

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: September 14, 2016

SUBJECT: Consider Approval of Design Plans, Hazelwood Medical Commons – Phase 2, 2945 Hazelwood Street North

Introduction

Patrick Giordana, on behalf of Davis Group Development, is seeking approval to start construction on the 60,000 square foot second phase of a medical office building on the vacant property located at 2945 Hazelwood Street North. Earlier this summer the city council approved a conditional use permit for the entire project but required design review for each additional phase. The first phase of this project – an 80,000 square foot medical office building – has already been approved and is currently under construction. The applicant is proposing to build the second phase one floor at a time – three floors total.

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.

On June 27, 2016, the city council approved, a condition use permit, design plans, a comprehensive sign plan and a lot division for the Hazelwood Medical Commons.

Discussion

Design Plans

Building Design

The building's exterior will also consist of stone and brick veneer, composite metal panels and roof cap details, glass curtain walls and punched style windows. The materials and colors proposed for the second phase match and are consistent with that was proposed for the building's first phase. Staff is recommending the community design review board approve the plans for all three levels of the second phase with minor changes being approved by staff and major changes needing to be approved by the community design review board.

Site Plan

No changes are being proposed to the site plan. The primary access to the site is from Hazelwood Street which aligns with the main access to St. John's Hospital – Hazelwood has

already been programmed for this access. The proposed building and parking lot meet all setback requirements – including the required 100 foot setback between the medical office building and the north property line.

Landscaping

The applicant has updated the landscape plan that was approved by the city council on June 27, 2016 to show additional trees being planted for the third phase of the development – which is slated to be a retail building near Beam Avenue. With this plan update and the \$3,522 fee already paid by the applicant, the city's tree replacement requirements have been met.

Department Comments

Building Department

Jason Brash, building inspector – Applicant must build per the 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2012 Minnesota State Plumbing Code, 2015 Minnesota State Building Code with MN ANSI A117. 1-2009 accessibility rules. Shaft and fire ratings shall be addressed with each addition. Each additional story shall comply with code requirements roof insulation, roof covering, guards, and drains. Safeguards shall be taken during construction to protect the public on each phase.

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

Refer to Jon Jarosch's engineering review attached to this report.

Budget Impact

None

Recommendation

- A. Approve the plans date-stamped September 9, 2016 for phase two of the proposed medical office building at 2945 Hazelwood Street North. 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. Approval includes all three stories of the second phase of the medical office building. Any major changes must be reviewed and approved by the community design review board.
 3. All trash receptacles must either be kept inside the building or an outside trash enclosure must be built on site.
 4. Satisfy the requirements set forth in the engineering report authored by Jon Jarosch, dated September 12, 2016.
 5. Satisfy the requirements set forth in the environmental report authored by Shann Finwall, dated September 13, 2016.
 6. 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. 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.
 7. 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.
8. 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.
9. All work shall follow the approved plans. The director of the environmental and economic development department may approve minor changes.
10. This approval does not include any of the other buildings on the site (only the second phase of the medical office building). The owner shall apply to the city for design approval for the remaining third phase (including the architectural, landscaping and drainage plans). The community design review board (CDRB) must approve the project plans for the third phase before the city can issue a building permit for that building.

Reference Information

Site Description

Site size: 9.13 acres

Existing land use: Vacant, construction started on phase one of Hazelwood Medical Commons

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

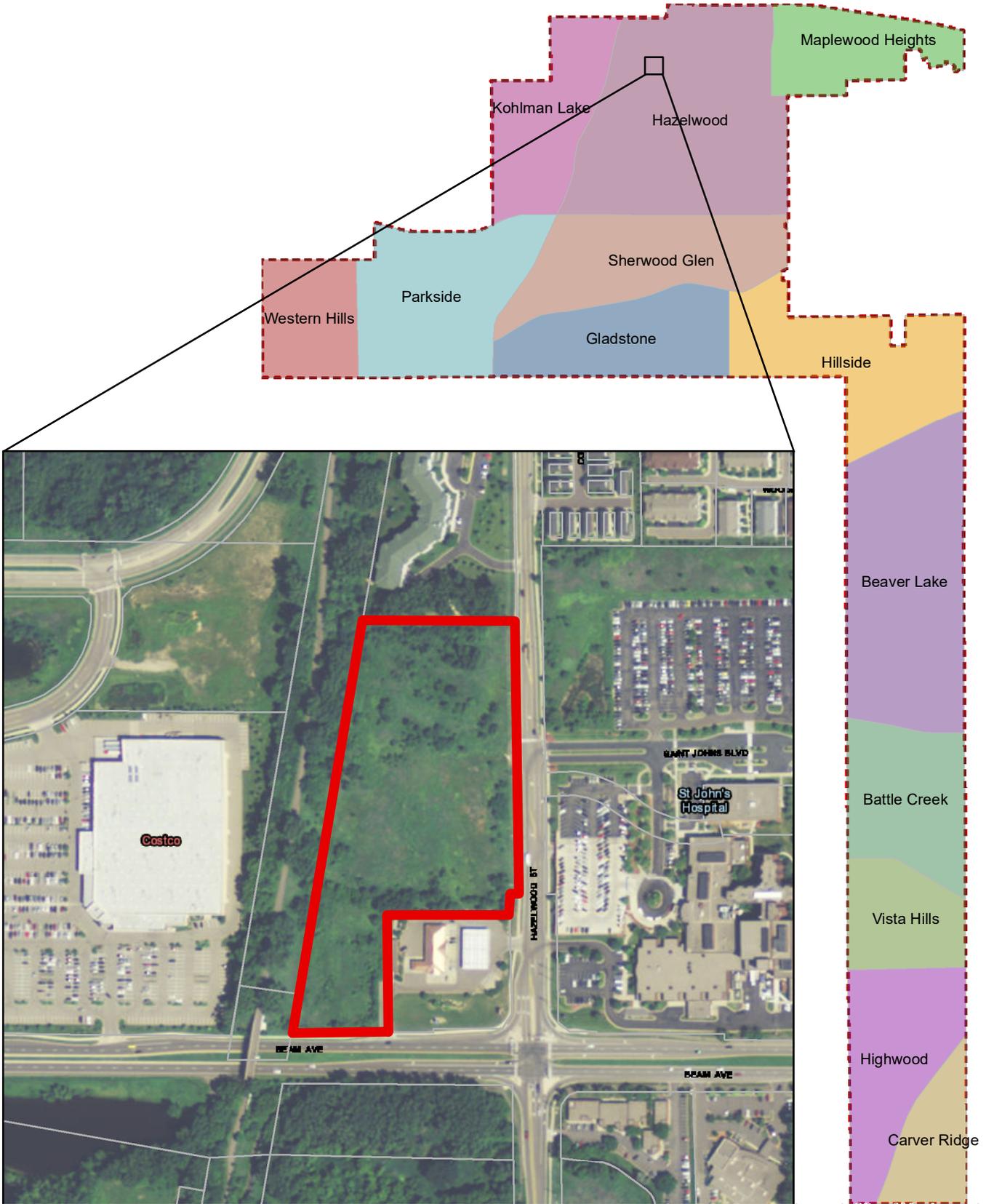
Planning

Land Use Plan designation: C (commercial)

Zoning: M1 (light manufacturing)

Attachments

1. Location Map
2. Applicant's Letter, September 9, 2016
3. Proposed Site Plan
4. Building Elevations
5. Engineering report, Jon Jarosch, September 12, 2016
6. Environmental report, Shann Finwall, September 13, 2016
7. Applicant's plans (separate attachment)



Hazelwood Medical Office Building - Overview Map
Design Review

September 9, 2016

Michael Martin
Economic Development Coordinator
Environmental & Economic Development Department
City of Maplewood



Dear Michael:

The Davis Group is proposing a one-story expansion of the HealthEast-Maplewood Medical Center to accommodate the program needs of HealthEast and its related partners. HealthEast originally projected a space need of 60,000 square feet with an anticipated near term expansion need of roughly 15,000 square feet. To meet this commitment and anticipated need, the Davis Group secured approval for an 80,000 square foot building.

Although the master plan envisions a 140,000 medical office building, the lack of committed leases and the amount of vacant medical office space currently in the market and that will be in the market after the Building opens (many of the Building's tenants are coming from medical office building on or near the St. John's Hospital campus) rendered it financially unfeasible to take any substantial risk on unleased space in the building. HealthEast recently completed its detailed space planning and determined that it had under-estimated the square footage needs of its programs and services. It has also expanded the scope of services it intends to provide in the Building. The current space needs are roughly 90,000 square feet.

The one-story addition will enable the Building to fully accommodate these needs and will have 10,000 square feet available for lease. Although the Davis Group's first option would be to expand the building by 3 floors and fully optimize the site for both construction cost and aesthetic reasons, neither the leasing market nor the financial market support taking on the 50,000 square feet of unleased space that such an expansion would create. The design of the one-story addition fully embraces the critical design elements of the three story building and will blend seamlessly into the building upon full expansion of the building to 140,000 square feet.

Please let me know if you need any further clarification or would like any additional information. Thank you.

Yours very truly,

A handwritten signature in blue ink, appearing to be "M. Sharpe", is written over the typed name.

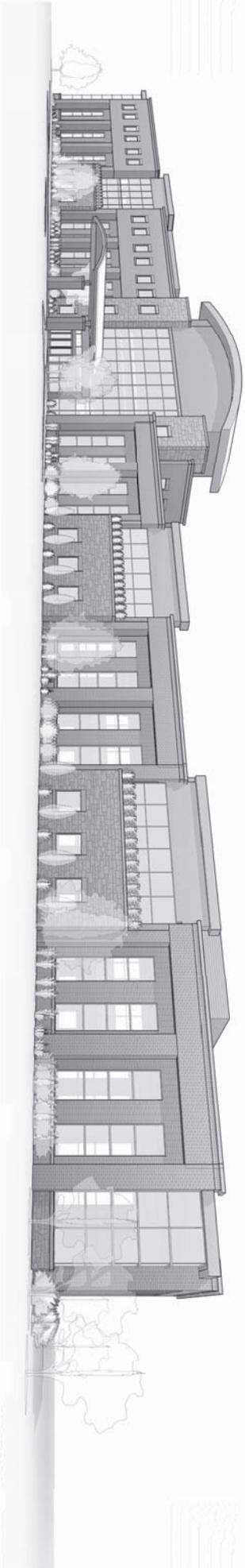
Michael S. Sharpe
Principal

Attachment 4

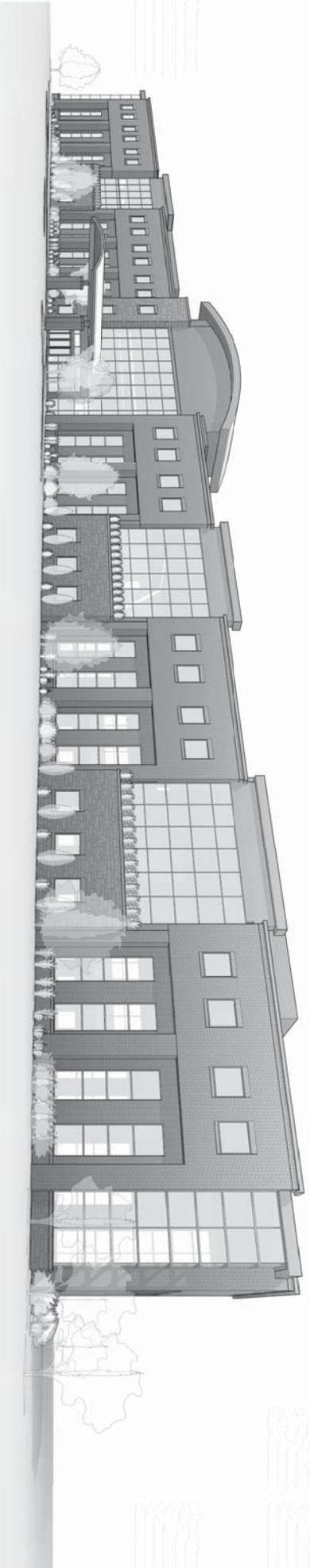
1.1 NORTH WING PERSPECTIVE VIEW - ONE FLOOR



2.1 FUTURE NORTH WING PERSPECTIVE VIEW - TWO FLOORS



3.1 FUTURE NORTH WING PERSPECTIVE VIEW - THREE FLOORS



Engineering Plan Review

PROJECT: Hazelwood Medical Office Building Phase II
PROJECT NO: 16-09

COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer

DATE: 9-12-2016

PLAN SET: Engineering plans dated 8-26-2016

The applicant is proposing to construct the second phase of the previously approved Hazelwood Medical Office Building. The applicant is requesting a review of the current design.

The plan has not changed from the full site buildout drawings that were originally submitted. As such, no additional stormwater management is required at this time. The following are engineering review comments on the design and act as conditions prior to issuing permits.

General Comments

- 1) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 2) All conditions of the original grading permit remain in effect for Phase II.
- 3) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with Phase II of this project. A new SAC determination is required for Phase II and any additional charges shall be paid prior to permit issuance.
- 4) Changes to the potable water system shall be reviewed by Saint Paul regional Water Services.

Public Works Permits

The following permits are required by the Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 5) Grading and erosion control permit – Work can be performed under existing permit.
- 6) Sanitary Sewer Permit – Permit needed for additional sewer service.
- 7) Storm Sewer Permit – Permit needed for additional storm sewer infrastructure.

- END COMMENTS -

Environmental Review

Project: Hazelwood Medical Office Building

Date of Plans: April 22, 2016 (Original Tree Removal Plan)
August 5, 2016 (Original Landscape Plan)
August 26, 2016 (Revised Landscape Plan)

Date of Review: September 13, 2016

Location: 2945 Hazelwood Street North

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

Background: BDH+Young is proposing Phase II of the Hazelwood Medical Building located at 2945 Hazelwood Street North. Phase II includes a 60,000 square foot addition to the previously approved 80,000 square foot office building.

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 original tree plan showed 51 significant trees, 853 inches in diameter. After approval of Phase I the applicants graded the entire site, removing 50 significant trees, with an overall removal of 832 inches in diameter. The City's tree preservation ordinance required that the applicant replace 967.7 caliper inches on the site.

Original Landscape Plan and Tree Replacement: The original landscape plan dated August 5, 2016, submitted prior to approval of the grading permit, showed the replacement of 909 caliper inches of replacement trees in all three phases of the development. Tree replacement was planned during each phase, with a temporary row of shrubs planted along the north side of the parking lot to provide screening prior to completion of tree replacement on Phase II. Overall tree replacement was 58.7 caliper inches less than the required 967.7 caliper inches. Since there was no additional room to plant trees on the site the applicant opted to pay into the City's tree fund at a rate of \$60 per caliper inch, for a total payment of \$3,522 (58.7 x \$60 = \$3,522).

Revised Landscape Plan and Tree Replacement: The revised landscape plan dated August 22, 2016, shows the replacement of 909 caliper inches of trees in all three phases of the development. The temporary row of shrubs along the north side of the parking lot has been removed from the landscape plan, with planting of all required trees on Phase II. With the previous tree fund payment of \$3,522, the applicant meets the City's tree replacement requirements.

Summary:

The applicant meets the City's tree replacement requirements. The City will monitor the Phase III portion of the development to ensure the required trees are planted.