

Meeting Date: May 22, 2014

## Minnesota Masonic Charities Building Addition

### 1) Contact Information

Owner: Minnesota Masonic Charities  
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Bloomington, MN 55437  
952-948-7000  
Contact: Eric Neetenbeek, CEO

Architect: Trossen Wright Plutowski Architects, PA  
4125 Lakeland Avenue North  
Suite 200  
Minneapolis, MN 55422  
763-533-7171  
Contact: Alan Plutowski, x15, Principal Architect  
Contact: Amy Schwabe, x20, Project Architect

Civil Engineer: Civil Site Group  
4831 West 35<sup>th</sup> Street  
Suite 200  
Saint Louis Park, MN 55416  
952-250-2003  
Contact: Matt Pavek, PE

### 2) Project Description

Replacement of existing B & C buildings currently totaling 50,000 square feet on three floors with a footprint of 15,772 square feet. The proposed building will be linked to the existing building to remain and will serve as a public gathering facility for the existing campus, the Masonic Charities activities, and serve public outreach/education events.

The new building program will include a history of Masons museum that will be available to public tours such as school groups, a 420 seat auditorium, a Masonic lodge room and small contextual library, and a lower level multipurpose gathering room to support the planned events. The anticipated special events include three large Masonic events per year that will occupy the new facility and regularly scheduled monthly events for groups of 60 or fewer people. Additionally, 20% of the facility's time usage will be hosting community outreach events such as musical performances, speakers, plays, etc.

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Existing parking counts total 362 spaces. An additional 192 proof of parking spaces are identified on the plans. There are three large events per year that may exceed typical parking volume, and in the case that potential demand for large events parking exceeds availability, the Owner is prepared to make alternate arrangements such as shuttle service or on-site temporary parking. The existing meadow is currently occasionally used for this purpose of overflow parking in the summer, as well as a graded picnic area, which contribute approximately 100 spaces.

<b>Area</b>	<b>Size</b>	<b>Spaces Per Unit</b>	<b>Parking Spaces</b>
ALF	45 units	1.5 per unit	68
Skilled Care	214	1.5 per 4 beds	81
Auditorium seats	420	1 per 3 seats	140
Auditorium Stage/Accessory	945 sf	1:15 sf / 3	21
Dining/Fellowship	5,580 sf	1:15 sf / 3	124
Lodge	2,025 sf	1:15 sf / 3	45
Museum	3,375 sf	1:15 sf / 3	75
Total Required			554
Existing			362
<i>Proof of Parking</i>			<i>192</i>

The proposed building will be two stories with basement with a footprint of 22,980 square feet (additional 7,200 sf +/- from previous footprint). The main floor will include the primary spaces; museum, auditorium and lodge room. The lower level will include the public gathering area, storage, and support spaces for the museum and auditorium. A partial second floor will provide access and support for an auditorium balcony with open space viewing spaces to the first floor.

Site work will include new utility connections to municipal services on-site and expanding the existing on-site storm water management system if required.

The building structure will be a Type II one-hour fire-rated steel frame column and beam structure with concrete floor deck construction. Precast concrete wall panels on spread footings are being considered for the theater wall structure with steel bar joist and metal deck roof structure both pitched and flat in layout in different areas. Concrete masonry backup wall with brick cavity wall exterior will be used for the exterior skin above grade with steel stud interior non-bearing partitions.

Exterior finish will be a combination of brick, stone and stucco to blend with the existing campus buildings. Pitched roofs to be clay or simulated clay tile.

### **3) Site and Building Statistics**

Site:

2,863,133 sf or 65.72 acres

Parking: Existing 362 spaces

Proof of Parking: 192 spaces

Existing Buildings B&C to be demolished:

15,772 sf footprint

50,000 sf total area

Two and three stories with basement

Proposed Building:

22,980 sf footprint

52,330 sf total area

Two stories with basement

### **4) Phasing and Schedule**

Hazardous Materials Abatement: 4/21/14-5/23/14

Neighborhood Meeting: 4/23/14

Formal DRC Meeting: 4/29/14

Planning Commission Meeting: 5/22/14

City Council Meeting: 6/2/14

Selected Demolition for Salvage: 5/17/14-6/17/14

Building Demolition: 6/20/14

Building Permit Application: 7/17/14

Construction Commencement: 8/7/14