



City Council Memorandum

To: Mayor Hicks & City Councilmembers
From: John Hinzman, Community Development Director
Date: September 19, 2016
Item: Rezoning and Site Plan Approval: Mortenson Development\Allina Clinic
(Highway 55)

City Council Action Requested:

Hold a public hearing and consider the following actions as requested by Mortenson Development on a 5.5 acre parcel located at the northwest corner of future Dakota Summit Drive and North Frontage Road (west of Wal-Mart):

- 1) **Rezoning** – 2nd Reading of an amendment to Hastings City Code Chapter 155.01 – Official Zoning Map to rezone property from A – Agriculture to PI – Public Institution. The City Council considered 1st reading of the ordinance amendment at the September 6, 2016 meeting.
- 2) **Site Plan** – Approval to construct a 50,000 s.f. medical office building for Allina Medical.

Approval of the rezoning requires six of seven councilmembers; approval of the site plan requires a simple majority vote of four members.

Background Information:

Please see the attached Planning Commission Memorandum and Minutes for further information.

Since the Planning Commission meeting the following has occurred:

- **Revised Traffic Impact Study** – Amended to include full development of the outlots in Dakota Summit 3rd Addition and impact of High School Traffic. Traffic from the proposed development is not forecast to have any significant impacts on the study intersections. Please see the attached Executive Summary for further information.

Financial Impact:

Development of the property will increase the taxable value of the property.

Advisory Commission Discussion:

The Planning Commission voted 7-0 to recommend approval of the rezoning and site plan at the August 22, 2016 meeting. No one spoke for or against the action during the public hearing. Commissioners discussed the rationale for zoning the property Public Institution as opposed to C-4 Regional Shopping Center, and proof of parking. Please see the attached minutes for further information.

Council Committee Discussion:

N/A

Attachments:

- Ordinance Amendment - Rezoning
- Resolution – Site Plan
- Executive Summary – Traffic Impact Study
- Planning Commission Staff Report – August 22, 2016
- Planning Commission Minutes – August 22, 2016

ORDINANCE NO. 2016-_____, THIRD SERIES

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING SECTION 155.01,
ZONING CODE OF THE CITY CODE HAVING TO DO WITH:**

OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Hastings that a +/- 5.5 acre parcel generally located northwest of future Dakota Summit Drive and North Frontage Road is hereby rezoned from A – Agriculture to PI – Public Institution. The property is legally described as Lot 1, Block 1, DAKOTA SUMMIT 3RD ADDITION, Dakota County, Minnesota.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

ADOPTED by the Hastings City Council on this 19th day of September, 2016

Paul J. Hicks, Mayor

ATTEST:

Julie Flaten, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 19th day of September, 2016, as disclosed by the records of the City of Hastings on file and of record in the office.

Julie Flaten, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JH)
101 4th St. East
Hastings, MN 55033

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
GRANTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A MEDICAL
OFFICE BUILDING AS REQUESTED BY MORTENSON CONSTRUCTION**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, Mortenson Construction has petitioned for Site Plan Approval to construct a +/- 50,000 s.f. medical office building on land generally located at the northwest corner of North Frontage Road and future Dakota Summit Drive, legally described as Lot 1, Block 1, DAKOTA SUMMIT 3RD ADDITION, Dakota County, Minnesota; and

WHEREAS, on August 22, 2016, review was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

WHEREAS, The Planning Commission recommended approval of the request subject to the conditions hereunder; and

WHEREAS, The City Council has reviewed the request and recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the Site Plan as presented subject to the following conditions:

- 1) Approval of a rezoning from A – Agriculture to PI – Public Institution for the subject property.
- 2) Conformance with the plans submitted with the City Council Staff Report dated September 19, 2016.
- 3) Recording of the Dakota Summit 3rd Addition Final Plat with Dakota County.
- 4) Completion of Dakota Summit Drive and North Frontage Road construction projects as identified in the Dakota Summi 3rd Addition Development Agreement prior to receipt of a Certificate of Occupancy for the building.

- 5) A maximum of 360 parking spaces is allowed per City Code Chapter 155.09, Subd. F(3) - Calculation of minimum parking standards for uses not specifically identified.
- 6) Resolution of Traffic Impact Study questions to the satisfaction of the Community Development Director.
- 7) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 8) Outdoor storage shall be prohibited unless it is screened from public view with a wall incorporating materials and colors consistent with the main building.
- 9) All rooftop units must be screened from public view via a parapet wall or painted to match the building.
- 10) Signage will be processed administratively under a separate sign permit application.
- 11) Approval of the Grading, Drainage, Erosion Control, and Utility Plans by the Public Works Director and payment of any required inspection escrows.
- 12) All lighting shall incorporate shields and cut-offs to direct light on the site.
- 13) A landscape surety shall be established in the amount of 125 percent of the value of the plantings prior to certificate of occupancy and held for one year to ensure landscape viability.
- 14) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, Site Plan approval is null and void.

Council member _____ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on September 19, 2016, by the following vote:

Ayes:
Nays:
Absent:

ATTEST:

Paul J. Hicks, Mayor

Julie Flaten,
City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 19th day of September, 2016, as disclosed by the records of the City of Hastings on file and of record in the office.

Julie Flaten, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JH)
101 4th St. E.
Hastings, MN 55033

Executive Summary

Background:

A 50,000 square foot medical office building is proposed in Hastings, Minnesota. The building is proposed to be built on an empty lot north of Trunk Highway (TH) 55 and west of the Walmart along Dakota Summit Drive. Two outlots totaling approximately 75,000 square feet of development are also proposed around the medical office building site. The purpose of this study is to determine traffic impacts associated with the build-out of this development.

Results:

The traffic impacts of the proposed development on the study intersections were analyzed. The principal findings of this study were:

- The proposed medical office building is expected to generate 1,806 new trips during an average weekday, 119 new trips during the a.m. peak hour, and 179 new trips during the p.m. peak hour.
- The proposed medical office building and two outlots are expected to generate 2,664 new trips during an average weekday, 199 new trips during the a.m. peak hour, and 305 new trips during the p.m. peak hour.
- All of the study intersections operate acceptably during the existing a.m. and p.m. peak hours.
- All of the study intersections are forecast to operate acceptably in 2018 with the addition of traffic from the proposed development and two outlots.
- All roadways in the study area are forecast to remain under capacity in 2018 with the addition of traffic from the proposed development and two outlots.

Recommendations:

Based on these results, traffic from the proposed development is not forecast to have any significant impacts on study intersections. No geometric or intersection control type modifications to the study intersections are required for 2018 based on capacity considerations. It is recommended that regular signal timing updates be made at the General Sieben Drive/TH 55 intersection with or without the construction of this development.



Planning Commission Memorandum

To: Planning Commission

From: John Hinzman, Community Development Director

Date: August 22, 2016

**Item: Hastings Medical Office Building #2016-34 – Rezoning & Site Plan – Northwest
Corner of North Frontage Rd & Dakota Summit Dr – Mortenson Construction**

PLANNING COMMISSION ACTION REQUESTED:

Hold a public hearing and consider the following actions related to Hastings Medical Office Building, a two story 50,000 s.f. building proposed by Mortenson Construction for Allina Medical. The project would be located on a 5.5 acre parcel located at the northwest corner of North Frontage Road and future Dakota Summit Drive:

1. Rezone property from A – Agriculture to PI – Public Institution
2. Site Plan – Building construction and site development

BACKGROUND

Existing Condition

The 5.5 acre site is part of a larger parcel currently owned by Conzemius Dairy Farm. In 2015 the City Council granted annexation and plat approval of Dakota Summit 3rd Addition encompassing the site. The site is presently farmed with little topographical relief.

Comprehensive Plan Classification

The site is designated as “Mixed Use” in the 2030 Hastings Comprehensive Plan. Site development is consistent with the Plan.

Zoning Classification

The site is presently zoned A – Agriculture; a rezoning to PI – Public Institution is proposed. Medical office buildings are a permitted use in the PI zoning District.

Adjacent Zoning and Land Use

The following land uses abut the site

	Existing Use	Zoning	Comprehensive Plan
North	Future 4 th Street Farmland	A - Agriculture	Mixed Use
East	Dakota Summit Dr Wal-Mart	C-4 – Regional Shopping Center	Mixed Use
South	Future North Frontage Rd Farmland	A - Agriculture	Mixed Use
West	Nininger Township Farmland		Mixed Use

REZONING REVIEW

Request

Amend City Code Chapter 155.01 - Official Zoning Map. Rezone property from A – Agriculture to PI – Public Institution.

PI – Public Institution Zone

The PI District is intended to provide land for medical care, government service, and community service facilities. Uses include:

(B) *Uses permitted.*

(1) Hospitals, sanitariums, residential care facilities, dependent and semi-independent, residential senior facility - independent, dormitories, and other medical care facilities of a similar nature;

(2) Specialized educational facilities above the secondary level;

(3) Governmental buildings when the use is considered to be an office use or jail;

(4) Accessory uses incidental to the above principal uses including, but not limited to, signs and off-street parking;

(5) Churches;

(6) Community gymnasiums and fitness facilities;

(7) Museums in structures of special historical significance; and

(8) Keeping chickens pursuant to 155.07.

(C) *Uses by special permit.* Towers as regulated by § 155.07.

Analysis

The proposed use of the property as a medical office building is consistent with the intent and permitted uses of the PI District.

RECOMMENDATION

Approval of the rezoning is recommended.

SITE PLAN REVIEW

Request

Approve construction of a 50,000 s.f., 2 story medical office building.

Streets

No new public streets. All access drives would be privately owned and maintained.

Vehicular Access and Circulation

Internal access and circulation is acceptable. Two entrances would be provided from Dakota Summit Drive, and one from North Frontage Road.

Pedestrian Access

Pedestrian access is acceptable. Sidewalks and trails exist along Dakota Summit Drive and North Frontage Road. A sidewalk entrance from Dakota Summit Drive to the building has been provided.

Traffic Impact Study

A traffic impact study was conducted by Spack Consulting to determine the impact of the proposed development on road volumes, intersections, and accesses within the vicinity of the project. Spack stated the following:

Results:

The traffic impacts of the proposed development on the study intersections were analyzed. The principal findings of this study were:

- The proposed medical office building is expected to generate 1,806 new trips during an average weekday, 119 new trips during the a.m. peak hour, and 179 new trips during the p.m. peak hour.
- All of the study intersections operate acceptably during the existing a.m. and p.m. peak hours.
- All of the study intersections are forecast to operate acceptably in 2018 with the addition of traffic from the proposed development.
- All roadways in the study area are forecast to remain under capacity in 2018 with the addition of traffic from the proposed development.

City Staff has reviewed the traffic impact study and has the following questions:

1. The executive summary discusses seasonal adjustment factors being applied due to the short time frame of sample data. Because it is mid-summer, we would like confirmation that these factors do account for a significant amount of traffic moving through several of the intersections originating from Hastings High School. It is not readily apparent that consideration is made for this significant of a seasonal change in traffic patterns and we would like some follow up comments on this by the traffic engineering firm.
2. The study appears to only account for traffic that the Allina site itself would generate, whereas the City needs to look at this development's impacts holistically, meaning that we need analysis that considers the fully developed state of the entire Dakota Summit 3rd Addition.
3. When fully complete (after addressing City comments above), it is prudent for this information to be shared with MnDOT as two of the intersections studied are along TH 55. MnDOT may have comments on the study results, for which we should condition approval.

Parking

Minimum parking spaces for medical office buildings are not specifically identified within the general parking standards of the zoning ordinance. Chapter 155.09, Subd. F.3 states the following:

Parking requirements for a use not specifically mentioned shall be computed at the requirement for the uses it most closely resembles at the discretion of the Planning Director.

VII-1 & VIII-B-1 & 2

Allina Medical has indicated that its parking needs differ from those of a general office building. They seek allowance to provide 7 parking spaces per 1,000 s.f. (350 spaces) based upon the number of employees on site at a given time (140 employees) and the provision of 2 parking spaces per exam room (100 exam rooms) as follows:

Parking Standards	Number of Parking Spaces
Hastings City Code General Office – 1 space per 300 s.f. Total parking shall not exceed min requirements by more than 20%	167 spaces (50,000 s.f.\300) 201 spaces (167 spaces x 120%)
Allina Proposed Calculation 2 spaces per exam room 1 space per full time employee on duty daily Total minimum spaces Total parking shall not exceed min requirements by more than 20%	200 spaces (2 spaces x 100 exam rooms) 140 spaces (1 space x 140 employees) 340 total spaces 408 spaces (340 spaces x 120%)
Allina Proposed Parking	Allow up to 360 spaces; 346 spaces proposed

Allina has utilized the 7 parking spaces per 1,000 s.f. parking standards on four other recent clinic buildings as follows:

Parking on recent Allina Projects

Buffalo, MN	17,617 s.f.	119 parking spaces	6.75 spaces per 1,000 s.f.
Isanti, MN	17,288 s.f.	112 parking spaces	6.49 spaces per 1,000 s.f.
River Falls, WI	14,148 s.f.	85 parking spaces	6.01 spaces per 1,000 s.f.
Lakeville, MN	12,307 s.f.	75 parking spaces	6.09 spaces per 1,000 s.f.
<i>Hastings, MN</i>	<i>50,000 s.f.</i>	<i>346 parking spaces</i>	<i>6.92 spaces per 1,000 s.f.</i>

Parking Analysis

- Proposed parking is significantly greater than the minimum parking standards for general office under the zoning code.
- Many other Cities provide a differentiation between general office and medical office needs, with medical office having greater parking requirements.
- The rationale for calculating parking provided by Allina is based upon estimated employment and full use of all exam rooms. All exam rooms may not be concurrently utilized.

VII-1 & VIII-B-1 & 2

- The parking ratio proposed for the Hastings clinic is slightly greater than other recently constructed clinics. Allina indicates a change in their care model occurred in late 2015 which requires a larger number of support staff.
- Staff accepts the reasons and rationale for the parking change as proposed by Allina and encourages Allina to consider proof of parking or permeable pavement to reduce the overall impact of the large parking area.

Please see the attached parking letter for further information.

Architectural Standards

Architectural elevations are reviewed for conformance to the Architectural Standards of the Zoning Code. The building façade must consist of 65% of Class 1 or 2 materials, with Class 1 materials comprising at least 25%. Building Class materials are as follows:

<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>
Brick	EIFS or Drivit	Industrial grade concrete precast panels
Natural Stone	Masonry Stucco	Smooth concrete
Glass (including block, windows, or opaque mirrored panels)	Specialty Integral Colored Concrete Block (including textured, burnished block, rock face block)	Ceramic
Seamless metal panels (including copper)	Architecturally textured concrete precast panels	Wood
Other materials not listed elsewhere as approved by the Administrative Official	Tile (masonry, stone, or clay)	Aluminum or Vinyl Siding
	Other materials not listed elsewhere as approved by the Administrative Official	Other materials not listed elsewhere as approved by the Administrative Official

The building façade primarily consists of brick and glass including many windows on all sides of the building. The building adheres to minimum architectural elevation standards. Nearly all materials are Class I, with limited Class II materials. The building adheres to the Architectural Standards as follows:

Landscape Plan

The development includes a variety of planting near the building and parking areas. The landscape plan exceeds minimum planting requirements as follows:

	Required	Proposed
One tree per 4,000 s.f. of paved surface; 75% deciduous – 140,000 s.f.	35 trees total 27 deciduous	35 trees total 35 deciduous
One tree per 50 feet of lot perimeter – 2,010 feet	40 Trees	40 Trees
One shrub per 40 feet of lot perimeter – 2,010 feet	50 shrubs	172 shrubs

Lighting Plan

A photometric lighting plan has been submitted. The proposed foot-candle illumination is below the 0.5 maximum at the edge of the commercial area. Lighting is acceptable under the following condition:

- 1) All lighting shall incorporate shields and cut-offs to direct light on the site.

Grading, Drainage, Erosion Control and Utility Plan Review

The Public Works Department has provided a cursory review of the Grading, Drainage, Erosion Control, and Utility Plans. Site Plan approval shall be conditioned upon final approval of the Grading, Drainage, Erosion Control and Utility Plan by the Public Works Director, including resolution of the following comments:

- 1) Hydraulic analysis information seems to be adequate for detailed review, but there has yet to be detailed information submitted regarding water quality treatment for the site. Specifically, they need to address the requirements for no net increases in Total Phosphorus (TP) and Total Suspended Solids (TSS) from pre-development conditions. We suggest they use the Minimal Impact Design Standards (MIDS) calculator tool as a resource to address these requirements.

RECOMMENDATION

Approval of the Site Plan is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated August 22, 2016.
- 2) Recording of the Dakota Summit 3rd Addition Final Plat with Dakota County.
- 3) Completion of Dakota Summit Drive and North Frontage Road construction projects as identified in the Dakota Summi 3rd Addition Development Agreement prior to receipt of a Certificate of Occupancy for the building.
- 4) Approval of a rezoning from A – Agriculture to PI – Public Institution.

- 5) Calculation of minimum parking standards as presented in the Planning Commission Staff Report.
- 6) Resolution of Traffic Impact Study questions to the satisfaction of the Community Development Director.
- 7) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 8) Outdoor storage shall be prohibited unless it is screened from public view with a wall incorporating materials and colors consistent with the main building.
- 9) All rooftop units must be screened from public view via a parapet wall or painted to match the building.
- 10) Signage will be processed administratively under a separate sign permit application.
- 11) Approval of the Grading, Drainage, Erosion Control, and Utility Plans by the Public Works Director and payment of any required inspection escrows.
- 12) All lighting shall incorporate shields and cut-offs to direct light on the site.
- 13) A landscape surety shall be established in the amount of 125 percent of the value of the plantings prior to certificate of occupancy and held for one year to ensure landscape viability.
- 14) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, Site Plan approval is null and void.

ATTACHEMENTS

- Location Map
- Site Plans
- Alternative Parking Calculation Memo – August 15, 2016
- Application

LOCATION MAP



HA.
422 Broadway Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612-338-4300

**ARCHITECTURE LANDSCAPE
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PLANNING ENGINEER
Chen Huihui
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Minneapolis, Minnesota 55401
Telephone 612-338-2375
ELECTRICAL ENGINEER
Elliott Cunniff
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Minneapolis, Minnesota 55401
Telephone 612-338-2375

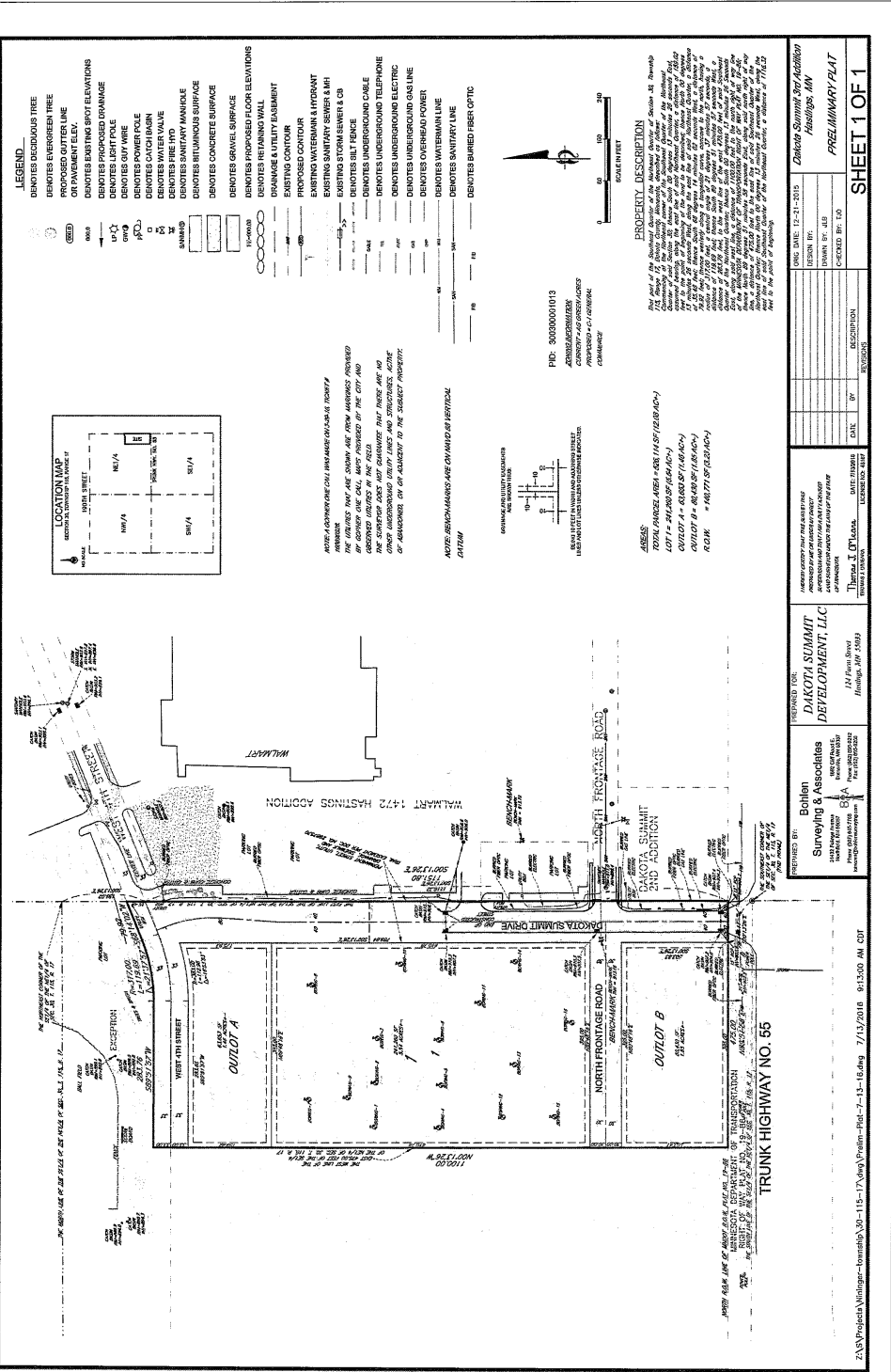
**Mortenson
Engineering**
MORTENSON
ENGINEERING
770 Hennepin Avenue
Minneapolis, MN 55422

ALINA
HASTINGS CLINIC
CORE AND SHELL

NO.	DESCRIPTION	DATE

DATE: AUGUST 12, 2016
CP-A CONSTRUCTION
REQUIREMENTS
C000

**SITE
SURVEY**



REGISTERED BY
Bohlen
Surveying & Assoicates
111 First Street
Minneapolis, MN 55401
Phone: 612-338-4300
Firm Registration No. 014
Exp. 12/31/16

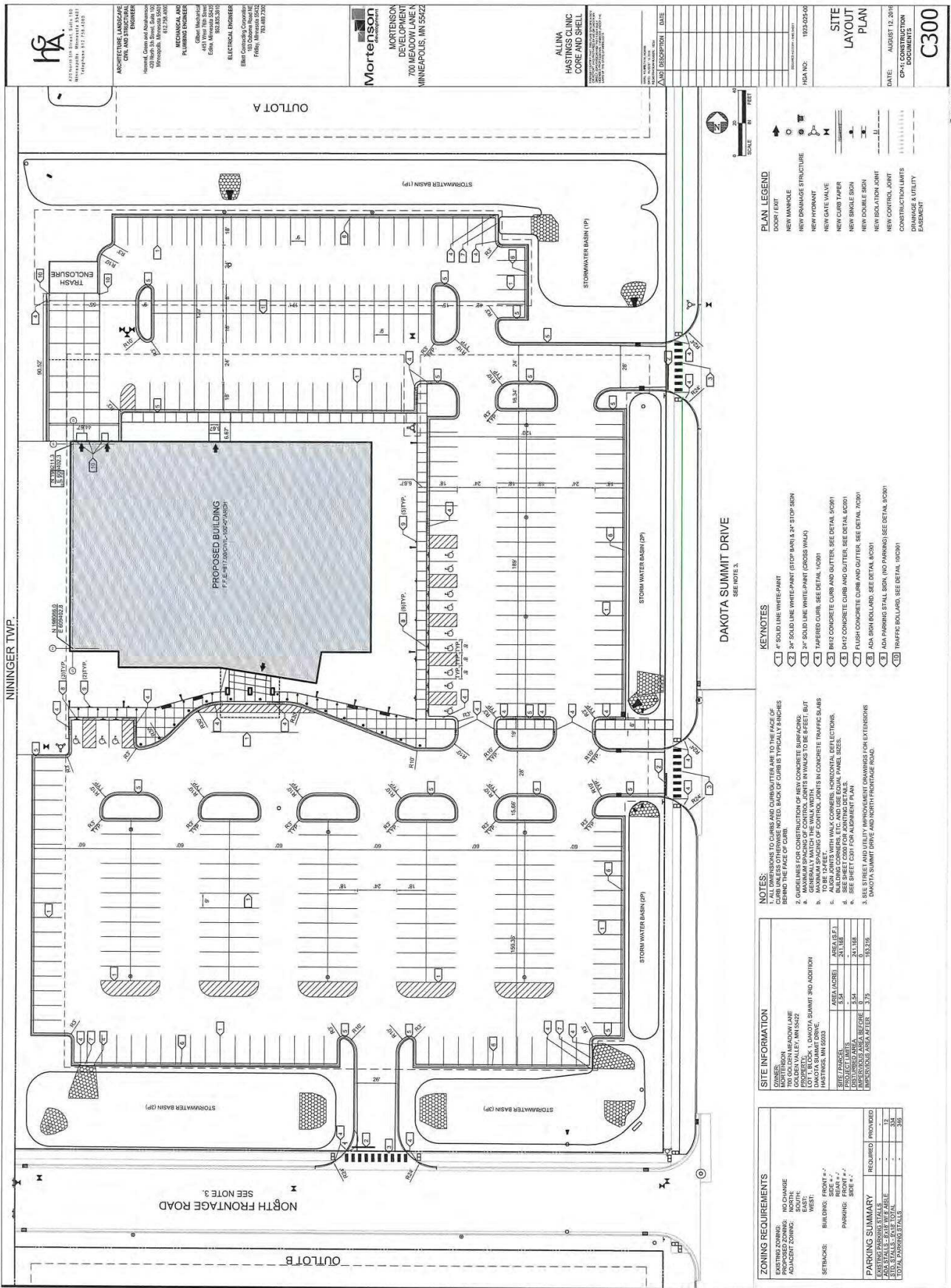
FOR CLIENT USE
DAKOTA SUMMIT
DEVELOPMENT, LLC
111 First Street
Minneapolis, MN 55401
Phone: 612-338-4300

DATE: 7/13/2016
TIME: 9:15:00 AM CST

PROJECT NO.: C000
SHEET NO.: 1 OF 1

DATE: AUGUST 12, 2016
CP-A CONSTRUCTION
REQUIREMENTS
C000

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MINNEAPOLIS, MN 55402

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Tel: 612.338.8888

PLAN LEGEND
DOOR EXIT
NEW MANHOLE
NEW DRAINAGE STRUCTURE
NEW HYDRANT
NEW GATE VALVE
NEW CURB TAPER
NEW DOUBLE SIGN
NEW INDICATION JOINT
NEW CONTROL JOINT
CONSTRUCTION LIMITS
DRAINAGE & UTILITY
ELEVATION

SITE LAYOUT PLAN
DATE: AUGUST 12, 2018
DRAWN BY: C300
CHECKED BY: [blank]
APPROVED BY: [blank]

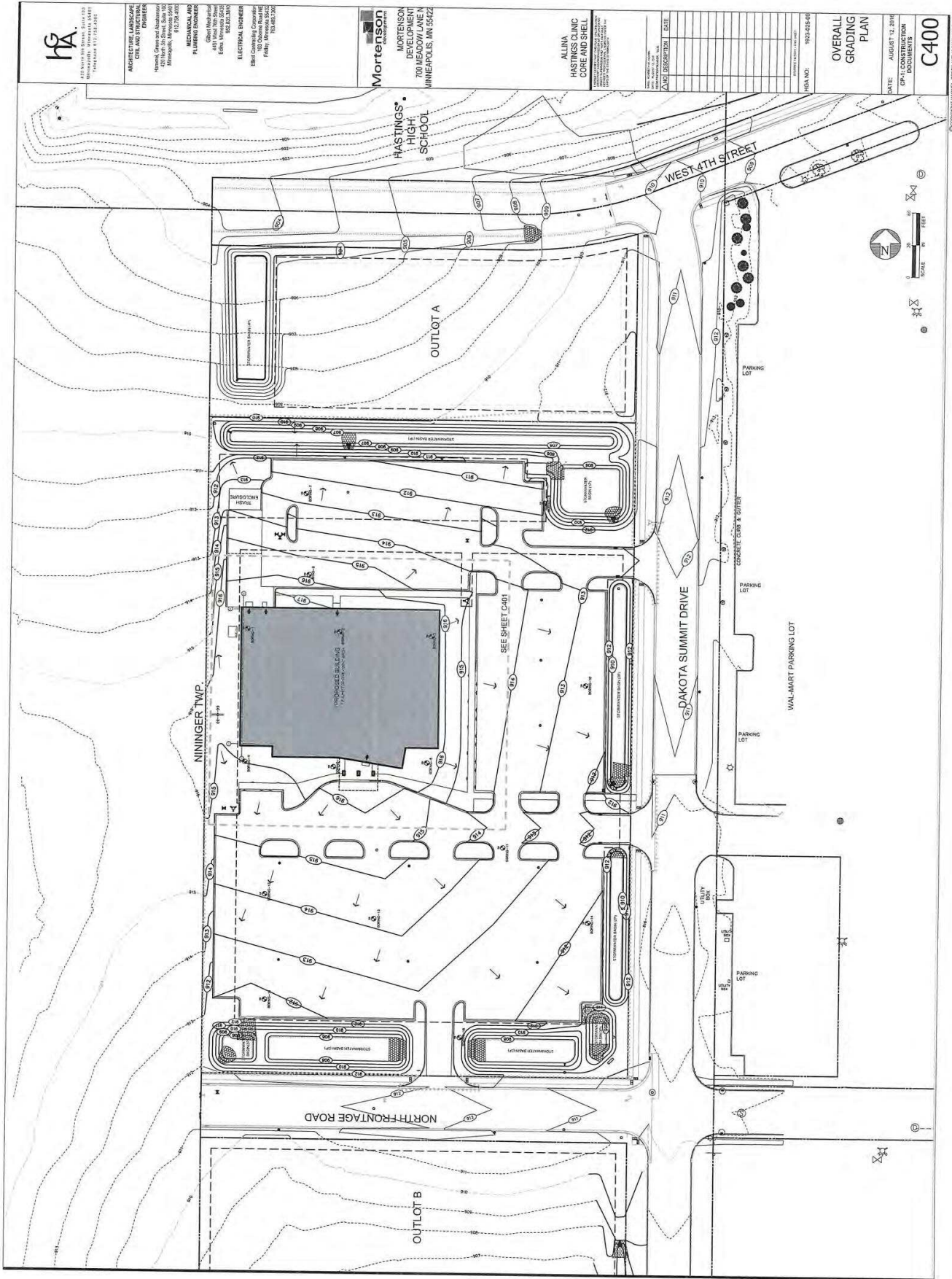
KEYNOTES
1. 6" SOLID LINE WHITE PAINT
2. 4" SOLID LINE WHITE PAINT (STOP BAR) 8.5' STOP SIGN
3. 4" SOLID LINE WHITE PAINT (CROSS WALK)
4. PAVERED CURB, SEE DETAIL (C301)
5. 18" x 12" CONCRETE CURB AND GUTTER, SEE DETAIL (C302)
6. 18" x 12" CONCRETE CURB AND GUTTER, SEE DETAIL (C303)
7. 4" x 4" SQUARE CURB AND GUTTER, SEE DETAIL (C304)
8. 4" x 4" SQUARE CURB AND GUTTER, SEE DETAIL (C305)
9. 4" x 4" SQUARE CURB AND GUTTER, SEE DETAIL (C306)
10. 4" x 4" SQUARE CURB AND GUTTER, SEE DETAIL (C307)

NOTES
1. CURB SHALL BE TO CURB AND CURB SPACING ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 2" BRICKS BEHIND THE FACE OF CURB.
2. MAXIMUM SPACING OF CONTROL JOINTS IN WALKWAYS TO BE 8 FEET. BUT MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS SHALL BE 12 FEET.
3. ALL JOINTS SHALL BE WITH WALK CORNERS. HORIZONTAL DEFLECTIONS SHALL BE LIMITED TO 1/4" PER JOINT.
4. SEE SHEET C301 FOR ALTERNATE PLAN.
5. SEE STREET AND UTILITY IMPROVEMENT DRAWINGS FOR EXTENSIVES IMPROVEMENTS TO STREETS AND UTILITY INFRASTRUCTURE ROAD.

SITE INFORMATION
PROJECT NAME: PROPOSED BUILDING AND PARKING LOT
PROJECT ADDRESS: 100 DAKOTA SUMMIT DRIVE, NININGER TWP., MN 55402
DATE OF SUBMITTAL: AUGUST 12, 2018
DATE OF PREVIOUS SUBMITTAL: [blank]

SETBACK	BUILDING	PARKING	REQUIREMENT	PROVIDED
ZONING REQUIREMENTS	NORTH		NO CHANGE	
	EAST			
	SOUTH			
	WEST			
PARKING SUMMARY	MINIMUM	35	35	35
	REQUIRED	35	35	35
	PROVIDED	35	35	35
	TOTAL	35	35	35

SETBACK	BUILDING	PARKING	REQUIREMENT	PROVIDED
ZONING REQUIREMENTS	NORTH		NO CHANGE	
	EAST			
	SOUTH			
	WEST			
PARKING SUMMARY	MINIMUM	35	35	35
	REQUIRED	35	35	35
	PROVIDED	35	35	35
	TOTAL	35	35	35



HA
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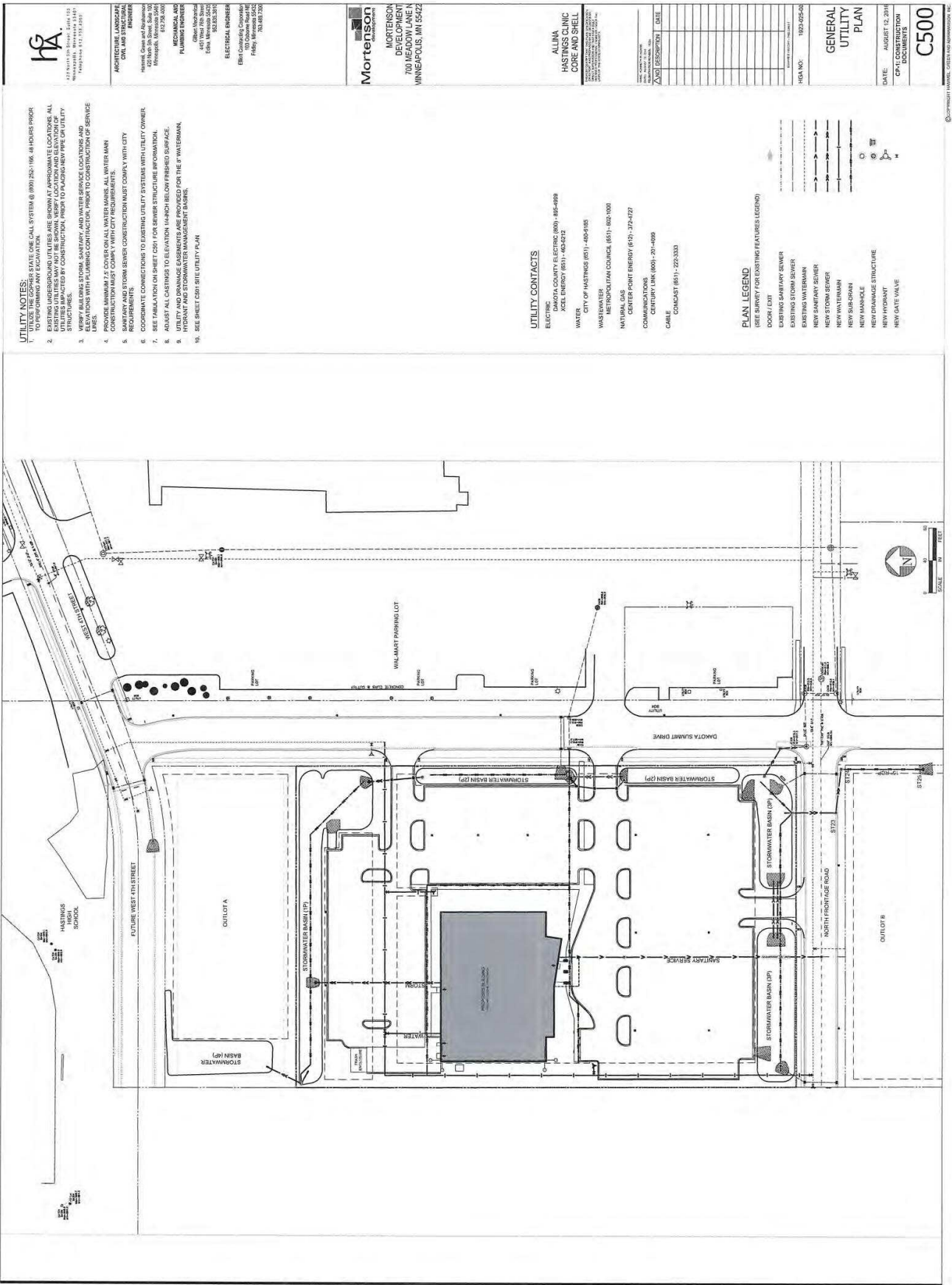
Mortenson
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 Minneapolis, MN 55401
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ALLINA
 HASTINGS CLINIC
 CORE AND SHELL
 700 N. W. 1st Street
 Minneapolis, MN 55401
 Telephone: 612.338.1331

OVERALL GRADING PLAN
 DATE: AUGUST 12, 2011
 SHEET: C400



C400



UTILITY NOTES:
 1. UTILIZE THE SUPPLIER STATE ONE CALL SYSTEM @ (800) 242-1166, 24 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
 2. VERIFY ALL EXISTING UTILITY LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO LOCATING NEW PIPE OR UTILITY STRUCTURES.
 3. VERIFY BUILDING STORM, SANITARY, AND WATER SERVICE LOCATIONS AND CONNECTIONS WITH PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION OF SERVICE LINES.
 4. PROVIDE MINIMUM 7.5' COVER ON ALL WATER MAINS, ALL WATER MAIN CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
 5. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER, REQUIREMENTS.
 6. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
 7. SEE TABULATION ON SHEET C501 FOR SEWER STRUCTURE INFORMATION.
 8. ADJUST ALL CASTINGS TO ELEVATION 144.00' BELOW FINISHED SURFACE.
 9. UTILITY AND DRAINAGE ELEVATIONS ARE PROVIDED FOR THE 4" WATERMAIN, SANITARY SEWER AND STORMWATER SEWER.
 10. SEE SHEET C501 FOR UTILITY PLAN.

UTILITY CONTACTS
 ELECTRICITY
 DAKOTA COUNTY ELECTRIC (800) 486-4888
 XCEL ENERGY (817) 462-8272
 WATER
 CITY OF HASTINGS (817) 489-9185
 METROPOLITAN COUNCIL (817) 489-1000
 NATURAL GAS
 CENTURY ENERGY (817) 374-4277
 COMMUNICATIONS
 CENTURY LINK (800) 291-4999
 CABLE
 COMCAST (817) 223-3333

PLAN LEGEND
 (SEE SHEET FOR EXISTING FEATURES LEGEND)
 EXISTING WATER MAIN
 EXISTING SANITARY SEWER
 EXISTING STORMWATER SEWER
 NEW SANITARY SEWER
 NEW STORMWATER SEWER
 NEW WATER MAIN
 NEW WATER MAIN
 NEW MANHOLE
 NEW DRAINAGE STRUCTURE
 NEW HYDRANT
 NEW GATE VALVE

HA
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 ENGINEER
 427 North 10th Street, Suite 110
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 Phone: 612.338.1111
 Fax: 612.338.1112

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 700 NORTH LAKE AVENUE
 MINNEAPOLIS, MN 55422

ALINA
 HASTINGS CLINIC
 CORE AND SHELL
 1000 WEST 4TH STREET
 HASTINGS, MN 55033

DATE	DESCRIPTION	DATE
10/20/2011	ISSUED FOR PERMIT	
10/20/2011	ISSUED FOR CONSTRUCTION	
10/20/2011	ISSUED FOR RECORD	

HA PROJECT NO: 1023-025-01
 SHEET NO: 1023-025-01-01

GENERAL UTILITY PLAN

DATE: AUGUST 12, 2010
 CP: F. CONSTRUCTION
 DOCUMENTS

C500

PROJECT: ALLEN-HASTINGS CLINIC
DATE: JAN 20 2016
PROJECT NO.: 16011
CLIENT: HASTINGS CLINIC
DESIGNER: ELLIOT CONSULTING CORPORATION

1 OF 1

GENERAL NOTES

1. REFER TO ALL OTHER SHEETS FOR NOTES AND DETAILS.

KEYNOTES

1. REFER TO ALL OTHER SHEETS FOR NOTES AND DETAILS.

HA
 HASTINGS ARCHITECTS
 700 WEST WASHINGTON
 MINNEAPOLIS, MN 55425

Mortenson
 MORTENSON
 700 WEST WASHINGTON
 MINNEAPOLIS, MN 55425

Elliott Consulting Corporation
 HASTINGS CLINIC
 COPE AND BHELL

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NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	100' 10" LED AREA LIGHTING	1	LINEAL FOOT	100.00	100.00
2	100' 10" LED AREA LIGHTING	1	LINEAL FOOT	100.00	100.00
3	100' 10" LED AREA LIGHTING	1	LINEAL FOOT	100.00	100.00
4	100' 10" LED AREA LIGHTING	1	LINEAL FOOT	100.00	100.00
5	100' 10" LED AREA LIGHTING	1	LINEAL FOOT	100.00	100.00

NOTES:

1. All lighting shall be installed in accordance with the manufacturer's instructions.
2. Lighting layout provided is not intended for construction documents but for informational purposes only.
3. Refer to all other sheets for notes and details.

D-Series Strip 1 LED Area Luminaire

Specifications:

- Length: 100' 10"
- Width: 10"
- Height: 4"
- Weight: 100 lbs
- Material: Aluminum
- Finish: Powder Coat
- Color: White
- Light Output: 10000 lumens
- Beam Spread: 60°
- Mounting: Surface Mount
- Input Voltage: 120V AC
- Input Current: 8.3A
- Power Factor: 0.95
- THD: 12%
- Operating Temperature: -20°C to 50°C
- Storage Temperature: -40°C to 70°C
- Humidity: 5% to 95% RH
- Shock: 10g
- Vibration: 10g

Example LED Area Luminaire Installation:

16011-01-01

16011-01-01



Architecture | Engineering | Planning

July 18, 2016

WRITER'S DIRECT DIAL 612-758-4469

UPDATED: August 15, 2016

Mr. John Hinzman
 Community Development Director
 City of Hastings
 101 Fourth Street East
 Hastings, MN 55033

Re: Mortenson Development | Hastings Medical Clinic
Letter of Explanation for Alternate Site Parking Calculation Method
 HGA Commission Number 1923-025-00

Dear Mr. Hinzman:

On behalf of Mortenson Development and Allina Health, this is a letter of explanation to clarify HGA's interpretation and understanding of the parking requirements within the City of Hastings' Zoning Code, Chapter 155 applicable to the Hasting Medical Clinic site (Lot 1 of Dakota Summit 3rd Addition). We are seeking the Planning Director's discretionary review and approval of the proposed off-street parking for our project use, per § 155.09, Item F.3 which allows for uses not specifically mentioned in Appendix B to be computed at the requirement which most closely resembles the new use.

Appendix B, Excerpt – City of Hastings Zoning Code, Chapter 155			
Zoning Type	Site Use	Req'd # of Spaces / MIN	Req'd spaces +20% / MAX
Commercial	Prof/General Office	167 spaces (1:300 sf)	200 spaces
Commercial	General Retail	250 spaces (1:200 sf)	300 spaces
Public/Quasi-Public	Hospital	N/A (3 spaces per bed)	N/A

HGA proposes that in the absence of a zoning use that matches the project's Medical Clinic building type, a total of 360 parking stalls should be the maximum allowable number of spaces based on accommodating the number of building occupants calculated (including patients, visitors and employees) at the peak hour(s) of operation. For reference, we note the above parking requirements for other, non-applicable Land Uses as they are outlined in the Zoning Code.

HGA also notes that after the property is acquired, the Clinic site will be submitted for rezoning to a PI 'Public Institution' Use along with the required Land Use Application documents. Although there are some similar uses identified in Appendix B (General Office & Retail), our interpretation is that these uses neither correlate closely enough to the program of the Hastings Medical Clinic, nor adequately address the need for increased access to off-street parking for staff, patients, families, and visitors to the proposed site to accommodate daily business operations where public transportation options are not readily available to alleviate demand; while the next most similar use identified in Appendix B (Hospital) relies on a patient bed count to complete a calculation which is not applicable to the proposed building type & program.

Hammel, Green and Abrahamson, Inc. 420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338
 HGA Architects and Engineers, LLC
 HGA Architects and Engineers, LLP Telephone 612.758.4000 Facsimile 612.758.4199
 HGA Architecture and Engineering, PC Visit our Website: hga.com
 HGA Mid-Atlantic, Inc.

Mr. John Hinzman
 July 18, 2016 (*updated August 15, 2016*)
 Page 2

As part of establishing a new Primary Care clinic site, the intended building tenant Allina Health has historically required a minimum of six (6) parking stalls per 1,000 square feet of useable space. This has served them well until a new care model was implemented in the fall of 2015. The new care model has increased the number of support staff assigned to each physician/provider, which has created parking capacity issues at a number of their existing clinics. In response to that issue, Allina Health has now increased their requirement for new clinics to seven (7) stalls per 1,000 useable square feet and recent experience with this parking ratio at two clinic sites indicates it is sufficient to support operations. It is also the ratio used for *four* new Allina Health clinics currently under construction & in each case they have worked with the Developer and the City to maximize aesthetic appeal and green space, eliminating adverse impacts from additional parking.

At your request, we provide the following additional information to support the need to allow seven (7) stalls per 1,000 useable square feet, including the attached site plans for the four new Allina Health clinics referenced above which utilize the same parking ratio at the proposed Hastings Clinic project. Plans for the following Clinic sites are included in this revised submittal letter Buffalo, MN; Isanti, MN; River Falls, WI; and Lakeville, MN.

Buffalo, MN summary:

17,617 SF - building footprint 119 parking spaces – provided

Isanti, MN summary:

17,288 SF - building footprint 112 parking spaces – provided

River Falls, WI summary:

14,148 SF - building footprint 85 parking spaces – provided

Lakeville, MN summary:

12,307 SF – building footprint 75 parking spaces – provided

PROPOSED ALTERNATE METHOD OF CALCULATION

The new clinic will have 100 exam rooms that require two (2) parking spaces per exam room to accommodate one (1) patient and one (1) waiting family member or visitor, in addition to the 140 Full-time Equivalent (FTE) employees necessary to run the clinic on a daily basis. Based on an occupancy calculation according to the MN State Building Code, the Clinic area of 50,000SF (2-stories/25,000sf per story) equates to 500 total building occupants (250 occup/floor); HGA notes that the proposed parking count of 346 spaces only aims to supply approximately 70% of the quantity of maximum building occupants.

200 patient & visitor spaces [100 exam rooms x 2] + 140 staff spaces = 340 spaces total

Because appointment times for Healthcare are fixed, the proposed parking count of 346 spaces includes six surplus spaces to ensure that patients are able to find parking near their scheduled appointment

Mr. John Hinzman
July 18, 2016 (*updated August 15, 2016*)
Page 3

during time of peak demand throughout the day, allowing the Tenant to operate a successful business in this growing commercial corridor in Hastings. Adjacent retail tenants do not have the same need to hold to similarly regimented timetables. We request the City's review and approval to proceed with the inclusion of 346 parking stalls as indicated in the current site plan design *and the address the essential business need identified above.* Mortenson Development, Allina Health, and HGA look forward to working with the Community Development Department to finalize a mutually agreeable site plan and parking count.

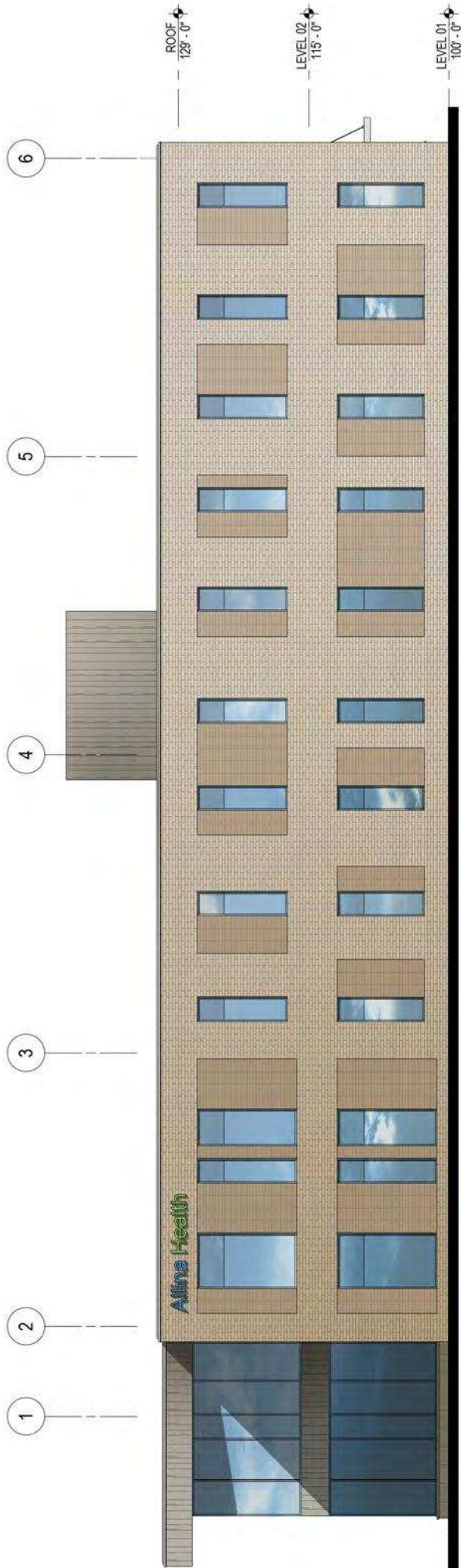
Thank you very much for your consideration.

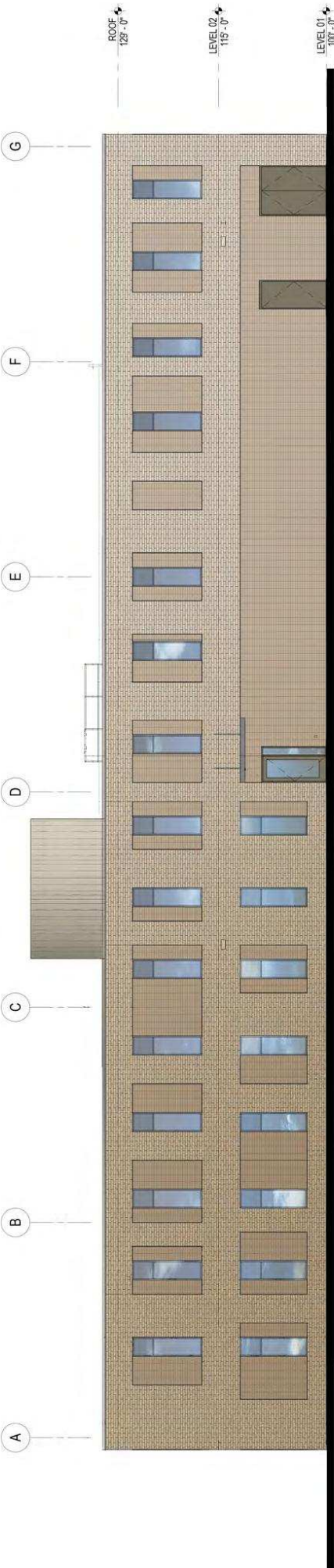
Sincerely,



Jenny Hietala, AIA, NCARB
Project Architect, Senior Associate

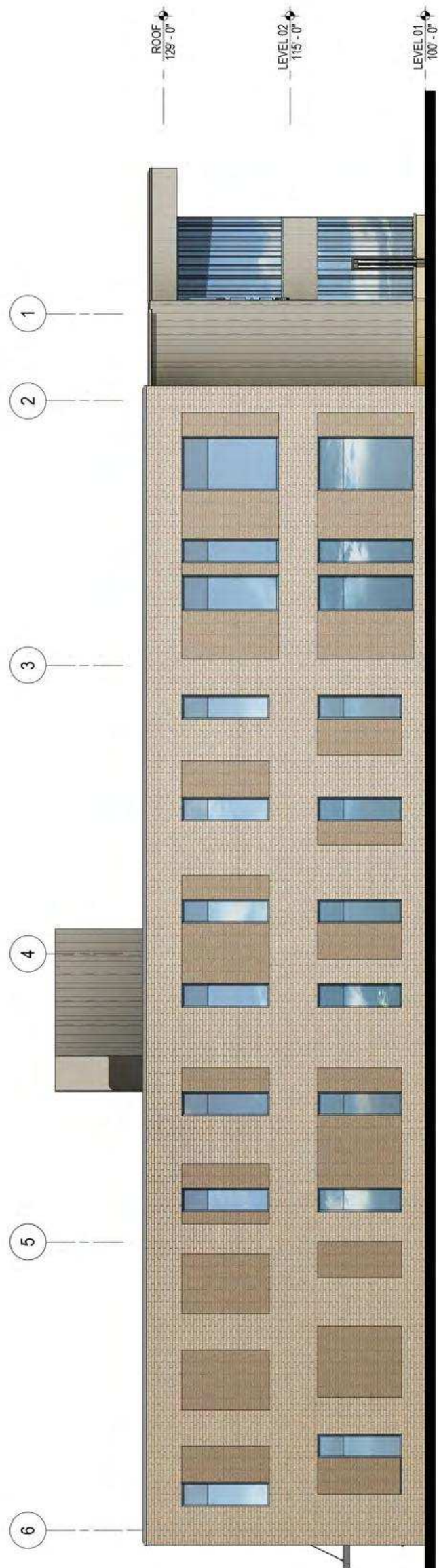
VII-1 & VIII-B-1 & 2







VII-1 & VIII-B-1 & 2





**City of Hastings
Community Development Department**

Land Use Application

Address or PID of Property: Dakota Summit and North Frontage Road, Hastings, MN

Applicant Name: Mortenson Development, Inc.
 Address: 700 Meadow Lane North
Minneapolis, MN 55422
 Phone: (763) 710-6863
 Fax: _____
 Email: jeremy.jacobs@mortenson.com

Property Owner: Hastings Medical Office Building, LLC
 Address: 700 Meadow Lane North
Minneapolis, MN 55422
 Phone: 763-287-5459
 Fax: _____
 Email: sandy.sponem@mortenson.com

Description of Request: _____
 The Hastings Clinic is a new two-story 50,000sf building, developed and owned by Mortenson Development, Inc. Scope of the project includes only the Core and Shell construction, the function of the space will be a medical office clinic, occupied by one tenant with the option to subdivide for multiple tenants in the future.

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? _____

Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

<input checked="" type="checkbox"/> Rezone \$500	<input type="checkbox"/> Minor Subdivision \$500
<input checked="" type="checkbox"/> Final Plat \$600	<input type="checkbox"/> Special Use Permit \$500
<input checked="" type="checkbox"/> Variance \$250	<input type="checkbox"/> Comp Plan Amend. \$500
<input type="checkbox"/> Vacation \$400	<input type="checkbox"/> Lot Split/Lot Line Adj. \$50
<input type="checkbox"/> House Move \$500	<input type="checkbox"/> Annexation \$500 plus legal expenses
<input type="checkbox"/> Prelim Plat \$500 + escrow	<input type="checkbox"/> EAW \$500 + \$1,000 escrow
<input checked="" type="checkbox"/> Site Plan \$500 + escrow	<input type="checkbox"/> Interim Use Permit \$500

Total Amount Due: \$ \$ 5,600

Make checks payable to City of Hastings.
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

[Signature] 07/18/2016
 Applicant Signature Date

[Signature] 07/18/2016
 Owner Signature Date

Bob Solfelt, VP of Development

Sandy Sponem, CFO

Applicant Name and Title – Please Print

Owner Name – Please Print

OFFICIAL USE ONLY

File # _____ Rec'd By: _____ Date Rec'd: _____
 Fee Paid: _____ Receipt # _____ App. Complete _____

Hastings Planning Commission

**August 22, 2016
Regular Meeting**

PUBLIC HEARING**1. Mortenson Development – Rezoning\Site Plan #2016-34 – Allina Clinic – Highway 55 & General Sieben Drive.**

Hinzman presented the staff report.

The public hearing was opened at 7:20 and closed at 7:22 with only Jeremy Jacobs, agent for the applicant speaking, to introduce himself and the project.

Commissioner Alpaugh asked if a specific portion of the parking lot has been chosen for proofing. He added that it may not be possible to do so and not disrupt the flow. Hinzman said the applicants do not wish to proof any of the parking. He added that it has been the desire of staff to do so.

Commissioner Johnson asked if all the stormwater ponds would be intended to serve all possible parking. Hinzman said yes.

Commissioner Wallace said he doesn't see any reason to require proofing of some parking because it would increase costs and time. He added that they have shown the need for parking at similar facilities.

A representative with Allina said they will need the additional parking shown on the plan due to having additional services, group sessions, and therapies.

Slaten said that 2-3 patients per day go to the clinic and must be sent to the adjacent hospital for emergency care by wheelchair. He added that building the new clinic across town would increase time and expense in doing so. An Allina representative said the new clinic would be easier for new patients to find as they have found that even some Hastings residents have trouble initially finding the clinic. Doctor Kevin Best said 2-3 transport per day to the hospital is a high estimate, but said it does happen. He added they are in a unique situation in that the clinic and hospital are jointly owned so they don't have to limit themselves to caring for patients in specific buildings when not medically necessary. Tom Thompson, President of Reginal Medical Center said that an ambulance is the safest transportation even between the current clinic and hospital. He also added that the current site is restrictive for a 50,000 SF clinic with its necessary parking.

Jacobs said they looked for some time around the area and found that this is the only site large enough to house this facility.

Estenson said he has concerns that the PI zoning district that is proposed is too specific and could cause issues if the clinic left or had ancillary uses on the site. Hinzman said the PI district would allow a wide variety of uses that are related to the site as accessory uses. Commissioner Barse asked if the zoning could be easily changed in the future if the project didn't work out as

proposed. Hinzman said yes. Deaver said asked if ancillary uses like a coffee shop, medical equipment, and pharmacy would be allowed on site as accessory uses. Hinzman said yes.

Slaten asked if this would be considered spot zoning to only zone this parcel PI. Hinzman said it would not because the parcel is large and the PI district is somewhat similar to commercial.

Estenson stated that an Allina Clinic in Inver Grove Heights was in an area that appeared to be a mixed use district.

Barse said he is in favor of approving the plan with the proposed parking because the applicant knows their business's needs.

Estenson asked if the applicant had considered pervious pavers. Jacobs said they require a lot of maintenance and need to be replaced more often than traditional methods.

Johnson said he was initially struck by the large amount of pavement on the proposed site. He added that it seems odd to have all that pavement there, in addition to all of the unused pavement at Walmart. He asked if there could be any sharing of parking worked out. Jeremy said due to the nature of their business, they would need the parking located as close to their building as possible, if they have a full parking lot, their customers cannot just leave and come back later like they would at a store, and he mentioned that shared parking agreements can be difficult to acquire.

Deaver asked for a description of the proposed lighting plan for the parking lot. A representative from Mortenson described the locations and added that all will be downcast.

Motion by Commissioner Barse to approve the rezoning and site plan. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 7, Nays 0, Motion carried.