CITY COUNCIL STAFF REPORT
Meeting Date July 10, 2023

REPORT TO:	Melinda Coleman, City Manager
REPORT FROM:	Elizabeth Hammond, Planner
PRESENTER:	Elizabeth Hammond, Planner
AGENDA ITEM:	Design Review and Parking Waiver Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East

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

Policy Issue:

Beacon Interfaith Housing Collaborative proposes constructing a three-story, 40-unit multifamily apartment building at 1375 Frost Avenue East. The City is the current property owner, and the City Council entered into a purchase agreement with Beacon last year to develop housing on this site. To proceed with this project, the applicant requests approval of a design review and a parking waiver.

Recommended Action:

Motion to approve a design review and parking waiver resolution, approving a three-story, 40-unit multifamily apartment building to be constructed at 1375 Frost Avenue East, subject to conditions of approval.

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:

☐ Community Inclusiveness ☐ Financial & Asset Mgmt ☐ Environmental Stewardship
☐ Integrated Communication ✓ Operational Effectiveness ✓ Targeted Redevelopment

The city deemed the applicant's application complete on June 7, 2023. The initial 60-day review deadline for a decision is August 6, 2023. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days, if necessary, to complete the review and make a decision.

Background:

Beacon Interfaith Housing Collaborative proposes constructing a three-story, 40-unit multifamily apartment building at 1375 Frost Avenue East, the site of the former Gladstone House. The City is the current property owner, and the City Council entered into a purchase agreement with Beacon last year to develop housing on this site.

The proposed 20,000-square-foot building will comprise (30) two-bedrooms, (six) three-bedroom, and (four) four-bedroom units. In addition to the housing units, there will be space for supportive services and common gathering spaces. Site amenities will include bike storage, a fitness center, a playground, an outdoor patio, gardening space, underground parking, and a surface lot for visitors. While not applicable to the design review of this project, the applicant does intend to apply for tax-increment financing, which the city council will review.

The applicant hosted a community open house on May 11, 2023, from 5:30 to 7:30 p.m. at the Wakefield Park Community Building. Invites were sent to all property owners within 700 feet of the project's site. The applicant had information stations with preliminary renderings and design team staff available to answer questions. The open house was attended by 11 Maplewood residents and one business owner. A meeting summary is included as an attachment to this report.

Gladstone Neighborhood Redevelopment Plan

The Gladstone Neighborhood Redevelopment Plan outlines nine guiding principles for redevelopment in the area as follows:

1. Design the future of Gladstone as a village.
2. Transform regional trails into celebrated village corridors.
3. Make Gladstone a compelling quality-of-life choice.
4. Weave natural systems and ecological functions into the built and recreational environment.
5. Allow Gladstone's future to whisper the story of its past.
6. Make walkability the standard.
7. Think of Gladstone as a neighborhood for all stages of life.
8. Make the Gladstone redevelopment plan a model for others to follow.
9. Make multi-modal links between Gladstone and areas beyond.

Design Review

Site Plan

The site would be accessed off Clarence Street from Frost Avenue on the west side of the site. The proposed building is situated on the site's south side, extending along the east side to the north. There are outdoor amenity spaces on the interior and north end of the site, including a patio, gardening space, and a playground.

The mixed-use district requires a front yard setback for multiple dwelling buildings to be no more than 20 feet, with a minimum of zero feet – this applies to both the Clarence Street and Frost Avenue frontages. There are no side or rear building setback requirements. Parking lots must be setback five feet from the side and rear property lines. All setback requirements are being met.

The site is guided for mixed-use neighborhood high-density development, allowing 25-50 units per acre. The applicant is proposing (40) units, achieving land use density requirements. The site can have up to (61) units.

Building Elevations

Exterior building walls adjacent to or visible from a public right-of-way or public open space may be at most 40 feet in length. New buildings with walls over 40 feet in length are allowed if the wall is divided into smaller increments, between 20 and 40 feet in width, through the articulation of the

façade. Exterior-building materials shall be classified as primary, secondary, or accent material.

Primary materials shall cover at least 60 percent of all façades of a building. Secondary materials may cover no more than 30 percent of all façades of a building. Accent materials may include door and window frames, lintels, cornices, and other minor elements and may cover no more than ten percent of all façades of a building.

The community design review board may consider exceptions to the above-mentioned design standards if they uphold the integrity of the guidelines and result in an attractive, cohesive development design as intended by ordinance.

The building is three stories and 35 feet in height, achieving height standards. The primary material for the proposed building is brick. The secondary material is fiber cement siding, which will be utilized horizontally and vertically in three different colors and textures, with prefinished metal window trim shown as an accent material. The proposed materials are attractive and appear to achieve the percentage as outlined. However, the elevations do not include the percentages for each primary, secondary, and accent material. The applicant must submit updated elevations illustrating the percentages for each material before obtaining a building permit.

The building length exceeds 40 feet and is shown to be articulated in shorter segments. However, in some areas on the north, east, and west walls, the proposed segments still exceed the code standard, between 20-40 feet in length. Staff is comfortable with the exception along the north and west sides of the building, where the longest segments are proposed to be between 45 – 54 feet.

Staff recommends that the applicant update the plan to shorten and articulate the façade along the east side of the building, specifically, the section that is 74 feet in length. The applicant must submit an updated colored site perspective of the elevation illustrating the proposed articulation and shorter lengths before obtaining a building permit.

Unit Sizes

The ordinance requires minimum unit sizes of 740 square feet for two-bedroom units, 860 square feet for three-bedroom units, and 1,040 square feet for four-bedroom units. All dwelling units in this project meet these requirements.

Parking Waiver

The proposed parking includes a below-grade parking garage with 54 enclosed stalls, and six guest surface parking stalls are provided on the west side of the building, near the entrance to the building, for a total of 60 stalls on site. Parking spaces must be nine feet wide and 18 feet long, and the drive aisle must be 24 feet wide – the applicant's site plans meet these requirements.

The project is required to provide 80 parking spaces (two parking spaces for each unit – with one of those parking spaces being covered). The enclosed parking requirement is achieved. The applicant proposes to have a total of (60) stalls on site – which requires the approval of a parking waiver of 20 stalls from the city council.

The applicant believes the parking will be sufficient for the number of units, the targeted resident population, and the building's location. However, the applicant is working to execute a shared parking agreement with the Philippine Center across the street to provide additional 21 parking spaces.

Landscaping and Screening

All areas of land not occupied by buildings, parking, driveways, sidewalks, or other hard surface are required to be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery, and trees. Hard-surfaced areas, including sidewalks and patios, must include amenities such as benches, planters, and bike racks.

The proposal states that bicycle parking will be provided within the enclosed garage. Staff recommends incorporating additional bicycle parking on the site near the building entrance or the patios and playground spaces. This should be added to the site plan before obtaining a building permit.

Perimeter landscape or pedestrian walls are required for all parking lots and shall be established along the road and edges of the parking lot. The landscape treatment or pedestrian wall shall run the entire length of the parking lot and be located between the property line and the edge of the parking lot.

Staff recommends additional screening and landscaping along the west and north property line within the setback areas – specifically along the property line directly west of the playground and along the property line directly east of the community garden space. The screening can consist solely of landscaping or a combination of landscaping and fencing. The applicant must work with the environmental planner and natural resource coordinator to update the landscape plan according to their recommendations. The revised plan must be submitted to staff for approval before issuing a building permit.

Lighting

The applicant submitted a photometric plan as part of its application. The plan is mainly meeting the code requirements. Still, it shows the light intensity measurement exceeding 0.4 foot-candles in two locations along the west property line adjacent to Clarence Street near the guest parking stalls. Before any permits are issued, the applicant must submit a revised photometric plan showing all code requirements being met. If exterior lighting is proposed on the building's north, south, or east sides, this information must be added to the plan.

Trash Enclosure

All trash and recycling will be maintained within the building. Trash and recycling chute access will be available on each building floor leading to a trash room on the first floor.

<u>Department Comments</u>

Engineering

Please see Jon Jarosch's engineering report, dated June 6, 2023, attached to this report.

Environmental

Please see Shann Finwall's environmental report, dated June 12, 2023, attached to this report.

Building Official – Randy Johnson

The proposed building is required to meet the minimum requirements of the Minnesota State

Building Code.

Board and Commission Review

Community Design Review Board
June 20, 2023: The community design review board reviewed this project and unanimously recommended approval of the design review and parking waiver resolution.

One resident spoke at the meeting but did not identify themselves. This same resident called before the meeting. On the call and during the meeting, she expressed that she supports the proposal but has concerns over allowing parking within the adjacent lot at the Philippine Center and generally around on-street parking and noise affiliated with the Philippine Center and events that occur on the site.

City Council
July 10, 2023: The city council will review this project and make the final decision.

Citizen Comments

Staff surveyed the surrounding property owners within 350 feet of the proposed site. Staff received one phone call ahead of the meeting with questions on the proposed parking agreement with the Philippine Center and shared concerns over noise and on-street parking in the neighborhood and in front of her home. This resident supports the project but has concerns over on-street parking and noise in the neighborhood. I also received one voicemail and then a written comment (provided below) from the same resident.

1. I left you a voicemail but I tend to talk in circles so I will try my finger instead. Our concern is about parking if you consider making a wavier isn't this opening the door for other cases. Second is if they park on Ide St which we know they will. Parking overnight is against city code I lived in Maplewood for 70 years and I could not park overnight and I don't think they should and last is parking on our street during snow falls our street gets about 3 to 4 foot wide banks from curb on each side and you add in 5 feet more for each car that could at up to 16 feet of lost roadway. Remember our services require a minimum of 10 to 12 feet for snow plows fire trucks and garbage and recycling trucks who will have backup on to Frost turn around and back down Ide. Thanks (Bonnie and Tim Klein)

Reference Information

Site Description

Project Area:	1.23 Acres
Existing Land Use:	Vacant

Surrounding Land Uses

North:	Residential Dwellings
East:	Ide Street, Residential Dwellings
South:	Frost Avenue, Philippine Center
West:	Clarence Street, Bakery and Liquor Store

Planning

Existing Land Use: Mixed-Use - Neighborhood High Density
Existing Zoning: Mixed-Use

Attachments:

1. Design Review and Parking Waiver Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Applicant's Narrative
6. Site Plan
7. Landscape Plan
8. Building Elevations
9. Neighborhood Meeting Summary
10. Engineering Report, dated June 6, 2023
11. Environmental Report, dated June 12, 2023
12. Draft Community Design Review Board Meeting Minutes, dated June 20, 2023
13. Applicant's Plans (separate attachment)

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 Beacon Interfaith Housing Collaborative has requested approval of a design review to construct a three-story, 40-unit multifamily building.

1.02 The property is located at 1375 Frost Avenue East and is legally described as:

1.03 PIN: 152922230023, 152922230087, 152922230024, 152922230094
Lots 13, 14, 15, 16, 17, 18 and 19 except the North 15 feet of Lot 19, Block 11, Gladstone, together with that part of the vacated alley adjacent thereto which accrued thereto by reason of vacation thereof, Ramsey County, Minnesota; AND (Parcel 1, Per Commitment 66965-1) Lot 4, except the North 14.25 feet thereof, also all of Lots 5, 6, 7, 8, and 9, Lunn's Rearrangement of Lots 7 to 12, inclusive, Block 11, Gladstone, together with that portion of vacated alley in Lunn's Rearrangement accruing thereto, and together with that portion of vacated alley in Block 11, Gladstone, accruing thereto, all according to the plat thereof on file and of record in the Office of the County Recorder in and for Ramsey County, Minnesota. (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 are in keeping with the character of the surrounding neighborhood and are 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 design plans date-stamped May 24, 2023. 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, city engineer, and building official must be met.

3. Satisfy the requirements in the engineering review authored by Jon Jarosch, dated June 6, 2023.

4. Satisfy the requirements and update the site plans as outlined in the environmental review authored by Shann Finwall, dated June 12, 2023.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

6. Rooftop vents and equipment shall be located out of view from all sides of the property.

7. This resolution approves a parking waiver for (20) parking stalls.

8. This approval does not include signage. Any identification or monument signs for the project must meet the city's mixed-use sign ordinance requirements, and the applicant must apply for a sign permit before installation. The proposed monument sign on the corner of Clarence Street and Frost Avenue must achieve the sight visibility requirements for street intersections. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.

9. Before the issuance of a building permit, the applicant shall submit for staff approval the following items:

    a. 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.

    b. A revised landscape plan.

    c. A revised tree survey plan and tree protection plan.

    d. A detailed community garden plan.

    e. A revised existing site and removal plan.

    f. A revised photometric plan that meets city code requirements.

    g. Additional bicycle parking must be incorporated near the building entrance, patio, and playground spaces. This should be added to the site plan for staff review.

    h. The applicant shall install a stop sign at the exit from the site. This shall be added to the site plan and reviewed by the city engineer before installation.

i. The applicant shall submit updated elevations and perspective renderings: the updated plans must identify the percentages of each proposed building material for all sides of the building. The renderings must illustrate the segment lengths of the building façade. On the east side of the building, the façade segments that exceed 40 feet in length must be shortened and articulated. Each segment should be between 20-40 feet in length. However, staff can review and approve lengths between 45-54 feet in length.

j. The applicant must provide additional screening and landscaping along the west and north property line within the setback areas – specifically along the property line directly west of the playground and along the property line directly east of the community garden space. The updated landscape plan should be submitted to staff for approval before issuing a building permit.

k. The applicant shall submit to city staff a copy of an executed shared parking agreement for 21 parking spaces with the Philippine Center of Minnesota, located at 1380 Frost Avenue.

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. Install all required sidewalks and trails.

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 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.

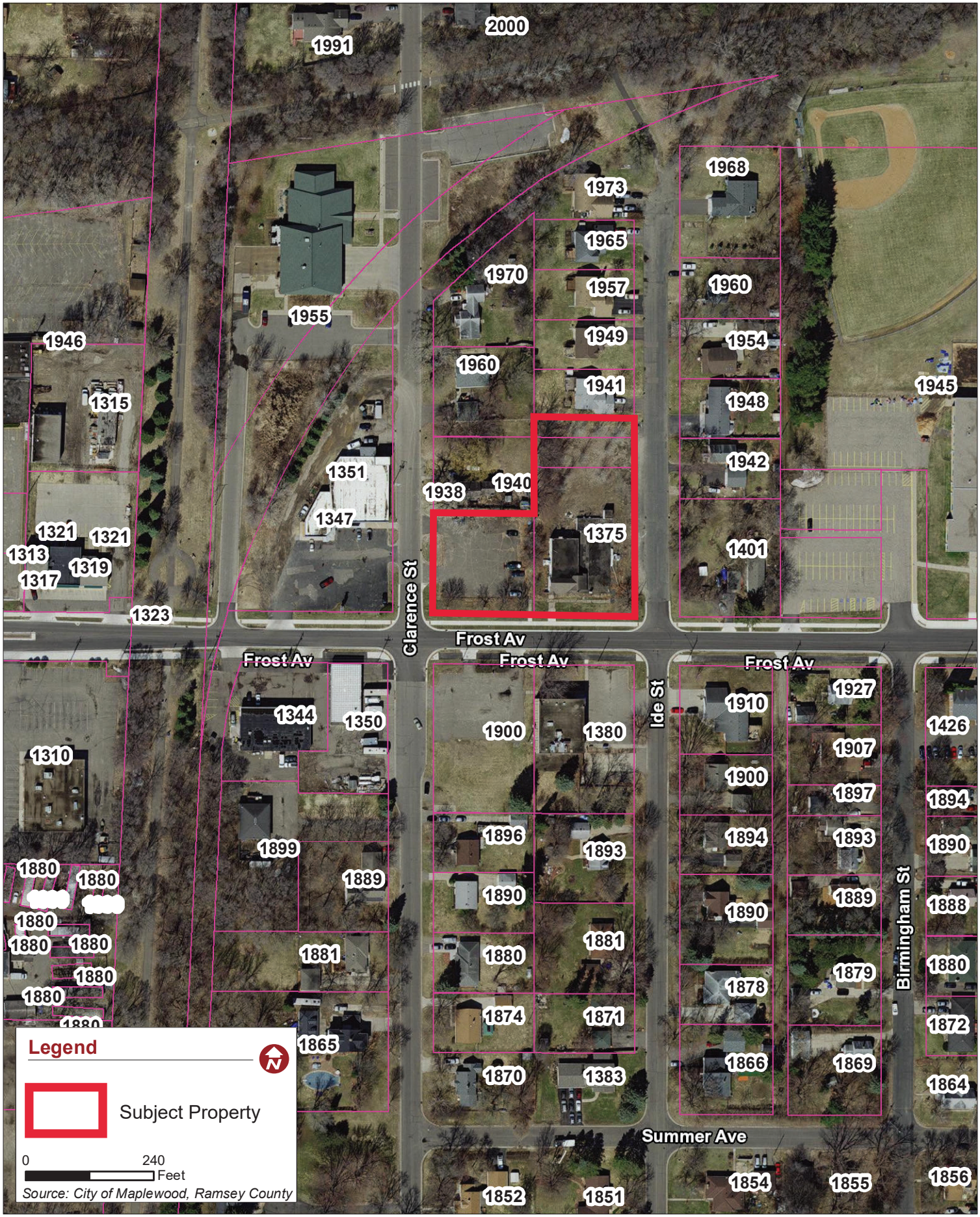
_____ by the City Council of the City of Maplewood, Minnesota, on July 10, 2023.

1375 Frost Avenue - Overview Map

City of Maplewood

J4, Attachment 2

May 24, 2023



Legend

Subject Property

0 240 Feet

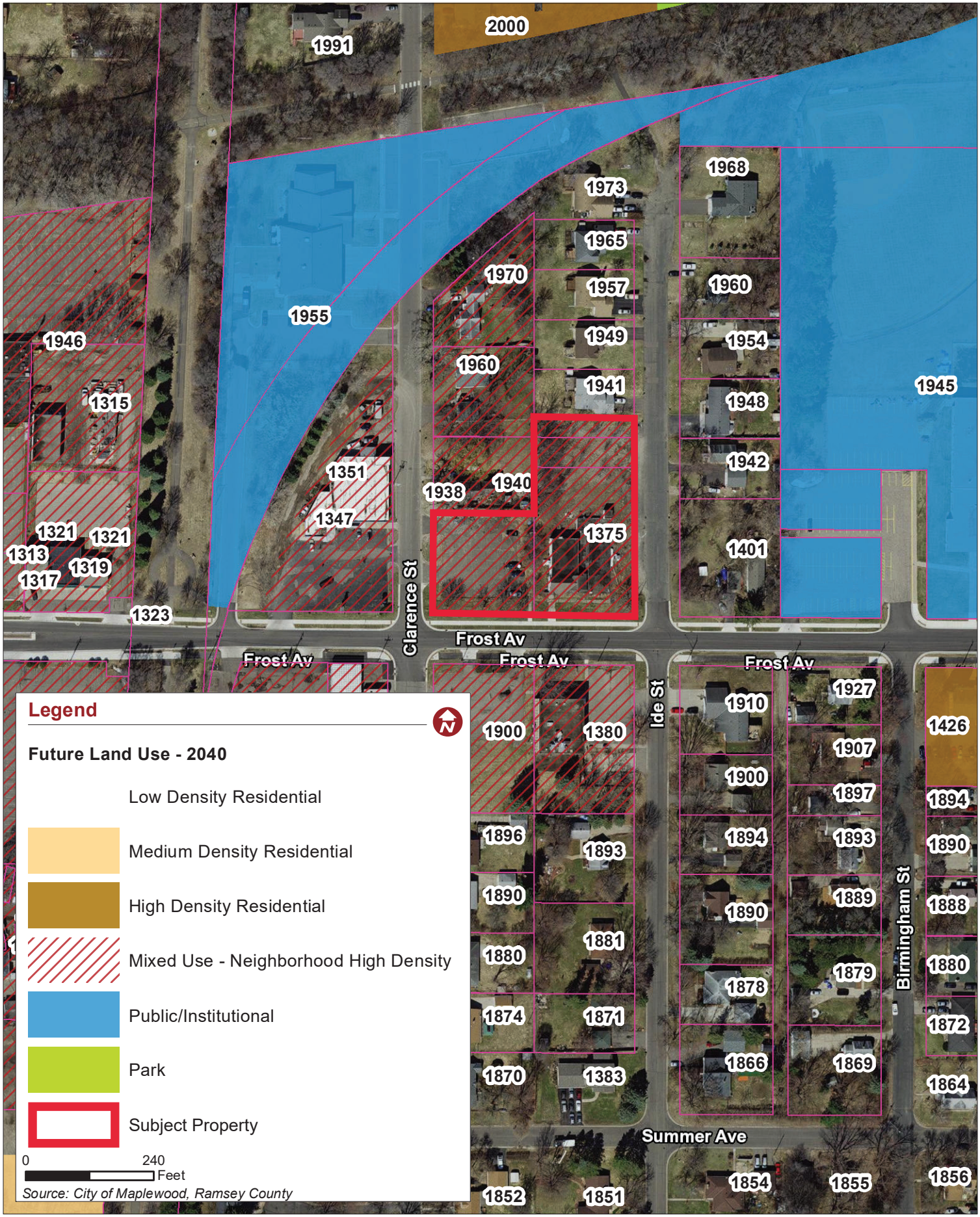
Source: City of Maplewood, Ramsey County

1375 Frost Avenue - Future Land Use Map

J4, Attachment 3

City of Maplewood

May 24, 2023



Legend

Future Land Use - 2040

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use - Neighborhood High Density
- Public/Institutional
- Park
- Subject Property

0 240 Feet

Source: City of Maplewood, Ramsey County

1375 Frost Avenue - Zoning Map

City of Maplewood

J4, Attachment 4

May 24, 2023



MAY 24, 2023

Michael Martin
City Community Development Department
City of Maplewood
1902 County Road B East
Maplewood, MN 55109
Michael.martin@maplewoodmn.gov

RE: COMMUNITY DESIGN REVIEW BOARD APPPLICATION SUBMITTAL
GLADSTONE CROSSING – 1375 FROST AVENUE, MAPLEWOOD, MN 55109

Community Development Department,

Thank you for taking time to review the following Community Design Review Application Narrative being submitted on behalf of Beacon Interfaith Housing Collaborative. The site located at 1375 Frost Avenue, Maplewood MN is approximately 53,198 SF and currently zoned MU (mixed used) which will allow for a multiple dwelling residential building as a permitted use.

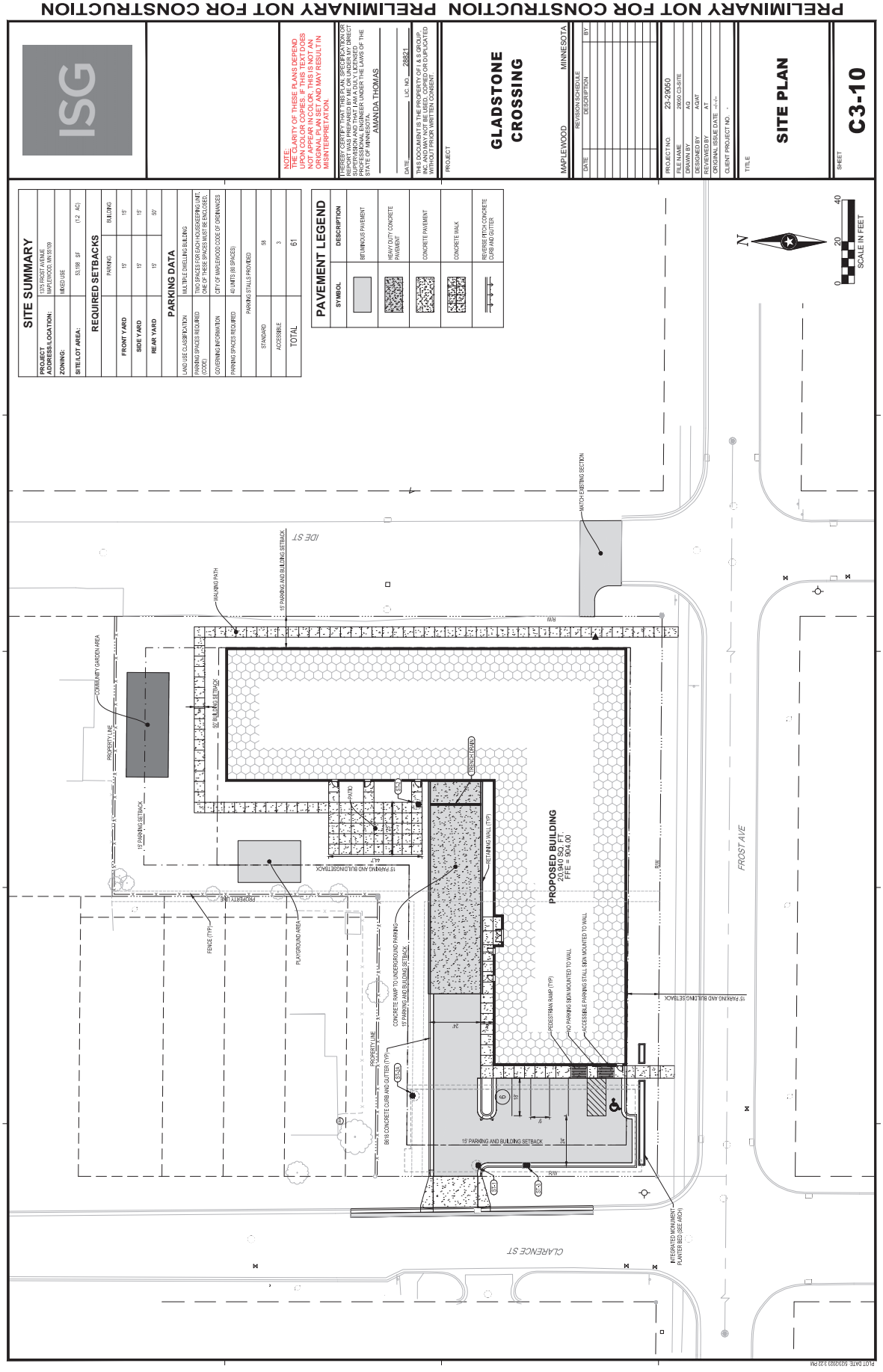
We are proposing a multifamily apartment building/community, Gladstone Crossing for this location. This multifamily apartment building will be located near public transportation at the Frost/English intersection and a block from the Bruce Vento Bike path. The apartment community will provide a total of 40 units, comprised of 30 two-bedrooms, 6 three-bedroom and four-bedroom units. In addition to the housing, there will be a space for supportive services as well as common gathering spaces. Additional amenities included will be bike storage, fitness center, playground, outdoor gathering space, underground parking, as well as a surface lot for visitors.

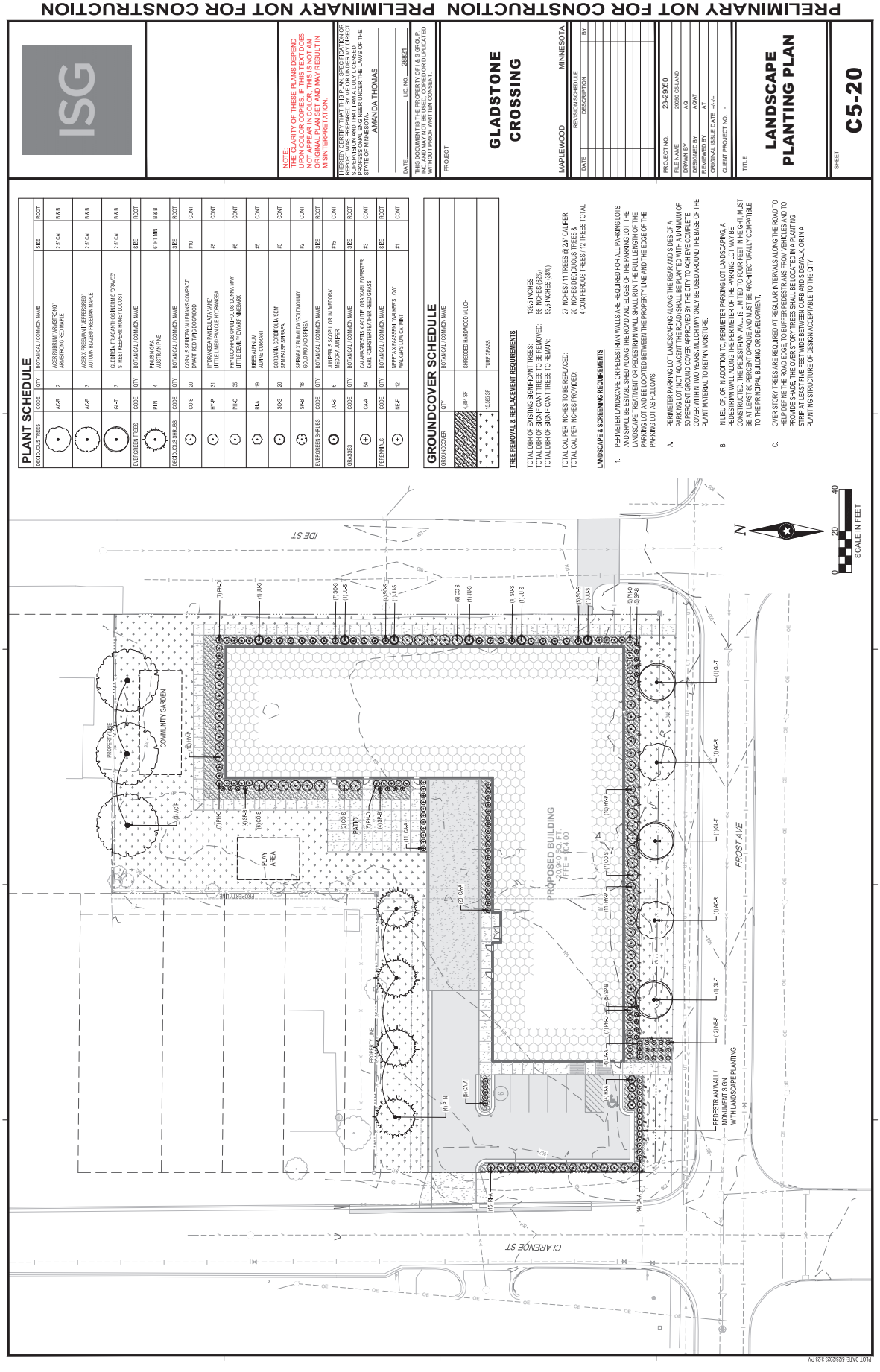
Please contact us at 952.426.0699 or via email at Jeana.Kedrowski@ISGInc.com or Amanda.Thomas@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

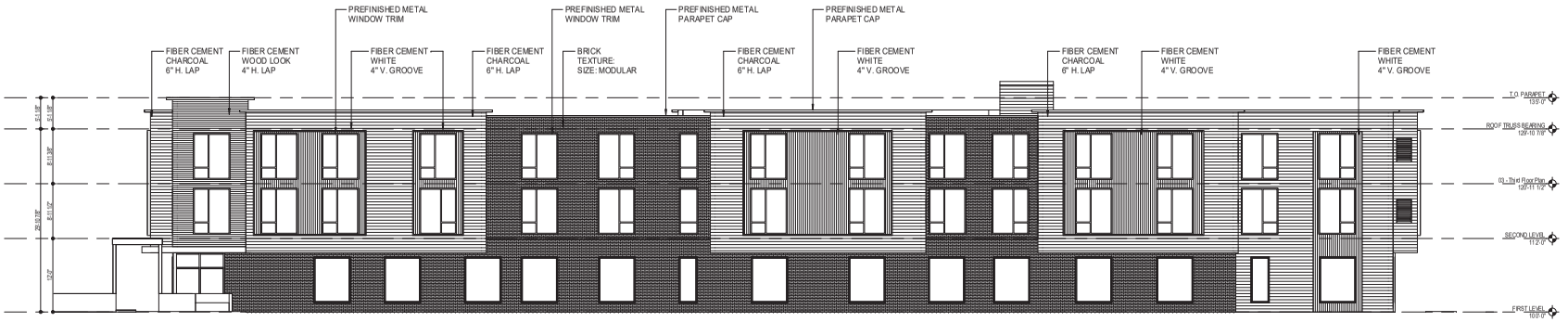
Sincerely,

Jeana Kedrowski
Project Coordinator
Jeana.Kedrowski@ISGInc.com

Amanda Thomas
Project Manager
Amanda.Thomas@ISGInc.com


PRELIMINARY NOT FOR CONSTRUCTION
ISG
NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON HIGH QUALITY REPRODUCTIONS. IF THESE PLANS DO NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
AMANDA THOMAS
DATE LIC. NO. 28821
THIS DOCUMENT IS THE PROPERTY OF I.S.G. GROUP INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT
PROJECT
GLADSTONE CROSSING
MAPLEWOOD MINNESOTA
REVISION SCHEDULE
DATE DESCRIPTION BY
PROJECT NO. 23-29050
FILE NAME 29050 CS-SITE
DRAWN BY AQ
DESIGNED BY AQ/AT
REVIEWED BY AT
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. -
TITLE
SITE PLAN
SHEET
C3-10
SITE SUMMARY
PROJECT ADDRESS/LOCATION: 1370 FROST AVENUE MAPLEWOOD, MN 55109
ZONING: MIXED USE
SITE/LOT AREA: 53,168 SF (1.2 AC)
REQUIRED SETBACKS
PARKING BUILDING
FRONT YARD 15' 15'
SIDE YARD 15' 15'
REAR YARD 15' 50'
PARKING DATA
LAND USE CLASSIFICATION MULTIPLE DWELLING BUILDING
PARKING SPACES REQUIRED (CODE) TWO SPACES FOR EACH HOUSEKEEPING UNIT; ONE OF THESE SPACES MUST BE ENCLOSED.
GOVERNING INFORMATION CITY OF MAPLEWOOD CODE OF ORDINANCES
PARKING SPACES REQUIRED 40 UNITS (80 SPACES)
PARKING STALLS PROVIDED
STANDARD 58
ACCESSIBLE 3
TOTAL 61
PAVEMENT LEGEND
SYMBOL DESCRIPTION
BITUMINOUS PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
CONCRETE PAVEMENT
CONCRETE WALK
REVERSE PITCH CONCRETE CURB AND GUTTER
N
0 20 40
SCALE IN FEET
PROPOSED BUILDING
20,940 SQ. FT.
FFE = 904.00
MATCH EXISTING SECTION
IDE ST
WALKING PATH
15' PARKING AND BUILDING SETBACK
R/W
COMMUNITY GARDEN AREA
PROPERTY LINE
50' BUILDING SETBACK
15' PARKING SETBACK
GRASS BOULEVARD
PAVED
SOD
RETAINING WALL (TYP)
FROST AVE
FENCE (TYP)
PLAYGROUND AREA
CONCRETE RAMP TO UNDERGROUND PARKING
PEDESTRIAN RAMP (TYP)
ADA PARKING SIGN MOUNTED TO WALL
ACCESSIBLE PARKING STALL SIGN MOUNTED TO WALL
24'
18'
6'
CLARENCE ST
INTEGRATED MONUMENT PLANTER BED (SEE ARCH)
PLOT DATE: 5/23/2023 3:22 PM


PRELIMINARY NOT FOR CONSTRUCTION
PRELIMINARY NOT FOR CONSTRUCTION
ISG
PLANT SCHEDULE
GROUNDCOVER SCHEDULE
TREE REMOVAL & REPLACEMENT REQUIREMENTS
LANDSCAPE & SCREENING REQUIREMENTS
GLADSTONE CROSSING
MAPLEWOOD MINNESOTA
LANDSCAPE PLANTING PLAN
C5-20
PROPOSED BUILDING
COMMUNITY GARDEN
PLAY AREA
PATIO
FROST AVE
CLARENCE ST
IDE ST
PEDESTRIAN WALL / MONUMENT SIGN WITH LANDSCAPE PLANTING
SCALE IN FEET



SOUTH BUILDING ELEVATION

1/8" = 1'-0"

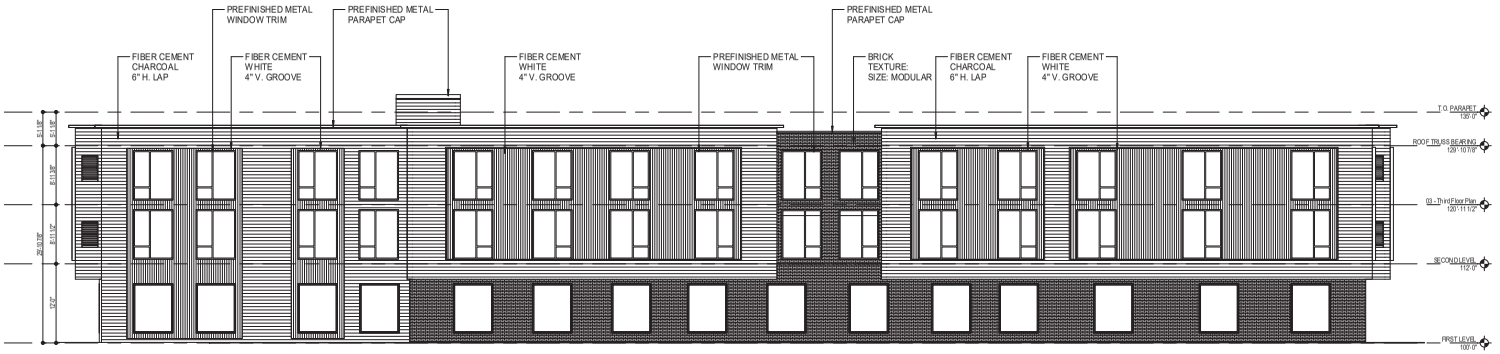
pope DESIGN GROUP

GLADSTONE CROSSING - 1375 FROST AVENUE | SOUTH ELEVATIONS

MAPLEWOOD, MN 55109 | 05/23/23 | 41815-21158

Beacon

J4, Attachment 8



EAST BUILDING ELEVATION

1/8" = 1'-0"

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GLADSTONE CROSSING - 1375 FROST AVENUE | EAST ELEVATIONS

MAPLEWOOD, MN 55109 | 05/23/23 | 41815-21158

Beacon

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NORTH BUILDING ELEVATION

1/8" = 1'-0"

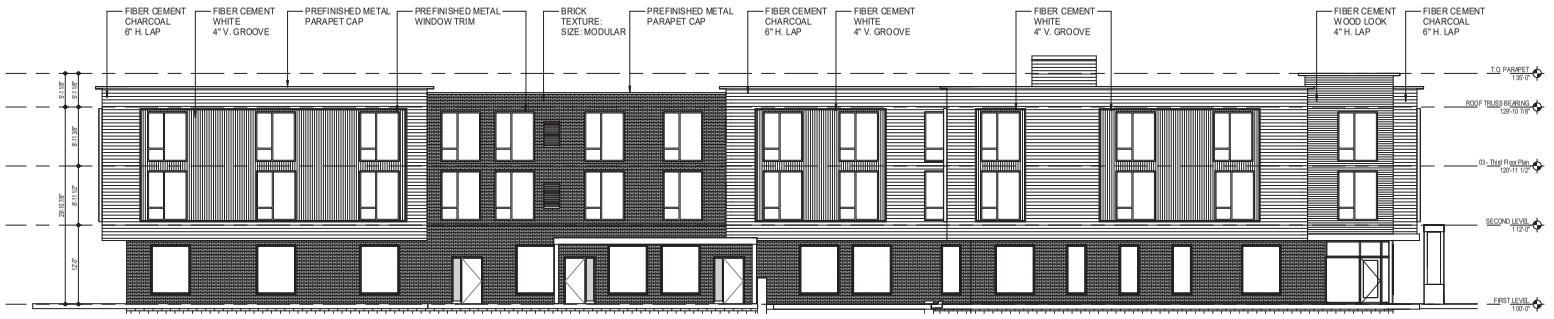
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GLADSTONE CROSSING - 1375 FROST AVENUE | NORTH ELEVATIONS

MAPLEWOOD, MN 55109 | 05/23/23 | 41815-21158

Beacon

J4, Attachment 8



WEST BUILDING ELEVATION

1/8" = 1'-0"

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GLADSTONE CROSSING - 1375 FROST AVENUE | WEST ELEVATIONS

MAPLEWOOD, MN 55109 | 05/23/23 | 41815-21158

Beacon

J4, Attachment 8



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GLADSTONE CROSSING - 1375 FROST AVENUE | EXTERIOR PERSPECTIVES

MAPLEWOOD, MN 55109 | 05/23/23 | 41815-21158

Beacon

FIBER CEMENT SIDING
4" HORIZONTAL LAP
"WOOD LOOK" SPRUCE



FIBER CEMENT SIDING
4" VERTICAL GROOVE
ARCTIC WHITE



FIBER CEMENT SIDING
6" HORIZONTAL LAP
IRON GREY



BRICK
MODULAR
HEBRON GARNET





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GLADSTONE CROSSING - 1375 FROST AVENUE | MATERIALS

MAPLEWOOD, MN 55109 | 05/23/23 | 41815-21158

Beacon

Gladstone Crossing Neighborhood Information Session Summary

5/11/23 | 5:30-7:30 | Wakefield Community Building

I. Attendees

- **Neighborhood Attendees (12). Sign-in sheets attached.**
  - 11 residents within 700 feet of Gladstone Crossing
  - 1 business owner who lives elsewhere but owns an apartment building within 700 feet of Gladstone Crossin

- **Councilmember Chonburi Lee (1)**

- **Project Staff (8)**
  - Beacon, Developer/Owner: Kevin Walker (Vice-President of Housing), Joan Bennett (Sr. Project Manager), Justin Lewandowski & Fritz Bimberg (Congregational Organizers)
  - Pope Design Group: Kate Blum-Wise (Project Manager), Chrstine Soma (Principal)
  - Solid Ground, Service Provider: Trisha Kauffman (Executive Director), Andree Aronson (Director of Advancement)

- **Project Volunteers (6)**
  - 6 Beacon housing advocacy volunteers who are members of congregations within or around Maplewood

II. Meeting Structure

- The attached agenda was distributed at the session.
- Each project partner (Beacon, Solid Ground and Pope Design Group) presented at the beginning of the session.
- Attendees were then able to visit information stations staffed by each partner to ask questions and register concerns.
  i. Renderings, the site and first floor plan were displayed on large boards. Renderings attached. Two architects were stationed at the display boards to field questions.
  ii. Beacon and Solid Ground displayed background information on the work and experience of their respective organizations. Two staff members from each organization staffed the tables.
- At the end of the session, attendees were asked to submit a comment card.

III. Feedback Summary:

- **Feedback Cards:** 6 attendees submitted comment cards at the end of the meeting. The cards are attached. Responses also provided below:

  - **Card 1:** "Input from next door neighbor – I would love a black iron fence between by building the project. 1938-1940 Clarence"

- **Card 2:** "I would love to have this in my community. I have lived in the area my whole life and think that Gladstone Crossing would be a huge asset to the community. This meeting gave me a lot of information about it and I'm so excited that is happening where I live. Everyone was very nice and explained everything so well."
- **Card 3:** "Does it have to be this huge? Traffic? Crime? Do you think there is enough housing? Security questions. Are you going to sell after acquiring land? How close to Frost Ave.? How does this help me or Maplewood?"
- **Card 4**: "Project is going to be bad for the neighbors. Many people will see before this happens. Council Member Lee said it isn't certain yet."
- **Card 5**: "Everything was well presented. As a community member I feel better informed of the project and I think it would be an asset to Maplewood."
- **Card 6:** *Note from an attendee asking a specific Beacon staff member to call them to discuss their concerns*.

- **General themes**: Staff from Beacon, Solid Ground and Pope Design group met on 5/18 to share the concerns and priorities that they heard from meeting attendees.
  - Those who were strongly opposed to the project did not have share specific concerns about the design. Their comments emphasized a general opposition to density and affordable housing, particularly apartment buildings for people who have experienced homelessness. Some expressed concerns based on activity they see around other apartment buildings in the neighborhood.
  - The architects reported that they received positive feedback on the design. Attendees emphasized the importance of using high quality materials to ensure that the building remained in good condition and expressed concerns about the building deteriorating over time. To address concerns, the architect emphasized the durability of the planned materials. To address concerns, the owner emphasized the importance of on-site property management and maintenance services.
  - Several attendees expressed concerns or asked questions about management and on-site services. They wanted to know assurance that the owner and service provider would provide active oversight and supervision of the property. Beacon and Solid Ground shared information on the proposed staffing model and their respective experience operating similar buildings.

GLADSTONE CROSSING
NEIGHBORHOOD INFO SESSION | MAY 11, 2023

NAME	STREET ADDRESS	CONTACT (PHONE/EMAIL)	Connection to Gladstone Neighborhood \Maplewood (Check Box)
Mary Huettl	6814 Thames Rd Woodbury, MN 55125	651-357-8661	RESIDENT BUSINESS X OTHER St. Pascal Baylon Church
Hermaine Vang	1895 Manton St	651-261-2804	RESIDENT BUSINESS OTHER
Molly Ludden	1425 E Eldridge Ave	luddenmolly@gmail.com	X RESIDENT BUSINESS OTHER
Michele Conner	1864 Birmingham Street	michele C@gmail.com	X RESIDENT BUSINESS OTHER
Vladimir Morozov	2202 Clarence St Maplewood MN 55112		RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER

J4, Attachment 9

GLADSTONE CROSSING
NEIGHBORHOOD INFO SESSION | MAY 11, 2023

NAME	STREET ADDRESS	CONTACT (PHONE/EMAIL)	Connection to Gladstone Neighborhood \Maplewood (Check Box)
CHONGRI LEE	2694 Saint Clair Rd E. Maplewood, MN 55119	651.321.2295	RESIDENT BUSINESS X OTHER
Sharon Murphy	1938-1940 Clarence St N	651-399-7124 mikemurphyteam@gmail.com	RESIDENT BUSINESS X OTHER
Chuck + Michelle Curtis	1893 Ide St N	6083541506 mcurtis_ed@yahoo.com	X RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER

GLADSTONE CROSSING
NEIGHBORHOOD INFO SESSION | MAY 11, 2023

NAME	STREET ADDRESS	CONTACT (PHONE/EMAIL)	Connection to Gladstone Neighborhood \Maplewood (Check Box)
Julie Moore	916 Ferndale St S. Maplewood 55119		✓ RESIDENT BUSINESS ✓ OTHER St. Pascal's
Sue Kulseback	1917 Furness St. Maplewood, MN 55109		✓ RESIDENT BUSINESS ✓ OTHER St Parcels
KATE BLUM-WISE	2093 7TH STREET N. NORTH SAINT PAUL 55109		RESIDENT BUSINESS OTHER
Shelley DAVIS	1544 Birmingham St Mpls MN. 55109		✓ RESIDENT BUSINESS OTHER
Sue Ludden	1425 E Eldridge Ave MAPLEWOOD, 55109		✓ RESIDENT BUSINESS OTHER
Nikki Moroz	2002 Clavens St Maplewood, 55109		RESIDENT BUSINESS OTHER

GLADSTONE CROSSING
NEIGHBORHOOD INFO SESSION | MAY 11, 2023

NAME	STREET ADDRESS	CONTACT (PHONE/EMAIL)	Connection to Gladstone Neighborhood \Maplewood (Check Box)
Gary Kimball	3081 Lydia Ct - Roseville, MN 55113	651-631-0964 kimballgj@gmail.com	RESIDENT BUSINESS X OTHER
Bill DORGAN	590 DEER RIDGE LANE S. MAPLEWOOD, MN 55119	651-738-0675 billonadorg@MSN.com	RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER
			RESIDENT BUSINESS OTHER

GLADSTONE CROSSING NEIGHBORHOOD INFO SESSION

5.11.2023 | 5:30-7:00 PM |Wakefield Community Building

AGENDA

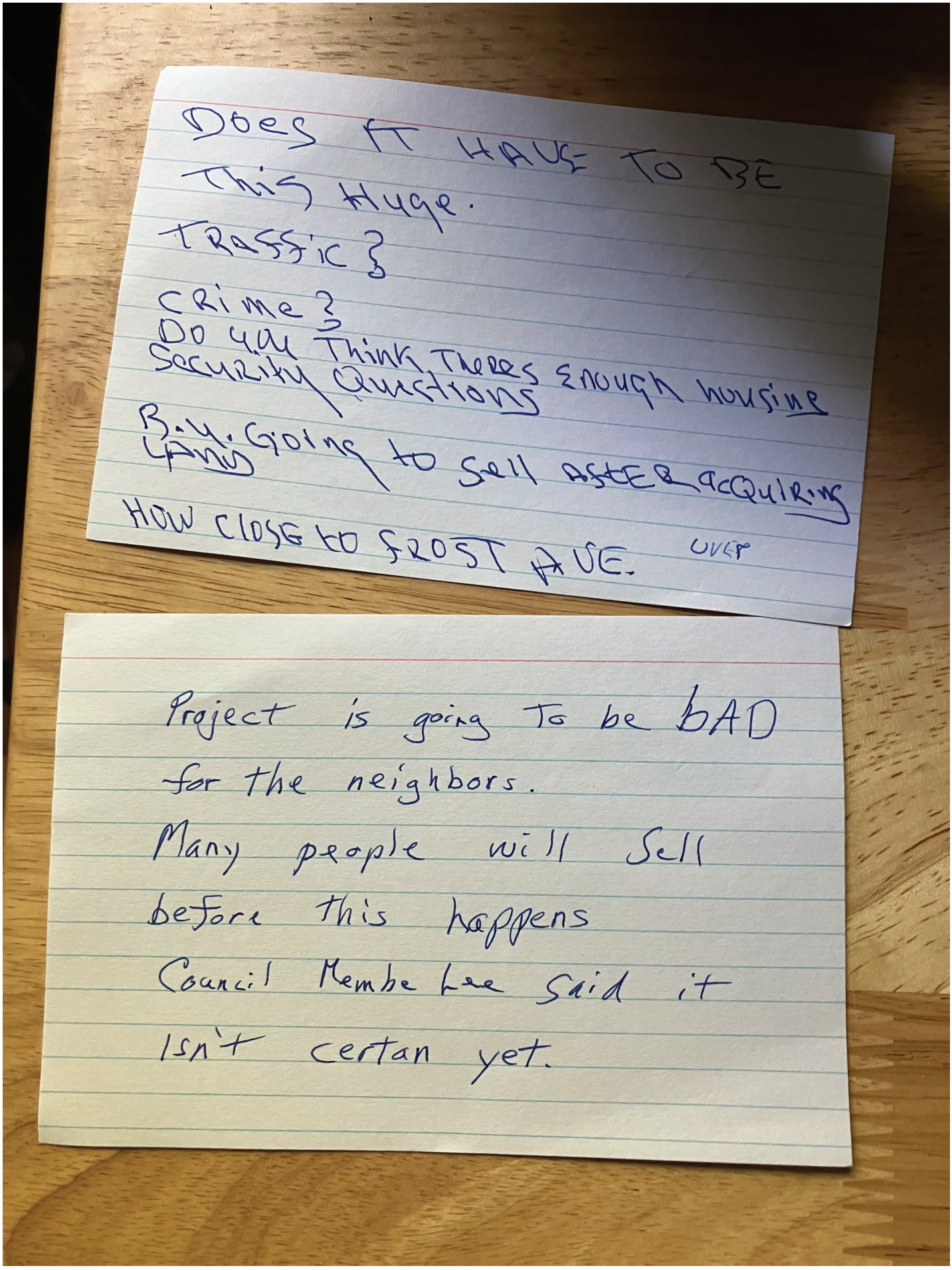
I. Refreshments
II. Welcome
III. Presentations From Project Partners
    a. Beacon Interfaith Housing Collaborative
    b. Solid Ground
    c. Pope Design Group
IV. Stations
    - Q &A with Project Partners at Information Tables
V. Small Group Discussion
VI. Adjourn

Input from next door neighbor -

I would love a black iron fence b/t my building + project

1938 - 1940 Clarence

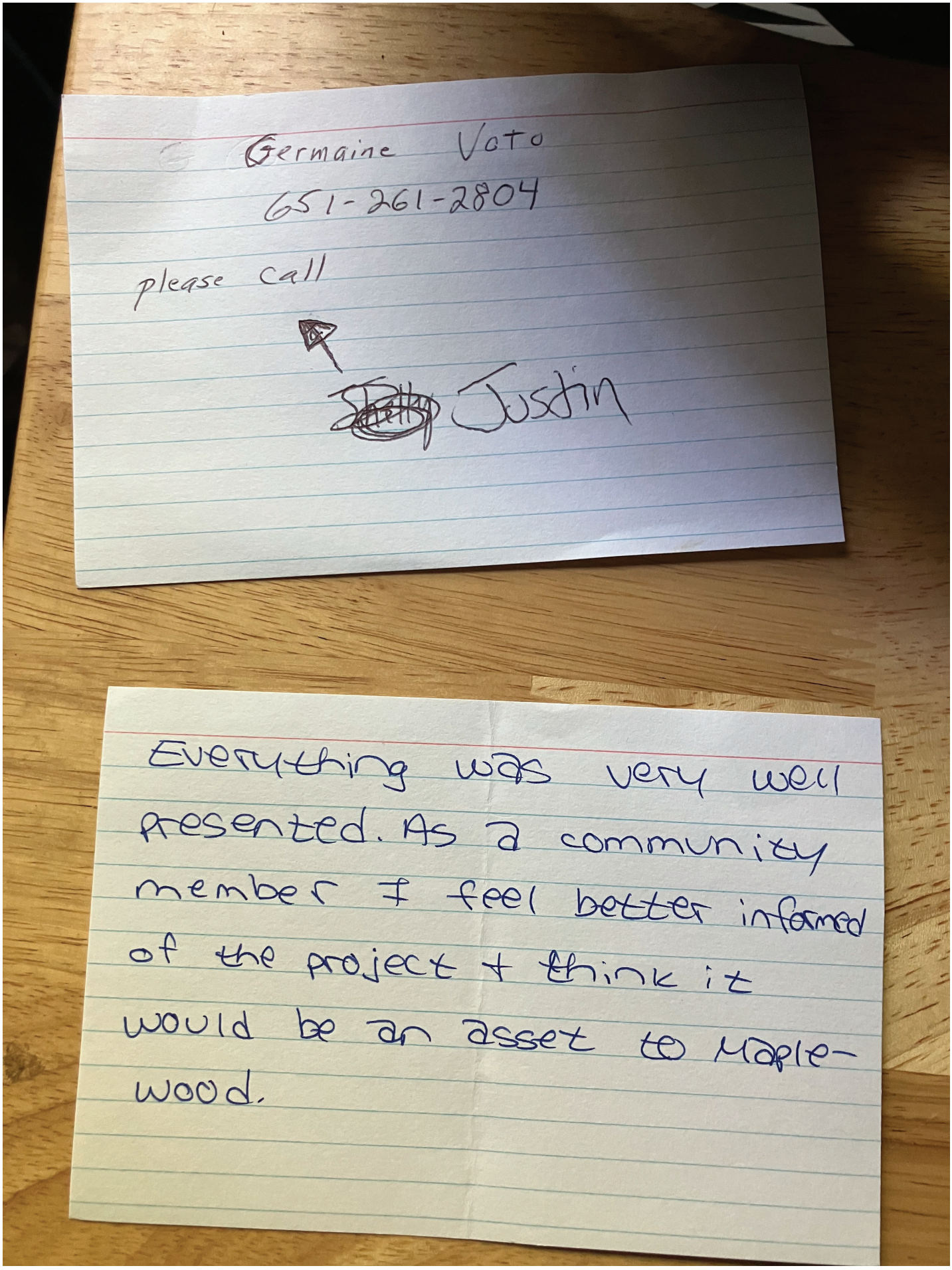
I would love to have this in my community. I have lived in the area my whole life and think that Gladstone Crossing would be a huge asset to the community. This meeting gave me a lot of information about it and I'm so excited that this is happening where I live. Everyone was very nice and explained everything so well.



Does it have to be
this Huge.
Traffic?
Crime?
Do you think there's enough housing
Security Questions
B.4. Going to sell after acquiring
land
How close to Frost Ave.

over

Project is going to be bad
for the neighbors.
Many people will sell
before this happens
Council Member Lee said it
isn't certain yet.



Germaine Voto
651-261-2804

please call

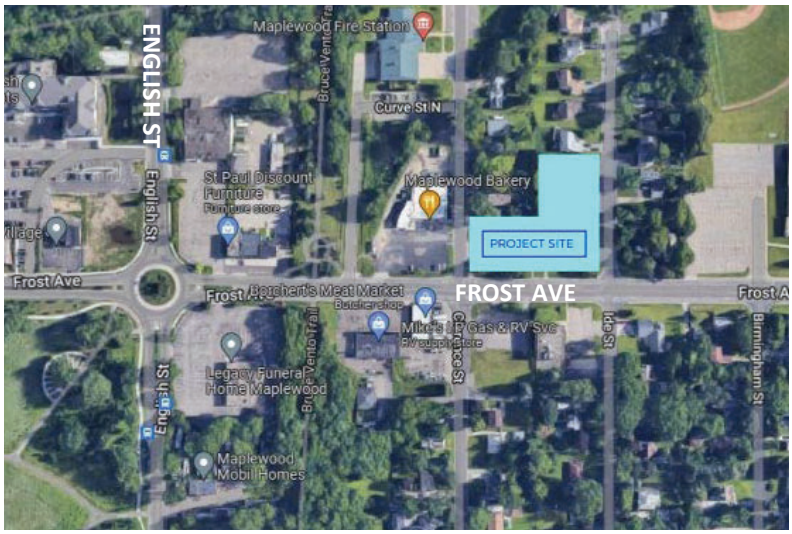
Justin

Everything was very well presented. As a community member I feel better informed of the project & think it would be an asset to Maplewood.

INTRODUCING GLADSTONE CROSSING

PROPOSED NEW DEVELOPMENT AT 1375 FROST AVE





Gladstone Crossing is a proposed 40-unit apartment building that will pursue Land Use approval from the City of Maplewood in the Summer 2023. Refer to the reverse page for project details.

More information can also be found be found here:

NEIGHBORHOOD INFO SESSION THURSDAY, 5/11/23 | 5:30-7:00 PM

WAKEFIELD COMMUNITY BUILDING | 1860 HAZELWOOD ST

GLADSTONE CROSSING

PROPOSED NEW DEVELOPMENT AT 1375 FROST AVE

FEATURES

- 3 stories with multiple finishes, including brick
- 40 apartment homes (2,3 & 4 BRs)
- 54 below grade and 5 surface parking stalls
- On site program and community spaces
- Outdoor spaces for young families
- Units will be prioritized for young parents who have experienced homelessness
- On site supportive services provided by Solid Ground



Developer/Owner

Beacon

Beacon is a collaborative of congregations committed to making sure all people have a home. For more than 20 years, Beacon has been creating quality, affordable apartment homes that people want to live in throughout the metro.

Service Provider

Solid Ground

HELPING FAMILIES BUILD STRONG FOUNDATIONS

Solid Ground is an award-winning non-profit that currently operates eight supportive housing programs in suburban Ramsey and Washington Counties housing over 550 women, men, and children.

CONTACT JUSTIN LEWANDOWSKI FOR MORE INFORMATION
jlewandowski@beaconinterfaith.org | 651-377-8160

Engineering Plan Review

PROJECT: **Frost Avenue Apartments**
1375 Frost Avenue East

PROJECT NO: **23-12**

COMMENTS BY: **Jon Jarosch, P.E. – Assistant City Engineer**

DATE: **6-6-2023**

PLAN SET: **Civil plans dated 5-23-2023**

REPORTS: **Stormwater Management Report dated 5-23-2023**

The applicant is seeking city approval to develop a new 40-unit multi-family apartment building and associated site amenities at 1375 Frost Avenue. The applicant is requesting a review of the current design.

The amount of disturbance on this site is greater than ½ acre. As such, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicant is proposing to meet these requirements via the use of an underground infiltration system.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

1) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.

2) A joint storm water maintenance agreement shall be prepared and signed by the owner for the proposed infiltration system and pretreatment devices. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the RWMWD to the City.

3) Geotechnical information (soil borings) shall be provided to support infiltration rates utilized in the infiltration system design.

4) An emergency overflow for the underground infiltration system shall be identified on the plans. This overflow shall be properly stabilized to prevent erosion during an overflow event.

5) Pre-treatment of stormwater before discharge into infiltration system is required. A minimum 3-foot deep sump or similar pre-treatment shall be installed to provide pre-treatment and sediment removal upstream of the system.

6) While overall site runoff rates are less than existing, detail shall be provided to ensure that runoff rates are not being increased to residential properties to the northwest of the site along Clarence Street.

Grading and Erosion Control

7) All slopes shall be 3H:1V or flatter.

8) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.

9) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.

10) All pedestrian facilities shall be ADA compliant.

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

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

13) The retaining wall along the entrance to the underground will require a structurally engineered design and building permit.

Sanitary Sewer and Water Service

14) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.

15) All modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.

16) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Other

17) The proposed integrated monument planter bed shown on the site plan shall be placed such that it does not cause sight-distance issues at the Clarence Street and Frost Avenue intersection. In general, no object greater than 2.5 feet in height shall be placed within the sight triangle that is created by extending lines 25-feet each direction from the property corner.

18) A traffic impact statement shall be provided to ensure no negative impacts to the level of service of the surrounding streets and intersections will be created by the proposed development.

19) All work within the Clarence Street, Frost Avenue, or Ide Street right-of-way shall be restored per the City's right-of-way ordinance. This will likely require larger street pavement patching than is shown in the plans.

20) The plans shall be signed by a civil engineer licensed in the state of Minnesota.

21) The applicant shall provide a self-renewing letter of credit or cash escrow in the amount of 125% of the proposed site improvements including earthwork, grading, erosion control, site vegetation establishment (sod, seed, etc.), aggregate base, and paving.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

22) Right-of-way permit

23) Grading and erosion control permit

24) Storm Sewer Permit

25) Sanitary Sewer Permit

- END COMMENTS -

Environmental Review

Project:	New 40 Unit Multifamily Building (Gladstone Crossing)
Date of Plans:	Tree Survey dated May 23, 2023 Existing Site and Removal and Landscape Plans with no date (plans submitted with application)
Date of Review:	June 12, 2023
Location:	1375 Frost Avenue
Reviewers:	Shann Finwall, Environmental Planner 651-249-2304, shann.finwall@maplewoodmn.gov

Project Background: The applicant proposes to redevelop the Gladstone House site at 1375 Frost Avenue with a 40-unit multi-family apartment building. The applicant must comply with the Gladstone Area Redevelopment Plan, green building code, solid waste ordinance, tree preservation ordinance, and Maplewood landscape policies.

Gladstone Area Redevelopment Plan

The property is located within the Gladstone Area Redevelopment Neighborhood. The plan details guiding principles, implementation initiatives, and key factors for shaping redevelopment of the Gladstone Neighborhood. The vision statement for the neighborhood states: "The vision for Gladstone is to be an inspiring, vital and stable neighborhood always striving to protect and portray its history, its sense of open space and ecological presence, and its qualities as a great neighborhood to live, play and work in." The plan outlines key factors to consider in shaping redevelopment in properties located on the east side of Vento Trail along Frost Avenue include:

1. Achieving a mix of commercial and residential uses with the predominant land use pattern consisting of higher density residential adjacent to Frost Avenue.

2. Incorporation of rainwater gardens, alternative pavement strategies, shared parking and other techniques to minimize surface water runoff and provide for treatment of runoff.

3. Incorporation of recycled building materials, roof top gardens, solar energy systems and other sustainable building techniques that contribute to the educational and interpretive vision of the Gladstone Savanna.

4. Flexibility to accommodate local neighborhood retail businesses that desire to stay in the neighborhood and do not conflict with a stronger residential presence.

5. Implementation efforts should explore ways that this project can provide financial resources to other parts of the master plan, particularly the improvement of Frost Avenue.

6. Development should orient toward the regional trails rather than back up to them.

7. Building heights should be greatest along Frost Avenue

Gladstone Neighborhood Redevelopment Plan Recommendations: The applicant should submit plans detailing how the redevelopment meets with the environmental key factors outlined in the plan, including but not limited to, incorporation of recycled building materials, roof top gardens, solar energy systems and other sustainable building techniques that contribute to the educational and interpretive vision of the Gladstone Savanna.

Green Building Code

The Green Building Code applies to Maplewood owned and financed buildings. The goal of the Green Building Code is to safeguard the environment, public health, safety and general welfare through the establishment of requirements to reduce the negative impacts and increase the positive impacts of the built environment on the natural environment and building occupants.

Green Building Code Recommendation: If the Gladstone Crossing development is approved for the use of Tax Increment Financing, the redevelopment of the site must comply with the Green Building Code and ensure sections in the Code are complete including 1) energy conservation, efficiency, and CO^2 emission reductions; and 2) material resource conservation and efficiency standards.

Solid Waste Ordinance

All multi-family properties are included in the City's recycling program. The City of Maplewood contracts with Tennis Sanitation for multi-family recycling. Tennis Sanitation supplies 95-gallon recycling carts or recycling dumpsters collected weekly. The City of Maplewood adds the recycling fee onto the water bill.

Solid Waste Recommendation: Prior to Certificate of Occupancy, the applicant must ensure recycling service is set up through the City's recycling program.

Tree Ordinance and Mixed Use Zoning Tree Planting Requirements

1. Tree Preservation Ordinance:

    a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree of the following size: 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.

    b. Specimen Trees: A specimen tree is defined as a healthy tree of any species that is 28 inches in diameter or greater.

    c. Tree Replacement: If greater than 20 percent of significant trees are removed, tree replacement is based on a calculation of significant trees located on the site and significant trees removed. Credits are given for all specimen trees that are preserved. If less than 20 percent of significant trees are removed, tree replacement is based on a calculation of one 2-caliper inch replacement tree per significant tree removed.

    d. Tree Replacement: The tree standards require that as many replacement trees be planted on the site as possible. An applicant can pay into the City's tree fund

at a rate of $60 per caliper inch for trees that cannot be planted on site. The City uses the tree fund to manage trees in parks and within the right-of-way.

2. Mixed-Use Zoning Tree Planting Requirements: Over story trees are required at regular intervals along the road to help define the road edge, to buffer pedestrians from vehicles and to provide shade. The over story trees shall be located in a planting strip at least 5 feet wide between curb and sidewalk, or in a planting structure of design applicable to the City.

3. Tree Impacts: There are 11 significant trees on site equaling 200.5 caliper inches. It appears that the applicant proposes to remove 10 significant trees, equaling 174 caliper inches. This represents 87 percent tree removal.

4. City Code Tree Replacement Required: Based on the City's tree replacement calculation, which looks the overall caliper inches of significant trees on the site versus the caliper inches of trees removed, City code requires 174 caliper inches of replacement trees on the site (which equals 87 – 2 caliper inch trees).

4. Proposed Tree Replacement: The landscape plan shows 12 new trees ranging in size from 2 to 2.5 caliper inches, totaling 28 caliper inches of replacement trees. Five of those trees will be planted along Frost Avenue. The overall caliper inches of replacement trees does not meet the City's tree replacement requirements.

5. *Tree Ordinance Recommendations:*

   a. Prior to issuance of a grading permit, the applicant must submit the following:

      1) A revised tree survey that shows only significant trees as defined in the City's tree preservation ordinance, and which of those trees will be removed with development. The tree survey submitted shows significant and some smaller nonsignificant trees.

      2) A revised existing site and removal plan showing only significant trees with identifying tree tag numbers outlined in the revised tree survey, and which of those trees will be removed and which will be preserved.

      3) A tree protection plan showing how all significant trees proposed to be preserved will be protected during development per the City's tree standards.

      4) A revised landscape plan showing:

         a) Updated tree removal and replacement requirements based on the revised plans as outlined above. The tree removal and requirements outlined in the plan do not match the tree survey and removal plans, or staff's review of those plans.

         b) The addition of 174 caliper inches of replacement trees (or the new tree replacement calculation once revised plans are submitted per the above conditions) are planted on site. The addition of 174 caliper inches of replacement trees is not feasible on site, but one or two trees could be planted on the south side of the parking lot, adjacent Frost Avenue, to ensure the Mixed Use

Zoning tree planting requirements are met. Once as many trees are planted on site as possible, the applicant could pay into the City's tree fund at a rate of $60 per caliper inch of remaining trees required to be planted on site.

5) Escrow: The applicant must submit a tree escrow in the amount of $60 per caliper inch of trees to be replaced on the site. The escrow will be released once the trees are planted with a one-year warranty.

Urban Agriculture

The applicants propose a small community garden on the north side of the building. Community gardens under one acre are allowed as a permitted use in any zoning district if it meets the following standards:

1. Maintain a five-foot setback to all property lines.
2. On-site sales shall be limited only to products grown on the site with the following requirements:
    a. Sales shall be limited to no more than 30 calendar days a year.
    b. Sales shall only take place between the hours of 7:00 a.m. to 7:00 p.m.
    c. Sales shall not take place on the public sidewalk or boulevard.
3. Soil tests showing that lead levels are less than one hundred parts per million (100 ppm), or raised planting beds with soil barriers and clean, imported soil will be required.
4. Community garden accessory structures are allowed including greenhouses and hoop houses. A building permit is required for structures larger than 200 square feet in area.
5. Subject to minimum property maintenance standards as outlined in city ordinances.
6. Abide by noise regulations as outlined in city ordinances.
7. Be conducted in a manner that controls odor, dust, erosion, lighting, and noise and is in compliance with city standards so as not to create a nuisance.
8. Any tools, equipment, and material shall be stored and concealed within an enclosed, secure structure.

Urban Agriculture – Community Garden Recommendations: Submit a detailed community garden plan showing the garden meets the City's urban agriculture – community garden standards as outlined above.

Landscape Policies

Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

Landscaping Recommendations: Prior to issuance of a grading permit, the applicant must submit the following: Work with the City's Natural Resources Coordinator to ensure no tree or plant species planted on the site are invasive, that species planted are native where possible and climate resilient.

DRAFT MINUTES
MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
6:00 P.M. Tuesday, June 20, 2023
City Hall, Council Chambers
1830 County Road B East

E. NEW BUSINESS

3. Design Review Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East

Elizabeth Hammond, Planner, presented the Design Review Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East, and answered questions from the Board.

Joan Bennet, Beacon Interfaith, addressed the board and answered questions.

Kate Blum-Wise, Pope Design Group, addressed the board and answered questions.

Trisha Kauffman, Solid Ground, addressed the board and answered questions.

An unidentified Resident addressed the board and spoke on the project.

Boardmember Oszman moved to approve a resolution for design review approving a three-story, 40-unit multifamily apartment building to be constructed at 1375 Frost Avenue East, subject to conditions of approval.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 Beacon Interfaith Housing Collaborative has requested approval of a design review to construct a three-story, 40-unit multifamily building.

1.02 The property is located at 1375 Frost Avenue East and is legally described as:

1.03 PIN: 152922230023, 152922230087, 152922230024, 152922230094
Lots 13, 14, 15, 16, 17, 18 and 19 except the North 15 feet of Lot 19, Block 11, Gladstone, together with that part of the vacated alley adjacent thereto which accrued thereto by reason of vacation thereof, Ramsey County, Minnesota; AND (Parcel 1, Per Commitment 66965-1) Lot 4, except the North 14.25 feet thereof, also all of Lots 5, 6, 7, 8, and 9, Lunn's Rearrangement of Lots 7 to 12, inclusive, Block 11, Gladstone, together with that portion of vacated alley in Lunn's Rearrangement accruing thereto, and together with that portion of vacated alley in Block 11, Gladstone, accruing thereto, all according to the plat thereof on file and of record in the Office of the County Recorder in and for Ramsey County, Minnesota. (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 are in keeping with the character of the surrounding neighborhood and are 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 design plans date-stamped May 24, 2023. 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, city engineer, and building official must be met.

3. Satisfy the requirements in the engineering review authored by Jon Jarosch, dated June 6, 2023.

4. Satisfy the requirements and update the site plans as outlined in the environmental review authored by Shann Finwall, dated June 12, 2023.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

6. Rooftop vents and equipment shall be located out of view from all sides of the property.

7. This resolution approves a parking waiver for (20) parking stalls.

8. This approval does not include signage. Any identification or monument signs for the project must meet the city’s mixed-use sign ordinance requirements, and the applicant must apply for a sign permit before installation. The proposed monument sign on the corner of Clarence Street and Frost Avenue must achieve the sight visibility requirements for street intersections. Identification or monument signs shall be designed to be consistent with the project’s building materials and colors.

9. Before the issuance of a building permit, the applicant shall submit for staff approval the following items:

   a. 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.

   b. A revised landscape plan.

   c. A revised tree survey plan and tree protection plan.

d. A detailed community garden plan.

e. A revised existing site and removal plan.

f. A revised photometric plan that meets city code requirements.

g. Additional bicycle parking must be incorporated near the building entrance, patio, and playground spaces. This should be added to the site plan for staff review.

h. The applicant shall install a stop sign at the exit from the site. This shall be added to the site plan and reviewed by the city engineer before installation.

i. The applicant shall submit updated elevations and perspective renderings: the updated plans must identify the percentages of each proposed building material for all sides of the building. The renderings must illustrate the segment length of the building façade along the east side of the building.

j. The applicant must provide additional screening and landscaping along the west and north property line within the setback areas – specifically along the property line directly west of the playground and along the property line directly east of the community garden space. The updated landscape plan should be submitted to staff for approval before issuing a building permit.

k. The applicant shall submit to city staff a copy of an executed shared parking agreement for 21 parking spaces with the Philippine Center of Minnesota, located at 1380 Frost Avenue.

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. Install all required sidewalks and trails.

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 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.

Seconded by Chairperson Kempe Ayes – All

The motion passed.