

COMMUNITY DESIGN REVIEW BOARD STAFF REPORT

Meeting Date May 19, 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: New Maplewood Elementary School, 2410 Holloway Avenue East
a. Conditional Use Permit Resolution
b. Design Review Resolution

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

Policy Issue:

Independent School District 622 is proposing to build a new elementary school building on the existing Maplewood Middle School site. The new building will house approximately 800 Pre-K through 5th grade students, and will also include Special Education programming. After the new elementary school is completed, the existing middle school will be demolished. To move forward with this project, the applicant needs city council approval of design review and a conditional use permit for a school.

Recommended Action:

- a. Motion to approve a resolution for a conditional use permit for a new elementary school to be constructed at 2410 Holloway Avenue East.
- b. Motion to approve a resolution for design review for project plans date-stamped April 22, 2020 for a new elementary school to be constructed at 2410 Holloway Avenue East.

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 May 7, 2020. The initial 60-day review deadline for a decision is July 6, 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:

Independent School District 622 is proposing to build a new elementary school building on the existing Maplewood Middle School site. The new elementary school would be built south of the existing building. Once the new school is complete, the middle school would be removed and replaced with athletic fields.

Many of the comments the city received from neighboring property owners were concerning parking on local streets and the condition of Lakewood Drive North. The school district believes many of the parking concerns result from after school events and usage of the swimming pool in the existing middle school. With the site converting from a middle school to an elementary school – which includes the elimination of the swimming pool – the district believes event parking demand will be reduced.

The city's engineering department has reviewed this project and its impact on local infrastructure and determined that Lakewood Drive North is designed to handle the loading caused by school buses, similar to residential streets throughout Maplewood. It should be noted that Lakewood Drive North is on the Maplewood's 10-year Capital Improvement Plan and will need to be reconstructed within the next 10 years

Conditional Use Permit

Section 44-1092 of the city code permits schools to be located within any zoning district with an approved conditional use permit. The existing building predates this code requirement so no conditional use permit currently exists for this site. The new building project will bring the site into compliance with this requirement. The site will continue to operate as a school. The existing middle school has approximately 725 students attending the 113,400-square-foot school. The new school will be 112,600 square feet in size with 800 students attending.

Design Review

Site Plan

The new school will be located on the south half of the site with the main parking lot just off the north of the building. Parents will access the building and parking lot from a drive directly accessing Holloway Avenue East. The elongated parent-drop off is intended to allow for car stacking on site and alleviate congestion at Holloway Avenue East. Busses will access the site off of Lakewood Drive North. The bus access is likely the biggest change to the site plan as compared to existing conditions. The bus drive access is in the southwest corner of the site. The majority of feedback the city has received regarding this project has been concerning bus traffic on Lakewood Drive. The city engineer has reviewed this project and has deemed that Lakewood Drive is suitable for bus traffic.

A 100' x 80' playground will be located on the south side of the site near the bus parking area and south of the new building. When the middle school is removed that area of the site will be restored to allow for athletic fields.

Building Elevations

Most of the new school building will be approximately 30 feet in height. The gymnasium on the west side of the building will be 33 feet in height and the center portion of the east half the building is approximately 48 feet tall. Most of the building will be finished with a tan field brick and will be accented with a darker colored-brick, frames, metal panels and precast panels.

Parking

There will be 129 parking spaces as part of this new school project. The number of spaces exceeds the city's parking ordinance requirements for schools. As comparison, the remodeled Carver Elementary School was approved in 2019 with 124 parking spaces.

Landscaping

The overall site is sparse in terms of landscaping today and minimal landscaping is proposed with this new project. Two rain gardens on the north half of the site will remain in place. Additional raingardens will be constructed to the east and south of the new school as part of the project's required stormwater retention requirements. City ordinance requires a landscaped and possible screened area of not less than 20 feet in width be provided where a nonresidential use abuts a residentially zoned or planned property. The applicant's plans are providing for the required landscaped area but staff is recommending additional screening be added adjacent to the south and west property lines to ensure year-round screening to the homes in line with either the parking lot or new school building. In revising the landscape plan, the applicant can account for existing landscaping that provides year-round screening. The applicant will be required to submit a tree preservation plan that meets all ordinance requirements.

Lighting

The applicant will be required to submit an updated photometric plan that includes property lines to ensure all city requirements are being met.

Department Comments

Engineering

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

Environmental

Please see Shann Finwall's environmental report, dated May 12, 2020, attached to this report.

Public Safety

Police and Fire have reviewed this project and have no comments.

Board and Commission Review

May 19, 2020: The community design review board will review this project.

May 19, 2020: The planning commission will hold a public hearing and review this project.

Citizen Comments

Staff surveyed the 172 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received 10 responses as shown below.

1. As a home owner on Lakewood Drive, that has been effected by the school/athletic fields and the lack of off street parking. During the past years of athletic sports being played, trying to

drive on Lakewood Drive is next to impossible. The parking is "only one side", people do not follow directions and not enforced. I am concerned that the parking issues are still not being addressed. I recommend that the current parking lot located at the north east area remain. This is already being close to the proposed soccer/softball field. I also recommend removal of the security/parking lot lights and standards.

As a commercial driver, I have issues with the "bus parking" area. Drivers pull into angle parking to drop off or pick up students. The drivers will need to back out or back into the parking slots. Who will be watching for the children in the lot when the buses start to move? There are major "blind spots" for the drivers, even with all the mirrors and front bumper crossing arm.

Receiving area. ULF, SYSCO delivery companies will need to "blind side" into the loading dock. This is another area that should be addressed. (Steven Larson, 1747 Lakewood Drive North)

2. After watching the video on the proposed construction of an elementary school on the site of the current junior high school I have the following initial comments:
 - Naming--- do NOT name this school after any political person, nor entity.... No Obama... no Trump... etc.
 - Make sure there is NO PARKING on both sides of Lakewood Drive both during and after construction. This includes NO SCHOOL BUSES NOR CARS being lined up on Lakewood Drive to drop off or pick up students. This has been a very dangerous situation for years, and now is the time to take care of it. From the video provided, it looks like the bus drop off area might NOT have enough room to accommodate all the busses in a parked position. PLEASE MAKE SURE IT DOES!

Thank you for your attention to these matters. (Richard Telke, 1754 Lakewood Drive North)

3. Thank you for asking the surrounding residents of the New Elementary School for comments. I live on Lakewood Drive in the new homes, behind the school property, 1767 Lakewood Drive. For me and many of the neighbors that built homes on Lakewood Drive, we love the woods that surround us. Many of us are concerned about the woods disappearing at the far south end of the school property. I know there will be a bus pick up area there. We are hoping that you leave the tree line there. If not hoping there would be trees, hedges planted on that corner. I feel for the neighbors that are right on the corner of Ripley and Lakewood Drive. Right now they have trees and an open field. Hedges, bushes, trees would be appreciated in that area.

Also, the Lakewood Drive and Myrtle Street homes have had to put up with a lot of traffic for the school which have destroyed both streets. They have ruined both streets to the point that they are ruining our cars. They are NEVER repaired, huge potholes year round. The buses go up and down those streets, turn around along with delivery semis for the school. Our hope is that streets will be repaired and curbs put in.

Those are my wishes/concerns. Looking forward to the new Elementary School in our neighborhood! Thank you. (Kim Elfstrom, 1767 Lakewood Drive North)

4. First impression is that there is not enough outdoor play space. Playing in the bus parking lot does not seem like a good idea. Will you use Hillside Park? If so we will need a sidewalk put

in between the houses for access. Second it looks like we need more buffer space in the southwest corner between the buses and houses. Hope the southern tree border will be kept. Lastly is there funding to better maintain Myrtle and Lakewood Drive Streets? Current traffic leaves many potholes. (Sharon D. Reinemann, 1770 Lakewood Drive North)

5. We decided to live here because of the trees and natural landscape around our homes. We did not see if any existing trees surrounding the back area of this project where a play area is planned will be removed and would not want to see any mature trees and natural areas disturbed. If there are plans to remove any of the mature trees bordering the school site and having an open space between the school and homes bordering the property, I hope that will not happen. Could you please let us know what the plans look like for the trees being left as they are. (Denise and Dale Bergquist, 1771 Lakewood Drive North)
6. What are the other solution alternatives/design options? There is never just one possible solution. Please show us all the alternatives, and related to those alternatives provide the following: advantages and disadvantages (related to all stakeholders), costs (internal and external), time (effort and duration), and risks (potential issues and obstacles). Don't make us do the analysis on your one proposed solution. Show us the various options that are possible and why you are recommending this solution so we can have an informed discussion. Do your due diligence. (Michelle Tatreau, 1778 Lakewood Drive North)
7. My wife and I own the property at 1784 Lakewood Drive, immediately adjacent to the school property. (and to the proposed school bus parking lot).

The first information we received detailing this project (other than rumors) came in the form of a postcard received last week from the school district. The post card invited us to access the District internet site for information on the new building construction. This information was, unfortunately, of little value since it was short on details regarding the actual construction, concentrating instead on features the new building will contain.

There was no mention of the impact this massive project will have on tax paying property owners adjoining the site. In addition, it appeared there would be two schools built, as the current Middle School would be in operation until the new building is completed. The website seemed to indicate once the current Middle School is demolished, another building would be constructed in its place.

After receiving your letter, we looked at the much more complete and detailed information on Maplewood's website. Again missing is any kind of study on the impact to our neighborhoods in terms of traffic, noise, destruction of Lakewood Drive by school busses, impact on property values etc. If such a study has been done, we'd appreciate a copy. If not, we'd hope such a study would be undertaken. It appears school buses will be primarily using Lakewood Drive between Holloway and the entrance to the bus parking area. Lakewood is generally in bad shape even without numerous daily school buses. The school bus parking lot and (play) area are very close to my property. We object to the proposed route of buses on Lakewood Drive. Lakewood Drive has no sidewalks, children can be seen riding bikes in the street and people often walk in the street to get to Holloway. It would seem this project will have a huge impact on the quality of life for property owners in this neighborhood.

I urge the City to not approve the proposed bus traffic and parking plan, and have the district look at alternatives. Lakewood Drive was never designed to handle school bus traffic and concurrent neighborhood vehicles plus pedestrians. Will a traffic signal be installed on Lakewood and Holloway? Would the City have to use taxpayer dollars to upgrade Lakewood

Drive to include sufficient safety improvements? We thank the City of Maplewood for inviting our comments. To say we are concerned about the impact of this project, would be an understatement. We look forward to the public hearing on this project. (Bob and Deb Gagne, 1784 Lakewood Drive North)

8. We live about as close as anyone can be to the school and, more specifically, to the proposed bus entrance. We understand the importance of good schools and would likely be supportive if the design would include one very minor consideration for us neighbors.

On the far south side of the school property is a line of trees that provides a small but very nice sight and sound barrier between our neighborhood and the school property. We would love to see this sight/sound barrier improved or replaced. The improvement or replacement requested would be a dense row, or rows, of pine trees to act as a natural barrier. Not small pine trees that may become a nice barrier in 10-15 years but more mature trees that would start at 8-10 feet or more in height. This would really be a win-win for both the school property (showing that the city/school cares about creating a beautiful and natural environment) and for us Maplewood property owners. Given the over-all cost of the school it's a safe bet that the cost of this request would be a small fraction of 1% of the overall school cost. A very small price to pay to show care and consideration for us school neighbors. I hope you do "give careful consideration" to this request. (Robert and Teri Hei, 1787 Lakewood Drive North)

9. I have reviewed the current layout for the school and the bus and drop off areas. I am concerned about the traffic this will cause on my street when we are all having to also leave our residence to go to work in the morning at the drop off time. As well as the current condition of our street as it is. Adding more traffic without these issues being resolved is a huge problem. I'm not opposed to having an elementary school put here, however I think the parking and drop off routes need to be revised. (Anne Loudon, 1815 Lakewood Drive North)
10. My question to you is how will this impact Lakewood Dr. during the "normal" school year I had dozens of staff, parents etc. using my driveway as a turnaround spot. Needless to say this puts extra usage on my driveway. There were several times I came home from work and had to wait in the street to pull into my own driveway. Also, how will this affect people driving down Lakewood that want to take a left at the intersection of Lakewood Dr. and Holloway. Will there be stop lights, etc. or will we be faced with a long wait time to be able to make that left turn. Again when school was "normal" there was times where I had to wait at least 5 minutes to make that turn, due to children crossing the street, buses or parents and staff coming to the school. (Debbie Wells, 1863 Lakewood Drive North)

Reference Information

Site Description

Site Size: 19.86 acres

Existing Land Use: Middle School

Surrounding Land Uses

North:	Holloway Avenue East and single-family homes in North Saint Paul
East:	Single-family homes in North Saint Paul
South:	Single family homes
West:	Lakewood Drive North and single family homes

Planning

Existing Land Use: Institutional
Existing Zoning: Single Dwelling

Attachments:

1. Conditional Use Permit Resolution
2. Design Review Resolution
3. Overview Map
4. 2040 Future Land Use Map
5. Zoning Map
6. Applicant's Narrative
7. Site Plan
8. Landscape Plan
9. Building Elevations
10. Jon Jarosch's Engineering Report, dated May 8, 2020
11. Shann Finwall's Environmental Report, dated May 9, 2020
12. Applicant's Plans (separate attachment)

CONDITIONAL USE PERMIT RESOLUTION

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

Section 1. Background.

1.01 Independent School District 622 has requested approval of a conditional use permit for a new elementary school building.

1.02 The property is located at 2410 Holloway Avenue East and is legally described as:

Tract A

The East 174 feet of the North 250 feet of the West 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 29, Range 22 West, according to the United States Government Survey thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue, said tract being also described as Lot 1, Block 1, Wiesner Park, together with abutting south half of Holloway Avenue, according to the plat of said Wiesner Park on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Tract B

The West 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 13, Township 29, Range 22, according to the United States Government Survey thereof, except the East 174 feet of the North 250 feet thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue and in the West 33 feet thereof for Meyer Avenue, said tract being described as all of Wiesner Park, except Lot 1, Block 1 thereof and except the south half of Holloway Avenue abutting upon said Lot 1, Block 1, according to the plat of said Wiesner Park on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Tract C

The East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 29, Range 22, Ramsey County, Minnesota, according to the United States Government Survey thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue.
(Abstract Property)

Section 2. Standards.

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

2.02 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.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit request.

1. On May 19, 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 June 8, 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 April 22, 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. Comply with all city ordinance requirements for signage.
5. Parking on Lakewood Drive North for any school-related events is limited to the east side of the street.
6. Provide year-round screening adjacent to the south and west property lines to the homes aligned with either the parking lot or new school building.

_____ by the City Council of the City of Maplewood, Minnesota, on June 8, 2020.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 Independent School District 622 has requested approval of design review for a new elementary school building.

1.02 The property is located at 2410 Holloway Avenue East and is legally described as:

Tract A

The East 174 feet of the North 250 feet of the West 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 29, Range 22 West, according to the United States Government Survey thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue, said tract being also described as Lot 1, Block 1, Wiesner Park, together with abutting south half of Holloway Avenue, according to the plat of said Wiesner Park on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Tract B

The West 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 13, Township 29, Range 22, according to the United States Government Survey thereof, except the East 174 feet of the North 250 feet thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue and in the West 33 feet thereof for Meyer Avenue, said tract being described as all of Wiesner Park, except Lot 1, Block 1 thereof and except the south half of Holloway Avenue abutting upon said Lot 1, Block 1, according to the plat of said Wiesner Park on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Tract C

The East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 29, Range 22, Ramsey County, Minnesota, according to the United States Government Survey thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue.

(Abstract Property)

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.

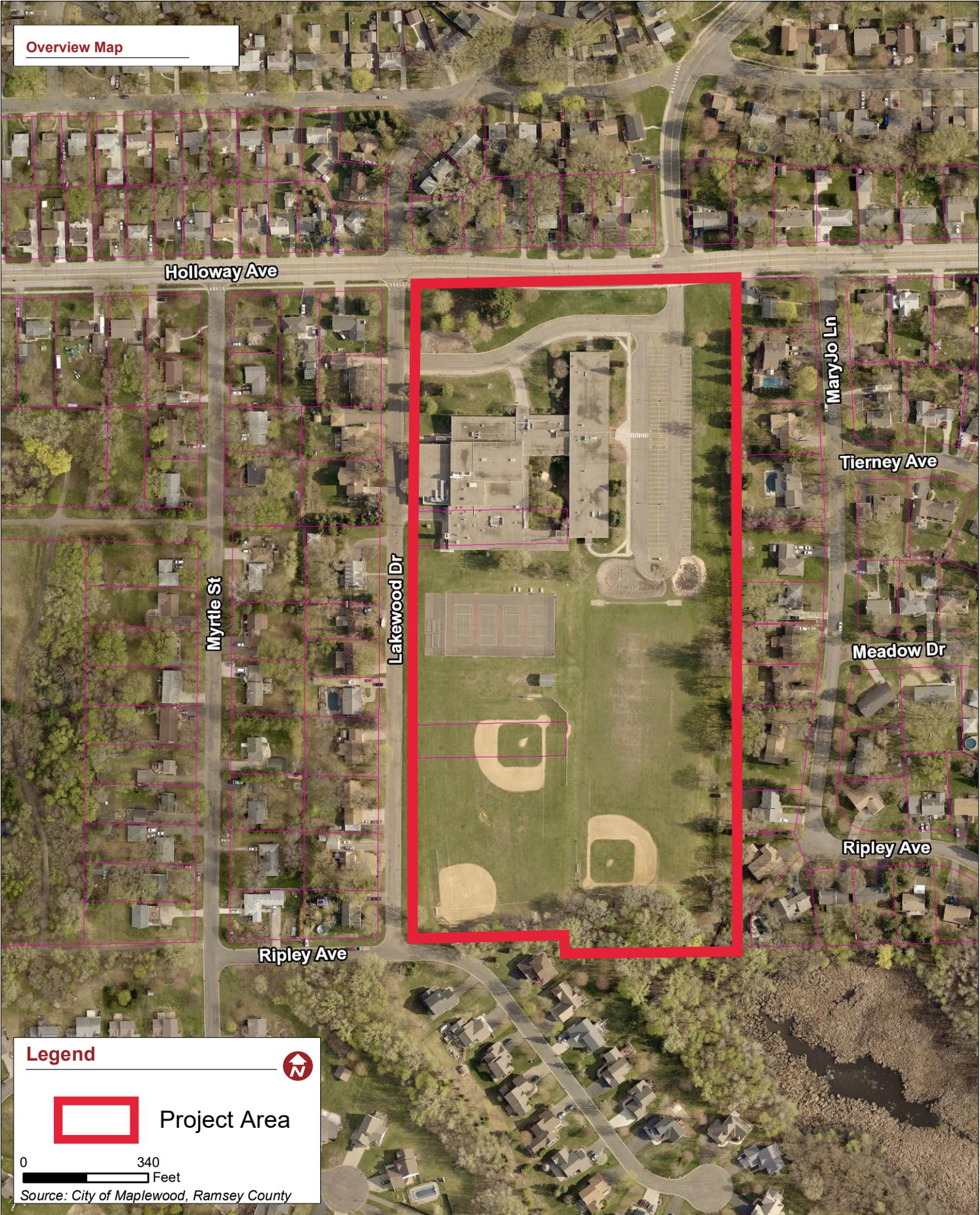
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

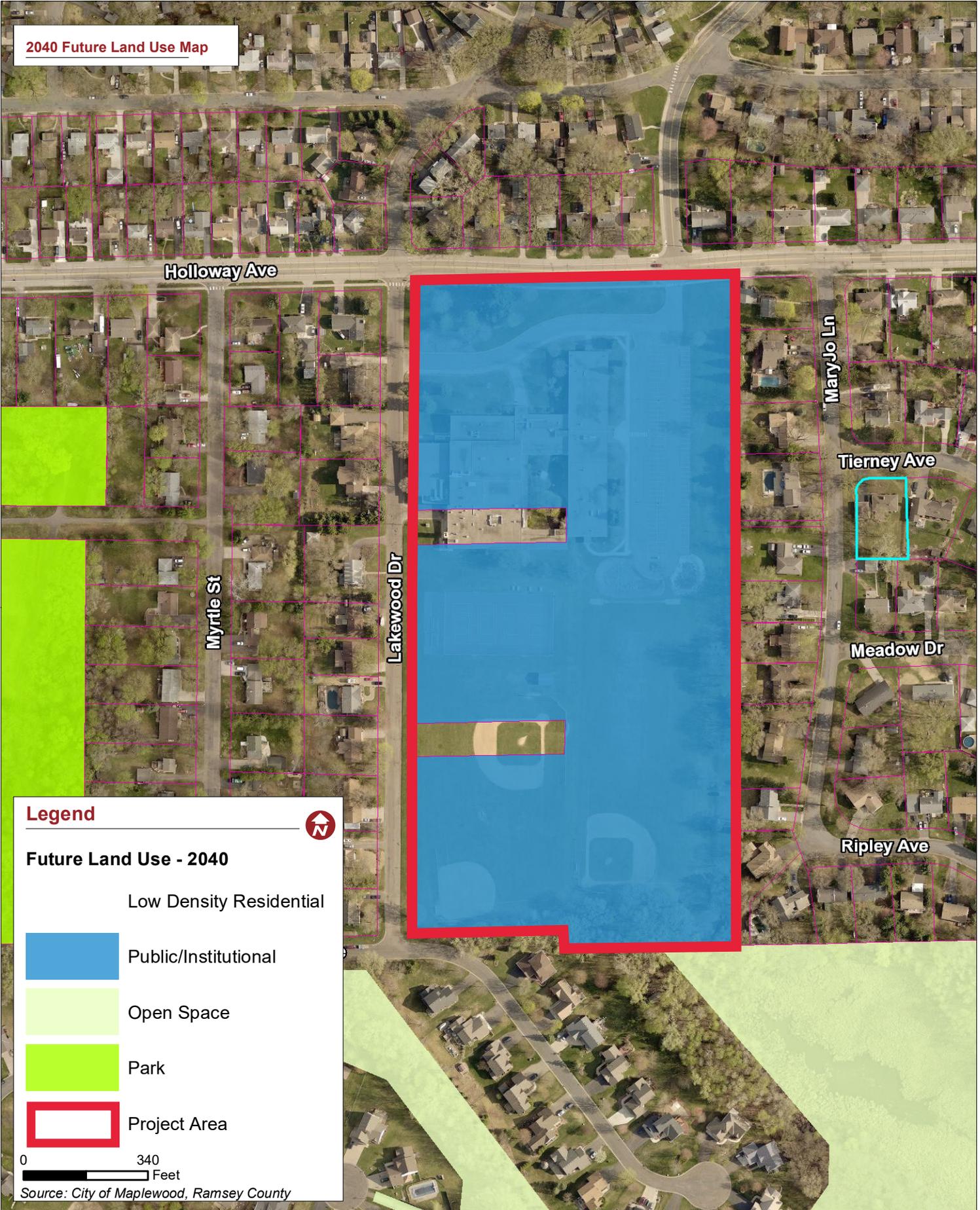
Section 3. City Council Action.

- 3.01 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 April 22, 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 May 8, 2020.
 4. Meet all requirements in the environmental report, dated May 12, 2020.
 5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
 6. All rooftop equipment shall be screened.
 7. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. A revised landscape plan that includes additional landscape screening to meet ordinance requirements along the south and east property lines that are in line with the new school building. This revised landscape plan can account for existing year-round screening elements.
 - b. A tree replacement plan that meets the requirements of the city's tree replacement code.
 - c. A revised photometric plan that includes property lines and meets the requirements of the city's lighting code.
 - d. 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.
 10. 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.
11. 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.
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 June 8, 2020.

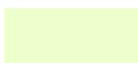
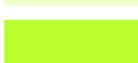




2040 Future Land Use Map

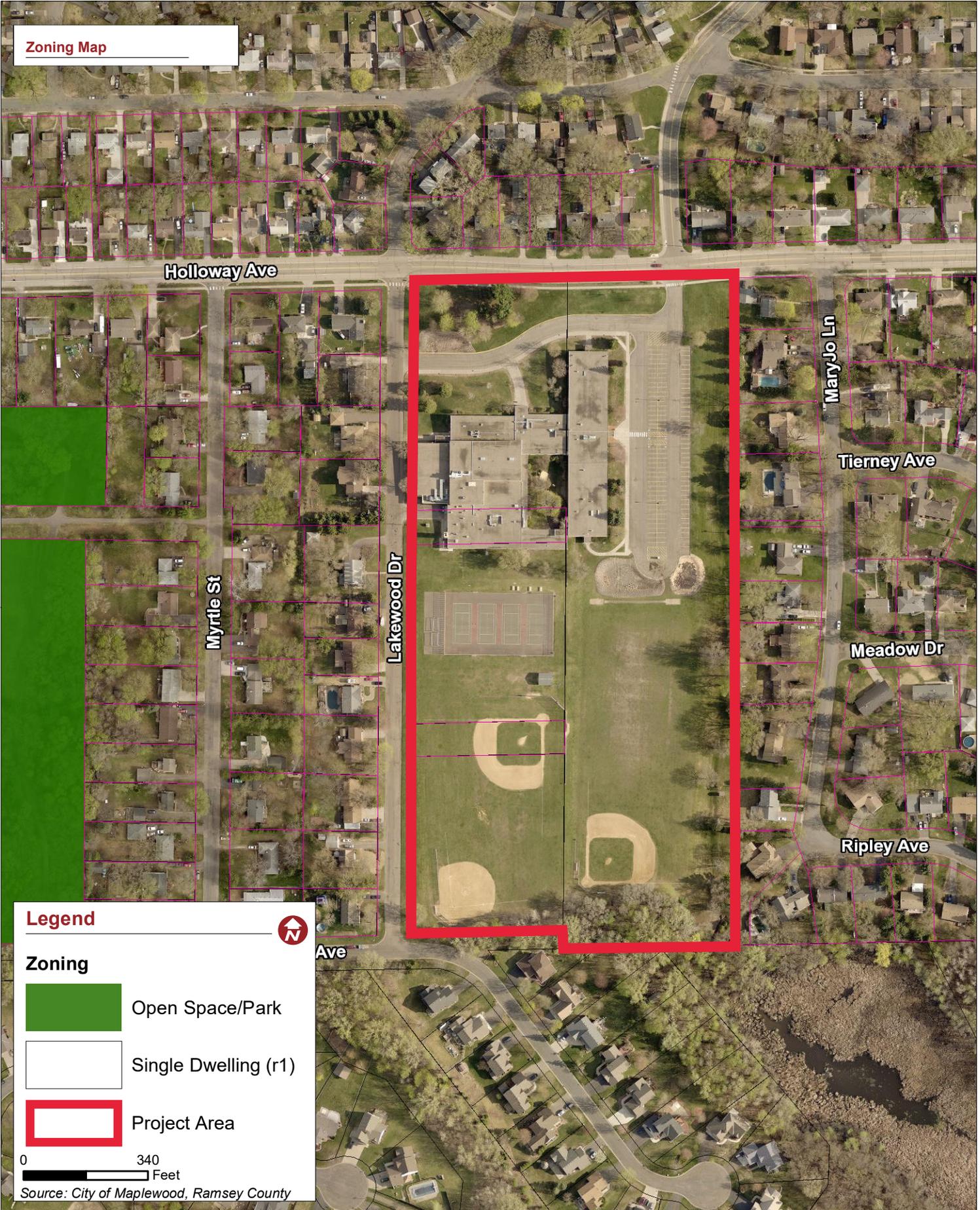
Legend 

Future Land Use - 2040

-  Low Density Residential
-  Public/Institutional
-  Open Space
-  Park
-  Project Area

0 340
Feet

Source: City of Maplewood, Ramsey County





Received
by City of Maplewood
on April 22, 2020

PROJECT NARRATIVE

The Proposed project submitted for Community Design Board Review and a Conditional Use Permit is for a new elementary school building on the existing Maplewood Middle School site. This project is in response to the referendum approved by voters in the community on May 14, 2019. The bond called for improvements at sites throughout the district to address safety, security, maintenance, and the programmatic needs of aging facilities.

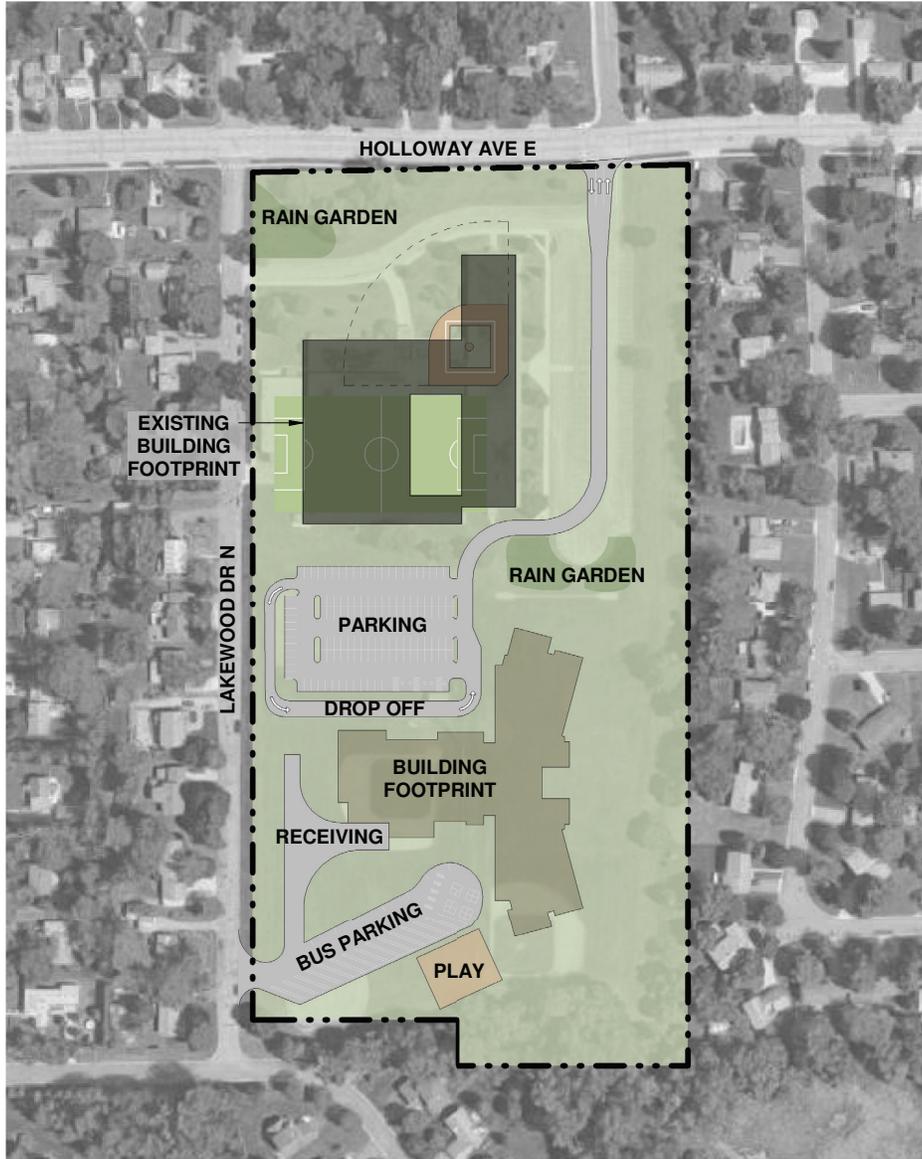
The elimination of Maplewood Middle school is in response to a district initiative to create two distinct pathways for students in the District. Currently, students from three middle school buildings filter into two high schools. Half of the students from Maplewood Middle School are placed at North High and the other half attend Tartan High. Additions and renovations at Skyview Middle School and John Glenn Middle School will provide space so that students will continue together from middle to high school. Boundaries will be adjusted for the 2022-2023 school year when all construction projects are complete to accommodate this change. The existing middle school is planned to be demolished in summer 2022.

The proposed conditional use for the site is a public elementary school. The new building will house approximately 800 Pre-K through 5th grade students, and will also include center based Special Education programming. The new elementary building will allow for the decommissioning of older and less efficient buildings in the district. It will provide a facility, which meets the teaching and learning needs of a diverse student population. A new bus loop behind the building will separate buses from parent drop-off for student safety. The elongated parent-drop off will allow for car stacking on site and alleviate congestion at Holloway Ave E. Sufficient parking will also be provided for staff and visitors. Both existing rain gardens on site will be repurposed and remain in use with the proposed site layout.



INDEPENDENT SCHOOL DISTRICT #622
NEW ELEMENTARY ON MAPLEWOOD SITE

Received
by City of Maplewood
on April 22, 2020



1 **Maplewood Site Diagram 17.42 Acres**
 1" = 160'-0"
 0 120' 240'

**NEW MAPLE WOOD
ELEMENTARY
SCHOOL**

2410 Holloway Ave E
Maplewood, MN 55109

**INDEPENDENT SCHOOL
DISTRICT #622**

2500 12th Ave
North St. Paul, MN 55109



**WOLFF ARCHITECTS
AND ENGINEERS**
303 Minnesota Street, Suite 70200
Saint Paul, MN 55101
wae.com | 612.277.7773

**Larson
Engineering, Inc.**
10000 Highway 100, Suite 100
White Bear Lake, MN 55110
www.larsoneng.com | 612.801.1000

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Having carefully read the plans, the undersigned hereby certifies that the same conform to the requirements of the Minnesota Statutes, Chapter 462, and that the same have been prepared by a duly licensed Professional Engineer.

Project Name	Maplewood Middle School
Project No.	2019-001
Scale	AS SHOWN
Sheet No.	1 of 1
Drawn by	J. Larson
Checked by	J. Larson
Engineer	J. Larson
Professional Seal No.	10000
Expiration Date	12/31/2022



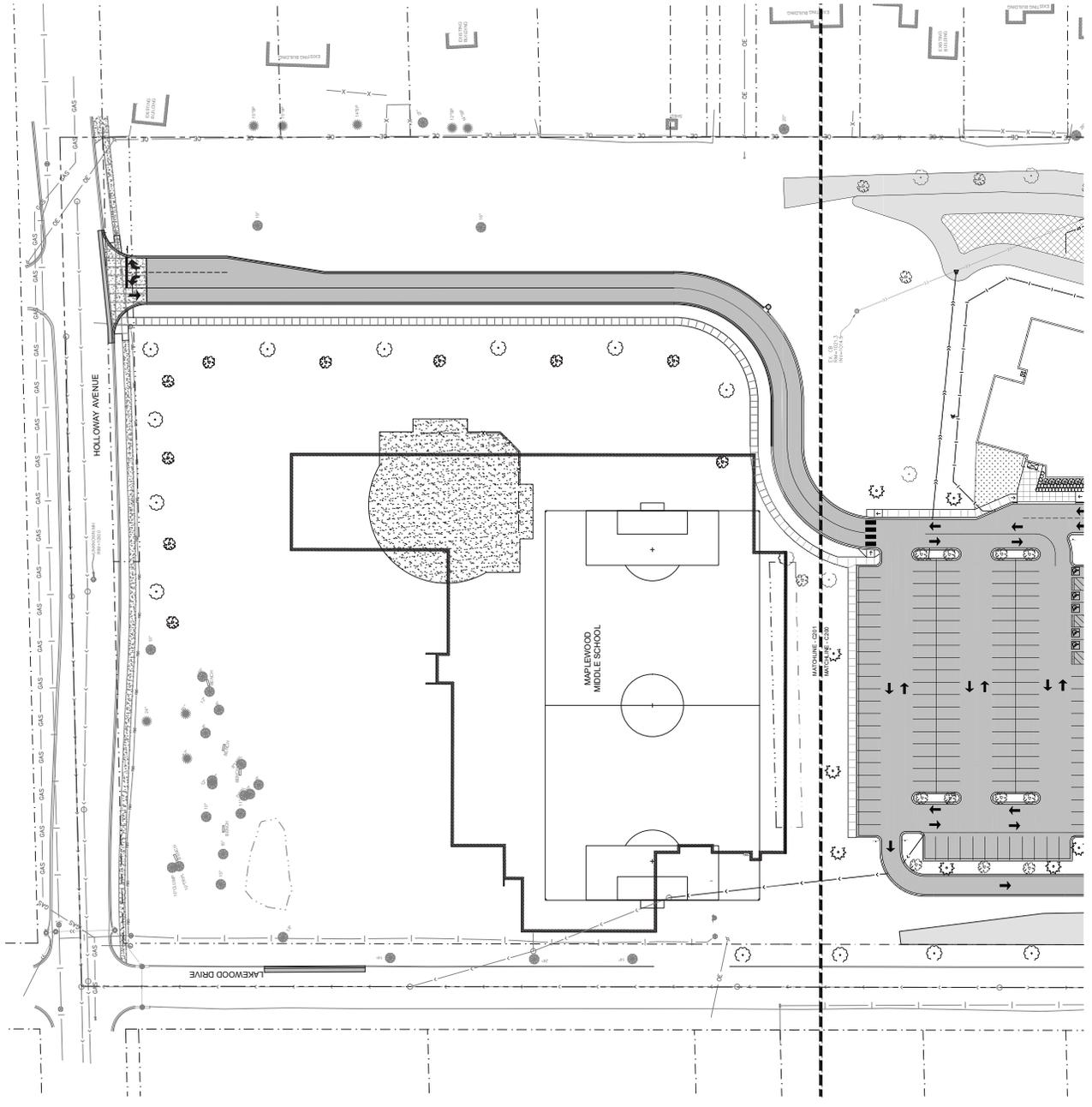
**LANDSCAPE
PLAN - NORTH**

C501

- SYMBOL LEGEND**
- NEW PINK GARDEN MIX
 - NEW SOO
 - NEW BROWN CONTROL BLANKET
SEE DETAIL 110801
 - CHAMPAIN BLUE SKY
SEE DETAIL 51002
 - MARLBOROUGH
SEE DETAIL 51002
 - PINE TREE
SEE DETAIL 51002
 - CHICAGO AND GREEN BLOOMWOOD (C506)
 - TALAMAN BLOOMWOOD (T)
- LANDSCAPING NOTES**
- See Sheet C502 for Landscaping Notes.

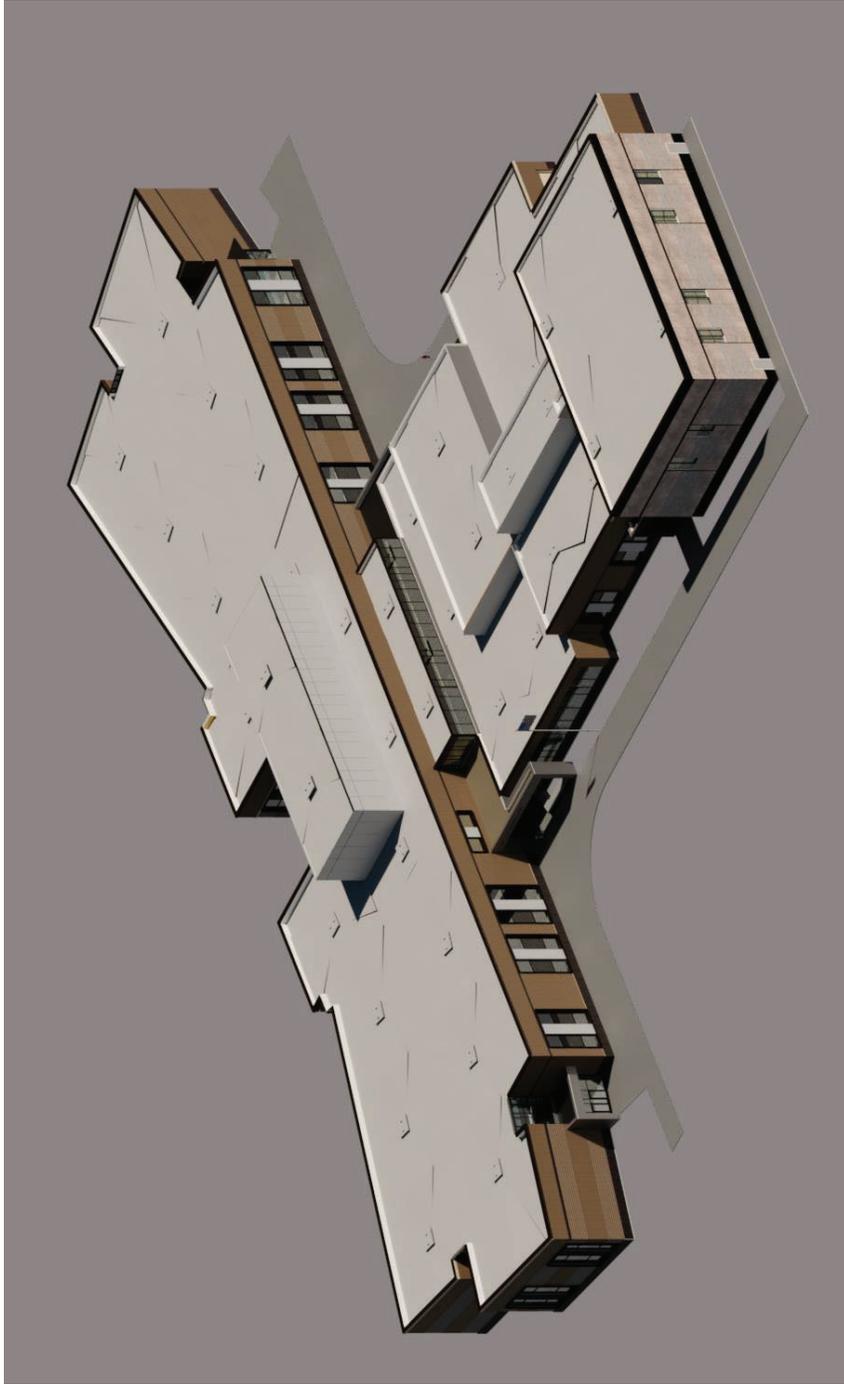
Received
by City of Maplewood
on April 22, 2020

**CITY SUBMITTAL
NOT FOR CONSTRUCTION**



MN

Exterior - Axon



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Exterior – Main Entry (Palette 2)





School District 622
NORTH ST. PAUL | MAPLEWOOD | OAKDALE
Ready for tomorrow

Exterior – (Palette 2)



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Exterior - Bus Entry (Palette 2)



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Engineering Plan Review**PROJECT: New Elementary School – 2410 Holloway Avenue****PROJECT NO: 20-12****COMMENTS BY: Jon Jarosch, Assistant City Engineer****DATE: 5-8-2020****PLAN SET: Engineering plans dated 4-20-2020**

The applicant is proposing to remove the existing Maplewood Middle school and construct a new elementary school further south on the site. The site will also be reconfigured to better accommodate drop-off and pick-up activities. The applicant is requesting design approval for the site plan.

Stormwater management for site is proposed to be accommodated via the use of rainwater gardens and filtration basins. Sump structures will also be added to reduce the amount of sediment reaching these water quality features.

The revised site layout routes school bus traffic up Lakewood Drive as a means to separate bus traffic from parent pickup/drop-off. Buses and parents currently utilize the loop drive off of Holloway Avenue for these activities. This change will result in additional traffic on Lakewood Drive. This street is designed to handle the loading caused by school buses, similar to residential streets throughout the City.

It should be noted that Lakewood Drive is on the City's 10-year Capital Improvement Plan. With a pavement condition index rating of 30 out of 100, the street has deteriorated to the point that it needs reconstruction within the next 10 years. City staff will continue to monitor the street and make repairs as necessary until such time that reconstruction occurs.

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 infiltration/filtration basins and associated storm sewer system.
- 3) The project shall be reviewed by the City of North Saint Paul (NSP). The site's storm sewer system at the northwest corner of the site discharges into the NSP storm sewer system. All conditions of NSP shall be met.
- 4) Outlet velocities into basins shall be 10 feet per second or less. This is typically achieved through a drop structure and minimally sloped pipe to the outlet (0.5%). In all instances, adequate scour protection shall be provided at piped outlets.
- 5) Cleanouts shall be added to draintile systems beneath the filtration basins, at regular intervals, to ensure the draintile system can be readily cleaned and maintained.
- 6) Sump structures or other pre-treatment devices shall be installed upstream of all discharge points to basins or offsite storm sewer systems.

Grading and Erosion Control

- 7) Emergency overflows for all basins shall be shown on the grading plan. Adequate erosion and scour protection shall be provided in the overflow locations.
- 8) The infiltration/filtration basins shall be protected from sedimentation and compaction throughout construction.
- 9) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils are stabilized.
- 10) Public and private drives and roadways shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 11) All pedestrian facilities shall be ADA compliant.
- 12) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.

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) Insulation should be considered in areas where the storm sewer system crosses the proposed watermain loop within the site.
- 16) The disconnection from the North Saint Paul water system at the former school building location is subject to the review and requirements of North Saint Paul.
- 17) 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

- 18) The plans shall be signed by a professional engineer currently licensed in the State of Minnesota.

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
- 22) Right-of-Way Permit

- END COMMENTS -

Environmental Review

Project: New Elementary School

Date of Plans: Landscape Plan – April 20, 2020

Date of Review: May 12, 2020

Location: 2401 Holloway Avenue

Staff Reviewing: Shann Finwall, AICP, Environmental Planner
(651) 249-2304; shann.finwall@maplewoodmn.org
Emily Dunlap, Natural Resources Coordinator
(651) 249-2416; emily.dunlap@maplewoodmn.org

Project Background:

Redevelopment of the Maplewood Middle School site with a new elementary school.

Environmental Ordinances and Policies:

1. Tree Preservation Ordinance

- The 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 tree preservation ordinance requires any significant tree removed to be replaced based on a tree mitigation calculation. The calculation takes into account the size and number of trees on the site, versus the size and number of trees removed. The calculation also allows credits to the final tree replacement when preserving specimen trees.
- If less than 20 percent of the total significant tree diameter inches is removed from the site, the applicant shall replace one tree per significant tree removed.
- Tree replacement shall be a minimum of 2-caliper inches in size.

Tree Ordinance Analysis

a. Tree Impacts:

No tree plan was submitted with the application.

b. Tree Replacement Requirements:

If less than 20 percent of the significant trees on the site are being removed, the applicant must replace one 2-caliper inch tree per one significant tree removed.

If more than 20 percent of the significant trees on the site are being removed, the applicant must replace trees based on the City's tree replacement calculation.

c. Tree Replacement Proposed:

A minimal landscape plan was submitted identifying the location of trees. However, there is no legend on the landscape plan that outlines the tree species, size, and number of trees to be planted.

d. Tree Preservation Recommendations:

- 1) Submit a tree plan that meets the City's tree preservation ordinance.
- 2) Submit a landscape plan that identifies the number, size, and species of trees proposed to be planted on site.

2. Landscaping

a. Landscaping Policy: Maplewood strives for diverse landscaping in its developments including plants that thrive in this area.

b. Landscaping Recommendations:

- 1) The planting schedule has very low diversity. Consider increasing tree and shrub diversity to add visual interest and limit the number of affected plants in case of disease.
- 2) Chicagoland Green Boxwood: This shrub's Hardiness Zone is 5-8. Maplewood is Zone 4 so this plant will likely not survive the winter. Please choose a different species.
- 3) Pine Tree: Please specify species.

3. Infiltration Basins

a. Infiltration Basin Policies

The City requires a portion of the basin to be planted rather than seeded; typically a minimum of 5,000 square feet of plantings are required on large basins. Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.

Contractors typically take one of three approaches to plant material for large basins: Plant shrubs in the bottom of the basin and seed the slopes. A 10,000 square foot bottom would require about 275 shrubs planted 6' apart. Large shrubs such as highbush American cranberry can be planted at this spacing; most shorter shrub species require closer spacing. If shrubs are planted, they would be mulched with shredded hardwood mulch.

On sites that don't need immediate aesthetic appeal, a combination of seed and plugs is sometimes used. The basin is seeded with a native seed mix, then grasses, sedges, and flowers are planted in the bottom of the basin 18" apart (about 2,250 plants for 5,000 square feet). This spacing of plants does not provide full coverage, it just helps ensure establishment of native species in the basin bottom in case seed is washed away.

Plant portions of the basin slopes to better integrate the basin into the site design. This may include shrub beds, perennials (native or non-native), or a combination of trees, shrubs, and perennials. These beds would be mulched and maintained as landscaped areas. For the bottom, do a combination of seeding and planting as explained above.

b. Infiltration Basin Recommendations

- 1) Please provide a planting plan for the infiltration basins. If a seed mix is being used, a seed mix list is required that specifies the species and percentage of each species.
- 2) The City would like to see a minimum of 5,000 square feet of planted areas for each of the two infiltration basins.
- 3) Provide a landscape drawing for each infiltration basin, including list of species, container size, spacing, and quantities.
- 4) If proposing to seed the bottom of the basins, provide explanation of measures that will be taken to ensure seed does not wash away.
- 5) For any area using a native seed mix (ex: pond slopes), provide information on maintenance for 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.
- 6) Plant Schedule: The City would like Eulalia Grass (*Miscanthus sinensis* 'Morning Light') to be removed from the plant schedule. *Miscanthus* has the potential to escape to nearby natural areas and become invasive, especially if it hybridizes with a nearby plant of a different cultivar. It is recommended that Eulalia Grass be replaced with a different grass such as Feather Reed Grass or Switchgrass.