

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: November 21, 2016

SUBJECT: Consider Approval of New Buildings at Maple Ridge Shopping Center, 2515 White Bear Avenue

A. Design Review

B. Comprehensive Sign Plan Amendment

Introduction*Project Description*

Starpoint Properties is proposing to build two new buildings on the east side of its property at 2515 White Bear Avenue. This is the site of the Maple Ridge Shopping Center which includes a Rainbow Foods grocery store and several smaller stores and restaurants located on the west side of the site.

Requests

The applicant is requesting city approval for design review and a comprehensive sign plan amendment. The applicant had requested consideration for a parking waiver but has since revised its plans to meet city code parking requirements.

Background

July 9, 1985: The CDRB approved the design plan review for the Maple Ridge Center at 2515 White Bear Avenue. The design plans included a 108,706 square foot retail shopping center and Rainbow Foods grocery store. The two buildings were approved with exteriors of eight-inch square-pattern burnished and rock face concrete masonry units (CMU) with a prefinished metal seam canopy.

March 25, 1986: The CDRB approved the comprehensive sign plan for the Maple Ridge Center.

August 9, 2006: The CDRB approved design plans for the exterior remodeling of the center including upgrades to the façade with new brick, EIFS, glass and the solid-colored awnings.

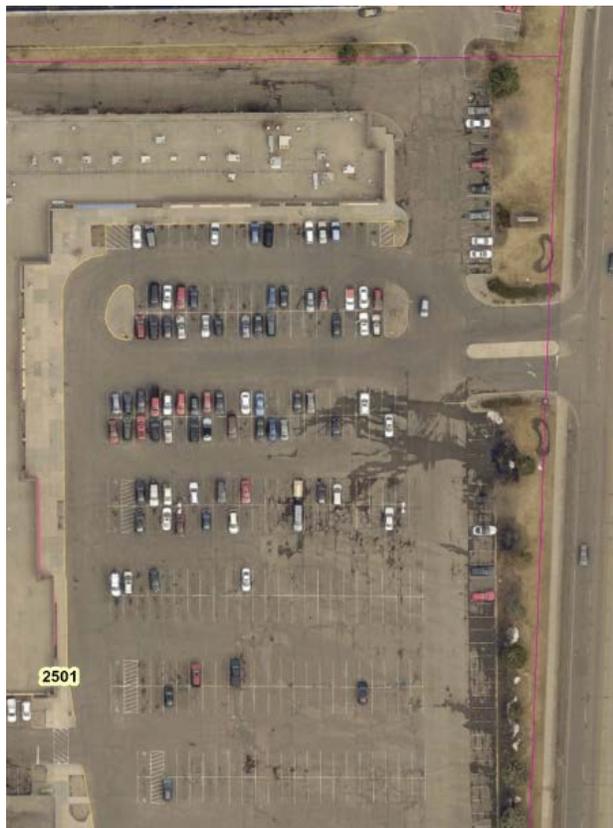
Discussion

Design Review

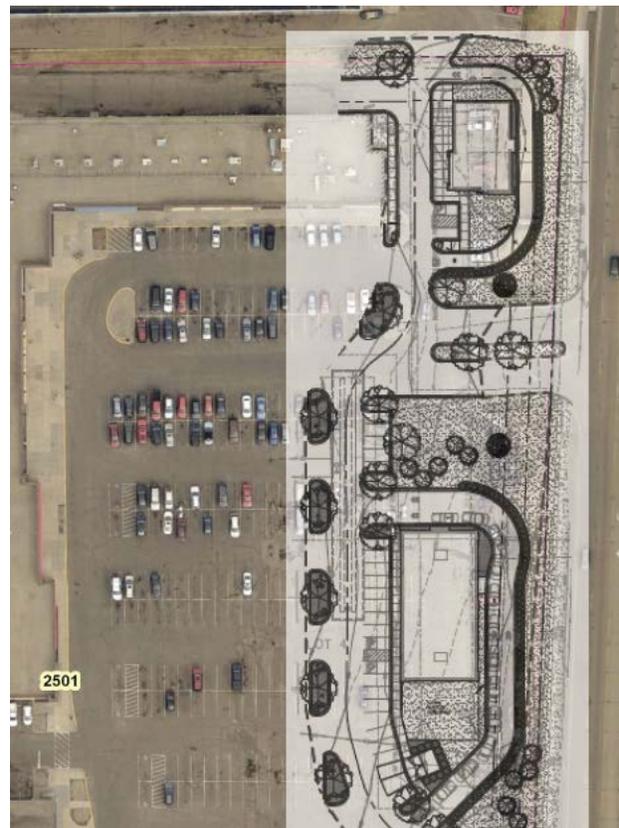
Architectural and Site Plan

The proposed two buildings would be designed to match the existing design of the shopping center and grocery store buildings. The buildings would be built with a mixture of brick, split face concrete block, stucco and glass. The store fronts would also include canopies again to match the store fronts at the shopping center building. An area of concern staff has identified are the elevations facing towards White Bear Avenue and the heavy use of concrete blocks. During its review, the city's community design review board (CDRB) agreed with this assertion and recommended building elevations be resubmitted for their approval at a later date.

The proposed new buildings will be setback at least 30 feet from the front property line. The parking lot and drives will be setback at least 15 feet from the front property line. No new access points will be added as a result of this project. The main access from White Bear Avenue will remain in place as does the shared access to the neighboring property to the north. However, the circulation on the east side of the site does change with the addition of the two new buildings and the city's engineering department is requiring more information from the applicant to ensure delivery and emergency service vehicles will be able to navigate these areas.



Existing Conditions



Proposed Site Plan

While the area of the new building on the north side of the site appears to be tight, all city site design requirements are being met. Given the lack of significant amount of traffic flow between this site and the neighboring property to the north, staff is not concerned with the site design of this area. With that said, staff recommends as a condition of approval that traffic calming measures be installed if the north access point becomes a safety issue.

Given the CDRB's concerns regarding the overall site plan and parking waiver, staff did have a conversation with the applicant's architect after the CDRB meeting encouraging the applicant to consider eliminating the drive through from the south building to add more parking back in to the site in order to eliminate the need for a parking waiver. The applicant has revised its site plan and has added 24 more parking spaces to the site plan. These additional 24 parking spaces, along with 72 proof-of-parking spaces, eliminates the need for a parking waiver. To add these spaces back into the site, the applicant eliminated a green space near the south building and reduced the width of the proposed drive through around the building.

Landscaping

The site is currently largely void of any landscaping other than the boulevard area along White Bear Avenue and three trees on the northeast corner of the site. With this proposed project, the applicant would be adding 21 deciduous trees and 15 coniferous trees throughout the site including new parking lot islands at the end of each parking bay. In addition to the trees, more than 200 shrubs, perennials and grasses will be planted near the two new buildings. The proposed landscaping will be an improvement to the overall site.

Comprehensive Sign Plan Amendment

There is an existing comprehensive sign plan for this site which regulates the size and placement of wall signs for the tenants of the shopping center. The sign plan states the grocery store building needs to abide by the city's sign ordinance requirements. The applicant is requesting each tenant be allowed two wall signs for each tenant. Staff feels this request is reasonable based on the orientation of the buildings and will help add features to the east elevations of the buildings. Staff would recommend the signs be limited to the east and west elevations of each building and the size of each sign be limited to the city's sign ordinance requirements.

Parking

Based on city code, the current site and uses require 541 parking spaces. There are currently 611 parking spaces on site. The two new proposed buildings would add 67 more required spaces for a total of 608 spaces. When considering the applicant's revised site plan and if the two new buildings are built there would be 536 spaces available overall on site. This is a reduction of 5 spaces from current conditions and would leave the applicant 72 spaces short of meeting code requirements. The applicant is proposing to provide 72 proof-of-parking spaces in the area west of the existing buildings that could be added if needed. The applicant is requesting to not install these proof-of-parking spaces until there is a demonstrated demand.

Currently, parking demand tends to be focused in the spaces on the north side of the site near the existing restaurants. If you are familiar with the property you will have seen that much of the parking lot goes unused. Staff did counts of open spaces on two recent weekdays, when the weather was nice, over the noon hour assuming that would be a peak use time for the center. Each day staff found more than 350 spaces open and available for parking. It is also assumed

that the mix of commercial and retail uses on this site have slightly differing peak demand times meaning that it is possible for the users to be sharing parking stalls. Staff is comfortable with the use of the 72 proof-of-parking spaces as requested by the applicant.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated November 8, 2016, attached to this report.

Building Official, Jason Brash

Applicant must meet all Minnesota State Building Code requirements.

Parks Department, Jim Taylor

PAC charge for 2016 Development		
PAC X 9%	\$	46,088
Credit for previous payment	\$	5,743
<u>Total Due</u>	<u>\$</u>	<u>40,345</u>

Commission Review

November 15, 2016: The community design review board reviewed this project and recommended approval but on the condition that the northerly proposed building be eliminated due to issues and concerns related to parking availability for the entire site and the overall design of the site plan. Traffic circulation for the proposed site plan in relation to the neighboring site was also cited as a concern. The CDRB also recommended the building elevations for the southerly building be brought back for review and approval to ensure the reduction of the amount of proposed concrete block and appearance of the east elevation facing White Bear Avenue.

Budget Impact

None.

Recommendations

- A. Approve the plans date-stamped November 7, 2016, for Starpoint Properties' proposal to build two new buildings at the Maple Ridge Center, 2515 White Bear Avenue. Approval is subject to the developer complying with the following conditions:
 1. This approval is good for two years. After two years, the design-review process shall be repeated if the developer has not begun construction.
 2. If a parking shortage developed on this site, the property owner will be required to install the 72 proof-of-parking spaces as proposed by the applicant.

3. All requirements of the fire marshal and building official must be met.
 4. Maintain drive aisles of at least 24 feet in width.
 5. The applicants shall comply with all requirements of the Maplewood Engineering Report from Jon Jarosch dated November 8, 2016.
 6. The applicants shall provide the city with cash escrow or an irrevocable letter of credit for 150 percent of the proposed exterior landscaping and site improvements prior to getting a building permit for the development.
 7. The applicant shall submit revised building elevations for CDRB approval including additional architectural detail on the east elevations of each building. The applicant shall also increase the amount of brick on each building while reducing the use of concrete blocks.
 8. Before any certificates of occupancy are issued for the new buildings, the property owner shall repair or replace all potholes and other substandard sections of the existing parking lot.
 9. The applicant shall place all trash containers in enclosures and ensure the west side of the lot is kept clear of debris and trash.
 10. If deemed necessary by the city engineer, traffic calming measures must be installed near or at the north shared access point with 2525 White Bear Avenue.
 11. All work shall follow the approved plans. The director of environmental and economic development may approve minor changes.
- B. Approve the comprehensive sign plan amendment to allow signage for a new standalone buildings at the Maple Ridge Shopping Center, 2515 White Bear Avenue. Approval of the comprehensive sign plan amendment is subject to the following conditions:
1. The existing shopping center and grocery store buildings will continue to be regulated by previous comprehensive sign plan approvals. No changes to signage requirements for those two buildings are approved.
 2. Each tenant of the two new buildings will be allowed two wall signs.
 3. The location of wall signs is limited to the east and west elevations of the buildings, with a tenant allowed up to one sign per elevation.
 4. Each wall sign shall be comprised of individual channel letters. Cabinet signs are prohibited.
 5. The size of each wall sign must comply with the city's sign ordinance requirements.

Citizen Comments

Staff surveyed the 18 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received 2 responses which are included below.

- I think this will bring more traffic to this area. Half of the lot is always empty anyway. Rainbow got very slow after Cub took it over and I think with new buildings and new tenants this should be a good fit as long as it will be in front of the Rainbow area. (Maplewood Tobacco and Cigar, 2515 White Bear Ave, Suite A17)
- On the behalf of the property owners of 2525 White Bear Ave/Maplewood Place we are good with the proposed redevelopment as long as the two-way drive lane / easement access is maintained. It appears that the proposed parking and curb cut would reduce the size and flow of the existing two way access which is a big concern.

As you know we are planning on redeveloping 2525 White Bear Ave property in the next 3 years to retail up front/towards White Bear and medical and professional in the back half.

We would like to see a more detailed site plan of proposed redevelopment overlaid over the existing site plan before we can be 100% behind it.

In the meantime, we have asked and pointed out to the management of Mapleridge Center about the unsafe parking lot surface that is riddled with pot holes up to 3 feet wide and over 12" deep that has and will continue to destroy the front ends of vehicles big and small. We are asking if you have any leverage to have them immediately repair the pot holes for the safety and concern of the patrons of both centers.

Thanks for sending out this email with the link to this project. (Marty Tuner, Property Manager of 2525 White Bear Avenue, property directly to the north)

Reference Information

Site Description

Site Size: 12.83 Acres
Existing Land Use: Shopping Center

Surrounding Land Uses

North: Auto mall
South: Church
East: White Bear Avenue and commercial uses
West: Senior housing and Ramsey County Open Space

Planning

Existing Land Use: Commercial
Existing Zoning: Business Commercial (BC)

Application Date

The city deemed the applicant's applications complete on November 7, 2016. The initial 60-day review deadline for a decision was January 6, 2017. 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.

Attachments

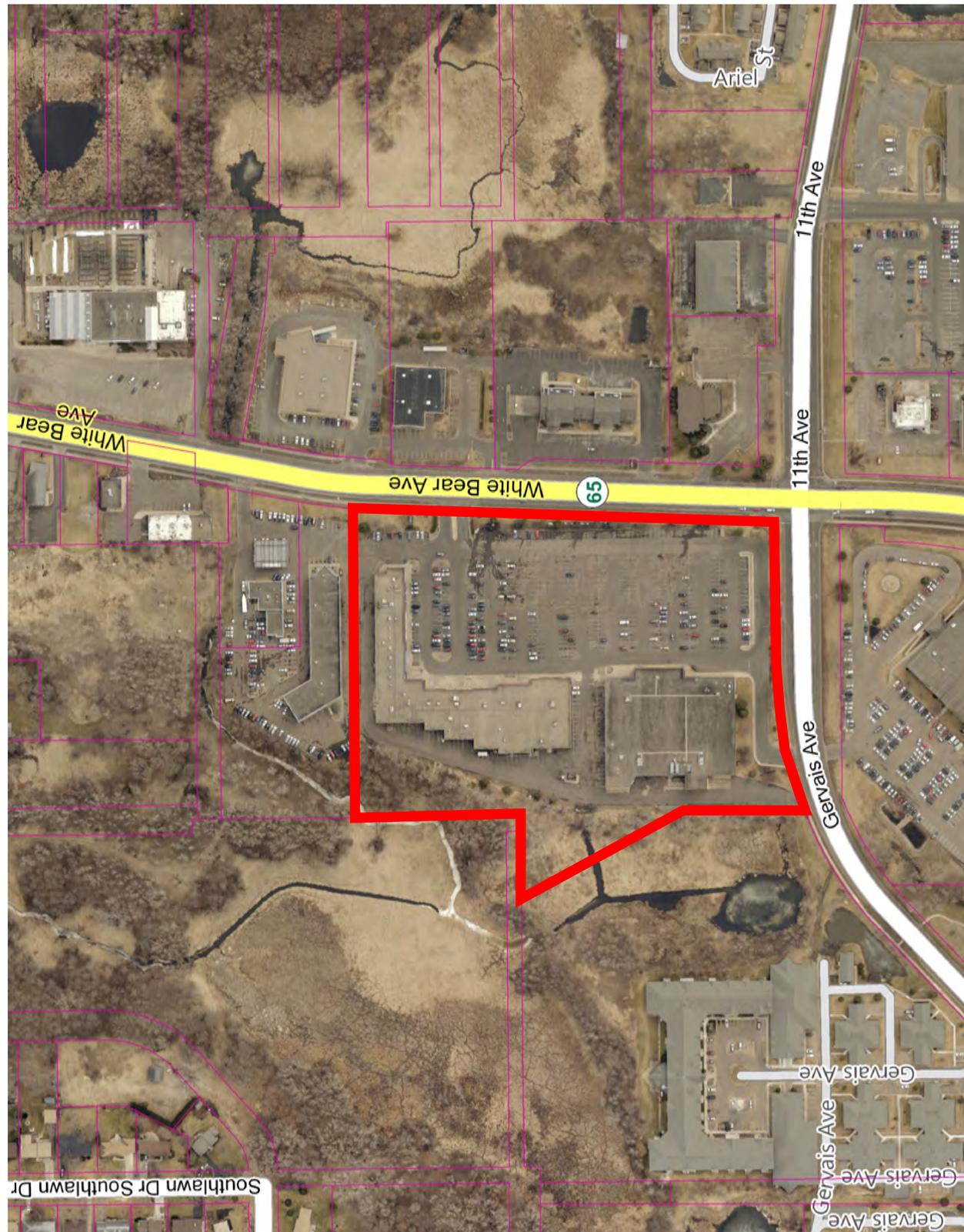
1. Overview Map
2. Land Use Map
3. Zoning Map
4. Applicant's Letters
5. Applicant's Site Plan
6. Applicant's Building Elevations
7. Applicant's Materials Schedule
8. Applicant's Revised Parking Explanation
9. Jon Jarosch, Engineering comments, dated November 8, 2016
10. Applicant's Plan Set (separate attachment)



Project Site



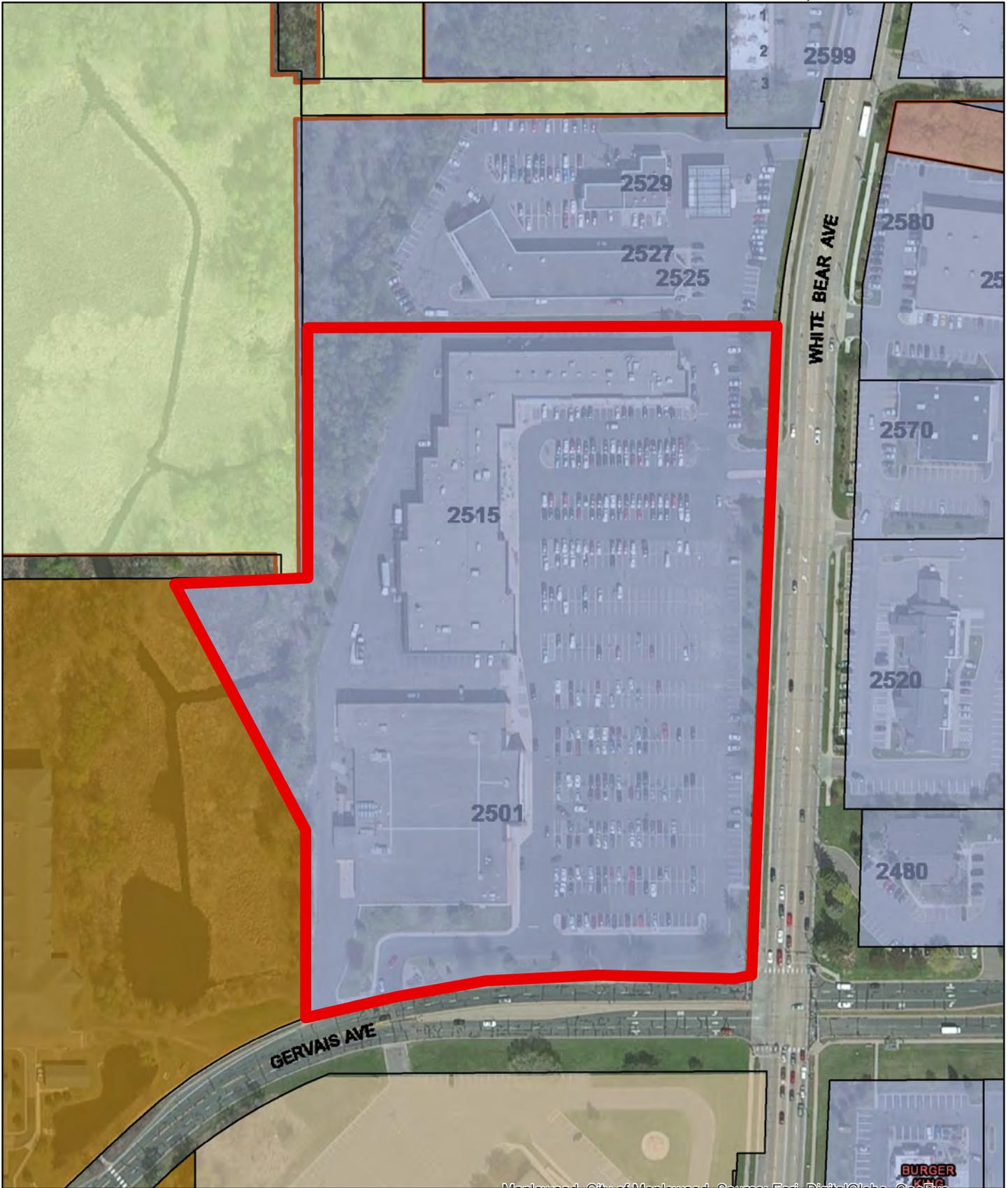
Maple Ridge Shopping Center - Design Review Request



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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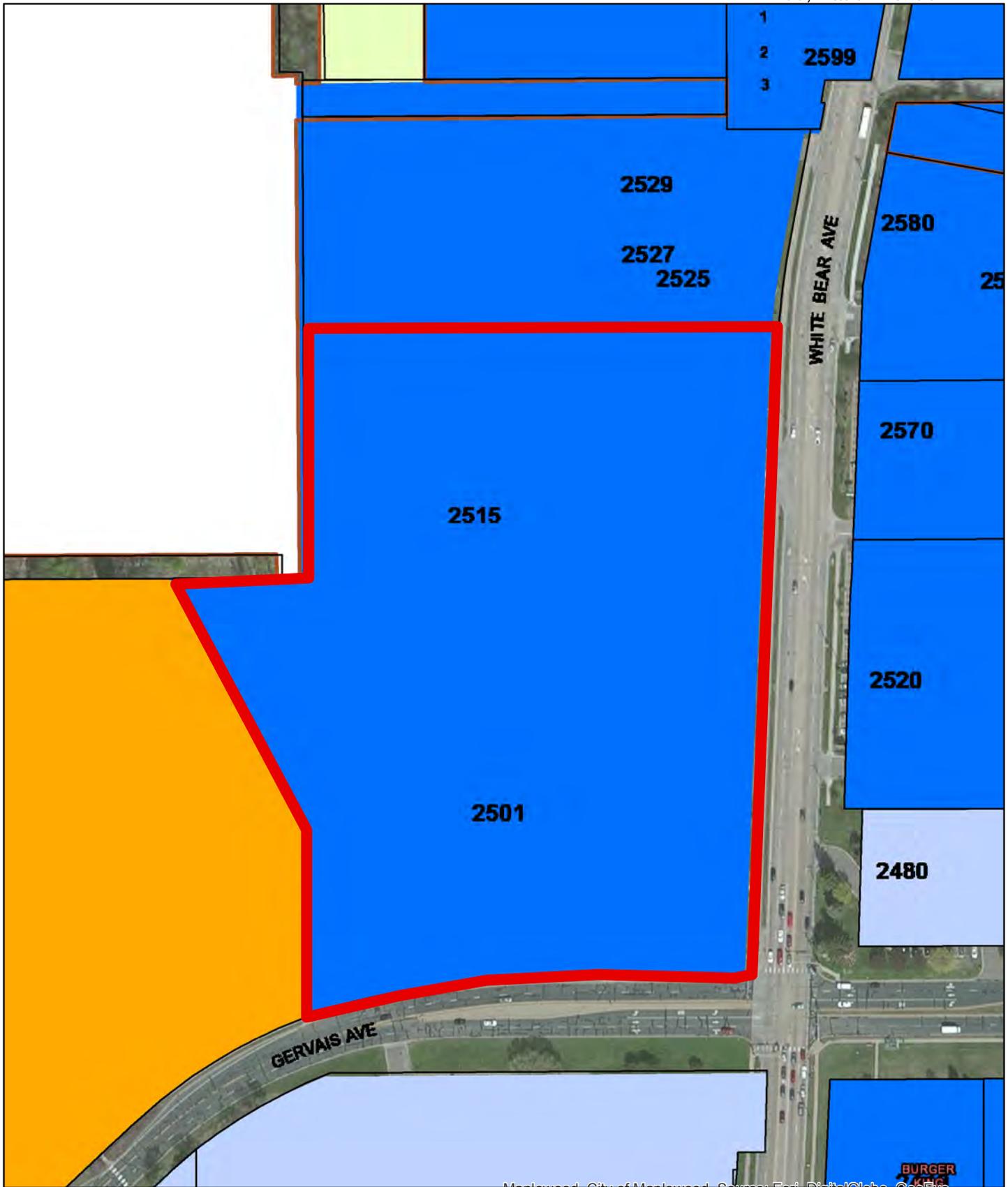


2515 White Bear Avenue - Maple Ridge Shopping Center

Land Use Map

Legend

- | | |
|--|---|
|  Commercial |  Institution |
|  Open Space |  Government |
|  High Density Residential | |



**2515 White Bear Avenue -
Maple Ridge Shopping Center**

Zoning Map

Legend

- Business Commercial (bc)
- Limited Business Commercial (lbc)
- Farm (f)
- Planned Unit Development (pud)
- Single Dwelling (r1)



“Your well-built project begins with and endures on Firm Ground”

October 25, 2016

Jeff Schuler
275 Market Street, Suite 368
Minneapolis, MN 55405

Starpoint Properties currently owns the Mapleridge Center at 2515 White Bear Ave in Maplewood. The current building at this site is a shopping center housing various retail and restaurant tenants. The shopping center has been consistently well occupied since its inception and is an important part of Maplewood’s retail market.

We are proposing to add to the success of the shopping center by increasing the current offerings of the site. To do this we are planning to divide the property to create two new outlot that will be suitable for two new retail or restaurants buildings.

The first lot is to be located at the northeast corner of the property. This building referred to as lot 1 is projected to be an approximately 2,500 sqft restaurant with the potential for drive-thru service. The location of this lot is planned to extend the visual impact of the current building to the street. By locating this lot in the northeast corner it will help to define the entry from White Bear Ave into the current parking lot. To accomplish our goals with this outlot we are requesting to sub-divide the property to create its own lot.

To the south of lot 1 we are proposing a second subdivision for outlot 2 on the opposite side of the White Bear Ave. entrance. This second proposed outlot is planned to accommodate a potential 5,000 sqft building with the potential for multiple tenants one of which would have the option for drive-thru service. This lot would be located in the underutilized portion of the current parking lot. This location minimizes the impact of this new development by not disturbing a large portion of existing pervious surface. The location of this building would frame the other side of the parking lot entrance to the shopping center. This building will help bring the shopping center to the street and deemphasize the large parking area that is currently in front of the shopping center. By bringing more density this project should make the property more attractive, vibrant and enhance the overall property value.

We are requesting a variance for the overall site to reduce the number of required parking spots. With the new buildings and new layout of the parking we will be short 24 spots overall with the inclusion of 72 proof of parking spots on the west side of the existing buildings. Historically the parking lot on this site is never full and is typically less than half full. Our plan for the parking lot is to warm up the expansive lot with green parking islands and trees as well as increases the flow and safety of the lot by slowing people down with landscape. This site also benefits from a bus shelter on White Bear Ave. that can be utilized by patrons.



“Your well built project begins with and endures on Firm Ground”

November 22, 2016

Mapleridge Center Parking Layout Resubmittal

The Mapleridge center team has reworked the site plan to meet the parking requirements set by Maplewood. Since our last submittal two major changes have been made to increase the parking spaces. The first change was to eliminate the grassy area to the north of building and change it to paved parking spots. This area increased our count by 8 spaces.

The second change was to remove the second bypass lane for the building two drive thru. By eliminating this lane, we moved the building approximately 15 feet to the east which allowed us to add a row of parking along the west side of the building totaling 16 spaces.

FIRM GROUND
 ARCHITECTS INC. 275 MARKET STREET, SUITE 427
 OAKLAND, CA 94612
 415.774.8888
 WWW.FIRMGROUND.COM

THOMAS P. WATMOORE
 ARCHITECT
 REGISTERED ARCHITECT
 LICENSE NO. 47434
 1001 BAY STREET, SUITE 200
 OAKLAND, CA 94612

PROJECT
Starpoint Properties

PROJECT
Mapleidge Outlot
 2015 Wolfe Road Ave.
 Maplewood, CA 95088

PROJECT NO. 143063
 ISSUE DATE 11/22/2018
 DRAWN BY BVA
 CHECKED BY D. GOTTWALD & P. FERRERAS
 DATE 11/22/2018

Schematic Design

REVISION	DATE

PROJECT NAME
 Elevations
 Building 2

PROJECT NUMBER
A104
 FIRM GROUND ARCHITECTS INC.

① Building 2 West Elevation
Fig. 1-1

② Building 2 South Elevation
Fig. 1-2

③ Building 2 North Elevation
Fig. 1-3

④ Building 2 East Elevation
Fig. 1-4

- One 80 sqft sign per tenant
- A variance may be requested for an additional signage



Mapleridge Building 1 Drive Aisle



Mapleridge Building 2



Mapleridge Building 2

Mapleridge Center Exterior Finish Schedule				
Finish Schedule				
Elevation Color	Material	Color/Finish	Manufacturer	Notes
	Brick	Dark Maroon / velour	Endicott	
	Brick	Tumbleweed / velour	Beldin	
	Split face CMU	Panted Brown	Anchor	
	Dryvit	Parchment / Stucco	Dryvit	
	Dryvit	Toasted Almond / Stucco	Dryvit	

“Your well built project begins with and endures on Firm Ground”

MAPLERIDGE CENTER

Preliminary Parking Calculation (revised)	11/22/2016
Existing Parking*	611 spaces
Required Parking*	541 spaces
Excess Parking*	70 spaces
Building 1 – 2,500 Restaurant	
Parking requirement 1,250 patron use at 1/50	25 spaces
Building 2 – 5,000 SF Restaurant / Retail	
Parking requirement at 1/50 (1,250sf)	25 spaces
Parking requirement at 5/1000 (3,250 sf)	17 spaces
Total:	42 spaces
Proof of Parking	72 spaces
After Improvements	
Existing Parking requirement	541 spaces
New Parking requirement	67 spaces
Transit reduction 5%	
Total Required	608 spaces
Parking Provided	536 spaces
Proof of Parking behind existing buildings	72 spaces

Parking Allocation

Existing buildings	469	+72 proof
New Building 1	25	
New Building 2	42	

Engineering Plan Review

PROJECT: 2515 White Bear Avenue
PROJECT NO: 16-33

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

DATE: 11-8-2016

PLAN SET: Engineering plans dated 10-25-2016

The applicant is proposing to construct two new buildings on the east side of the 2515 White Bear Avenue property. 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 applicant is proposing to meet these requirements via the use of an underground infiltration system.

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) Pre-treatment devices shall be installed upstream of all onsite water quality features including the underground infiltration system. Sumped manholes shall be 3-feet or greater in depth.
- 3) High water level for the proposed infiltration system shall be shown on the grading plan.
- 4) The applicant shall submit a stormwater management plan detailing how their plan meets the City's requirements.
- 5) The applicant shall submit geotechnical information (soil borings) supporting infiltration rates utilized for the stormwater management plan.
- 6) The applicant shall submit design details for the underground infiltration system.

Grading and Erosion Control

- 7) The applicant shall provide an erosion control plan.
- 8) Perimeter control measures shall be installed to contain eroded materials within the site.
- 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 NDPEs 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.

Site layout and Traffic Flow

- 15) The southerly of the two proposed buildings lies within an existing utility easement, as well as over an existing water service line that serves the remainder of the site. The applicant shall review this situation and make changes as necessary.
- 16) Cross-access agreements shall be provided to the City detailing the rights and responsibilities between the adjacent parcels if the connection to the property to the north remains.
- 17) Construction is proposed on the property to the north. The applicant shall provide a copy of written authorization to perform work on the neighboring property.
- 18) There are two areas along the proposed parking lot drive aisle that are an uncommon configuration, with an offset or angled intersection that could be difficult to navigate for certain types of vehicles. The applicant shall provide turning movement diagrams for the drive aisle 'intersection' just west of the entrance off of White Bear Avenue, as well as at the connection to the property to the north. The diagrams should depict how delivery vehicles and emergency service vehicles will navigate these areas.
- 19) The applicant shall provide a sign and/or pavement marking plan that details how the 'intersection' where the entrance drive off of White Bear Avenue connects with the

parking lot drive aisles is to be navigated. This area will be confusing to drivers without proper signage.

- 20) The exit onto White Bear Avenue shall be reconfigured to direct traffic south only. In its current configuration drivers often attempt to turn north onto White Bear Avenue, despite the current signs, which causes significant backups into the parking lot area.

Sanitary Sewer and Water Service

- 21) 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.
- 22) The applicant shall provide design information for the proposed sanitary sewer and water services including pipe size and invert elevations.
- 23) The applicant shall meet all requirements of Saint Paul Regional Water Services as noted below.
 - a. If the new water services are intended to be combination fire and domestic water services, they ratio of fire to domestic water must be no less than 4:1.
 - b. Provide the following on Plan Sheet C4.0:

Show the size and material type of the water services.
 - c. Ratio of fire suppression to domestic takeoff must be no less than 4:1.
 - d. Plumbing permit applications to be made with SPRWS at 1900 Rice Street, Saint Paul, MN.
 - e. Before construction of a new water service can be scheduled, SPRWS must receive a Water Service Contract signed by the owner and all required payments.
 - f. Provide completed project data sheets to determine meter sizing.
 - g. Furnish one set of interior fire suppression mechanical plans for review and approval by SPRWS plumbing inspection unit.
 - i. Furnish one set of revised site plans for review. Following approval by SPRWS, furnish one set of approved plans.

Ramsey County Comments

- 24) 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.

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.

- 25) Grading and erosion control permit
- 26) Sanitary Sewer Service Permit
- 27) Storm Sewer Permit

- END COMMENTS -