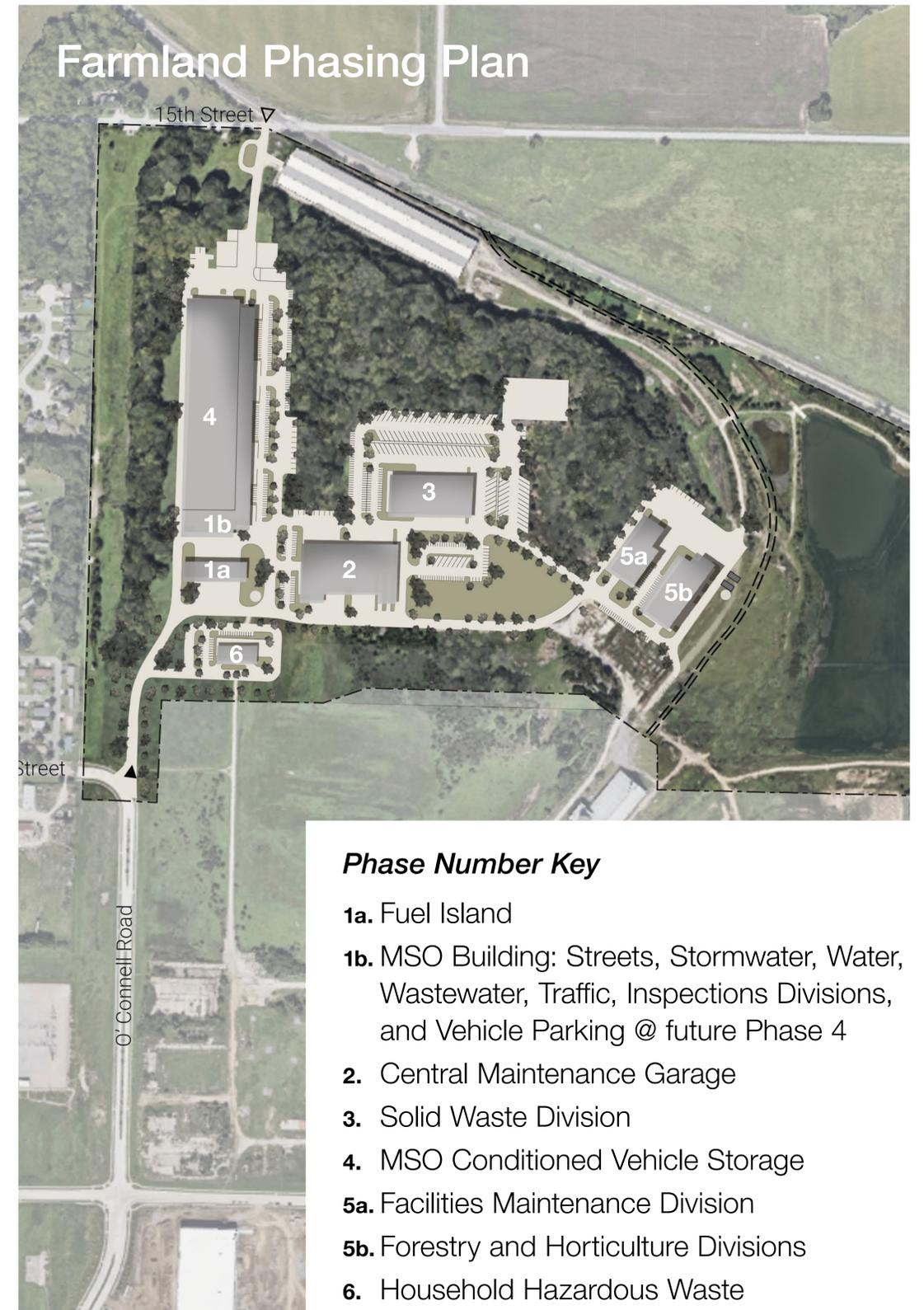
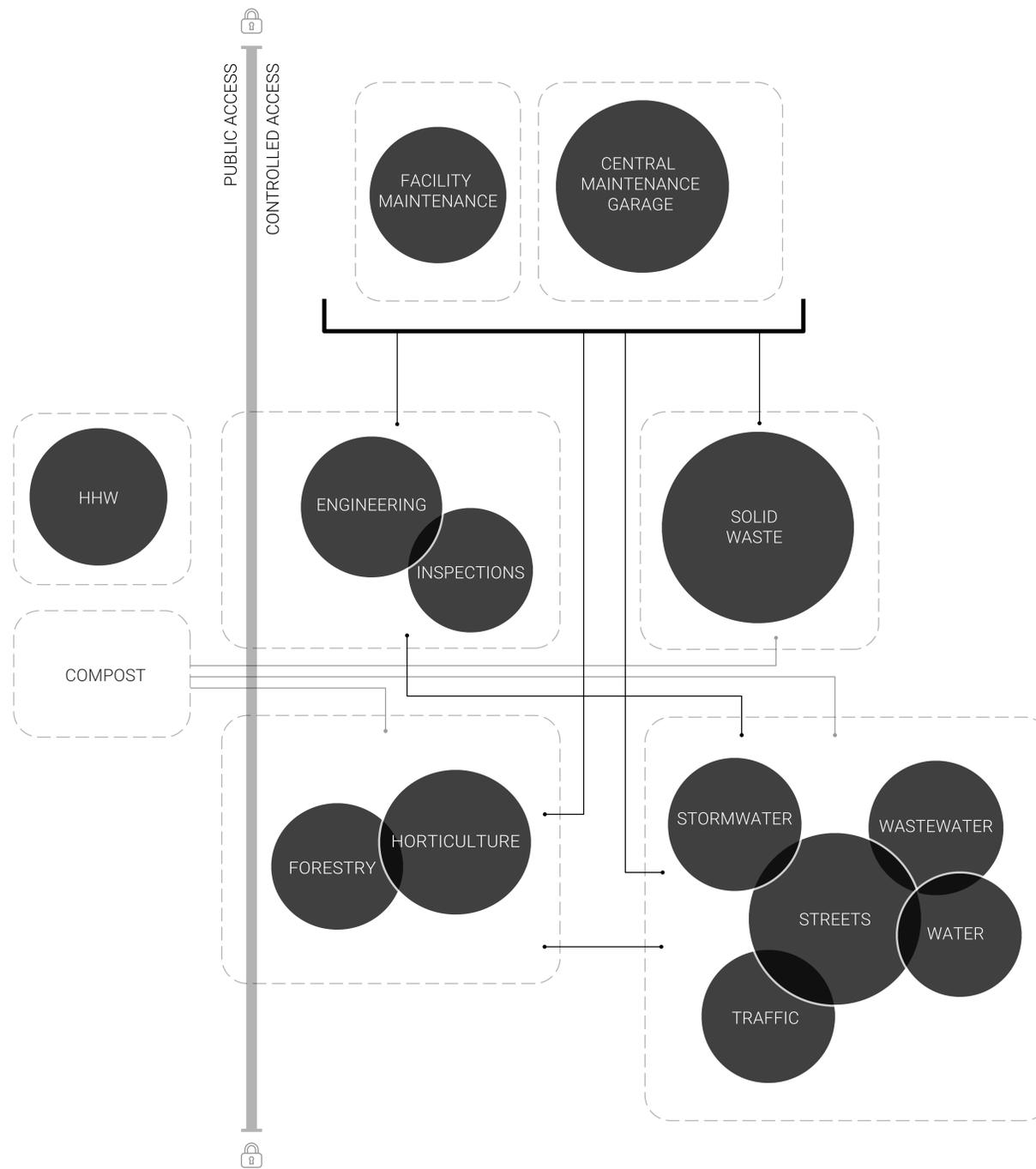


# LAWRENCE FIELD OPERATIONS CAMPUS MASTERPLAN

## Division Organization Diagram



### Phase Number Key

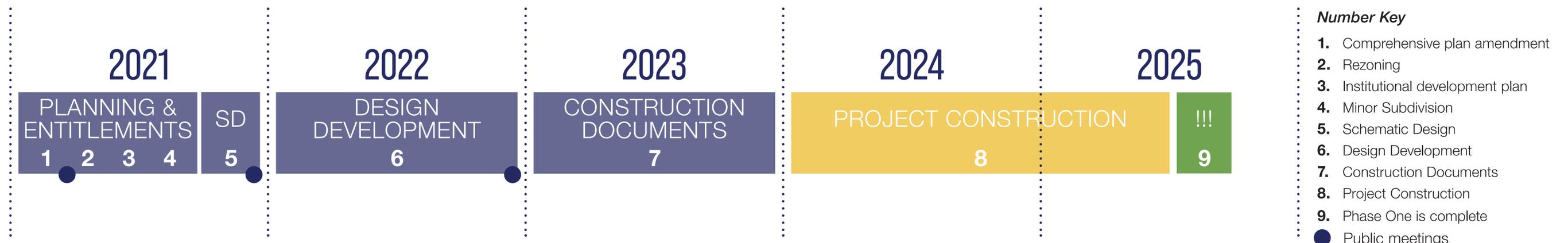
- 1a.** Fuel Island
- 1b.** MSO Building: Streets, Stormwater, Water, Wastewater, Traffic, Inspections Divisions, and Vehicle Parking @ future Phase 4
- 2.** Central Maintenance Garage
- 3.** Solid Waste Division
- 4.** MSO Conditioned Vehicle Storage
- 5a.** Facilities Maintenance Division
- 5b.** Forestry and Horticulture Divisions
- 6.** Household Hazardous Waste

BACKGROUND

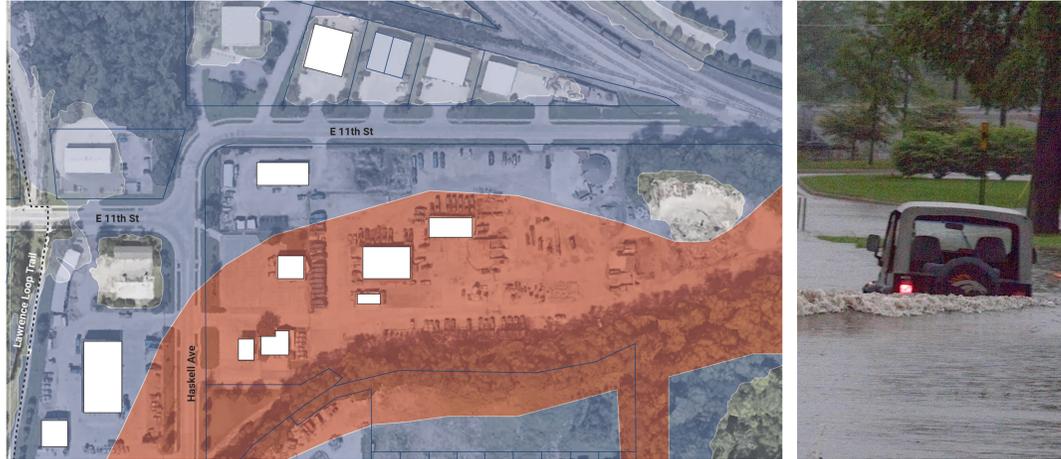
# LAWRENCE FIELD OPERATIONS CAMPUS GOALS

- 1. Consolidate municipal operations onto a single campus.** Create a Master Plan for an efficient campus environment, encouraging spaces shared by multiple Divisions.
- 2. Remediate the Farmland site through phased construction.** Develop a phasing strategy that allows for the site to be methodically remediated over time.
- 3. Improve working conditions and safety.** Conditions in some existing facilities do not meet current standards with regard to operation, ventilation, safety and flood mitigation. It is imperative that the staff that provide critical services are allowed to work in an efficient safe facility.
- 5. Embrace sustainable design.** Understand the implications of the baseline and 'code minimum' thinking and consider design strategies that prioritize resource efficiency, carbon reduction, ecosystem rehabilitation, and health/well-being of staff.
- 4. Be a great neighbor.** Carefully study and design to control traffic, sound, visual and light impacts on the community given that the Farmland site is adjacent to a residential neighborhood.
- 6. Design for the present... and future.** Consider current needs in context of predicted future industry trends, and design to create facilities that are flexible enough to adapt. Use Life Cycle Analysis tools to balance initial construction costs with longer term operational costs.
- 7. Promote the health and well being of staff.** Design facilities with an awareness that the staff are essential workers. Focus on glare-free daylighting, acoustic controls, access to ventilation and fresh air, soil vapor intrusion and other environmental components that contribute to workers feeling healthy and productive.
- 8. Be resilient.** Design to maintain continuous operation in the midst of and aftermath of disasters. Design to adapt, should future emergencies dictate temporary uses for the project. Design to meet typical social distancing requirements for future pandemics.
- 9. Align with Plan 2040.** Create a campus that balances development, level of service and quality of life goals outlined in Lawrence's Comprehensive Plan, adopted in 2019.

## PHASE ONE DESIGN TIMELINE



# LAWRENCE FIELD OPERATIONS EXISTING FACILITIES CONDITIONS



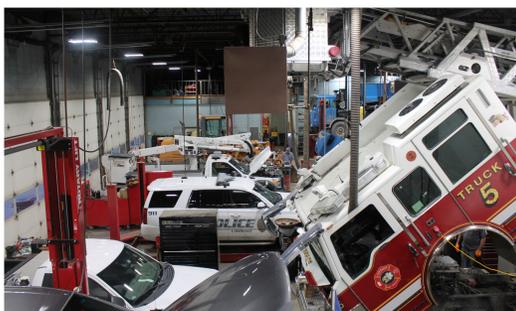
Several existing facilities are located in the **Floodway** — which is designed to carry water and debris.



All current facilities are in need of major **operational and safety** improvements.



Most existing facilities are **critically undersized** for current and future needs.

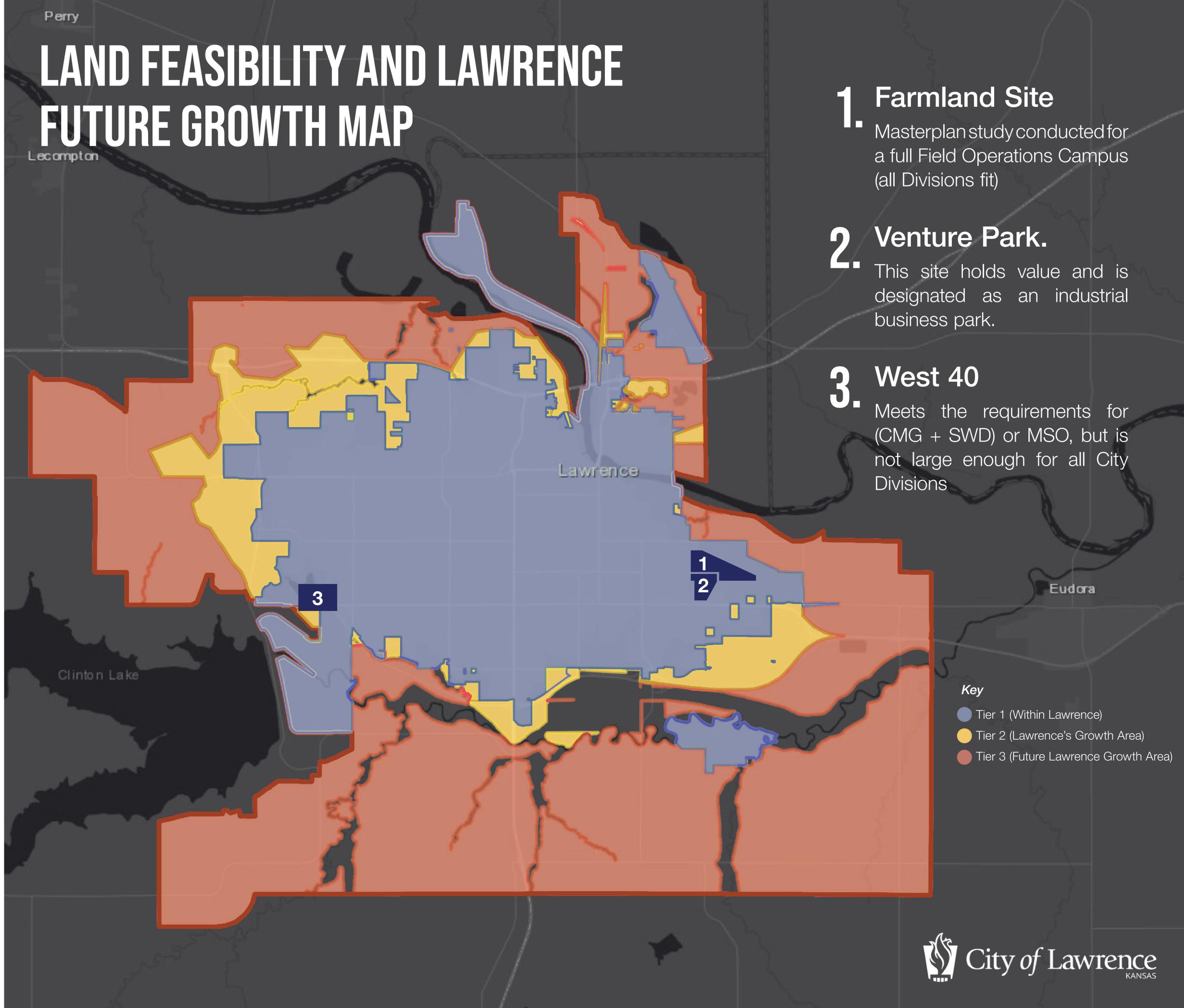


## Existing Facilities Needs Assessment Matrix

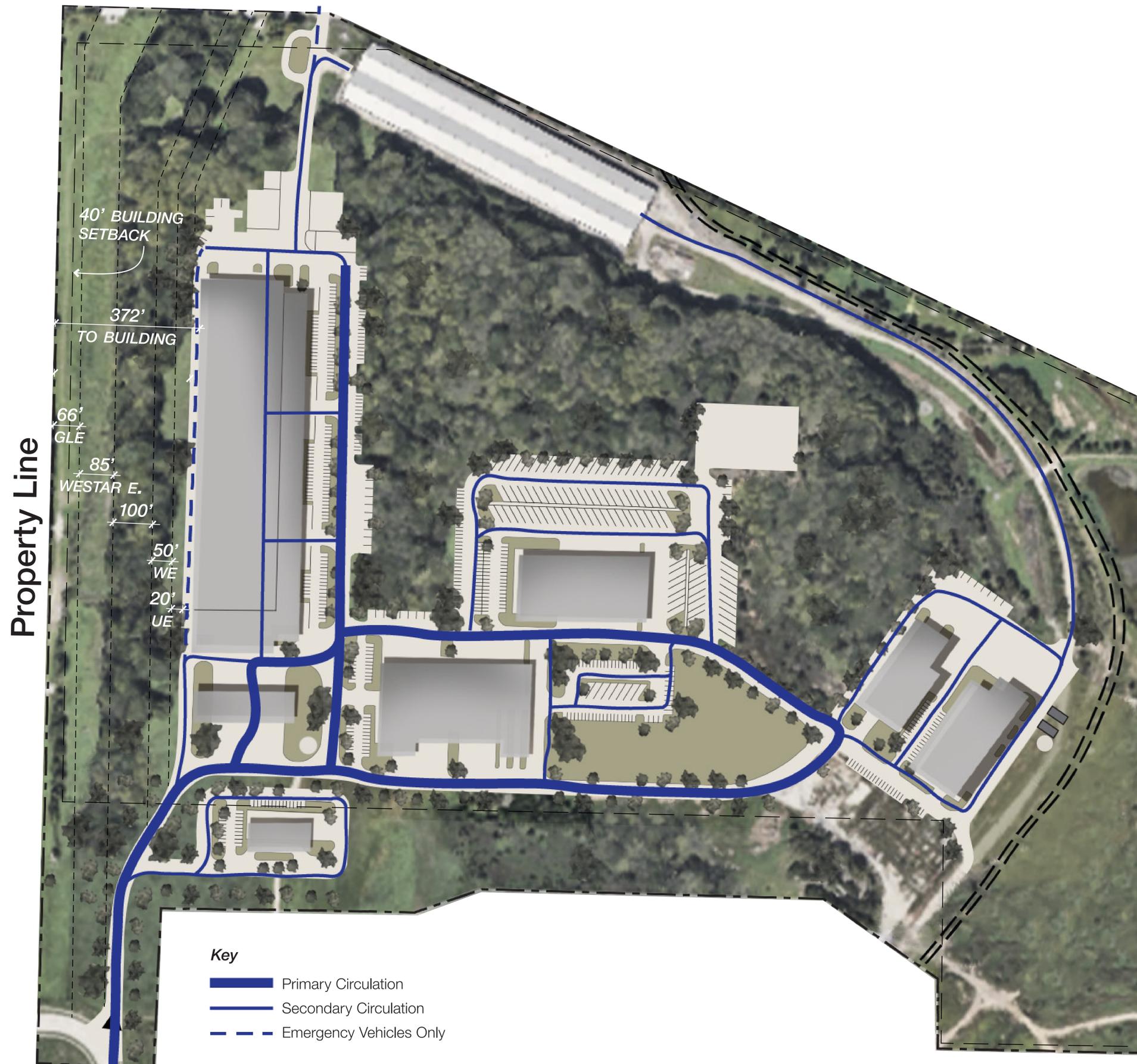
Divison	Major deferred maintenance needs	Critically undersized	Existing site size limitations	Floodway restrictions
Streets	●	●	●	●
Stormwater	●	●	●	●
Traffic	●	●	●	
<b>MSO</b> Wastewater	●	●	●	
Water Distribution	●	●	●	
Inspections	●	●	●	
Fuel Island	●	●	●	●
Central Maintenance Garage	●	●	●	●
Solid Waste	●	●	●	●
Facility Maintenance	●			
Forestry	●	●	●	
Horticulture	●	●	●	
Household Hazardous Waste			●	

Key  
 ● Immediate issue  
 ● Eventual issue

## LAND FEASIBILITY AND LAWRENCE FUTURE GROWTH MAP



# VEHICLE CIRCULATION



**The main access to the site will be an extension of O'Connell Road to the north of 19th Street.**

The site is designed with an operational progression in mind; fuel wash, park and (following day) load. A centralized loop road will provide internal circulation through the site for this daily fleet movement flow for the different departments. A second point of access is being proposed off of 15th Street for emergency vehicle / fire access only.

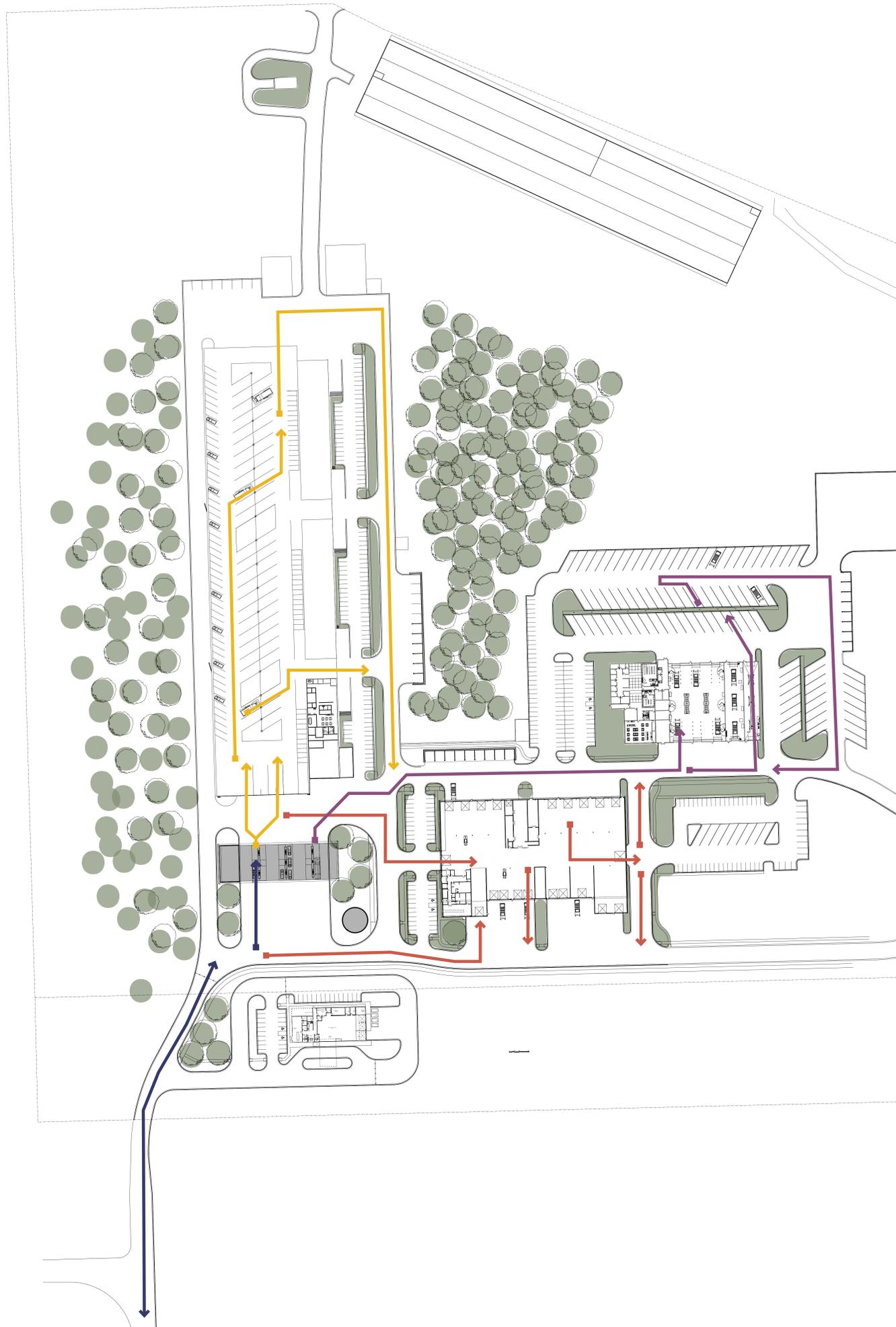
# FARMLAND PHASING PLAN



## ***Phase Number Key***

- 1a.** Fuel Island
- 1b.** MSO Building: Streets, Stormwater, Water, Wastewater, Traffic, Inspections Divisions, and Vehicle Parking @ future Phase 4
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# OPERATIONS



## A DAY IN THE LIFE

### Color Key

- ➔ Entry & Fueling
- ➔ MSO Divisions
- ➔ Solid Waste Division
- ➔ Central Maintenance Garage

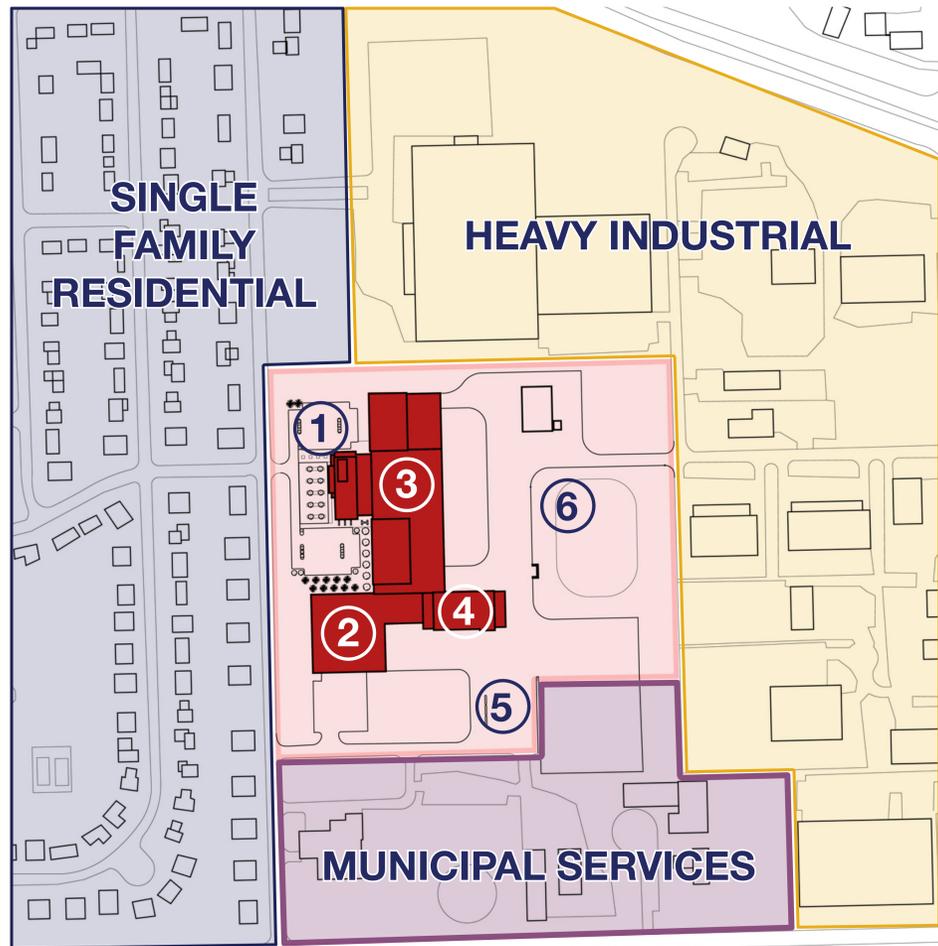
# GOOD NEIGHBORS: MUNICIPAL CAMPUS CASE STUDIES

## City of Maple Grove, MN Public Works

200,000  
Square Feet  
Full Service  
Facility

### Number Key

1. Office / Public Meeting Function
2. Workshops and Historical Society
3. Vehicle Storage
4. Vehicle Maintenance
5. Vehicle Fueling
6. Open Yard Space



Municipal functions provide a bridge between heavy industrial zoning and residential zoning.

These projects use building form to both screen and frame daily activities.

The facilities provide critical municipal function on otherwise undevelopable land, adding value to the city.



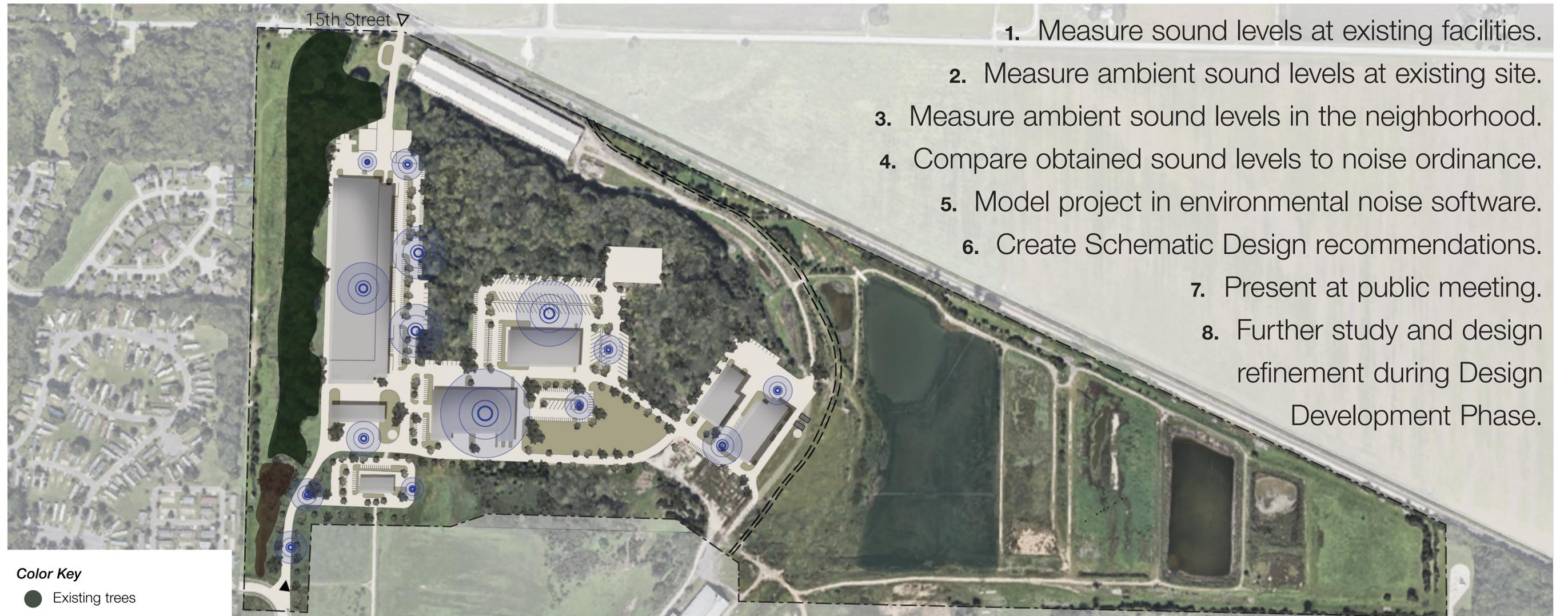
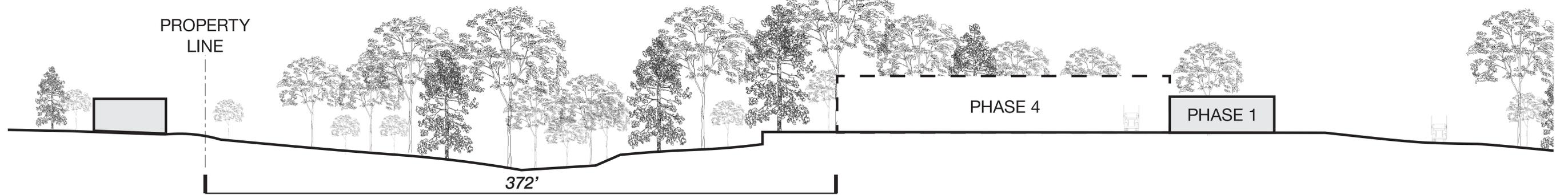
## City of Fridley, MN Civic Campus

### Number Key

1. City Hall / Police / Fire Combined Facility
2. Public Works Facility
3. Regional Stormwater Treatment and Amenity
4. Public Gathering Venue
5. Multi-Family Development Phase 1 Complete 2019
6. Multi-Family Development Phase 2 Complete 2019
7. Multi-Family Development Phase 3 Complete 2020
8. Regional Natural Park / Mississippi River Buffer Park



# SOUND ATTENUATION STRATEGY: SCHEMATIC DESIGN



1. Measure sound levels at existing facilities.
2. Measure ambient sound levels at existing site.
3. Measure ambient sound levels in the neighborhood.
4. Compare obtained sound levels to noise ordinance.
5. Model project in environmental noise software.
6. Create Schematic Design recommendations.
7. Present at public meeting.
8. Further study and design refinement during Design Development Phase.

- Color Key**
- Existing trees
  - Berming and evergreen trees to contribute to sound attenuation



# SUSTAINABILITY



Central Maintenance Garage



MSO Building



Lawrence Field Operations Campus

# SUSTAINABILITY STRATEGY



## Design for Integration

The Design Team has been working throughout the Master Planning process to ensure that the City's sustainability goals are integrated into overall design goals for the Lawrence Field Operations Campus. During the sustainability workshop, the discussion around this category was centered around the high priority goals of designing for operational efficiencies as well as remediating site contamination. The reuse and repurposing of existing City facilities was also discussed.

## Design for Community

Due to its location adjacent to residential areas, the design team has been working with the City to ensure that the Lawrence Field Operations Campus integrates closely with the community. Sensitivity to the surrounding neighborhoods including: mindful traffic impacts, noise management and light pollution management were discussed and designated as high priority topics.

## Design for Ecology

Responding, connecting and contributing to the surrounding ecosystem have been important topics surrounding the overarching goal of remediating contaminants present on the Farmland Site. The proposed landscaping for the Campus Master Plan includes deep rooted native plants, which will assist in absorbing ground water before it reaches contaminated zones below the surface.

## Design for Water

Rainwater Management is a critical component in the remediation process. During the Sustainability Workshop, the importance of establishing a stormwater control plan, capturing and reusing rainwater, as well as reducing the amount of water used on site was discussed.

## Design for Economy

The consolidation of City Divisions onto a centralized campus will result in countless efficiencies related to time and expense. The importance of having an efficient layout without compromising pandemic response was discussed during the Workshop. In addition to the operational efficiencies that will come as a result of consolidating services, conducting a Life Cycle Analysis to ensure the longevity of the Campus was established as a high priority goal.

## Design for Energy

In an effort to align with the City's goal in transitioning to 100% renewable energy, the Lawrence Field Operations Campus Master Plan proposes the use of photovoltaic panels for the production of on-site renewable energy. Creating a phased solar plan was discussed to ensure that each building on Campus is solar ready.

## Design for Wellness

Enhancing working conditions to ensure employee health and wellness is an essential part of creating a consolidated Field Operations Campus. Natural daylight, air quality and ventilation were discussed as high priority topics during the sustainability workshop.

## Design For Resources

Decisions about materials, especially regarding their carbon footprint, can have a major impact on a project. Material durability was highlighted as a high priority goal during the Sustainability Workshop. The group also discussed on-site resources like the Bag Warehouse, as well as the large rubble pile and its potential to be crushed and reused as construction fill.

## Design for Change

The recent COVID-19 pandemic has sparked conversations about the resilience and flexibility of City owned buildings. City staff are considered essential workers, and their ability to continue work during times of crisis is critical. The group discussed the importance of moving essential workers out of their unsafe and inefficient facilities that are currently located in the floodway.

## Design for Discovery

The construction timeline for the Lawrence Field Operations Campus stretches over several years. During the Sustainability Workshop, the group discussed conducting a pre-occupancy and post-occupancy analysis after the construction of each building. This will allow for the documentation of how each building is functioning, and will provide the framework for any changes that need to be made moving forward.

# FARMLAND SITE REMEDIATION STRATEGY



E 19th Street

O'Connell Road

15th Street

## Key

- Existing well location
- Proposed well location
- Excavation Restricted (Existing Covenant)
- Excavation Restricted (Planned)
- LUR – Soil Management Required
- Preservation of Existing Ground Cover