

**HCMC-GFI Task Force  
Summary Notes  
June 18, 2008 6-7:30pm  
WA Office**

**Introductions:** Paul Jablonski-Nicollet Car Wash, Tim Springer-Greenway, JoAnn Musumeci-Greenway, Nimco Ahmed-Aid to CM Lilligren, Darcy Knight-Old Arizona, Sharon Lund-Falls Agency, Barb Lickness-Resident, Chris Gottschal-Resident, Mike Harristhal-HCMC, Deb Sweetland-HCMC, Gary Nyberg-HGA,

The meeting started with **Mike Harristhal from Hennepin County Medical Center (HCMC)** giving a progress report from the last Task Force meeting of April 17. They have met with City and gotten direction that is not entirely consistent with the desire of the neighborhood and feel a bit in the middle. They have made some adjustments and had to put more of the building along Nicollet. They want to cover both the neighborhood and City bases so there aren't any surprises in the process. Will give an update on everything.

**Deb Sweetland of HCMC** express that their internal folks are interested in joining the n'hood and getting established here. She indicated that Gary Nyberg of HGA architects will talk about the use/function of the building and how it is reflected on the exterior design. He will also address transit, circulation, access, design, mechanicals, etc. Deb gave an update of where HCMC is in their due diligence process. The Environmental survey went into a Phase 2 environmental survey. The survey turned up some barrels with suspicious content and also underground tank. The barrels contain solvents for disinfecting and cleaning used in meat packing. Although not highly hazardous, they do need to be disposed of appropriately due to the type of substance. They also found that the soil is contaminated so they will need to remove the soil. There are substances in the buildings that need to be cleaned up. Now that they know what the contaminants are they can move ahead –nothing atypical but still needs remediation. They did core drilling and found soil contamination up to 10' down. Soil will have to be removed—fuel products, mercury, --typical urban contamination. Significant cost to remove but not a significant risk to the project or to the n'hood. They are working with current owner to negotiate the clean up or a mutual resolution. Due diligence has been extended another month. They are pleased to have full disclosure on site contaminants.

They are extending the due diligence due also to wanting to get permits and go through the city hurdles. They will submit their plans by July 7 with an Aug 18 Planning Commission date. The floor plan now fits the needs of the clinic for space. Trying to get the Pedestrian Overlay issues addressed.

**Gary Nyberg of HGA** presented the plans. They are not final and lack detail. They are in the midst of the design process. A definitive landscape plan isn't ready but the will have it ready for n'hood meeting. They did a preliminary planning review with the city planners

The building is longer on Nicollet – approx 120’ along Nicollet. The entry is stepped back at the corner and about 80’ The PO call for a set back of no more than 8’ The corners are an exception. Entry off of 28<sup>th</sup> and off Nicollet. The internal 1<sup>st</sup> floor corner closest to Nicollet would be community center conf. area and have visibility from the street. Circulation would enter from the back pkg lot to a registration desk, waiting room along the south side of the 28<sup>th</sup> street side. Offices on 2<sup>nd</sup> floor clinic services on 2<sup>nd</sup> floor, some waiting space along the west side of the Nicollet leg. Handicap pkg is tight to building, bike racks will be installed. Will have transit stop on the SW corner of Nicollet. The entry/bus stop/canopies were sorted out for the attendees—some confusion on reading the drawings.

They are studying elevation along 28<sup>th</sup> St side now. They have tried to break up mass, using brick materials, tall glass, bring light into building via tall windows, looking at roof form for character and natural light. Still looking at different options which include sustainable—pervious paving, rain gardens, want at least minimum LEED certified. Combination of materials—brick, metal panels, trying to be creative in their materials—traditional and modern.

Corner has transit stop that will be incorporated into the building design. Trying to break up mass. Nicollet corner will be Community Conf area so it will be lit. Building is set back 8’ on both the Nic and 28<sup>th</sup> St side. The Nicollet entrance is stepped back further. Taxi drop off at 28<sup>th</sup> St corner—possible? Glass a good idea—visual inside to out and vice versa. **A resident commented** that the 5<sup>th</sup> precinct built with the same intent for the glass/street view Conference Room but now it is covered with a large drape that is ugly. How will the same problem be avoided? The porosity of view is nice concept but could be unattractive due to privacy needs. Possible sky light type of quasis 3<sup>rd</sup> floor for more natural lighting and to hide some of the mechanicals. Could be solar panels on top floor rather than the sky lights. **Comment** from attendee: Building looks heavy with the dark brick. Response: They are trying to keep in tune with the n’hood with the use of brick. **Comment:** Has a clinical/institutional look to it –could it be more fun—it is a place to heal and feel better and needs a design that inspires that—but still looks too clinical. Think broader—make the build make people “feel” better. Don’t do sterile design. Look at eyebrow for east side of building. 28<sup>th</sup> ST side—the windows add some variety. The side facing the pkg lot is more interesting. Push harder in the direction of whimsical.

Parking lot—landscaped islands with trees and shrubs and maybe some rain gardens. Grassy burm on south end of Nicollet could be used as sculpture garden, possible seating but concern for people sleeping. Snow storage – no answer yet. Trying to get up to LEED Silver status—rain water, materials, some impervious pavers due to safety issues. Can use pervious in the parking zones. Roof top mechanical that will be camouflaged. Low noise level.

They are recommending a mix of brick, tinted glass and metal panel and metal framing on windows. The 3 dimensional entry was liked--vs just flat. They do not need a loading dock, no large trucks for deliveries but do need screen wall for the transformers and electrical stuff, etc. They plan to put that on the 28<sup>th</sup> St side. Future additions could also go along the 28<sup>th</sup> St side. They will do some perimeter screening –possible similar to Eat Street fencing. Possible shrub and berm. Discussion about the use of a higher fence to prevent people running through. **Comment** the security of the parking lot—a

higher fence was suggested and the installation of security cameras was mentioned. HCMC is heavy on security. No need for night patrol since they will not be open late. Joanne mentioned the landscape guidelines as mentioned in the city ordinance. Add native plants that would help the wild life as well as people. Enhance the health of all.

**Land use planning**—HCMC has had mtg with Hennepin County prop services and HC Community Works to find ways to fund a broader view of the possibilities of the balance of the site and beyond. Want to be as far to the NE as possible to allow for future development. Not just about the HCMC block but multiple blocks. HCMC can't spend county money but wants to have the conversation and is willing to commit some funds to the process. What are the boundaries, who are the partners and with what budget?

Under the current configuration what are the **lighting plans**—foot candles, light dispersion, not a black hole after a certain time? Balance of safety and sustainability. High out put LED lights.

**Concern** with the mechanical/screening on the 28<sup>th</sup> st side. That side needs to be as pretty as the Nicollet side. Future development –what happens to the parking spaces. Future develop will need to have structured parking. A ped sidewalk will be along the W side of the 28<sup>th</sup> St wing.

**Comment** How will structure parking fit into existing plan?—are there mistakes being made in the current design that would dis-allow structured parking or future development? How could a land use plan inform this current phase of development? Supposedly a lot of site left to develop future uses which could include a ramp also. The Greenway hope is to have the car wash be a green space down into the greenway. Need to look at the bigger picture—comprehensive view.

**Additional discussion** urged the improvement on Nicollet side of the façade. Deb mentioned the use of art or sculpture along the Nicollet façade. Earlier comments from an attendee who could not stay for the meeting encouraged design that makes the corner a “destination” with the future development being able to incorporate retail or active uses for neighborhood residents and visitors.

**Next Step:** HCMC will take comments into consideration. They will present their plan for n'hood review the July 9 Bus. Assn. and July 14 Com. Issues meetings. Requests will include a zoning change, variance and site plan review. They will submit their plans to the City by July 7 with an Aug. 18 Planning Commission review. Staff will be in contact with HCMC to set criteria for a Task Force on land use plans for the balance of the site, setting boundaries for the land use planning, budget, neighborhood goals and vision.

**Summary submitted by Marian Biehn, ED**