

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: January 10, 2017

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

- a. Design Review
- b. Comprehensive Sign Plan Amendment

Introduction

Patrick Giordana, on behalf of Davis Group Development, is seeking approval to build all three levels of the 60,000 square foot second phase of a medical office building on the vacant property located at 2945 Hazelwood Street North. Last 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 has previously received CDRB approval to begin the first floor of the second phase but is now seeking approval to build all three level and complete the entire building.

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 conditional use permit, design plans, a comprehensive sign plan and a lot division for the Hazelwood Medical Commons.

On September 20, 2016, the community design review board reviewed and approved the start of Phase 2 of this project but had not approved all three levels.

Discussion

Design Review

Architectural

The building's exterior will 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 entire second phase match and are consistent with that was proposed for the building's first phase. This request is for approval of all three levels which will now be built at one time.

Site Layout

No significant 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. The site's stormwater pond has been shifted further to the south where a separate commercial retail building pad had previously been proposed. At this time the developer does not intend to move forward with this building project.

Parking

City ordinance requires 700 spaces for this site – one space for every 200 square feet of space. In June 2016, the city council approved a parking waiver of 88 spaces meaning the applicant needed to provide at least 612 parking spaces. The applicant's revised site plan shows 650 spaces provided – still 50 spaces short of ordinance requirements but more than what council has allowed the applicant to reduce parking by.

At the September CDRB meeting, the Board wanted justification as to why more additional spaces could not be removed from the site. The applicant has indicated it needs to provide a certain amount of parking spaces to meet leasing requirements but also to meet the parking needs they have experienced at their other medical office buildings in the Twin Cities. Staff is supportive of the revised site plan and feels it meets the intention of the original parking waiver request that was approved last summer while also adding more parking spaces back into the site.

Landscaping

The applicant removed 832 inches of trees during the initial mass grading of this project. The city's tree preservation ordinance required that the applicant replace 967.7 caliper inches of trees on the site. The landscape plan dated August 26, 2016, showed the replacement of 909 caliper inches of trees. Since there was no additional room to plant trees on the site, the applicant opted to pay into the City's tree fund. The tree fund payment was \$60 per caliper inch of tree that could not be replaced on site, for a total payment of \$3,522. The applicant submitted the tree fund payment to the City prior to issuance of a grading permit.

The plant list legend on the revised landscape plan dated December 1, 2016, reflects a total of 708 caliper inches of replacement trees. However, the final note on the plant list legend states that the proposed replacement amount is 839 caliper inches. The applicant should submit a revised landscape plan showing the correct amount of replacement trees on the site, or submit an explanation showing how the 839 caliper inches of trees is calculated (i.e., including woody shrubs planted around the ponding area as part of the replacement requirement). Additionally, the applicant should submit a revised landscape plan which shows a total of 909 caliper inches of replacement trees, or pay an additional fee into the City's tree fund. The additional fee is \$60 per caliper inch of required 909 caliper inches of replacement trees that cannot be replaced on site.

Lighting

The applicant's lighting plan meets ordinance requirements.

Comprehensive Sign Plan Amendment

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 received approval of a comprehensive sign plan for its' first phase and the plan included 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. The signs will have channel letters and each letter shall not be any taller than 48 inches. The applicant also received approval for a single monument sign along Hazelwood Avenue. This sign was to be 12 feet tall and its base will incorporate similar materials and design as the building

The applicant is seeking approval of a comprehensive plan amendment to add five additional 3' x 25' tenant signs on the east building elevation – meaning three 3' x 25' tenant signs would be south of the main entrance and balanced by five more 3' x 25' tenant signs north of the main entrance. The five additional signs would be placed in similar positions as the previously approved tenant signs. The applicant is also requesting the height of the monument sign along Hazelwood Street be increased from 12 feet to 16 feet.

Department Comments

Engineering Department, Jon Jarosch

Please see Jon Jarosch's engineering report, dated January 6, 2017, attached to this report.

Building Official, Jason Brash

Build per 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2012 Minnesota State Plumbing Code, 2015 Minnesota State Fire Code, MN 2015 Accessibility code, and 2015 Minnesota Building Code.

Demonstrate compliance with all the requirements of the 2012 Minnesota Energy Code Chapter 1323 Section C401.2. Mixing 2012 IECC provisions and ASHRAE Standard 90.1 to obtain compliance is not an option. The following forms must be completed as submittals.

- a. ASHRAE 90.1-2010 Building Envelope Compliance Documentation
- b. ASHRAE 90.1-2010 HVAC Compliance Documentation
- c. ASHRAE 90.1-2010 Service Water Heating Compliance Documentation
- d. ASHRAE 90.1-2010 Lighting Compliance Documentation

Special inspections required as per 2012 IBC Chapter 17. Complete supporting special inspection schedule document and submit with plan review response.

Plumbing plans shall be submitted to the State Plumbing Department for approval prior to the issuance of a plumbing permit. St Paul water requires permits for water piping Maplewood requires permit for drain waste and vent.

Permits are required for building, plumbing, mechanical, electrical, Health, fire alarm, and sprinklers.

Fire Department, Fire Marshal Butch Gervais

I have no concerns as they will need to meet the same requirements I outlined for the first phase of the construction.

Police Department, Chief Paul Schnell

No issues

Recommendations

- A. Approve the design plans date-stamped December 23, 2016, for phase two of the proposed medical office building at 2945 Hazelwood Street North. Approval is subject to the developer complying with 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.
 2. Approval includes all three stories of the second phase of the medical office building and three levels must be constructed within same project.
 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 January 6, 2017.
 5. Submit the following for staff approval before the city issues a 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. A revised landscaping plan detailing the correct calculations for the city's tree preservation requirements and either adding more trees to meet the requirements or pay into the city's tree fund.
 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). Post signs identifying the customer and employee parking spaces.
 - d. Install all the required exterior improvements, including landscaping and signs.
 - e. Install all bituminous and the engineered porous or permeable surface and the curb and gutter.
 - f. Stripe all drive aisles.
 - g. 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.
 - h. Install all exterior lighting.
 - i. 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.
- B. Approve the plans date-stamped December 23, 2016 for a comprehensive sign plan amendment to allow signage for a new medical office building located at 2945 Hazelwood Street North. Approval of the comprehensive sign plan amendment is subject to the following conditions (additions are underlined and deletions are crossed out):
- 1. Signs on the east elevation shall be limited to one 10' x 30' sign over the main entrance and ~~eight~~ three 3' x 25' tenant signs. Three 3' x 25' tenant signs shall be located south of the main entrance and five 3' x 25' tenant signs shall be located north of the main entrance. Locations of the tenant signs shall be restricted to the areas displayed within the applicant's proposed building elevations.
 - 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 16 42 feet in height and must incorporate building materials and design in its base.

Reference Information

Site Description

Site size: 9.13 acres
Existing land use: Vacant, construction has started on phase one of Hazelwood Medical Commons

Surrounding Land Uses

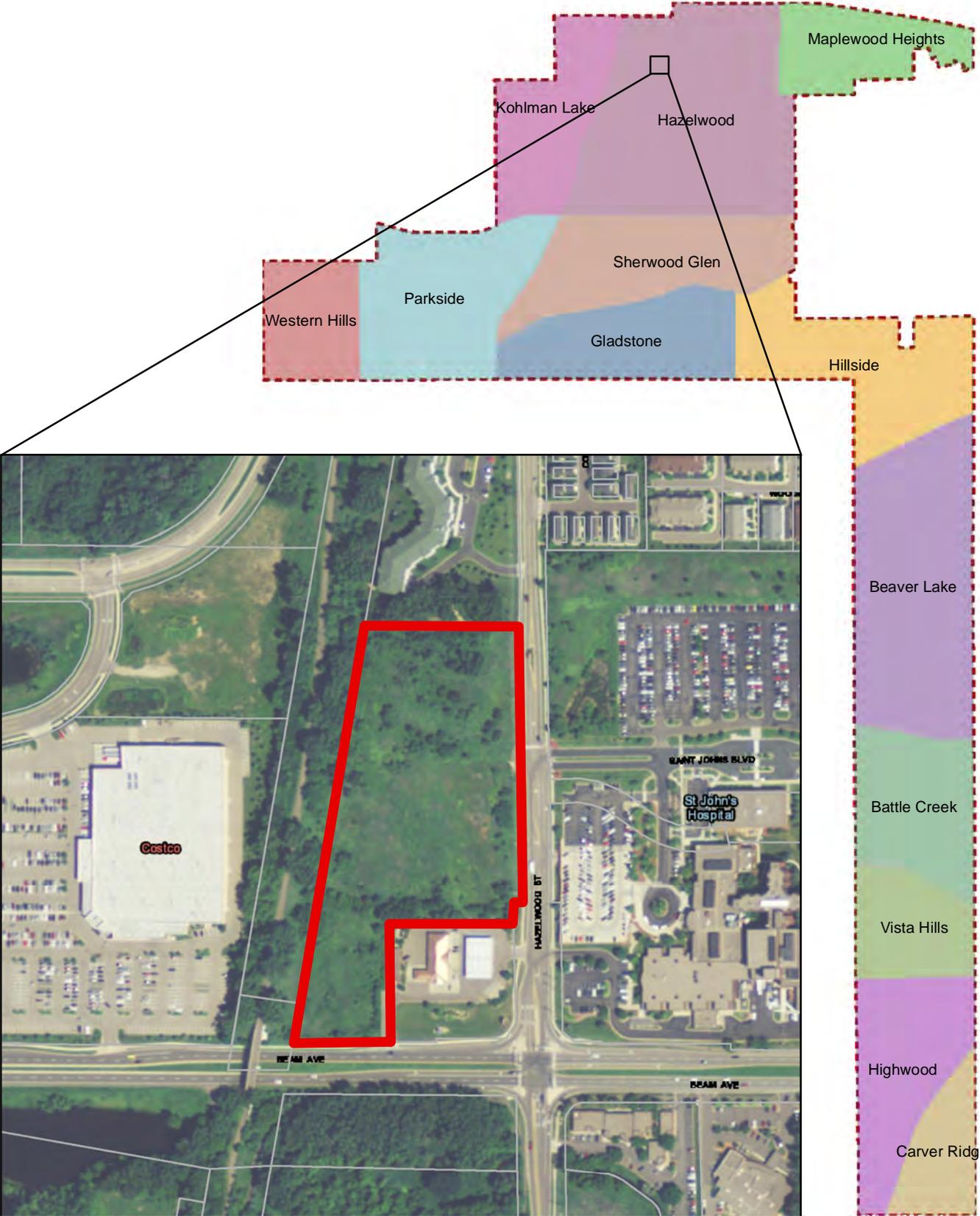
North: Cardinal Pointe
South: Beam Avenue, fuel station and bank
West: Bruce Vento Trail
East: Hazelwood Street and St. John's Hospital

Planning

Existing Land Use: Commercial (C)
Existing Zoning: Light Manufacturing (M1)

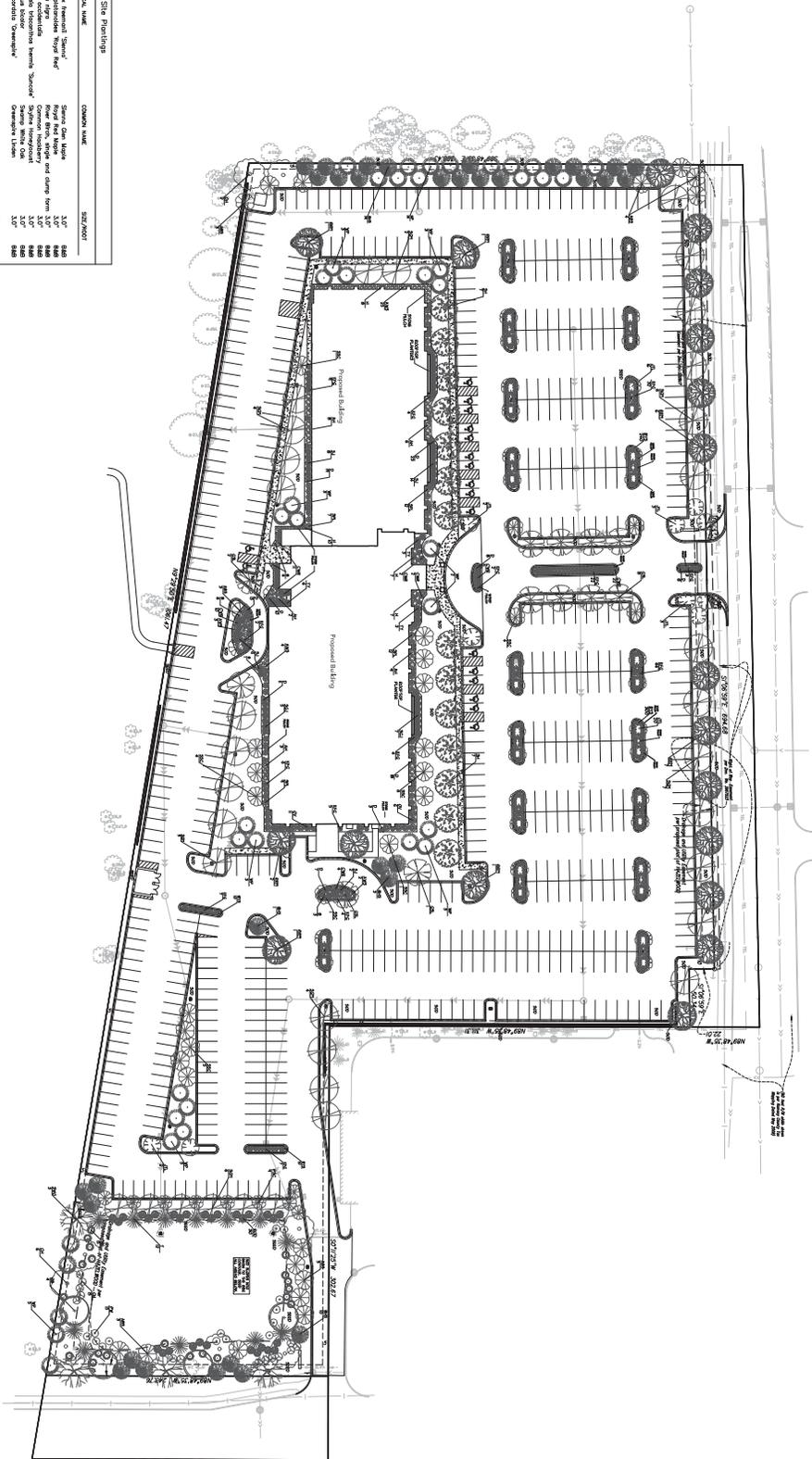
Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Jon Jarosch, engineering comments, dated January 6, 2017
6. Applicant's plan set (separate attachment)



Hazelwood Medical Office Building - Overview Map

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



PLANT LIST: Site Plantings

SYMBOL	PLANT NAME	COMMON NAME	SIZE/NOTES
1	Tree: Live Oak	Quercus agrifolia	12" DBH
2	Tree: Live Oak	Quercus agrifolia	12" DBH
3	Tree: Live Oak	Quercus agrifolia	12" DBH
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PLANTING NOTES:

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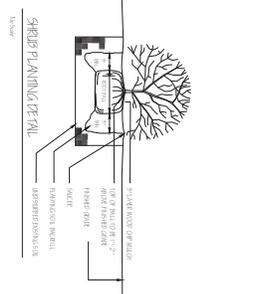
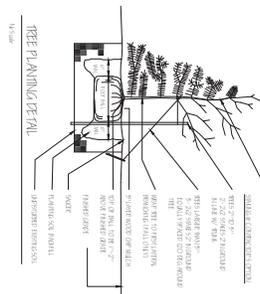
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WARNING:

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PROFESSIONAL ENGINEER

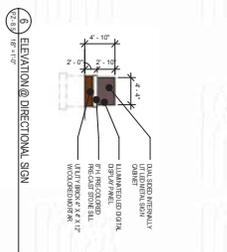
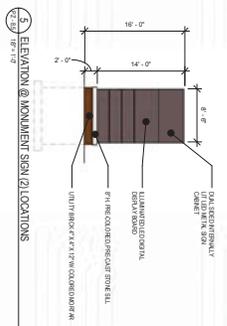
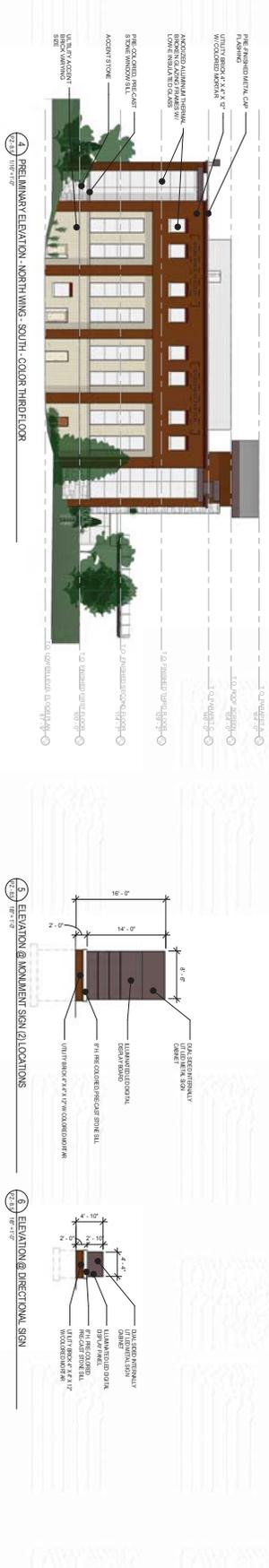
John R. Brink

DATE: 12/01/2016

PROJECT: LANDSCAPE PLAN

CHECKED BY: [Signature]

DATE: 12/01/2016



Engineering Plan Review

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

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

DATE: 1-6-2017

PLAN SET: Engineering plans dated 12-19-2016

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

Along with the addition of the third story to the building, the site plan has changed from the drawings that were originally submitted. As such, new stormwater calculations were submitted to match the proposed site layout. The new stormwater management plan continues to meet the City's requirements and has been approved by the Ramsey-Washington Metro Watershed District. The following are engineering review comments on the design and act as conditions prior to issuing permits.

General Comments

- 1) All conditions of the original grading permit remain in effect for Phase III.
- 2) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with Phase III of this project. A new SAC determination is required for Phase III and any additional charges shall be paid prior to permit issuance.
- 3) 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.

- 4) Grading and erosion control permit – Work can be performed under existing permit.

- END COMMENTS -