

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Shann Finwall, AICP, Environmental Planner

DATE: November 9, 2016

SUBJECT: Consider Approval of the Maplewood Alzheimer's Special Care Center, 1700 Beam Avenue

1. Preliminary Plat
2. Conditional Use Permit Resolution
3. Parking Waiver

Introduction

Project Description

JEA Development and Maplewood Care Group, LLC, are proposing to build a 34,491 square foot memory care facility on a vacant lot located on the south side of Beam Avenue, west of the existing US Bank building (1760 Beam Avenue). There will be 50 units that accommodate 66 residents with Alzheimer's, dementia, and related memory issues.

Requests

1. Preliminary Plat: The project requires a preliminary plat to create four new lots. Lot 1 will be developed with the Alzheimer's Special Care Center, Lot 2 will remain vacant for future development, and Lots 3 and 4 will be created for the existing buildings on the site (US Bank and Outback Steak).
2. Conditional Use Permit: Multi-family housing is permitted in the Business Commercial Modified zoning district with a conditional use permit.
3. Parking Waiver: A parking waiver to allow 59 reduced parking spaces than city code requires.

Background

June 9, 1997: The city council approved a CUP and design plans for Outback Steak at 1770 Beam Avenue. Outback Steak was constructed on the most easterly side of the lot, adjacent Southlawn Drive North.

November 23, 1999: The design review board approved design plans for US Bank at 1760 Beam Avenue. US Bank was constructed just to the west of Outback Steak, with approved cross easements for access from Southlawn Drive North.

April 26, 2004: The city council denied a request to rezone and reguide the vacant lot located west of US Bank from Business Commercial Modified to Business Commercial. Rezoning and

regarding the property would have allowed the construction of a proposed Dairy Queen with drive up window to be constructed in that location.

Discussion

Preliminary Plat

DeSoto Associates, LLC owns the 7.62 acre property. The owners currently lease land to US Bank and Outback Steak for their businesses located on the eastern portion of the lot. To accommodate the sale of the land and development of the Maplewood Alzheimer's Special Care Center, the applicants and property owner are proposing a preliminary plat (Vorán Properties Addition) to subdivide the property into four lots. Lot 1 (136,978 square feet) will include the Maplewood Alzheimer's Special Care Center, Lot 2 (68,882 square feet) will remain vacant for future development, and Lot 3 (49,490 square feet) and Lot 4 (74,363 square feet) will include the existing US Bank and Outback Steak businesses.

The overall property is guided Commercial and zoned Business Commercial Modified. The proposed lot sizes meet City code requirements. City code requires parking lots to maintain a five foot setback to side and rear property lines. The existing US Bank parking lot will come to within three feet of the new lot line along the southern portion of the lot. The applicants must submit a revised plat which shows the easterly lot line for Lot 2 shifted to the west to ensure the existing parking lot meets the required setbacks. Alternatively, the applicants can reconstruct that portion of the parking lot to ensure it meets the setbacks.

Access to the lots will be accommodated by a proposed right-turn only Beam Avenue entrance and an existing Southlawn Drive entrance. Cross access agreements will be in place so all four lots can share the entrance points and adjacent driveways. Sanitary sewer and water mains are in place along Beam Avenue to serve the lots.

Conditional Use Permit

CUP Standards

The property is zoned Business Commercial Modified. Multi-family housing is permitted in this zoning district with a conditional use permit. City code requires that the city find that all nine standards outlined in the conditional use permit ordinance are met prior to approval as follows:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
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 generate only minimal vehicular traffic on local streets and would not

create traffic congestion or unsafe access on existing or proposed streets.

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 minimal adverse environmental effects.

Staff finds that the proposed use of the site as a multi-family use accommodating 66 residents with Alzheimer's, dementia, and related memory issues meets the standards outlined above.

Density

Being that the site is guided Commercial and zoned Business Commercial Modified there is no set density maximum established for multi-family housing. The proposed density of the 50 unit facility on the 3.14 acre lot would be 16 units per acre. This equates to the comprehensive plan's density for high density residential, which allows a density range between 10 and 25 units per acre.

Staff has no issue with this density. Seniors facilities such as the proposed one have the impact of a much lesser density since the residents do not drive and largely stay within the facility.

Building Design

The proposed one level building will be built with a combination of stucco and brick, decorative dual-pane windows, and a shingled roof. The proposed trash and recycling enclosure would also be constructed of brick. Mechanical well screening walls are proposed on the east roofline, hidden from view of the street.

Landscaping

Trees: To construct this project, the applicant intends to remove 35 significant trees – a total of 629.5 diameter inches. Several large trees are being preserved along the south side of the property, adjacent the City open space. Based on the city's tree preservation ordinance the applicant is required to plant 64.05 caliper inches of trees, or 32 – 2-inch trees. The applicant's planting plan shows 98 new trees being planted – with a total of 266 caliper inches, exceeding the City's tree replacement requirements. Additional tree replacement details can be found on the November 8, 2016, environmental review attached.

Overall Landscaping: The planting plan is attractive and substantial, with oversized trees and shrubs being proposed throughout the property.

Sidewalk

The applicants are proposing a new concrete sidewalk to be constructed the length of Lot 1, along Beam Avenue. There is an existing concrete sidewalk located in front of Lots 3 and 4 (US

Bank and Outback Steak). As part of the design review conditions of approval, the applicants must extend the sidewalk the entire length of Lot 1 and 2, to connect to the existing sidewalk in front of US Bank.

Lighting

The applicant's lighting plan calls for 27 – 18-foot high decorative light fixtures with full lighting cut off, 8 fluorescent downlights under the entry canopy, and 4 wall lights in the front of the building. The light intensity maximum at the property lines exceed the City's lighting ordinance. As part of the design review conditions of approval, the applicant must submit a revised lighting plan which shows lighting intensity of .4 footcandles or less at the property lines.

Parking

Parking Lot Design

The parking lot will be constructed of bituminous pavement and concrete curb and gutter. Portions of the lot near the delivery doors and employee entrance on the east side of the building will be constructed of concrete. The parking lot meets setback requirements from the street and adjoining lots, and the parking stalls meets size requirements.

Parking Waiver

City code requires that apartment buildings have two parking spaces for each unit. One of which must be a garage space. With a proposed 50 living units, the code would require 100 parking stalls, 50 of which must be in a garage. The applicant is proposing 41 open stall parking spaces (59 parking space waiver).

Staff agrees that the proposed 41 parking spaces would be an adequate amount of parking on the property. The City regularly determines that senior housing facilities do not require two parking spaces per unit as code requires for family housing, especially a memory care facility such as this whose tenants do not drive. Other examples of City approved parking waivers for assisted-living and memory care parking waivers include:

1. Shores of Lake Phalen, 1870 East Shore Drive: 210 parking spaces required, 52 parking spaces constructed (158 parking space waiver). The Shores did construct an additional 16 parking spaces after the City's initial review and approval.
2. Gracewood of Maplewood, 2300 Hazelwood Street: 84 parking spaces required, 25 parking spaces constructed (59 parking space waiver).
3. Maple Hill Senior Living, 3030 Southlawn Drive: 230 parking spaces required, 73 parking spaces constructed (157 parking space waiver).

Surrounding Property Owner Comments

Staff surveyed the 25 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received one comment from the Ramsey County Parks Department as follows:

Jon Oyanagi, Parks and Recreation Director: Immediately to the south of the proposed development there is a natural area owned by the City of Maplewood. Ramsey County owns the property to the south adjoining the Maplewood property. These parcels follow Kohlman Creek.

Concerns about the proposed development include:

1. Storm water conveyance. The hope is that all storm water will be handled on Lot 1 and be conveyed into storm water areas away from the parcels to the south and west.
2. Trees and natural features – the preservation of trees to the south and the grades approaching the south are not clear from the information sent. We would be concerned that tree roots are protected at least out to the drip line for all trees bordering of Lot 1. Also unclear is the landscaping plan to the south and west. Screening the natural area from the development would be appreciated.

Department Comments

Engineering

Please see Jon Jarosch's city engineering report dated October 31, 2016, and Erin Laberee's county engineering report dated November 3, 2016, attached to this report.

Environmental

Please see Shann Finwall's and Virginia Gaynor's environmental report, dated November 8, 2016, attached to this report.

Building Department

Building Official Jason Brash: Applicant must build per the 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2015 Minnesota State Fire Code, 2015 Minnesota State Building Code (section 1306), 2015 Minnesota State Plumbing Code with 2012 UPC, 2015 Minnesota State Building Code with MN ANSI A117 (1-2009 accessibility rules).

Fire Department

Fire Marshall Butch Gervais: Applicant must install fire protection system (sprinklers), fire alarm system, and CO detection if there is any gas fueled appliances being used for heating. Delayed control exits need prior Fire Department approval before installation. FD key box will be required and will have a master key to all rooms and entrance. If there is a card access to any place in the building, an access card will need to be placed in the FD key box. The contractor is required to have all Fire Department permits applied for and approved prior to starting construction. Construction must follow all current State, local and NFPA codes.

Police Department

Chief Paul Schnell: Ensure that adequate security protocols are developed in cooperation with the City.

Recommendations

1. Approve the Voran Properties Addition preliminary plat located on the southeast corner of Beam Avenue and Southlawn Drive subject to the following conditions:
 - a. Submit to staff a revised plat which shows the easterly lot line for Lot 2 shifted to the west to ensure the existing parking lot on Lot 3 meets the required five foot setback. Alternatively, the applicants can submit a revised site plan showing how the existing parking lot on Lot 3 is reconstructed to meet the five foot setback.
 - b. Submit to staff copies of the executed cross access agreements for Lots 1 through 4.
 - c. Comply with the conditions of approval in Jon Jarosch's city engineering report dated October 31, 2016, and Erin Laberee's county engineering report dated November 3, 2016, attached to this report.
 - d. Comply with the conditions of approval in Shann Finwall's and Virginia Gaynor's environmental report dated November 8, 2016, attached to this report.
2. Approve the conditional use permit resolution attached to allow multi-family senior housing in a Business Commercial Modified zoning district. Approval is based on the findings required by ordinance and subject to the following conditions:
 - a. All construction shall follow the site plan date-stamped September 30, 2016, approved by the city. Staff may approve minor changes.
 - b. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The city council may extend this deadline for one year.
 - c. The city council shall review this permit in one year.
 - e. Comply with the conditions of approval in Jon Jarosch's city engineering report dated October 31, 2016, and Erin Laberee's county engineering report dated November 3, 2016, attached to this report.
 - f. Comply with the conditions of approval in Shann Finwall's and Virginia Gaynor's environmental report dated November 8, 2016, attached to this report.
 - g. This permit allows 50 senior housing units for residents with Alzheimer's, dementia, and related memory issues. Minor changes to this unit count may be approved by staff.
3. Approve the parking waiver of 59 parking spaces for the Maplewood Alzheimer's Special Care Center at 1700 Beam Avenue. City ordinance requires 100 parking spaces for this site, and the proposed project will provide 41 parking spaces. If a parking shortage develops the city council may require the applicant to secure more parking spaces.

Attachments

1. Reference Information
2. Location Map
3. Land Use Map
4. Zoning Map
5. Applicant's Statements
6. Preliminary Plat
7. Proposed Site and Landscape Plan
8. Wetland Map
9. Building Elevation
10. Engineering Report
11. Environmental Report
12. Conditional Use Permit Resolution
13. Applicant's Plans (separate attachment)

Reference Information

Site Description

Site Size: 7.62 Acres
Existing Land Use: Vacant land where the proposed Maplewood Alzheimer's Special Care Center will be constructed, with two existing buildings (Outback Steak and US Bank) located on the east side of the lot

Surrounding Land Uses

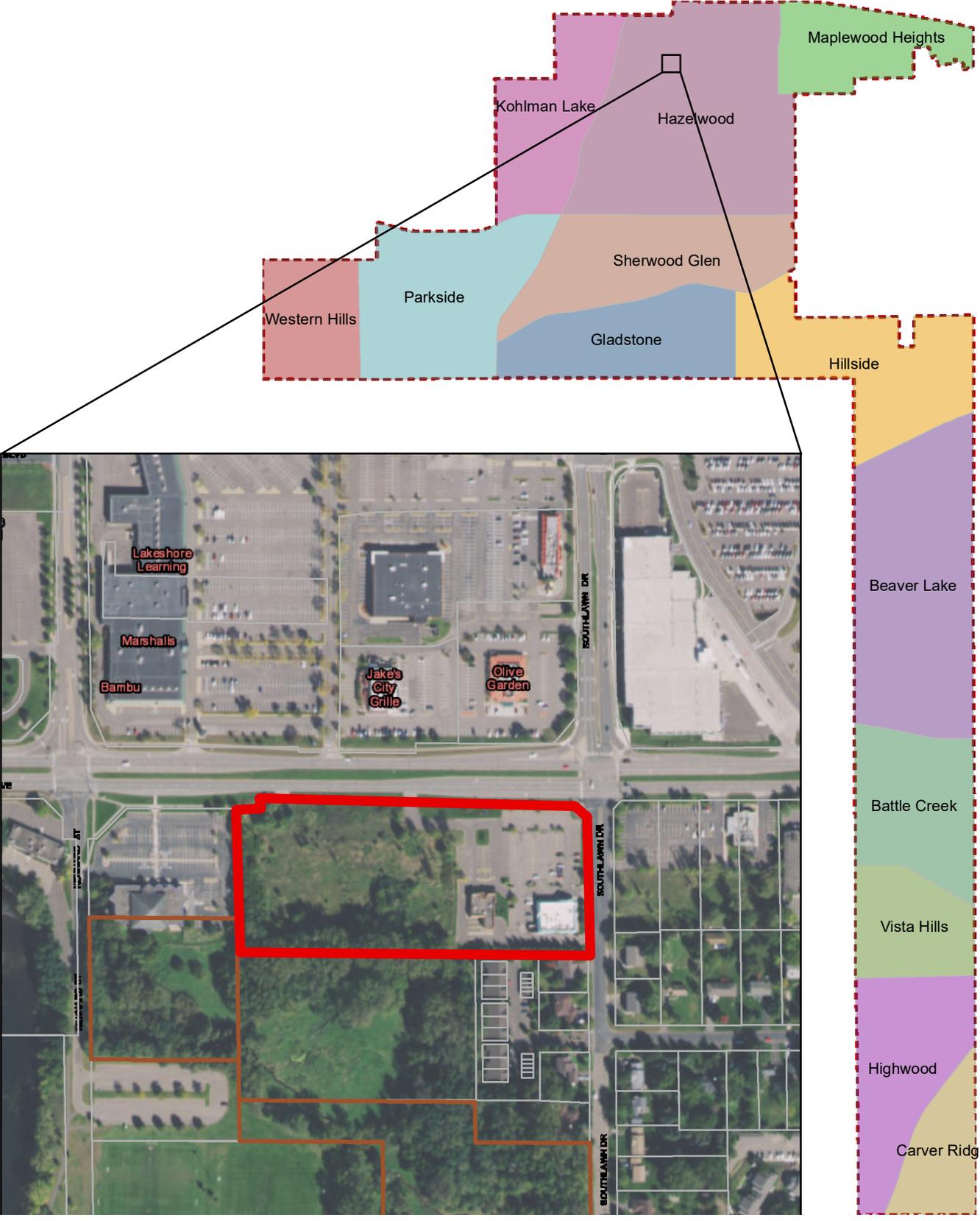
North: Beam Avenue, Birch Run Station/Jakes City Grill/Olive Garden
South: City of Maplewood Open Space/Mapletree Townhomes/Single Family Home
East: Southlawn Drive North, Chilis Restaurant
West: Community Dental Care

Planning

Existing Land Use: Commercial
Existing Zoning: Business Commercial Modified

Application Date

The city deemed the applicant's applications complete on October 13, 2016. The initial 60-day review deadline for a decision is November 29, 2016. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary in order to complete the review of the application.



1760 Beam Avenue East - JEA Senior Living
 Overview Map



1760 Beam Avenue East - JEA Senior Living
 Land Use Map

- Legend**
- Low Density Residential
 - Medium Density Residential
 - Commercial
 - Open Space



1760 Beam Avenue East - JEA Senior Living

Legend

Zoning Map

-
- Business Commercial Modified (bcm)
-
- Business Commercial (bc)
-
- Double Dwelling (r2)
-
- Single Dwelling (r1)
-
- Farm (f)
-
- Open Space/Park
-
- Multiple Dwelling (r3)

September 30, 2016
Attn: Michael Martin
City of Maplewood
651-249-2303

Condition Use Application – Written Statement

Intended use of the property:

This is a state of the art, specialized memory care facility that focuses exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors. This 24-hour, stand-alone facility will accommodate up to 66 residents in a secure and homelike atmosphere, with dedicated and experienced staff and management. Services include three prepared meals daily, housekeeping, laundering, and private bus transportation. Around the clock care and attention is provided to each resident on an individualized basis. Our programs are designed to build upon their strengths. Resident rooms are spacious, comfortable and can accommodate favorite pieces of furniture.

Neighborhood compatibility and site planning is thought out to minimize the impact to the existing community. The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. The building interior design has common areas for a variety of uses and creates a warm inviting atmosphere for residents. JEA Development/Senior Living is a privately owned and operated management and development company that has developed, owned and managed Nursing Homes, Retirement Facilities, Assisted Living and Alzheimer's Special Care Centers for over 35 years.

Why the City Should Approve the Request:

We are request approval for the Conditional Use Application as a facility of this type is much needed within the growing community and surrounding Maplewood area. The Alzheimer Facility would be designed to meet and conform to the City's Code of Ordinance. Our use is a good buffer/transition from the current Restaurants and Service Oriented Businesses along Beam Ave to the residential neighborhood towards the rear of the site.

Traffic Generation by our facilities is very minimal. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. Our Use would not create excessive additional cost to public facilities and or services, as we have certified staff in the building 24/7 for emergency situations.

I am happy to answer any additional questions or concerns you may have. We look forward to becoming a member and neighbor of the Maplewood Community.

Thanks,

Rachel Rudiger
JEA Development / Senior Living
260-977-0175

September 30, 2016
Attn: Michael Martin
City of Maplewood
651-249-2303

Community Design Review Board Application – Written Narrative

Proposing

We are proposing a state of the art, specialized memory care facility that focuses exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors. This 24-hour, stand-alone facility will accommodate up to 66 residents in a secure and homelike atmosphere, with dedicated and experienced staff and management. Services include three prepared meals daily, housekeeping, laundering, and private bus transportation. Around the clock care and attention is provided to each resident on an individualized basis. Our programs are designed to build upon their strengths. Resident rooms are spacious, comfortable and can accommodate favorite pieces of furniture.

Neighborhood compatibility and site planning is thought out to minimize the impact to the existing community. The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. JEA Development/Senior Living is a privately owned and operated management and development company that has developed, owned and managed Nursing Homes, Retirement Facilities, Assisted Living and Alzheimer's Special Care Centers for over 35 years.

Traffic / Parking

After developing +30 Buildings with the same building footprint and size, we find one parking space per two suites (33 stalls) is sufficient for visitor and staff parking. We typically propose additional spaces for busy times during Holidays. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. Our facility operates with 3 Staffing Shifts, with shift changes happening during off-peaks hours.

Building Exterior

For our residents, it is important that the Building reflects Residential Architecture in form. With the existing surroundings primarily being businesses, we are suggesting the main exterior materials to be Stucco and Brick to blend in with the existing buildings in the area. The proposed exterior materials will include Stucco for the main portion of the building with Masonry Brick Accents at the Gabel Ends and Entry, with architectural composition roofing shingles.

I am happy to answer any additional questions or concerns you may have. We look forward to becoming a member and neighbor of the Maplewood Community.

Thanks,

Rachel Rudiger
JEA Development / Senior Living
260-977-0175

September 30, 2016
Attn: Michael Martin
City of Maplewood
651-249-2303

Request for Special Council Agreement – Written Statement

Requesting a Parking Waiver

The Current Zoning Ordinance does not have parking specification for our specific project use suse an Alzheimer Special Care Center. With that being said, per code we are to provide 2 Parking Spaces per 1 Unit and 50% of these spaces are to be covered. Our facility has 50 units which means we are to provide 100 Parking Spaces and 50 of those spaces are to be covered. We are proposing and asking for a Special Agreement Approval for 41 Parking Spaces and 0 Covered Spaces.

Why City Council Should Approve Special Agreement

After developing +30 Buildings with the same building footprint and size, we find one parking space per two suites (33 stalls) is sufficient for visitor and staff parking. We typically propose a few additional spaces for busy times during Holidays. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. Our facility operates with 3 Staffing Shifts, with shift changes happening during off-peaks hours.

As none of the Residents can drive and don't store vehicle on site, we don't believe there is a need to provide covered parking stalls. All staff members and employees will work standards shifts ranging from 8-12 hours, similar to a standard business or employer. The 41 Spaces is ample enough parking for our staff, as our Max Shift is 24 Staff Members.

I am happy to answer any additional questions or concerns you may have. We look forward to becoming a member and neighbor of the Maplewood Community.

Thanks,

Rachel Rudiger
JEA Development / Senior Living
260-977-0175



JEA SENIOR LIVING
Management + Development



colberg|tews
landscape architecture

3101 East Franklin Avenue | Minneapolis, MN 55406
www.colbergtews.com

Maplewood Alzheimer's Special Care Center

Maplewood, MN

stamp
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered landscape architect in the State of Minnesota.

Garrett A. TeWS
signature
GARRETT A. TEWS
48408
reg. no.

d88
9/30/2016

description
LAND USE SUBMITTAL

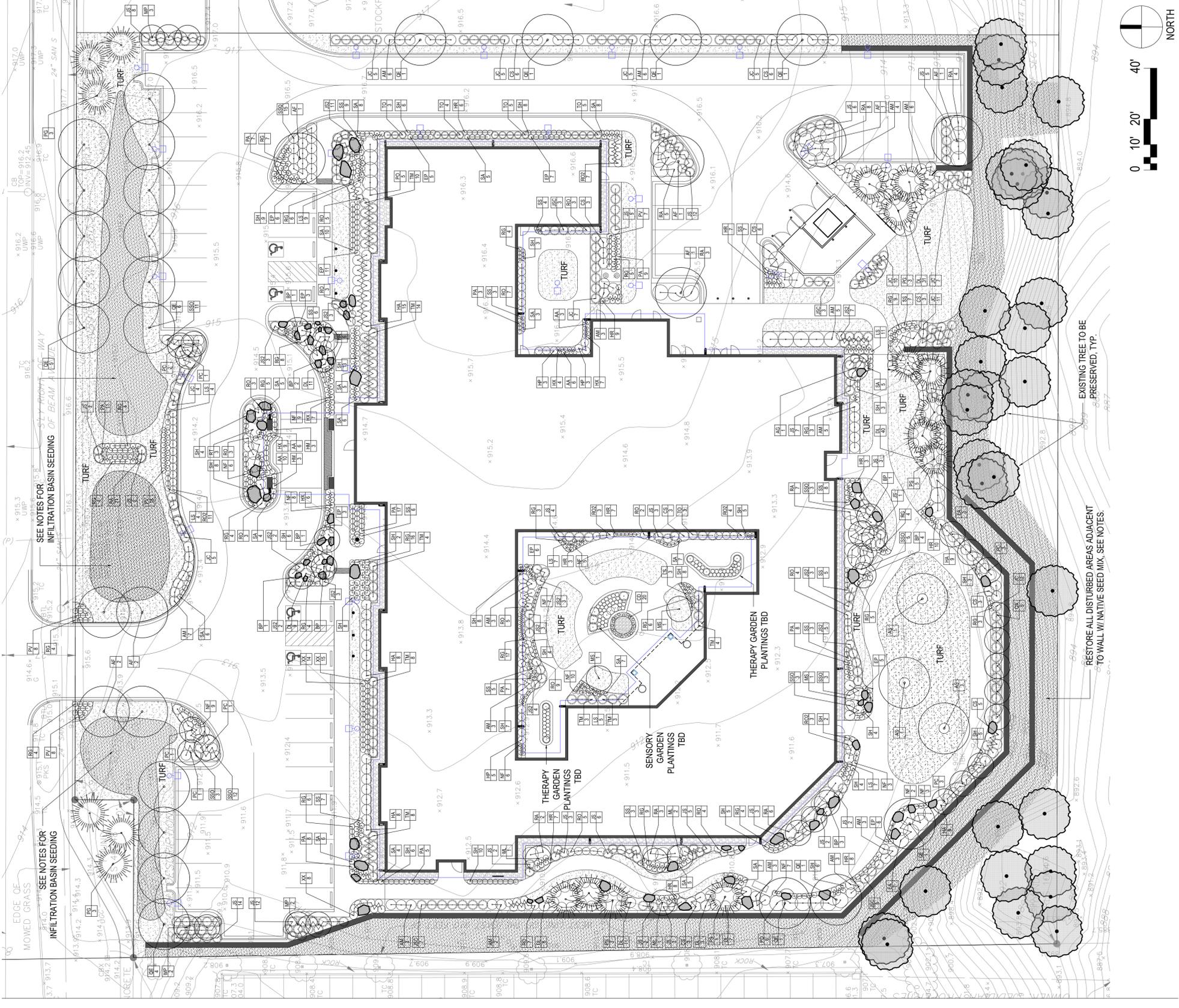
title
PLANTING PLAN

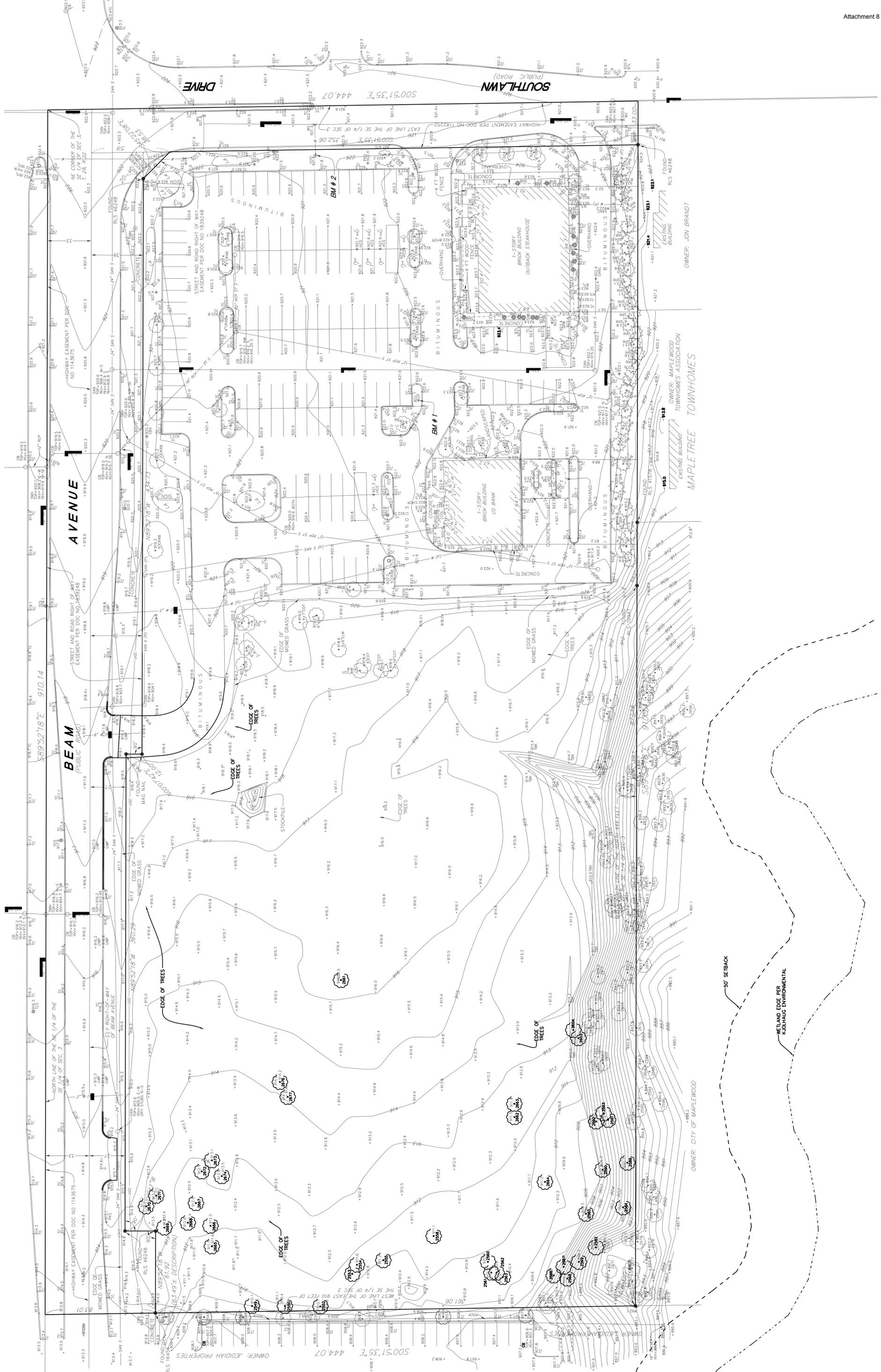
sheet number
L 100

L 100 PLANTING SCHEDULE

TAG	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TREES					
AF	9	SIENNA GLEN MAPLE	ACER X FREMANII 'SIENNA GLEN'	3" BB	STRAIGHT LEADER
AG	1	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	6" BB	CLUMP FORM
AS	3	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM 'BALLSTA'	3" BB	STRAIGHT LEADER
BP	14	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	3" BB	SINGLE STEM
CC		THORNLESS Hawthorn	CRATAEGUS CRUS-GALLI VAR. INERMIS	1.5" BB	
MA	4	LEONARD MESSEI MAGNOLIA	MALUS ADIRONDACK CRABAPPLE	1.5" BB	CLUMP FORM
ML	7	PINK SPIRES CRABAPPLE	MAGNOLIA X LOEBNERI 'LEONARD MESSEI'	1.5" BB	
MS	3	SPRING SNOW PLUM	MALUS 'SPRING SNOW'	1.5" BB	
PC	12	CRIMSON POINTE PLUM	PRUNUS X CERASIFERA 'CRIZOZAM'	1.5" BB	
PG	9	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	8" BB	
PS	5	COLLUMAR EASTERN WHITE PINE	PINUS STROBUS 'FASTIGIATA'	6" BB	
OA	5	CRIMSON SPIRE OAK	QUERCUS ALBA X QUERCUS ROBUR	3" BB	STRAIGHT LEADER
OE	22	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	3" BB	STRAIGHT LEADER
SHRUBS					
AM	62	IROQUOIS BEAUTY CHOKEBERRY	ARONIA MELANOCARPA 'MORTON'	5 GAL	
CS	38	ARCTIC FIRE DOGWOOD	CORNUS SERICEA 'FARROW'	5 GAL	
DL	120	DWARF BUSH HONEY/SUCKLE	DIERVILLA LONICERA	5 GAL	
EA	10	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7 GAL	
HA	48	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	5 GAL	
HP	11	BOMBHELL HYDRANGEA	HYDRANGEA PANICULATA 'BOMBHELL'	3 GAL	
JC	76	JUNIPER 'SEA GREEN'	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
JS	115	JUNIPER 'ARCADIA'	JUNIPERUS SABINA 'ARCADIA'	5 GAL	
JSD	49	JUNIPER 'CALGARY CARPET'	JUNIPERUS SABINA 'MONNA'	5 GAL	
JSC	16	JUNIPER 'MEDORA'	JUNIPERUS SCOPULORUM 'MEDORA'	10 GAL	
PO	11	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL	
RA	38	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	
RO	71	CAREFREE DELIGHT ROSE	ROSA 'CAREFREE DELIGHT'	3 GAL	
RO2	28	SNOW PAVEMENT ROSE	ROSA 'SNOW PAVEMENT'	3 GAL	
RT	3	TIGER EYES SUMAC	RHUS TYPHINA 'BAL TIGER'	5 GAL	
SSO	55	SEMASH LEAF SPIREA	SORBARIA SORBIFOLIA 'SEM'	5 GAL	
TM	54	TAUNTON YEW	TAXUS X MEDIA 'TAUNTONII'	5 GAL	
TO	20	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ MIDGET'	5 GAL	
PERENNIALS					
AA	25	WHITE GLORIA ASTILBE	ASTILBE ARENDSI 'WHITE GLORIA'	1 GAL	
CD	20	GOLD FOUNTAIN SEDGE	CAREX DOLICHOSTACHYA 'KAGA NISHIKI'	1 GAL	
EP	67	PURPLE CONEFLOWER	ECHINACEA PURPUREA 'POW WOW WILD BERRY'	1 GAL	
HK	33	CARAMEL HEUCHERA	HEUCHERA X VILLOSA 'CARAMEL'	1 GAL	
HM	6	GOLDEN JAPANESE FOREST GRASS	HAKONECHLOA MACRA 'AUREOLA'	1 GAL	
HR	74	RUBY STELLA DAYLILY	HEMEROCALLIS 'RUBY STELLA'	1 GAL	
LS	50	LIATRIS, FLORISTAN VIOLETT	LIATRIS SPICATA 'FLORISTAN VIOLETT'	1 GAL	
NF	75	WALKER'S LOW CATWIND	NEPETA FAASSENI 'WALKER'S LOW'	1 GAL	
PA	86	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	1 GAL	
PV	41	RAIRIE FIRE SWITCHGRASS	PANICUM VIRGATUM 'PRAIRIE FIRE'	1 GAL	
RG	144	GOLDSTURM RUDBECKIA	RUDBECKIA 'GOLDSTURM'	1 GAL	
SA	119	AUTUMN FIRE SEDUM	SEDUM X AUTUMN FIRE	1 GAL	
SS	67	LITTLE BLUESTEM 'BLUE HEAVEN'	SCHYZACHYRIUM SCOPARIUM 'MINNBLUE A'	1 GAL	
SH	147	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL	

- DRAWING NOTES**
- INFILTRATION BASINS AND DISTURBED AREAS ADJACENT TO NEW RETAINING WALLS TO BE SEEDED WITH NATIVE GRASS AND WILDFLOWER SEED MIXES PROVIDED BY PRAIRIE RESTORATIONS, INC. (762-389-4342). SEE L102 FOR INFILTRATION BASIN SEED MIX TYPE AND SEEDING RATE. AT DISTURBED AREAS ADJACENT TO NEW RETAINING WALLS, PROVIDE 'SAVANNA' GRASS & WILDFLOWER SEED MIXES. APPLY AT RATES RECOMMENDED BY SUPPLIER. PROVIDE EROSION CONTROL DEVICES PER SUPPLIER RECOMMENDATION. SUBMIT SEED MIXES TO LANDSCAPE ARCHITECT FOR APPROVAL. NO LANDSCAPE EDGING TO BE PROVIDED BETWEEN SEED AREAS AND SURROUNDING TURF.
 - INFILTRATION BASIN EROSION CONTROL DEVICES TO BE IMPLEMENTED AS FOLLOWS: PROVIDE STRAW/COCONUT BLANKET (S-150BN) AROUND PERIMETER OF EACH BASIN AT THE WIDTH OF ONE ROLL (6.67'). PROVIDE STRAW BLANKET (S-150BN) IN ALL REMAINING AREAS. INSTALL EROSION CONTROL DEVICES PER SUPPLIER RECOMMENDATIONS.
 - CONTRACTOR TO PROVIDE MIN. 3-YEAR MAINTENANCE PLAN FOR NATIVE-SEEDED AREAS FOR REVIEW & APPROVAL BY OWNER.
 - SEE L101 FOR TREE MITIGATION PLAN
 - SEE L102 FOR PLANTING NOTES & DETAILS
 - SEE C401 FOR TREE INVENTORY & REMOVAL PLAN.
- DRAWING KEY**
- DECORATIVE LANDSCAPE BOULDERS, TYP. SIZE: 18"-48"
 - DIA. TYPE: TBD.





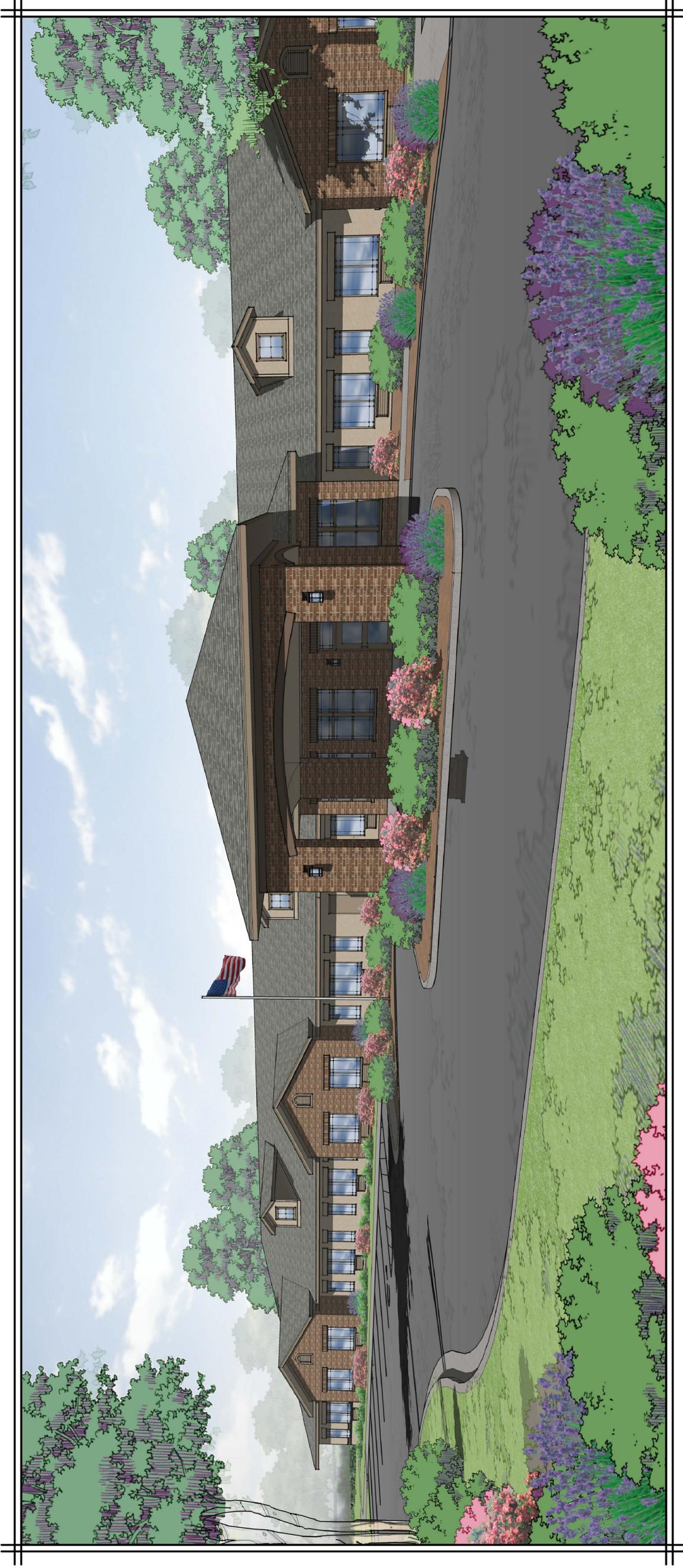
OWNER: JON BRANDT

OWNER: MAPLEWOOD TOWNHOMES ASSOCIATION

MAPLETREE TOWNHOMES

OWNER: CITY OF MAPLEWOOD

OWNER: JEDIAH PROPERTIES



<p>Arch. Comp Shingles Malarkey / Weatherwood</p> 	<p>Fascia / Trim / Gutter Sandy Ridge SW 7535</p> 	<p>Brick Sioux City / Williamsburg Bradford</p> 	<p>Siding / Downspouts Canvas Tan SW 7531</p> 	<p>PTACs at Brick Painted to Match / Craft Paper SW 6125</p> 	<p>PTACs at Siding Painted to Match SW 7531</p> 
---	---	---	---	---	---

Maplewood Alzheimer's Special Care Center



Engineering Plan Review**PROJECT: Maplewood Alzheimer's Special Care Center****PROJECT NO: 16-33****COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer****DATE: 10-31-2016****PLAN SET: Engineering plans dated 9-28-2016****REPORTS: Storm Water Management Report – Dated 9-16-2016**

The applicant is proposing to construct a memory care facility on a vacant lot west of the existing US Bank along the south side of Beam Avenue. The applicant is requesting a review of the current design.

As the amount of disturbance on this site is greater than 0.5 acre, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicants proposed design meets the City's requirements via the use of infiltration basins along Beam Avenue, as well as an underground filtration system near the southeast corner of the property.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of the RWMWD shall be met. Permit coverage from the RWMWD is required prior to the issuance of a City grading permit.
- 2) Emergency overland overflows shall be identified on the plans for the low area at the south side of the building. Overflows shall contain adequate protection to prevent erosion.
- 3) Pre-treatment devices shall be installed upstream of all onsite water quality features including the filtration basins and underground filtration system. Sumps shall be 3-feet or greater in depth.
- 4) High water level for the proposed StormTrap system shall be shown on the grading plan.
- 5) Cleanouts shall be installed at all bend locations for the proposed draintile.

- 6) The pipe discharging near the southeast corner of the property shall be extended, or have adequate scour protection extended, to the normal water level of the neighboring pond.

Grading and Erosion Control

- 7) Silt fencing along the south side of the site shall be heavy-duty mesh backed or double-row standard silt fence to protect the neighboring ponding areas. It is also recommended that woodchips generated from onsite tree and brush clearing be used in this area to capture eroded sediment and slow runoff.
- 8) Grading along the retaining walls at the south end of the proposed building shall be shown on the plans.
- 9) All slopes shall be 3H:1V or flatter.
- 10) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.
- 11) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 12) All pedestrian facilities shall be ADA compliant.
- 13) A copy of the project SWPPP and NDPE Permit shall be submitted prior to the issuance of a grading permit.
- 14) The total grading volume (cut/fill) shall be noted on the plans.
- 15) A building permit is needed for retaining walls over 4-feet in height.
- 16) Cross-access agreements shall be provided to the City detailing the rights and responsibilities of the four proposed lots.

Sanitary Sewer and Water Service

- 17) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required prior to the issuance of permits.
- 18) The applicant shall meet all requirements of Saint Paul Regional Water Services as noted below.

- a. The watermain stub for the future development shall include a valve just south of the tap for the proposed Alzheimer's Clinic.
- b. Add Note: Water services to be installed according to SPRWS "Standards for the Installation of Water Mains."
- c. Add Note: A four-sided trench box is required on all excavations deeper than 5 feet where underground work or inspection is to be performed by SPRWS. Ladders are required and must extend 3 feet above the surface of the trench. Sidewalks, pavements, ducts and appurtenant structures shall not be undermined unless a support system or another method of protection is provided. Trenches in excess of 20 feet in depth must be signed off by a registered professional engineer. Excavated material must be kept a minimum of 2 feet from the edge of the trench.
- d. Add Note: Maintain 8 feet of cover over all water mains and services.
- e. Add Note: Pipe material for 8" Ductile Iron Pipe must be Class 52, Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coat.
- f. Add Note: Pipe must be wrapped in V-Bio Polywrap encasement.
- g. Add Note: Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.
- h. Add Note: All pipe work inside of property to be performed by a plumber licensed by the State of Minnesota and Certified by the City of Saint Paul. SPRWS requires separate outside and inside plumbing permits for each new water service.
- i. Add Note: All unused existing water services to be cut off by SPRWS. Excavation and restoration by owner's contractor.
- j. Add Note: Water facility pipework within right of way to be installed by SPRWS. Excavation and restoration by owner's contractor.
- k. Add Note: The contractor providing excavation is responsible for obtaining all excavation and obstruction permits required by any governing authority.

Ramsey County Comments

- 19) The applicant shall work with the City and Ramsey County to meet the requirements as set forth in the attached letter from Erin Laberee, Ramsey County Traffic Engineer.

Public Works Permits

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

- 20) Grading and erosion control permit
- 21) Sanitary Sewer Service Permit
- 22) Storm Sewer Permit

- END COMMENTS -

November 3, 2016, 2016

Jon Jarosch
City of Maplewood
1902 County Road B East
Maplewood, MN 55109

Re: Alzheimer's Special Care Center

Dear Mr. Jarosch,

Thank you for allowing the County to review plans for the Alzheimer's Special Care Center. Beam Avenue is a County State Aid Road with approximately 15,000 vehicles per day. Access management improves safety and traffic flow. The plans propose a new driveway access onto Beam Avenue. Ideally, access to the Care Center would come from the shared driveway to the east. In discussing the site with the developer, the west access is critical to the Care Center's operations. The west access will be allowed as a right in only and should be designed to restrict right outs.

The site plans shows lot splits for the Care Center, the vacant lot, US Bank and Outback Steakhouse. When the vacant lot develops, the construction of a right turn lane will be required at the shared driveway. Funding the cost of the right turn lane will be the responsibility of the properties benefitting from it, including the Care Center. The City should ensure funding is provided by the Care Center for the turn lane. In my discussions with Rachel Rudiger from JEA Senior Living, this seemed an acceptable requirement. The appropriate level of cost share still needs to be determined.

Please note that a right of way permit will be required for any construction activity occurring within the County's right of way. Please contact Doug Heidemann at 651-266-7186 or douglas.heidemann@co.ramsey.mn.us to discuss permit requirements.

Sincerely,



Erin Laberee, PE
Traffic Engineer

Environmental Review

Project: Maplewood Alzheimer's Special Care Center

Date of Plans: September 28, 2016

Date of Review: November 8, 2016

Location: Vacant lot located on the south side of Beam Avenue, west of the existing US Bank building (1760 Beam Avenue)

Reviewer: Shann Finwall, Environmental Planner
(651) 249-2304; shann.finwall@maplewoodmn.gov
Virginia Gaynor, Natural Resources Coordinator
(651) 249-2416, virginia.gaynor@maplewoodmn.gov

Project Background

JEA Development and Maplewood Care Group, LLC, are proposing to build a 34,491 square foot memory care facility to accommodate 66 residents. There is a Manage C wetland located to the south of the property, within the City's open space property. There are several significant trees on the property. The applicant proposes to install three infiltration basins with native seeding. The applicant must comply with the City's wetland and tree preservation ordinances and native seeding/planting policy.

1. Wetland

- a. Wetland Ordinance: The wetland ordinance requires a 50-foot buffer for a Manage C wetland. No building, grading, or stormwater structures can be located within the buffer.
- b. Wetland Impacts: The wetland map reflects that the edge of the Manage C wetland and required 50-foot buffer are entirely on the City's open space property, outside of the subject property. Therefore, the development will not encroach on the wetland buffer, meeting the City's wetland buffer requirements.
- c. Wetland Conditions: None

2. Trees

- a. 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. A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater. 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. The calculation also allows credits to the final tree replacement amount for preserving specimen trees (defined as a healthy tree that is 28 inches in diameter or greater).

- b. **Tree Impacts:** There are 35 significant trees equaling 629.5 diameter inches on the property. Five of the trees are considered specimen trees - trees with a diameter greater than 28 inches. The applicant is removing 12 significant trees, which includes two of the specimen trees, equaling 243.5 diameter inches. The City's tree replacement calculation requires the applicant to replace 64.05 caliper inches of trees, or 32 trees - 2-inch trees. The applicant's planting plan includes substantial landscaping with 98 trees, for a total of 266 caliper inches of trees, exceeding the City's tree replacement requirements.
 - c. **Tree Preservation Recommendations:**
 1. Submit a revised tree mitigation plan which reflects the accurate tree mitigation/replacement calculation (adopted as part of the December 2015 tree preservation ordinance). This calculation allows a credit for specimen trees preserved as part of the development ($A = \text{total diameter inches of significant trees lost}$, $B = \text{total diameter inches of significant trees on the lot}$, $C = \text{tree replacement constant (1.5)}$, $D = \text{total diameter inches of specimen trees preserved}$, $E = \text{required replacement trees}$; $((A/B - .20) \times C) \times A - (D/2) = E$). The applicant used the City's previous tree replacement calculation that did not include the specimen tree credit.
 2. Submit a tree preservation plan which shows how the trees scheduled to be preserved will be protected during development per the City's tree standards.
 3. The applicant shall submit a cash escrow or letter of credit to cover 150% of the tree replacement requirements.
- 3. Infiltration Basins**
- a. **Infiltration Basins Proposed:** There are three infiltration basins on the front of the property, adjacent Beam Avenue.
 - b. **City Infiltration Basin Planting Requirements:** Large infiltration basins will ideally be planted with deep-rooted native plants. The City requires a portion of the basin to be *planted* rather than *seeded*. Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.

- c. Infiltration Basin Recommendations:
1. Provide a landscape plan for each infiltration basin, including a list of species, container size, spacing, and quantities to be approved by City staff.
 2. For any area using a native seed mix (ex: pond slopes), provide information on maintenance for planting year and years two and three, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on this responsibility.

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, JEA Development/Maple Care Group, LLC has applied for a conditional use permit to put a multi-family senior housing facility in a Business Commercial Modified zoning district;

WHEREAS, Section 44-558 (1) of the Business Commercial Modified district requirements states that a conditional use permit may be granted for all permitted uses in the R3 district.

WHEREAS, this permit applies to the property located at Block 1, Lot 1, Voran Properties Addition (1700 Beam Avenue).

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

1. On November 15, 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 reports and recommendation of city staff. The planning commission recommended that the city council _____ this permit.

2. On _____, 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 Code of Ordinances.
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 generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
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 minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plan date-stamped September 30, 2016, approved by the city. Staff may approve minor changes.

2. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The city council may extend this deadline for one year.

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

4. Comply with the conditions of approval in Jon Jarosch's city engineering report dated October 31, 2016, and Erin Labree's county engineering report dated November 3, 2016.

5. Comply with the conditions of approval in Shann Finwall's and Virginia Gaynor's environmental report dated November 8, 2016.

6. This permit allows 50 senior housing units for residents with Alzheimer's, dementia, and related memory issues. Minor changes to this unit count may be approved by staff.

The Maplewood City Council _____ this resolution on _____, 2016.