

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: January 10, 2017

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

1. Design Review
2. 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. This project was initially reviewed by the community design review board (CDRB) on November 15, 2016 and the city council on November 28, 2016. The city council tabled its review and requested the applicant work to revise its proposal and that the CDRB review the project again before it goes back to the city council.

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

The applicant's original submittal showed the two proposed buildings as being constructed largely with concrete blocks. Staff had indicated this would not be acceptable and had recommended the building elevations be resubmitted for CDRB review. The revised plans now show the two buildings being constructed with a mix of brick, stucco and fiber cement panels. Staff had also indicated concerns regarding the elevations facing White Bear Avenue and the applicant has also taken steps to improve the design of those elevations. The applicant has also indicated in their letter they plan to resurface the poor areas of the parking lot. Staff had previously included the resurfacing of the parking lot as a condition of approval.

Site Plan

Setbacks and Site Access

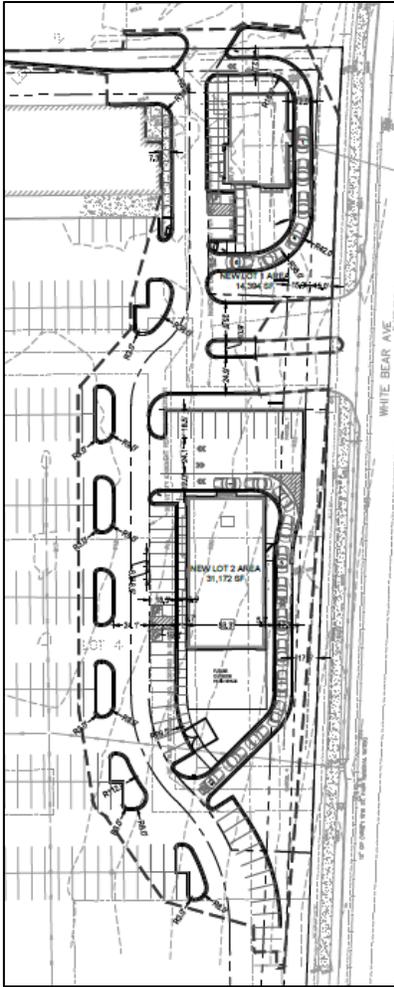
The proposed new buildings will be setback at least 30 feet from the front property line. The parking lot and drives will be setback at least 15 feet from the front property line. No new access points will be added as a result of this project. The main access from White Bear Avenue will remain in place as does the shared access to the neighboring property to the north. Ramsey County is also requiring the applicant add a right turn lane into the site for traffic traveling southbound on White Bear Avenue.

Given the CDRB's stated concerns regarding the overall site plan and parking waiver, the applicant revised its site plan to add 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.

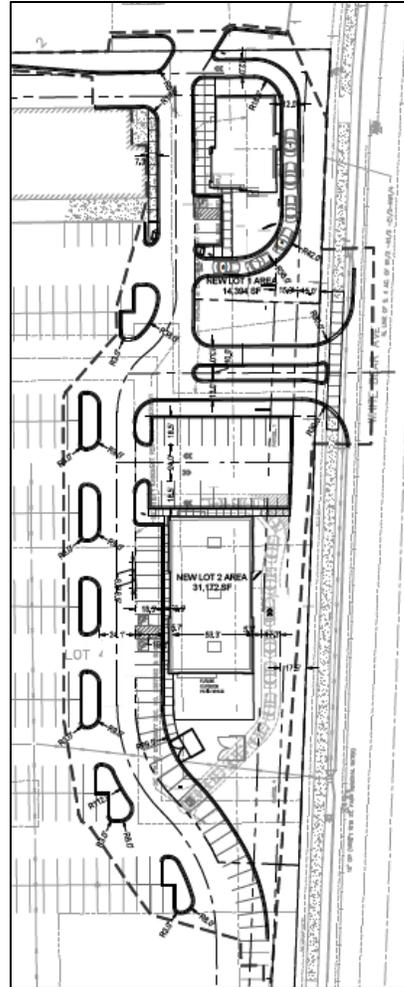
As described in the applicant's letter, the site plan has been revised to:

"...address the concerns of the city. The most substantial change gives the north lot drive thru as much room as possible. The entry for the parking lot has been narrowed to an appropriate width to accommodate one-way traffic. This will slow cars down and relieve confusion by providing one lane for each direction of traffic. The entrance has also been shifted to the south to distance the north drive thru entrance from the parking entrance while aligning with the parking aisles."

The access off White Bear Avenue is proposed to be slimmed down which shifts the entry south of the existing entry. That additional space provides a larger buffer between the proposed building to the north and the entry access point. See the images on the next page to compare the original and revised site plans. A full sized sign plan has also been included in the agenda packet.



Original submitted site plan



Revised submitted site plan

Internal Circulation

Consistent with the previous reviewed plans, 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. In addition, the city's engineering department would like the entrance area to the site to be better defined by adding a T-style intersection (or equivalent) to assist with driver expectations. The ingress off of White Bear Avenue shall be a free flowing condition to ensure backups do not occur out onto White Bear Avenue. 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. Revising the site plan to accommodate the T-style intersection shall be approved by the city engineer.

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.

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.

Parking

Based on city code, the current site and uses requires 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.

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.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated January 9, 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.

All kitchen equipment and plans must be NSF listed and meet all State of Minnesota Environmental Health requirements. If you have any questions contact Environmental Health Official Molly Wellens at 651-249-2308. Provide documents and submit plans to review before building permit can be issued.

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.

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>\$ 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 revised plans date-stamped December 23, 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 January 9, 2017.
 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. 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.
 8. The applicant shall place all trash containers in enclosures and ensure the west side of the lot is kept clear of debris and trash.
 9. 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. The city engineer may also require this access point be closed if deemed necessary.
 10. 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 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

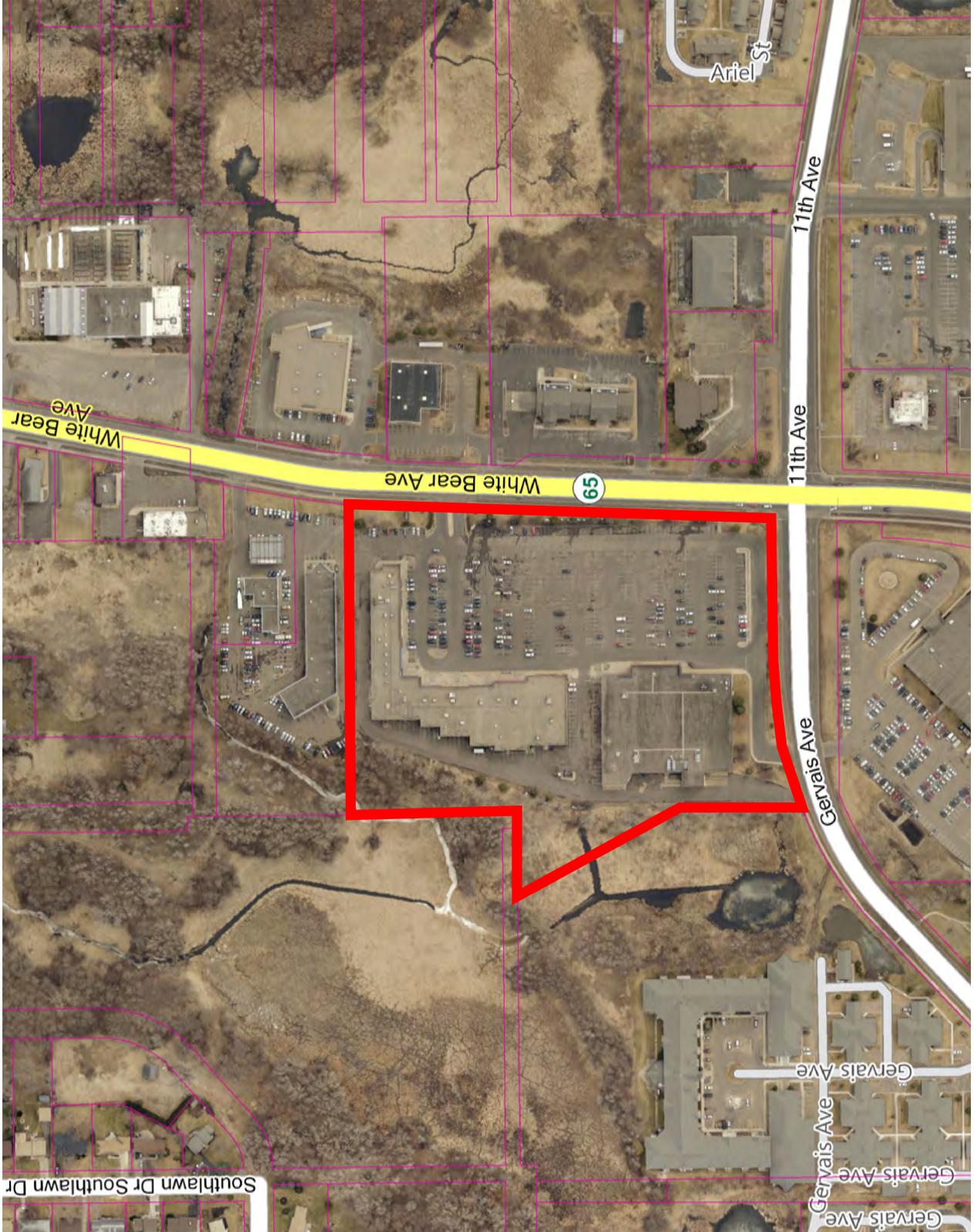
The city deemed the applicant's applications complete on November 7, 2016. The initial 60-day review deadline for a decision was January 6, 2017. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary in order to complete the review of the application. The city has extended the review period and the new deadline is now March 7, 2017.

Attachments

1. Overview Map
2. Land Use Map
3. Zoning Map
4. Applicant's Letter dated December 23, 2016
5. Applicant's Revised Site Plan
6. Applicant's Revised Building Elevations
7. Jon Jarosch, Engineering comments, dated January 9, 2017
8. Applicant's Plan Set (separate attachment)

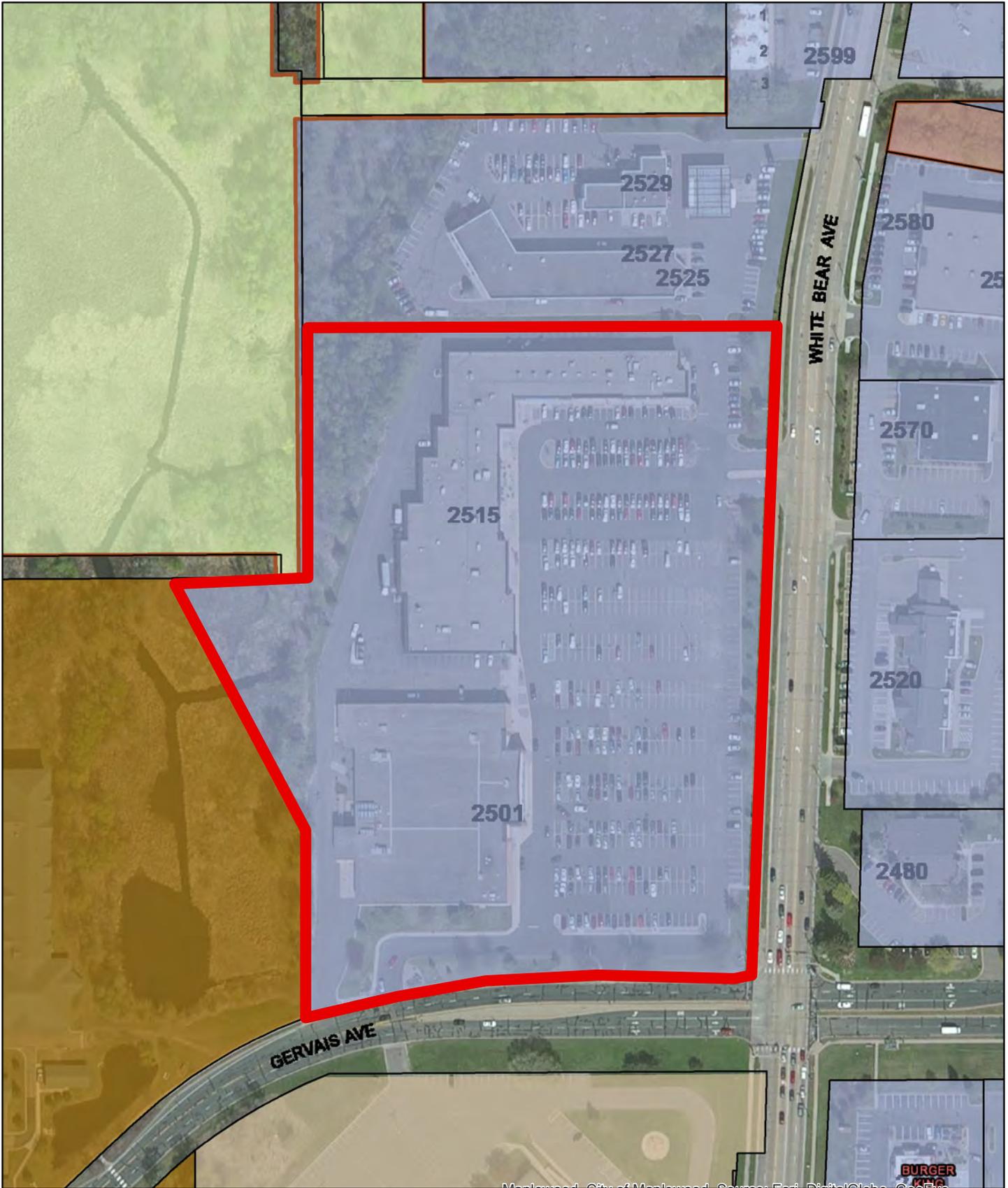


Maple Ridge Shopping Center - Design Review Request



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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 Project Site

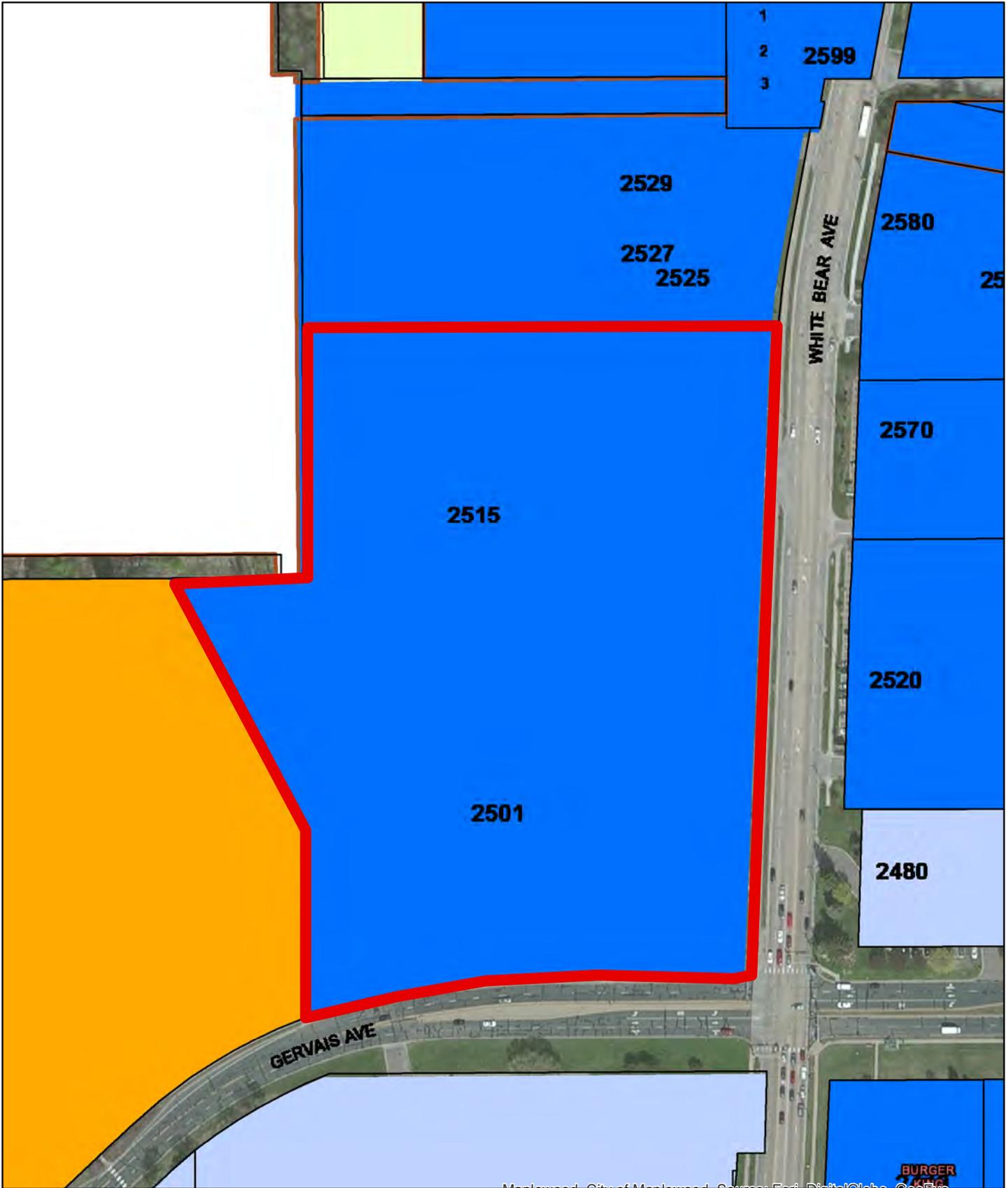


2515 White Bear Avenue - Maple Ridge Shopping Center

Legend

Land Use Map

- | | | | |
|---|--------------------------|---|-------------|
|  | 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)
- Planned Unit Development (pud)
- Farm (f)
- Single Dwelling (r1)



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

December 27, 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. A shopping center housing various retail and restaurant tenants currently occupies the site. The shopping center has been consistently well occupied since its inception and is an important part of Maplewood’s retail market.

We propose to add to the success of the shopping center by increasing the current offerings of the site. To do this we plan to create two new outlots that will be suitable for retail or restaurant buildings. Since our last meeting with the community design review board, we have made changes to the site plan to address the concerns of the city. The most substantial change gives the north lot drive thru as much room as possible. The entry for the parking lot has been narrowed to an appropriate width to accommodate one-way traffic. This will slow cars down and relieve confusion by providing one lane for each direction of traffic. The entrance has also been shifted to the south to distance the north drive thru entrance from the parking entrance while aligning with the parking aisles.

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 will extend the visual impact of the current building to the street. By locating this lot in the northeast corner, it will define the entry from White Bear Ave into the current parking lot. We have also addressed concerns related to the design of the buildings. The previous iteration was planned to match the existing mall. In response to the displeasure with that idea, we have designed a concept with towers and more windows facing White Bear Ave. to create a more pleasant front for Maplewood’s main street.

To the south of lot 1 we are proposing a second building on the opposite side of the White Bear Ave. entrance. This second proposed outlet will accommodate a potential 5,000 sqft building with the option for drive-thru service. The currently planned tenant would not need a drive thru, therefore it has been dashed in and additional parking is shown as it would be built now. This lot will be located in the underutilized portion of the current parking lot. This location minimizes the impact of new development by not disturbing a large portion of existing pervious surface. The location of this building will frame the other side of the parking lot entrance to the shopping center. This building will bring the shopping center to the street and deemphasize the large parking area that is currently in front of the shopping center. By providing more density, this project will make the property more attractive, vibrant and enhance the overall property value.

We will resurface the worn areas of the lot as well as enliven the expansive asphalt surface with green parking islands and trees. These islands will increase the flow and safety of the lot by slowing people down with landscape and directing vehicle traffic in a predictable corridor. A bus shelter on White Bear Avenue for patrons benefits the site as well. The proposed outlets will project increased visual interest to this bus stop that serves two different Metro Transit routes.



BUILDING 1



BUILDING 2



C:\Users\jacob@starchitect.com\Documents\2018\1011 Maple Ridge Center_2018_paving@starchitect.com.dwg
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- FINISH LEGEND**
- MAROON BRICK
 - ENDICOTT MEDIUM IRON SPOT 46
 - CREAM STUCCO
 - DRYVIT #487 PANCAKE
 - BROWN/NECHHA PANEL
 - BENJAMIN MOORE WOOD ACERS

A104
FIRM GROUND

REVISION	DATE

PROJECT
 Maple Ridge Outlet
 2015 South Shore Ave.
 Appleton, WI 53519

DATE
 11.06.17

DESIGNER
 JAMES
 17M

ARCHITECT
 STARCHITECT, INC.
 1000 W. WISCONSIN
 MILWAUKEE, WI 53233

STARTPOINT
 Starpoint
 Properties

DATE
 11.06.17

fgc
 ARCHITECTURE & INTERIORS
 2015 South Shore Ave.
 Appleton, WI 53519
 920.832.8222
 www.fgcarchitect.com
 Registered Architect

Engineering Plan Review

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

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

DATE: 1-9-2017

PLAN SET: 12-23-2016 Submittal

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.

Site layout and Traffic Flow

- 14) 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.
- 15) The exit of the proposed drive-thru at the northern property line may encourage vehicular traffic to exit right onto the adjacent property to the north for which access is currently open. 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.
- 16) Construction is proposed on the property to the north. The applicant shall provide a copy of written authorization and consent to perform work on the neighboring property prior to the issuance of city permits to begin work.
- 17) The intersection at the ingress/egress driveway at White Bear Avenue and the parking lot drive aisle create a confusing intersection. This intersection shall be revised to a T-style intersection (or equivalent) to better define driver expectations. This will require cutting off access to the parking aisles at the west side of the intersection (installing curbed median) and placing stop signs on the north and south approaches. The ingress off of White Bear Avenue shall be a free flowing condition to ensure backups do not occur out onto White Bear Avenue. 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.

- 18) 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) Ramsey County is requesting a right turn lane be installed on White Bear Avenue at the ingress/egress driveway. Refer to Ramsey County Comments. The Developer will be required to enter into a Development Agreement with the City to ensure the construction of the right turn lane.

Sanitary Sewer and Water Service

- 20) 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.
- 21) The applicant shall provide design information for the proposed sanitary sewer and water services including pipe size and invert elevations.
- 22) 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

- 23) Due to the significant traffic generated by this site, which will only increase via this proposed development, Ramsey County is requesting the construction of a right turn lane on White Bear Avenue at the entrance location.
- 24) The construction limits on the utility plans shall be revised to include the utility connections within White Bear Avenue. Details shall also be included for the replacement of the pavement on White Bear Avenue.
- 25) 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.

- 26) The developer shall enter into a Development Agreement with the City.
- 27) Grading and erosion control permit
- 28) Sanitary Sewer Service Permit
- 29) Storm Sewer Permit

- END COMMENTS -