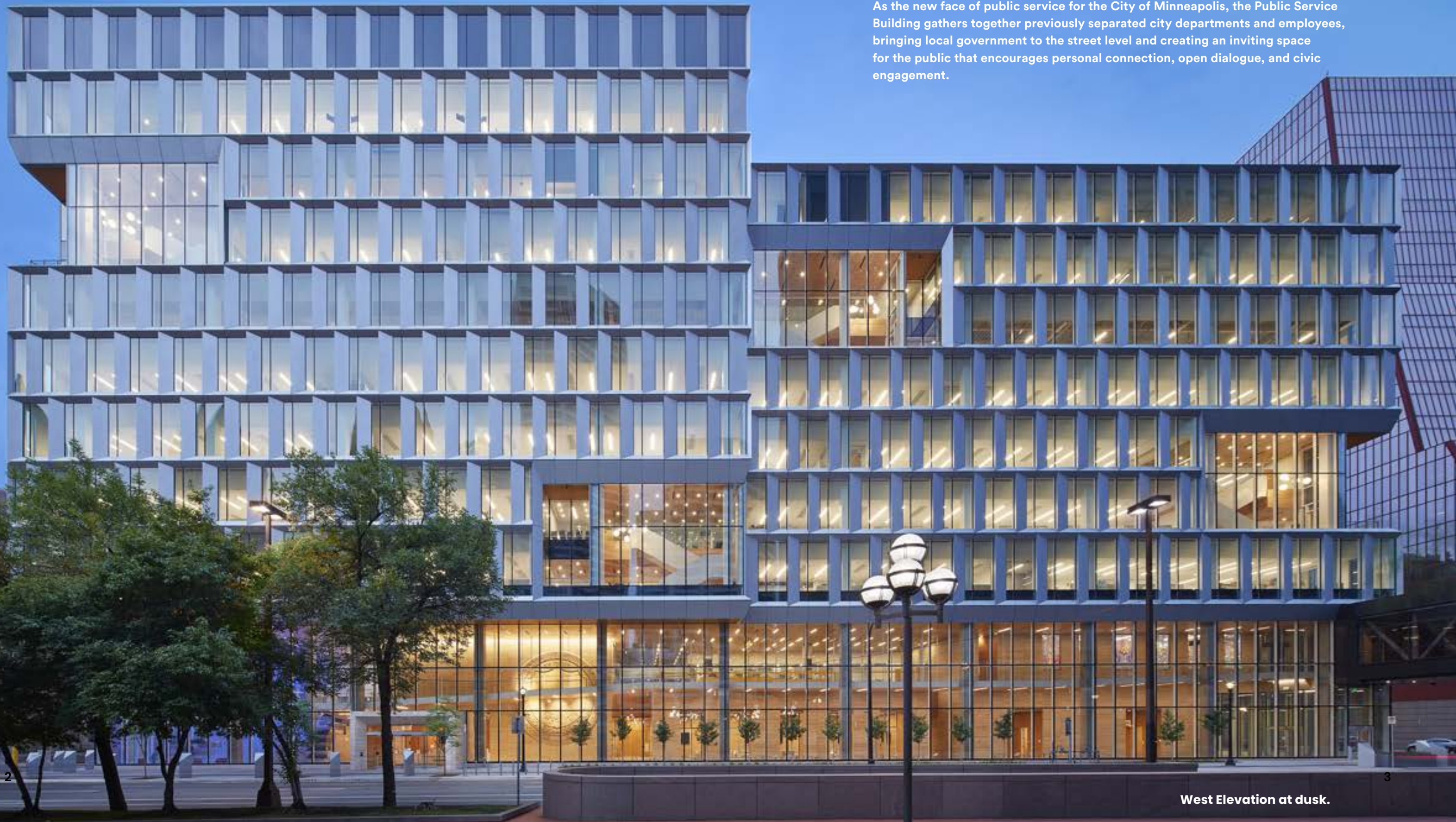


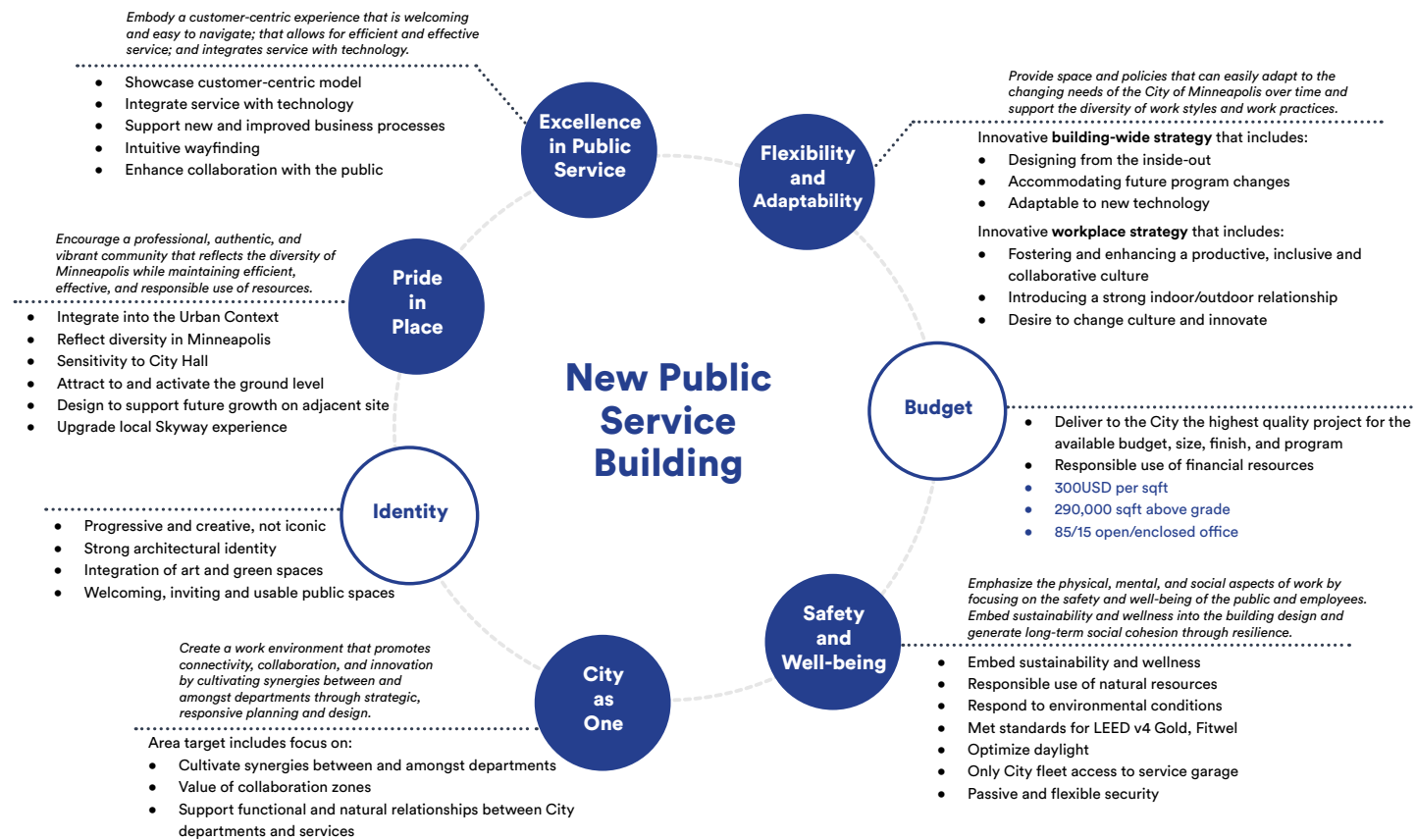


**City of Minneapolis  
Public Service Building  
505 S 4th Ave  
Minneapolis, Minnesota**

# The new face of public service in Minneapolis.

As the new face of public service for the City of Minneapolis, the Public Service Building gathers together previously separated city departments and employees, bringing local government to the street level and creating an inviting space for the public that encourages personal connection, open dialogue, and civic engagement.





## Strategic Concept ^

Crafted prior to embarking on Schematic Design, the Strategic Concept for the City of Minneapolis Public Service Building is a shared vision rubric defined together between city leadership, public users and stakeholders, and the design team. The seven key strategies above are built directly on the project's core intentions:

- to offer the highest quality of government service for the public,
- to reduce and consolidate the city's overall real estate footprint, and,
- to provide effective space for the diverse programmatic needs of users.

The Strategic Concept was made present as a touchstone for decision-making at every planning meeting and community engagement.

## Integrating City Services >

Previously, City of Minneapolis departments and public service centers were distributed in seven owned or leased buildings throughout downtown — in addition to the historic City Hall.

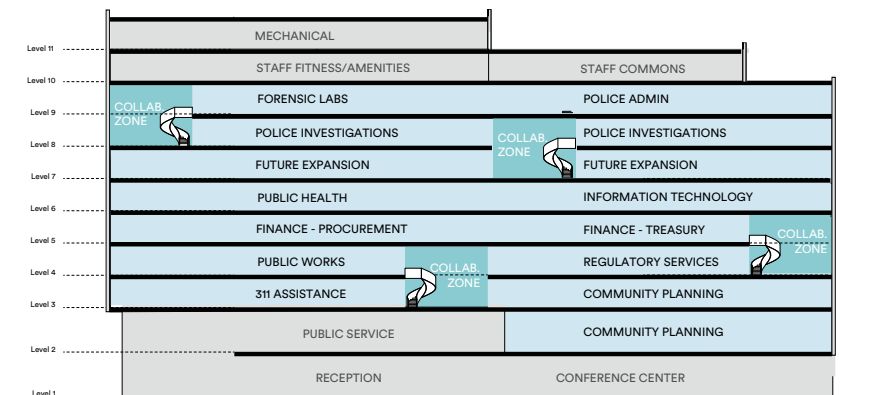
The design challenge to physically collocate and build a collaborative environment among seven departments and 1,100 employees was to do stacked on a dense urban site. Interconnecting departments with double-height Collaborative Zones hosting communicating stairs was a practical means as well as a visual symbol of the “City as One” strategic concept visible both inside and outside the building.



North Elevation at 5th St. with Hennepin County Government Center and Plaza to the west. The Metro Transit LRT passes in the foreground.



Cross Section looking south.



Longitudinal Section showing program staking and Collaboration Zone placement.



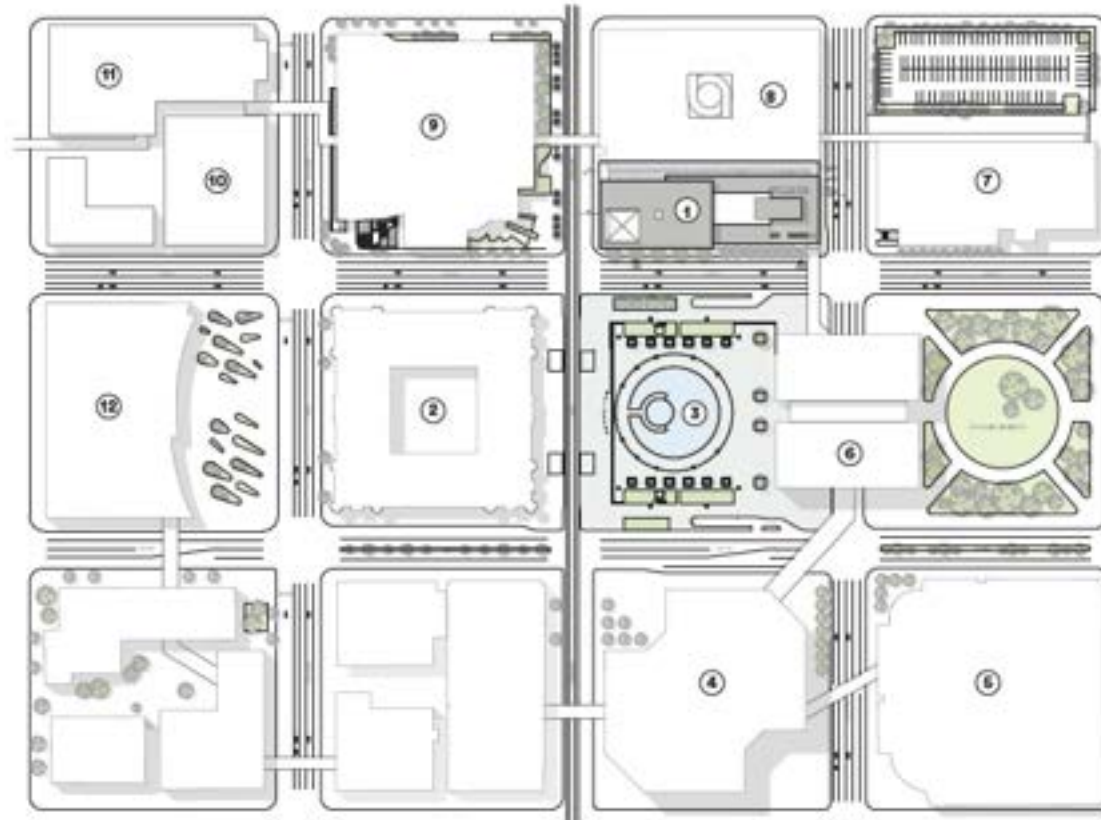
Government Plaza looking east toward the City of Minneapolis Public Service Building.



Government Plaza looking north toward the Minneapolis City Hall.

Site Plan Legend

1. Minneapolis Public Service Building
2. Minneapolis City Hall
3. Government Plaza
4. US Bank Building
5. Capella Tower
6. Hennepin County Government Center
7. Thrivent Financial Building
8. Government Center Parking Ramp
9. Hennepin County Public Safety Facility
10. Hennepin County Sheriff Warrant Division
11. Haaf Ramp
12. Federal Courthouse



< Defining Government Plaza

The Public Service Building's sleek glass exterior reflects the imposing granite façade of the adjacent Minneapolis City Hall, suggesting a physical metaphor for the city's evolving commitment to transparent, accessible representation. Housing 1,100 city employees from a range of municipal departments, the building consolidates, modernizes and brightens the face of local government.

The Public Service Building completes the fourth face of Government Plaza to create a cohesive urban space and a consolidation of both City of Minneapolis and Hennepin County government centers. The new building more than the previous three makes an architectural gesture to spill the plaza into the building's public space and vice versa.

^ Building Massing & Expression

Split into two roughly equal masses, the 370,000 square foot Public Service Building steps up on its northern edge to meet the height of Minneapolis City Hall. This frames the northeastern corner of Government Plaza and complements the solid granite exteriors of the 19th century City Hall and the 20th century Hennepin County Government Center with a light, shining, contemporary facade.

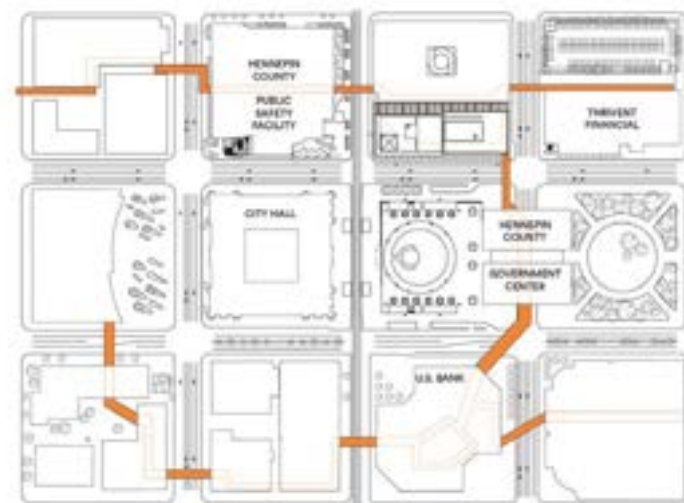
Designed with a central focus on public accessibility, the new addition to the completed government campus provides a physical infrastructure that better supports the diversity and civic dedication of Minneapolis.



Skyway bridge connections to the site's north and west frame the building and its streetscape connection to the adjacent light rail transit station.

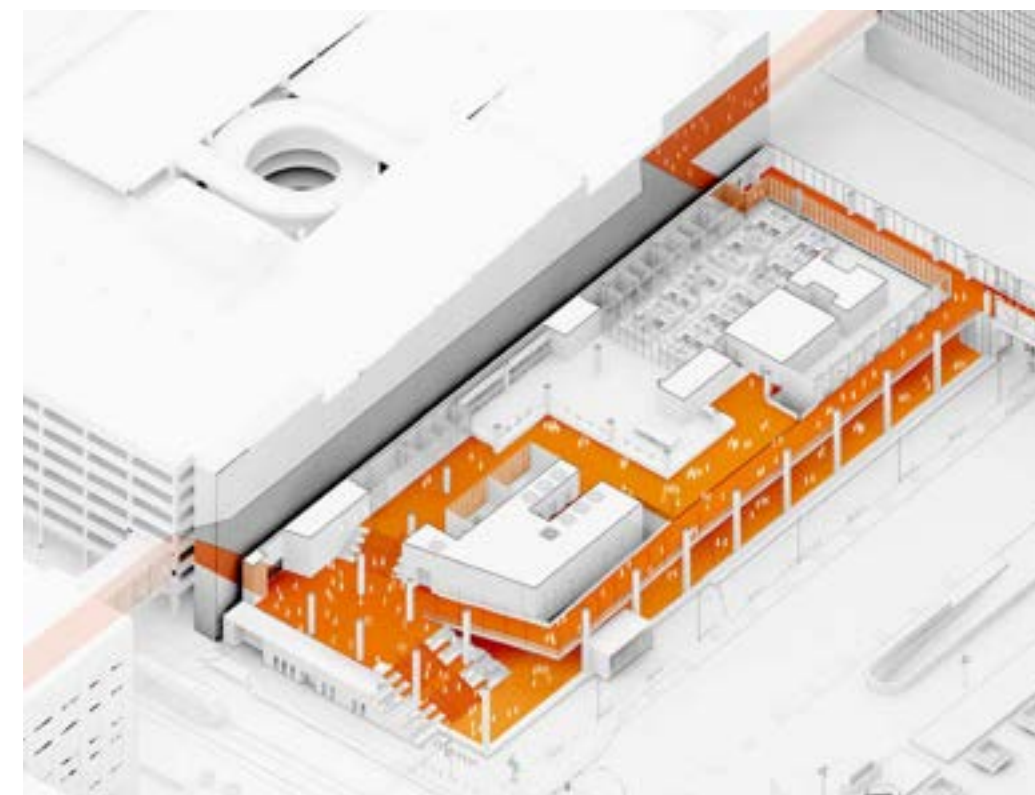


The skyway floats prominently through the public space of the building lobby as a suspension bridge bathed in daylight.



### Transit and Skyway Connections

The new Public Service Building celebrates the skyway system in Minneapolis as one of the key public spaces of the city's civic life. Rather than remaining sequestered within the center of the city block, the skyway connection pulls forward to the face of the building overlooking Government Plaza to offer daylight, views, and new public spaces for people to stay in and use. The Public Service Center on the second floor of the building overlaps with and extends out of this new public route through the building. Additionally, the new skyway maximizes its connection with the street and the plaza below with both the visual connection of the generous two-story space between the first and second floors as well as with a large social stair that pulls up from the plaza and the street to meet the skyway.



Outward-facing public spaces, concourses, and stairs knit together streetscape and skyway system.

The ground floor visually extends the public realm with a broad corridor that runs parallel to the sidewalk outside. Upon entry, visitors encounter an information desk and, to the right, the Great Seal of the City of Minneapolis, restored and reinstalled for public view after 30 years in storage. At its apex is the motto *En Avant. Forward.*



Main entry, reception, and public concourse lead to conference center beyond or to the stepped skyway connection in foreground.



Integrating this legacy 28-foot diameter Indiana limestone Great Seal of the City of Minneapolis was a project requirement.





The foyer features stepped seating, vegetation, public art and daylight as a generous invitation connecting the Minneapolis streetscape to its famed skyway system.

## Design for Resources

The materials we surround ourselves with, just as access to daylight and green spaces, have an impact on our wellbeing and on how we inhabit a space. In the new Public Service Building, materials are chosen according to various parameters. Durable and able to withstand heavy daily use, such as a busy skyway connection and entrance foyer. Light concrete and stone surfaces acting as neutral backdrops to public art pieces and greenery.

Inviting and warm materials are used in areas where people are encouraged to sit, wait, or collaborate. Examples are the foyer seating plateaus on the feature stair, or on office floors as double-height Collaboration Zones clad with

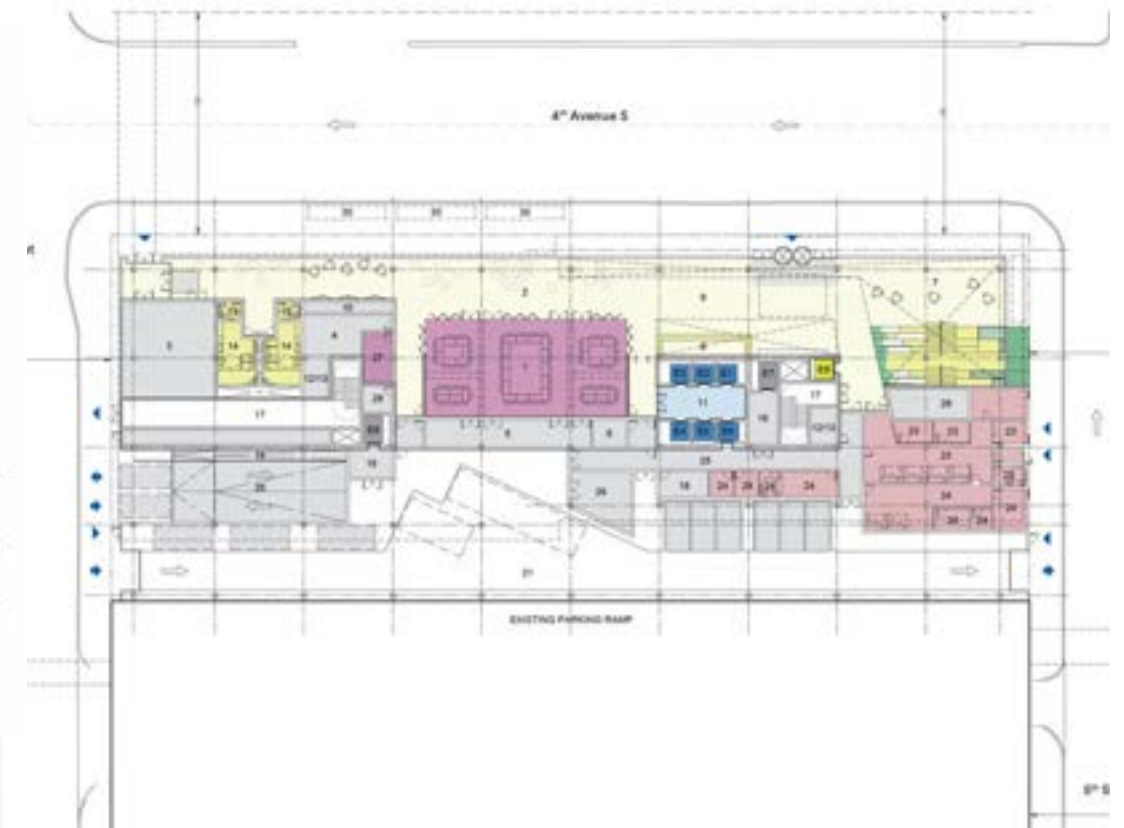
FSC-certified hickory wood finishes from floor to ceiling, as well as softer materials which exude calmness and reduce stress.

In many ways, materials are responsible for the soul and atmosphere of a building. Choosing the right materials, surfaces and color palettes not only affect our mood it also contributes to a healthy indoor environment. Red List free materials were researched, specified, and verified with the collection of health and environmental declarations (HPDs and EPDs). Materials with low emissions, easy cleaning and maintenance are the best insurance of a long lasting and healthy indoor climate in a facility intended to easily last 75 to 100 years.

## Level 1

### Level 1 Legend

- 1 Conference Center
- 2 Pre-Function
- 3 Grab-N-Go Retail
- 4 Public Computer
- 5 Training Room
- 6 Storage
- 7 AV Room
- 8 Community Work Lounge
- 9 Reception
- 10 Entrance Hall
- 11 Coat Storage
- 12 Elevator Lobby
- 13 IDF
- 14 Electrical
- 15 Male / Female Toilet Room
- 16 Gender Neutral Toilet Room
- 17 Freight Vestibule
- 18 Egress Vestibule
- 19 Mail Center
- 20 Bicycle Parking Access Lane
- 21 Parking Ramp
- 22 Loading
- 23 Custodian
- 24 Juvenile Supervision Center
- 25 MPD Traffic
- 26 Secured Hallway
- 27 Recycling / Trash Room
- 28 Pantry
- 29 Mother's Room
- 30 FCC/Security
- 31 Short-Term Bicycle Storage



## Level 2

### Level 2 Legend

- 1 Large Conference Room
  - 2 Meeting Room
  - 3 Small Conference Room
  - 4 Hubble Room
  - 5 Phone Room
  - 6 Service Center / Waste
  - 7 Break Room
  - 8 Public Service Area Counters
  - 9 Working Area
  - 10 Project Room
  - 11 Elevator Lobby
  - 12 IDF
  - 13 Electrical
  - 14 Toilet Room
  - 15 Workspace
  - 16 Freight Vestibule
  - 17 Public Service Area
  - 18 Plan Review Area
  - 19 Vault
  - 20 Secure File Room
  - 21 Skyway
  - 22 Skyway (Internal Path)
- 105 Seats as Shown  
(for Reference Only):
- 88 Open Work Stations  
17 Enclosed Offices





The Public Service Center main entrance connects to the suspended skyway with strong visual connection to Government Plaza outside.



An unmistakably yellow service counter queues visitors to their first transaction: cross-trained staff handle the services of multiple departments.



Subject Matter Experts (SMEs) at white counters provide a deeper dive into the needs of service center visitors.

### Design for Integration

Starting with the Strategic Plan (p. 4) and the project's overarching goal to unite city departments and services (p. 5), the Public Service Building's core principles are all about integration. Yet the capstone expression of integration is the Public Service Center in both programmatic function and connectivity to the city and its people.

The Service Center is intentionally positioned with clear presence on the skyway as it floats along the public face of the building. Views both in and out to Government Plaza beyond and its multi-modal connections are meant to build literal connection and accessibility.

The building and its public service outreach is meant to be an invitation to both the city employees and the citizens of Minneapolis to serve and be served.



The flexible public conference center on ground level is divisible with partitions into five smaller meeting rooms.





Public access meeting space is organized at the core of each office level.

### Design for Change

The City of Minneapolis' desire to change both its workplace and service culture has led to a set of innovative office plans which provide spaces that can easily adapt to the changing needs of the enterprise over time and support the diversity of work styles and work practices.

The office floor layouts have been created in close collaboration with end users and are designed to accommodate future programmatic and departmental changes as well as being adaptable to new technologies.



Public reception is differentiated from secure staff open offices beyond.

Additionally, a full floor of unfinished expansion space at Level 7 is reserved for unknown future need as the city changes course in public safety services, as well as other departmental changes.

Resiliency of the city's operation was highly considered for both climatic events and possible civil unrest. Strategic use of laminated glass provides layers of shelter and the ability to resume operations. Rooftop generators can power emergency-scaled operations for three days.



Rooftop staff commons with a "Loons in Flight" custom fritted glass pattern.



Rooftop terrace outside the Level 10 staff commons.

### Level 4 - Typical Office Floor + Open Office Daylight Study

#### Level 4 Legend

- 1 Large Conference Room
  - 2 Medium Conference Room
  - 3 Small Conference Room
  - 4 Hubble Room
  - 5 Phone Room
  - 6 Service Center + Waste
  - 7 Break Room
  - 8 Reception
  - 9 Collaboration Zone
  - 10 Project Room
  - 11 Elevator Lobby
  - 12 IDF
  - 13 Electrical
  - 14 Toilet Room
  - 15 Gender Neutral Toilet Room
  - 16 Freight Vestibule
  - 17 Skylights Below
- 192 Seats as Shown  
(for Reference Only):  
174 Open Work Stations  
24 Enclosed Offices

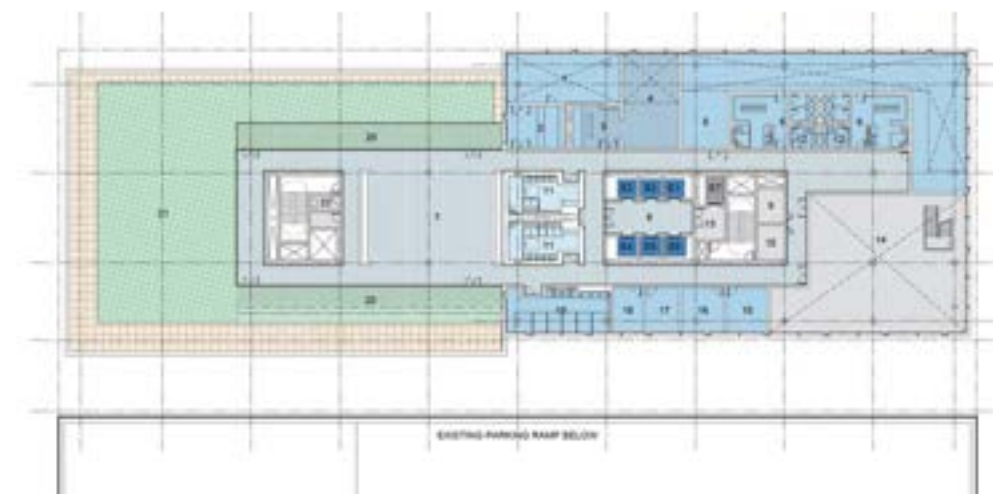


How often is an area >300 lux (% of office hours)

0	10	20	30	40	50	60	70	80	90	100
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### Level 10 - Staff Commons & Greenroof

- 1 Computer Training Room
- 2 IT Genius Bar
- 3 Entry / Washroom
- 4 Religious Accommodation Room
- 5 Multi-Purpose Room
- 6 Showers / Lockers
- 7 Break Room
- 8 Elevator Lobby
- 9 IDF
- 10 Electrical
- 11 Toilet Room
- 12 Gender Neutral Toilet Room
- 13 Freight Vestibule
- 14 Mechanical Room
- 15 Maintenance Storage
- 16 Custodial Storage
- 17 Custodial Changing
- 18 Custodial Supervisor Office
- 19 Mother's Room
- 20 Potential Outdoor Space
- 21 Vegetated Green Roof
- 22 Custodial Closet





Main entry lobby and stepped seating leads to skyway and Public Service Center.

## Design for Equitable Communities

The Public Service Building is designed to be welcoming to all communities comprising Minneapolis. The openness and visual connectivity of the building to the Government Plaza, particularly with the floor to ceiling glass and warm wood and stone of the lobby, is meant to convey a sense of generosity and openness of government service to the larger community.

Accessibility and accommodation for all citizens was of paramount concern: from custom visual and textured cane detection at the street level drop-off, to lactation suites for nursing moms, to legible wayfinding signage and messaging in multiple languages, to audio induction loops in conference rooms, these measures and more assist equal access for all.

The project's Strategic Concept proposes that for the public, civic spaces and the programming for which they are scripted are not only judged by the services and amenities they provide, but also by how they encourage people to engage and what they encourage all citizens achieve. Transparency of mission and public trust in institutions is fundamental, and the great hope is that the Public Service Building will be a hub for positive change as the City of Minneapolis begins to craft their new, collective, reflective, and pluralistic course for the future.

Public Service Building from Government Plaza during civil demonstrations, Spring 2021.



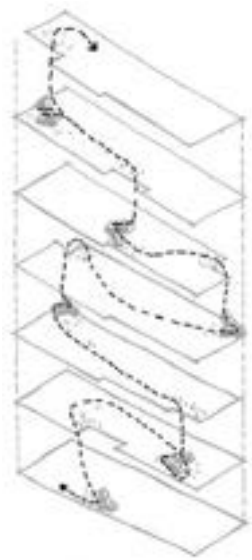
## Design for Energy

- Active Chilled Beams (ACB) for cooling coupled with perimeter radiation for heating throughout open office areas efficiently provide increased occupant comfort over more traditional systems.
- Verified Energy Use Intensity (EUI) of 82.3 kBtu/sf is a 23% savings under the 107.0 kBtu/sf baseline.
- 93.5% efficient condensing gas boilers, water-cooled chillers, and heat recovery chillers in-house provide better energy efficiency than two district energy systems that skirt by the building. Still, space planning provisions were made for future connection should rates become favorable.
- Electricity and natural gas utility incentives help reduce the incremental costs associated with energy conservation strategies resulting in a payback of 19.6 years with an annual energy costs savings of \$139,000.
- Verified building-wide lighting power density of 0.43 W/ft<sup>2</sup> is accomplished with all LED fixtures.
- A robust building automation system uses occupancy sensing for LED lighting and HVAC control as well as daylight harvesting to modulate electric lighting usage.
- Unitized curtain wall window-to-wall ratio (WWR) is tuned to the solar orientation of each building face to mitigate solar gain while optimizing daylighting levels.
- Rooftop photovoltaic array with battery storage delivers an average 14,000 kWh/day.
- LEEDv4.0 Gold Certification is achieved.



Communicating stair: Level 5 & 6. Open office environment visible through glass partition beyond.

The plan layout values and encourages the random meeting between people as much as the structured meetings.



Collaboration zone: Levels 5 & 6.



Communicating stair and outdoor terrace: Levels 8 & 9.

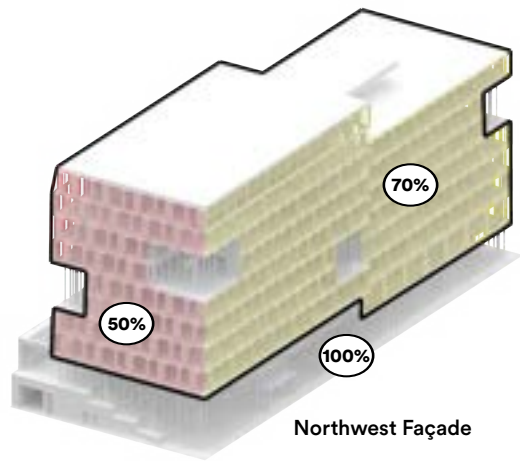
## Design for Well-Being

A major goal for the project is to provide a building and workplace that contributes to the health and wellbeing of its users, and this is reflected in the ambitious attention to the quality of the indoor environment through air quality, daylight, and views.

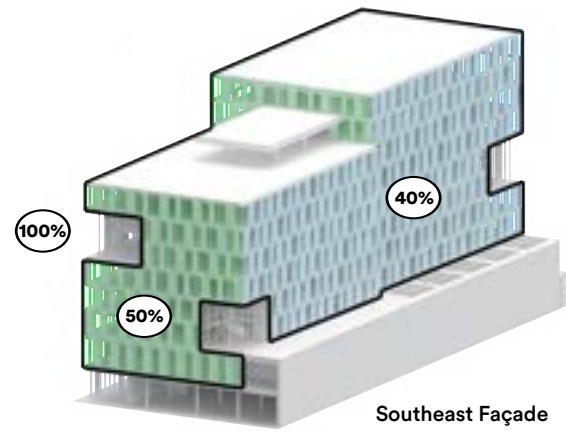
- Daylight credit is of particular importance to the project team for its proven impact on productivity, absenteeism, and well-being.
- Communicating stairs throughout encourage steps between work groups. Connecting each office floor together at the double height Collaboration Zones, communicating stairs offer a new means of interaction between city departments. In total, they offer a path to walk through the entire building with views out in every direction.
- Biophilic patterns in the design abound. Natural stone texture and joint pattern, custom frit patterns at some glass areas, interior plantings and exterior greenroofs, natural wood floors and ceilings, prospect from overlook balconies all apply toward a Designing with Nature, Biophilic Design for the Indoor Environment LEED pilot credit.
- The project will be Fitwel level 2 certified.

Collaboration zone and outdoor terrace: Level 8.





Northwest Façade

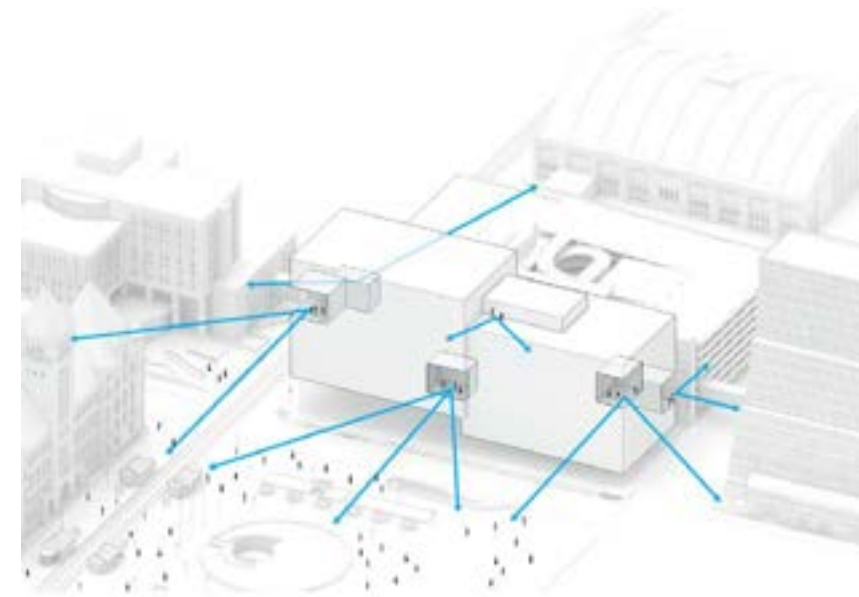


Southeast Façade

South Façade — 50%

East Façade — 40%

West Façade — 70%



Punctuating the facade of the Public Service Building, six double-height collaboration zones offer employees unique spaces for working with views out to the city while also offering the public a view back into the building. Open communicating stairs at each double-height pocket connect the floors across the entire building. Flexible workspaces, social areas, and outdoor terraces are available on every floor of the building.

### Design for Economy

Design of a unitized curtain wall system was a successful strategy to reduce envelope cost while decreasing build time and gaining substantial energy performance — air exfiltration of less than .01 cfm/ft<sup>2</sup> was routinely measured. The unitized curtain wall window-to-wall ratio (WWR) is tuned to the solar orientation of each building face to mitigate solar gain while optimizing daylighting

levels. Transparency ranges from 40% to 70% at typical open office areas while Collaborative Zones and the public podium are featured with 100% transparency. Yet consideration of first costs balanced against long-term values limited triple-glazed glass to only the large glass expanses whereas the punched apertures were limited to double-pane.



*“We’re not spending money on a building or its architecture. We’re investing in the people working there and the people they serve.”*

— Minneapolis Council Member Lisa Goodman, Ward 8