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

FROM: Hilary Dvorak, Principal Planner, (612) 673-2639

DATE: November 3, 2016

SUBJECT: Metro Transit Police Department, 560 6th Avenue North

SITE DATA

Existing Zoning	I2 Medium Industrial District DP Downtown Parking Overlay District
Lot Area	521,849 square feet / 11.98 acres
Ward(s)	5
Neighborhood(s)	North Loop
Designated Future Land Use	Public and Institutional
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	*Downtown East/North Loop Master Plan* (2003) *North Loop Small Area Plan* (2010)

PROJECT DESCRIPTION

The applicant is proposing to construct an approximately 63,000 square foot addition to the existing Heywood Office Building for the Metro Transit Police Department. The addition will be constructed to the east side of the existing building. The addition will be a three-story building with a full basement. Towards the back of the addition there will be a 68-space secured parking lot for police vehicles. In addition, the existing parking lot located towards the front of the existing office building will be renovated. See the applicant's memo for a more detailed description of the project.

APPLICATIONS

State law grants the Met Council the power to "engineer, construct, equip, and operate transit and paratransit systems, projects, or any parts thereof, including road lanes or rights of way, terminal facilities, maintenance and garage facilities, ramps, parking areas, and any other facilities useful for or related to any public transit or paratransit system or project." Minn. Stat. § 473.405, subd. 4. The enabling statute for this express power is explicitly made exclusive by Minn. Stat. § 473.449, which states, "[t]he exercise by the [Met Council] of the powers provided in sections 473.405 to 473.449 shall

not be subject to regulation by or the jurisdiction or control of any other public body or agency, either state, county, or municipal, except as specifically provided in this chapter." With respect to the proposed Metro Transit Police Department addition, these provisions supersede any power the City might otherwise have to apply zoning ordinances to another governmental entity.

Although the project is not subject to the City of Minneapolis zoning regulations, CPED staff and Metro Transit would like to discuss the plans with the City Planning Commission and gain feedback about the project.

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October 25, 2016

Hilary Dvorak
Principal City Planner
City of Minneapolis
CPED – Land Use, Design and Preservation
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: MINNEAPOLIS CPC – COMMITTEE OF THE WHOLE
METRO TRANSIT POLICE DEPARTMENT – PROJECT NARRATIVE

The purpose of this memo is to provide CPC members a brief and succinct description of the project goals, uses, and basic design for the project being developed by Metro Transit at 560 6th Avenue, Minneapolis.

Parcel Address:	Ownership:	Size of Project Site:
560 6th Ave. N., Minneapolis, MN	Metropolitan Council	11.98 Acres

Building Area – Addition:		Building Height - Addition:
Lower Level	16,530 GSF	3 Story Above Grade & 1 Story Below Grade
First Level	15,574 GSF	40'-3" from grade at Building Entry
Second Level	15,225 GSF	47'-9" from grade at South East Corner
Third Level	15,225 GSF	
GFA:	62,554 GSF	

Parking:	*MIN.	**MAX.	EXIST.	***PROP.
Standard:	453	1795	204	91
Compact:	--	0	0	0
Accessible:	9	28	20	10
Total Stalls:	462	1823	224	101
Bicycle	4	--	18	26

* Minimum Parking Required:
Office – No minimum requirement in Downtown Parking District.
Police Station – 1 space per 500 GFA in excess of 4,000 GFA.
Bus Garage – 1 space per 500 GFA in excess of 4,000 GFA excluding service bays + 1 space per 2 service bays.

** Maximum Parking Allowed:
Office – 1 space per 1,000 GFA of office area
Police Station – 1 space per 200 GFA plus 1 space per max. police vehicle
Bus Garage – 1 space per 200 GFA + 1 space per service bay

*** Only represents proposed parking on this parcel.
Proposed campus wide parking will be addressed in the Traffic Demand Management Plan.

219 NORTH SECOND STREET
SUITE 120
MINNEAPOLIS, MN 55401
612 359 9430
WWW.SNOWKREILICH.COM

Project Description:
Metro Transit plans to construct a new headquarters for its police department containing up to 62,552 square feet on four levels, including a lower level. The new Metro Transit Police Department (MTPD) headquarters will be located directly east of the Heywood Office Building at 560 6th Avenue North, Minneapolis, MN 55411.

The existing Metro Transit Police Department (MTPD) headquarters is located at 2425 Minnehaha Avenue S., Minneapolis, MN. This facility has approximately 20,000 square feet of combined office and garage space. As staff and responsibilities have changed and grown over the years, the facility has become too small to house the growing police staff and equipment.

Recent projections indicate the MTPD staff will grow nearly 70% by 2030. Additional MTPD staff is needed in order to keep pace with planned growth of the region's transit system. Transitways in advanced planning include the METRO Blue and Green Line Light Rail Transit extensions, the addition of several Bus Rapid Transit lines, and increased local and express bus service. Increasing the total number of MTPD staff and equipment further necessitates additional space.

MTPD Staff Projections	Current (2015)	2020 Projection	2030 Projection
Full-time staff	127	229	330
Part-time staff	108	65	67
Total	235	294	397

The project is designed in two phases:

- Phase I is the site preparation design package which includes activities such as utility relocation, building a retaining wall, and modifying a bus and police entrance/exit driveway.

Phase II of the project consists of the MTPD headquarters which includes:

- Construction of four levels, including a basement, with 15,200 to 16,500 square feet per floor of police facilities, police related office space, and non-police related Metro Transit administrative office space;
- Construction of an enclosed connection to the existing Heywood Office Building;
- Minor Renovation of existing five level office building to allow for connection of new addition and includes a Health Partners Clinic for Metropolitan Council Employees;
- Construction of an on-grade, secure police vehicle parking lot for 68 vehicles, adjacent to and on the same property as the police building; and
- Renovation of an on-grade visitor parking and handicap accessible lot for 34 vehicles (including 10 accessible stalls) adjacent to and on the same property as the police building.

Location:
During its planning process, Metro Transit determined that it would be advantageous to locate the future MTPD headquarters near Target Field Station, a multimodal transit hub. This location offers many advantages, including: access to several bus routes and

transitways; the ability to construct the building on land already owned by Metropolitan Council; and proximity to other agency support facilities. In 2014, Metro Transit created the Heywood Campus Master Plan to guide the development of its property near Target Field Station. The Master Plan recommends locating the MTPD headquarters directly east of the Heywood Office Building on Metro Transit property currently used as a surface parking lot (560 6th Avenue North, Minneapolis, MN). The attached site context plan shows the location of the future MTPD headquarters, along with surrounding uses.

Land Use and Zoning:
The proposed site falls within the City of Minneapolis I2 Medium Industrial District Zoning District (Chapter 550 of the Minneapolis Code of Ordinances) and the DP Downtown Parking Overlay District. The I2 Zoning District provides locations for industrial uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than uses allowed in the I1 district. Most development occurs at no more than 4 stories. The I2 Medium Industrial District permits police stations as a conditional use. Thus, the use of this project is consistent with the current zoning. The purpose of the DP Overlay District, is to restrict the use of surface parking lots in the downtown area.

The properties east and north of the future MTPD headquarters are zoned B4S-1, Downtown Service District, and are also covered by the Downtown Parking Overlay district. This zoning typically calls for mixed-use buildings with higher density. The property to the east of the future location is currently a gas station while the property to the north is currently a six-story multifamily residence. The property southeast (across 5th Street Avenue) is zoned I3, General Industrial District and uses include the Hennepin County Energy Recovery Center (HERC), and Metro Blue Line LRT tracks.

Project Team:
- Architect: Snow Kreilich Architects; Matt Kreilich, AIA, Pauv Thouk, AIA
- Structure: Meyer Borgman Johnson, Murphy Curran, PE; Robert Chilson, PE
- Landscape: Coen + Partners; Shane Coen, RLA, Britton Jones, PLA
- Site/Civil/Mechanical: Stantec; Michael Rautman, David Ahrens, Jeromy Reed, PE

Owner Team:
- Metro Transit Project Manager: Cathleen Nordin, AIA
- Metro Transit Planner: Pierce Canser

Design Concepts:
<u>Building Design, Materiality and Massing</u>
Located in the transit oriented industrial district north of Target Field and Target Field Station, the project seeks to address the massing and materiality of its context, while also creating an iconic building to highlight the presence of the police department in this developing neighborhood. The modest use of three primary materials is intended to anchor the police department to its industrial context. High quality folded anodized aluminum panel cladding system reflects varying degrees of light and shadow across all four facades of the addition. The shifting asymmetrical pattern of floor to ceiling insulated clear glazing maximizes southern exposure, allows penetration of daylight into the office interiors, and provides greater transparency between the police offices and the public

realm. The partially exposed lower level police department facilities are clad in precast concrete panels which echo the materiality of the landscape site walls along 6th Avenue.

Site Design

The property is an existing surface parking lot adjacent to the existing Metro Transit Heywood Office Building. The site geometry maximizes southeast exposure and provides views toward downtown and Target Field. A tree lined walkway and plaza navigates grade change along 6th Avenue providing an accessible entry to the building and greater Metro Transit campus. Parallel site walls direct pedestrians along the walkway towards the main entry, providing generous areas for planting of little bluestem, prairie dropseed, and honey locust trees; while also forming a secure barrier for the entry of the building required for homeland security reasons.

A portion of the existing visitor parking remains in front of the existing office building, adjacent to the relocated entry. A secure parking lot for police vehicles is located to the north. The renovation of the existing bus lane along the east property line allows for increased planting of shrubs and trees which screen the building from neighboring properties. A shadow study is not relevant to the low, three story development of this property.

Schedule:

Entitlement Process (Summer/Fall 2016)

June 1:	Phase I PDR Submission
August 8:	City distributes Phase I PDR written comments
October 25:	CoW Submission
November 03:	CoW Review Meeting (MT + Snow Kreilich Attends)
November 07 (estimated):	Resubmit Phase I PDR Submission
November 21 (estimated):	Phase II PDR Submission
November 30 (estimated):	Phase II PDR Review Meeting (MT + Design Team Attends)
December 07 (estimated):	City distributes Phase II PDR written comments
December 19 (estimated):	Resubmit Phase II PDR Submission

METRO TRANSIT POLICE DEPARTMENT

Committee of the Whole Presentation

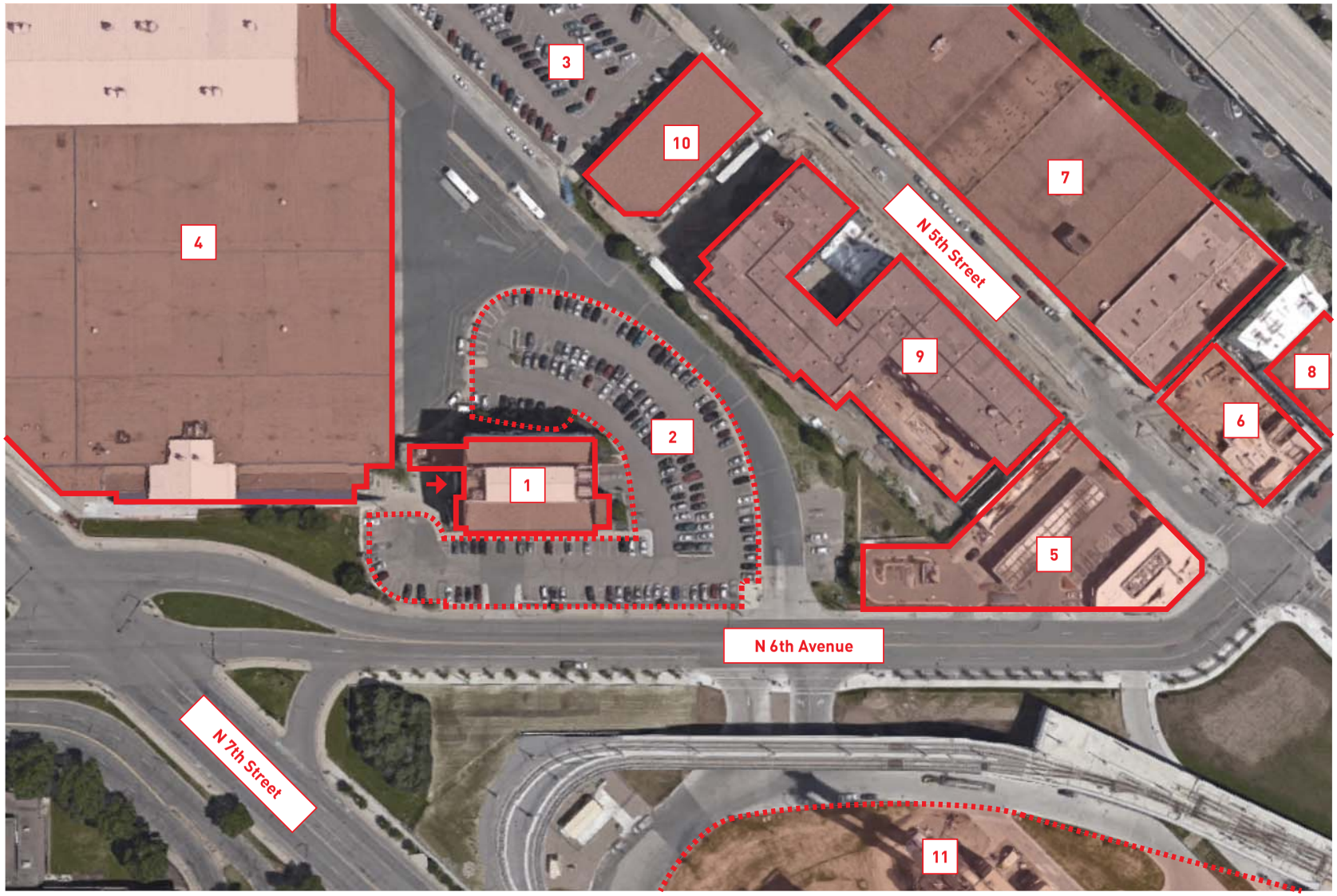
24 October 2016

CONTENTS

- SITE CONTEXT PLAN
- SITE AERIAL PHOTOGRAPHS
- PROPOSED NEW SITE PLAN
- BUILDING FLOOR PLANS
- BUILDING ELEVATIONS
- COLORED ELEVATIONS
- RENDERINGS

CONTEXT INVENTORY

1. 610 N 6th Avenue:
   Metro Transit Existing Offices
2. Metro Transit Office Parking Lot
3. Metro Transit Lower Parking Lot
4. Metro Transit Heywood Bus Garage
5. 601 N 5th Street:
   Holiday Gas Station
6. 600 N 5th Street:
   District 600 Apartment Building
7. 616 N 5th Street:
   Weather Rite LLC
8. 414 N 6th Avenue:
   Fulton Brewery
9. 643 N 5th Street:
   Junction Flats Apartment Building
10. 701 N 5th Street:
    Inbound Brewco
11. 505 N 6th Avenue:
    Covanta Energy Corporation:
    Hennepin Energy Resource Center
    (HERC)



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METRO TRANSIT POLICE DEPARTMENT, MINNEAPOLIS, MN
SKA PROJECT NO .: 2015.06
PROJECT

90% DESIGN
PHASE

SITE CONTEXT PLAN
SUBJECT

0 100' N

OCTOBER 24TH, 2016
DATE

SITE AERIAL OBLIQUE: SOUTH

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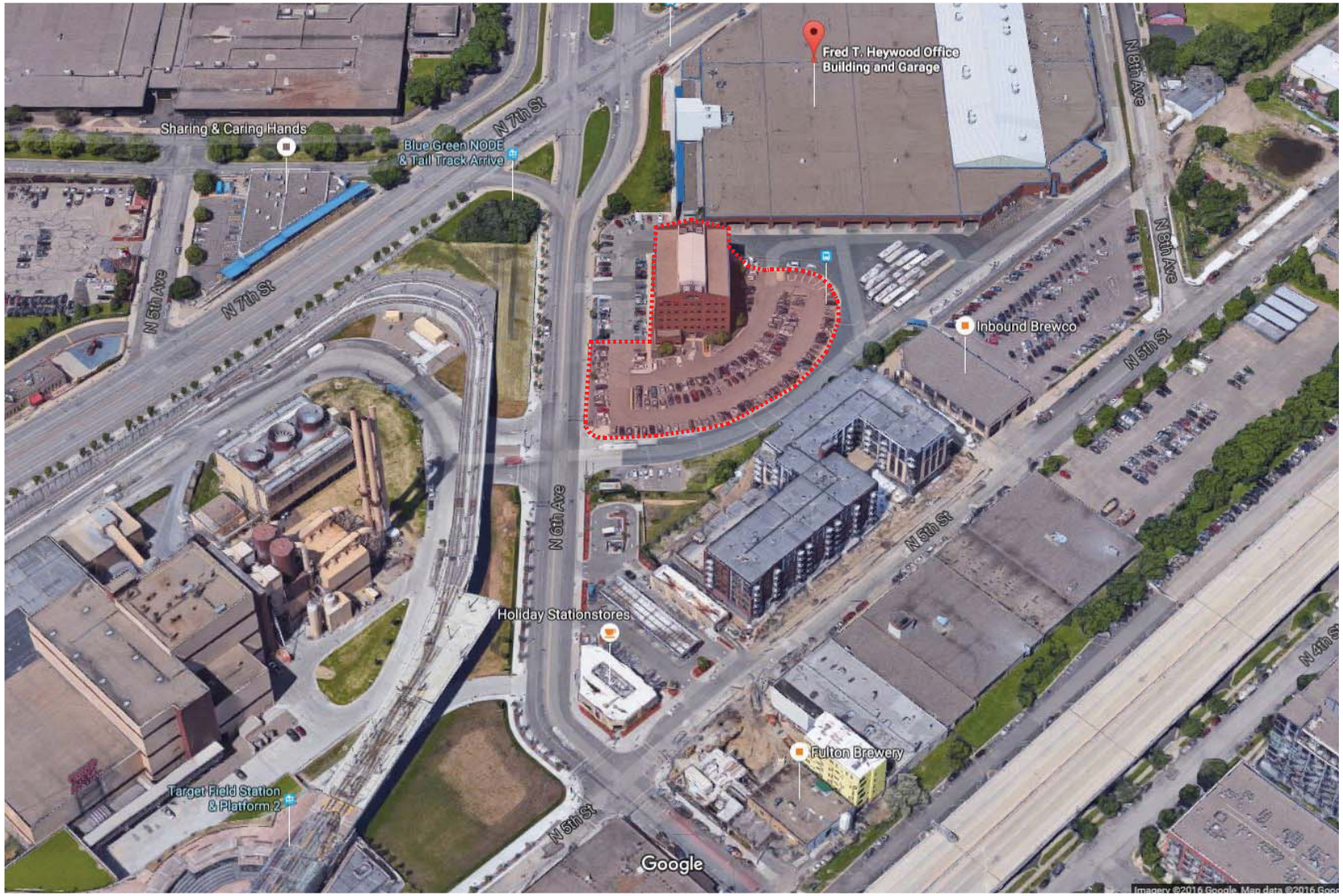
SITE AERIAL PHOTOGRAPH: SOUTH
SUBJECT

N

OCTOBER 24TH, 2016
DATE



SITE AERIAL OBLIQUE: EAST

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SITE AERIAL PHOTOGRAPH: EAST
SUBJECT

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SITE AERIAL OBLIQUE: NORTH

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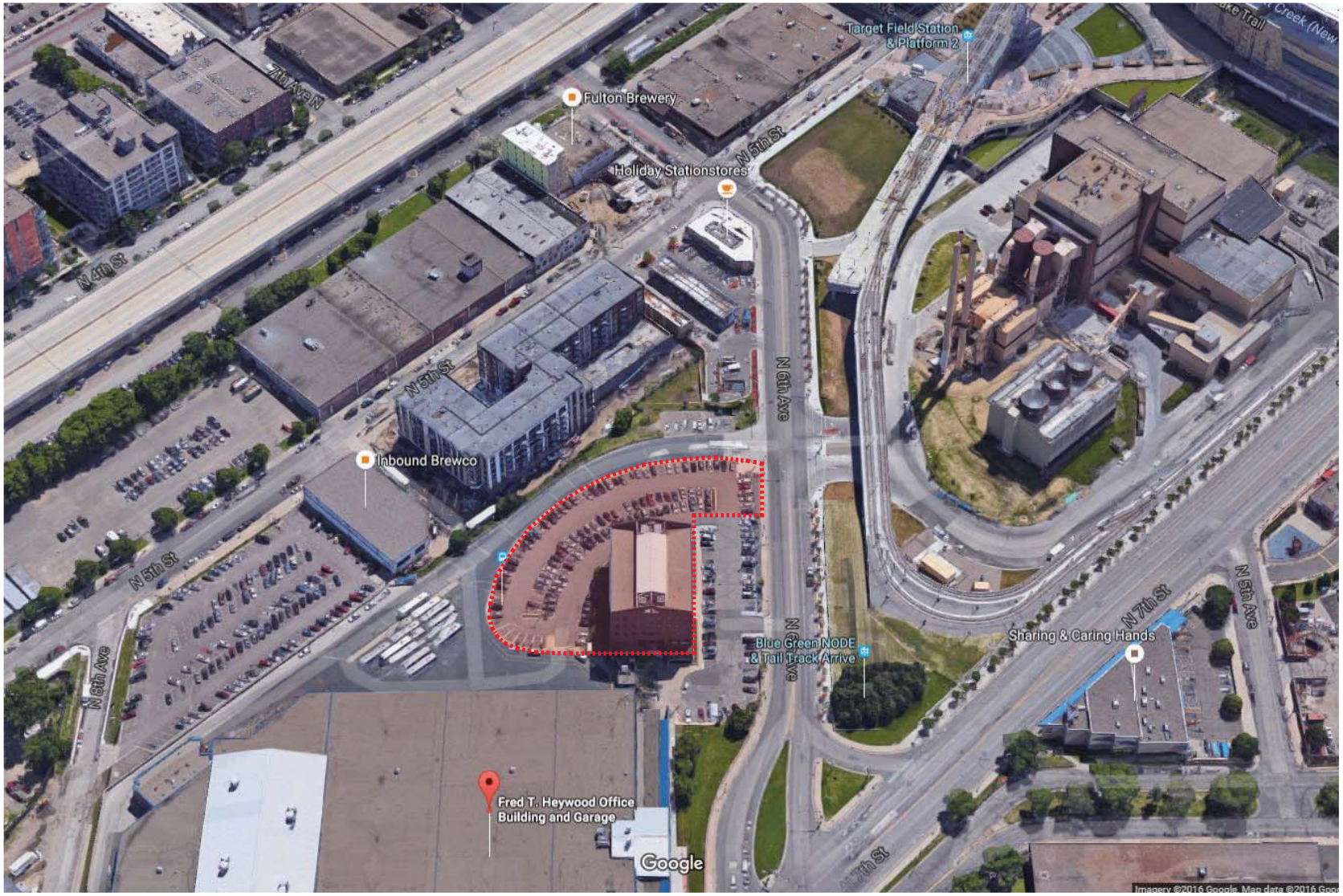
SITE AERIAL PHOTOGRAPH: NORTH
SUBJECT

N

OCTOBER 24TH, 2016
DATE



SITE AERIAL OBLIQUE: WEST

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SITE AERIAL PHOTOGRAPH: WEST
SUBJECT

N

OCTOBER 24TH, 2016
DATE

1. EXISTING METRO TRANSIT OFFICE (N 6TH AVENUE)

2. EXISTING METRO TRANSIT OFFICE (N 6TH AVENUE)

KEY PLAN

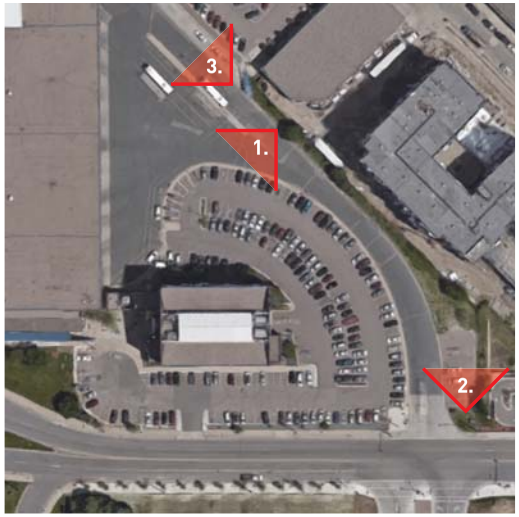
N

3. EXISTING ENTRY METRO TRANSIT OFFICE (SW CORNER)

4. EXISTING METRO TRANSIT OFFICE PARKING LOT

1. EXISTING METRO TRANSIT OFFICE (NORTH SIDE)

2. EXISTING METRO TRANSIT BUS LANE, JUNCTION FLATS



KEY PLAN

N

3. EXISTING NORTH SIDE HEYWOOD GARAGE

1. EXISTING BUILDING
2. NEW BUILDING
3. PLAZA W/ TREES & CUSTOM BENCH
4. GRAND STAIR
5. ENTRY GARDEN
6. BIKE RACKS
7. SIGN LOCATIONS
8. FLAG POLE
9. BUS IN / OUT
10. FUTURE TERRACE
11. FUTURE GREEN ROOF
12. GARBAGE / RECYCLING
13. SECURE GATE
14. SECURE PARKING LOT (69)
15. SMOKING SHELTER
16. TEMPORARY SNOW STORAGE
17. VISITOR & ADA PARKING
18. PROPERTY LINE
19. REQUIRED SETBACK LINE

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PROPOSED NEW SITE PLAN
SUBJECT

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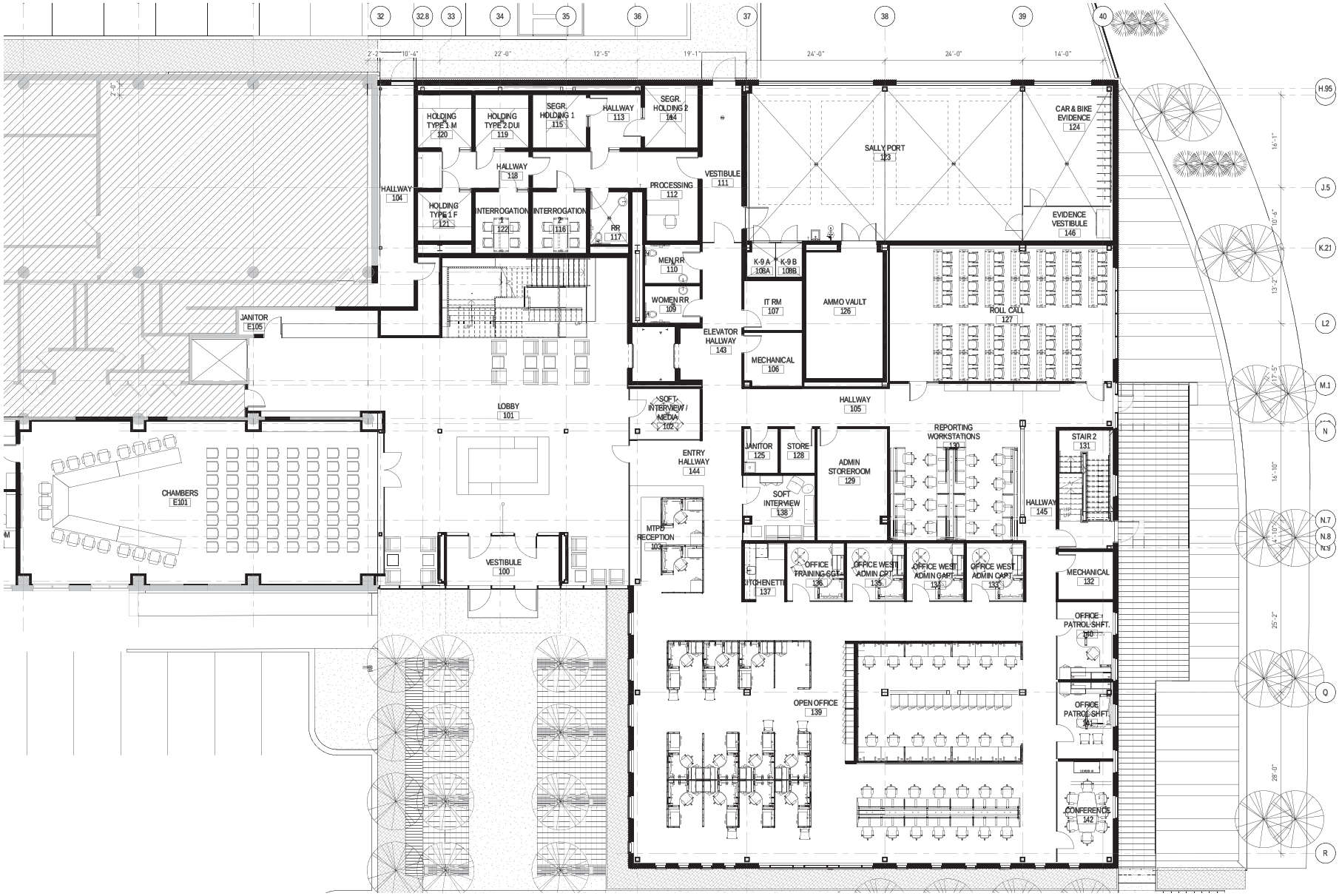

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BUILDING FLOOR PLANS: FIRST LEVEL
SUBJECT

0 4' 8' 20'

N

OCTOBER 24TH, 2016
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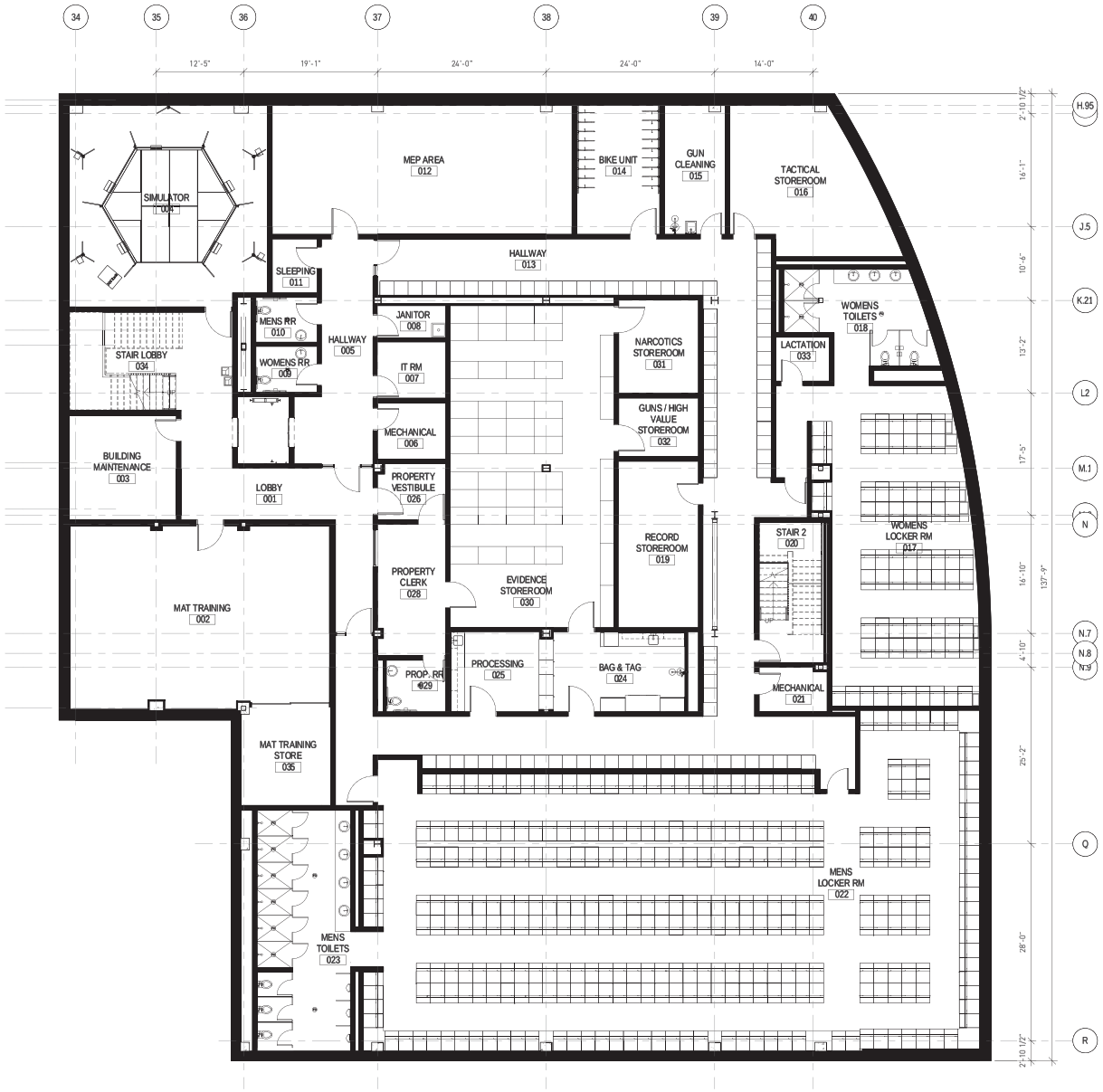

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BUILDING FLOOR PLANS: LOWER LEVEL
SUBJECT

0 4' 8' 20'

N

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BUILDING FLOOR PLANS: SECOND LEVEL
SUBJECT

0 4' 8' 20' N

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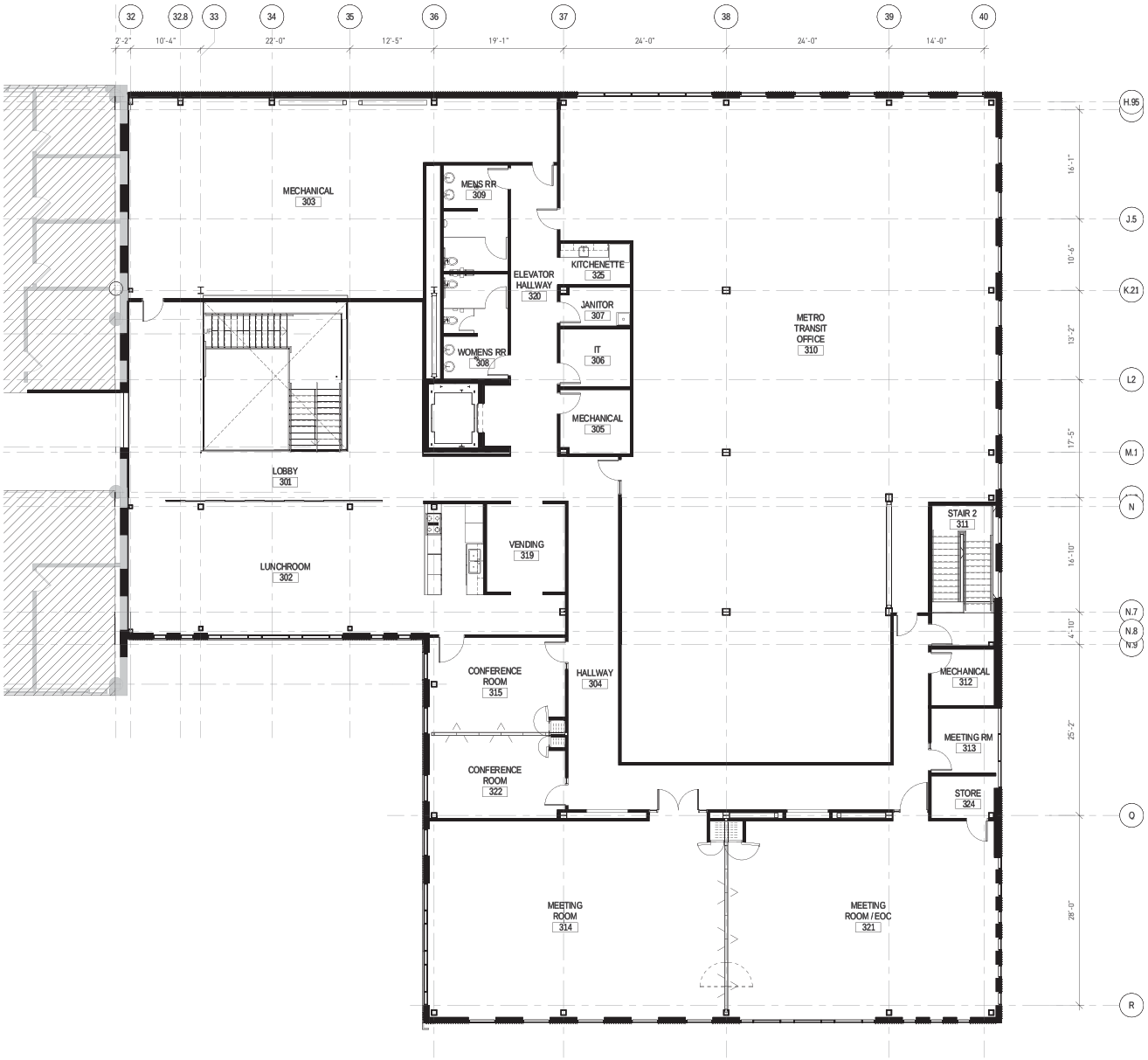

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BUILDING FLOOR PLANS: THIRD LEVEL
SUBJECT

0 4' 8' 20' N

OCTOBER 24TH, 2016
DATE

MATERIAL PERCENTAGES ON EACH ELEVATION

ORIENTATION	GLASS %	METAL %	CONCRETE %
NORTH	12.34%	87.66%	0.00%
SOUTH	40.09%	52.20%	7.70%
EAST	24.14%	64.71%	11.15%
WEST	38.49%	59.67%	1.84%

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SKA PROJECT NO .: 2015.06
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BUILDING ELEVATIONS: EAST
SUBJECT

OCTOBER 24TH, 2016
DATE

MATERIAL PERCENTAGES ON EACH ELEVATION

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NORTH	12.34%	87.66%	0.00%
SOUTH	40.09%	52.20%	7.70%
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WEST	38.49%	59.67%	1.84%

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BUILDING ELEVATIONS: SOUTH
SUBJECT

OCTOBER 24TH, 2016
DATE

MATERIAL PERCENTAGES ON EACH ELEVATION

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BUILDING ELEVATIONS: WEST
SUBJECT

OCTOBER 24TH, 2016
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MATERIAL PERCENTAGES ON EACH ELEVATION

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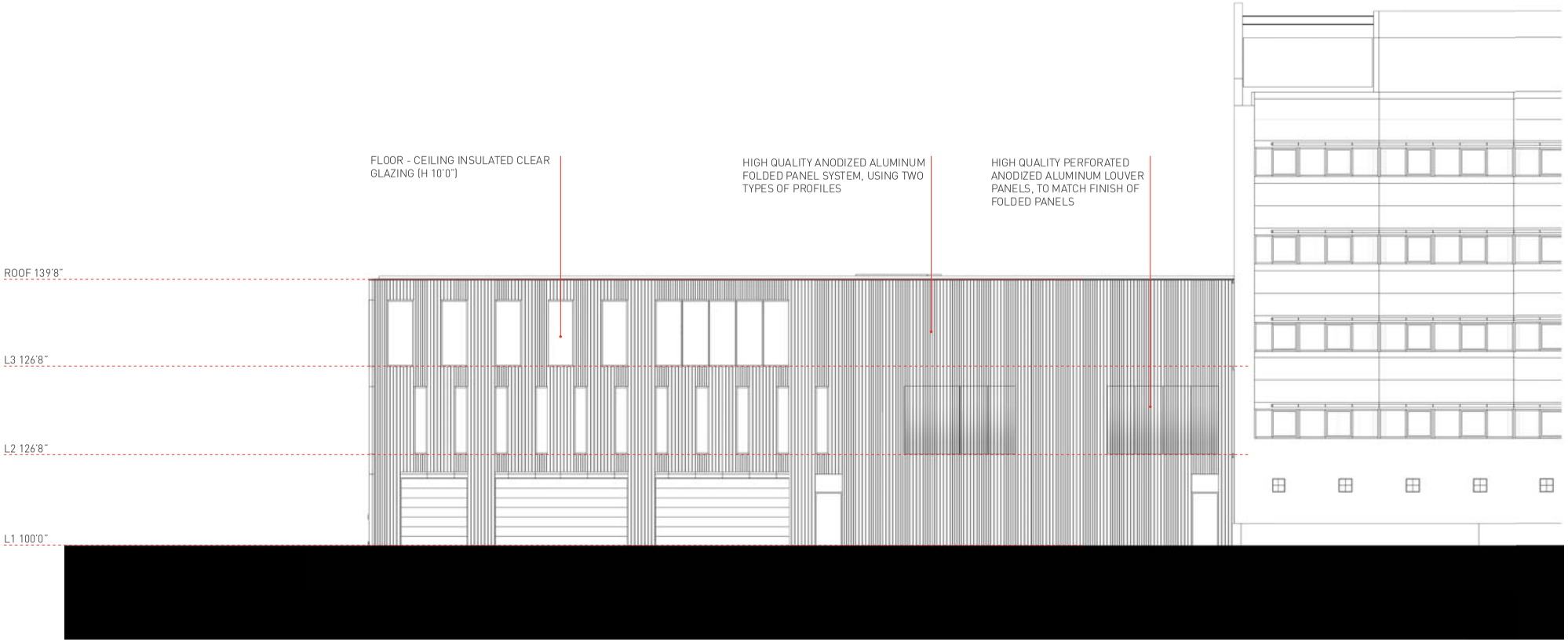

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BUILDING ELEVATIONS: NORTH
SUBJECT

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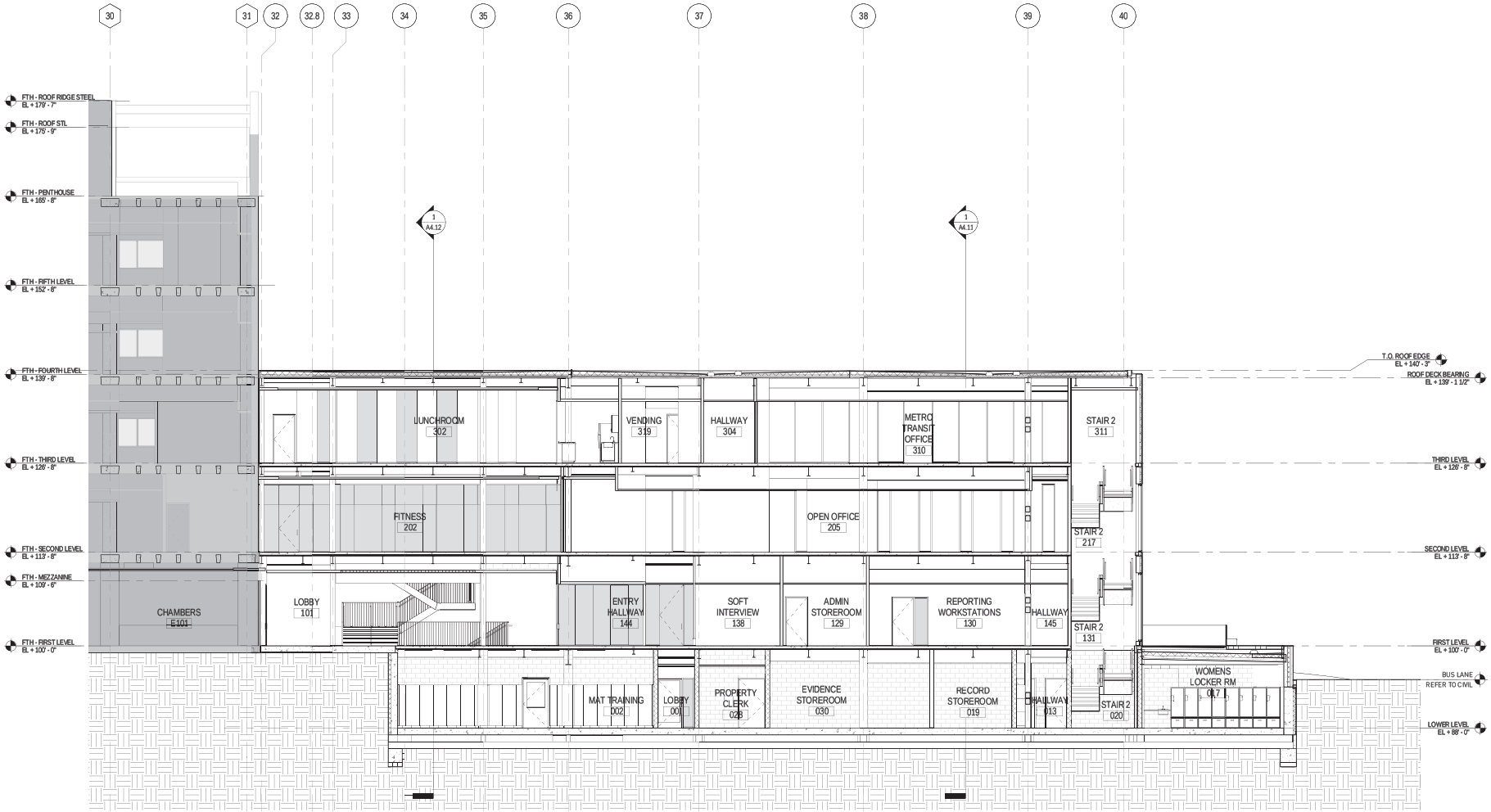

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BUILDING SECTION: EAST - WEST PARALLEL TO N 6TH AVENUE
SUBJECT

0 2 4 8 16

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COLORED BUILDING ELEVATIONS: EAST
SUBJECT

OCTOBER 24TH, 2016
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METRO TRANSIT POLICE DEPARTMENT, MINNEAPOLIS, MN
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COLORED BUILDING ELEVATIONS: SOUTH
SUBJECT

OCTOBER 24TH, 2016
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COLORED BUILDING ELEVATIONS: WEST
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COLORED BUILDING ELEVATIONS: NORTH
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EXTERIOR RENDERING: N 6TH AVENUE (SOUTH WEST VIEW)
SUBJECT

OCTOBER 24TH, 2016
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EXTERIOR RENDERING: N 6TH AVENUE (SOUTH EAST VIEW)
SUBJECT

OCTOBER 24TH, 2016
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