

HENNEPIN COUNTY

MINNESOTA

May 24, 2017

Mr. Michael Centinario,
Planner, Planning Division,
City of Bloomington,
Bloomington, MN.
55431-3027

Dear Mr. Centinario,

RE: Bloomington Courts – Application for final site and building plan approval

We are pleased to submit for the City's consideration Hennepin County's application for final site and building plan approval. This application seeks the City's approval for a development project that will result in the construction of District Court facilities on property on the Bloomington Civic Campus. The advancing of this application is consistent with a Development Agreement entered into between the City of Bloomington and Hennepin County in the fall of 2016.

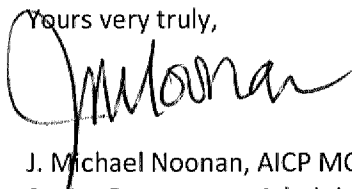
In support of our application we include the following material:

- Completed application
- Application fee in the amount of \$660
- Project description
- Development plans
 - Site plan
 - Civil plans – erosion control, stormwater management, utilities and grading
 - Landscaping plans
 - Elevations – plans, rendering, materials, and
 - Basic floor plans.

In addition, we also attached a copy of the project's Design Development Report dated April 5, 2017.

We trust you will find this information complete and provide all the City requires to consider the application of Hennepin County. Please let us know if you require any additional information.

Appreciate your consideration in advance.

Yours very truly,


J. Michael Noonan, AICP MCIP
Senior Department Administrator
Land Management Division

Hennepin County Community Works
701 Fourth Avenue S., Suite 400, Minneapolis, MN 55415
hennepin.us/communityworks



Bloomington Courts Project Description

Introduction

The 4th Judicial District is the state's largest trial court, handling approximately 800,000 cases annually in Hennepin County. District Court functions are spread amongst four divisions: the Hennepin County Government Center (Division 1), Brooklyn Center at Brookdale (Division 2), Minnetonka at Ridgedale (Division 3) and Edina at Southdale (Division 4).

Following a facility alternatives study for the 4th Judicial District in 2012, consideration was given to alternatives for the Court's Southdale location (Division 4). After considering the redistribution of Division 4 caseloads into the other three Divisions, the concept of relocating Division 4, in its entirety, to the Bloomington Civic Campus was pursued. A feasibility study in 2014 determined that space existed on the Civic Campus to accommodate the relocated Court's facility. It was also determined that certain other benefits would accrue to the City of Bloomington and others in the relocating of Court functions to Bloomington. Existing Court operations at Southdale (Division 4) would be closed with the relocation of the Courts to the Bloomington civic Campus.

In the fall of 2016, Hennepin County and the City of Bloomington entered into a Development Agreement and Lease. These agreements set forth key principles governing the relocation of Court functions to Bloomington and for the use of the building at the time when construction is completed and Court operations commence. Both agreements were supported by a Parking Development Agreement.

Project Description

The proposed facility addition to the City of Bloomington Civic Campus will be a two story structure located off the southwest end of the existing facility. The addition is immediately adjacent to the Bloomington Police Department and its operations.

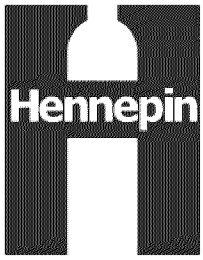
The two story addition will house operations for the 4th Judicial District (Division 4). All operational and administrative functions will be located on the second floor of the addition. The space will include two courtrooms and related chamber spaces, court administration office space, a Court related public service counter, public defender office space, community correction office space, flexible conference rooms to be used by court attendees and generous public waiting spaces. A secure holding space operated by the Sheriff's Office Courts Division will accommodate in-custody defendants and will serve as the office space for Sheriff's Office personnel on site.

The first floor will include the main entry to the Courts. The entry will face west and will be conveniently located adjacent to parking. Inside the main entrance to the facility will include an area for the screening of visitors to the facility, public restrooms and circulation to the second floor. A major portion of the first floor is dedicated to the circulation of City and County vehicles. This area includes the maintenance of the existing ramped access to the Bloomington Police Department's lower level garage, and providing law enforcement vehicles continued access into the existing sallyport facility. This access area will not only maintain access for the Bloomington Police Department, but will provide access for the Sheriff's Office and other law enforcement agencies in the transport of in-custody defendants to Court.

The project and site has been carefully planned and designed to respect and coordinate with the Civic Campus building – its architecture and building materials. Considerable attention has been played to site plan considerations – parking, traffic and pedestrian circulation, lighting and landscaping, stormwater management, and utilities.

The materials attached to this application provides images of the project and its constituent parts.

JMN/jmn



RENDERING OF PROPOSED ADDITION

**Hennepin County
South Suburban Courts at Bloomington**

HC Project No. 1003286 - Southdale Courts Relocation

DRC Submittal
May 23, 2017



332 Minnesota Street
W2000
Saint Paul, MN 55101

tel 651 227 7773

INTRODUCTION

The 4th Judicial District is the state's largest trial court, handling approximately 800,000 cases annually, while serving only Hennepin County – with Minneapolis as its largest city. District Court's criminal division handles cases at the Hennepin County Government Center (Division-1), Hennepin County Public Safety Facility (Division-1), and three suburban facilities located in Brooklyn Center (Brookdale/Division-2), Minnetonka (Ridgedale/Division-3), and Edina (Southdale/Division-4).

Following a facility alternatives study for the 4th Judicial District by Hennepin County in 2012, alternative operations for Southdale/Division-4 were sought. After considering the redistribution of Division-4 caseload into the other three Divisions, the concept of relocating Division-4 in its entirety to the site of Bloomington Civic Plaza was pursued. A feasibility study in 2014 determined that enough vacant space did not exist within the existing Civic Plaza facility, but that the collocation of both the Bloomington Police Department's existing holding facility and the 4th Judicial District court operations would prove beneficial to many court participants. The concept of a building addition to the southwest of the existing Police Department at the Civic Plaza was deemed feasible.

PROJECT DESCRIPTION

The proposed facility addition to the existing City of Bloomington Civic Plaza will be a two story structure located off the southwest end of the existing facility. This places the addition directly adjacent to the Bloomington Police Department's secure holding facility.

The two story, new addition will house operations for the 4th Judicial District's Division-4 on the second floor with two courtrooms and related chambers spaces, a court administration office space and public service counter, public defender office space, community corrections office space, flexible conference rooms to be used by court participants, and two public waiting spaces. A secure holding area operated by the Sheriff's Office Courts Division will house in-custody defendants and be the base of courthouse security for the Sheriff's Office.

The first floor of the new addition will include the main public entry to the courts. The entry will face west towards the Court's public parking lot. The north end of the first floor will include the weapon screening checkpoint and its supporting spaces as well as public toilets and vertical circulation to the second level. A major portion of the remainder of the first floor is dedicated to vehicular circulation. A portion of the facility's first floor is dedicated to maintaining the existing ramped access to the Bloomington Police Department's lower level garage. Another major portion is allocated to allowing law enforcement vehicles continued access into the existing police vehicle sallyport. This drive area will not only maintain the Bloomington Police access into their sallyport, but become the access point for Sheriff's Office transport vehicles and other law enforcement agencies to deliver in-custody defendants to court. In addition, the enclosed secure space is a means for Bloomington Police to escort their in-custodies to court. This connection between courts and police holding facilities allows each to serve as a back-up and excess capacity for the other.

SITE PARKING STUDY

Planning for relocating the Southdale courts operations to Bloomington Civic Plaza included an evaluation of additional parking requirements. In the fall of 2014, Bloomington Public Works undertook a review of existing parking supply and parking demand at Bloomington Civic Plaza to determine if there would be an adequate parking supply to support the additional demand that would be created by a suburban court addition to Civic Plaza.

This study concluded there are adequate on-site parking spaces for the suburban court addition except for days when special events are being held at the Bloomington Art Center. They noted that there are 10-15 daytime, work week uses of the Bloomington Art Center annually that use up all or most of the currently available extra parking spaces. The study concluded by noting a series of action considerations should additional uses be added to the existing uses at Bloomington Civic Plaza, including providing off-site parking and shuttle service to accommodate those daytime, work week, special event uses of Civic Plaza.

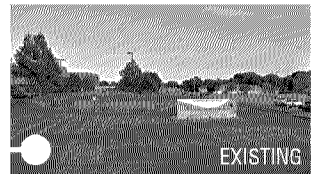
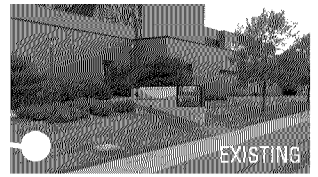
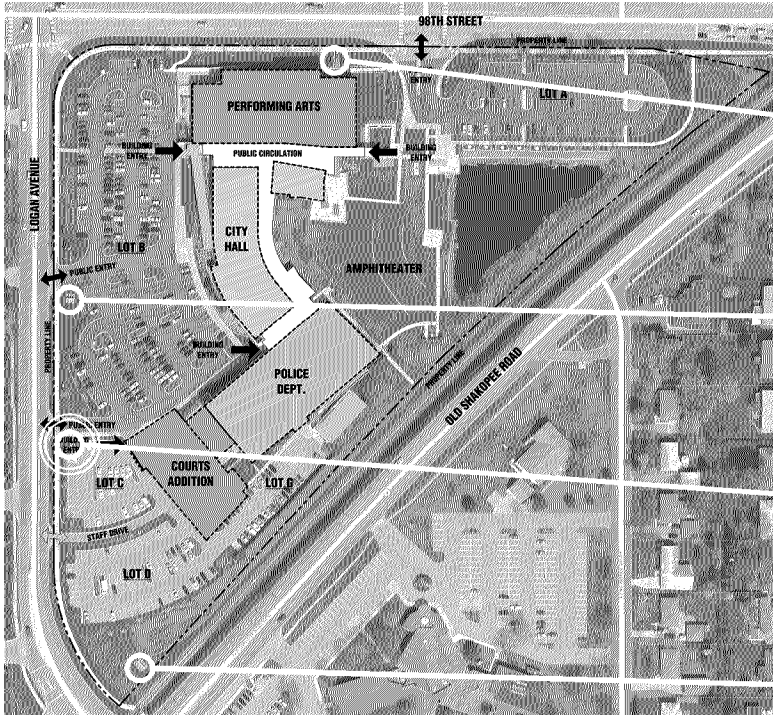
A subsequent parking study reviewing more detailed information about Courts needs was completed for the project during the Schematic Design phase by Alliant Engineering. This study reached similar conclusions and identified similar parking management strategies to work successfully within existing parking resources.

Key parking management actions concluded in subsequent discussions with the City included increasing available public parking resources by re-purposing the use of certain available parking areas, by reducing peak demand by coordinating Civic Plaza special events and Court calendar scheduling, and by utilizing off-site parking lots for when needed.

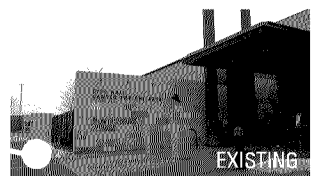
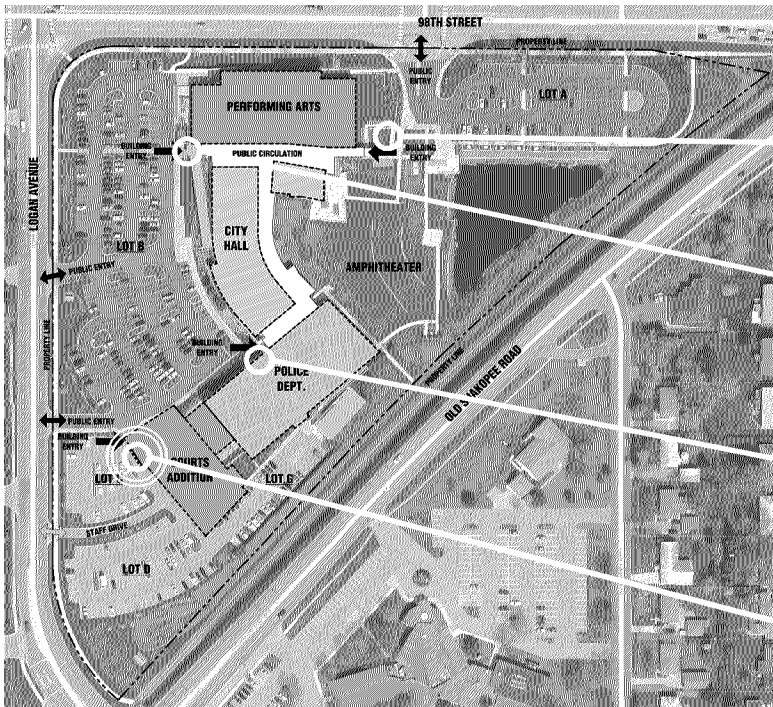
WAYFINDING

Four types of signage are currently utilized on site: stone and glass monument signs near the property line, bronze signage affixed to the building, bronze and blue wayfinding signage installed in the parking lots, and typical street signage. The following locates the existing and proposed signage to enhance wayfinding at the Addition.

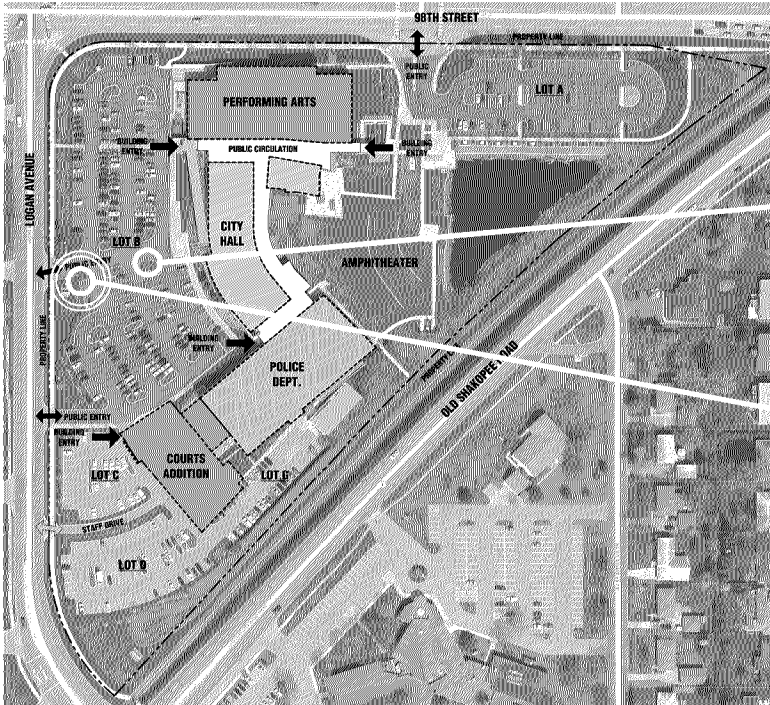
MONUMENT SIGNAGE



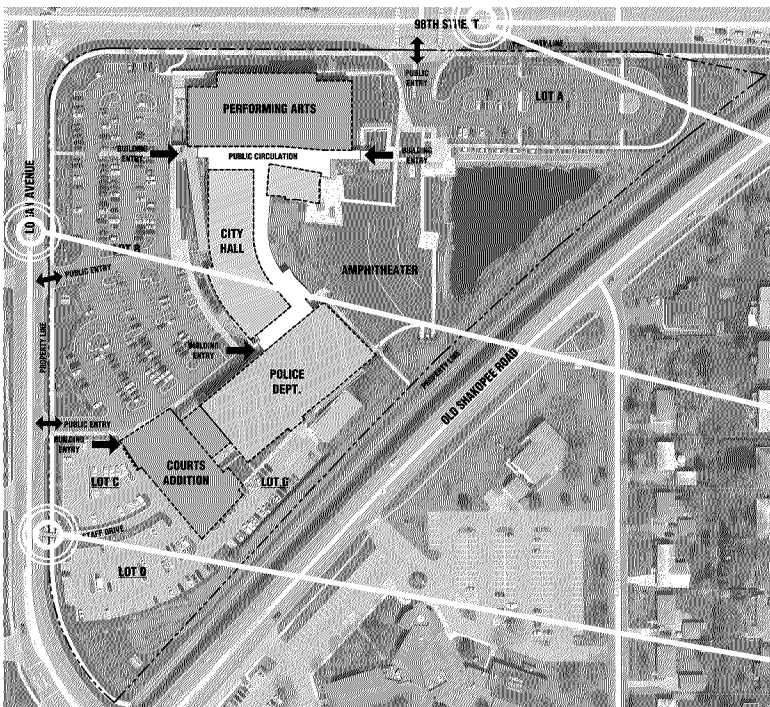
BUILDING SIGNAGE



WAYFINDING SIGNAGE



STREET SIGNAGE



DESIGN SOLUTION OVERVIEW

Among the primary goals for the architectural design for the new Suburban Courts Facility are to:

1. Provide suitable facilities for both present and future Court operations.
2. Provide clarity and identity for District Court's presence at Civic Plaza.
3. Harmonize District Court addition's visual character with Civic Plaza architecture.
4. Minimize disruption of Civic Plaza and City operations both during construction and long term.
5. Provide a model for Courts for future decades without losing the traditional feeling of courts.
6. Provide adequate parking for all anticipated needs.

Through a combination of building plan layout, massing, material explorations and facade design, the architectural design for the South Suburban Courts facility presents an appropriate and well-considered solution.

MASSING AND BUILDING VOLUMES

The massing of the new addition is organized as a copper and glass mass floating above and intersecting masonry plinths. While the materiality of the addition draws from the material application of the Civic Plaza, the massing reflects the character of the existing Civic Plaza architecture while maintaining a clear identity for the District Court functions. Specific elements include:

- The second story volume is a simple form clad in copper shingles to reflect Civic Plaza's architectural language. Like the Civic Plaza, large expanses of glass are set into the copper facade, complete with metal infill panels to mitigate daylight. This mass contains the primary court functions, including both Courtrooms, Sheriff's Holding, Court Administration, Community Corrects, and Public Defender. Public Waiting to the southwest, Court Administration to the north, and Community Corrections and Public Defender to the south are located along the glazed facade to maximize access to daylight and view while the Courtrooms and Holding are positioned adjacent to the existing City Police offices to preserve secure entrances and secure vertical circulation.
- The public portion of the main level is an eroded limestone mass, supporting the copper mass of the upper level as well as the wood colonnade. The public entry is located at the northwest corner of the main level to provide direct visual connection to the main public parking lots and is connected to District Court via the glass circulation tower within the wood colonnade.
- The secure portion of the main level is expressed as a masonry plinth, clad in the same brick as on the Civic Plaza, and maintains the existing City Police sallyport to preserve all current functionality. A secure elevator and stair tower allows access from the sallyport directly into the Sheriff's Holding Area on the second story.



EXTERIOR SYSTEM & FINISHES

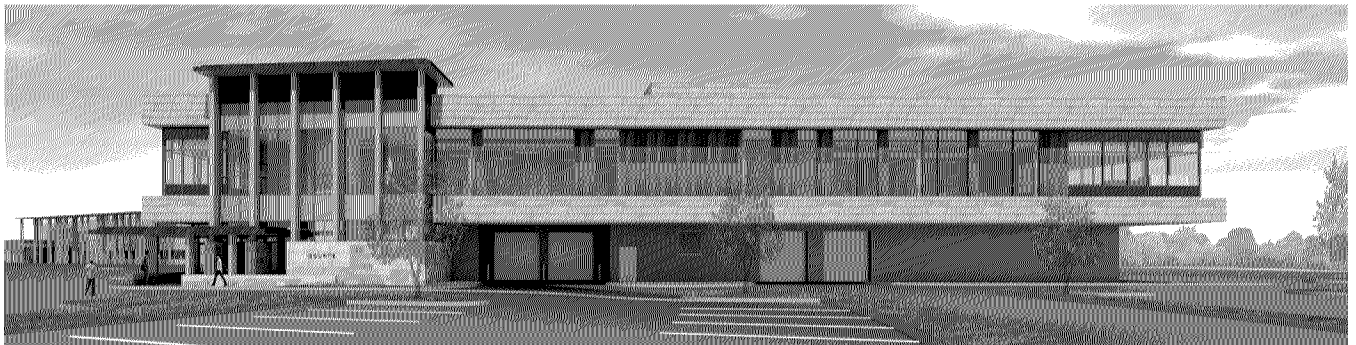
Wall and Roof Structure and Systems

Exterior walls, excepting CMU walls at the sallyport and glass curtainwall cladding on both levels, will be comprised of non-load bearing steel studs. The roof structure of the sallyport will be precast concrete double tees, while the upper level roof structure will be metal deck over steel beams and joists. The proposed roof system is ballasted.

Exterior Finishes

Following the architectural language of the Civic Plaza, the Courts Addition proposes masonry cladding on the main level and prepatinated copper cladding on the upper level. Also similar to the existing building is the use of smooth limestone at the entry. The materials applied to the addition will provide visual continuity with the adjacent Civic Plaza while the proposed massing will give the Courts an identity separate from the existing functions on site.

The addition proposes to match the existing brick, Chilton limestone, Kasota limestone, dark bronze anodized aluminum panels, and 16oz pre-patinated copper panels. Warranty information will be available after bid.



THE ARCHITECTURAL DESIGN

The architectural design is based on the aforementioned observations, criteria, and strategies. Though many factors affect the architectural approach, the resulting design is straightforward both in form and spatial arrangement. The addition pays homage to the Civic Plaza through use of material while the massing of the addition distinguishes the Courts as its own entity. Balancing the charge of designing an addition that harmonizes with the existing campus, provides clarity and identity for the Court's presence at the Civic Plaza, maximizes access to daylight and views for the public, and maintains the security necessary for the Court operations creates a dynamic design that will represent the crucial programmatic elements contained within this important facility.

UTILITIES

Water Demand and Wastewater Flow

The peak hour water and sewer flow of the Addition is estimated to be 2,475 gallons per hour. The estimated average daily water and sewer flow is 9,050 gallons per day.



EXTERIOR | View from West



EXTERIOR | View from Southeast



EXTERIOR | View from Southwest



EXTERIOR | View from Entry Drive



EXTERIOR | Southwest Elevation

Memorandum

Project:	Hennepin County Courts Addition to City of Bloomington Civic Plaza	Project No.:	162150
Client:	Hennepin County	Date:	May 23, 2017
Memo To:	Mike Centinario, City of Bloomington	Subject:	Pre-Application DRC Comments
Memo By:	Mandy Backstrom, EIT		

The following comments from the Pre-Application DRC dated May 2, 2017 are items that will be addressed at a later date or require further discussion with the city.

Fire Department Review Comments:

1) Based on the information we have been provided by the fire department regarding the BFD Ladder 1, the site will not be able to accommodate this vehicle, and it would be infeasible to design the site to allow for the turning radius required for the BFD Ladder 1. However, it is possible we have interpreted the information incorrectly. We would like to discuss this item with the fire department further prior to making any design changes.

Construction/Infrastructure Review Comments:

1) I have not yet received the PDF of the city standard details, so I currently have our default details shown.

Traffic Review Comments:

1) Turn lane modifications will need to be discussed further with city staff.
6) MMUTCD references for the signs will be included in the project specifications.
9) The only sidewalk proposed for the project that will not meet ADA is the sidewalk south of the main entrance drive. This is due to the existing grades on the site.

Utility Review Comments:

1) Drawing markups:
a. There is a fair amount of separation between the proposed storm sewer and the water service for the building. If desired, we can provide insulation between the pipes.
b. The watermain profile and plan will be completed once the PDF details have been received.
2) The requirement for the utility as-builts will be included in the project specifications.
4) We have requested PDF's of the city standard details. Once those are received, they will replace our default details which are currently shown in the documents.
10) Once the project documents are completed, we will submit to the Minnesota Department of Health for approval.
11) An MPCA sanitary sewer permit is not required for this project.
13) This requirement will be included in the project specifications and noted on the detail.
14) This requirement will be included in the project specifications and noted on the detail.
17) The sanitary sewer will have insulation installed over the shallow areas of the service. This requirement will be included in the project specifications and noted on the detail.

Water Resources Review Comments:

- 3) The SWPPP is in production.
- 6) The SWPPP narrative will be included on sheet C1.51 when completed.
- 10) There is a fair amount of separation between the proposed storm sewer and the water service for the building. If desired, we can provide insulation between the pipes.

Finishing Plan Review Comments:

- We are currently working on adjusting the site plan to accommodate the 2' separation between the walls and the drives.

If you have any questions, please don't hesitate to contact me!

Thank You