

## COMMUNITY DESIGN REVIEW BOARD STAFF REPORT

Meeting Date April 21, 2020

**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, Maplewood Senior Living, 1818 and 1832 Gervais Court

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

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### **Policy Issue:**

Bo Nickoloff of Augusta Development is proposing to develop a 119-unit, senior housing building on the properties located at 1818 and 1832 Gervais Court. To move forward with this project, the applicant needs city council approval of the following applications: comprehensive plan amendment, planned unit development, lot combination and design review.

### **Recommended Action:**

- a. Motion to approve a resolution for a comprehensive plan amendment regarding the properties from Employment to High Density Residential.
- b. Motion to approve a resolution for a conditional use permit for a planned unit development and lot division which approves a four-story, 119-unit senior housing building to be constructed at 1818 and 1832 Gervais Court.
- c. Motion to approve a resolution for design review for project plans date-stamped March 31, 2020 for the 119-unit senior housing building to be constructed at 1818 and 1832 Gervais Court.

### **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 March 31, 2020. The initial 60-day review deadline for a decision is May 30, 2020. 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:**

Augusta Development is proposing to develop a 119-unit, senior housing building on the properties located at 1818 and 1832 Gervais Court. These properties are currently occupied by a one-story entertainment center – Saints North – and a one-story office building.

The new building will be located primarily on the east side of the site with parking lots located to the north, west and south. A courtyard and walking path will be located east of the building.

## **Comprehensive Plan Amendment**

The two properties are currently guided for Employment. The senior housing facility will require an amendment to the city's comprehensive plan to High Density Residential. High Density Residential allows up to 25 units per acre. The applicant is requesting approval for a 119-unit senior housing facility that will sit on 3.79 acres of land.

Typically, 3.79 acres of land would allow up to 94 housing units. Section 44-300 of Maplewood's zoning code provides for density credits that if met allow for additional units to be built on site. The applicant is seeking approval of the following density credits:

- Underground parking – net acreage may be increased by 300 square feet for each parking space – applicant is proposing 68 underground spaces.
- Open space – net acreage may be increased by 100 square feet per unit where 25 percent of the entire area is reserved in one area for open space – the applicant is meeting this requirement to the east and south side of the building.
- Landscaping – net acreage may be increased by 100 square feet per unit where one percent of the construction cost is allocated to the planting of trees or the applicant pays the equivalent cost into the city's tree fund – the applicant will be paying this cost to the city's tree fund.
- High-rise – net acreage for calculating density may be increased by 100 square feet for each dwelling unit above three stories – applicant is proposing 32 units on a fourth floor.

The above-described density credits add another 0.98 acres to the site – totaling 4.77 acres. Using the 4.77 acres figure, the applicant would be permitted to build up to the requested 119 units on this site.

The city's 2040 Comprehensive Plan has established several housing goals, many which are applicable to this request. Those goals include:

1. Encourage infill development to be sensitively designed to fit within the existing neighborhood.
2. Promote the availability of a full range of services and facilities for its residents, and the improvement of, access to, and linkage between housing and development.
3. Ensure the City has a variety of housing types for ownership and rental for people in all stages of their life cycle.

## Planned Unit Development

Residential planned unit developments (PUD) means a type of development characterized by a unified site design, with five or more dwelling units. PUDs are approved via a conditional use permit resolution. In addition, the city's zoning ordinance allows the city council to grant flexibility from strict ordinance compliance in the internal and external design requirements of a proposed PUD and may consider deviations from those requirements. Deviations may be granted for planned unit developments provided that:

1. The proposed development and the surrounding neighborhood can be better served by relaxing the code requirements that regulate the physical development or layout of the project because of its unique nature.
2. The PUD would be consistent with the spirit, intent and purposes of this chapter.
3. The planned unit development would produce a development of equal or superior quality to that which would result from strict adherence to this chapter.
4. The deviations would not constitute a significant threat to the property values, safety, health or general welfare of the owners or occupants of nearby land or to the environment.
5. The deviations are required for the reasonable and practical physical development of the project.

## *Parking*

The city's zoning ordinance provides the same parking requirement for multi-family residential and senior housing developments. Based on code requirements a senior housing facility with 119 units would be required to have 238 parking spaces with half of them covered. The applicant is requesting a reduction in the amount of required parking. Sixty-eight underground parking spaces are being provided, while an additional 112 surface-level parking on the north, west and south sides of the building – totaling 180 parking spaces serving this project. The applicant believes based on other similar facilities it operates this will provide an adequate amount of parking.

## *Floor Area*

The city's multi-family housing code sets minimum floor areas for residential units. For a studio and one-bedroom the minimum floor area is 580 square feet. For a two-bedroom unit the minimum is 740 square feet. For the project's independent living one- and two-bedroom units these minimums are being met. The applicant is seeking approval for flexibility to these minimums for its studio units and memory care wing. The studio units have a minimum size of 485 square feet and the memory care wing will be limited to 24 suites with a minimum size of 434 square feet. Given the continuum of care that will be provided at this facility staff feels this request is reasonable.

## *Building Height*

The city's multi-family housing code requires a conditional use permit for buildings more than three stories or 35 feet in height. The midpoint of the fourth floor of the proposed building is 53 feet. Approval of this building height will be built into the planned unit development.

### Lot Division to Combine Lots

As mentioned in this report, the applicant is proposing to combine the two properties located at 1818 and 1832 Gervais Court into a single site to build this new project. If the applicant's other requests are approved, staff has no issues or concerns with combining the two lots into a single parcel of property.

### Design Review

#### *Site Plan*

The site will be accessed by two drives coming off Gervais Court. The building's main entrance is located on the west side of the building with parking on the north, west and south sides of the site.

The applicants submitted a wetland delineation report which shows a .40 acre basin located on the south side of the two lots, adjacent Highway 36. The basin does not appear on the City or National wetland maps. The applicant has submitted the wetland delineation report to the Ramsey-Washington Metro Watershed District for review. If the basin is determined to be an incidental wetland (drainage ditch), the City's wetland ordinance does not apply. However, if the wetland is determined to be a wetland the City's wetland ordinance requires a wetland buffer be maintained where no mowing, grading, or building is allowed. That buffer width will be dependent on the wetland classification identified by the watershed district.

#### *Building Elevations*

The height of the four-story building is 53 feet. The exterior of the building will be comprised of masonry veneer exteriors in combination with manufactured siding, panels and trims together with large windows and metal balconies.

#### *Landscaping*

The tree preservation plan identifies 135 significant trees on the two lots with 115 of the trees scheduled to be removed. The landscape plan calls for 76 replacement trees. In addition to the trees, numerous shrubs, perennials and grasses will be planted throughout the site. Staff believes the new plantings are distributed well throughout the site. The applicant intends to pay into the city's tree fund in order to meet the requirements of the tree preservation ordinance.

#### *Lighting*

The applicant's submitted photometric plan meets all city requirements.

## Department Comments

### *Engineering*

Please see Jon Jarosch's engineering report, dated April 8, 2020, attached to this report.

### *Environmental*

Please see Shann Finwall's environmental report, dated April 13, 2020, attached to this report.

## Board and Commission Review

April 21, 2020: The community design review board will review this project

April 21, 2020: The planning commission will hold a public hearing and review this project.

## Citizen Comments

Staff surveyed the 14 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received 1 response shown below.

1. We are in full support of this project going forward. (Mike Smith, Lead Pastor, Redeeming Love Church, 2425 White Bear Ave North)

## Reference Information

### *Site Description*

Site Size: 3.79 acres

Existing Land Use: Saints North entertainment center and a one-story office building

### *Surrounding Land Uses*

North:	Senior housing facility
East:	Qwest Corporation
South:	Highway 36
West:	Self-storage facility

### *Planning*

Existing Land Use: Employment

Existing Zoning: Light Manufacturing (M-1) and Limited Business Commercial (LBC)

## **Attachments:**

1. Comprehensive Plan Amendment Resolution
2. Conditional Use Permit For A Planned Unit Development and Lot Division Resolution
3. Design Review Resolution
4. Overview Map
5. 2040 Future Land Use Map
6. Zoning Map

7. Proposed Land Use Map
8. Applicant's Narrative
9. Site Plan
10. Landscape Plan
11. Building Elevations
12. Jon Jarosch's Engineering Report, dated April 8, 2020
13. Shann Finwall's Environmental Report, dated April 13, 2020
14. Applicant's Plans (separate attachment)

## COMPREHENSIVE PLAN AMENDMENT RESOLUTION

Resolution approving the comprehensive plan amendment regarding the properties at 1818 and 1832 Gervais Court from Employment to High Density Residential.

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

### Section 1. Background.

1.01 Bo Nickoloff, of Augusta Development, has requested approval of a comprehensive plan amendment.

1.02 The properties are located at 1818 and 1832 Gervais Court and are legally described as:

PIN: 112922320013 – The East 226.325 feet of the West 531.425 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 22, lying Northerly of State Trunk Highway No. 36, except the Northerly 33 feet of the Easterly 100.775 feet.

AND

PIN: 112922320004 – The East ½ of the East 201.55 feet of the West 632.30 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 22, Except the South 450 feet and the North 33 feet taken for road, except that portion taken for Highway 36, Ramsey County, Minnesota.

### Section 2. Criteria.

2.01 The 2040 Comprehensive Plan states the document may require amending due to a property owner request to change land use designation to allow a proposed development or redevelopment.

2.02 The 2040 Comprehensive Plan amendment process follows the same City identified public hearing process as the major update process used to develop the 2040 Comprehensive Plan. Amendments are required to submit and gain approval from the Metropolitan Council.

### Section 3. Findings

3.01 The requested amendment would meet various amendment criteria outlined in the 2040 Comprehensive Guide Plan.

1. Encourage infill development to be sensitively designed to fit within the existing neighborhood.
2. Promote the availability of a full range of services and facilities for its residents, and the improvement of, access to, and linkage between housing and development.

3. Ensure the City has a variety of housing types for ownership and rental for people in all stages of their life cycle.

Section 4. City Review Process

4.01 The City conducted the following review when considering this amendment request.

1. On April 21, 2020, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council \_\_\_\_\_ the comprehensive plan amendment.
2. On May 11, 2020, the city council discussed the comprehensive plan amendment. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The above described comprehensive plan amendment is \_\_\_\_\_ based on the findings outlined in section 3 of this resolution. Approval is subject to, and only effective upon, the following conditions:

1. Review and approval of the Metropolitan Council as provided by state statute.
2. The site must be developed and maintained in substantial conformance with the following plans:
  - a. Design and site plans, date-stamped March 31, 2020.
3. The development must further comply with all conditions outlined in City Council Resolution No. \_\_\_\_\_ for a planned unit development and lot division \_\_\_\_\_ by the Maplewood City Council on May 11, 2020.

\_\_\_\_\_ by the City Council of the City of Maplewood, Minnesota, on May 11, 2020.

**CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT  
AND LOT DIVISION RESOLUTION**

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Bo Nickoloff, of Augusta Development, has requested approval of a conditional use permit for a planned unit development.

1.02 The applicant has requested approval of a lot division to combine two lots

1.03 The properties are located at 1818 and 1832 Gervais Court and are legally described as:

PIN: 112922320013 – The East 226.325 feet of the West 531.425 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 22, lying Northerly of State Trunk Highway No. 36, except the Northerly 33 feet of the Easterly 100.775 feet.

AND

PIN: 112922320004 – The East ½ of the East 201.55 feet of the West 632.30 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 22, Except the South 450 feet and the North 33 feet taken for road, except that portion taken for Highway 36, Ramsey County, Minnesota.

Section 2. Standards.

2.01 City Ordinance Section 44-1092(6) requires a Conditional Use Permit for Planned Unit Developments.

2.02 City Ordinance Section 34-14(a) states a lot division shall not result in the creation of more than three lots.

2.03 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare,

smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.

5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

- 3.01 The proposal meets the specific conditional use permit standards.
- 3.02 The proposal will result in less than three lots being created.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering these conditional use permit for a planned unit development and lot division requests.
  1. On April 21, 2020, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council \_\_\_\_\_ this resolution.
  2. On May 11, 2020, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

- 5.01 The city council hereby \_\_\_\_\_ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions: (additions are underlined and deletions are crossed out):
  1. Adherence to the design and site plans date-stamped March 31, 2020. The director of community development may approve minor changes.
  2. The proposed construction must be started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
  3. The city council shall review this permit in one year.

4. This approval permits the project's studio units to have a minimum of 485 square feet of floor area and the memory care units to have a minimum of 434 square feet of floor area.
5. This approval permits the project to build a four-story, 53-foot tall senior housing building. All requirements of the fire department must be met in the construction of this building.
6. This approval permits the project to provide 68 underground parking stalls and 112 surface parking stalls - a waiver of 58 spaces.
7. This permit approves a parking waiver for a senior housing facility. If this use is proposed to be converted to any other type of use this PUD must be amended to address parking requirements.
8. The lot division approval is subject to the following conditions:
  - a. A survey shall be submitted to staff with a legal description for a new single parcel reflecting the two properties being combined.
  - b. Prior to issuance of a certificate of occupancy for the new senior housing building, proof that Ramsey County has recorded the lot division must be submitted to city staff.
9. Metropolitan Council approval of Resolution No. \_\_\_\_\_ for a comprehensive plan amendment \_\_\_\_\_ by the Maplewood City Council on May 11, 2020.

\_\_\_\_\_ by the City Council of the City of Maplewood, Minnesota, on May 11, 2020.

## DESIGN REVIEW RESOLUTION

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Bo Nickoloff, of Augusta Development, has requested approval of site and design plans for a senior housing project.

1.02 The properties are located at 1818 and 1832 Gervais Court and are legally described as:

PIN: 112922320013 – The East 226.325 feet of the West 531.425 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 22, lying Northerly of State Trunk Highway No. 36, except the Northerly 33 feet of the Easterly 100.775 feet.

AND

PIN: 112922320004 – The East ½ of the East 201.55 feet of the West 632.30 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 22, Except the South 450 feet and the North 33 feet taken for road, except that portion taken for Highway 36, Ramsey County, Minnesota.

1.03 On April 21, 2020, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 3. City Council Action.

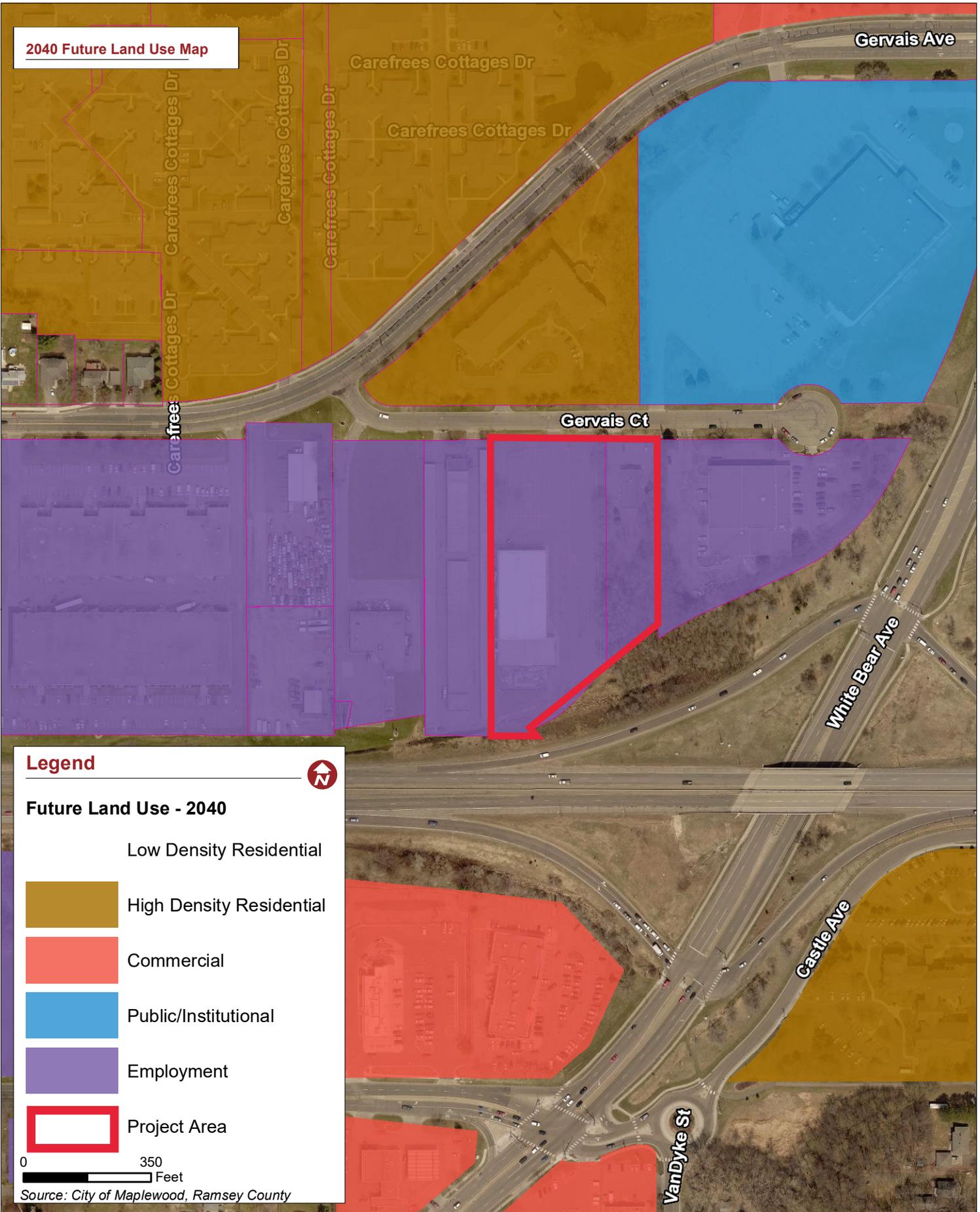
3.01.1 The above-described site and design plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site and design plans date-stamped March 31, 2020. Approval is 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.
3. Meet all requirements in the engineering report, dated April 8, 2020.
4. Meet all requirements in the environmental report, dated April 13, 2020.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. All rooftop equipment shall be screened.
7. A maximum of two monument signs, each up to 32-square-feet in size, are approved for this site. Monument signs shall not exceed six feet in height. A maximum of two wall signs, each up to 24 square feet in size, shall be allowed. All signs require permits.
8. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
  - a. Payment to the city's tree fund to meet the requirements of the city's tree replacement code.
  - b. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
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. Restore all former curb cuts on Gervais Court to a continuous concrete curb per City of Maplewood requirements.

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. Metropolitan Council approval of Resolution No. \_\_\_\_\_ for a comprehensive plan amendment \_\_\_\_\_ by the Maplewood City Council on May 11, 2020.
12. All work shall follow the approved plans. The director of community development may approve minor changes.

\_\_\_\_\_ by the City Council of the City of Maplewood, Minnesota, on May 11, 2020.





2040 Future Land Use Map

**Legend**



**Future Land Use - 2040**

Low Density Residential



High Density Residential



Commercial



Public/Institutional



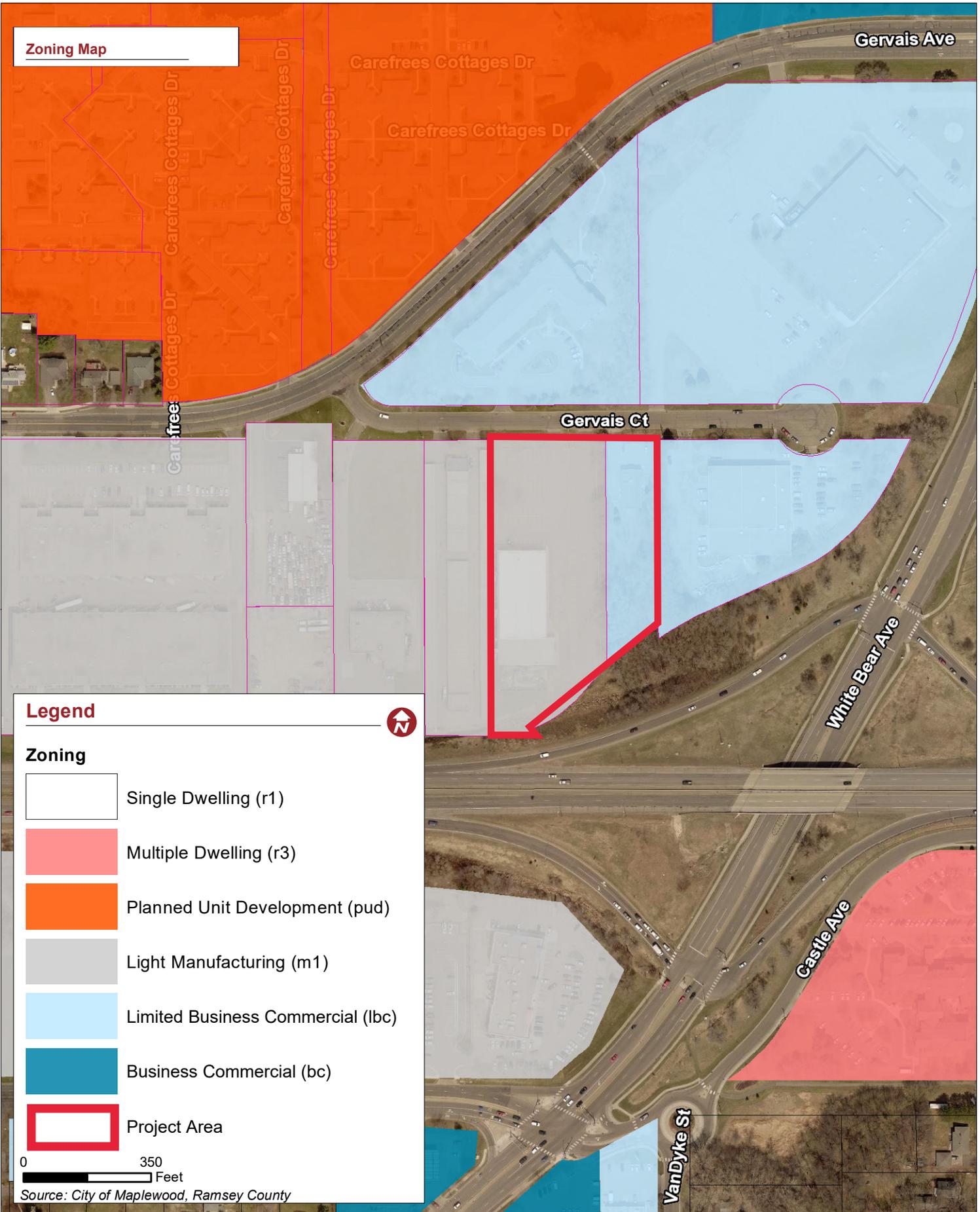
Employment



Project Area



Source: City of Maplewood, Ramsey County



Zoning Map

**Legend**

**Zoning**

- Single Dwelling (r1)
- Multiple Dwelling (r3)
- Planned Unit Development (pud)
- Light Manufacturing (m1)
- Limited Business Commercial (lbc)
- Business Commercial (bc)
- Project Area

0 350 Feet

Source: City of Maplewood, Ramsey County



Proposed FLU Map

Carefrees Cottages Dr

Gervias Ave

Gervias Ct

White Bear Ave

Castle Ave

VanDyke St

Legend



Area to be regulated as High Density Residential



Source: City of Maplewood, Ramsey County



## PROJECT NARRATIVE

March 27, 2020

### Maplewood Senior Living

1818 Gervais Court, Maplewood, MN

#### Project Team:

##### Owner/Developer

Augusta Development  
10700 Normandale Blvd Suite 202  
Bloomington, MN 55437  
Contact: Bo Nickoloff, Managing Partner  
Phone: 651-324-9492  
Email: [bnickoloff@augustadevelopment.org](mailto:bnickoloff@augustadevelopment.org)

##### Architect of Record

Sperides Reiners Architects, Inc.  
4200 West Old Shakopee Road  
Bloomington, MN 55437  
Contact: Eric A. Reiners, AIA  
Phone: 952-996-9662  
email: [eric@sra-mn.com](mailto:eric@sra-mn.com)

##### Design Architect

Sperides Reiners Architects, Inc.  
4200 West Old Shakopee Road  
Bloomington, MN 55437  
Contact: Eric A. Reiners, AIA  
Phone: 952-996-9662  
email: [eric@sra-mn.com](mailto:eric@sra-mn.com)

##### Structural Engineer

BKBM Engineers  
6120 Earle Brown Drive, Suite 700  
Minneapolis, MN 55430  
Contact: Tina Wyffles, PE  
Phone: 763-843-0436  
email: [twyffles@bkbm.com](mailto:twyffles@bkbm.com)

##### Civil Engineer

Civil Site Group  
4931 West 35<sup>th</sup> Street  
St. Louis Park, MN 55416  
Contact: David Knaeble  
Phone: 612-615-0060  
Email: [dknaeble@civilsitegroup.com](mailto:dknaeble@civilsitegroup.com)

##### Landscape Architect

Civil Site Group  
4931 West 35<sup>th</sup> Street  
St. Louis Park, MN 55416  
Contact: David Knaeble  
Phone: 612-615-0060  
Email: [dknaeble@civilsitegroup.com](mailto:dknaeble@civilsitegroup.com)

##### Contractor

CBS Construction Services, Inc.  
11124 Zealand Avenue North  
Champlin, MN 55316  
Contact: Stuart Bestul  
Phone: 763-251-8700  
Email: [sbestul@scbsconstruct.com](mailto:sbestul@scbsconstruct.com)

## PROJECT SITE DATA

### Parcel Basics

The proposed site is currently a light manufacturing and limited business commercial zoned site totaling 3.79 acres [164,983 sq. ft.], and is currently occupied by a 1-story entertainment center and a 1-story office building. The property is bounded by Gervais Court to the north, a 1-story storage center to the west, a 1-story business building to the east, and Highway 36 to the south.

### Project Land Use Data

Parcel 1 is currently zoned M1 light manufacturing, and Parcel 2 is currently zoned LBC limited business commercial; both of which do not allow for housing. The site would be re-zoned R-3B to accommodate the proposed senior housing structure together with its associated site programming and parking. The existing buildings will be removed, and the site will be entirely redeveloped per the plans contained in the attached submittal package.

The redeveloped site will meet the zoning and performance requirements for building setbacks, green space, and impervious characteristics.

The building height of the proposed structure will be 53 feet to the mid-point of the sloped roof, which is 18 feet above the maximum height of 35 feet for a R-3b zone.

City ordinance requires 2 parking spaces for each senior living unit, which would be 240 parking spaces. This site however, will not hold that many parking spaces. Refer to the matrix below for a parking summary illustrating proposed parking.

<b>Parking</b>		<b>Proposed</b>
24 Memory Care Residents	.5 per unit = 12	12
95 Independent/Assisted Residents	1.5 per unit = 144	143
Volunteers		9
Senior Housing Staff	Largest Shift	16
<b>TOTAL PARKING</b>		<b>180</b>

The site will have a total of 112 total surface parking spaces. Surface parking will be configured as a parking field surrounding the building on the north, west, and south sides. The housing structure will also have an additional 68 underground parking spaces for resident and staff use bringing the total development parking to 180 spaces.

Data compiled from completed senior housing facilities in our portfolio of similar size and proposed occupancy ratios illustrates a regular parking utilization by residents of one (1) space per independent living apartment unit, one (1) space for every five (5) assisted living apartment units, and zero parking spaces for memory care and enhanced care suites. If the building's independent and assisted living unit ratio is maintained around 40% independent and 60% assisted occupancies, this would equate to approximately fifty (50) daily occupied parking spaces, plus an average of twelve (12) staff occupied parking spaces and up to ten (10) visitors at any given time for a total of seventy-two (72) parking spaces – well below the planned total of 180 parking spaces.

The possibility exists for heavy or peak parking utilization to exceed daily averages at the senior living facility, especially on weekends, holidays, or evening family events. However, we anticipate that the average daily surplus of over one hundred stalls should provide ample supply to service these peak parking needs.

The balance of the site will be preserved as green space and provided with central gardens and patios, site activity zones and walking paths, together with accommodations for storm water management areas. The memory care wing will also have two outdoor courtyards for use exclusively by the memory care residents.

## PROJECT DEVELOPMENT DATA

### Program

The site will be developed and finished to accommodate a 119-unit, senior housing structure (see unit summary below) whose primary focus will be to provide independent living, assisted living, and memory care suites to senior citizens together with a full continuum of care allowing the residents to comfortably age in place, while supported by the full range of additional services provided by the facility operator. Independent and Assisted Living units will account for 95 of 119 total units. The other 24 units will be memory care suites.

Density Credits will be used, to increase the net acreage and maximum density standards. Base acreage is 3.79 acres, which allows 94.75 base units. The base maximum and density credit increases, are as follows:

<u>Base Lot Square Footage</u>	
164,983 SF	164,983 SF
<u>(1) Underground Parking</u>	
68 parking spots x 300 SF	20,400 SF
<u>(2) Open Space</u>	
94.75 base units x 100 SF	9,475 SF
<u>(3) Landscaping</u>	
94.75 base units x 100 SF	9,475 SF
<u>(4) High-rise</u>	
32 units on fourth floor x 100 SF	<u>3,200 SF</u>
Total Net Square Footage	207,533 SF
Total Net Acreage (43,560 SF/acre)	4.764
Total Net Units (acreage x 25)	119 units

The site will also include a series of both interior and exterior amenities for the residents as well. These amenities include community spaces, club room, café, restaurant-style dining, salon, fitness room, patios, gardens, and walking paths.

### Site

Western Parcel 1 of the existing site is currently developed, and contains little or no vegetation. Eastern Parcel 2 is partially developed on the northern end, and majority vegetated on the southern side. The

existing 1-story buildings on site, will be completely removed. Under this development plan, the site will be re-graded to accommodate the planned building construction and required infrastructure, as well as the underground parking access. There is a high water table on this site, and the site re-grading will keep the underground garage level four feet above the water table elevation.

Civil engineering and storm water management provides a combination of small surface infiltration area, ponding, and underground management systems to meet the site's treatment and infiltration, volume control, and discharge requirements.

Underground components of the storm water management system will be located below the parking fields. Surface treatment areas will be placed on the south side of the site, and work in combination with other components of the storm water and treatment plan. Geotechnical test results and soils report can be reviewed in appendix 2 of this narrative, and civil engineering encompassing all components of the storm water management system are attached in the full-size sheet portion of this submittal.

### **Building Design**

The new building will be a four-story wood frame structure over a concrete and precast basement. The basement level will house utility, storage and inside parking for the residents. The structure will be capped by a sloped roof, and total 53' to the mid-point of the sloped roof above entrance grade. The exterior of the building will be comprised of masonry veneer exteriors in combination with manufactured siding, panels and trims together with large windows and metal balconies.

The facility will welcome residents and visitors through a covered main entrance and into a grand lobby. This first level will also encompass the commercial kitchen and dining rooms, and access to the rest of the development amenities including the primary health care functions, guest suite, community rooms, and activity spaces. A closed 24-suite memory care wing, will be on the first level.

Levels two, three and four will contain the resident apartments varying in size from 485 SF studios to 1,316 SF, two-bedroom, two-bath residences. Selected residences are provided with balconies and other in-unit amenities. Each floor also contains spaces for health care attendants, and laundry (to supplement washer/ dryers available in most units).

Existing landscaping on the far east side of Parcel 2 will be augmented by new plantings, adding value to the enjoyment of the site by residents and visitors.

Exterior building materials will be masonry and pre-finished siding, and as mentioned above, the structure will have a sloped roof. Gutters and downspouts will discharge on grade and into catch basins that will flow through storm water treatment areas on grade, or be captured for on-site treatment and/or infiltration. Storm water that is not reused on site will be held in infiltration areas or exit the site through traditional methods. The full drawing submittal and associated civil engineering plans for storm water handling and treatment is attached as a part of the full drawing submittal.

### **Miscellaneous Building Components**

Mechanical screening as required by city ordinance is very limited as most of the mechanical systems are contained within the structure. Limited screening, where required, will be achieved by roof screens designed to coordinate with the building architecture.

Site trash enclosure is not illustrated in the development plan and will not be used. Interior trash rooms are utilized in the facility plan, dumpsters will be rolled out on collection days at the garage elevation, and back inside to trash rooms following pick up.

Site deliveries, move-in/move-out, and building service are all achieved on the main level. Trash collection will be completed through the lower level garage access area.

### **Neighborhood Information Update**

Correspondence and project information will be shared with all property owners within 500 feet of the development site, together with development contact information so that neighboring property owners can collect accurate resources directly from the development team.

Neighborhood questions, comments, and concerns will be collected and shared with city staff, as well as steps in how the development team is addressing any neighborhood concerns within the final development plan.

### **Proposed Development Schedule**

A preliminary outline of the current proposed development schedule is inserted below:

City Submittal	March 27, 2020
Planning Commission Approval	April 21, 2020
City Council Approval	May 25, 2020
Permit Submittal	June 26, 2020
Groundbreaking and Construction Start	July 27, 2020

## **FACILITY OPERATIONS**

### **Augusta Development - Owner**

Augusta Development LLC (AD) is a real estate development firm focused on senior living centers, market rate apartments and mixed-use developments. AD prides itself on partnering with industry leading architects, contractors and operators to build and operate top-line facilities for its clients and ownership partners. AD's team of partners have combined to develop over \$1.0 Billion in projects the past 10 years, consisting of over 100 projects and 7700 living units.

Some highlighted Senior Living Projects include Plymouth Senior Living (130-unit IL, AL, MC Senior Housing) Seven Hills Senior Living in St. Paul (100 unit IL, AL, MC Senior Housing Project) Yorkshire of Edina (100-unit IL, AL, MC Senior Housing), Havenwood of Richfield (88-unit IL, AL, MC Senior Housing Project), Legends of Champlin (184-unit IL Senior Housing), St. Therese of Woodbury (216-unit IL, AL, MC, SC Senior Housing), Woodland Hills (160-Unit IL, AL, MC, Senior Housing), and Havenwood of Minnetonka (101-unit IL, AL, MC Senior Housing) just to name a few.

Augusta Development's team seeks and secures strong marketable sites for its projects that provides for successful development, completion and well desired interest from the marketplace. Augusta

Development's continuous involvement from start to finish as well as significant ownership once completed ensures that all partners and owners receive impeccable service in each new project.

### **Public Benefits of Senior Housing**

The proposed senior community will benefit the public by providing senior housing for the area so that seniors who have spent their lives in Maplewood and the surrounding communities may remain in the area. Many seniors are attracted by the health benefits of a senior housing community as an attractive alternative to the isolation of living alone and the burden of maintaining a home. The proposed facility will help to meet the current housing needs of seniors in the immediate area while also helping to meet the anticipated needs of unmet demand in the near future as projected by a recent independent market study.

Senior Housing is a great community partner – not only creating a place where people come to volunteer, but also housing people who are interested in contributing back to their surrounding community. Senior Housing residents participate in local churches, volunteer opportunities, and engage in the greater community. Senior Housing also supports local economic development since seniors typically prefer to shop in their familiar community. In addition, these developments can bring high quality jobs to the communities in which they operate.

There is also no better neighbor than a senior citizen. They are light on the land, streets and park systems, yet senior communities create significant tax base without burdening infrastructure and school systems.

Larger senior housing communities like this project proposed for the Gervais Court site provides operational efficiencies when compared to smaller ones. Some of the operating benefits of a larger building are listed below:

- i. A larger facility can afford to offer a broader range of healthcare services, options, and amenities to Maplewood seniors while limiting disruptive moves from one facility to another for additional care.
- ii. Creating a larger pool of care staff helps to support stable services for the residents. More hours of care and therefore staffing can be offered to provide more consistent employment, rather than a lot of part-time positions that are more difficult to fill with qualified care givers. This is expected to be increasingly important if the current shortage of qualified nurses continues, as we expect, as our population ages.
- iii. A larger building allows for more competitive wages and benefits at all levels of staff which typically translates to better care for our residents.
- iv. A larger facility offers more apartment options, which reduces the chance that families have to split up (i.e. one spouse needs Memory Care and the other can live in an Independent Unit, all under one roof)







**Received**  
by City of Maplewood  
on March 31, 2020



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by City of Maplewood  
on March 31, 2020

**Engineering Plan Review****PROJECT: Maplewood Senior Living – 1818 Gervais Court****PROJECT NO: 20-07****COMMENTS BY: Jon Jarosch, Assistant City Engineer****DATE: 4-8-2020****PLAN SET: Engineering plans dated 3-27-2020  
Stormwater Management Plan dated 3-27-2020**

The applicant is proposing to demolish the existing Saints North Roller Rink and an office building located on two parcels – 1818 and 1832 Gervais Court. The site would then be developed to accommodate an 119-unit, senior housing facility. The applicant is requesting design approval.

As this project disturbs more than 1/2 acre, it will be required to meet the City's water quality and rate control requirements. Stormwater management for the site is proposed to be accommodated via the use of an underground filtration system located beneath the parking lot. 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 Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 2) A joint stormwater maintenance agreement with the City and RWMWD shall be signed by the owner for the proposed underground filtration system, sump structures, and associated storm sewer system.
- 3) As a portion of this site drains onto MnDOT right-of-way, the project shall be submitted to MnDOT for review. All conditions of MnDOT, including obtaining necessary permits, shall be met prior to the issuance of City permits.

- 4) Soil boring information or infiltration test data shall be submitted to support the statement that onsite soils are not conducive to infiltration.
- 5) Emergency overflow routes shall be identified on the plans for low-points throughout the site. This is particularly noteworthy along the western property line, where grades will need to be carefully controlled so as to not send runoff onto neighboring properties.
- 6) The 100-year high-water level shall be included on the plans for the underground filtration system. Freeboard requirements shall be met regarding this high-water level and the proposed building.
- 7) The proposed trench drain is noted to be 'pumped to interior mechanical system'. Stormwater runoff shall not be routed to the sanitary sewer. The applicant shall depict on the plans how the trench drain runoff will be routed to the storm sewer system.
- 8) It is *recommended* that the applicant consider alternative materials for the underground stormwater filtration system. Corrugated metal pipe is susceptible to early failure due to corrosion, in instances such as this, where it will be exposed to significant road salt. If an alternative material is not utilized, the applicant should consider utilizing a geomembrane liner.

#### Grading and Erosion Control

- 9) The underground filtration system shall be protected from sedimentation throughout construction.
- 10) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils are stabilized.
- 11) Public and private drives 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) All slopes shall be 3H:1V or less steep in slope.
- 15) The total cut/fill volume shall be noted on the grading plan.
- 16) Stabilized rock construction entrances shall be installed at all entry/exit points into the site.

- 17) A large portion of the site slopes from east to west. As such, a double row of perimeter control shall be installed along the west side of the site where concentrations of runoff are more likely. One of these rows shall be heavy-duty silt fence.
- 18) Relatively flat grades are noted in the outdoor space between the proposed building and the proposed retaining wall along the east side of the site. The applicant shall review the grading in this area to ensure adequate slopes are achieved to properly drain the area.

#### Sanitary Sewer and Water Service

- 19) Sanitary sewer service piping shall be schedule 40 PVC or SDR 35.
- 20) 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.
- 21) 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.
- 22) All points where the storm sewer and sanitary sewer cross the watermain shall be reviewed for appropriate clearance. These areas shall be reviewed with SPRWS to determine whether or not insulation is needed for freeze protection.

#### Other

- 23) All work within MnDOT right-of-way requires approval from MnDOT. All conditions of MnDOT shall be met prior to issuance of permits.
- 24) The proposed retaining walls will require a structurally engineered design and a permit from the Maplewood Building Department.

#### 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.

- 25) Grading and erosion control permit
- 26) Sanitary Sewer Permit
- 27) Storm Sewer Permit
- 28) Right-of-way Permit

- END COMMENTS -

## Environmental Review

<b>Project:</b>	New Senior Living Building
<b>Date of Plans:</b>	Civil Plans – March 27, 2020 Wetland Delineation Report – March 18, 2020
<b>Date of Review:</b>	April 13, 2020
<b>Location:</b>	1818 and 1832 Gervais Court
<b>Reviewer:</b>	Shann Finwall, Environmental Planner (651) 249-2304; <a href="mailto:shann.finwall@maplewoodmn.org">shann.finwall@maplewoodmn.org</a> Emily Dunlap, Natural Resources Coordinator (651) 249-2416; <a href="mailto:emily.dunlap@maplewoodmn.org">emily.dunlap@maplewoodmn.org</a>

### Project Background

Redevelopment of the Saints North Roller Rink and an office building located at 1818 and 1832 Gervais Court into a 119 unit senior housing structure.

### Discussion

#### 1. Tree Ordinance

Maplewood's tree preservation ordinance describes a significant tree as a hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter. A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater. The ordinance requires any significant tree removed to be replaced based on a tree replacement calculation. The calculation takes into account the overall caliper inches of trees removed versus the caliper inches of trees remaining on the site.

#### Tree Replacement Mitigation Requirements

The City's tree standards state that once the total caliper inches for replacement trees are determined, the applicant shall mitigate loss of significant and specimen trees by planting replacement trees in appropriate areas on the property in accordance with the tree removal, mitigation, and replacement section of the tree ordinance. After putting as many trees as feasible on the site, if the replacement requirement is still not met, the Community Development Director can approve tree replacement steps as outlined below prior to issuance of a grading or building permit:

- a. Planting replacement trees on city property under the direction of the Community Development Director.

- b. Mulched beds of native or drought tolerant shrubs that are not required as part of foundation, screening, stormwater planting requirements, or other city-required plantings will qualify towards tree replacement at a rate of .5 caliper inches per number three (#3) shrub.
- c. Alternative forms of mitigation can be approved by the Community Development Director. Examples of alternative mitigation includes buckthorn removal and management. Buckthorn removal and management will qualify the applicant for reducing the number of replacement trees or the payment into the city's tree fund with a dollar for dollar credit.
- d. Paying the city \$60 per caliper inch for all trees that cannot be planted on site. Payment shall be deposited into an account designated specifically for tree planting on public property or providing financial assistance for properties that want to voluntarily plant trees.

### **Tree Impacts**

The tree preservation plan identifies 135 significant trees on the two lots, for a total of 1,274 caliper inches. One hundred fifteen of those are scheduled to be removed, for a total of 1,132 caliper inches. This is 88 percent of the significant trees on the site.

Based on the tree removal and overall trees on the site, the City's tree replacement calculation requires the applicant replant 926 caliper inches of trees on the site, or 463 – 2 caliper inch trees.

### **Tree Replacement**

The landscape plan calls for 76 replacement trees, for a total of 116.5 caliper inches. This is 795.5 less than the 926 caliper inches of replacement trees required by City code.

### **Tree Preservation Recommendations**

- a. The applicant must submit a revised tree preservation and landscape plan with the following information:
  - 1. The tree preservation plan identifies two trees in the boulevard that will be removed. The size and species of those trees is not identified. Include all significant trees removed in the tree preservation plan, both trees on site and trees within the boulevard.
  - 2. The addition of 795.5 caliper inches of trees planted on the site. If the applicant is unable to add trees, they may pay into the City's tree fund at a rate of \$60 per caliper inch of tree that cannot be planted on site. Currently that fee would be \$45,570 (759.5 x \$60).

- b. The applicant shall submit a cash escrow or letter of credit to cover 150% of the tree replacement requirements.

## 2. **Wetland Ordinance**

The applicants submitted a wetland delineation report which shows a .40 acre basin located on the south side of the two lots, adjacent Highway 36. The basin does not appear on the City or National wetland maps. The applicant has submitted the wetland delineation report to the Ramsey-Washington Metro Watershed District for review. If the basin is determined to be an incidental wetland (drainage ditch), the City's wetland ordinance does not apply. However, if the wetland is determined to be a wetland the City's wetland ordinance requires a wetland buffer be maintained where no mowing, grading, or building is allowed. That buffer width will be dependent on the wetland classification identified by the watershed district.

### **Wetland Impacts**

The existing Saints North parking lot was constructed to the edge of the basin. Removal of the existing parking lot for the construction of the senior housing development will therefore require grading to within the edge of the basin. The new parking lot will be setback approximately 20 feet from the edge of the basin at its closest point.

### **Wetland Buffer Recommendations**

- a. Submit the results of the Ramsey-Washington Metro Watershed District's review of the wetland delineation report. If the basin is determined to be a wetland, the City will review the project to determine if a wetland buffer variance or wetland buffer mitigation is required.

## 3. **Landscape Recommendations**

- a. Due to disease concerns, the following species needs to be substituted:

Colorado blue spruce (*Picea pungens*) is not recommended due to its susceptibility to fungal pathogens. This includes Cytospora canker, which causes needle death and cankers to form on the trunk. Needle cast is another serious fungus that results in needle shed. A recommended substitution for Colorado spruce is Black Hills spruce.

- b. General comments:

A more diverse plant list should be considered. There are large numbers of certain species such as Dwarf Norway Spruce (127 plants), Gro-Low Sumac (148 plants), Karl Forester Grass (394 plants), and Walker's Low Catmint (359 plants).