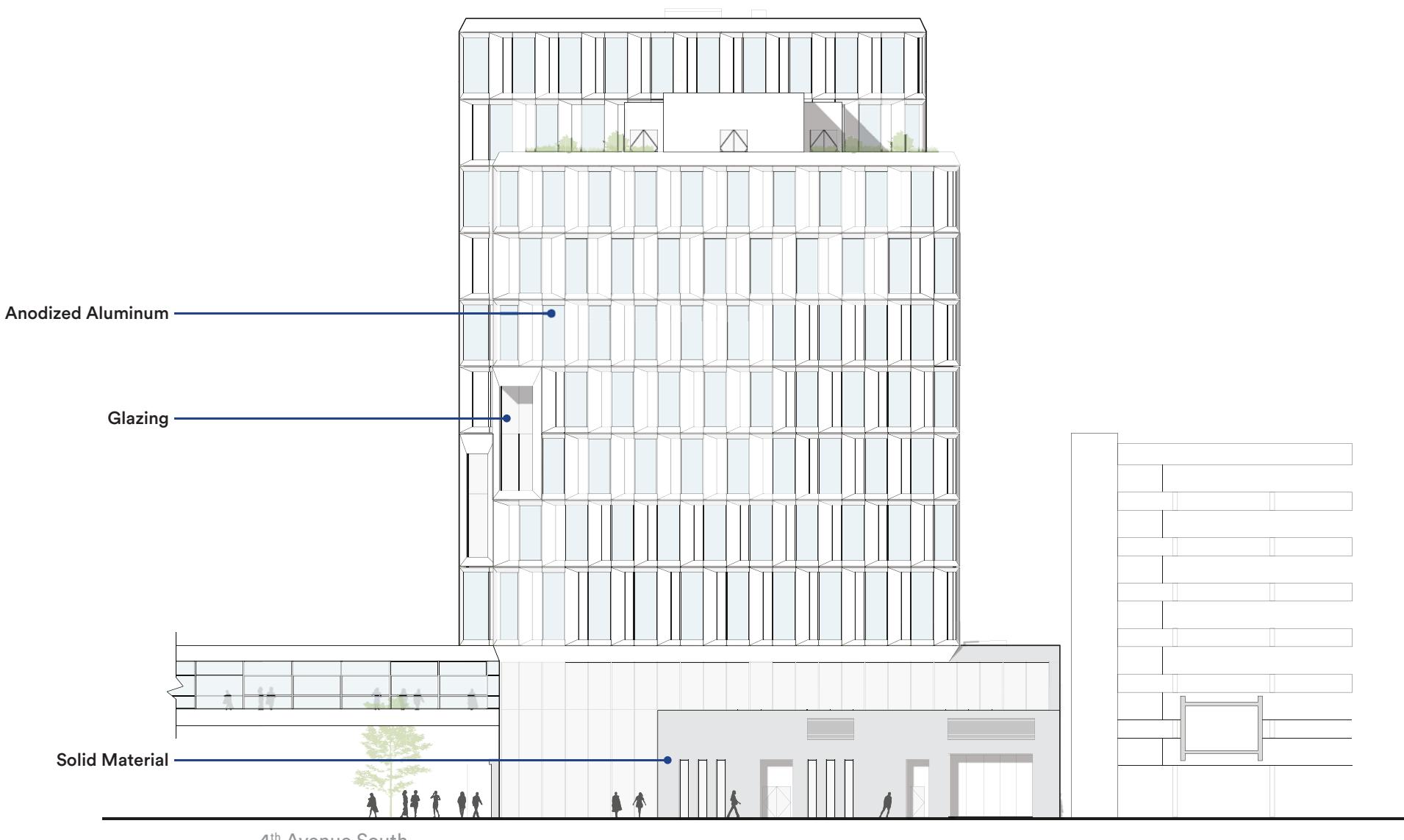
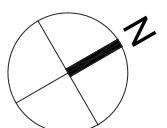
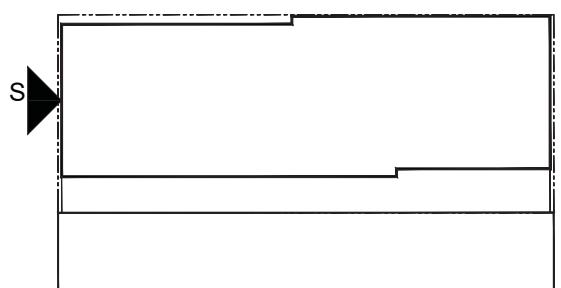


Elevations

Facade Composition

39%	Glazing
53%	Anodized Aluminum ACM Panel
8%	Solid Material (Stone or Concrete)

KEY PLAN

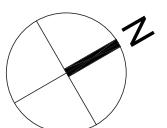
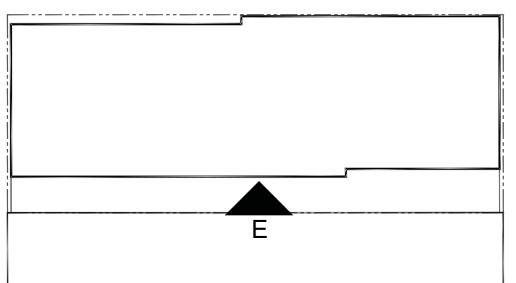


Elevations

Facade Composition

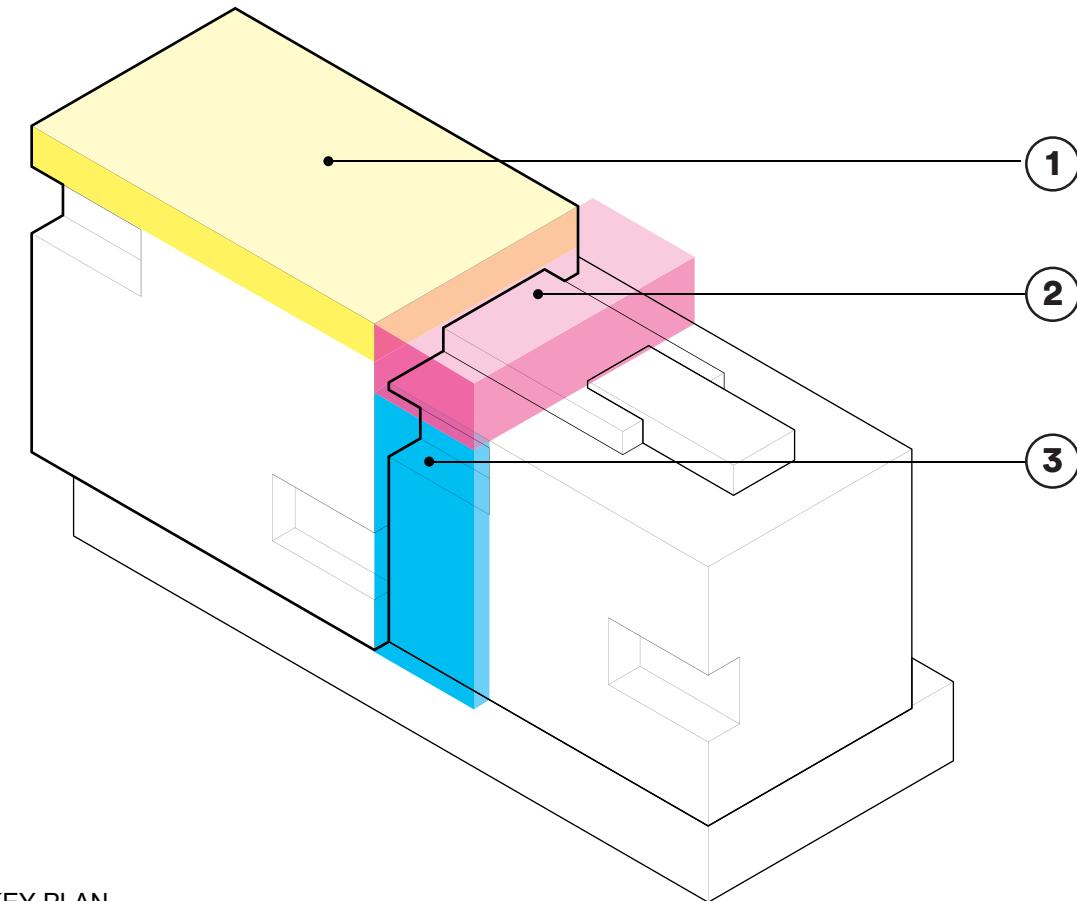
30%	Glazing
48%	Anodized Aluminum ACM Panel
22%	Solid Material (CMU)

KEY PLAN

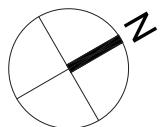
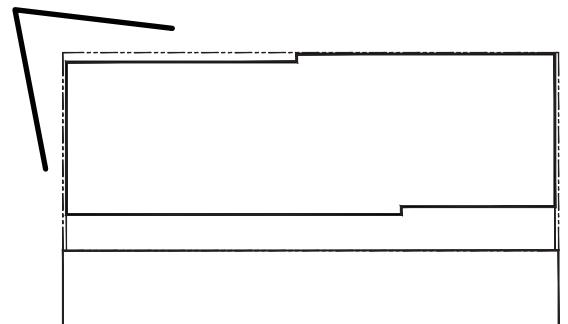


Areas Under Development

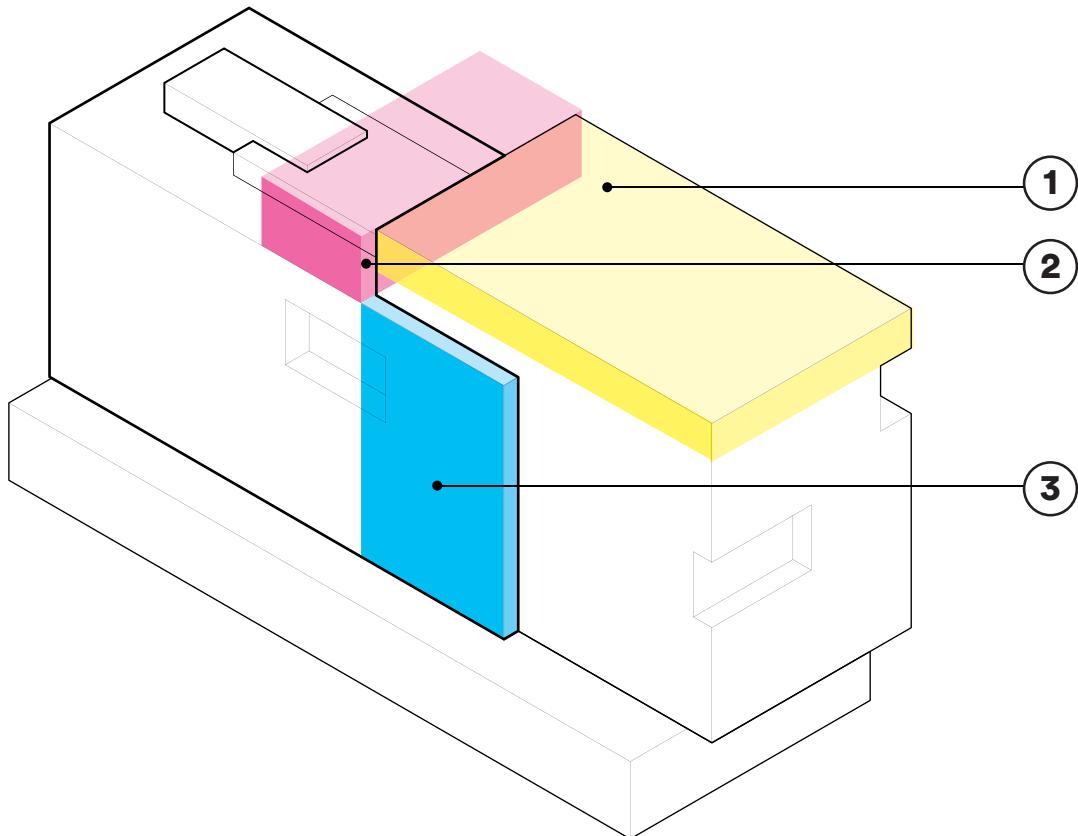
Southwest Axon



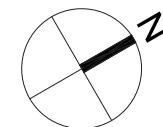
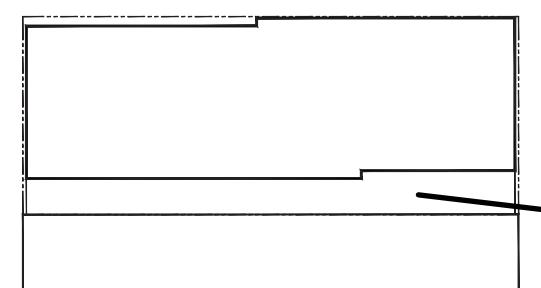
KEY PLAN



Northeast Axon



KEY PLAN



Overview

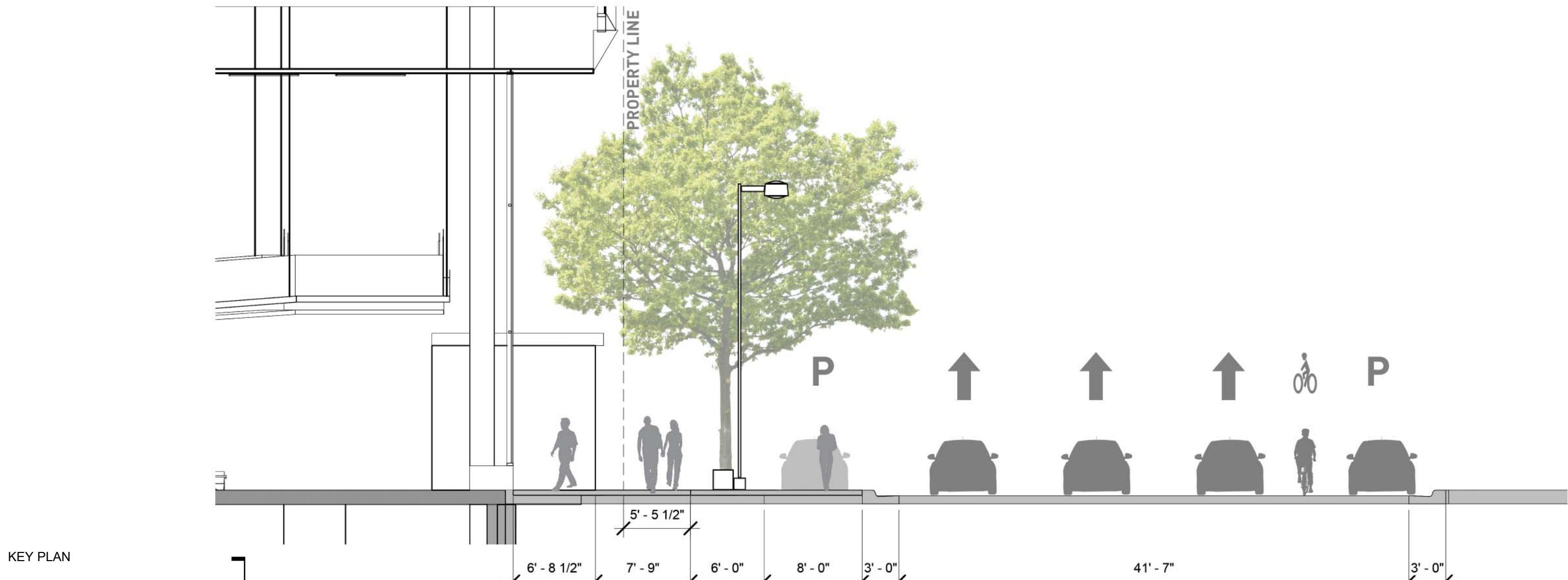
The following areas are under development at the time of this submission:

1 11th Floor facade treatment & roof mechanical for potential MPD program

2 Building massing at Floors 10 & 11

3 Building massing at Floors 3 through 9

Site Section



KEY PLAN

