REPORT TO: Melinda Coleman, City Manager
REPORT FROM: Michael Martin, AICP, Assistant Community Development Director
PRESENTER: Michael Martin, AICP, Assistant Community Development Director
AGENDA ITEM: Design Review, Tumble Fresh, 223 Larpenteur Avenue East

Action Requested: ✓ Motion □ Discussion □ Public Hearing
Form of Action: □ Resolution □ Ordinance □ Contract/Agreement □ Proclamation

Policy Issue:
Todd Olin of Sambatek, on behalf of Linn Properties, is proposing a new 4,770-square-foot commercial building at 223 Larpenteur Avenue. This new building will house a coin laundry business. Laundry is a permitted use for this site. To move forward with this project, the applicant needs city approval of design review.

Recommended Motion:
Motion to approve the design plans date-stamped October 31, 2019 for a 4,770-square-foot commercial building located at 223 Larpenteur Avenue East. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. All requirements of the fire marshal and building official must be met.
4. Prior to the city issuing any grading or building permits the applicant shall be required to do the following:
   a. Submit to staff a revised site plan that shows the elimination of the Larpenteur Avenue access drive.
   b. Submit to staff a copy of an executed and recorded shared access and maintenance agreement for the shared drive off of Adolphus Street.
5. The applicant shall provide an irrevocable letter of credit or cash escrow in the amount of 150 percent of the cost of installing the landscaping before getting a building permit.
6. Per city ordinance, all rooftop equipment is required to be screened.
7. The applicant is required to remove the existing Larpenteur Avenue access drive and restore it with curbing per Ramsey County requirements.

8. Per city ordinance, trash container enclosures shall be provided around all trash containers and shall be 100 percent opaque.

9. The applicant shall complete the following before occupying the building:
   a. Replace any property irons removed because of this construction.
   b. Provide continuous concrete curb and gutter around the parking lot and driveways.
   c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
   d. Install all required outdoor lighting.
   e. Install all required sidewalks.

10. 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 of the following year 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.

11. All work shall follow the approved plans. The director of community development may approve minor changes.

**Fiscal Impact:**

Is There a Fiscal Impact? ✓ No ☐ Yes, the true or estimated cost is $0.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ✓ Other: n/a

**Strategic Plan Relevance:**

☐ Financial Sustainability ☐ Integrated Communication ☐ Targeted Redevelopment
✓ Operational Effectiveness ☐ Community Inclusiveness ☐ Infrastructure & Asset Mgmt.

The city deemed the applicant's application complete on October 31, 2019. The initial 60-day review deadline for a decision is December 30, 2019. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review.
**Background**

**Design Review**

**Site Layout**

The existing vacant site currently has two access drives – one on the south side to Larpenteur Avenue and one on the west side of the site leading to Adolphus Street. The applicant’s plans had proposed to maintain these two access drives. Larpenteur Avenue is a county road and with land use changes Ramsey County has the authority to review requests for access onto its road network. Ramsey County is requiring the applicant revise its site plan to eliminate the access drive from Larpenteur Avenue limiting access to this site to Adolphus Street.

The new building is required to be setback at least 30 feet from the east, south and west property lines – the applicant’s plans meet this requirement. The proposed parking lot is required to be setback at least 15 feet from the east, south and west property lines – the applicant is also meeting this requirement. There is no building setback to the north and the parking lot meets the five foot setback. The site will continue to operate a shared access drive off of Adolphus Street with the restaurant to the north. Portions of the existing shared parking lot to the north will be removed to meet the five foot setback.

The applicant will be adding a sidewalk along Larpenteur Avenue. A trash enclosure will be located on the north side of the site.

**Architectural**

The proposed 4,770-square-foot building will be constructed with a mix of materials including several brick colors, simulated stone, EIFS and glass that according to the applicant are articulated in a manner to emphasize signage and entry points. The building is designed attractively both on the exterior and interior.

**Landscaping**

The site has no tree replacement requirements. The applicant is proposing to plant 18 new trees and numerous shrubs, grasses and perennials throughout the site. A large amount of the proposed landscaping will occur on the west side of the site helping to provide a barrier between this new building and the existing townhomes.

**Parking**

A 4,770-square-foot building is required to provide 24 parking spaces – the applicant is proposing to provide 36 spaces. All spaces are proposed to meet the city’s minimum dimension requirements.

**Lighting and Signage**

The applicant's photometric plan meets ordinance requirements. The CDRB does not review signage but the applicant's plans indicated reuse of an existing nonconforming monument sign. This sign has been dormant for several years and has lost its legal, non-conforming status. Also, the applicant’s narrative mentioned a “monument sign with an electronic message center.” Because of this site’s proximity to residential property to the west dynamic displays are not permitted for this site. All proposed signage for this site must meet the city's requirements.
Department Comments

Engineering

Please see Jon Jarosch’s engineering report, dated November 8, 2019, attached to this report.

Building


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
e. Or COMCHECK

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

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 a permit for drain waste and vent.

Permits are required for building, plumbing, mechanical, electrical, fire alarm, and sprinklers. Provide two sets of stamped and signed plans and one digital set.

Citizen Comments

Staff surveyed the 31 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received one response - shown below.

1. We have a coin laundry on Rice and Larpenteur. I would hope that meets the need. This area is pretty much residential and I think we should keep it that way, so I am not in favor of it. (Allan and Joan Button, 1744 Onacrest Curve)

Reference Information

Site Size: 0.94
Existing Land Use: Vacant Land
Surrounding Land Uses

North:        Crooked Pint Restaurant
South:       Larpenteur Avenue and Vacant Land in Saint Paul
East:         Interstate 35E
West:        Townhomes

Planning

Existing Land Use: Commercial
Existing Zoning: Business Commercial

Attachments

1. Overview Map
2. Applicant's Letter
3. Site Plan
4. Landscape Plan
5. Building Elevations
7. Applicant's plans (separate attachment)
Tumble Fresh Coin Laundry is a Minnesota born, expanding regional chain of self-service laundromats started in 2010 by Stephen Linn of the Linn Companies offering new levels of amenities and an environment that is inviting, comfortable and convenient. With six locations currently established and four, including this location, planned for a 2020 opening, Tumble Fresh Coin Laundry has emerged as the largest chain of luxury laundromats in the Midwest.

The three most recent stores completed at the end of 2018/start of 2019 showcase the latest established design that has set the standard moving forward, both inside and out. Examples of the Blaine and Hudson locations are included which illustrate the level of detail, quality and craftsmanship as well as the individuality that are inherent in the brand and are a part of the identity of Tumble Fresh Coin Laundry. All new Tumble Fresh Coin Laundry sites, going forward, will be executed in this fashion.

The exterior uses a mix of materials including several brick colors, simulated stone, EIFS and glass that are articulated in a manner to emphasize signage and entry points. The intent is to break up the larger mass of the building to create visual interest, further accentuating it by use of decorative light fixtures and fabric awnings. These various elements contribute towards the graphic identity of a Tumble Fresh Coin Laundry. Key sign areas, typically with an arch, have an accent blue band in addition to an LED light tube accent for added interest.

Some key exterior elements include a monument sign with an electronic message center which not only creates a presence at the street level but allows for added, professionally created, marketing of current specials and messaging. An exterior car vacuum station provides an added on-site amenity for patrons to utilize while doing laundry. There are exterior seating areas that provide added waiting opportunities, all of which are very accessible and within view of the interior. A small trash enclosure with screening materials, in keeping with the building look and feel, is present along with numerous exterior trash and ash bins to make it easy for customers to self-regulate their trash. Entry bollards not only provide an increased secure barrier for pedestrian friendly zones along the building, but they allow for a zero curb line that is often more user friendly, minimizing slip and fall hazards.
Key interior elements include functional aspects related to self-service laundry and unique areas to help pass the time while the machines do their work. Typically, dryer banks are located along the perimeter with washer banks centralized. A customer lounge area offers an isolated area where guests can access vending machines with snacks, beverages and a game or a toy for a child, while still being open and visible through windows to the exterior and glass to the main laundry area. A community table within the main space provides a location where guests can get some work done or merely gather with friends and family. The community table includes the added convenience of power for charging of devices, such as phones and laptops. There is additional furniture located throughout the store, be it benches with a range of seats, multiple refuse bins or folding tables. There is a merchandise dispenser for soaps or fabric softeners as well as several bill changers to provide coin for those who prefer cash. All equipment, however, is fully digital, allowing the use of all credit cards or can be accessed/purchased via the Tumble Fresh Coin Laundry app, powered by Fascard. A hand wash station provides an area for easy clean up from detergents, an area to address a delicate item or a stubborn stain. Toilet rooms include baby changing stations as well as touchless fixtures with a maintenance free, well-lit interior, including occupancy sensors for interior lights.

Each store contains an office for staff to provide necessary services or other onsite business functions. A comment card box is available for customer feedback and concerns. A series of cameras and other security measures work with the building automation system to keep customers and employees safe. The automation system monitors and secures doors, verifies store occupants, controls lighting, plays audio messaging, activates and deactivates the alarm system as well as providing other security aspects, allowing the store to operate un-manned in the physical sense. Security monitors greet patrons as a deterrent and to provide peace of mind. Security cameras throughout the interior and exterior are recorded with DVR technology providing remote viewing, playback and investigative information. Cleaning by staff occurs frequently one to four times a day, depending on the day and level of activity, to keep things exceptionally clean. A janitor’s closest provides access to key items as well as a home for a floor scrubber. All Tumble Fresh Coin Laundry locations offer ATM’s with the Minnesota stores also offering lottery tickets through Minnesota’s Lottery vending equipment. Several service areas for equipment or support items, such as water heaters, water softener, gas lines, exhaust ductwork, lint interceptor and roof access, make up the balance of the store. Dryer exhaust typically exits the building through the rear wall with the vent hoods being painted to match the adjacent surface minimizing their presence. Future dryer expansion area will vent through the roof. Locations of the central part of the roof, like the rtu’s are effectively screened by the parapets with the visual angle from grade.

The interior environment composed of the equipment and seating incorporates a polished concrete floor with an undulating pattern that plays off the open ceiling with articulated circular soffit areas and accent lighting. Walk off mats at the entries help deal with winter climate conditions including snow, salt and sand. A range of lighting helps the store stay well-lit and visually interesting as do the wide range of graphics and sign elements throughout, reinforcing the visual identity of the brand. Warm wood tones help frame equipment and provide a wainscot with wall bumper to ward off rouge carts.
All Tumble Fresh Coin Laundry locations are open during the hours of 5:00 am to 1:00 am providing unmatched convenience within the industry. Most services on site including, management, cleaning, grounds maintenance, equipment repair and preventive maintenance are performed by direct employees of the Linn Companies or it’s business unit, Tumble Fresh Coin Laundry.

All Tumble Fresh Coin Laundry properties are developed and owned by Linn Investment Properties, LLC, a business unit of the Linn Companies. From property investment to building design to construction development and ultimately operations, Tumble Fresh Coin Laundry takes pride in what they do every step of the way. It is clear why today Tumble Fresh Coin Laundry is the fastest growing chain of luxury laundromats in the Midwest.
Engineering Plan Review

PROJECT: Tumble Fresh Laundromat – 223 Larpenteur Avenue

PROJECT NO: 19-39

COMMENTS BY: Jon Jarosch, Assistant City Engineer

DATE: November 8, 2019

PLAN SET: Engineering plans dated 10-22-2019
Stormwater Management Plan dated 10-22-2019

The applicant is proposing to construct a laundromat at 223 Larpenteur Avenue. The applicant is requesting design approval.

Stormwater management for the site is proposed to be accommodated via the use of two surface storm water treatment basins. It appears from the stormwater management plan that the proposed development meets the City’s stormwater management standards.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review, along with ratified agreements, prior to issuing building and grading permits.

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 Capitol Regions Watershed District (CRWD) for review. All conditions of CRWD shall be met.

2) A joint stormwater maintenance agreement with the City and CRWD shall be signed by the owner for the proposed infiltration/filtration basins, underground infiltration system, and associated storm sewer system.

3) Sump structures or other pre-treatment devices shall be installed upstream of all discharge points into basins or other areas.

4) Cleanouts shall be installed every 100-feet or at bends on the draintile.

Grading and Erosion Control

5) The infiltration basins and underground infiltration systems shall be protected from sedimentation throughout construction.
6) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils are stabilized.

7) Public roads and private drives shall be swept as needed to keep the pavement clear of sediment and construction debris.

8) All pedestrian facilities shall be ADA compliant.

9) A copy of the project SWPPP and NDPES Permit shall be submitted prior to the issuance of a grading permit.

10) All slopes shall be 3H:1V or less steep in slope.

11) The total cut/fill volume shall be noted on the grading plan.

12) Stabilized rock construction entrances shall be installed at all entry/exit points into the site.

Sanitary Sewer and Water Service

13) Sanitary sewer service piping shall be schedule 40 PVC or SDR 35.

14) The proposed water service modifications are subject to the review and conditions of Saint Paul Regional Water Services (SPRWS). The applicant shall submit plans and specifications to SPRWS for review and meet all requirements they may have prior to the issuance of a grading permit by the City.

15) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this phase of the project. Appropriate fees shall be charged during the permitting process.

Other

16) Since Larpenteur Avenue is a Ramsey County roadway, the project was forwarded for comment. Ramsey County has indicated that the proposed access onto Larpenteur Avenue lies too close to the exit ramp for Interstate 35E, as well as Adolphus Street. As such, a driveway access onto Larpenteur Avenue will not be allowed. The site plan shall be modified accordingly.

17) All work within Ramsey County right-of-way requires approval from Ramsey County. All conditions of Ramsey County shall be met prior to issuance of permits.
18) The project shall be sent to MnDot for a drainage review. All conditions of MnDot shall be met.

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.

19) Grading and erosion control permit

20) Sanitary Sewer Permit

21) Storm Sewer Permit

Landscaping

Comments by - Emily Dunlap, City of Maplewood Natural Resource Coordinator

On all developments, the City requires that a minimum of 5000 square feet of infiltration basins are planted rather than seeded. Seeding and establishing vegetation from a native seed mix is very different from, and more difficult than, establishing turf. Using plants rather than seeds hastens the establishment and the City is typically able to sign off on the planting right away. The design submitted includes some shrubs around the edge of the basins.

Requirements:

- Please inform City staff of the combined square footage of the basins, as well as the square footage of the upland seeded areas.
- The City would like to see a minimum of 5000 square feet of the basins planted, rather than seeded. Plantings should be more successful than seed, especially in the bottom of the basin, where seed is frequently washed away by storm water.
- Provide a landscape drawing for each basin including a list of species, container size, and quantities. Basins can be planted with either shrubs, perennials, or a combination of the two. Planted portions of the basin should be mulched.
- If a native seed mix is approved for a portion of the basin or in upland areas, provide information on maintenance for the planting year, Year 2, and Year 3, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on this responsibility.

- END COMMENTS -