

MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, July 10, 2023
City Hall, Council Chambers
Meeting No. 13-23

J. NEW BUSINESS

4. Design Review and Parking Waiver Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East

Elizabeth Hammond, Planner, gave the presentation. Kevin Walker, Vice President for Housing Development at Beacon Interfaith Housing Collaborative, and Kate Blum-Wise, Project Manager with Pope Design Group, addressed council and answered questions.

Councilmember Lee moved 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.

Resolution 23-07-2228
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.

