

April 4, 2016

**HAZELWOOD MEDICAL OFFICE BUILDING – DEVELOPMENT PROPOSAL**

This letter is being sent in order to get your opinion on a proposal by Davis Group Development, who is seeking approval to build an 80,000-square-foot medical office building on the vacant property located at the northwest corner of Hazelwood Street and Beam Avenue. Additional phases will include another 60,000 square feet of medical office space and a retail building near Beam Avenue. The applicant is requesting city council approval for a conditional use permit, lot division, comprehensive sign plan and building and site design review.

I would like your input to prepare a recommendation to the planning commission and city council. Please write your comments below and return this letter and any attachments on which you have written comments by May 16, 2016.

If you would like further information, please visit <http://www.maplewoodmn.gov/medicaloffice> or call me at 651-249-2303 between 8 a.m. and 4:30 p.m. You can also email me at [Michael.Martin@MaplewoodMN.gov](mailto:Michael.Martin@MaplewoodMN.gov). I will send you notices of the public hearing on this request when it is scheduled. Thank you for your comments. I will give them careful consideration.

MICHAEL MARTIN, AICP – ECONOMIC DEVELOPMENT COORDINATOR

I have no comments: \_\_\_\_\_

Comments:

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## Project Description:

Hazelwood Medical Center is a proposed 80,000 square foot three story class A multi-tenant medical building located at the northwest corner of Hazelwood and Beam Avenues. The primary entrance to the site is from Hazelwood Avenue and would align with the main entrance/exit to St. John's Hospital. A secondary entrance/exit is a current shared access located along Beam Avenue.

The proposed building design incorporates class A building materials including stone and brick veneer, composite metal panels and roof cap details, glass curtain walls and punched style windows, and a distinctive glass canopy at the buildings main entrance. The building incorporates an exterior roof deck for use by staff and patients. A large green space provides a beautiful landscaped yard between the parking lot and the building as well as a natural buffer between the building and the residential development to the north.

The use of this property for a medical building helps to strengthen and anchor the medical campus that has developed around St. John's Hospital. The proposed development is very complimentary to the existing uses in the area and is respectful to the residential district to the north. Although there may be some afterhours urgent care type uses within the facility, the primary building activities will occur from 7:00 AM to 6:00 PM Monday through Friday. This allows for the majority of traffic to be generated during the typical work week with minimal impact during evening and weekend hours.

The proposed Hazelwood Medical Center development is consistent with the City of Maplewood's Comprehensive Plan and meets all the requirements outlined in the Code of ordinances. The building design and overall development will provide an outstanding medical facility to serve the City of Maplewood for years to come.





HAZELWOOD MEDICAL





STANDING BEAM METAL ROOF  
COMPOSITE METAL FACIA  
PANEL SYSTEM

PRE-FINISHED METAL COP  
FLUSHING  
PRE-FINISHED COMPOSITE  
METAL COP FLASHING  
COMPOSITE METAL FACIA  
ACCENT BRICK SOLDER  
UTILITY BRICK, 4" X 4" X 4"  
WORKING BRICK

ACCENT BRICK WITH  
RANDOMLY PLACED  
LOWE INSULATED GLASS  
UNIT  
ACCENT BRICK WITH  
RANDOMLY PLACED  
LOWE INSULATED GLASS  
UNIT  
ACCENT BRICK WITH  
RANDOMLY PLACED  
LOWE INSULATED GLASS  
UNIT

1 EXTERIOR ELEVATION - WEST  
18" x 12"



2 EXTERIOR ELEVATION - NORTH  
18" x 12"

