

June 12, 2012

## Description of Mercy MOB for City Planning Review

Frauenshuh HealthCare Real Estate Solutions proposed to develop a medical office building to service the north metro area in conjunction with Mercy Hospital. The building will be built by Kraus Anderson and will be designed by Pope Architects.

The Mercy Medical Office Building (MOB) is proposed to be built on the approximate 10 parcel of land north of Coon Rapids Boulevard and west of Black Foot Street NW. The site is part of Port Wellness and will become a major new feature added to Coon Rapids Boulevard.

The MOB is anticipated to be a four story building with approximately 123,000 square feet of space. The tenant mix is not yet finalized but is expected to include cancer treatment clinics, OB clinic and a variety of other specialty clinics. One major tenant anticipated is an Ambulatory Surgery Center that will provide same day surgeries and other minor invasive procedures. The clinic will have normal operating hours and is not a 24 hour facility.

Our design has followed required codes and regulations such as the IBC and other governing information. Included in the requirements are the Coon Rapids City requirements spelled out under the following sections:

- Code II-1800
- Code II-2700
- Code II-2800

Where noted below we are requesting designs that may reside slightly outside the terms spelled out in the noted sections. Below is a description and explanation of requested exception.

CODE: II-1810(11) Minimum Number of Parking Spaces Required. Medical and dental clinics and offices: one space for each 215 square feet of floor area.

STATUS: 1 stall per 215 s.f. equates to 4.65 stalls per 1,000 s.f. We are proposing a ratio of 4.5 stalls per 1,000 s.f. (or 1 stall per 222 s.f.) This is a slightly lower parking capacity when compared to the requirement. Our rationale is as follows:

- The proposed tenant mix of ambulatory surgery and cancer treatment modalities typically have a lower throughput when compared to high volume clinics such as family practice, orthopedics and pediatrics. The cancer clinics, support services and the ambulatory surgery center could account for nearly 40% of the building tenant space.
- The slightly lower number of stalls allows for additional green space to help blend the building into the environment and support a better design for Port Wellness.
- Slightly less impervious area which in turn helps with on-site storm water management.

CODE: II-2711(10) Development Guidelines. Parking. Locate surface parking to the rear or sides of buildings unless no other arrangement is practical. Parking to the front of a building if approved shall be limited to one 60 foot wide parking bay, consisting of one drive aisle with a parking row on each side.

STATUS: Our site design takes advantage of building location in order to provide the best views, access and functional layout while still allowing future development on the site. We are requesting the City grant approval to the building and parking locations based on the following:

- We have set the southwest corner of the building on the setback line from Coon Rapids Boulevard and moved the building as far west as to allow the service entry to be screened from Coon Rapids Boulevard and the neighboring residential areas as much as possible.
- Creating additional curb cuts along Coon Rapids Boulevard would be impractical so the site entry is proposed to be off Black Foot Street NW. Given the site orientation we have placed the parking to achieve the necessary number of stalls and storm water retainage. The building, parking and storm water retainage pond location along with green space requirements end up using nearly the entire site.
- To the extent possible, we have tried to screen the residential neighborhoods by having the retaining pond and berms between the site and adjoining properties.

CODE: 11-2711(6) Development Guidelines. Canopies and Awnings; Entry Treatments. Entries to principal buildings shall face the primary street; provided, where such access is unworkable, buildings may substitute for the primary street entry a focal feature facing the primary street. Corner entries may be used on corner lots. Nonresidential entries shall incorporate, and building street facades shall, where practical, incorporate, canopies and awnings to enliven the building appearance and provide a sense of shelter for pedestrians..

STATUS: As stated above the entry street to the site will be Black Foot Street NW. Although the site is on Coon Rapids Boulevard we are requesting the front be assigned to Black Foot Street NW.

We request these minor modifications to the regulations for approval of the Mercy Medical Office Building.

Sincerely,

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