MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: May 18, 2016

SUBJECT: Consider Approval of a Proposed Medical Office Building, Northwest Corner of Hazelwood Street North and Beam Avenue East

a. Conditional Use Permit Resolution

b. Design Plans

c. Comprehensive Sign Plan Amendment

d. Lot Division

Introduction

Patrick Giordana, on behalf of Davis Group Development, 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 approval for a conditional use permit, design plans, comprehensive sign plan and lot division.

Background

On November 10, 1997 the city council approved a conditional use permit and design review for a fuel station, convenience store, bank and car wash. This project now sits on a separate legal parcel.

Discussion

Conditional Use Permit

This site is zoned light manufacturing (m1) which requires all new buildings within 350 feet of residential property to receive approval from the city council for a conditional use permit. Cardinal Pointe, a senior cooperative living community is directly to the north of this site. All 108 units of this building were notified of this proposed project and given the chance to provide feedback. The main concerns focused on landscaping and screening between the sites. The medical office building is within the 350 foot range, the proposed retail building would be more than 800 feet from the Cardinal Pointe parcel.

Landscaping

This parcel is currently vacant and holds 51 significant trees. The applicant is proposing to remove all but one of the site's significant trees. The city's tree preservation ordinance is in affect for this site and development. The residents to the north have expressed concern about the loss of the trees and other natural screening.

City ordinance requires a landscaped, and possibly screened area, of not less than 20 feet when a nonresidential use abuts a residentially zoned property. Parking lots are also required to be setback 20 feet from shared residential property lines. A petition was signed by 110 residents of Cardinal Pointe and submitted to the city asking for a green space of at least 50 yards – 150 feet – between the new medical office building at its property line. A 150-foot green space requirement would equate to approximately 1.4 acres or 16 percent of the 9.13 acre site. The Cardinal Pointe building is currently setback approximately 68 feet from the south property line. Cardinal Pointe residents currently use the area south of their building for a bocce ball court and other social activities.

In response to the neighborhood concerns and to work towards meeting the tree preservation requirements, the applicant submitted an updated landscape plan showing 33, 8-foot-tall pine and spruce trees along the shared Cardinal Pointe property line. The proposed trees should provide adequate screening between the two parcels. The project's first phase will have a building setback of almost 280 feet from the property line to the north and the trees will be planted as part of this first phase to allow additional maturation of the trees prior to phase two. In addition, when the medical office project is built out there will be approximately 88 feet between the Cardinal Pointe building and the parking lot and 172 feet between buildings.

Traffic

Another concern heard from the neighborhood regarding this project is the impact it will have on existing traffic. The city's engineering department required the applicant to submit a traffic study, which the results will be ready by the June 7 planning commission public hearing meeting. This traffic study will also incorporate any potential impacts by the recently approved Conifer Ridge apartment project within Legacy Village.

<u>Design Plans</u>

Building Design

The new building's exterior will consist of 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 building's main entrance. The building incorporates an exterior roof deck for use by staff and patients. The applicant will be required to apply for city design approval prior to the second phase of the medical office building and the retail building being built.

Site Plan

The primary access to the site is from Hazelwood Street and would align with the main access to St. John's Hospital – Hazelwood has already been programmed for this access. A secondary access is a current shared drive located along Beam Avenue. The proposed buildings and parking lots meet all setback requirements – including the required 100 foot setback between the medical office building and the north property line.

Parking

City ordinance requires one space for every 200 square feet of building square footage for office buildings. This means the first phase of the development, 80,000 square feet, would require 400 spaces. The applicant's site plan indicates a total of 410 parking spaces will be provided to serve the first phase of the development. Parking count analyses would be required for future phases.

Landscaping

In addition to the discussion earlier in the report regarding the 33 trees being planted along the north property line, 154 more trees will be planted throughout the site as well. More than 700 shrubs, perennials and ornamental grasses will also be planted attractively throughout the site.

Lighting

The applicant's photometric plan shows the proposed lighting will be meeting the city's lighting ordinance requirements.

Comprehensive Sign Plan

Comprehensive sign plans are required for business premises with five or more tenants on the premises and all multiple-story buildings with two or more tenants in the building. The applicant is proposing a main 10' x 30' sign over the main entrance, three 3' x 25' tenant signs on the east building elevation and two 3' x 25' tenant signs on the south building elevation. No signs are being proposed for the west or north elevation. Any signs for future phases would require amending this sign plan.

Lot Division

The applicant is requesting the property be divided in three to create a parcel for each phase. The proposed lot division does not create any issues with the city's comprehensive plan or zoning ordinance. The three parcels will require cross access easements. In addition, a cross access easement will be required for the shared drive with the 1535 Beam Avenue parcel.

Department Comments

Building Department

Nick Carver, building official – Applicant must follow all Minnesota State Building Code requirements.

Fire Department

Butch Gervais, fire marshal – Applicant will be required to add fire protection throughout the entire building with visual and audio notification inside per code and the system is required to be monitored. Fire department lock box is required. Permits are required for all work and must be done by a licensed contractor.

Police Department

Paul Schnell, police chief – No issues.

Engineering Department

Below are staff engineer's initial comments:

1. The applicant will need to submit stormwater calculations for an official project review. It should be noted that the biofiltration basin would receive a 55% credit for volume reduction as proposed. If they changed the filter media to an iron-enhanced version, they would receive and 80% credit for the basin volume.

2. The project will need to be reviewed by the Ramsey-Washington Metro Watershed District for stormwater and erosion control purposes. I would also highly encourage the applicant to discuss the Watersheds Grant Program and how they can work together to best meet both parties goals.

3. Ramsey County will need to review the project for impacts to Beam Avenue, as well as the signal system at Beam and Hazelwood.

4. An analysis will need to be performed to ensure the sanitary sewer system has the capacity for the proposed development. Likewise, a traffic impact study will be needed to assess the impacts to Hazelwood, Beam, and the intersection of the two. These studies can be done by the applicant and reviewed by the City, or the City can hire a consultant to perform the studies and charge the applicant the appropriate costs.

5. Saint Paul Water will need to review the water system improvements.

Budget Impact

None

Recommendation

A. Adopt the resolution approving a conditional use permit for a medical office building and retail building to be constructed on a parcel within the light manufacturing (m1) zoning district that is within 350 feet of a residential zoning district. Approval of this resolution is based on the findings required by the ordinance and subject to the following conditions:

   1. All construction shall follow the plans date-stamped May 18, 2016. The director of the environmental and economic development department may approve minor changes.

   2. The proposed construction must be substantially started within one year of council approval or the permit shall end. The council may extend this deadline for one year.

   3. The city council shall review this permit in one year.

4. Prior to the issuance of a grading permit, the applicant must meet the requirements of the city's tree preservation ordinance.

5. This permit approves the first and second phases of the medical office building and the retail building near Beam Avenue. All phases must receive city approval of design plans before a building permit can be issued.

B. Approve the plans date-stamped May 18, 2016 for the proposed medical office building at Hazelwood Street North and Beam Avenue east. Approval is subject to the following conditions:

1. Approval of design plans is good for two years. If the applicant has not begun construction within two years, this design review shall be repeated. Staff may approve minor changes.

2. All trash receptacles must either be kept inside the building or an outside trash enclosure must be built on site.

3. Satisfy the requirements set forth in this report by staff engineer Jon Jarosch.

4. Satisfy the requirements set forth in the environmental report authored by Shann Finwall, dated May 13, 2016.

5. Submit the following for staff approval before the city issues a grading or building permit:

    a. Final grading, paving, drainage, utility, traffic/street improvement and erosion control plans. These plans shall meet the requirements of the city code and the city engineer.

    b. Verification that all watershed district special provisions, as indicated on the watershed district permit, are met before the city issues a building or grading permit for the site.

    c. Payment of the required park availability charge of $286,344, as determined by city ordinance.

    d. A cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

6. The applicant or the contractor shall complete the following before occupying the building:

    a. Replace any property irons removed because of this construction.

    b. Install a reflectorized stop sign at the exits and a handicap-parking sign for each handicap accessible parking space.

    c. Install an in-ground lawn irrigation system for the parking lot islands and for all landscape areas (except the ponding areas).

d. Post signs identifying the customer and employee parking spaces.

e. Install all the required exterior improvements, including landscaping and signs.

f. Install all bituminous and the engineered porous or permeable surface and the curb and gutter.

g. Stripe all drive aisles.

h. Install all required landscaping by June 1 if the building is finished in the fall or winter, or within six weeks of completion if it is finished in the spring or summer.

i. Install all exterior lighting.

j. Screen all roof-mounted equipment visible from public streets.

7. If any required work is not done, the city may allow temporary occupancy if:

   a. The city determines that the work is not essential to the public health, safety or welfare.

   b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 if occupancy of the building is in the fall or winter, or within six weeks of occupancy of the building if occupancy is in the spring or summer.

8. All work shall follow the approved plans. The director of the environmental and economic development department may approve minor changes.

9. This approval does not include any of the other buildings on the site (only the first phase medical office building). The owner shall apply to the city for design approval for each of the additional phases (including the architectural, landscaping and drainage plans). The community design review board (CDRB) must approve the project plans for each of these buildings before the city can issue a building permit for each building.

C. Approve the plans date-stamped May 18, 2016 for a comprehensive sign plan to allow signage for a new medical office building located at Hazelwood . Approval of the comprehensive sign plan amendment is subject to the following conditions:

   1. Signs on the east elevation shall be limited to one 10’ x 30’ sign over the main entrance and three 3’ x 25’ tenant signs.

   2. Signs on the south elevation shall be limited to two 3’ x 25’ tenant signs.

   3. No signs are permitted for the west or north elevations.

   4. Any signs for future phases will require amendment of this sign plan.

D. Approve the lot division for the Hazelwood Medical Office Building, subject to the following conditions:

a. The applicant shall comply with the requirements of the city's engineer.

b. Prior to submitting to the county for recording, cross access easement agreements shall be submitted to city staff covering the three created parcels and the shared drive with 1535 Beam Avenue East.

Citizen Comments

Staff surveyed the 130 property owners – including the 108 units within Cardinal Pointe - within 500 feet of this property for their comments about this proposal. Staff received a petition signed by 110 residents and the following 6 comments. A copy of the petition is included with this report as an attachment.

For

1. "HealthEast and St. John's Hospital supports the development of this office building." (Doug Davenport, SVP, CFO of HealthEast)

Against

1. "We believe there is already enough medical buildings in area. More added traffic on Hazelwood St. When a survey was done for apartment buildings on County Road D and Hazelwood Cardinal Pointe and Legacy Village were against it and council passed it anyway, so don't know if surveys help. (Les Kotula, 3003 Hazelwood St., Unit 204)

2. "I visited with you by phone last week and need to put in my objection to this proposal as it does not include any green space between the northern boundary line with Cardinal Pointe. Both myself in Unit 201 and my partner Elizabeth Vonderharr in Unit 200 face this boundary and feel that here should be a green space along the boundary to protect some of the tall trees and greenery that is currently there. Replacing a 75 foot tree with a 5 foot. twig is not an adequate substitution. As I mentioned we have circulated a petition here at Cardinal Pointe and there are over 100 Maplewood residents that support this request for a "GREEN SPACE' TO PROVIDE SOME NATURAL BEAUTY IN THIS PROPOSAL". We feel that this is not an unreasonable request and ask that you contact the developers to tell them of our concern and request that they change their plan to accommodate this request. Thank you." (Thomas Carey, 3003 Hazelwood St., Unit 201)

3. "Consideration given to requiring "green zone" of 50 yards between Cardinal Pointe on the north." (Truman Ingersoll, 3003 Hazelwood St., Unit 133)

4. "My main concern is the additional traffic Hazelwood Street would receive. I face Hazelwood and observe traffic that speeds both ways (mornings and early evenings are heavy) Monday – Friday. Speeding along with noisy mufflers in this mostly residential area should be enforced! Speeding is a problem and will increase with the addition of this building." (Janet Stolts, 3003 Hazelwood St., Unit 332)

No Comments

"I have no comments." (Barbara Hart, 3003 Hazelwood St., Unit 207)

Reference Information

Site Description

Site size: 9.13 acres
Existing land use: Vacant

Surrounding Land Uses

North: Cardinal Pointe
South: Beam Avenue, fuel station and bank
West: Bruce Vento Trail
East: Hazelwood Street and St. John's Hospital

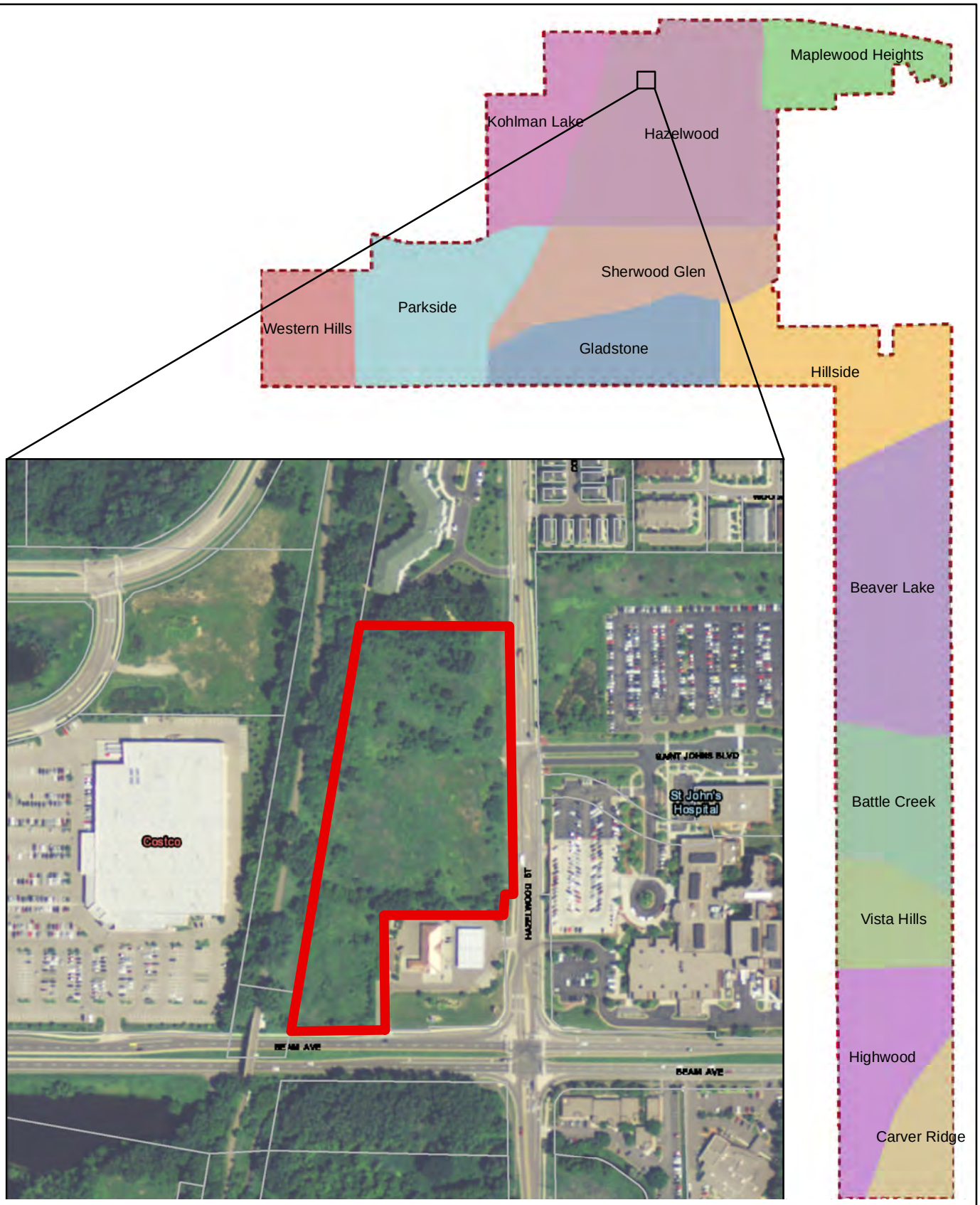
Planning

Land Use Plan designation: C (commercial)
Zoning: M1 (light manufacturing)

Attachments

1. Location Map
2. Land Use Map
3. Zoning Map
4. Applicant's Letter, April 25, 2016
5. Proposed Site and Landscape Plan
6. Building Elevations
7. Environment report, Shann Finwall, May 13, 2016
8. Cardinal Pointe Resident Petition
9. Applicant's plans (separate attachment)

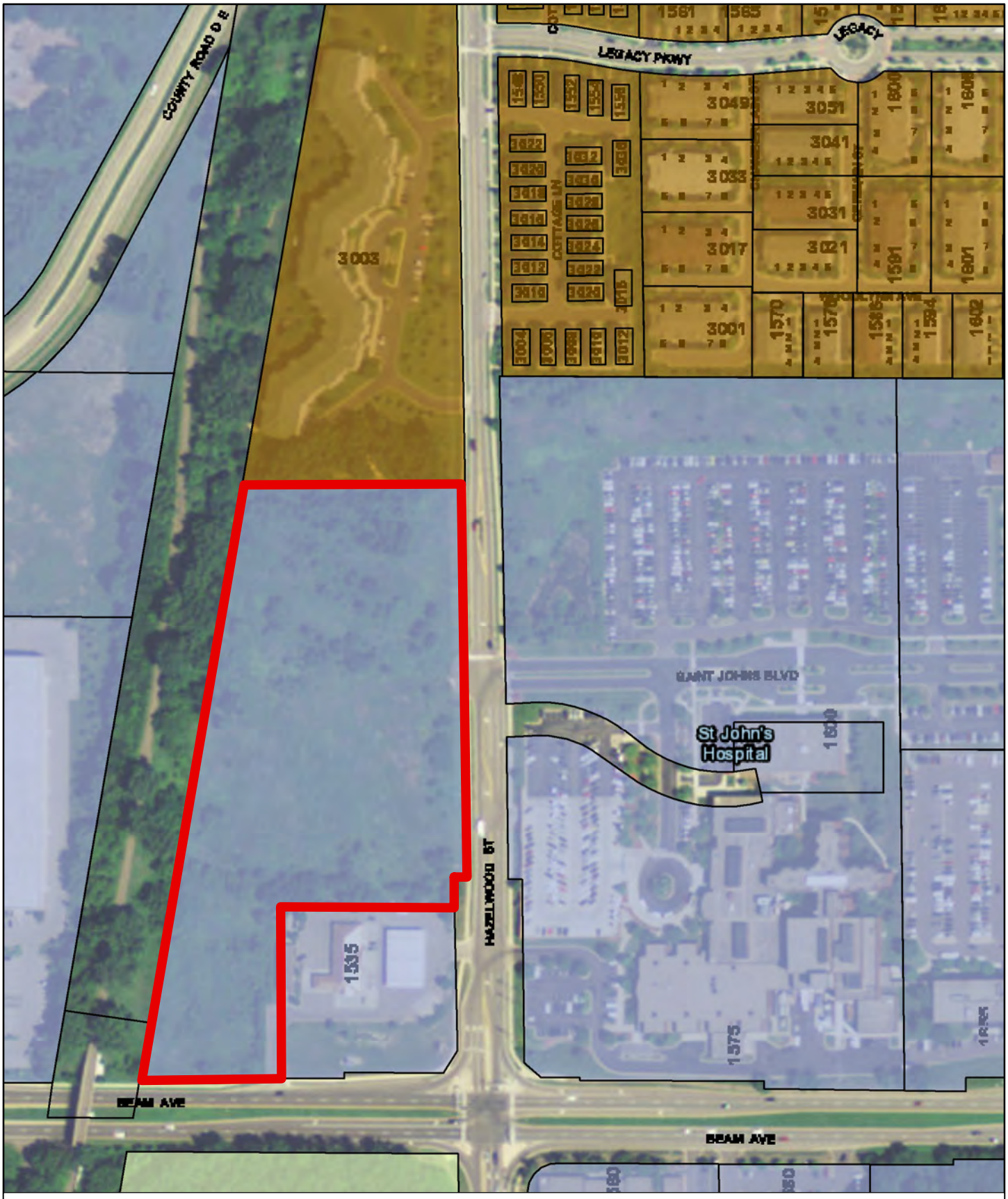
Attachment 1



Hazelwood Medical Office Building - Overview Map

Conditional Use Permit,
Design Review,
Comprehensive Sign Plan
and Lot Division

Attachment 2



Hazelwood Medical Office Building - Land Use Map

Conditional Use Permit,
Design Review,
Comprehensive Sign Plan
and Lot Division

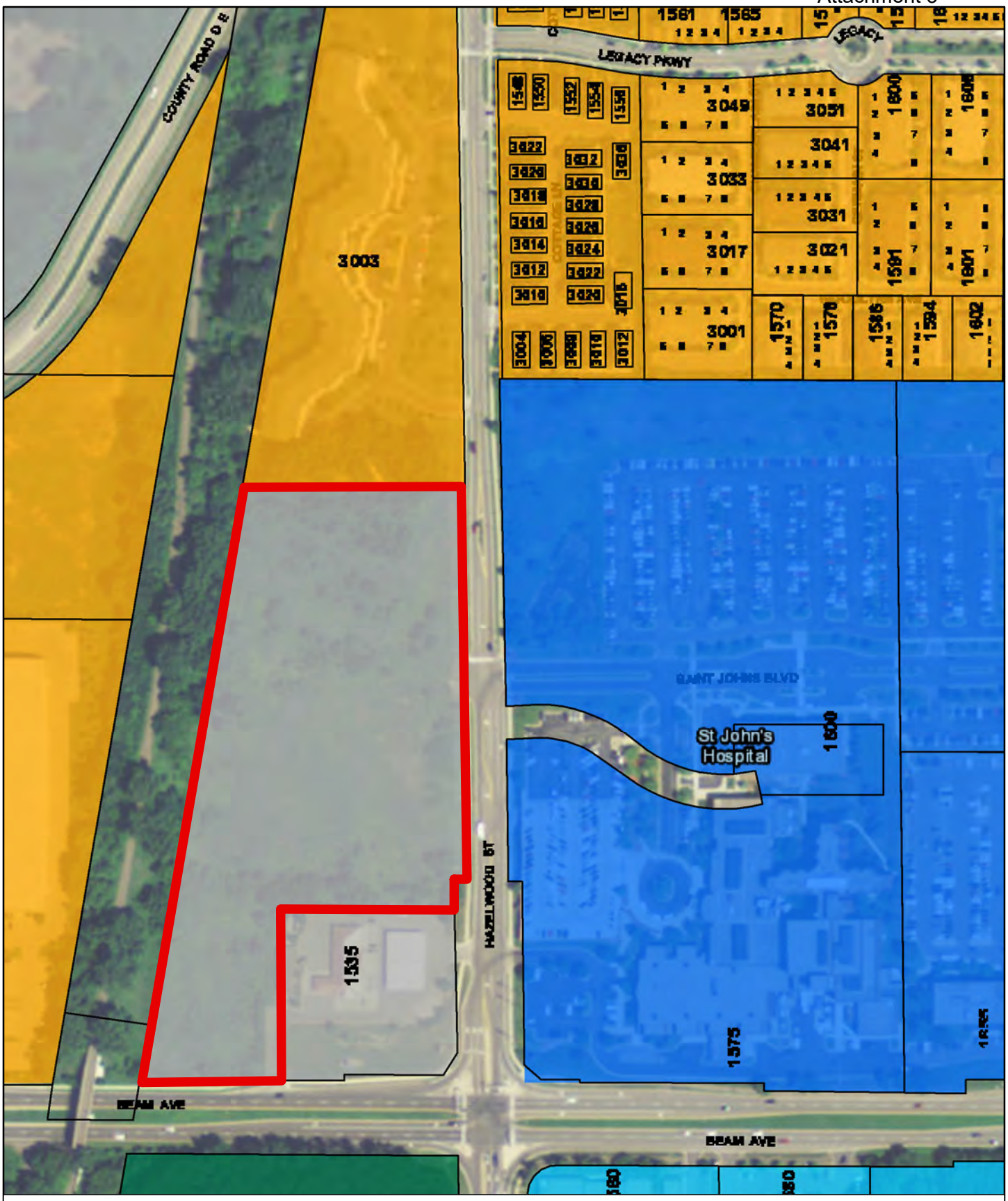
Legend

Commercial

High Density Residential

Open Space

Attachment 3



Hazelwood Medical Office Building - Zoning Map

Conditional Use Permit,
Design Review,
Comprehensive Sign Plan
and Lot Division

Legend

- Business Commercial Modified (bcm)
- Planned Unit Development (pud)
- Light Manufacturing (m1)
- Open Space/Park

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.

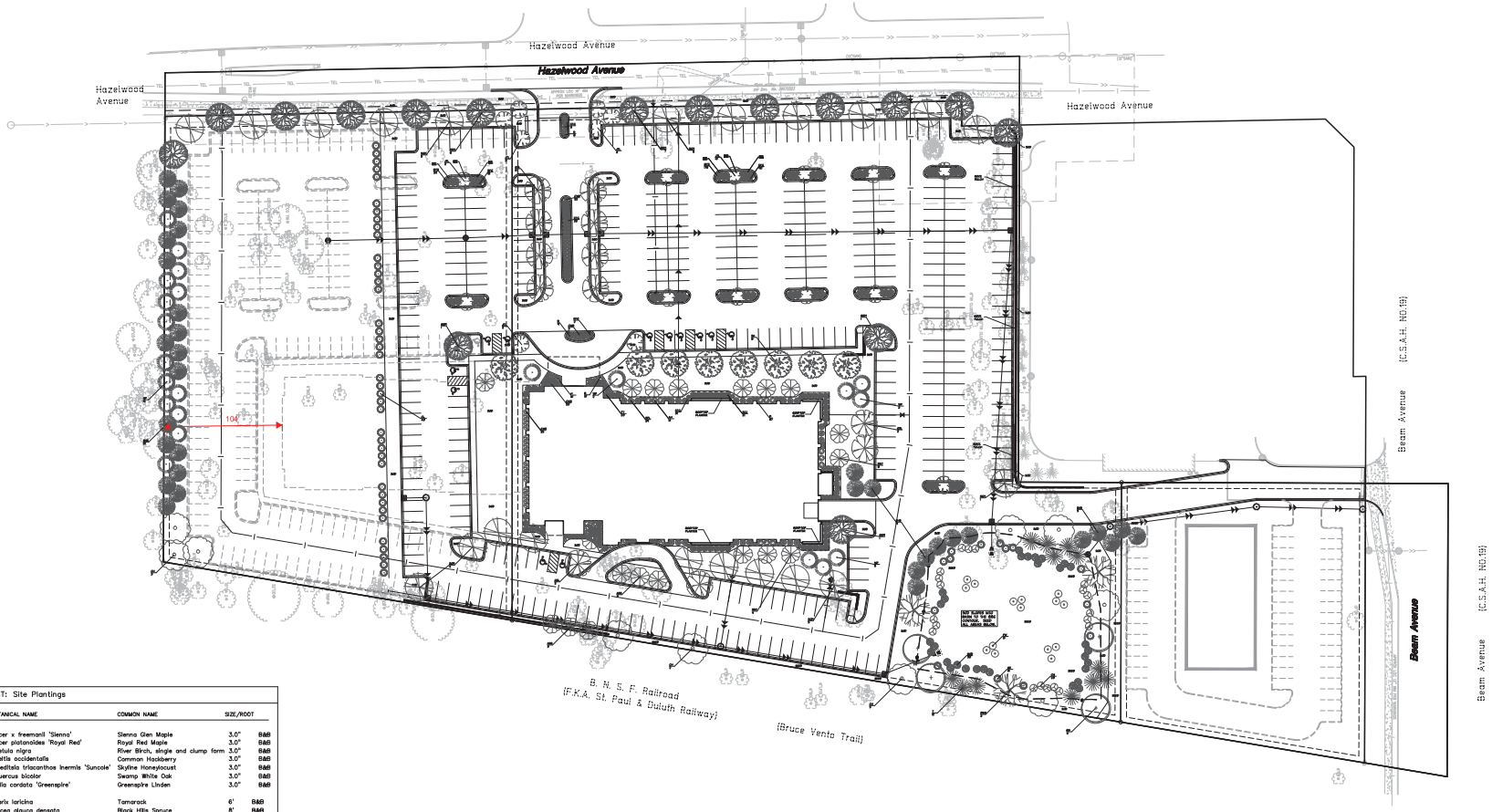
The proposed building design incorporates class A building materials including stone and brick veneer, composite metal panels and roof cap details, glass curtain walls and punched style windows, and a distinctive glass canopy at the buildings main entrance. The building incorporates an exterior roof deck for use by staff and patients. A large green space provides a beutiful 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.

7001 France Avenue South | Suite 200 | Edina, Minnesota 55435 p 952.893.9020 | f 952.893.9299

Attachment 5



0 40 80
SCALE IN FEET

PLANT LIST: Site Plantings					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	
TREES					
20	SGM	Acer x freemanii 'Sienna'	Sienna Glen Maple	3.0"	B&B
16	RRM	Acer platanoides 'Royal Red'	Royal Red Maple	3.0"	B&B
4	RB	Betula nigra	River Birch, single and clump form	3.0"	B&B
10	CH	Celtis occidentalis	Common Hackberry	3.0"	B&B
8	SH	Gleditsia triacanthos inermis 'Suncole'	Skyline Honeylocust	3.0"	B&B
3	SWO	Quercus bicolor	Swamp White Oak	3.0"	B&B
12	GSL	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	B&B
12	T	Larix laricina	Tamarack	6'	B&B
33	BHS	Picea glauca densata	Black Hills Spruce	8'	B&B
11	NP	Pinus resinosa	Norway Pine	8'	B&B
8	WP	Pinus strobus	Eastern White Pine	8'	B&B
6	ABS	Amelanchier grandiflora 'Autumn Br.'	Autumn Brilliance Serviceberry	2.0"	B&B
12	SSC	Malus 'Spring Snow'	Spring Snow Crabapple	2.5"	B&B
20	JTL	Syringa reticulata	Japanese Tree Lilac	2.5"	B&B
			Total Caliper Inches:	497	
SHRUBS					
30	ROD	Cornus sericea	Red Osier Dogwood	5 Gal.	Pot
13	AH	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal.	Pot
20	CN	Physocarpus opulifolius	Common Ninebark	5 Gal.	Pot
47	CWR	Rugosa, shrub rose	Carefree Wonder Shrub Rose	5 Gal.	Pot
15	PW	Salix discolor	Pussy Willow	5 Gal.	Pot
25	AWS	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal.	Pot
29	SPL	Syringa 'Bailleugon'	Sugar Plum Fairy Lilac	5 Gal.	Pot
40	CL	Syringa vulgaris	Common Lilac	5 Gal.	Pot
14	NV	Viburnum lentago	Nannyberry Viburnum	5 Gal.	Pot
31	SGJ	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	Pot
20	TY	Taxus x media 'Tauntonii'	Taunton Yew	5 Gal.	Pot
PERENNIALS & ORNAMENTAL GRASSES					
132	KFG	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	3 Gal.	Pot
84	D	Hemerocallis, sp.	Mix species but keep in clusters	1 Gal.	Pot
210	BYS	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 Gal.	Pot
10	H	Hosta, sp.	Mix species but keep in clusters	1 Gal.	Pot
10	B	Accent boulders set 1/3 into grade.	28"–36" Dia. Select for size and shape.		

SOD
Sod in all areas noted. Drought tolerant Highland sod.

SEED
Seed shall be used to create ground cover in areas where mulch or sod is not desirable.
In rain gardens: mixture of wetland and mesic seeds
Behind retaining walls and adjacent to trail: mixture of short upland native seeds

ROOFTOP PLANTERS
Plant materials to be selected on site. Special planting soil mixture to be determined.

PLANTING NOTES:

Contractor shall provide two year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping and sod areas shall be irrigated with an underground sprinkler.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary – per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be northern grown and hardy. Sod shall be installed on all disturbed areas including the boulevard areas.

Planting beds for shrubs shall have 3" – 4" of 3/4" to 1-1/2" dia. gray trap rock mulch. No weed barrier to be used. Areas directly adjacent to front walkways shall be edged as shown on the plan. The large stone mulch shall be 3"–5" dia. washed river rock placed to a depth so as not to see subsoil. Edging shall be used to separate trap rock mulch from sod and between trap rock mulch and the large river rock stones. Edging shall be a minimum of 4" vertical (commercial grade) black steel edging. The edging shall be placed in straight lines or smooth curves according to the drawing, and staked properly. All mulched areas shall be treated with Preen or an approved weed pre-emergent.

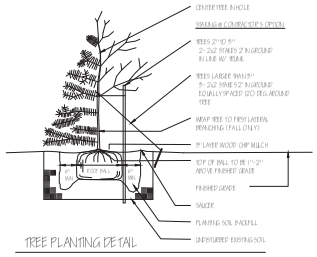
Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Field adjust foundation plantings if necessary to compliment building architectural elements. Also adjust location of trees to avoid utilities, signage, or sightlines of signage or traffic areas.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Foundation plantings shall be located and may need to be field adjusted to fit with the architectural design of the building. Plants are to be centered and spaced to fit windows, wall sections, parking signs, and/or other site furnishings or features. When in doubt of placement, check with Landscape Architect.

Balcony planters to be designed and planted on site or annually as the type plantings dictate.



TREE PLANTING DETAIL
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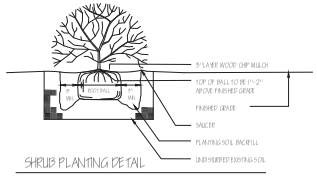


SHRUB PLANTING DETAIL
No Scale

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

HAZELWOOD M.O.B. PHASE 1
Maplewood, Minnesota

THE DAVIS GROUP
222 SOUTH 9TH STREET, SUITE 3255
MINNEAPOLIS, MN 55402

BRODSHO CONSULTING
Landscape Architecture Site Planning
698 NORTHBRIDGE COURT
EAGAN, MN 55123
PHONE: 651-688-8023
FAX: 651-994-4792

CADD QUALIFICATION
CADD files prepared by the Consultant for this project are instruments of the Consultant's profession of service for use solely with respect to this project. The Consultant is not liable for reuse on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference. Any reuse, revisions, modifications, or additions to these CADD files shall be made at the full risk of the party making such revisions, additions or modifications and that party shall indemnify and hold the Consultant harmless of any liability, claims and liabilities.

SUBMITTAL/REVISIONS
03/18/16 PRELIMINARY PRICING

PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Date of Visibility

REG. NO. 23849 DATE

QUALITY CONTROL
Project Lead DB
Checked By DB

L1-1	LANDSCAPE PLAN
03/18/16	PRELIMINARY PRICING

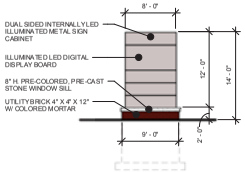
LANDSCAPE PLAN
L1-1

Plotted: 05/11/2016 4:18 PM W:\2016\16108\CADD DATA\LANDSCAPE_dwg Sheet Files\Plans 11x17

Attachment 6

1 PZ-2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

2 PZ-2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 PZ-2 EXTERIOR ELEVATION @ PYLON SIGN - (2) LOCATIONS
1/8" = 1'-0"

Attachment 6

PZ - 2	PRELIMINARY EXTERIOR ELEVATIONS	4.21.2016

DAVIS GROUP

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1 PZ-3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

2 PZ-3 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"

Attachment 6

PZ - 3	PRELIMINARY EXTERIOR ELEVATIONS	4.21.2016

DAVIS GROUP

bdh&young interiors | architecture

Environmental Review

Project: Hazelwood Medical Office Building

Date of Plans: April 22, 2016 (Tree and Landscape Plan)

Date of Review: May 13, 2016

Location: Northwest Corner of Hazelwood Street and Beam Avenue

Reviewer: Shann Finwall, Environmental Planner
(651) 249-2304; shann.finwall@maplewoodmn.gov

Background: BDH+Young are proposing to construct an approximately 140,000 square foot office building on the vacant lot located on the northwest corner of Hazelwood Street and Beam Avenue. The office building will be constructed on the south side of the lot, with a phase 2 office building development on the north side of the lot. The applicant proposes to grade and remove trees on the entire site for the first phase of the development.

Tree Preservation Ordinance: Maplewood's tree preservation ordinance describes a significant tree as a hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter. The ordinance requires any significant tree removed to be replaced based on a tree mitigation calculation. The calculation takes into account the size of a tree and bases replacement on that size. In essence, the ordinance requires an applicant to plant a greater amount of smaller replacement trees because they removed a significant number of large trees.

Tree Removal and Required Replacement: The tree plan shows 51 significant trees, 853 inches in diameter. The applicant proposes to remove 50 significant trees, 832 inches in diameter. The required tree replacement is 967.7 caliper inches.

The landscape plan shows 187 new trees, 497 caliper inches. This is 470.7 caliper inches, or 235 trees, short of the requirement. It is clear that 235 additional trees will not fit on the property.

Recommendation:

In order to comply with the City's tree preservation ordinance, the applicant must:

1. Submit a revised landscape plan that shows the following additional trees, larger trees, or mulched beds of native or drought tolerant shrubs to increase the number of replacement trees.

2. If the applicant is still unable to meet the tree replacement requirements through additional trees, larger trees, or shrubs, they may pay into the City's tree fund as outlined in the City's tree standards.

To: Michael Martin, Maplewood Economic Development
From: Thomas Carey, Cardinal Pointe
Re: Hazelwood Medical Office Bldg

We the undersigned request that the new proposed Hazelwood Medical Office Bldg be required to have at least a 50 yard "Green Space" from the southern border of the Cardinal Pointe property to the south. This would then not disturb the trees and beautiful greenery that is now present and allow for a nice border between the two properties. Thank you.

Signature	Unit
Thomas Carey	201
Elizabeth Vorney	200
Phyllis Brown	324
Cathy Elbon	221
Jackie	317
Shirley Almberg	216
Janice Legiel	327
Mary Ann Lyonie	323
Peg Carter	125
Jan Heckel	215
Wayne Jerome	329
Joyce Jerome	329
Rosemary Beane	111

Robert Lynch 108

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Attachment 8

Signature	Unit
Irene Kroening	118
Lois Kildebrandt	218
Genevieve Schmidt	309
Ida Glocke	325
Betty Carr	217
Marge Kager	337
Beverly Johnson	318
Hank Belisle	223
Janet Stalts	332
Yvonne Stalts	313
Gerhard Nelson	315
Elizabeth M. Lang	104
Judy LaBorge	110
Katula L. Jeanette	204
Carol Ingersoll	133
Truman Ingersoll	133
Mary Lessard	109
Kenneth Everson	120
Beverly Vanderwart	222
Darlene Bird	106
Frank Bird	106
Alice Langlois	308
Bruce Johnson	339
Leo K Fortier	237
Janet Ross	203
Norma Black	330
Florence Bye	137
Lillian Johnson	229

Vivian Anderson - 105

Warren Lois Sonderegger #235

[redacted]

Richard & Shirley Koening #114

Eva Kelcher #129

Guy Pagnan 311

Andrew Neville Steinger #103

Thomas & Carol Curley #307

Rita Johnson 123

Jan Johnson 227

Virginia Rivers 202

Attachment 8

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Signature	Unit
Jack Legeil	327
Betty Abbott	328
John A. Vanderwoot	122
Terry Wagner	101
Joe Proulx	225
Agnes Demetrand	214
Carolyn Roller	135
Carl Broglum	230
Harold Emerson	220
Leona Emerson	220
Sue Vogt	314
Vern Stellmach	231
Arletta Bergup	213
Clem. an Wickner	320
Marilyn A. Lister	211
Donald L Benson	301
Gary Lynch	127
R. W. Olson Jr	321
John Olson	333
Eunice Olson	333
JoAnn Rhoda	226
Jim Cherry	303
Eleanor Peterson	
Elmer Gerstafson	331

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Signature	Unit
Carlton & Lila Rapken	212
Ronald & Shirley Schulla	312
Eleanor Hines	208
Betty Krenz	233
Lorin Fiske	131
[illegible]	[illegible]
Jane Maggart	239
[illegible]	335
Rita Ronayne	205
Dora Klein	107
George Scile	306