

COMMUNITY DESIGN REVIEW BOARD STAFF REPORT
Meeting Date November 19, 2024

REPORT TO: Michael Sable, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Design Review Resolution, Birch Run Station, 1715 Beam Avenue East

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Arizona Partners, the owner of the Birch Run Station shopping center, is requesting approval for two new building pad sites. The first lot is for a proposed Starbucks with a drive-through. The second lot would be for future development, consisting of either a multi-tenant retail building or a drive-through restaurant. The Starbucks lot will encompass approximately 0.44 acres and consist of a one-story 2,252 square foot building. To proceed with this project, the applicant requests city approval for design review.

Recommended Action:

Motion to approve a resolution for design review approving a coffee shop with a drive-up food and beverage window to be constructed within a newly created lot at 1715 Beam 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 October 29, 2024. The initial 60-day review deadline for a decision is December 28, 2024. 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:

A coffee shop with a drive-up food and beverage window is a permitted use within the city's North End Zoning District and does not require any additional zoning approvals outside of design review. The applicant has also submitted a lot division application to create two additional building pad lots. This request is reviewed and approved administratively by city staff.

Design Review

Site Plan

The proposed coffee shop building would be situated in the center of a newly created parcel within the Birch Run Shopping Center. The new parcel will meet the subdivision requirements of the North End Zoning District. The access drives to the shopping center from Beam Avenue and Southlawn Drive will remain unchanged and the coffee shop site will have an access point on the north and west sides of its lot.

The new parcel and building will be wholly within the Birch Run Shopping Center which means the building setback will not have any impacts on surrounding properties. The proposed building will be setback approximately 27 feet from the neighborhood internal private street. A sidewalk connection will be made between the sidewalk along Beam Avenue and the new building.

Building Elevations

The proposed building is a single story in height. Exterior materials include brick, composite siding, and EIFS. A variety of complementary exterior colors and materials are proposed to create visual appeal. The proposed exterior building materials achieve the required primary, secondary, and accent material standards of the North End district.

Parking

The parking stalls and drive aisles meet size requirements. City ordinance requires 1 to 5 parking stalls per 1,000 square feet. The proposed building is 2,252 square feet thus requiring between three and 12 parking spaces. The applicant's site plan shows 18 parking spaces in which 12 of the spaces already existing within the overall shopping center site and are incorporated in this parcel. The coffee shop will create six new spaces directly to the store.

Landscaping

The applicant proposes to plant trees and various shrubs, perennials and grasses throughout the site. The landscape plan includes 19 new 2.5 caliper inch trees. In order to ensure the development meets the City's tree preservation ordinance, a tree plan identifying the size, location, and species of the trees proposed to be removed during development of the site will be required.

Trash Enclosure

The applicant has identified a location for the trash enclosure in the site's southwest corner, but elevation perspectives still need to be included and reviewed. Before issuing a building permit, the applicant must submit elevations of each side of the enclosure detailing the height, materials, colors, and opaqueness.

Lighting

The applicant submitted a photometric site plan as part of its application. The site plan meets the code requirements for permitted light spread and foot-candle levels.

Signs

Signs are not reviewed as part of this request. The applicant must either meet the sign ordinance requirements for the North End Zoning District or apply to amend the comprehensive sign plan for the Birch Run Shopping Center.

Design Standard Exceptions

Section 44-704 (C). Exceptions to the design standards may be considered by the community design review board, or city council if appropriate if they uphold the integrity of the North End Vision Plan and Comprehensive Plan, and result in an attractive, cohesive development design as intended by this division.

- The east side of the building faces a neighborhood internal private street which has a maximum building setback of 25 feet.
 - The applicant proposes a setback of approximately 27 feet. The project does meet the 40 percent street frontage coverage minimum.
- Buildings fronting neighborhood internal streets are required to have a minimum of two stories.
 - The applicant is proposing a single 20-foot-tall building. Of the 20 feet, the top four feet is dedicated as parapet space to help increase the height of the structure and screen mechanical equipment.
- Businesses in the North End Zoning District require a minimum of 1 parking spaces per 1,000 square feet and a maximum of 5 parking spaces per 1,000 square feet.
 - The applicant is proposing 18 parking spaces in which 12 of the spaces already existing within the overall shopping center site and are incorporated in this parcel. The coffee shop will create six new spaces directly to the store. The project does meet the requirement of surface parking areas being limited to no more than 20 percent of total site area.

Staff is comfortable with the exceptions to the design standards outlined above, particularly given that this is not a wholesale redevelopment of the overall site. The exception section of this ordinance was included to assist with bridging the gap of investing in existing properties and the complete redevelopment of a site. Overall, this infill development utilizing existing parking lot space maintains the integrity of the vision plan, comprehensive plan, and zoning ordinance.

Department Comments

Environmental Planner – Shann Finwall, Natural Resources Coordinator – Carole Gernes

The applicant must meet the environmental review requirements dated November 12, 2024.

Assistant City Engineer – Jon Jarosch

The applicant must meet the engineering review requirements dated November 6, 2024.

Commission Review

Community Design Review Board

November 19, 2024: The community design review board will review this project.

Citizen Comments

Staff sent public hearing notices to the surrounding property owners within 500 feet of the proposed site. Staff did not receive any comments.

Reference Information

Site Description

Project Area: 27.51 Acres
Existing Land Use: Shopping Center

Surrounding Land Uses

North: Senior Housing, Open Space and Ramsey County Library
East: Commercial Buildings and Maplewood Mall
South: Commercial Buildings
West: St. John's Hospital and Medical Buildings

Planning

Existing Land Use: Mixed-Use – Community
Existing Zoning: North End

Attachments:

1. Design Review Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Applicant's Narrative
6. Site and Landscape Plans
7. Building Elevations
8. Engineering Review, Dated November 6, 2024
9. Environmental Review, Dated November 12, 2024
10. 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 Arizona Partners has requested approval of design review to construct a coffee shop with a drive-up food and beverage window on the property located at 1715 Beam Avenue East.
- 1.02 The property is located at 1715 Beam Avenue East with PIDs of 03-29-22-14-0006 and 03-29-22-14-0015.

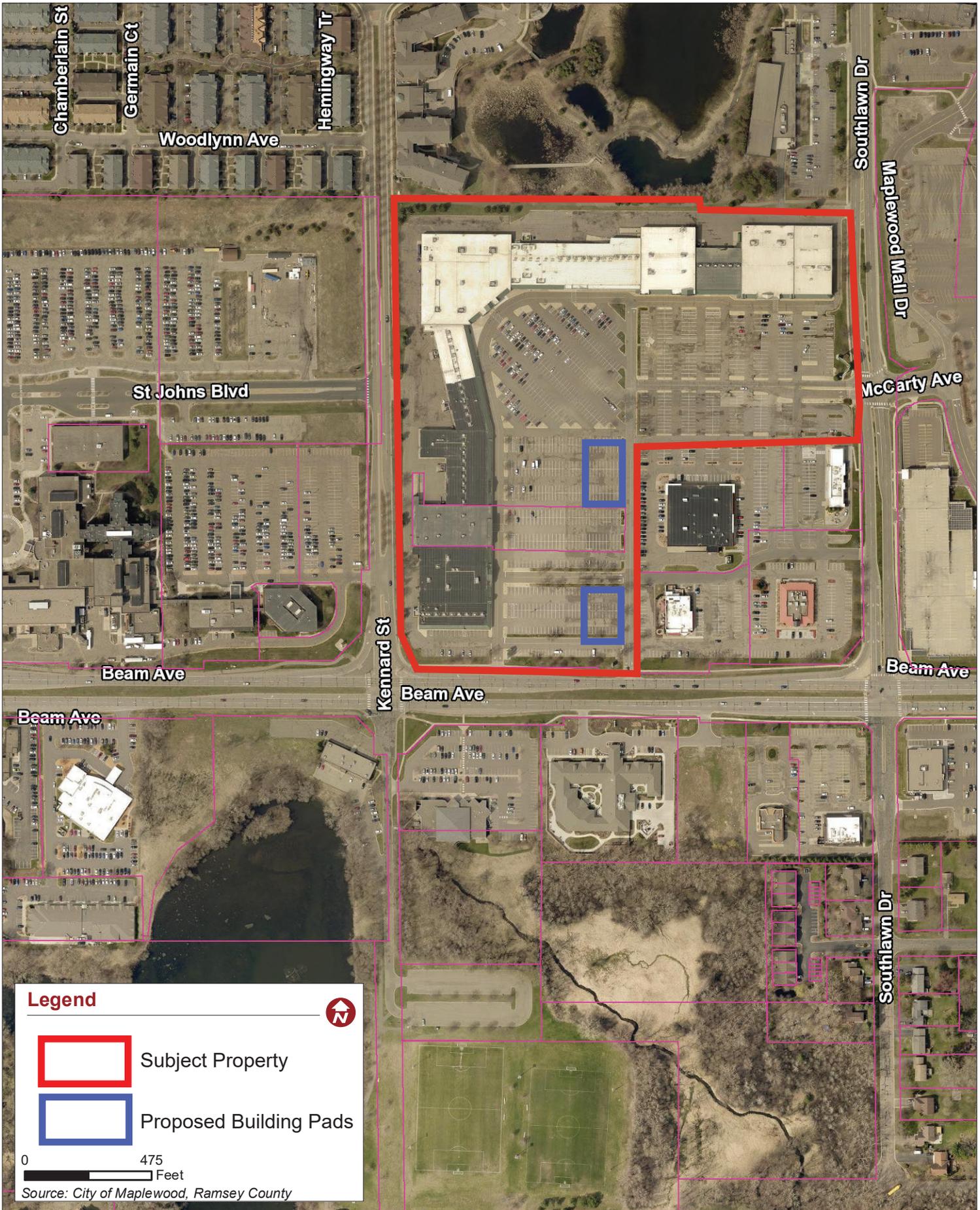
Section 2. Site and Building Plan Standards and Findings.

- 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. 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 November 6, 2024.
 4. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated November 12, 2024.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. Rooftop vents and any mechanical equipment shall be hidden from view from all sides of the property and screened as required by city ordinance.
7. This approval does not include signage. Any signs for the project must meet the city's ordinance requirements, and the applicant must apply for a sign permit before installation.
8. 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. The applicant must incorporate the requirements outlined in the environmental review and submit an updated tree and landscape plan.
 - c. Submit proof that Ramsey County has recorded the lot division that creates the parcel of property that this building will be within.
9. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
 - e. Install all required sidewalks and trails.
10. If any required work is not done, the city may allow temporary occupancy if:
 - a. The city determines that the work is not essential to public health, safety or welfare.
 - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
11. All work shall follow the approved plans. The director of community development may approve minor changes.



Legend

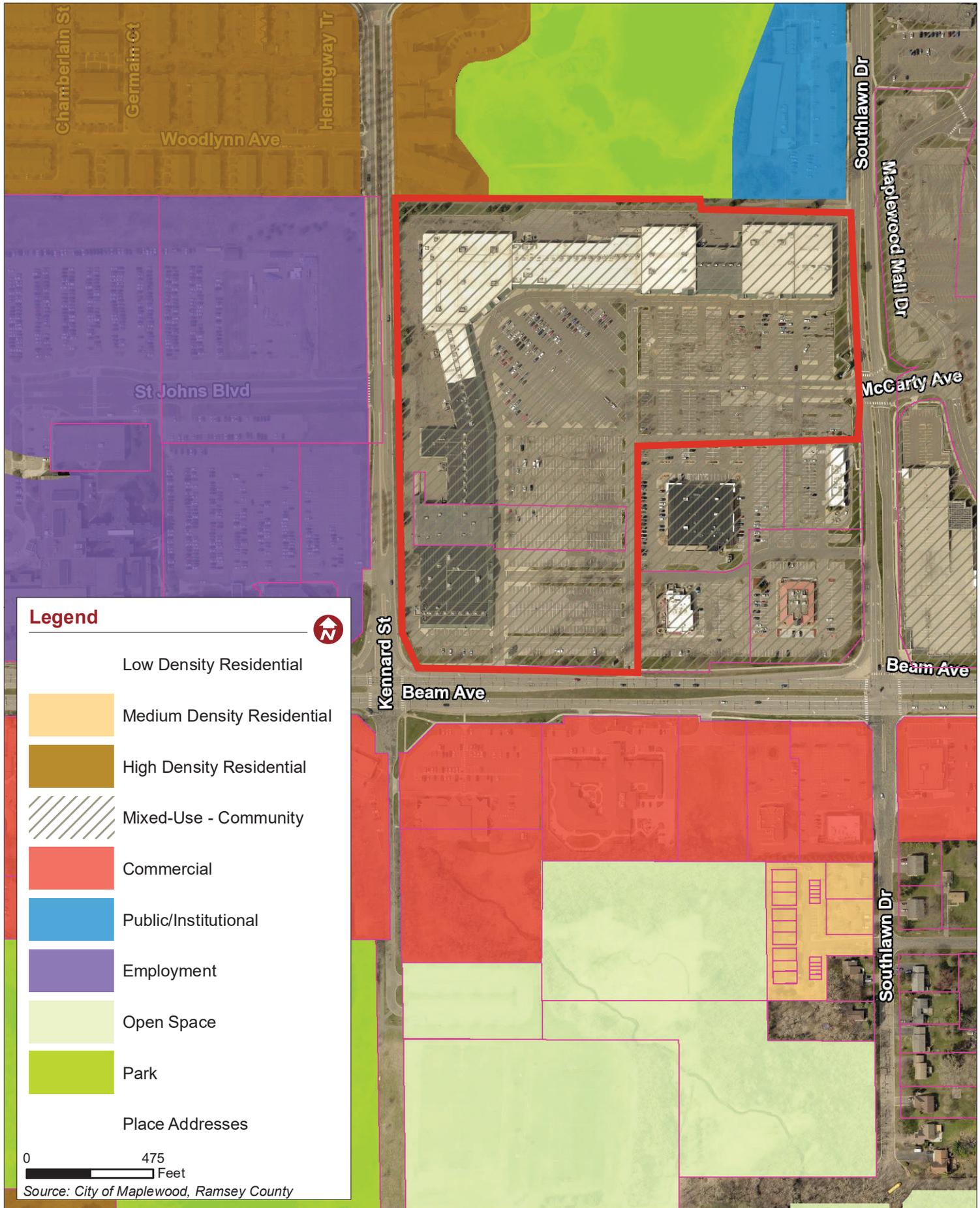
-  Subject Property
-  Proposed Building Pads

0 475
Feet

Source: City of Maplewood, Ramsey County



Maplewood



Legend



Low Density Residential



Medium Density Residential



High Density Residential



Mixed-Use - Community



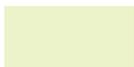
Commercial



Public/Institutional



Employment



Open Space

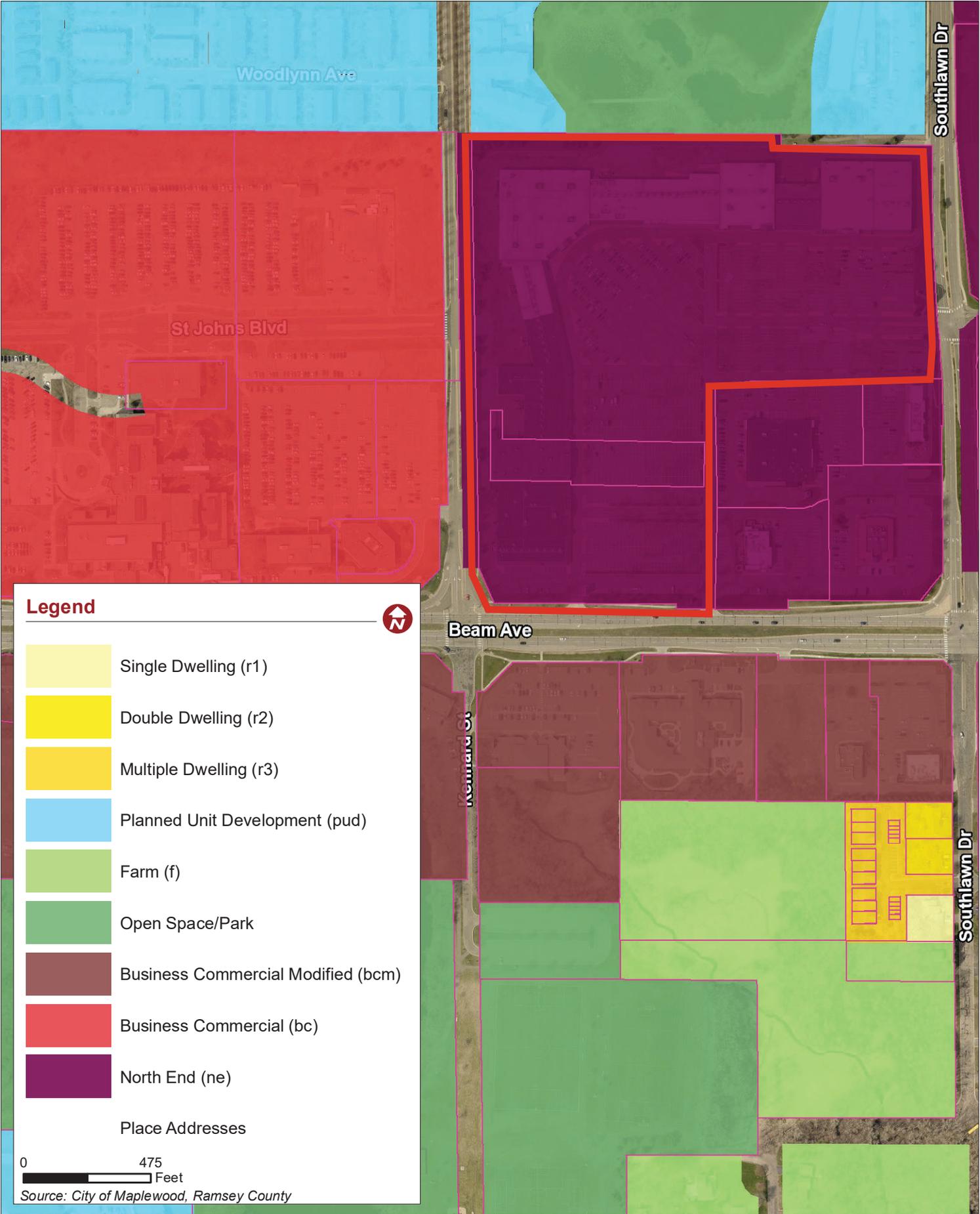


Park

Place Addresses



Source: City of Maplewood, Ramsey County



Legend



- Single Dwelling (r1)
- Double Dwelling (r2)
- Multiple Dwelling (r3)
- Planned Unit Development (pud)
- Farm (f)
- Open Space/Park
- Business Commercial Modified (bcm)
- Business Commercial (bc)
- North End (ne)

Place Addresses



Source: City of Maplewood, Ramsey County

October 23,2024

Birch Run Station Starbucks – Project Narrative

Project Team

Arizona Partners is a shopping center redeveloper located in Scottsdale Arizona. Arizona Partners has redeveloped over five (5) million square feet of shopping centers over the past thirty (30) years, in Arizona, California, Colorado, Texas, Michigan, and Minnesota.

In addition to Arizona Partners, the project team also consists of Wilkus Architects and Sambatek.

Project Summary

Arizona Partners and the design team are excited to present the enclosed Lot Split, Community Design Review Board, and Conditional Use Permit applications to the City of Maplewood for review and approval. The project team is proposing the creation of three new parcels by combining two existing parcels and subdividing the lots. The project is located at Birch Run Station 1715 Beam Avenue, Maplewood, MN 55109. One lot is for a proposed Starbucks, drive through, and parking lot. The second lot is for future retail development, which would consist of multi-tenant retail building or a drive through restaurant. The final lot will encompass the existing retail shopping center.

Currently, the lots for proposed development facilitate parking for the shopping center customers. The lot for the future development will consist of approximately 0.42 acres. The Starbucks lot will encompass approximately 0.44 acres and consist of a one-story building with approximately 2,400 sf of building space. Other proposed project features include a drive through, pedestrian access route and interconnected sidewalks, trash enclosure, menu boards and signage, site utilities, and landscaping features including trees and shrubs for screening. The project will disturb under 0.5 acres of underlying soils.

We are requesting along with our application that the City waive the second story requirement for new developments in the North End District. We believe that a single-story building will better match the surrounding architecture and landscape while more closely aligning in height to the buildings within close proximity to the site. The proposed outdoor patio, decorative building facade, and revamped landscaping will turn this barren parking lot space into an area of bustling activity through its' encouraged use by both pedestrian and vehicle traffic.

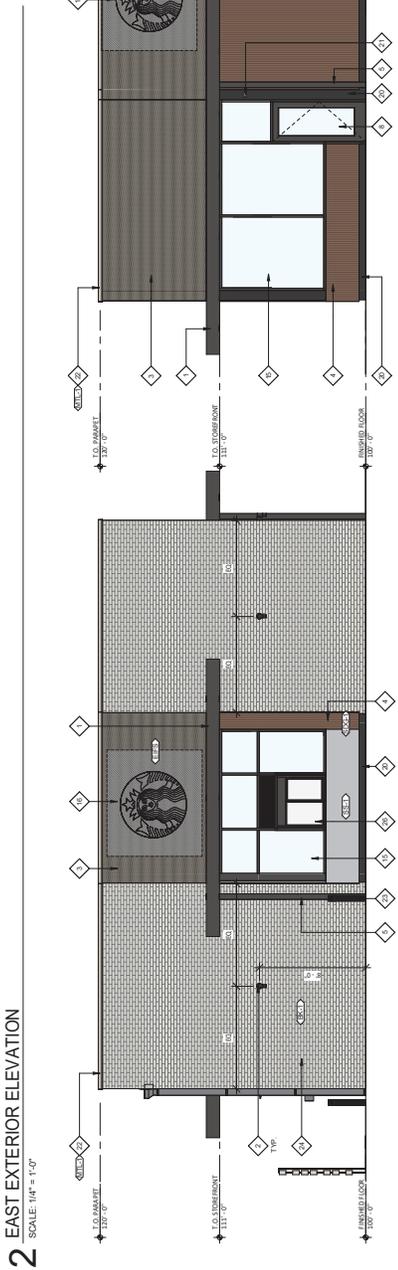
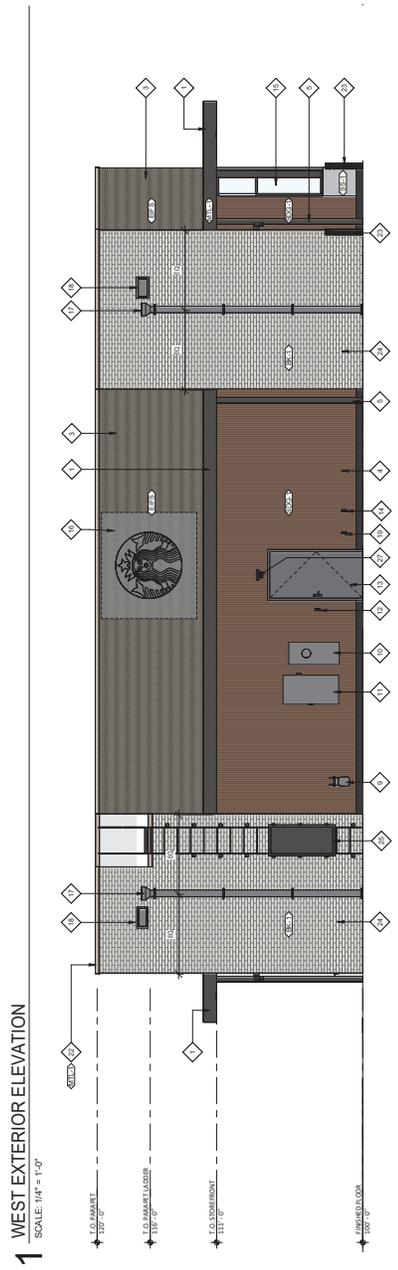
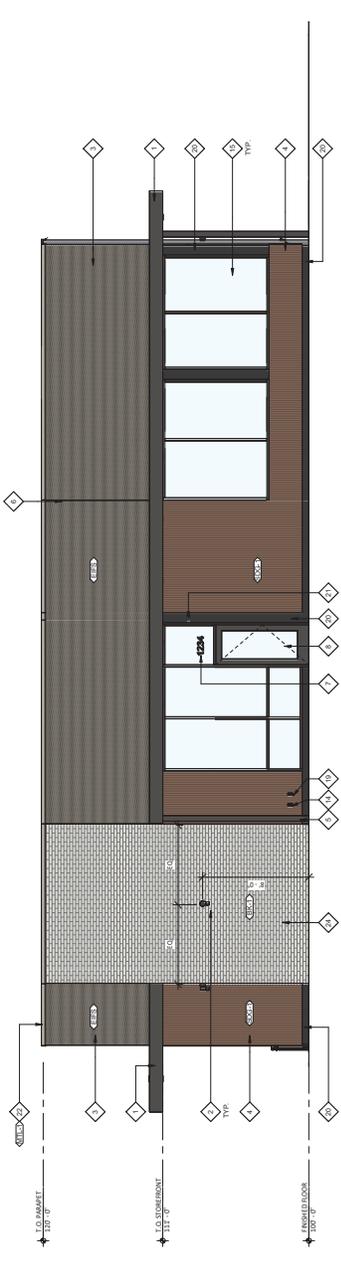
The project will benefit the community by taking unused parking space and providing an amenity for the North End District. The location of the development is in close proximity to Interstate 694, M Health Fairview St. John's Hospital and the Maplewood Mall ensuring easy access and convenience.

EXTERIOR FINISH SCHEDULE

ITEM	MANUF.	COLOR	REMARKS
1	WILKUS	HERITAGE	HERITAGE
2	WILKUS	HERITAGE	HERITAGE
3	WILKUS	HERITAGE	HERITAGE
4	WILKUS	HERITAGE	HERITAGE
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25	WILKUS	HERITAGE	HERITAGE
26	WILKUS	HERITAGE	HERITAGE
27	WILKUS	HERITAGE	HERITAGE

KEYNOTE LEGEND

1. UNFINISHED METAL CORNER, COLOR TO MATCH STOREFRONT
2. WALL SOURCE
3. DRYWALL SYSTEM, FINISH TO MATCH BY TOYAMA/RY GRAY
4. COMPOSITE SINK - NEW TIGHT BELGIAN TEAM (BELGIAN BOARD) - ALUMINUM TRIM POWER CAPPED TO MATCH CABINING
5. UNFINISHED METAL CORNER, COLOR TO MATCH STOREFRONT
6. UNFINISHED METAL CORNER, COLOR TO MATCH STOREFRONT
7. UNFINISHED METAL CORNER, COLOR TO MATCH STOREFRONT
8. UNFINISHED METAL CORNER, COLOR TO MATCH STOREFRONT
9. GAS METER
10. ELECTRICAL METER
11. ELECTRICAL FUSED DISCONNECT SWITCH
12. DOOR BELLE REFER TO DOOR HARDWARE
13. INSULATED HOLLOW METAL SERVICE DOOR AND FRAME, PAINT TO MATCH EXTERIOR FINISH
14. LOCKABLE FIRST FLOOR FIRE EMB. COLOR TO MATCH EXTERIOR FINISH
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WILKUS ARCHITECTS

MAPLEWOOD STARBUCKS SHELL BUILDING
1717 BEAM AVENUE
MAPLEWOOD, MN 55109

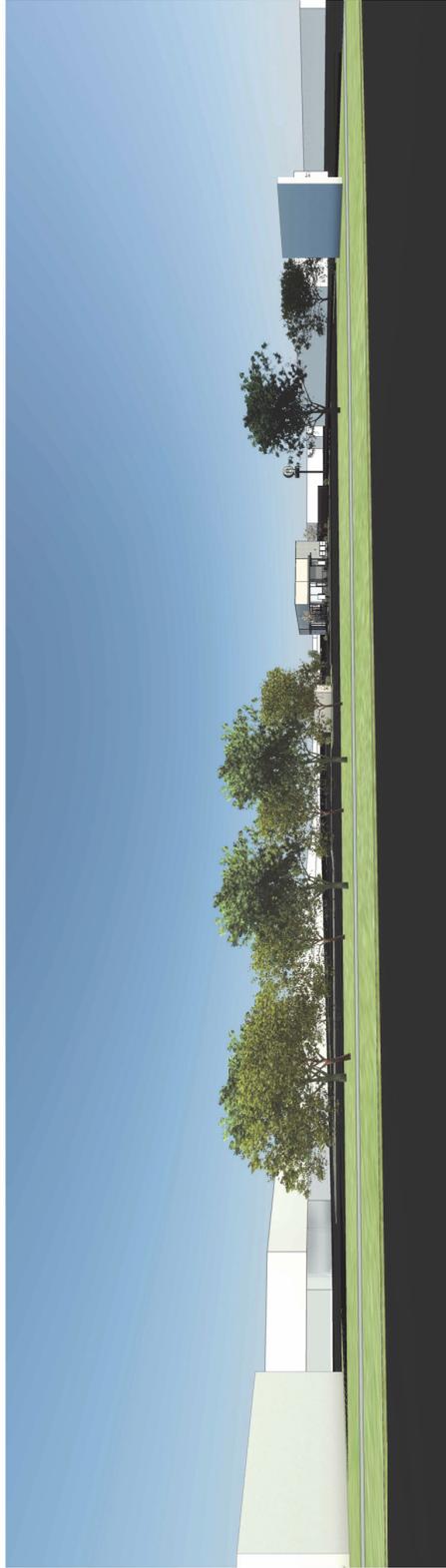
EXTERIOR ELEVATIONS
A-700

PROJECT NO. 2024.005
DRAWN BY: BMT
CHECKED BY: BMT
DATE: 10/24/24
SCALE: AS SHOWN
DATE: 10/24/24

NOT FOR CONSTRUCTION



1 PERSPECTIVE FROM LOT
SCALE:



2 PERSPECTIVE FROM BEAM AVE
SCALE:

SITE PERSPECTIVE



MAPLEWOOD STARBUCKS SHELL BUILDING

04.11.2024
SD.003

ARIZONA PARTNERS RETAIL
8800 N. HAVDEN ROAD
TOLSON, ARIZONA
SCOTTSDALE, AZ 85268

Engineering Plan Review

PROJECT: Starbucks – Birch Run Station
1715 Beam Avenue

PROJECT NO: 24-17

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

DATE: 11-6-2024

PLAN SET: Civil plans dated 10-15-2024

REPORTS: None

The applicant is seeking design review, a lot division, and a conditional use permit to create two new building sites within the existing parking lot at Birch Run Station.

The applicant is proposing to utilize a variety of construction practices to keep the overall site disturbance below ½ acre. Likewise, the proposed site changes will slightly reduce overall impervious surfaces. As such, the project is exempt from the City's stormwater quality, rate control, and other stormwater management requirements.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents and calculations 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) Details shall be provided depicting the connection of the PVC roof leaders to the 12-inch storm sewer. These connections shall be made in a watertight manner. Cleanouts are recommended on these roof leaders to ensure they can be maintained in the future.
- 2) It is recommended that a 3- foot deep sump manhole be installed in the location of the connection to the existing storm sewer or in place of CBMH-4.

Grading and Erosion Control

- 3) All slopes shall be 3H:1V or flatter.
- 4) Inlet protection devices shall be installed and remain in place on all existing and proposed onsite storm sewer, and perimeter control shall remain in place until all exposed soils onsite are stabilized with at least 70% vegetation coverage. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.

- 5) Bio-roll or other perimeter control shall be installed along the western perimeter of the project area.
- 6) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 7) All pedestrian facilities shall be ADA compliant.
- 8) The total grading volume (cut/fill) shall be noted on the plans.
- 9) A copy of the project SWPPP shall be submitted prior to the issuance of a grading permit.

Sanitary Sewer and Water Service

- 10) The applicant shall be responsible for paying SAC, WAC, and PAC charges related to the improvements proposed with this project. A SAC determination is required.
- 11) All modifications to the water system shall be reviewed by Saint Paul regional Water Services (SPRWS). All requirements of SPRWS shall be met.
- 12) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Other

- 13) PAC charges will apply to this project. Additional information is needed from the applicant to calculate the PAC charge.
- 14) Utilities (storm sewer, sanitary sewer, and water main) are shown to cross proposed property lines between parcels 1A and 1B. The same is likely to occur when parcel 1C is developed in the future. Appropriate private easements shall be established between said parcels to accommodate the installation, use, and ongoing maintenance of these utilities.
- 15) Parcels 1B and 1C can only be accessed by passing through Parcel 1A. As such, cross-access and parking agreements or easements shall be established to accommodate access and parking for these parcels.
- 16) Perimeter drainage and utility easements are proposed around parcels 1B and 1C. The applicant shall specify the purpose for and what entity these proposed easements are in favor of.

- 17) The applicant shall verify that the existing sidewalk along Southlawn Drive (along the eastern portion of Parcel 1A) is within the City of Maplewood parcel (exception area). If it is not, a sidewalk easement in favor of the City/public shall be established to accommodate this sidewalk.
- 18) The plans shall be signed by a civil engineer licensed in the state of Minnesota.
- 19) 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.

Ramsey County Comments

The following comments were submitted to the City by Ramsey County.

- 20) Request that a traffic study be done. At adjacent intersections (Kennard and Southlawn), 32 of 44 crashes are angle/left turn crashes. Coffee shops can impact adjacent roads, especially in the AM peak time of operations. It is likely that the added traffic circulation from the proposed coffee shop will likely exacerbate the issue.
- 21) SWPPP needs to identify receiving waters, any impaired waters, and the chain of responsibility.
- 22) A mill and overlay pavement project on Beam Avenue from US Hwy 61 east to Maplewood Mall is programmed for completion in the latter half of the 2025 construction season. Please coordinate any construction activity around this development project through Alan Maxwell, Project Manager, for more information.
- 23) Sanitary connection and sidewalk connection includes work within Ramsey County right-of-way and shall be permitted through the County. Also, if new concrete is poured at the current access points, that will also require a Ramsey County permit.

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.

- 24) Grading and erosion control permit
- 25) Storm Sewer Permit
- 26) Sanitary Sewer Main Permit

- END COMMENTS -

Environmental Review

Project:	Birch Run Station Shopping Center
Location:	1715 Beam Avenue
Date of Plans:	Landscape Plan and Landscape Notes and Details (No Date Specified on Plans)
Date of Review:	November 12, 2024
Reviewer:	Shann Finwall, Environmental Planner (651) 249-2304; shann.finwall@maplewoodmn.gov
	Carole Gernes, Natural Resources Coordinator (651) 249-2416, carole.gernes@maplewoodmn.gov

Background: The applicant is proposing two new building pad sites at the existing Birch Run Station Shopping Center. One building pad will be for a drive-through Starbucks and the second building pad will be for a future multi-tenant retail store or drive through restaurant. The Starbucks building pad will be approximately 0.44 acres and consist of a one-story building with approximately 2,400 square feet of building space. The environmental review includes recommendations for the Starbucks building pad site only. The second building pad will require environmental review once the final plans are submitted. There are significant trees on the site. The proposal must comply with the City's tree preservation ordinance and landscape policies.

Trees:

1. Tree Preservation Ordinance:
 - a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree as follows - 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 which is 28 inches in diameter or greater.
 - c. Tree Replacement: Tree replacement is based on a calculation of significant trees located on the parcel and significant trees removed. Credits are given for all specimen trees that are preserved.
2. Tree Impacts: The existing trees located within the proposed Starbucks building pad lot are not shown on the plans. Trees were planted in this area during the 2022 Birch Run Station parking lot improvement project.
3. Tree Replacement: The landscape plan includes 19 new 2.5 caliper inch trees (47.5 caliper inches). In order to ensure the development meets the City's tree

preservation ordinance, a tree plan identifying the size, location, and species of the trees proposed to be removed during development of the site will be required.

4. Tree Recommendations:
 - a. Prior to issuance of a grading permit the applicant must submit the following:
 - 1) Tree Plan: A tree plan that reflects the size, location, and species of all significant trees in the area of grading.
 - 2) Tree Escrow: 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.

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.

1. Prior to issuance of a grading permit the applicant must submit a revised landscape plan with the following changes:
 - a. Maplewood is a pollinator-friendly city, having passed a pollinator resolution in 2016. Replace the following species with native pollinator-supporting species:
 - 1) Japanese spirea, *Spiraea japonica*, has invasive tendencies. Replace with a native pollinator-supporting shrub species such as a pink common yarrow, *Achillea millefolium* cultivar, or a larger flowering perennial, such as butterflyweed, *Asclepias tuberosa*, or aromatic aster, *Symphytotrichum oblongifolium*.
 - 2) Karl Foerster Feather Reed Grass is overused and does not provide any wildlife value. Replacement recommendations include Yellow Prairie Grass (formerly known as Indian Grass), *Sorghastrum nutans*; Big Bluestem, *Andropogon gerardii*; or Prairie Dropseed, *Sporobolus heterolepis*.
 - 3) Other than the Japanese spirea, all of the proposed shrubs are conifers. Replace at least one shrub species for a native flowering shrub.
 - 4) Daylilies can be invasive and provide little wildlife value. Please replace with one of the many native flowering perennials.
 - 5) Many pre-emergent herbicides, especially Preen (active ingredient trifluralin), are detrimental to pollinators and other wildlife, including aquatic life. An organic pre-emergent, such as corn starch is recommended.