

NOTE: WORK SHOP STARTS  
AT 4:45 PM



BELLE PLAINE DESIGN COMMITTEE  
NOTICE OF REGULAR MEETING AND AGENDA  
CITY HALL, 218 NORTH MERIDIAN STREET  
PLEASE USE THE NORTH ENTRANCE

**MONDAY, MAY 2, 2016**  
**4:45 P.M. WORK SHOP**  
**5:15 P.M. REGULAR MEETING**

#### **WORKSHOP**

4:45 P.M. Discussion on Design Elements of Ridgeview Medical Complex.

#### **REGULAR MEETING**

- 5:15 P.M.
1. CALL TO ORDER. 1.1. Roll Call.
  2. APPROVAL OF AGENDA.
  3. APPROVAL OF MINUTES.
    - 3.1. Regular Session Minutes of April 4, 2016.
  4. BUSINESS.
    - 4.1. Review of Design Elements for Ridgeview Medical Complex.
      1. Basem Hammami – RSP Architects
      2. Sara Aulizia – Ridgeview Medical Center
  5. ADMINISTRATIVE REPORTS.
    - 5.1. Commissioner Comments.
    - 5.2. Upcoming Meeting.
      1. Next Regular Meeting, 5:15 PM, Monday, June 6, 2016.
  6. ADJOURNMENT.

**BELLE PLAINE DESIGN COMMITTEE  
REGULAR SESSION  
APRIL 4, 2016**

**1. CALL TO ORDER. 1.1. Roll Call.**

The Belle Plaine Design Committee met in Regular Session on Monday, April 4, 2016 at City Hall, 218 North Meridian Street, Belle Plaine, Minnesota. Vice Chair Laurie Behnke called the meeting to order at 5:15 p.m. with Commissioners Kathy Joerg and Pat Krings present. Also present were Community Development Director Cynthia Smith Strack and Council Liaison Cary Coop. Commissioners Rick Krant and Greg Theissen were not present.

**2. APPROVAL OF AGENDA.**

MOTION by Krings, second by Coop, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

**3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of March 7, 2016.**

MOTION by Coop, second by Joerg, to approve the Regular Session Minutes of March 7, 2016 as presented. ALL VOTED AYE. MOTION CARRIED.

**4. BUSINESS.**

**4.1. Façade Improvement Loan – Annie’s Café Reroofing.**

Community Development Director Smith Strack explained that Ann Miller, d.b.a. Annie’s Café, has applied for a Façade Improvement Loan in the amount of \$1,500 for re-roofing the building located at 201 East Main Street. The replacement shingles will be of similar color. Photos of the building were included with Community Development Director Smith Strack’s memo.

MOTION by Joerg, second by Coop, to recommend approval of the replacement of the shingles as requested for the Façade Improvement Loan Program by Ann Miller, dba Annie’s Café, at 201 East Main Street. ALL VOTED AYE. MOTION CARRIED.

**4.2. Façade Improvement Loan – Don Savage, Sparetime Tavern, Door Replacement.**

Community Development Director Smith Strack explained that Don Savage, d.b.a. Sparetime Tavern, has applied for a Façade Improvement Loan in the amount of \$1,500 for the replacement of two doors at 117 West Main Street. Each door will consist of a glass panel.

Coop suggested the color white instead of the black for the door trim for consistency with the window trim and the existing door frames. The Commissioners discussed lettering for the glass panel doors and recommended the only the name, address and hours of business be allowed on the doors. No advertising of products.

MOTION by Joerg, second by Coop, to recommend approval of the replacement of two doors as requested for the Façade Improvement Loan Program by Don Savage, dba Sparetime Tavern, at 117 West Main Street, contingent that only the name, address and hours be allowed on the glass panel door (no advertising of products). Furthermore, the Committee recommends the color white for the door trim, rather than the proposed black color, due to consistency with the existing window frames. ALL VOTED AYE. MOTION CARRIED.

**4.3. “The Language of Design” – Distribution.**

Community Development Director Smith Strack distributed the book, 'The Language of Design' by Maureen Steele-Bellows and Barry Petit. She encouraged the Commissioners to review the book and come prepared for discussion at the next meeting.

## **5. ADMINISTRATIVE REPORTS.**

### **5.1. Commissioner Comments.**

The Commissioners were advised by Community Development Director Smith Strack that next month's agenda will include review of the proposed facility by Ridgeview Medical. Also, she is in contact with the University of Minnesota regarding streetscape lighting.

Commissioner Joerg commented that the entrance monument near the river bridge along TH 25/Walnut Street is leaning. She commented on the artificial look and feel of the sign and recommended a different model for the entrance monuments on TH169.

### **5.2. Upcoming Meeting.**

#### **1. Next Regular Meeting, 5:15 PM, Monday, May 2, 2016.**

The Commissioners were reminded of the next meeting as listed.

## **6. ADJOURNMENT.**

MOTION by Krings, second by Coop, to adjourn at 5:44 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Patricia Krings  
Recording Secretary



# MEMORANDUM

DATE:	March 2, 2016
TO:	Design Committee Members
FROM:	Cynthia Smith Strack, Community Development Director
RE:	Item 4.1 Design Review: 165 Commerce Drive West

**REQUEST: Design Review for RMC Campus**

## GENERAL INFORMATION

<b>Applicant:</b>	Ridgeview Medical Center
<b>Subject Property Address:</b>	165 Commerce Drive West
<b>Street functional class:</b>	TH 169: Principal arterial, Meridian Street: Minor Arterial Enterprise Drive, Commerce Drive - Collectors
<b>Zoning Class:</b>	Mixed Use – Highway Commercial and Mixed Residential
<b>Request:</b>	Project Design Review
<b>Meeting Representation:</b>	Basem Hammami – RSP Architects Sara Aulizia – Ridgeview Medical Center

## REPORT ATTACHMENTS

- Architectural Renderings

## REVIEW OF REQUEST

Standards  
The project meets the definition of a ‘substantial project’ as addressed by the DC at previous meetings. As such the following design principals are to be addressed and considered: regionalism, context, scale & mass, composition, hierarchy, color, transformation, and simplicity.

Our overall preference is clear, confident, and calm design and this is the standard we employ to evaluate designs. The Design Team finds clear, confident, and calm designs are often more cost-effective as well.

Following are specific design elements to be reviewed:

1. Building architecture: buildings to feature ‘four sided’ architectural, traditional regional building materials are preferred, pleasing views from the street are a priority, and harmony within developments and surrounding locale is required.
2. Landscaping is to (a) emphasize street grid, (b) enhance the pedestrian experience, (c) complement architectural features, and (d) screen utility areas.

3. Parking is to feature (a) driveway location that is efficient and promotes proper circulation and (b) sufficient landscaping.
4. Lighting is to be functional and design oriented.
5. Signage is to be functional and design oriented.

Lighting and signage will be reviewed in the future administratively to the extent possible. Remaining items: building architecture, landscaping, and parking review follows.

#### Building Architecture

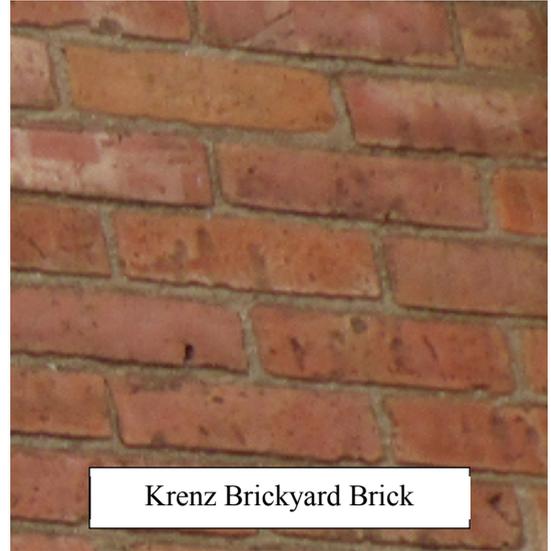
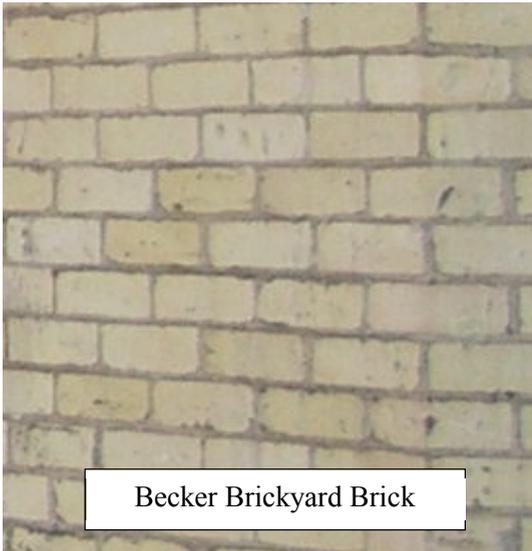
Samples of exterior building materials have been requested. The proposed development includes a 54 unit, three story independent senior living complex with underground parking, (b) a 10,000 square foot wellness center, and (c) a 13,000 sf medical clinic with vertical expansion capability up to three stories. All three occupancies are connected.

The following observations are offered for consideration:

1. Context: The design addresses area context (zoomed out view) exceptionally – residential structure faces lower traffic area, pedestrian traffic considered, & building designed to be viewed from all four sides.
2. Scale: The design concept is complex considering the variety of uses, occupancies, and project partners. As presented there are significant differences in component building heights, component building bulk, and proposed component rooflines. Input from RSP Architects regarding strategies that can be employed to synchronize building component scale and proportion is anticipated, encouraged, and suggested.
3. Composition: Each of the three elements (housing, wellness, clinic), when viewed individually (standing alone) seem to work, but when blended together seem to lack unity. This disunity improves with clinic vertical build-out but still appears in an unbalanced, asymmetrical shape. Input from RSP Architects regarding strategies to promote symmetry and bring in elements of major existing structures is anticipated, encouraged, and suggested.
4. Composition: Individual openings (doors, windows) and solids appear asymmetrical within individual units (housing, wellness, clinic) and when taken as a whole. Belle Plaine Design Standards encourage symmetry. Input from RSP Architects regarding strategies to promote symmetry in individual and grouped structure(s) is anticipated, encouraged, and suggested.
5. Hierarchy (visual order): The design features a wide variety of important visual components and accents. Input from RSP Architects regarding what specific components are important is encouraged. Input regarding focusing attention on entries or other specific important components as defined by RSP and lessening other areas of competing interest is anticipated, encouraged, and suggested.
6. Regionalism: Brickyards are important to Belle Plaine history. Red brick from Krenz brickyard primary original material in downtown, cream colored brick from Blakeley brickyard used for trim with red brick. Cream colored brick from Becker brickyard used throughout Downtown BP and the Twin Cities area, manufactured a mile west of Main/Meridian. Consideration of reflecting similar styles/colors in the brick on the building is kindly requested.
7. Exterior materials: The design features a wide variety of pleasing and acceptable exterior materials, including: stone, brick, engineered wood siding, cement board, composite material, painted steel, asphalt shingles & parapet. Input from RSP regarding potential to simplify proposed exterior materials as listed in the guidelines of Belle Plaine Design Standards is anticipated, encouraged, and suggested.
8. Color palette: The design features an impressive color palette: stone, two different colors of brick, two colors of engineered wood siding, cement board, two colors of composite materials, painted

steel, and asphalt shingles. The designer is commended for innovative use of color/texture. However, being true to City design priorities input from RSP on the potential to simplify color palette is anticipated, encouraged, and suggested.

9. Locations of wall signage: wall signs are anticipated for commercial components of the development, especially the northwest face (Commerce) and the southeast face (Hwy 169). Input from RSP on the potential location of sign band(s) is encouraged.



#### Landscaping

Landscaping is to (a) emphasize street grid, (b) enhance the pedestrian experience, (c) complement architectural features, and (d) screen utility areas. As illustrated in the marked up landscape plan attached, proposed landscaping appears to meet design requirements providing external utility units are appropriately landscaped.

#### Parking

Parking is to feature an appropriate driveway location and sufficient landscaping. Design standards appear to be met.

# Scale, Composition, Hierarchy & Color: 3 Story Clinic

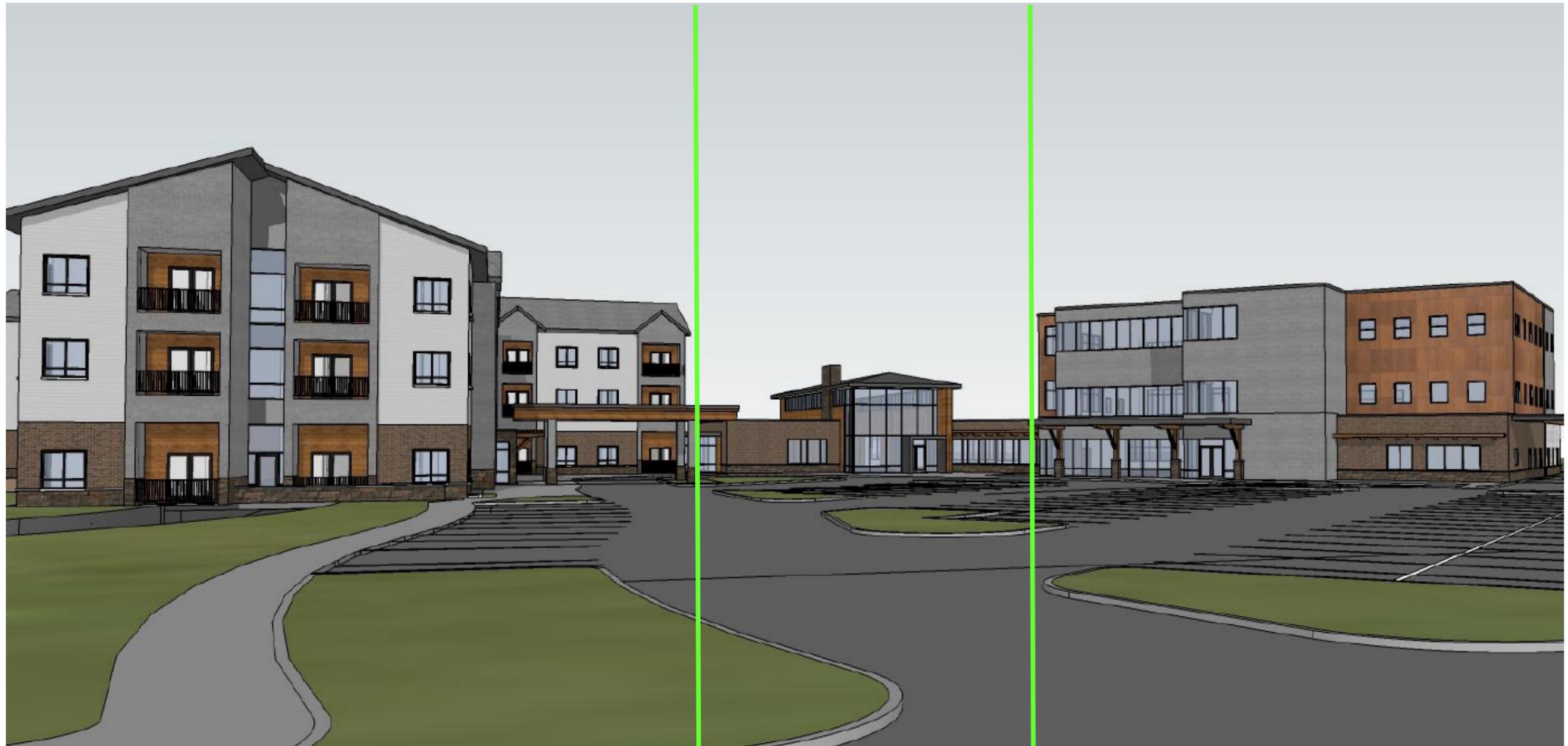
Scale: how building relates to other buildings and pedestrians. Massing: building bulk/form.

As a rule, we favor reduced bulk and mass of buildings & encourage scale/mass that is compatible with existing adjacent development

Composition: How building shaped/formed. As a rule, we favor proportion and symmetry of individual components and overall design

Hierarchy: Visual order & what your eyes are drawn to, elements of the design that dominate versus elements that are supportive or recessive. As a rule we favor clear, simple hierarchy – ease in defining what components are important.

Color: Dark colors absorb light (blend in) and light colors reflect it (draw attention). As a rule we prefer a simple color palette (fewer number of colors employed) which reflect traditional historic color palette and that blend in with adjacent development.



# Scale, Composition, Hierarchy & Color: Phase I

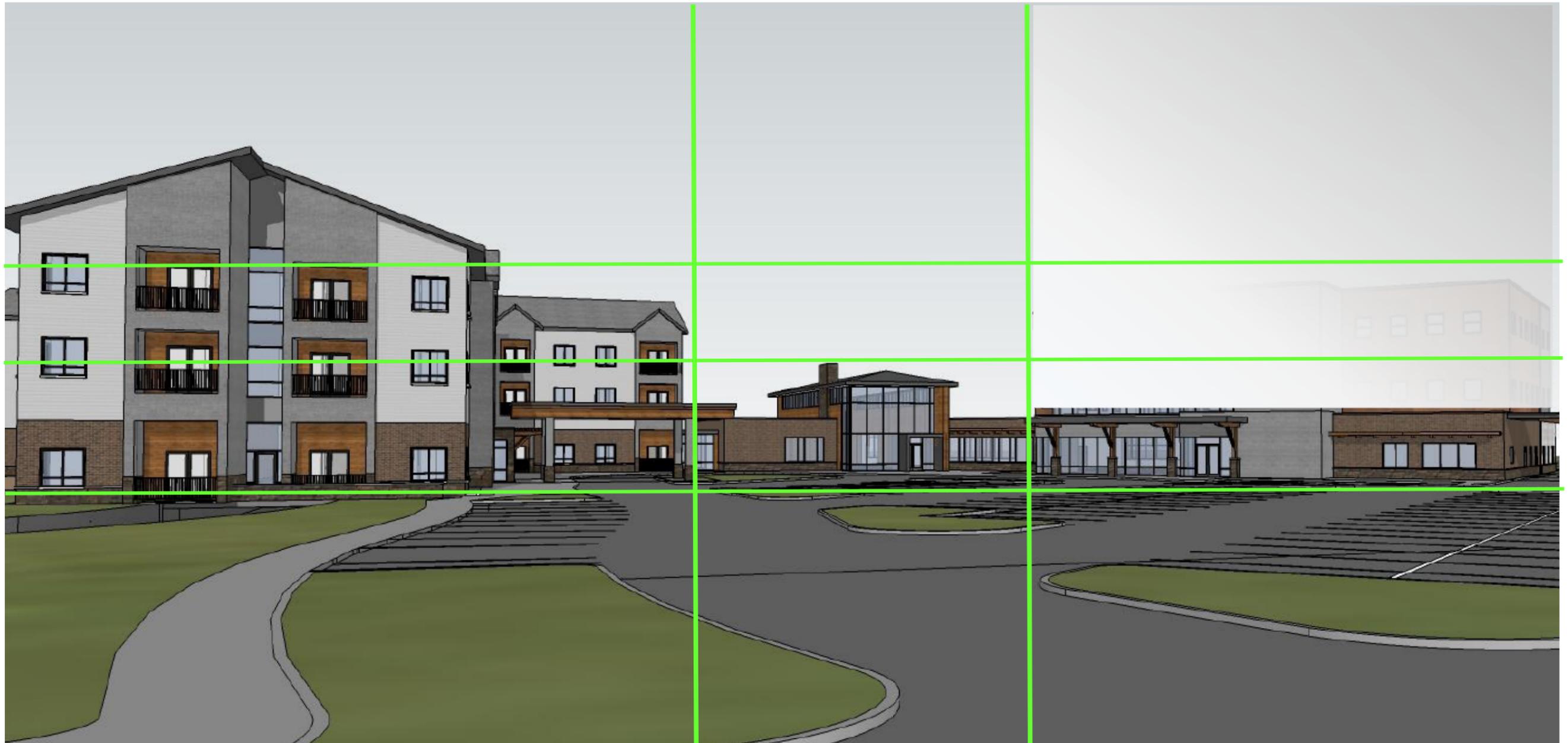
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# Landscaping

Our design standards favor landscaping plans that:

- a) Emphasize street grid,
- b) Enhance the pedestrian experience,
- c) Complement architectural features, and
- d) Screen utility areas

Landscaping as proposed appears to meet design standards provided any utility areas external to structures must be landscaped

