

St. Francis Regional Medical Center – Ambulatory Surgery Center

Project Narrative

St. Francis Regional Medical Center (SFRMC) and its owners Allina Health, HealthPartners Park Nicollet and Essentia Health are currently seeking required approvals to construct an Outpatient Surgery Center in Shakopee. The proposed site is currently a 15-acre Outlot parcel located just south of the existing SFRMC Campus. The approximately 44,470 square foot facility will provide the Shakopee and surrounding communities a local option for surgeries and procedures.

Several key requirements were considered when identifying this site as our preferred location for the new facility:

- Visibility from arterial roads to promote new services
- Location in proximity to the existing hospital campus
- Quick and safe access to highways
- Adequate parcel size to meet current and future needs
 - 15-20+ acres
- Zoning – B2 Office with PUD Overlay
 - Currently zoned similar to existing hospital campus

Architectural Narrative

Primary building material will be brick to blend with materials at the existing campus. Other materials include dark bronze metal panels and wood-look metal panels at the canopies, cast stone base under windows, curtainwall / storefront glazing with dark bronze mullions and EIFS. Materials were selected to create a warm and welcoming environment for patients while respecting the existing campus.

See architectural sheets for exterior elevations and material locations.

Requested City Action:

PUD Amendment

The applicant is requesting approval to amend the current PUD for the Scott County Parcel ID Number 278010030 as part of the proposed project. The current zoning of the parcel is B2-office with a PUD overlay. This application proposes to amend the current PUD – Planned Unit Development to include this proposed project. We believe this proposed building fits well within this zoning as the site is an expansion and relocation of services provided by SFRMC.

Existing Zoning:

B2 – Office

Overlay District:

PUD Overlay

Site Plan Approval

The applicant is requesting site plan approval for the above-mentioned project. Plans have been included in support of the application and its consistency with the proposed Planned Unit Development Zoning classification can be summarized as follows:

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Building Setbacks Provided

Sarazin Setback = 64 Feet.
St. Francis Avenue Setback = 245 Feet.
Valley View Road Setback = 175 Feet.

Parking Setbacks Provided

Sarazin Setback = 15 Feet (Existing Condition).
St. Francis Avenue Setback = 15 Feet (Existing Condition).
Valley View Road Setback = 120 Feet.

The proposed site layout meets or exceeds the existing building and parking setbacks for the SFRMC Campus.

Building Coverage and Lot Coverage:

Total Property Area=9.77 Acres

Proposed Total Impervious Area=5.45 Acres (55.8%)

Proposed Total Pervious Area=4.32 Acres (44.2%)

Lot coverage percentages are based on the Total Property Area. The proposal meets the maximum lot coverage of 80%.

Building Height:

Proposed Maximum Building Height= approximately 18 foot 8 inches typical. Roof screening will be approximately 26 feet high.

Existing and proposed vegetation along with screen walls will provide the necessary screening of parking, trash, loading dock, and mechanical equipment from the public views. The building materials and height meet the City Code for Articulation, Fenestration, and Material Design. Perspective images have been provided as part of this application.

Landscape:

The required landscape for this project is calculated using of the Chapter 151, Section 111 and 112 of the City Code. The landscape quantities are a calculation based on gross square footage of the building footprint and the amount of additional impervious area that is not part of the building. Based on these calculated areas the following landscaping is required:

Required trees = 122

The applicant is proposing to protect and retain much of the existing landscape. Therefore, proposing the following landscaping as part of this project:

Provided trees = 122 Trees (Existing Trees / Credits & Proposed)

Lighting:

A lighting and photometric plan has been submitted as part of this application. The proposed lighting is a combination of wall mounted fixtures and pole mounted fixtures which complies with the requirements of cut-off fixtures and for light cast on adjacent property and roads not exceed the maximum allowable foot candle measured at the property line.

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Fencing and Screening:

Screening for this proposed project is an important aspect with the loading dock adjacent to the residential properties. Screening of the proposed site is summarized as follows:

There will be a screen wall on the east side to hide the generator, transformer and loading dock area from Sarazin Street, that will be constructed of brick to match the building material. The trash and recycling will be screened from the east by a building fin wall, and from the south with wire mesh fencing.

The existing shrubs along the northerly property line provide significant screening of the parking lot surface. A complementary landscape treatment in addition to a screen wall is being proposed along the easterly property line which provides the necessary screening of loading dock and parking lot from the residential properties.

Mechanical Equipment Screening:

The roof top units will be as centrally located as possible, with a corrugated metal screen wall on the east and west sides to provide screening. As the mechanical equipment layout further progresses, any mechanical equipment that cannot be located indoors will meet the requirements of the City Code. Plans will be updated to show more detail for the mechanical equipment and associated screening for City review and approval prior to issuance of building permits.

Street and Access:

The project is proposing three additional access points to the property. The main campus access will be from the existing campus access drive located west of the proposed facility. Additional patient and staff access will occur from one new curb cut and one existing curb cut on St. Francis Avenue. These two access points allow for safe and convenient cross traffic from the main hospital campus. Two access points are being proposed on Sarazin which are planned to be used by deliveries and potentially for a Mobile MRI Truck in the event that the facilities unit is unavailable.

Parking:

Review of the required parking for this project is difficult and unique as the proposed facility is being constructed next to an existing surface parking lot. While the lot in question was constructed to offset campus parking for past expansion projects it has been and continues to be significantly underutilized. Our proposal to meet the City of Shakopee parking requirements for this building includes providing new parking stalls as well as utilizing a percentage of the consistently vacant parking stalls in the existing parking lot. The goal for the Owner is to provide enough parking so this facility can operate properly while not over building parking stalls. Components of the code used to calculate this initial parking required were as follows:

Medical, Dental Clinics=1 Parking Stall/225 SF

Based on a proposed 43,600 SF Medical Clinic 194 parking stalls would be required.

Existing Parking Occupancy Demand-

Loucks performed a parking study for the existing lot in question on the dates of January 9-12th, 2023. The study involved collection of the number of cars parked in the southerly lot at two separate times of day, 9:30 am and 1:30 pm which is a representative of peak time usage. The resulting parking survey are as follows:

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Date Observed	Parking Area	Number of Existing Spaces	Number of Spaces and Percentage of Occupancy			
			9:30 AM		1:30 PM	
			Stalls Occupied	Percentage of Occupancy	Stalls Occupied	Percentage of Occupancy
1/9/2023	South Lot	333	89	27%	103	31%
1/10/2023	South Lot	333	84	25%	98	29%
1/11/2023	South Lot	333	91	27%	117	35%
1/12/2023	South Lot	333	99	30%	108	32%
Total Number of Spaces during Peak Period=117						
Required Number of Spaces=Parking Usage * 10% Design Factor of Safety=117*1.10=129 Parking Stalls						
Total Number of Excess Spaces=333-129=204 Parking Stalls						
Total Number of Stalls Required Per City Code=194 Parking Stalls (Assume 43,600 SF @ 1 Per 225 SF)						
Total Number of Stalls Lost for landscape and drive aisles=81 Parking Stalls						
Total Number of Stalls Provided for ASC Use=109 New Stalls + 204 Excess Parking Stalls - 81 Parking Stalls Lost= 232 Parking Stalls						
			Total Stalls Required	Total ADA Stalls		
Hospital Outpatient		23841	106	11		
Rehab		8695	39	8		
Outpatient Services		3409	15	2		
Other		7657	34	2		
Total Stalls Required		43602	194	22		
Total Stalls Provided Per Previous Calcs			232	22		

A commonly used method of calculating the number of parking stalls that should be provided is described in the publication “Parking”, Eno Foundation for Transportation. This describes parking spaces provided should be 10 percent more than the number of spaces used during the peak hour usages. 10 percent represents the design factor of safety which provides excess capacity for peak surges.

Based on our parking data results collected as part of our field work efforts we have determined the parking adequacy for the existing southerly parking lot is:

- Total Number of Used Spaces During Peak Period=117
- Required Number of Spaces=Peak Parking Usage X 10% Design Factor of Safety=117X1.10=129 Parking Stalls
- The Excess Parking=333-129=204 Parking Stalls

These calculations indicate there are 204 parking stalls available to be used to meet the parking requirements for the proposed ASC Building. The proposed site plan shows removal of 81 parking stalls to meet landscape requirements and provide drive aisles with a 109 new parking stalls being constructed. Therefore, the total number of stalls available for ASC usage is 232 which exceeds the required 194.

ADA Accessible Parking Stalls are also an important component of the parking needs for this project as this facility contains Hospital Outpatient and Rehabilitation Services. ADA Parking Provided significantly exceeds the standard ADA chart because of these usages. A summary of how the number of required ADA were calculated can be seen in the following table:

		Total Stalls Required	Total ADA Stalls		
Hospital Outpatient	23841	106	11		
Rehab	8695	39	8		
Outpatient Services	3409	15	2		
Other	7657	34	2		
Total Stalls Required	43602	194	22		
Total Stalls Provided Per Previous Calcs		232	22		

Pedestrian Connection

Sidewalk connections are being proposed to the main campus drive located west of the proposed ASC Building as well as St. Francis Avenue and Sarazin Street. We believe these connection points to public sidewalks will allow for patients and staff to not only walk safely to the existing campus but be connected to the existing City sidewalk infrastructure.

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Drainage/Stormwater Management:

A detailed Hydrology Report with supporting calculations to show that the project meets the City of Shakopee stormwater management requirements has been submitted as part of this application. The proposed project is located within a high vulnerability Drinking Water Supply Management Area (DWSMA) and also within an Emergency Response Area (ERA) which doesn't allow for infiltration of stormwater runoff. The site is classified as a restricted as it relates to stormwater management. The requirements set forth by the City of Shakopee for this project are as follows:

1. Rate Control – Match existing rates for the 2-year, 10-year, and 100-year storm event rate, as well as 100-year, 10-day snowmelt event. Maximum allowable discharge rate equal to 1/3 CFS per acre.
2. Volume Control – 1.0-inch infiltration over the new impervious surface.
3. Quality Control – If infiltration is not used, BMP's used must remove 80% of the total suspended solids.

The stormwater management systems proposed meet the City of Shakopee stormwater management requirements per NPDES requirements.

Utilities:

A Utility Plan has been submitted for the review by the City Engineer and Public Works. Proposed utilities are being connected to previously planned stubs.

Water Distribution

Watermain with appropriately spaced hydrants is being extended from the existing watermain stubbed to the west side of the project area.

Sanitary Sewage

Sanitary service is being extended from the existing sanitary sewer service located on the westerly side of the proposed project.

Requested City Action:

Preliminary and Final Plat Approval

The applicant is requesting review and approval to replat the existing Scott County Parcel ID Number 278010030 as part of the proposed project. Currently this parcel is platted as Outlot A. The project is proposing to plat a buildable lot called Lot 1, Block 1 of St. Francis Medical Campus 3rd Addition for the ASC Facility and an Outlot for the remainder of the existing parcel.