

**MEMORANDUM**

**TO:** Melinda Coleman, City Manager

**FROM:** Michael Martin, AICP, Economic Development Coordinator

**DATE:** June 21, 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
- 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. The applicant is also seeking a parking waiver of 88 spaces. Parking is described later on in this report.

### *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. This traffic study incorporated potential impacts by the recently approved Conifer Ridge apartment project within Legacy Village. The study did find that no changes will be needed to the street infrastructure to handle this project and Conifer Ridge.

### Design Plans

#### *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. The site's second phase would require 300 additional spaces. This applicant is proposing to provide a total of 541 spaces, with 71 more spaces provided as proof-of-parking. Therefore, the applicant is requesting a parking waiver of 88 spaces. Parking count analyses would be required for the site's third phase.

City ordinance requires five spaces per 1,000 square feet of office space and the applicant is proposing to provide 4.4 spaces per 1,000 square feet which is what they have done on similar projects in the metro. The city's requirement of five spaces per 1,000 square feet is the same regardless of the size of the building. The applicant has indicated in its experience that as building size increases the parking demand does not increase at the same rate and this has been their experience with other similar projects.

The applicant submitted a parking study it had conducted on two other sites they developed – one in Crystal and one in Savage. This study is attached to this report. In Crystal the applicant provided 4.5 spaces per 1,000 square feet and had a maximum usage of 2.3 spaces per 1,000 square feet. In Savage, 5.8 spaces per 1,000 square foot was provided and the maximum usage was 1.9 spaces per 1,000 square feet. In addition, the applicant completed a site visit to its Vadnais Heights Medical Building project last week. This project is 60,500 square feet in size and is currently 80 percent occupied. The applicant provided 292 parking spaces of which 190 were occupied and 102 were vacant – which represents a 4 spaces per 1,000 square foot ratio. This data provides the justification in allowing a parking waiver of 88 spaces.

### *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 meet the city's lighting ordinance requirements. The applicant has also indicated parking lot lights will automatically shut off so they are not on through the night.

### 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. The signs will have channel letters and each letter shall not be any taller than 48 inches. The applicant is also proposing a single monument sign along Hazelwood Avenue. This sign will be 12 feet tall and its base will incorporate similar materials and design as the building. 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 an 80 percent 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.

6. The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project.
7. The Owner shall sign a maintenance agreement, prepared by the City, for all storm water treatment devices (sumps, storm sewer, infiltration systems, ponds, etc.).
8. The applicant shall provide a signed copy of the MPCA construction stormwater permit prior to the issuance of a grading permit.
9. The applicant shall provide a self-renewing letter of credit or cash escrow in the amount of 125% of the proposed site improvements including earthwork, grading, erosion control, site vegetation establishment, aggregate base, and paving.

### **Commission Actions**

#### Community Design Review Board

On May 24, 2016, the community design review board reviewed the design plans and comprehensive sign plan for this project and recommended approval.

#### Planning Commission

On June 7, 2016, the planning commission held a public hearing on this project and reviewed the requests for a conditional use permit and a lot division and recommended approval.

### **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.
  6. The total parking requirement for the two phases of the medical office building are 700 parking spaces. The site will provide 541 parking spaces. The applicant shall submit to the city a site plan showing the location of 71 additional provided as proof-of-parking spaces. A waiver of 88 parking spaces is approved.
- 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 Street and Beam Avenue. 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. All wall signs shall be of individual letters and each letter shall be no more than 48 inches in height.

5. One monument sign is allowed along the Hazelwood Street frontage. The monument sign must be no more than 12 feet in height and must incorporate building materials and design in its base.
  6. 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:
1. The applicant shall comply with the requirements of the city's engineer.
  2. 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 8 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)
2. "This is a good proposal. We like it." (Chongqi Zhang, 7120 Meadow Grass Ave S, Cottage Grove; owners of 3024 Cottage Ln N)

#### *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*

1. "I have no comments." (Barbara Hart, 3003 Hazelwood St., Unit 207)
2. "I have no comments." (Name Not Listed, 3003 Hazelwood St., Unit 229)

**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

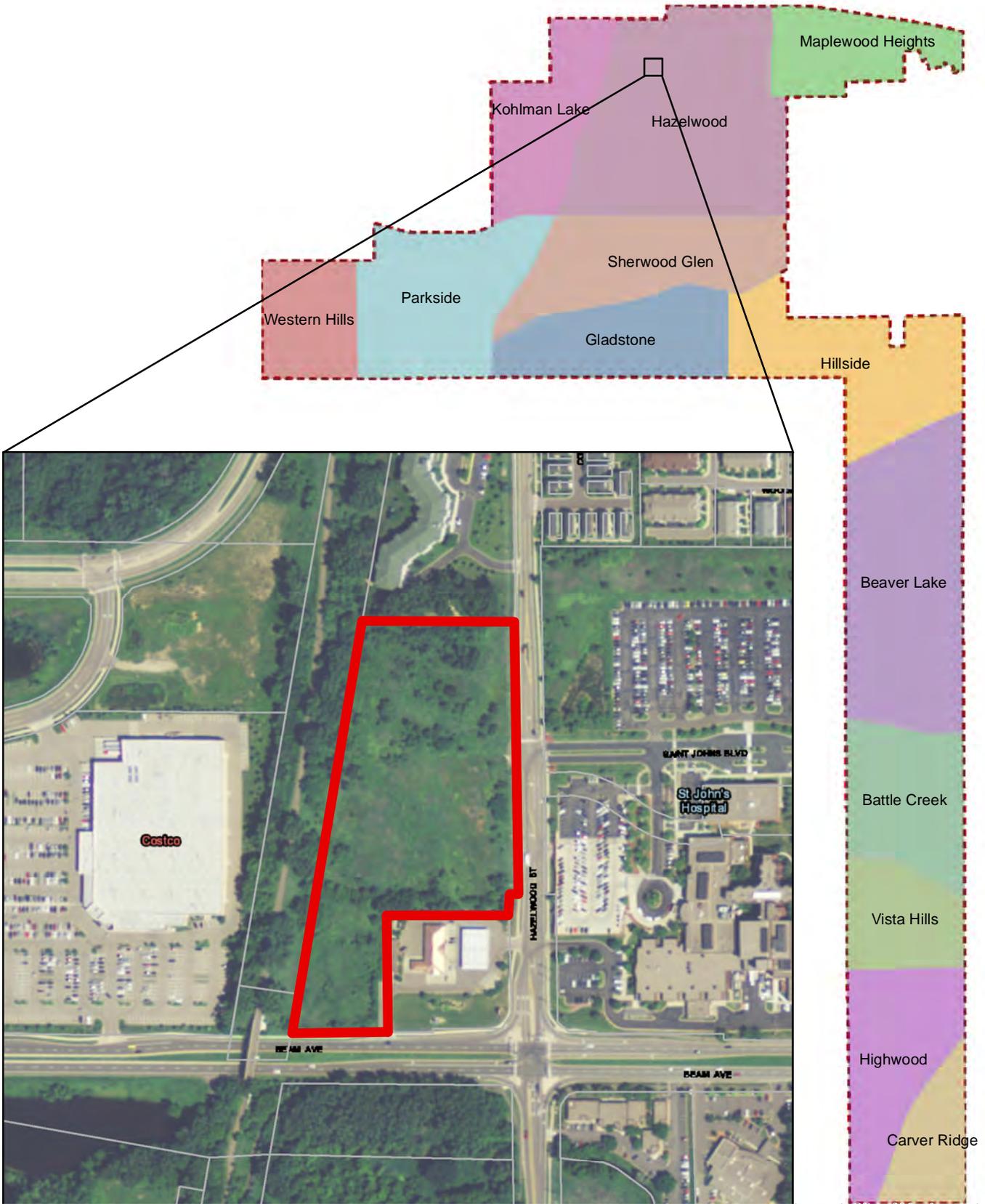
Land Use Plan designation: C (commercial)

Zoning: M1 (light manufacturing)

**Attachments**

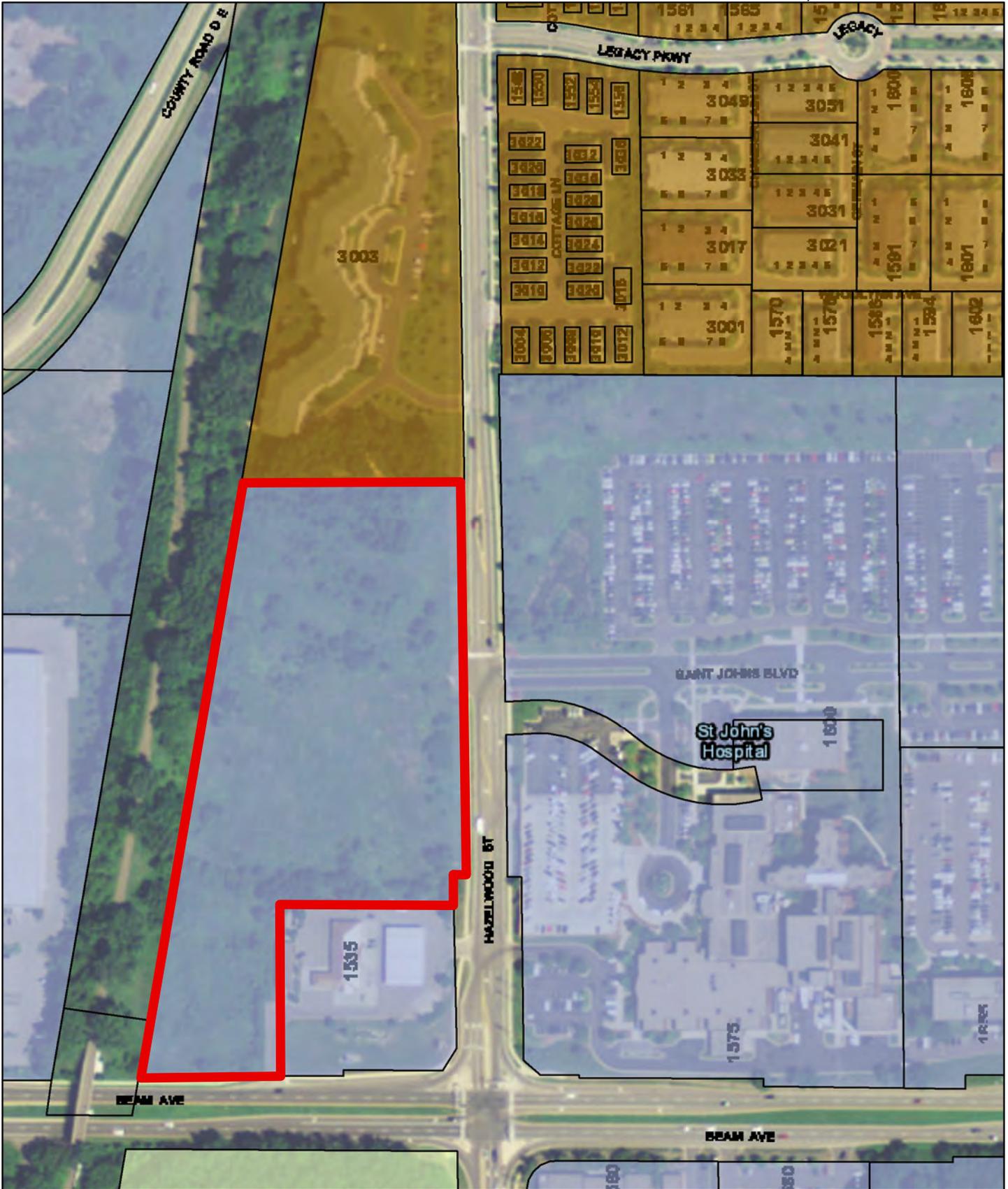
1. Location Map
2. Land Use Map
3. Zoning Map
4. Applicant's Letter, April 25, 2016
5. Proposed Site and Landscape Plan
6. Building Elevations
7. Environment Report, Shann Finwall, May 13, 2016
8. Cardinal Pointe Resident Petition
9. Proposed Lot Division Plan
10. Applicant's Parking Study, June 10, 2016
11. Draft CDRB Minutes, May 24, 2016
12. Draft PC Minutes, June 7, 2016
13. Conditional Use Permit Resolution

14. Applicant's plans (separate attachment)



### Hazelwood Medical Office Building - Overview Map

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

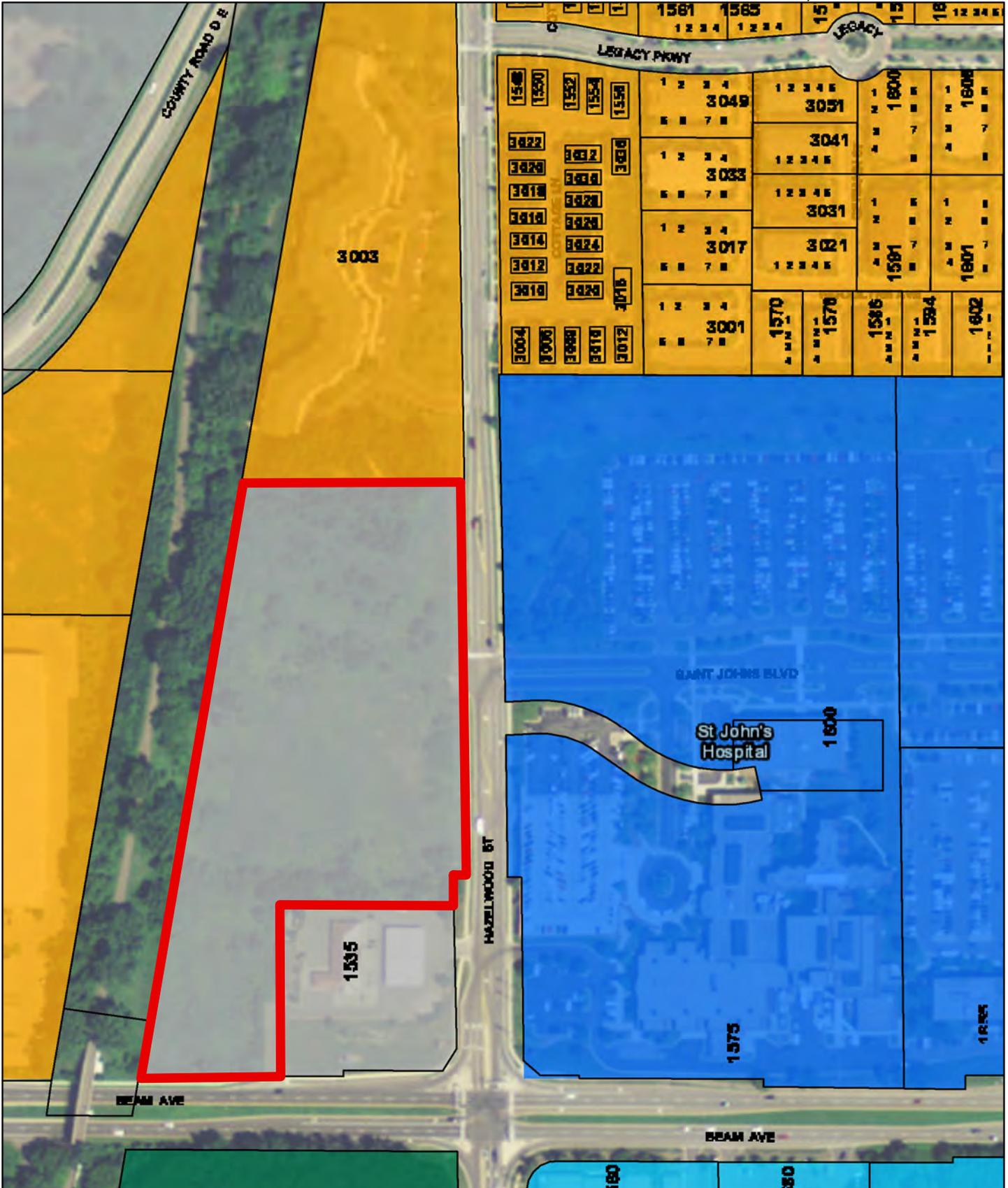


### Hazelwood Medical Office Building - Land Use Map

### Legend

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

- Commercial
- High Density Residential
- Open Space



### Hazelwood Medical Office Building - Zoning Map

### Legend

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

- 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 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.

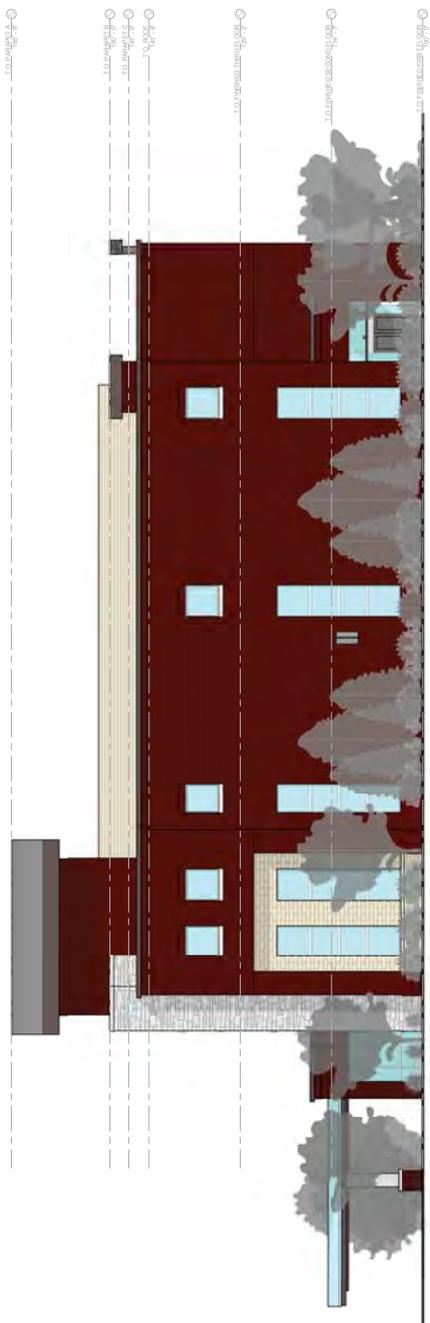








1 EXTERIOR ELEVATION - WEST



2 EXTERIOR ELEVATION - NORTH

## Environmental Review

<b>Project:</b>	Hazelwood Medical Office Building
<b>Date of Plans:</b>	April 22, 2016 (Tree and Landscape Plan)
<b>Date of Review:</b>	May 13, 2016
<b>Location:</b>	Northwest Corner of Hazelwood Street and Beam Avenue
<b>Reviewer:</b>	Shann Finwall, Environmental Planner (651) 249-2304; <a href="mailto:shann.finwall@maplewoodmn.gov">shann.finwall@maplewoodmn.gov</a>

**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.



(H)

Signature	Unit
Irene Kroening	118
Louis Kildbratt	218
Genevieve Schmitt	309
John Locke	325
Betty Carr	217
Marge Kager	337
Beverly Johnson	318
Hank Belish	223
Janet Stalbs	332
Yvonne Stalbs	313
Geckard Nelson	315
Elizabeth M. Lang	104
Judy LaBerge	110
Katula <sup>Suzanne</sup> <del>Jeannette</del>	204
Carol Ingersoll	133
Truman Ingersoll	133
Mary Lessard	109
Kenneth Everson	120
Dwery Vanderwart	222
Harlem Bild	106
Frank Bild	106
Alice Bayliss	308
Bruce Johnson	339
Leo K Fortier	237
Janet <del>Don</del>	203
Marna Black	330
Flourne Bye	137
Lillian Johnson	229

~~John Kroening~~  
 Jeff Sagami 311  
 Gordon Familie Deering #103  
 #35  
 #21  
 #129  
 #307  
 #123  
 #227  
 #202

93  
Signature

Unit

Jack Legenil	327
Betty Abbott	328
John R. Anderson	122
Leroy Wagon	101
Joe Proulx	225
August Kuntz	214
Carolyn Goller	135
Case Berglund	230
Harold Evensen	220
Leona Evensen	220
Sue Vogt	314
Vern Stellmach	231
Arletta Bergup	212
Clemens Hochmer	320
Marilyn A. Lister	211
Dwight L. Benson	301
Ray Lynch	127
R. W. Olson	321
John Olson	333
Eric Olson	333
John R. Kodas	226
Jim Cherry	303
Blayne Petersen	
Elmer Gustafson	331

p4

Signature	Unit
Carlton & Lila Bakken	212
Ronald & Shirley Schiller	312
Eleanor Herms	208
Betty Krenz	233
Louise Teske	131
Betty E. E. E.	133
Jane Maggart	239
Yvonne Hertog	335
Rita Ronayne	205
Dora K. Klein	107
George Suter	306





7001 France Avenue South  
Suite 200  
Edina, Minnesota 55435

p 952.893.9020  
f 952.893.9299

June 10, 2016

Michael Martin,  
Economic Development Coordinator

City of Maplewood  
1830 County Road B East  
Maplewood, MN 55109

Regarding: Hazelwood Medical Commons

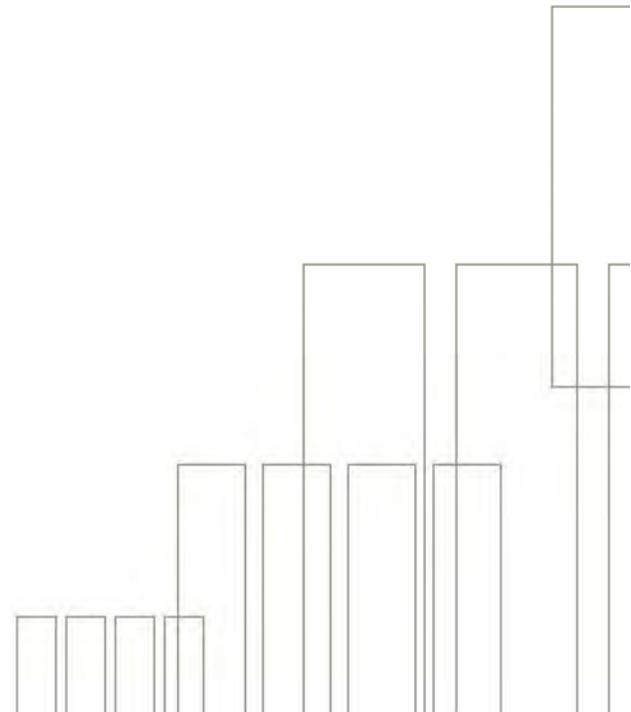
Dear Michael,

Attached is a parking comparison study we have completed for your use in determining parking requirements for the proposed Hazelwood Medical Commons project. I have including information on two similar multi-tenant medical building projects that have been previously completed. The study consists of a count of parking spaces occupied by vehicles at 10:00 A.M. and 2:00 P.M. on two typical work days – see attached documents. Below is a recap of the information obtained during the site visits.

Should you have any questions or require additional information, feel free to contact me.

Sincerely,

Patrick J. Giordana AIA  
V.P. Architecture





7001 France Avenue South  
Suite 200  
Edina, Minnesota 55435

p 952.893.9020  
f 952.893.9299

Crystal Medical Building

Building size: 46,630 S.F (80% occupied)

Parking provided: 213 spaces 4.5 spaces/1,000 S.F.

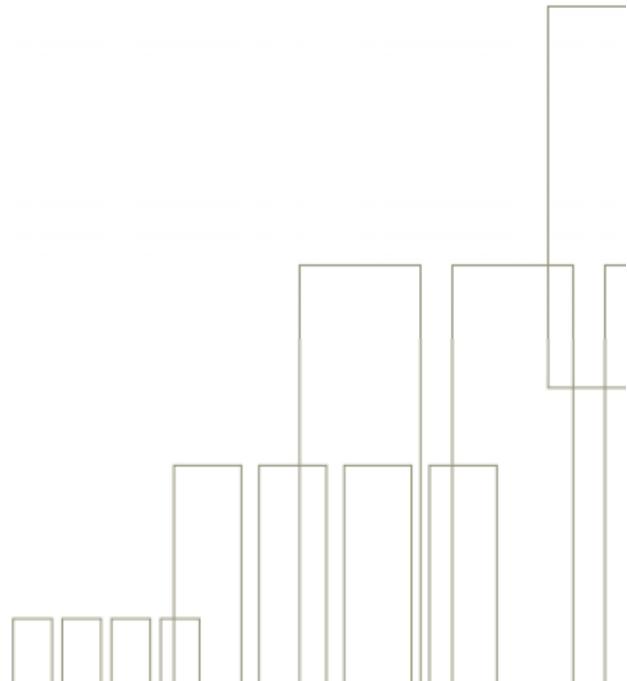
Maximum parking spaces utilized: 107 spaces 2.3 spaces/1,000 S.F.

Savage Medical Building

Building size: 32,530 S.F (Fully occupied)

Parking provided: 190 spaces 5.8 spaces/1,000 S.F.

Maximum parking spaces utilized: 61 spaces 1.9 spaces/1,000 S.F.

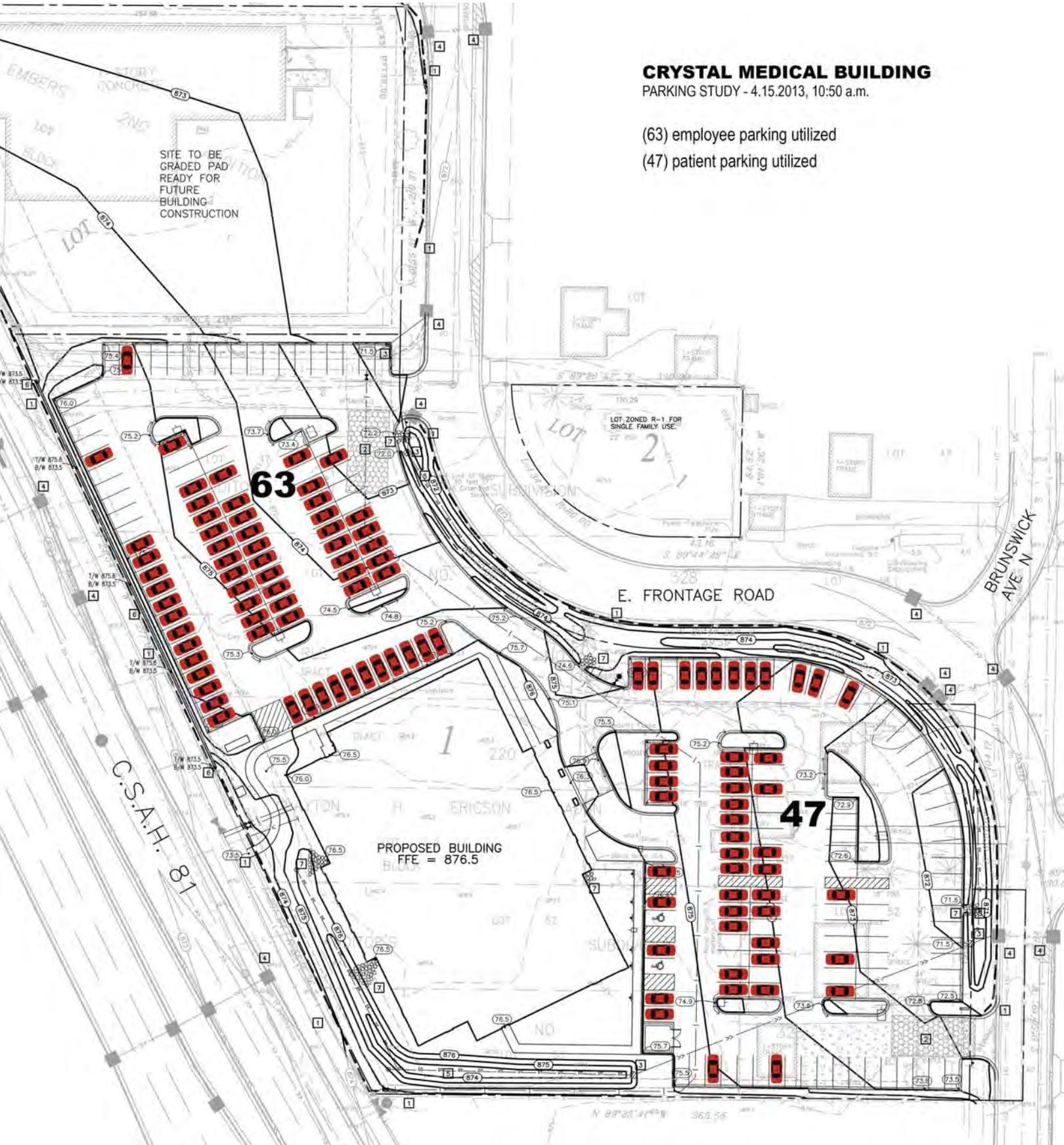


### CRYSTAL MEDICAL BUILDING

PARKING STUDY - 4.15.2013, 10:50 a.m.

(63) employee parking utilized

(47) patient parking utilized

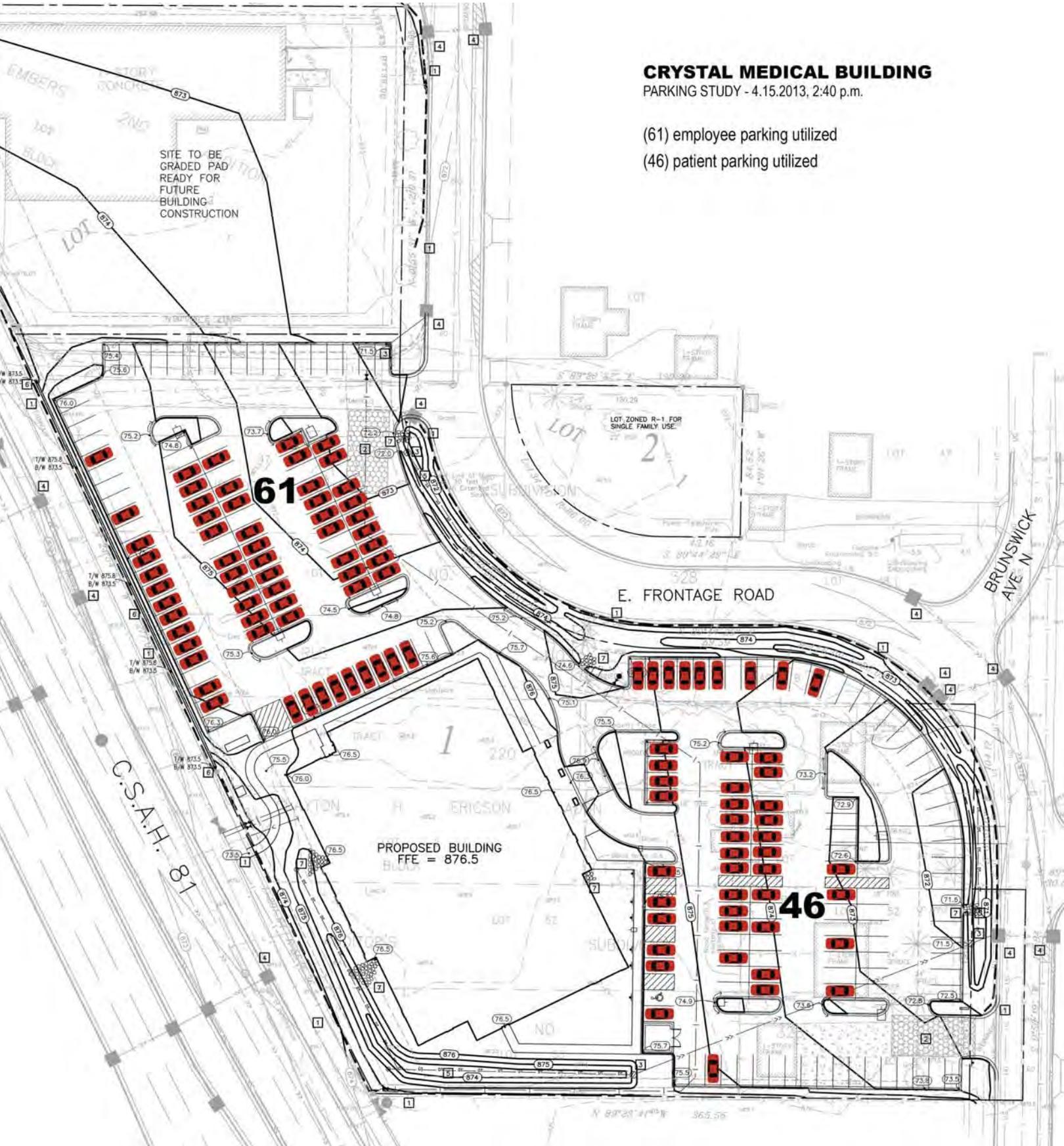


### CRYSTAL MEDICAL BUILDING

PARKING STUDY - 4.15.2013, 2:40 p.m.

(61) employee parking utilized

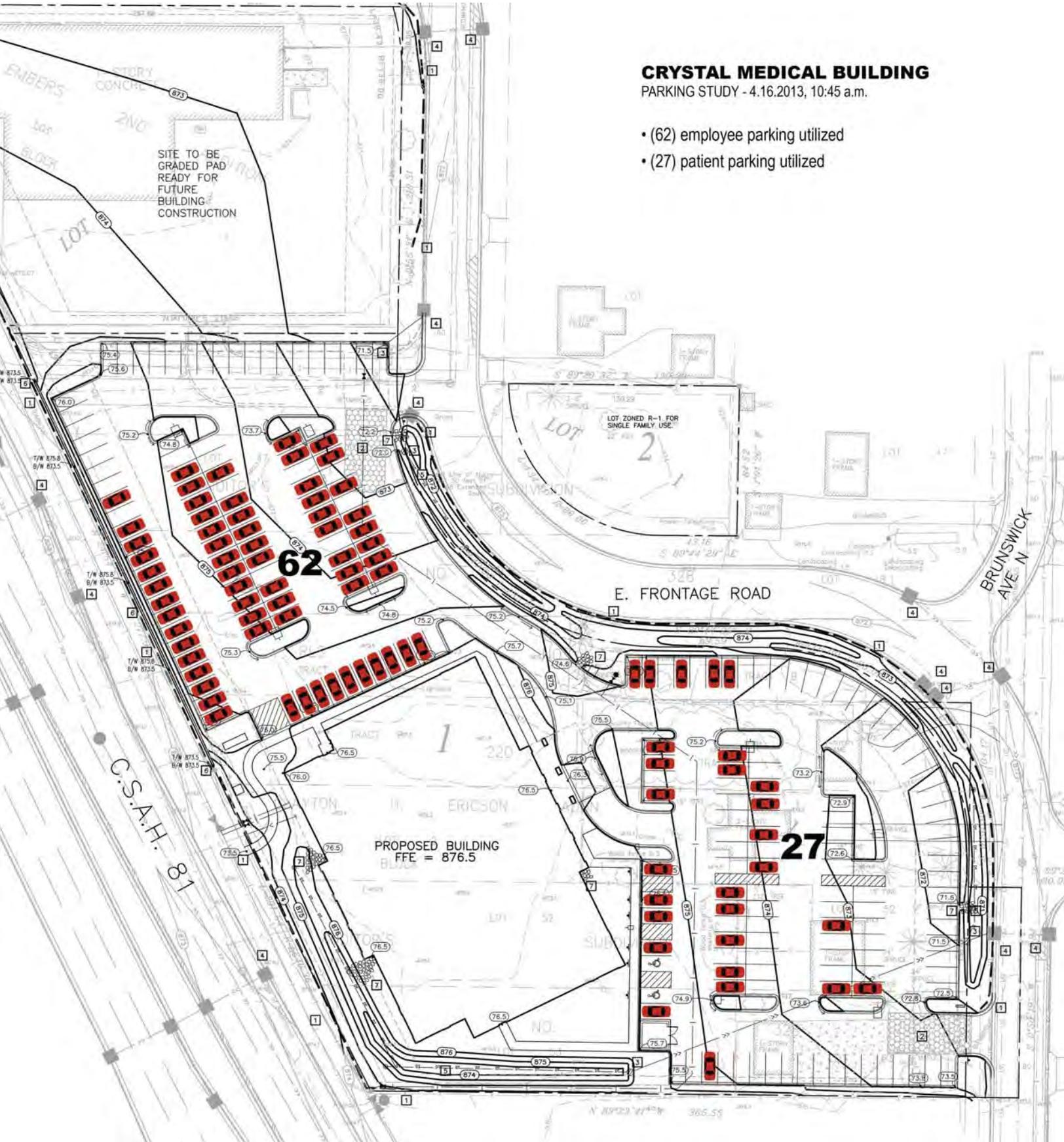
(46) patient parking utilized



### CRYSTAL MEDICAL BUILDING

PARKING STUDY - 4.16.2013, 10:45 a.m.

- (62) employee parking utilized
- (27) patient parking utilized

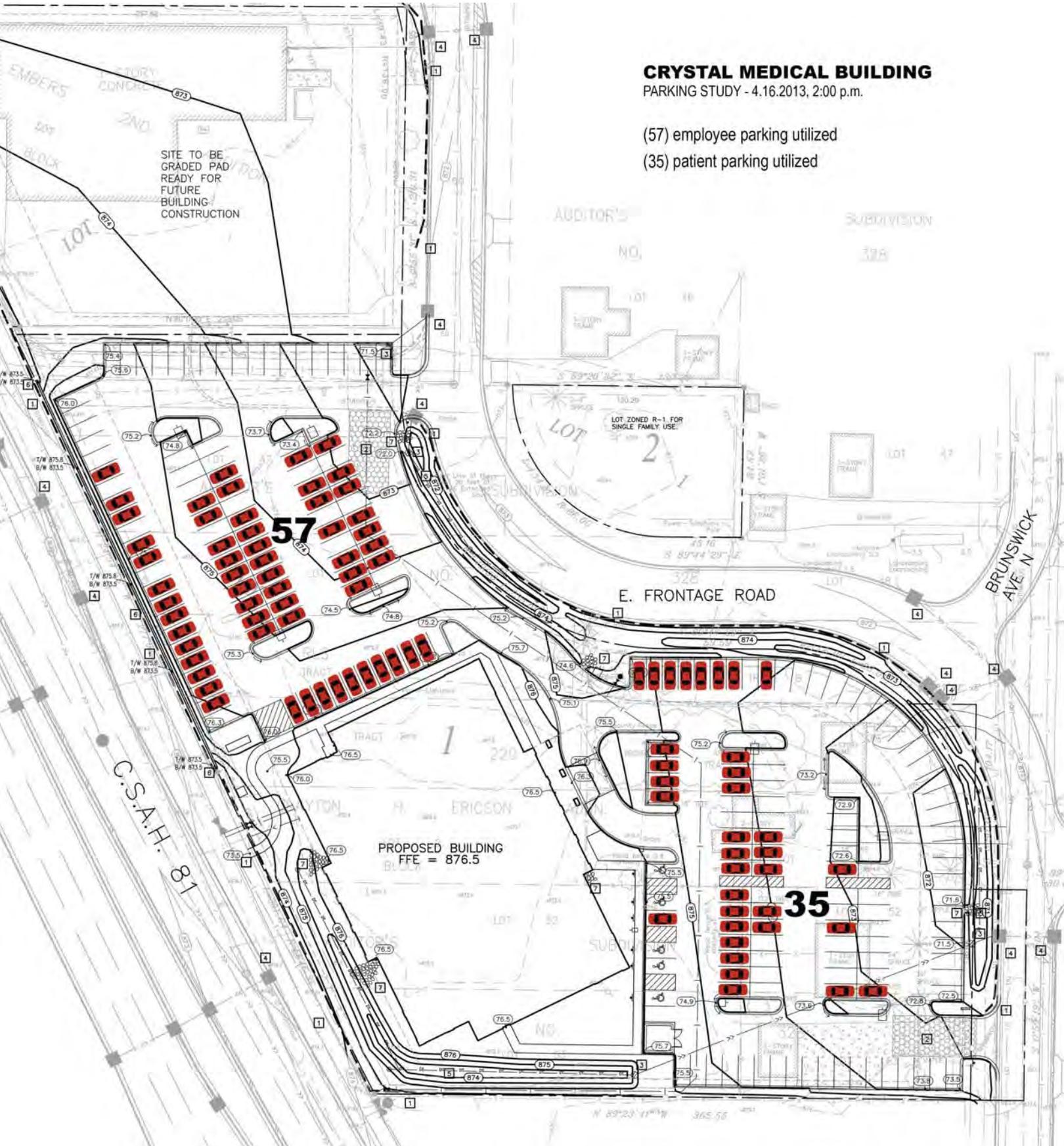


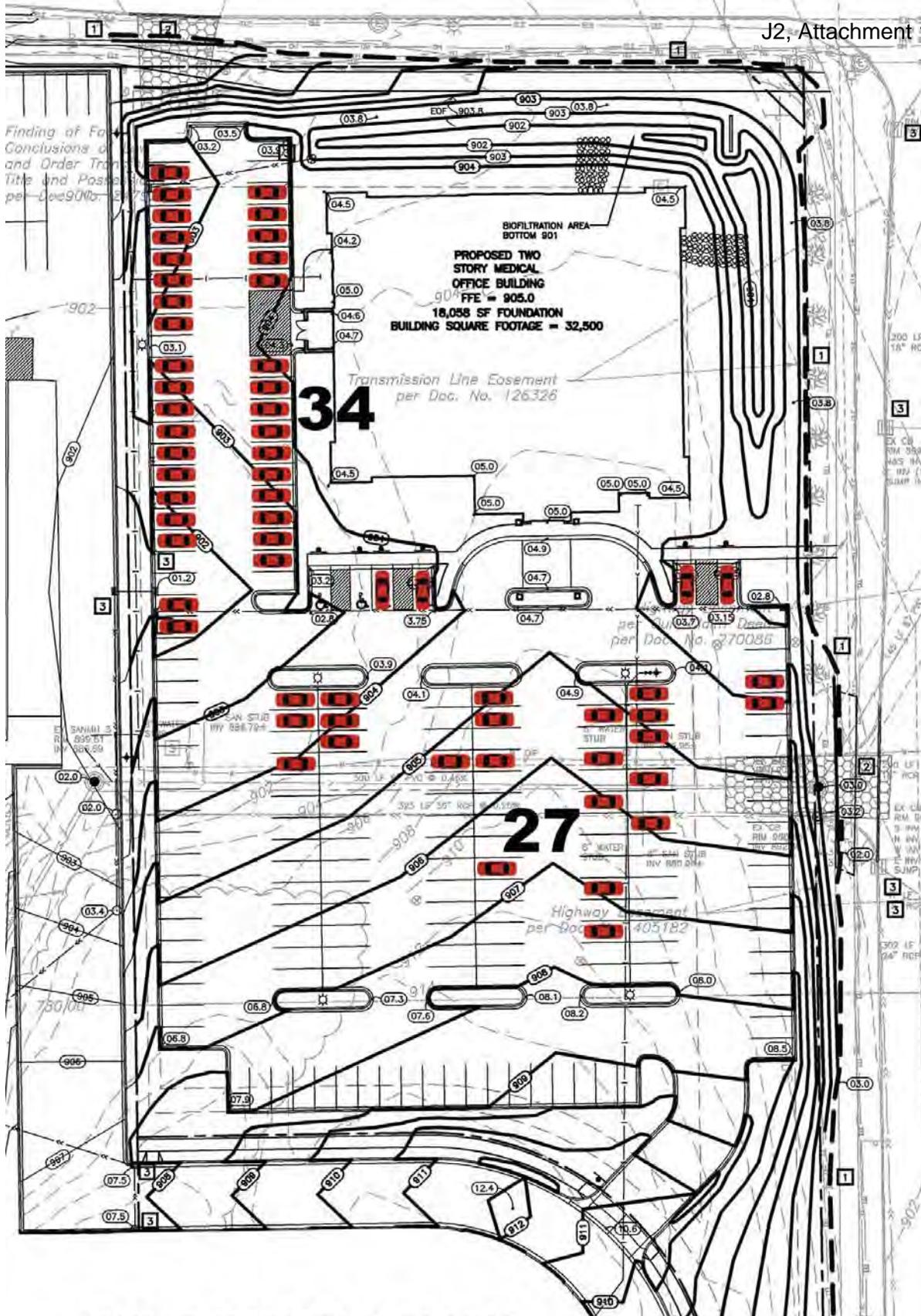
### CRYSTAL MEDICAL BUILDING

PARKING STUDY - 4.16.2013, 2:00 p.m.

(57) employee parking utilized

(35) patient parking utilized





**SAVAGE MEDICAL BUILDING**

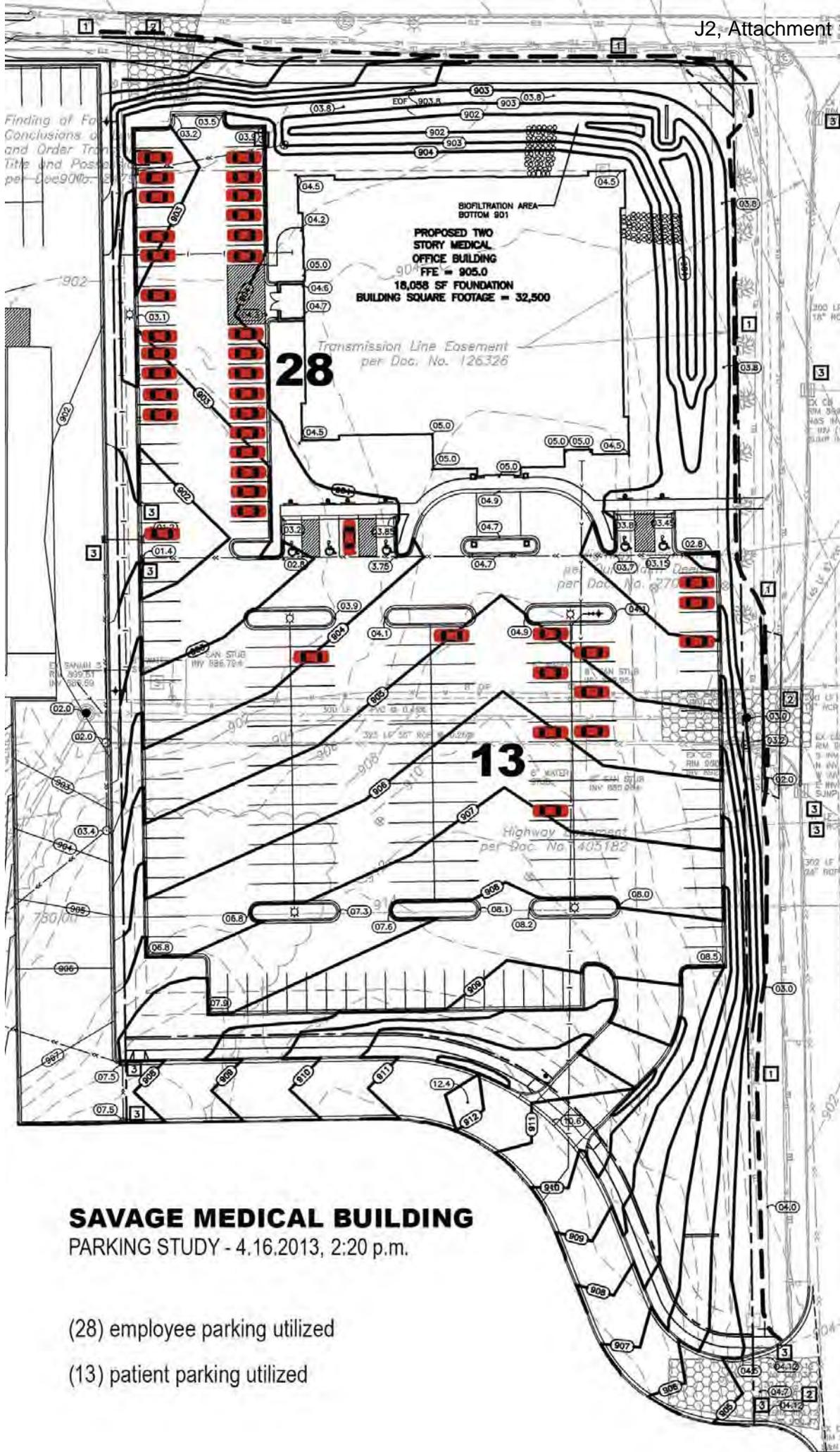
PARKING STUDY - 4.15.2013, 10:00 a.m.

(34) employee parking utilized

(27) patient parking utilized







### SAVAGE MEDICAL BUILDING

PARKING STUDY - 4.16.2013, 2:20 p.m.

(28) employee parking utilized

(13) patient parking utilized

**DRAFT**  
**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
**1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA**  
**TUESDAY, MAY 24, 2016**

**5. DESIGN REVIEW**

**b. Consider Approval of a Proposed Medical Office Building, Northwest Corner of Hazelwood Street North and Beam Avenue East**

- i. Economic Development Coordinator, Michael Martin gave the report on the Proposed Medical Office Building, Northwest Corner of Hazelwood Street North and Beam Avenue East.
- ii. Mark Davis, Davis Group Development, 2487 Crown Hill Rd, Minnetonka, addressed and answered questions of the board.
- iii. Vice President of Architecture, Patrick Giordana, BDH+Young, 7001 France Avenue South, Edina, addressed and answered questions of the board.
  - a. Conditional Use Permit Resolution (to be discussed at the Planning Commission Meeting)
  - b. Design Plans
  - c. Comprehensive Sign Plan
  - d. Lot Division (to be discussed at the Planning Commission Meeting)

Boardmember Ledvina moved to approve the plans date-stamped May 18, 2016 and the revised elevations for the north and west facades 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 the 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.

Boardmember Ledvina moved to 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 is subject to the following conditions: **(changes to the conditions are in bold and underlined)**.

1. Signs on the east elevation shall be limited to one 10' X 30' sign over the main entrance and three 3' and 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 an amendment of this sign plan.
5. **The maximum size of the letters shall be 48 inches and be channel letters.**
6. **The monument sign shall have a maximum height of 12 feet from the base and shall incorporate design and materials of the building subject to staff approval.**

Seconded by Boardmember Lamers.

Ayes – All

The motion passed.

This item goes to the planning commission on June 7, 2016 and then to the city council on June 13, 2016 or June 27, 2016

**DRAFT  
MINUTES OF THE MAPLEWOOD PLANNING COMMISSION  
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA  
TUESDAY, JUNE 7, 2016  
7:00 P.M.**

**5. PUBLIC HEARING**

- a. 7:00 p.m. or later: Consider Approval of a Proposed Medical Office Building, Northwest Corner of Hazelwood Street North and Beam Avenue East**
- i. Economic Development Coordinator, Mike Martin gave the report on the proposed medical office building and answered questions of the commission.
  - ii. Maplewood Civil Engineer II, Jon Jarosch, addressed and answered questions of the commission.
  - iii. Mark Davis, Davis Group Development, 2487 Crown Hill Rd, Minnetonka, addressed and answered questions of the board.

The planning commission is reviewing the:

- a. Conditional Use Permit Resolution
- b. Lot Division

Chairperson Arbuckle opened the public hearing.

1. Thomas Carey, resident at Cardinal Pointe spoke about the petition included in the planning commission packet and the concerns about the buffer, landscaping and the parking.

Chairperson Arbuckle closed the public hearing.

Commissioner Kempe moved to approve 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.
6. The total parking requirement for the two phases of the medical office building are 700 parking spaces. The site will provide 541 parking spaces. The applicant shall submit to the city a site plan showing the location of 71 additional provided as proof-of-parking spaces. A waiver of 88 parking spaces is approved.

Commissioner Kempe moved to 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.

Seconded by Commissioner Desai.

Ayes - All

The motion passed.

This item goes to the city council on June 27, 2016.

## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, 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.

WHEREAS, Section 44-637(b) of the city ordinances requires a conditional use permit for buildings within 350 of a residential district.

WHEREAS, this permit applies to the vacant property located at the northwest corner of Beam Avenue East and Hazelwood Street North. The property description is:

All that part of the South 1,119.50 feet of the Northwest Quarter of Section 3, Township 29 North, Range 22 West, which lies East of the East right-of-way line of the Burlington Northern Railroad (formerly known as the St. Paul & Duluth Railway) Excepting therefrom the following described parcel:

All that part of the Southeast Quarter of the Northwest Quarter of Section 3, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota, described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter; thence North 01 degrees 06 minutes 59 seconds West (bearing based on the Ramsey County Coordinate System, North American Datum of 1983), along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 374.77 feet; thence North 89 degrees 48 minutes 35 seconds West, parallel with the South line of said Southeast Quarter of the Northwest Quarter, a distance of 371.33 feet; thence South 00 degrees 11 minutes 25 seconds West, a distance of 374.67 feet to the South line of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 48 minutes 35 seconds East, along the South line of said Southeast Quarter of the Northwest Quarter, a distance of 379.88 feet to the point of beginning.

WHEREAS, the history of this conditional use permit is as follows:

1. On June 7, 2016, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered the report and recommendation of city staff. The planning commission recommended that the city council \_\_\_\_\_ this permit.
2. On June 27, 2016, the city council considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council \_\_\_\_\_ the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause no more than minimal adverse environmental effects.

Approval is 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.
6. The total parking requirement for the two phases of the medical office building are 700 parking spaces. The site will provide 541 parking spaces. The applicant shall submit to the city a site plan showing the location of 71 additional provided as proof-of-parking spaces. A waiver of 88 parking spaces is approved.

The Maplewood City Council \_\_\_\_\_ this resolution on June 27, 2016.