



MEMORANDUM

DATE: June 10, 2019

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Mike Mrosla, City Planner

SUBJECT: Planning Case #19-005
Applicant: Boston Scientific Corporation
Property Location: 4100 Hamline Ave N.
Request: Site Plan Review

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider the Following:

Motion to approve Planning Case 19-005 for a Site Plan Review for Boston Scientific Corporation, based on the findings of fact and submitted plans, as amended by the nine (9) conditions of approval in the May 8, 2019 Report to the Planning Commission.

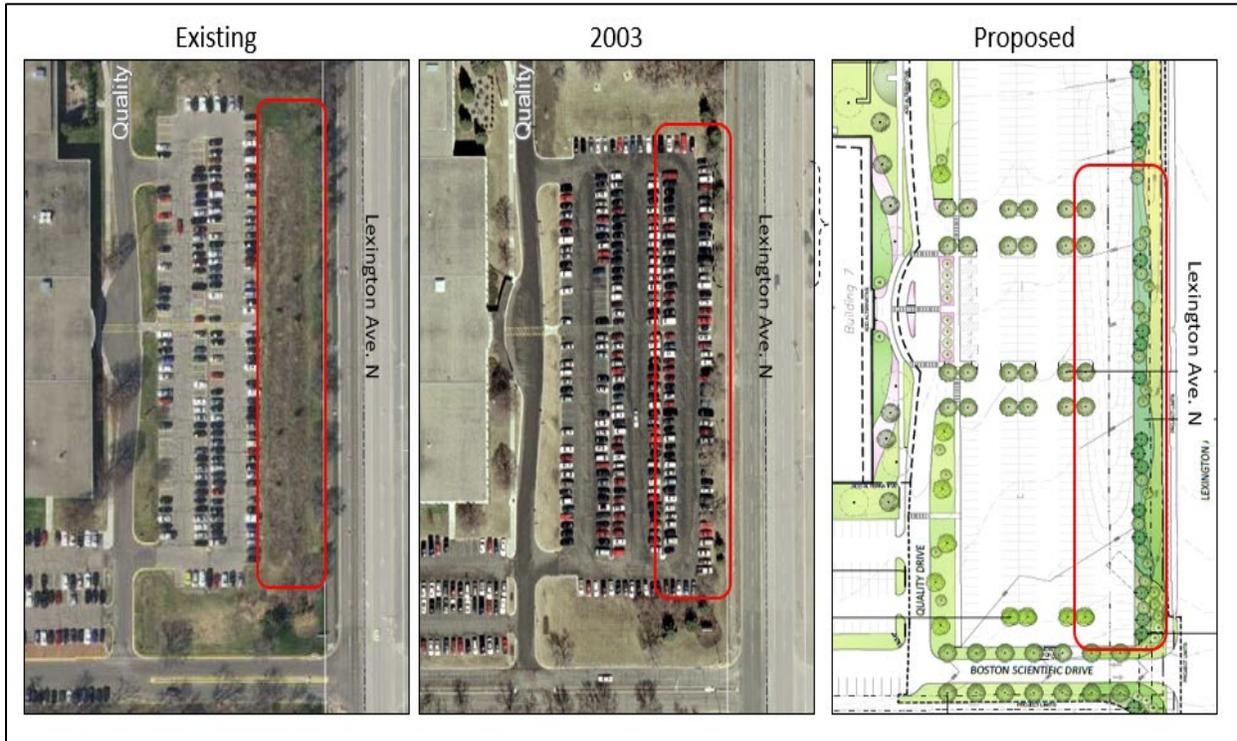
Background

Boston Scientific 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.

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 currently 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.

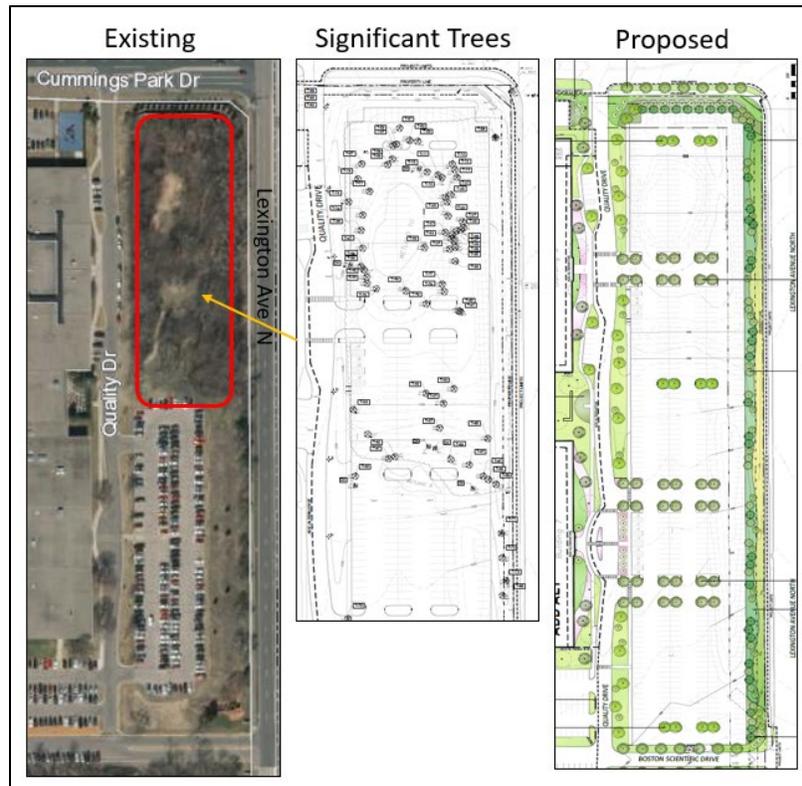


North of the exiting eastern parking field is an existing wooded area. The Applicant is requesting to expand the existing parking area into this area. The proposed expansion would increase the number of parking stalls by 173 for a total of 387 additional spaces in the eastern parking field. The intent 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.

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. These trees will be 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 Applicant is also proposing to plant 15,700 square feet or 650-980 shrubs and 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. The Applicant is also proposing to improve upon the exiting landscaping at the Lexington Avenue access to create a welcoming environment.

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. The Applicant is also requesting to create 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 thought the semi-truck delivery area. The City Engineer has reviewed and approved the proposed plans.

Plan Evaluation

A full evaluation of the proposal was presented to the Planning Commission on May 8, 2019. The memo to the Planning Commission on this case is provided in Attachment D. Draft minutes from the May 8, 2019 meeting are included in Attachment E.

Findings of Fact

The Planning Commission offers the following findings of fact for consideration:

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.

Planning Commission Recommendation

The Planning Commission reviewed the request at their May 8, 2019 meeting. At that time, the Planning Commission recommended approval of the Boston Scientific Site Plan Review by a 5-0 vote, based on the following conditions of approval:

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.

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.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on April 30, 2019. Pursuant to Minnesota State Statute, the City must act on this request by June 29, 2019 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. With consent of the applicant, the City may extend the review period beyond the initial 120 days.

Budget Impact

N/A

Attachments

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

- D. May 8, 2019 - Planning Commission Memo
- E. May 8, 2019 - Planning Commission Minutes