



DATE: May 8, 2019

PC Agenda Item **4.B**

TO: Planning Commission Chair and Commissioners

FROM: Mike Mrosla, City Planner

SUBJECT: Planning Case #19-005

Applicant: Boston Scientific Corporation

Property Location: 4100 Hamline Ave N.

Request: Site Plan Review

Requested Action

The Boston Scientific Corporation has submitted an application for Site Plan Review. The Applicant is requesting approval to reconstruct and expand the existing parking lot adjacent to Lexington Avenue. The property is located at 4100 Hamline Ave North. The property is zoned I-1, Limited Industrial District and is guided as I/O, Light Industrial and Office on the Land Use Plan.

Background

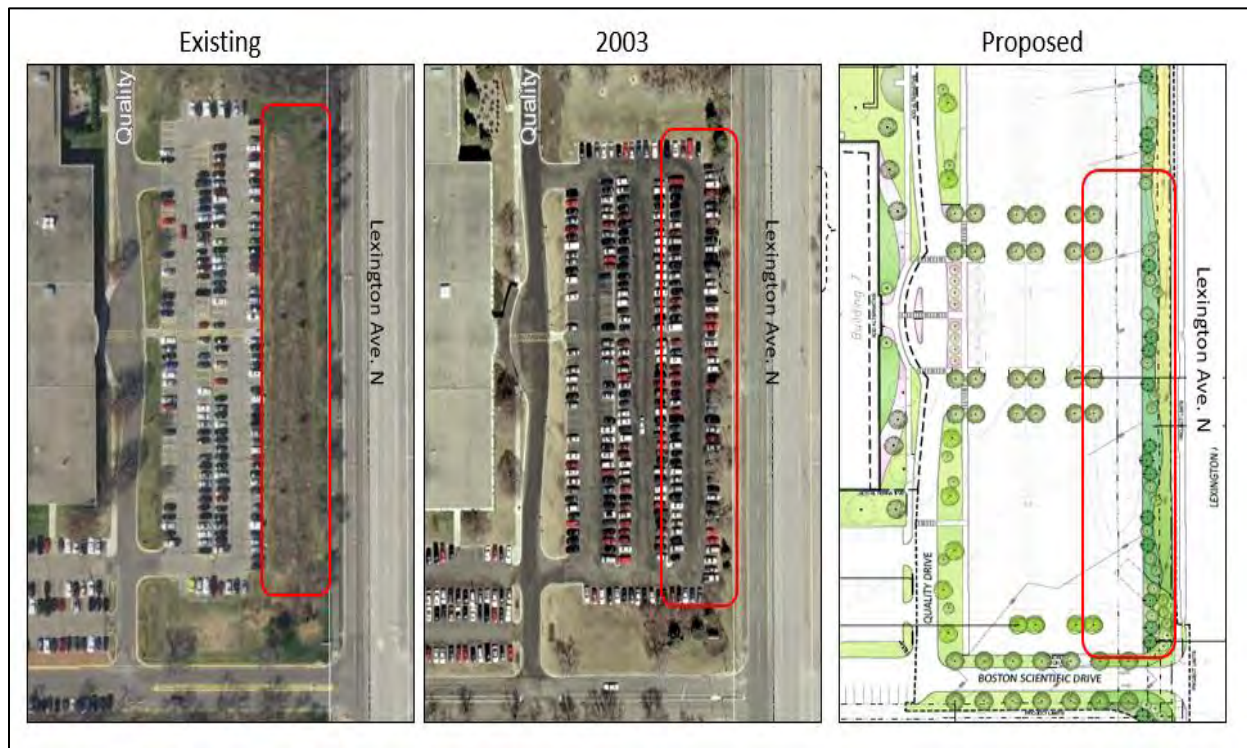
Boston Scientific has recently announced that the Minnetonka Boston Scientific campus will be shutting down and transferring all product, processes, and employees to the Arden Hills Campus. There will be approximately 400-500 employees transferring to the Arden Hills campus by 2020. The relocated jobs include approximately 100-200 manufacturing jobs and 300 office staff. In preparation for this move, the Applicant is requesting to reconstruct the existing parking lot adjacent to Lexington Avenue and add an additional 387 additional parking stalls. The Applicant is also requesting to make other pedestrian and vehicular safety improvement along existing parking areas on Lexington Avenue and Cummings Park Drive.

1. Existing Site Conditions:

The Applicant is currently remodeling the existing office space in buildings 7 and 9 to accommodate the relocated employees. City Code Section 1325.06 Subd. 1 (G) states that any commercial or industrial buildings for a use, or uses, which is proposed to be converted, remodeled, or modified to accommodate another allowable use, or uses, which has a greater off-street parking requirement shall be required to apply for Site Plan Review and approval to assure the adequacy of off-street parking. Boston Scientific currently has 2,653 parking spaces and has

approximately 3,000 plus employees. The additional parking is needed to ensure parking is provided for the new employees.

The existing eastern parking lot consists of 213 parking stalls. However, prior to 2005 the lot was larger with 295 stalls and was setback 17 feet from the property line and the Ramsey County right of way. The previous property owner reduced the eastern parking field from 295 stall to its current configuration in 2004. The intent of the removal was to create a main entrance to the campus. The main entrance concept was not implemented, as Boston Scientific purchased the former company and the property in 2006. As part of this application, the Applicant is proposing to improve upon the exiting landscaping theme at the Lexington Avenue access. The proposed landscaping will include ornamental trees, grasses and shrubs to create a welcoming environment. The image below shows how the site has changed from 2003 to the current proposal.



The existing Boston Scientific Lexington Avenue access drive is currently 48 feet wide. The east bound movement onto Lexington Avenue currently consists of two turn lanes. The Applicant is requesting to reduce the drive lane width to 24 feet. The reduction in the drive lane width will reduce the speeds of vehicles entering and exiting the site. In addition, the reduction in lane width will reduce the number of vehicles exiting onto Lexington Avenue and increase the efficiency of the intersection. The Applicant has discussed the proposed access modifications with Ramsey County, and they have determined that no improvements to Lexington Avenue are necessary as part of this project.

North of the exiting eastern parking field is an existing wooded area. The Applicant is requesting to expand the existing parking area into this area. The proposed expansion would increase the number of parking stalls by 173 for a total of 387 spaces in the eastern parking field. The intent of locating additional parking in this area as opposed to other areas of the campus is to better accommodate the majority of the employees relocating from the Minnetonka campus, most of whom will be working in the adjacent building.

1. Surrounding Area:

Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential, Light Industrial and Office	R-1: Single Family Residential, I-1: Limited Industrial	Single Family Residential, Office
South	Light Industrial and Office, High Density Residential	I-1: Limited Industrial, R-4: Multiple Dwelling	Office, Utility, Multiple Family Residential
East (Shoreview)	RL-Residential / Office / RH- Residential	PUD (Townhouses & Offices)/ R-3:Multiple Dwelling Residential	Single Family Detached Residential / Office / Multiple Family
West	Low Density Residential Light Industrial and Office	R-1: Single Family Residential I-1: Limited Industrial	Single Family Residential Office

3. Site Data:

2040 Land Use Plan:	Light Industrial and Office
Existing Land Use:	Light Industrial and Office
Zoning:	I-1: Limited Industrial
Size:	Lot 1 = 77.41 acres
Proposed Density:	N/A
Topography:	Level

Plan Evaluation

1. Zoning Regulations - Section 1320.06 – District Provisions

a) Lot Size and Dimensions

The lot is in conformance with the I-1 Zoning District requirements in terms of minimum lot area, depth, and width. The lot is 3,385,450 square feet or 77.41 acres.

b) Lot Coverage

The maximum structure coverage allowed in the I-1 District is 30 percent and the minimum landscape coverage is 35 percent. The proposed project would not result in any additional structure coverage on the campus. The proposed landscape coverage is 43.02 percent of the campus area, satisfying the I-1 District requirements.

Lot Coverage Requirements			
	Total Area	Structure Coverage	Landscape Coverage
Existing Boston Scientific Campus	3,385,450 sq. ft. (77.41 Acres)	17.64% (597,290 sq. ft.)	47.04% (1,592,352 sq. ft.)
Proposed Boston Scientific Campus	3,385,450 sq. ft. (77.41 Acres)	17.64% (591,960 sq. ft.)	43.02% (1,456,380 sq. ft.)
	Total Area	Structure Coverage	Landscape Coverage
Approved Boston Scientific Campus Master Plan*	3,385,450 sq. ft. (77.41 Acres)	30.06% (1,007,527 sq. ft.)	55.23% (1,862,340 sq. ft.)
I-1 Zoning District Requirements	30,000	30% or less	35% or more
* Under the existing PUD and Master Plan, the property as a whole including Lot 2 Block 1 (Bldgs. A, B, C) shall have a minimum landscaped cover of 55.25%.			

c) Setbacks

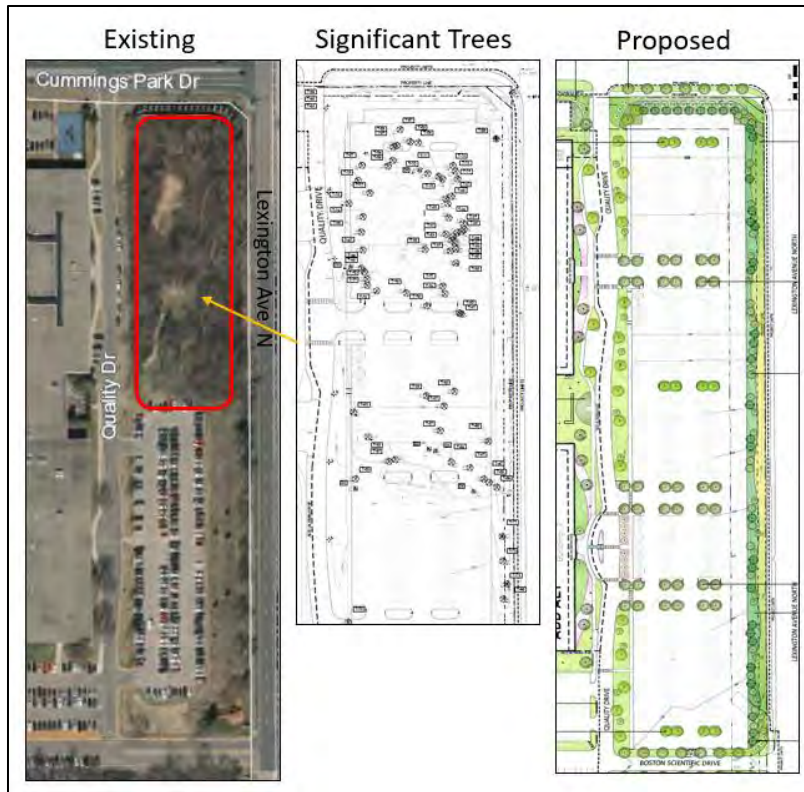
The minimum setback for parking lots is 20 feet from the right of way, and the Applicant is proposing a 29-foot setback. The additional setback area will be used for screening the parking lot from Lexington Avenue.

1. Section 1325 – General Regulations

a) Landscaping and Tree Preservation – Section 1325.05 and Section 1325.055

The impacts on the site might seem significant due to the removal of the existing trees. However, the majority of the trees in the exiting wooded area are invasive Buckthorn or trees that do not meet the City’s definition of a significant tree. According to the submitted tree inventory (Attachment C) the Applicant is requesting to remove 1,085 caliper inches or 82 trees. The required mitigation for the tree removal is 486.5 caliper inches of new tree plantings. The applicant is proposing to plant 603 caliper inches or 211 new trees. The Applicant is proposing to plant a mixture of conifers and deciduous trees at assist in screening the parking field from Lexington Avenue.

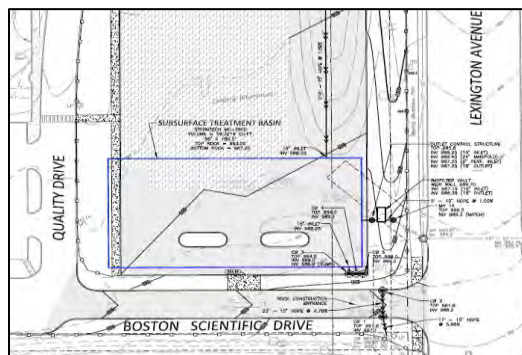
	Caliper Inches	Number of Trees
Total Existing Significant Trees	1,120	89
10% Permitted Removal	112	--
Proposed Removal	1085	82
Significant Trees Preserved	35	7
Replacement Trees Required*	486.5	--
Replacement Trees Proposed	603	211
* Replacement trees are calculated by subtracting the ten percent permitted removal from the proposed removal and dividing by two.		



The Zoning Code requires that a minimum of 10 percent of the total landscaped area shall be covered with perennials or shrubbery. The majority of the campus site is currently landscaped or forested and will remain unchanged. The Applicant is proposing to plant 15,700 square feet or 650-980 shrubs. In addition, the Applicant is proposing to plant a woodland seed mix of native grasses and wildflowers in front of the proposed landscaping and the existing trail along Lexington Avenue. The intent of the proposed landscaping is to screen the parking area from the adjacent roadways and properties.

B) Stormwater Management

The Applicant is proposing to construct an underground infiltration system. The proposed system will be constructed at the southern end of the existing parking lot and north of the Lexington Avenue access. Rice Creek Watershed District has reviewed and approved the proposed stormwater system.

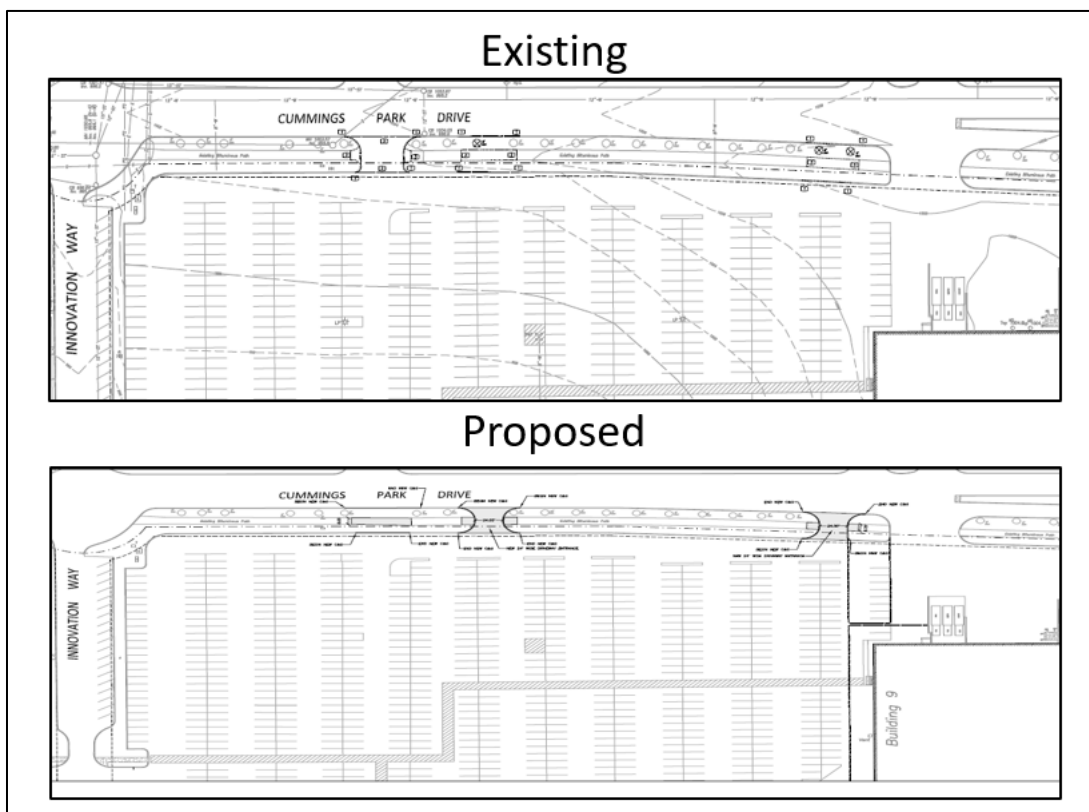


c) Exterior Lighting – Section 1325.05, Subd. 3

The Applicant has submitted a lighting plan that identifies pole heights and lumen levels at the property lines. The Applicant is proposing to use LED to illuminate the parking areas. As a condition of approval, all lighting shall be downward directed shoebox style with flush lenses.

d) Parking, Loading, and Circulation – Section 1325.06

The proposed expansion of the existing parking field is not expected to impact internal traffic circulation. The proposed improvements should improve the exiting site circulation and pedestrian movements. The Applicant is proposing to relocate existing western access on Cummings Park Drive to the east to accommodate future parking lot improvements. In addition, the Applicant is requesting to add an additional access to the east of the existing truck access. The intent of the new access is to discourage employees from accessing the site through the semi-truck delivery area. The City Engineer has reviewed and approved the proposed plans.



Public Notice and Comments:

Although a Site Plan Review does not require a public hearing, a public hearing notice was mailed to all properties within 350 feet of the subject property. Staff has not received any letters, e-mails, or telephone calls from property owners or occupants concerning this planning case.

Findings of Fact

The Planning Commission must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff offers the following eight (10) findings for consideration:

General Findings:

1. The Boston Scientific corporate campus is located at 4100 Hamline Avenue North.
2. The Boston Scientific corporate campus is guided as I/O, Light Industrial and Office on the Land Use Plan.
3. The Boston Scientific corporate campus and the proposed site plan is a conforming use in the I-1 Limited Industrial Zoning District and operates under an approved PUD.
4. The proposed parking lot expansion and site improvements are anticipated to be constructed in fall 2019 or spring of 2020.
5. The proposed parking lot expansion is in compliance with the lot, structure, and landscaping coverage of the underlying zoning district and PUD.
6. Boston Scientific has provided a Campus Parking Plan that identifies existing parking stalls and proof of parking areas to meet the current needs of the approximately 2,200 employees on the property.
7. The proposal is not expected to adversely affect the surrounding neighborhood or the community as a whole.
8. The proposed site plan will not negatively impact the parking, loading, or circulation demands of the campus and should improve overall pedestrian and vehicle safety.
9. The proposed site plan has significant landscaping to assist in screening the parking area from the adjacent roadways and properties.
10. The proposal tree replacement exceeds ordinance requirements.

Options and Motion Language

Staff has provided the following options and motion language for this case. The Planning Commission should consider providing additional findings of fact as part of the motion to support their recommendation for approval or denial.

- 1) Recommend Approval with Conditions: Motion to recommend approval of Planning Case 19-005 for a Site Plan Review at 4100 Hamline Avenue North, based on the findings of fact and the submitted plans, as amended by the eleven (11) conditions in the April 3, 2019, Report to the Planning Commission.
 1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
 2. All conditions of the original Planned Unit Development and Master Plan Amendment shall remain in full force and effect.
 3. This approval does not include signs. A separate sign permit is required for all proposed signage.

4. Prior to the issuance of a building permit, a landscape financial security of \$5,000.00 dollars shall be submitted. Landscape financial security is held for two full growing seasons.
 5. Before construction, grading, or land clearing begins, trees or tree areas that are to be preserved shall be visibly marked and city-approved tree protection fencing or other method shall be installed and maintained at the critical root zones of the trees to be protected. The location of the fencing shall be in conformance with the approved tree preservation plan and approved by staff in writing.
 6. The Applicant shall be responsible for obtaining a Grading and Erosion Control permit from the City's Engineering Division prior to the commencement of any land disturbance activities.
 7. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and stormwater do not leave the project site.
 8. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, Ramsey County, Rice Creek Watershed District, etc. prior to the start of any site activities.
 9. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments, and debris during all construction activities. Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Developer.
- 2) Recommend Approval without Conditions: Motion to recommend *approval* of Planning Case 19-005 for a Site Plan Review at 4100 Hamline Avenue North, based on the findings of fact and the submitted plans in the May 8, 2019, Report to the Planning Commission.
- 3) Recommend Denial: Motion to recommend *denial* of 19-005 for a Site Plan Review at 4100 Hamline Avenue North, based on the following findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
- 4) Table: Motion to *table* Planning Case 19-005 for a Site Plan Review at 4100 Hamline Avenue North for the following reasons: *a specific reason and/or information request should be included with a motion to table.*

Attachments

- A. Land Use Application
- B. Location Map
- C. 11x17 Plan Sets