



**City of North St. Paul
Planning Commission
Regular Meeting Agenda**

**September 1, 2022
6:30 PM**

The Planning Commission Meeting will be conducted on **September 1, 2022** at 6:30 p.m. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **September 1, 2022 Zoom meeting can be accessed**

via: <https://tinyurl.com/NSPplanning>

(from a PC, Mac, tablet, iPhone or Android device)

Meeting ID: 821 4097 2224

Password: 362656

or by phone at 1-929-205-6099

Participants accessing the meeting by phone please use the following meeting ID:
87556902183

**You can also watch the meeting on our YouTube channel here
tinyurl.com/NSPYouTube**

The Planning Commission Zoom meeting will be 'open to the public to listen in, but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

COMMISSION

Elaine Barton, Commission Chair

John Monge, Commission Vice-Chair

Patrick Blee, Commissioner

Erik Brenna, Commissioner

Rick Gelbmann, Commissioner

Cameron Muhic, Commissioner

Andrew Wise, Commissioner

Lisa Wong, Commission City Council Liaison

STAFF

Brandy Howe, Planning Consultant

Lisa Ritchie, Planning Secretary

III. Adopt Agenda

IV. Approval of Minutes

- A. Approval of the 7/7/22, 7/21/22 and 8/4/22 meeting minutes

V. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Public Hearings

- A. Public hearing to consider a Planned Unit Development at 2503 - 2517 7th Ave (FKA: Lillie Building)
- B. Public hearing to consider a Comprehensive Plan Amendment to create a density bonus for certain land in the downtown
- C. Public hearing to consider a zoning text amendment to add building height to the flexibility from ordinance requirements in the planned unit development district

VII. Commission Business, Action Items & Recommendations

- A. Review Amendment to Chapter 32: Boards and Commissions

VIII. Old Business

IX. Reports from Staff

X. Reports from Council Liaison

XI. Reports from Commissioners

XII. Adjournment

The next regularly scheduled Planning Commission meeting is October 6, 2022

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JULY 7, 2022
6:30 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Co-Chair Monge called the meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Co-Chair
John Monge, Commission Co-Chair
Patrick Bles, Commissioner
Eric Brenna, Commissioner
Rick Gelbmann, Commissioner
Andrew Wise, Commissioner
Cameron Muhic, Commissioner
Lisa Wong, City Council Liaison

STAFF

Brandy Howe, City Planner
Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Barton, and seconded by Commissioner Brenna, with all present voting aye (7-0). Motion carried to adopt the July 7, 2022 Agenda.

IV. APPROVAL OF MINUTES

There were no minutes to approve.

V. MEETING OPEN TO THE PUBLIC

John Schmahl expressed his concern over the inability to provide public comments during the HRA meetings. He also discussed the asbestos and lot size at the Eldridge property and suggested the Planning Commission listen to input from citizens on the Community Center renovations.

Sharon Paulson, 2231 Penn Place - expressed frustration with the lack of public notification and air quality to residents that live around Schifsky & Sons. City Planning Secretary Lisa Ritchie stated she will look into when the information was relayed to the public.

Nancy Alexander, 2231 Penn Place - commented on the decreased community support, lighting, fencing and air quality from Schifsky & Sons. Co-Chair Monge stated the Planning Commission only recommends and does not approve or deny projects. Co-Chair Barton noted meeting minutes are documented and will be referred to staff. Ms. Ritchie will follow up with code enforcement regarding lights and fencing.

Commissioner Wise agreed regarding the air quality concern as he has children that ride on the Gateway Trail. He stated light and sound are definitely enforceable issues, noting the difference in the industrial portion versus the residential portion of this area. He suggested everyone be held to the same standard. Co-Chair Monge noted the area began as an industrial area and residents have since moved into this area.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Redevelopment Master Plan

City Planner Brandy Howe stated feedback from Commission members is in the updated plan. Ms. Howe stated she visited with EDA, City Council, and the North St Paul Business Association to gain more feedback.

The Planning Commission thanked Ms. Howe for her hard work, noting this Plan will go to the EDA for consideration next Tuesday and City Council the following Tuesday.

Co-Chair Barton commented on the median housing price for 2021 and the estimated price for 2022.

Commissioner Blees noted Commissioner Muhic should be on the list of Commission members.

Motion by Commissioner Blees, and seconded by Commissioner Gelbmann, with all present voting aye (7-0). Motion carried to recommend approval of the Redevelopment Master Plan to City Council and to state the Redevelopment Master is Generally Consistent with the Comprehensive Plan and Land Use Controls.

A. Sign Ordinance Update

Ms. Howe updated the Planning Commission on additional changes that were integrated into the draft Sign Ordinance. The Planning Commission suggested moving the public hearing to August 4 and then recommend to City Council for approval.

VIII. OLD BUSINESS

There was no old business.

IX. REPORTS FROM STAFF

Ms. Ritchie updated the Commission on the progress of the downtown furniture plan stating it is currently being discussed with City Attorney Soren Mattick and will provide updates as available.

X. REPORTS FROM COUNCIL LIAISON

Council Liaison Wong noted the City Council discussed the budget and will have an inclusive process where each commission will have an opportunity to provide their own budget plan. Mac's Dinette grand opening will be tomorrow and The Sentinel Residence's grand opening will occur July 15, 2022. She stated there are currently 7 applicants for the City Manager position and hopefully that process will be completed by the end of August. It was noted the Community Center engagement is July 28 at 6:30 p.m.

XI. REPORTS FROM COMMISSIONERS

Commissioner Blees mentioned that Wreaths Across America went well.

Co-Chair Monge noted the open house for the student-built house is July 13, 2022.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Barton, and seconded by Commissioner Gelbmann, with all present voting aye (7-0). Motion carried to adjourn the meeting at 7:37 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, August 4, 2022 at 6:15 p.m.

Members, please notify any planned absences to: Lisa Ritchie
Planning Commission Secretary
651-747-2400
lisa.ritchie@northstpaul.org

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, JULY 21, 2022
6:30 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Co-Chair Monge called the special meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Co-Chair

John Monge, Commission Co-Chair

Patrick Bles, Commissioner

Eric Brenna, Commissioner

Rick Gelbmann, Commissioner

Andrew Wise, Commissioner

Cameron Muchic, Commissioner

Lisa Wong, City Council Liaison ABSENT

STAFF

Brandy Howe, City Planner

Lisa Ritchie, Planning Secretary ABSENT

III. ADOPT AGENDA

Approved by general consensus.

IV. APPROVAL OF MINUTES

A. Approval of the June 2nd and June 28th Meeting Minutes

Commissioner Brenna noted he was present at the June 28th meeting.

Motion to approve minutes by Commissioner Gelbmann, and seconded by Commissioner Wise, with all present voting aye (7-0). Motion carried to approve the June 2nd and June 28th regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

A. Considering an Ordinance Repealing and Replacing Chapter 154.011 of the North St. Paul City Code of Ordinances: Sign Ordinance

City Planner Brandy Howe presented the updated Sign Ordinance incorporating all of the changes that have been directed by the Planning Commission.

Co-Chair Barton commented that the recommendation is not only to repeal and replace the Ordinance but to modify portions of Chapter 154 that are scattered throughout the document and adjust the appendixes.

Commissioner Blees questioned if other components of the Sign Ordinance were in conflict with each other.

Co-Chair Monge opened the public hearing.

John Schmahl expressed his frustration with the date and time of this meeting and not supplying paper copies of the Sign Ordinance. He also stated his confusion with several sections of the Sign Ordinance including definitions of sign frames, setbacks, sign material, property line measurements, and double facing signs.

Ms. Howe clarified a double-sided sign requires each face to be counted toward the total area of the sign and can only be 4 feet by 4 feet on each side.

Co-Chair Monge noted the right-of-way sign wording was enhanced to create a more tangible sentence flow. Commissioner Blees stated the specific wording for right-of-way in the sign ordinance follows the Minnesota State Statute.

Ms. Howe clarified the setbacks for permanent signs state 10 feet and non-permanent signs state setbacks are from the curb. She also clarified that a driveway is considered a parking area and the edge of the driveway would be where the setback would start.

Commissioner Blees questioned if fabric signs are considered signs. Ms. Howe stated fabric signs fall under non-permanent signs.

The Planning Commission discussed the definition of a sign frame. Commissioner Blees suggested the definition of a sign frame as the perimeter of a sign and inquired about stating such definition. Commissioner Muchic suggested defining the word frame as the outer edge of a sign. Ms. Howe suggested placing the definition of frame above the regulation.

Commissioner Blees questioned if the definition of frame means the construction of the frame or the letters on the construction of the frame. Commissioner Muchic suggested defining the frame as sign dimensions and design the sign area by measurements of length and width including background material. Commissioner Blees questioned if a sign area needs to distinguish between sign surface and sign area. Co-Chair Monge questioned whether to frame the graphics. Co-Chair Barton suggested not changing too much language.

Co-Chair Barton stated sign area has been differentiated in the City's zoning code for years and has not been a problem in the past using the current language. Ms. Howe stated her experience has been the intent of the wordage is clear. Co-Chair Barton suggested using clarity on the intent and does not think it needs to change.

The Planning Commission had a robust discussion on non-permanent signs. Ms. Howe noted this would only apply if it is a code enforcement issue.

Ms. Howe believes she provided Deputy City Clerk Jennie Kloos with a comparison document and will include it as a part of this packet and on the website also.

Commissioner Muchic questioned if a house wrapped with a political sign would be allowed. Ms. Howe stated it would fit the definition but would be too large and probably would not be allowed.

Co-Chair Monge closed the public hearing at 7:12 p.m.

Motion by Co-Chair Barton, and seconded by Commissioner Brenna, with all present voting aye (7-0). Motion carried to recommend Ordinance Repealing and Replacing Chapter 154.011 of the North St. Paul City Code of Ordinances: Sign Ordinance with Chapter 157 and Amend Chapter 154 as Listed in this Ordinance.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

There was no Commission business action items or recommendations.

VIII. OLD BUSINESS

There was no old business to discuss.

IX. REPORTS FROM STAFF

There were no reports from staff.

X. REPORTS FROM COUNCIL LIAISON

Council Member Wong was not present

XI. REPORTS FROM COMMISSIONERS

There were no reports from Commissioners.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Co-Chair Barton, and seconded by Commissioner Gelbmann, with all present voting aye (7-0). Motion carried to adjourn the meeting at 7:16 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, August 4, 2022 at 6:15 p.m.

Members, please notify any planned absences to: Lisa Ritchie
Planning Commission Secretary
651-747-2400
lisa.ritchie@northstpaul.org

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
WORKSHOP MEETING MINUTES
THURSDAY, August 4, 2022
6:30 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Barton called the workshop meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Co-Chair

John Monge, Commission Co-Chair

Patrick Blees, Commissioner

Eric Brenna, Commissioner EXCUSED ABSENCE

Rick Gelbmann, Commissioner

Andrew Wise, Commissioner

Cameron Muhic, Commissioner

Lisa Wong, City Council Liaison

STAFF

Brandy Howe, City Planner

Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Monge, with all present voting aye (7-0). Motion carried to adopt the August 4, 2022 Agenda.

IV. TOPICS

A. 2023 Project Priority Finalization

Ms. Howe introduced the master list of projects that are included in the Redevelopment Master Plan. She explained it is more of a prioritization of projects than a finalization.

Co-Chair Barton inquired when will it fit into the budget. Ms. Howe stated she does not know and believes they are currently working on it. City Council Liaison stated City Council is working on the budget and each Commission will have an opportunity to state their priorities for 2023.

Ms. Howe explained the major headers are the projects and studies conducted, activities and programs that will regularly occur, and staff and infrastructure projects. Co-Chair Barton inquired

about on-going projects or priorities currently on the City's list. City Council Liaison Wong will find the priority list. Commissioner Bles questioned how to identify the priorities. Co-Chair Barton suggested a 1,2,3 system. Planning Secretary Lisa Ritchie and the Planning Commission suggested a numbering system. Number 1 = 1-3 years, Number 2 = 4-6 years and a Number 3 = 7+ years. Co-Chair Monge suggested it be organized by the headers already provided and from the perspective of the Planning Commission. Commissioner Gelbmann questioned if City Council receives recommendations from other commissions. Co-Chair Barton stated yes and Commissioner Muhic suggested combining some topics.

Ms. Howe shared her screen and made edits as the Commission went through the priority list. The Commission discussed each topic and marked them with a ranking of 1,2,3 as it relates to the Planning Commission. Other topics were deferred to other commissions or committees.

The Commission agreed that parking is an issue and should be a high priority. Ms. Howe noted the Redevelopment Master Plan has been completed.

Commissioner Muhic questioned if any part of the Comprehensive Plan was taken from other cities. Ms. Howe stated no.

The Planning Commission discussed the transit and park trails study and agreed to defer them to their appropriate commissions. They also discussed the possibility including the parks and trails in the road reconstruction plan going forward. Commissioner Muhic suggested checking with MnDOT on trails to make sure projects are not duplicated. Co-Chair Barton noted the engineering department looks at that.

City Council Liaison Wong defined the Dining Ordinance which allows for outdoor dining and how it would be regulated. Ms. Howe explained it will allow for sidewalk cafés and she is working with City Attorney Mattick and Interim City Manager Frandle to move it to another plan.

Co-Chair Barton questioned how the ordinance applies to non-downtown areas. Ms. Howe noted this ordinance only applies if it is in the right-of-way. Chair Barton stated it is difficult to determine appropriate information until further data is received. Ms. Howe encouraged an increase in data and suggested developers provide reasons for the quantity of parking needed.

Ms. Howe summarized the number one priority list for the Planning Commission as follows:

1. Construct Downtown Pedestrian Links
2. Construct Proposed Trails from Parks, Open Spaces and Trails Plan
3. Develop a Downtown Park/Square Feature
4. Design and Implement Seppala Blvd. Conversion Project
5. Roundabouts at Highway 120 and 5-Point (with sculptures/gateway features)
6. Enact Highway 36/Century Ave. Improvements
7. Install Public EV Charging Stations and the Relevant Power Infrastructure
8. Review Living Street Plan
9. Perform Off-Street Parking Study
10. Update Downtown Design Manual

The Commission discussed the off-street parking study and minimum parking requirements. Commissioner Wise inquired if the minimum parking requirement was part of the study. Planning Commission discovered it was not part of the study and the priority was changed to evaluate the quantity and necessity of off-street parking downtown.

Ms. Howe defined the housing maintenance program and will defer it to the HRA, City Manager, and Community Development Director. The Planning Commission had a robust discussion on the housing maintenance program and provided updates, solutions, and suggestions. Commissioner Wise inquired if this program is part of the marketing plan.

Commissioner Blees emphasized the construction of downtown pedestrian lanes and proposed trails stay a number one priority. City Council Liaison Wong noted the EDA is working on developing a downtown park/square feature and suggested a conversation with EDA at the next joint meeting. Commission discussion continued around green space and making the downtown park/square a permanent feature.

Commissioner Blees suggested the design and implementation of Seppala Boulevard and Highway 36/Century Avenue improvements be a high priority and to include discussions on EV charging stations, roundabouts, and the removal of power poles on Seppala Boulevard.

The Commission discussed traffic safety as it relates to statues and murals and how to fund and construct the downtown public parking ramp.

Ms. Howe questioned if an agreement is reached on prioritization of projects tonight, what is the next step in the process. Ms. Ritchie stated the City Finance Manager will need an itemized list of priorities and will send the same list to all other commissions. Ms. Ritchie also requested the Planning Commission Work Plan that includes the status of certain projects.

V. REPORTS FROM STAFF

Ms. Ritchie reported the Public Works Department installed 6 new bike racks and thanked Commissioner Gelbmann for this recommendation. She also noted future bike rack orders will be of a more modern design.

Ms. Howe noted the Sign Ordinance passed at the last City Council meeting.

VI. COMMISSION REPORTS

Commissioner Wise inquired about adding a member of the Planning Commission to the Housing Redevelopment Authority to bridge the gap. Ms. Ritchie indicated she will forward the by-laws to the appropriate people.

City Council Liaison Wong suggested researching comparable cities that contain a joint member of the Planning Commission and the Housing Redevelopment Authority.

Co-Chair Monge stated he is running for Mayor and was impressed with the citizen turnout at National Night Out.

Commissioner Muhic questioned what HRA stood for. Co-Chair Barton suggested using the long name for each group or Commission instead of the acronyms.

Co-Chair Barton stated all staff made it to Mac's soft opening.

Ms. Ritchie noted the August 16, 2022 City Council workshop will include both chairs from the Planning Commission and Economic Development Authority to discuss the Lillie Building.

City Council Liaison Wong provided an update on the City Manager position stating they have 12 applicants and will determine who will continue to the interviews. A final decision should be made by the end of the month and hopes to have a City Manager by September.

VII. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Blees, and seconded by Commissioner Monge, with all present voting aye (7-0). Motion carried to adjourn the workshop meeting at 8:18 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, September 1, 2022 at 6:15 p.m.

Members, please notify any planned absences to: Lisa Ritchie
Planning Commission Secretary
651-747-2400
lisa.ritchie@northstpaul.org

Memorandum



To: North St. Paul Planning Commission
From: Brandy Howe, Sr. Planner
Date: September 1, 2022
Requests: Planned Unit Development (PUD), Comprehensive Plan Amendment, and Zoning Text Amendment

RECOMMENDATION

Staff recommends approval of the proposed planned unit development, Comprehensive Plan amendment, and zoning text amendment with the conditions listed in the enclosed draft resolutions.

PROPOSED ACTIONS

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A PLANNED UNIT DEVELOPMENT AT 2503, 2509, 2515, AND 2517 7TH AVENUE E. SUBJECT TO THE APPROVAL CONDITIONS IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF COMPREHENSIVE PLAN AMENDMENT TO CREATE A DENSITY BONUS FOR CERTAIN LAND IN THE DOWNTOWN SUBJECT TO THE APPROVAL CONDITIONS IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF ORDINANCE 2022-___ A ZONING TEXT AMENDMENT TO ADD BUILDING HEIGHT TO THE FLEXIBILITY FROM ORDINANCE REQUIREMENTS IN THE PLANNED UNIT DEVELOPMENT DISTRICT.

GENERAL INFORMATION

Applicant: Jim LaValle, TJL Development
Subject Property: 2503, 2509, 2515, and 2517 7th Avenue E

Zoning District: MU-1 Downtown Mixed-Use
2040 Comprehensive Plan: Downtown Mixed-Use

Application Date: July 21, 2022
60 Days: September 19, 2022

Notice: Notice of the public hearing for this Planned Unit Development request was published in the Star Tribune and mailed to owners within 350 feet of the subject property. The applicant also held a preapplication neighborhood meeting on June 13, 2022.

PROJECT OVERVIEW

The City and the EDA have been working to find a developer to redevelop the existing Lillie Building site. The proposed 0.74-acre redevelopment site consists of four lots (2503, 2509, 2515, and 2517 7th Avenue East) that are currently comprised of the former Lillie Newspaper building, a vacant salon, and a mixed-use building with a residence and commercial tenant. The applicant and developer, Jim LaValle, of TJL Development, is proposing to redevelop all four lots which are located at northeast corner of 7th Avenue E and Helen Street. The applicant has a purchase agreement in place for all four lots. All existing structures will be removed and a new four-story mixed-use building with underground parking will be constructed.

The applicant's proposal is to construct a new mixed-use building that will 75 market rate apartments, 7 market rate live/work units, and 1,575 square feet of new commercial space for lease. The building will

provide tenant amenities such as three outdoor patios with community rooms and each unit is allocated one parking stall.

The applicant states that the proposed building design is intended celebrate and complement the historic significance of this important place as the center of the historic North St. Paul and to respect the neighboring buildings. This project also turns a current public liability on the site to an asset by reinvigorating the pedestrian realm while continuing the city's public work along 7th Avenue E and aid in the economic preservation of the North St. Paul's downtown.

ZONING DISTRICT STANDARDS

The development site is zoned Downtown Mixed-Use (MU-1). The purpose of this district is to sustain and enhance the viability of the downtown by preserving its small-town and pedestrian-friendly atmosphere and encouraging redevelopment that is consistent with the Comprehensive Plan to create a destination. The district is also intended to:

1. Preserve and enhance the historical character of the downtown where appropriate with historic renovations and adaptive reuse of structures.
2. Encourage creating a sense of place within the downtown through aesthetics including architectural diversity, façade designs, parking configurations, pedestrian-scale amenities, streetscape enhancements, landscaping and the public realm.
3. Encourage vertical mixed-use development in which the lower floors generally have more public uses, with private uses on the upper levels.

Staff evaluated the project against the MU-1 zoning standards. The following tables illustrate where the proposal meets zoning standards and where flexibility is needed through the provision of a PUD. Those items highlighted in bold do not meet zoning and thus require the requested PUD.

Current Zoning	MU-1 Downtown Mixed Use
Proposed density	110 units per acre

Proposed Uses	Use	Permitted or Conditional
	Residential over Nonresidential Use	Permitted in MU-1
	Live/Work	Conditional Use in MU-1
	Commercial	Permitted in MU-1
	Planned Development	Permitted in MU-1

Parking Required (by use)	Units/SF	Spaces Required	Spaces Proposed
Multifamily (over nonresidential use)			
Studio 1.25 per du	32 units	40	
1-bedroom 1.50 per du	29 units	44	
2+ bedrooms 2 per du	14 units	28	
Live/Work	7 units	14	
Total	82 units	126	
Commercial ¹	1,575 SF	6	
Parking Required (by zoning) ²	82 units	88	93

¹Commercial parking requirements cannot be accurately determined until a user is identified for commercial space.

²Note per 154.010(A)(22), when appropriate, buildings within the mixed use districts are encouraged to provide for inside, underground parking at a ratio of one space per dwelling. This development standard is in opposition to the parking standards that are dictated by land use.

	MU-1 District	Proposed
Min. Lot Area	10,000 SF	32,392 SF
Min. Lot Width	20 FT	No change
Min. Lot Area per DU	1,980 Sf	162,360 SF
Front Setback	0 FT	~1 FT
Side Setback	0 FT	~1 FT
Rear Setback	0 FT	5 FT
Principal Building Height	4 stories or 50 FT ¹	57'- 6 3/8"
Usable open space	250 SF per dwelling 20,500 SF required	1st Floor Stair SW corner: 265 SF 1st Floor Patio SW corner: 191 SF 2nd Floor Plaza: 4791 SF 4th Floor Patio SW corner: 888 SF 75 balconies @ 50 sf: 3750 SF 2 balconies @ 206 sf in SW corner: 412 SF Total = 10,297 SF
¹Note that in the MU-1 District the maximum building height for new mixed-use buildings with residential units above nonresidential, office, or service uses may be up to 4 stories or 50 feet in height. This provision is in conflict with the limitation on residential uses in the MU-1 district per Table 3 in Chapter 154 and suggests that multifamily feasible in the downtown. ²The definition of "usable open space" includes terraces, balconies, decks recreational facilities, etc., available to all persons.		

PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Flexibility needed for:

- Number of parking stalls
- Density / minimum lot area per dwelling unit
- Principal building height
- Usable open space

Purpose of PUDs

Per 154.008(C)(1), PUDs are intended to encourage innovation in project design that cannot be achieved through traditional zoning. Specifically, PUDs are established to:

1. Provide for development as an integrated, coordinated unit as opposed to parcel-by-parcel, approach to development.
2. Introduce flexibility of site design and architecture for the conservation of land and open space through clustering of buildings and activities.
3. Enable development that is characterized by central management, integrated planning, and architecture, joint or common use of parking, maintenance of open space and other similar facilities, and a harmonious selection and efficient distribution of uses.
4. Provide flexibility from ordinance requirements and joint planning between the city and developer to protect other features such as existing development, planned streets, vegetation, slopes, wetlands, lakes or streams.
5. Promote more efficient uses of the land while preserving existing landscape amenities and allowing harmonious development consistent with the Comprehensive Plan and preserving the health, safety, and general welfare of the community.

Per 154.008(C)(2), objectives of PUDs are listed as the following:

1. Harmonious mix of land uses, building types, open spaces, and circulation elements.
2. Concentration of open space into more usable areas.
3. Preserve natural resources of the site including wetlands, woodlands, steep slopes and scenic areas.
4. Facilitate the economical provision of streets and public utilities.

5. Preserve and enhance historic and natural resources.
6. Allow more than one principal building on a lot.
7. Provision of a mixture of residential unit types and densities in an integrated and well-planned area creating a variety of housing types, consistent with the city's housing goals.
8. Promote energy conservation through the use of more efficient building designs, sites and clustering of land uses and buildings.

PUD Eligibility

The ordinance specifies that sites must meet one of two criteria to be eligible for PUD designation. (1) The site must either have two or more principal structures or uses on a single parcel; or, (2) it must contain a multi-use structure, such as commercial intermixed with residential uses. The proposal meets both eligibility standards for a PUD.

PUD Review Standards

1. Consistency with Comprehensive Plan

Per 154.008(C)(3)(c), the proposed PUD shall be consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the property as Downtown Mixed Use, which is established to reflect and enhance the small-town and pedestrian friendly atmosphere while encouraging development and redevelopment consistent with the historic character. Within this designation, vertical and horizontal mixed use is encouraged, and residential density is expected at a 12-22 dwelling units per acre. The proposal is consistent with the land use designation. Redevelopment of the site is also consistent with the goals and objectives to revitalize the downtown, provide more housing in downtown within walking distance of businesses, and improve the quality and mix of the city's housing so that there is more variety of housing available. There are also community goals to foster an economic environment where residents can work and shop near their homes. The introduction of additional residential units, including the live/work units, exemplifies many of the Comprehensive Plan goals in consideration of new housing within the downtown that provide a variety of differing unit styles for the community and is near shopping and businesses. The one area of exception is the proposed density exceeds that intended for the Downtown Mixed Use designation.

Downtown Design Manual

The Downtown Design Manual (DDM) sets forth guidelines to preserve and enhance North St. Paul's small-town and pedestrian-friendly atmosphere while encouraging development that can contribute to a more economically successful downtown. The DDM suggests that new downtown development should be constructed with a sense of scale that is in proportion with the existing streetscape and ensure a pedestrian-friendly environment, which this proposal succeeds in through the built urban form that will surround the building.

The proposed development is larger in scale compared to the rest of the downtown streetscape. It does have architectural features that adhere to the DDM guidelines, window spacing, façade bay design, minimal blank walls, entrances, and setbacks that are consistent with the rest of the streetscape, and underground parking. The proposal also uses a variety of different exterior materials that are compatible with the stated character of downtown, like warm-colored brick. The proposed development illustrates general compliance with the DDM.

Redevelopment Master Plan

The Redevelopment Master Plan (RMP) outlines goals, strategies, and site design/character goals for redevelopment. The project is located in the Downtown Core redevelopment district which encourages underbuilding parking, integrating public art, and calls for buildings that transition from a standard of one story to 2-3 stories in height. The proposal exceeds this guideline; however, it is located at the edge of the downtown core and abuts an area where up to 5 story buildings are encouraged. It is staff's opinion that this height is acceptable in this location and can help jumpstart additional redevelopment projects in the Downtown Core that will result in desired building height transition.

The proposal provides vertical mixed-use that creates cohesion between residential, commercial, civic, and community gathering spaces. The proposal adheres to the RMP guiding principles by demonstrating high quality design and minimizing adverse effects to neighboring uses. Importantly, the proposal encourages density and supplies an alternative form of housing in the downtown area, another key focus of the RMP for the downtown.

The RMP includes a strategy to convert Seppala Boulevard to a “living street,” a pedestrian-friendly, multifunctional, and aesthetically pleasing street. Among the recommendations to achieve this goal is to encourage building others to create entrances off of Seppala Boulevard.

Draft Housing Needs Assessment for Downtown North St. Paul

A draft housing needs assessment (study) has been prepared by Maxfield Research and Consulting, LLC for downtown North St. Paul. The study predicts between 130-150 market-rate apartments will be needed to meet housing demand in the downtown between 2022 and 2030. This proposed development fulfills about half of the predicted market demand for this housing product.

2. Permitted Uses

Proposed uses include 75 apartments, 7 live/work units, and 1,575 square feet of commercial space. The MU-1 ordinance permits residential units over nonresidential uses which is consistent with the current proposal with the exception of the two apartment units on the first floor; however, it is recognized that the ordinance intent was most likely to have first level commercial or service uses with the upper stories being residential. The use of live/work units, garage space and commercial space is generally consistent with that intention and therefore staff can support the vertical mixed use as proposed.

Live/work units are proposed at ground level along 7th Ave E and can flex to either full commercial or full residential if necessary to accommodate market conditions. Ceiling height for these units will be high enough to meet commercial code standards and provide a mezzanine to allow for the live/work space to have separate living areas. There is no known tenant for the commercial space at this time; however, most commercial land uses that would be likely to locate in this space are permitted in the MU-1 district. Such uses might include coffee shop, sandwich shop, retail, services, etc.

3. Density

The proposed density of the 0.74-acre site is 110 dwelling units/acre. The PUD ordinance allows for a density increase in cases where it is compatible with the Comprehensive Plan and the goals of the City. As mentioned previously, increasing density in the downtown is a stated goal in the Redevelopment Master Plan. This proposal is in alignment with that redevelopment goal.

Per 154.008(C)(3)(e), the city will consider allowing an increase density if one of the following is provided as part of the proposed development.

- Increased preservation of natural site features, topography, geological features, wetlands, lowlands, wooded areas, and the like, beyond what is required by the Minnesota Department of Natural Resources, by the city and/or Ramsey County ordinances.
- Creation of conservation easements due to steep slopes, wooded areas and/or environmentally sensitive areas, as identified in the Comprehensive Plan.
- Creation of park/public areas for active and passive park uses beyond required standards or other public purposes such as schools, public buildings, greenways, and the like which meet the intent of the Park and Recreation goals of the Comprehensive Plan and are consistent with the public dedication requirements for the proposed development.
- Installation of public improvements designed to serve areas beyond the project boundary.
- Housing projects which provide affordable housing options, consistent with the Comprehensive Plan.

City staff are in the process of negotiation the potential flexibility that this project can provide in exchange for the PUD overlay. As a conditional of approval, the developer shall provide the City one of the above-listed required elements in exchange for density flexibility.

4. Relationship to Adjacent Areas

Per 154.008(C)(3)(h) indicates that the design of a PUD shall take into account the relationship of the site to the surrounding areas. As discussed in the above sections regarding the Downtown Design Manual and Redevelopment Master Plan, the developer has taken due regard to the historical context of the downtown and adjacent areas by improving the front face as well as rear face of the building.

5. Parking

Underground and underbuilding parking is provided on site. Each has a separate garage door; one on the east side of the building and the other on the Seppala Boulevard/north side. As indicated under the zoning standards on page 2, a total of 93 stalls will be provided versus 126 which is required per the parking standards based on unit size. Note that the zoning ordinance also includes a developer standard in 154.010(A)(22), that encourages, when appropriate, for buildings within the mixed use districts to provide for inside, underground parking at a ratio of one space per dwelling. Under this standard, the project exceeds the required number of parking stalls, which would be 88 based on 88 units and the proposed 1,575 SF of commercial space. In addition, the developer is improving a portion of Helen Street and create four on-street parking stalls that will be open to the general public.

The developer has also indicated that bicycle parking will be provided at a rate of one space for each parking stall that is underbuilding/underground.

6. Landscaping

The developer submitted a landscaping plan that depicts a detailed planning list with sizes and species as required per code. The plan calls for 3 Gingko trees, 3 Honey Locust trees, 3 ornamental trees, and numerous shrubs, grasses, and perennials around the building base. The landscaping plan also proposes screening around transformer locations, discussed below.

7. Utilities and Public Services

Per 154.008(C)(3)(i), utilities within a PUD must be placed underground and utility appurtenances must be screened. The developer has discussed the potential to underground the existing overhead utility lines as part of this redevelopment project. The Public Works Director and the Interim City Manager will work with the developer to determine the feasibility for undergrounding of the public and private utilities as well as the cost share for doing such. Final utility undergrounding plans will include electric, telecommunications, gas, and other similar utilities. Known locations of transformers are currently proposed to be located on the east side of the building and will be screened. Water/sewer utilities are being evaluated by the City Engineer. Approval of utility plans, including screening, is included as a recommended condition of approval.

8. Building Height

As indicated earlier, the proposed building height is 57' - 6 3/8", which is greater than allowed 50 feet in the MU-1 district. The building is designed with a first floor that has 20' ceiling height, versus the 7-10 feet that is typical for residential uses. The additional height is intended to accommodate the commercial space and live/work units, which, in combination with the underground and underbuilding parking, increases the 4 story building height beyond 50 feet. Unfortunately, flexibility in building height is not offered by the PUD ordinance; the applicant has thus requested a zoning text amendment to accommodate this project (see zoning text amendment on the pages that follow).

9. Architectural Design and Building Materials

The developer met with the Historical Society to obtain historic images of downtown North St. Paul. The building materials and design takes is inspired by historical character and historic land uses of the area. The dark metal siding at the corner of the building is specifically inspired by the manufacturing history of the area. The C-shape of the building with the opening facing 7th Avenue is intentional to provide large patio areas (amenity deck) to overlook the downtown. The building exterior includes articulation and windows instead of a mass wall. Building materials include brick, stone, metal siding, lap siding, and CMU.

10. Open Space

The building includes common gathering areas available to all residents of the building interior of the building as well as the exterior of the building on the 1st floor, 2nd floor and 4th floor balcony areas. Common open space shall be either held in common ownership by all owners in the PUD or dedicated for public use with approval of the City Council. Whenever possible, common open space shall be linked to the open space areas of adjoining developments. Common open space shall be of such size, shape, character, and locations as to be useable for its proposed purpose.

11. Traffic Circulation

The developer submitted a Trip and Parking Generation Analysis that indicates the proposed development is anticipated to generate 2 less trips in the AM peak hour, 20 additional trips in the PM peak hour, and 286 additional daily trips as compared to existing land uses. The report states that based on these trip generation numbers, the proposed development is not expected negatively impact on the operations or safety of 7th Street E. In addition, the interior circulation and access plans do not create congestion or safety concerns for project residents and the general public.

COMPREHENSIVE PLAN AMENDMENT ANALYSIS

To facilitate approval of the Lillie redevelopment project, a Comprehensive Plan amendment is required to allow for the residential density proposed by the project. The 2040 Comprehensive Plan allows 22 units per acre for land designated Downtown Mixed Use. The anticipated density for the Lillie redevelopment project is 110 units per acre, significantly over the current designation. In order to bring the property into compliance with the Comprehensive Plan, an amendment is needed to increase the overall density allowed for the site.

When staff first discussed this item with the Metropolitan Council, it appeared that the amendment would be needed for the entire Downtown, which could trigger a “regional impact” and a higher, and more time intensive, review of the request by the Metropolitan Council. Upon their staff advice, it was decided to modify the Comprehensive Plan as it relates only to the subject property. Further analysis of the downtown and the potential for high density residential redevelopment opportunities may lend itself to a few other sites being considered for a density modification also. This could occur when time is available for Commission analysis and discussion.

Regardless, the amendment will recognize that in certain situations, based upon accepted criteria, the City may allow a density bonus of up to 110 units/acre. This modification will allow approval of the current project. The judicious use of this comprehensive plan modification is twofold: First, staff does not want to convey that any property within the Downtown Mixed-Use district would have the ability to redevelop at a high (more than 22 units/acre) density without further analysis of individual site and a better understanding of the proposed project. Second, application of that high of a density may, if applied over all Downtown Mixed-Use sites, trigger a “regional impact” as defined by the Metropolitan Council, which is undesirable and unnecessary. Staff is confident that all properties designated Downtown Mixed Use will not redevelopment to the density currently being contemplated for the Lillie redevelopment project. Any future site considered for a density bonus would require another map amendment and would prompt extensive engineering analysis and scrutiny. At the present time the amendment is being prepared for the specific Lille redevelopment project. Redevelopment of the site, in the manner proposed is consistent with the intent of the Comprehensive Plan and the vision portrayed in the recently adopted Downtown Redevelopment plan.

ZONING TEXT AMENDMENT

As indicated earlier, the proposed building height is 57', 6 3/8", which does not comply with the zoning district standards for the MU-1 district. Per 154.004(D), the city may grant a zoning text or map amendment if the proposed amendment is compliant with the following findings:

1. *The proposed amendment is consistent with the general purposes and intent of the Comprehensive Plan.*

The proposed text amendment is consistent with Comprehensive Plan goals of developing vertical and mixed-use projects and increasing housing diversity in the downtown. Creating additional flexibility for

building height will help the city achieve its Comprehensive Plan goal to combine street-level commercial uses with dense multifamily housing.

2. *The proposed amendment will not adversely affect the health, safety, or general welfare of the city.*

The proposed amendment would not limit the City's ability to review development plans and ensure that there will be no adverse health, safety, or general welfare affects before approval.

3. *The proposed amendment is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city.*

The proposed amendment is compatible with the overall needs of the city, especially areas that are currently zoned, or designated as, mixed-use. Increased building height flexibility would promote diversification of uses, as called for in the Comprehensive Plan. Important to note, if any development that wishes to pursue a building height allowed under the zoning amendment must pass a PUD review. Meaning, that each development will still be analyzed individually to ensure that it is compatible with present and future land uses before construction – ensuring that this amendment will not negatively impact the surrounding land use.

4. *The proposed amendment is compatible with adjacent properties.*

This proposed amendment does not directly impact properties. Any development project that would receive a planned unit development designation would undergo review for potential impacts on neighboring land uses and properties.

5. *The proposed amendment can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems.*

This proposed amendment does not directly impact city services. Any c would be evaluated for such impacts. The review process would lay out any public service concerns related to a proposed development that need to be resolved before approval.

6. *The proposed amendment is consistent with officially adopted city plans and overlays.*

The proposed text amendment aligns with city plans and overlay districts. As indicated earlier, the Redevelopment Master Plan encourages density, housing diversity, and mixed use development – all of which would be supported by the proposed amendment. The Downtown Design Manual calls for building height increase, if it is in proportion to adjacent buildings. The Downtown Overlay District (D-1) is established to maintain and improve property values throughout the city, which this amendment supports. Overall, the proposed amendment adds increased development flexibility, which does not impede on any city plans or overlays.

EXHIBITS

1. Project Narrative
2. The Lillie Development Architectural Sheets prepared by MDG, submitted August 12, 2022
3. Civil Plans prepared by Civil Site Group, submitted July 20, 2022, revised
4. Trip & Parking Generation summary report prepared by Kimley Horn, August 5, 2022
5. Engineering review memo by City Engineer, August 25, 2022
6. Resolution approving and an amendment the Comprehensive Plan
7. Ordinance amending Chapter 154.008(C) of the zoning code related to planned unit developments
8. Resolution approving the proposed planned unit development

PROJECT NARRATIVE:

Lillie Redevelopment, Multi-Family Housing Development Preliminary & Final Development Plans

July 20, 2022

REFERENCE:

TJL Development
Southern quadrant of 7th Avenue East and Helen Street North
North St. Paul, Minnesota 55109
Market Rate Mixed-Use Building

ATTENTION:

Brandy Howe, AICP, Senior Professional Community Planner, WSB Engineering

GENERAL PROJECT DESCRIPTION:

On behalf of TJL Development, Momentum Design Group, LLC. is pleased to present plans for a new, mixed-use development including market rate apartments, live/work units, leasable commercial space, and associated site elements to support this use. The proposed development is located on four plats of land at 2503, 2509, 2515, and 2517 on 7th Avenue East in North St. Paul.

The Development Plan proposal includes the following:

1. Demolition of 3 buildings and 1 garage for the construction of a mixed use 82 market rate dwelling unit and commercial building with one level of underground parking and partial level of near grade parking.
2. Associated site work to support all new buildings and the community along 7th Avenue East, Helen Street North, and Seppala Boulevard.

This submittal acts as an expansion of the city's strong desire to revitalize its historic Main Street by including opportunities for families and business owners of small size to reside along Main Street all while celebrating North St. Paul's rich industrial history. The owner will complete a lot combination of all 4 address with Ramsey County after purchase of the properties.

This proposed design will celebrate and complement the historic significance of this important place as the center of the historic North St. Paul and respect the neighboring buildings. This project also turns a current public liability on the site to an asset. This project also will reinvigorate the pedestrian realm while continuing the city's public work along 7th Avenue East.

APPLICATION DESCRIPTION:

1. Type of Business:
 - a. Market Rate Apartment Building with Maintenance and Leasing staff office.
 - b. Live/Work Units
 - c. Leasable small commercial space.
2. Expected Activities on site: Multi-family housing and amenity space including 3 outdoor patios, multiple party rooms, and enclosed parking, and 1,575 sf of commercial retail.
3. Number of anticipated tenants at any time: 82 apartment units with 99 total bedrooms. Added parallel parking along Helen Street to expand upon downtown street parking

The Development Plan consists of one Mixed Use building to be constructed in a single phase.

The Mixed-Use building will consist of one level of below grade 1A construction, precast parking structure housing 61 heated and secured parking stalls. Floors 1 through 4 shall be constructed in Type 5 construction, comprised of masonry, precast, and wood construction. These floors will consist of the following items:

- 32 heated and secured parking stalls entering and exiting onto Seppalla Blvd
- A small commercial space along the northern portion of 7th Avenue East
- 7 Market Rate Live/Work Units along 7th Street East
- A slab-on grade apartment entry at the corner of 7th Avenue East and Helen Street North
- 3 community rooms with 3 adjacent outdoor patios on various floors
- 75 Market Rate dwelling units.

ZONING:

1. This site is zoned under the Downtown Mix Use (MU1) and is proposed to be entitled with a PUD.
2. This site is currently a manufacturing building, a vacant salon, and a mixed-use building comprised of multi-family living and a restaurant.

DENSITY OF NEW BUILDINGS/LOT:

1. Site Areas = 32,391.5 sf, or .74 Acres.
2. Gross building areas (excluding garages) = 80,864 sf
3. F.A.R. = 2.50 in proposed plans

BUILDING HEIGHT:

1. Average overall building height is 59'-3" based upon the average grade at the perimeter of the building (not including Elevator overrun).

PARKING REQUIREMENTS

1. City requires 1 stall per dwelling unit in mixed-use districts currently in their code and ordinances.
2. Multi-Family
 - a. 82 Dwelling Units, 99 Bedrooms.

1) One bed	21
2) One + Den	8
3) Studio	32
4) Two Bed	14
5) Live/Work	7
6) Total Dwelling Units	82
7) Total Bedrooms	99
 - b. Lower (61 stalls) and 1st Floor (32 stalls) level heated and secured parking for residents and commercial: 93 stalls.
 - c. Stalls proposed to be reserved for residents = Number of units = 82.
 - d. Total stalls 93 – reserved stalls 82 = 11 additional stalls.

GROUP USEABLE OPEN SPACE/COMMON ELEMENTS:

1. The building has its own amenity spaces within the interior of the building, as well as at the exterior of the building on 1st floor, 2nd floor, and 4th floor.

CIVIL ENGINEERING PLANS (Civil Site Group): (Submitted with City Submittal Documents)

Parking Analysis, trip generation, intersection analysis (Kimley-Horn):

1. One parking and traffic study is forthcoming.

SITE LIGHTING PLAN:

1. One Site Lighting Plan is forthcoming and will be included with this set of drawings as supplemental information upon completion. JTH Lighting Alliance is preparing these documents to demonstrate photometric lighting levels across the site.

EXTERIOR MATERIALS:

1. Current exterior materials are identified, and percentages of use are defined/shown on the building for each elevation including in the drawing submittal set.

PHASING AND CONSTRUCTION SCHEDULE:

1. Start Spring of 2023
2. Occupancy Summer of 2024 (Subject to Change)

**Development Method**

- Project Developer: TJL Development
- Property Manager: To Be Determined

If you have any questions regarding the content within this correspondence, please give me a call.

Sincerely,

Momentum Design Group, LLC.

A handwritten signature in black ink, appearing to read 'Jeff Wrede'.

Jeff Wrede, Architect
Partner

THE LILLIE REDEVELOPMENT

2503-2517 7TH AVE. E. NORTH ST. PAUL, MN 55109



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MOMENTUM DESIGN GROUP

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DEVELOPER
TJL DEVELOPMENT

JIM LAVALLE
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ST. PAUL, MN 55116
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SHEET INDEX:

- | | |
|-------------------------------------|-----------------------------------|
| X00 EXTERIOR PERSPECTIVE | SW1.1 SWPPP - PROPOSED CONDITIONS |
| C0.0 TITLE SHEET | SW1.2 SWPPP - DETAILS |
| V1.0 SITE SURVEY | SW1.3 SWPPP - NARRATIVE |
| C1.0 REMOVALS PLAN | X01 EXISTING CONTEXT |
| C2.0 SITE PLAN | X02 INSPIRATION IMAGES |
| C3.0 GRADING PLAN | X03 SITE / FIRST FLOOR PLAN |
| C4.0 UTILITY PLAN | X04 FLOOR PLANS |
| C5.0 CIVIL DETAILS | X05 EXTERIOR ELEVATIONS |
| C5.1 CIVIL DETAILS | X06 EXTERIOR ELEVATIONS |
| C5.2 CIVIL DETAILS | X07 EXTERIOR MATERIALS |
| L1.0 LANDSCAPE PLAN | X08 SHADOW STUDIES |
| L1.1 LANDSCAPE PLAN NOTES & DETAILS | X09 SIGNAGE ELEVATIONS |
| SW1.0 SWPPP - EXISTING CONDITIONS | |

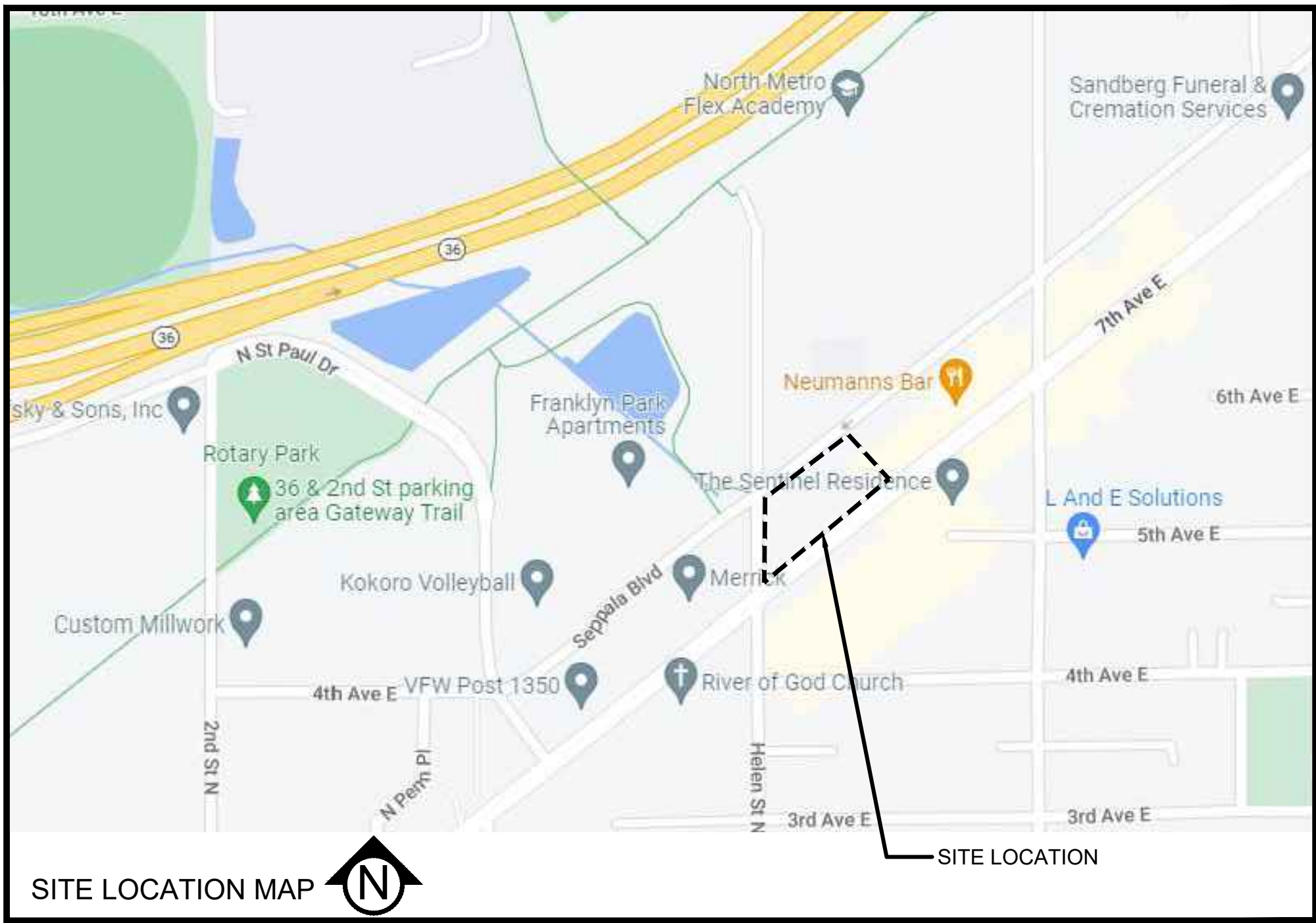
EXTERIOR
PERSPECTIVE

X00

EAST 7TH AVE MIXED-USE

NORTH ST. PAUL, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

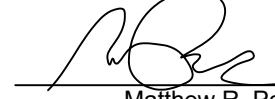


PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EAST 7TH AVE MIXED-USE

2503-2517 7TH AVENUE N, N. ST. PAUL, MN 55109
TJL DEVELOPMENT, LLC
2416 EDGE CUMBE ROAD, ST. PAUL, MN 55116

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.


Matthew R. Pavlek
DATE: 07/20/22 LICENSE NO.: 44263

ISSUE/SUBMITTAL SUMMARY
DATE | DESCRIPTION
07/20/22 | CITY SUBMITTAL

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

DRAWN BY: JHB REVIEWED BY: PS, MP
PROJECT NUMBER: 22207

REVISION SUMMARY
DATE DESCRIPTION

TITLE SHEET

C0.0

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ARCHITECT:
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952-583-9788

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SAINT PAUL, MN 55116
CONTACT: JIM LAVALLE
612-751-1919

ENGINEER / LANDSCAPE ARCHITECT:
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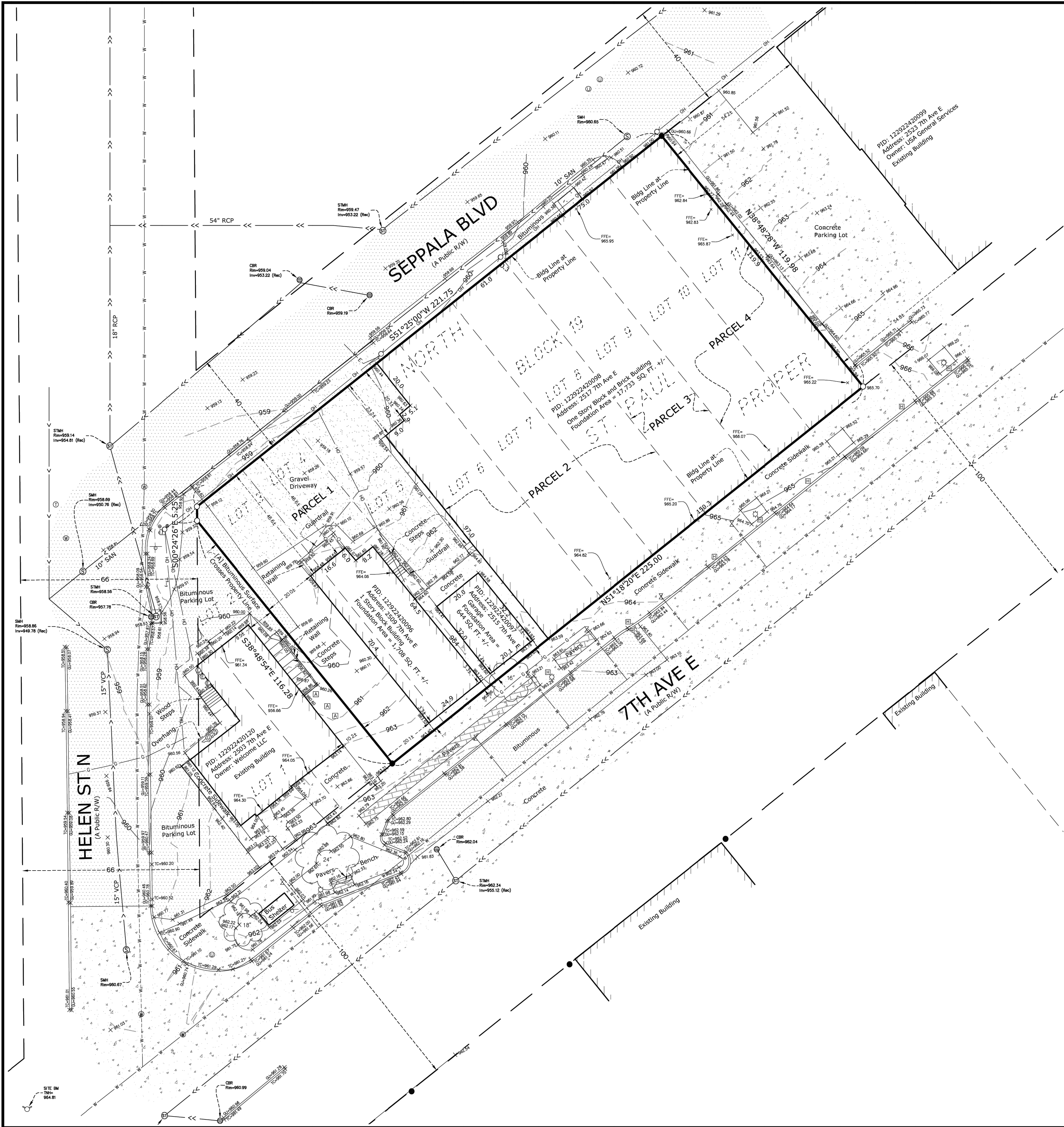
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CONTACT: RORY SYNSTELIEN
612-615-0060

GEOTECHNICAL ENGINEER:
TBD



Know what's below.
Call before you dig.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Lots 3, 4, 5 and 6, Block 19, EXCEPT the East 25 feet of said Lot 6, North St. Paul Proper, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 574425 (Includes Additional Land))

Parcel 2:
The East 25 feet of Lot 6 and all of Lots 7 and 8, Block 19, North St. Paul Proper, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 574425 (Includes Additional Land))

Parcel 3:
Lot 9, Block 19, North St. Paul Proper, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 574424)

Parcel 4:
Lots 10 and 11, Block 19, North St. Paul Proper, Ramsey County, Minnesota.

(Abstract Property)

GENERAL SURVEY NOTES

- Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located at the northwesterly quadrant of the intersection of 7th Avenue E and Helen Street N, as shown hereon. Elevation = 964.81.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES
(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0065S, effective date of June 4th, 2010.
- The Gross land area is 27,038 +/- square feet or 0.621 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- No striped parking stalls were observed on the subject property while conducting the fieldwork.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Ramsey County GIS.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1123483-MPLS, dated April 5th, 2022. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-15 are not survey related.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Bituminous parking lot crosses the westerly property line, as shown hereon near the northwesterly corner of subject property.

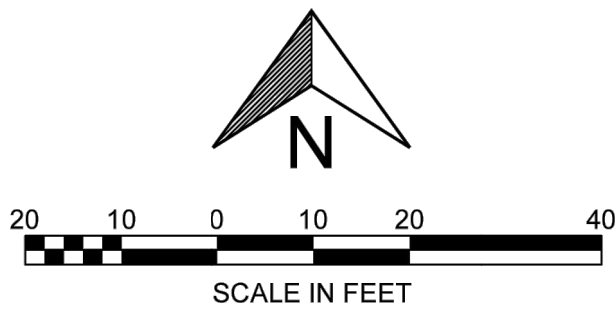
ALTA CERTIFICATION

To: LEL, LLC, a Minnesota limited liability company; TJL Development LLC, a Minnesota limited liability company; and First American Title Insurance Company; This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The fieldwork was completed on 06-3-2022.

Dated this 15th day of June, 2022.

Rory L. Synstelien
rory@civilsitegroup.com

Minnesota License No. 44565



Linetype & Symbol Legend

— k —	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
--- E ---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
— F —	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
--- F ---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
— D —	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
--- D ---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
— O —	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
— S —	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
--- S ---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
— SS —	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
--- SS ---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
— T —	TELEPHONE LINE	⊠	SEWER CLEAN OUT	⊠	CONFEROUS TREE
--- T ---	TELEPHONE LINE (RECORD)	⊠	SANITARY MANHOLE	⊠	DECIDUOUS TREE
— W —	WATERMAIN	⊠	STORM MANHOLE	⊠	CATCH BASIN
--- W ---	WATERMAIN (RECORD)	⊠	CATCH BASIN	⊠	FLARED END SECTION
— X —	CHAINLINK FENCELINE	⊠	FLARED END SECTION	⊠	TELEPHONE BOX
— O —	WOODEN FENCELINE	⊠	TELEPHONE BOX	⊠	TELEPHONE MANHOLE
— G —	GUARDRAIL	⊠	TELEPHONE MANHOLE	⊠	TRAFFIC SIGNAL
— C —	CONCRETE SURFACE	⊠	HYDRANT	⊠	FIRE CONNECTION
— P —	PAVER SURFACE	⊠	POST INDICATOR VALVE	⊠	WATER MANHOLE
— B —	BITUMINOUS SURFACE	⊠	WATER MANHOLE	⊠	WATER VALVE
— G —	GRAVEL/LANDSCAPE SURFACE	⊠	WATER VALVE	⊠	WELL

CivilSite
GROUP

Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0080

2503, 2509, 2515, & 2517
7th Avenue East

North St. Paul, Ramsey County, MN 55109

T.J.L. Development, LLC

2416 Edgumbe Road, Saint Paul, MN 55116

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 06-15-2022 LICENSE NO. 44565

QA/QC
FIELD CREW CF
DRAWN BY LB
REVIEWED BY CJ
UPDATED BY



REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 22207 00

ALTA/NSPS LAND
TITLE SURVEY

V1.0

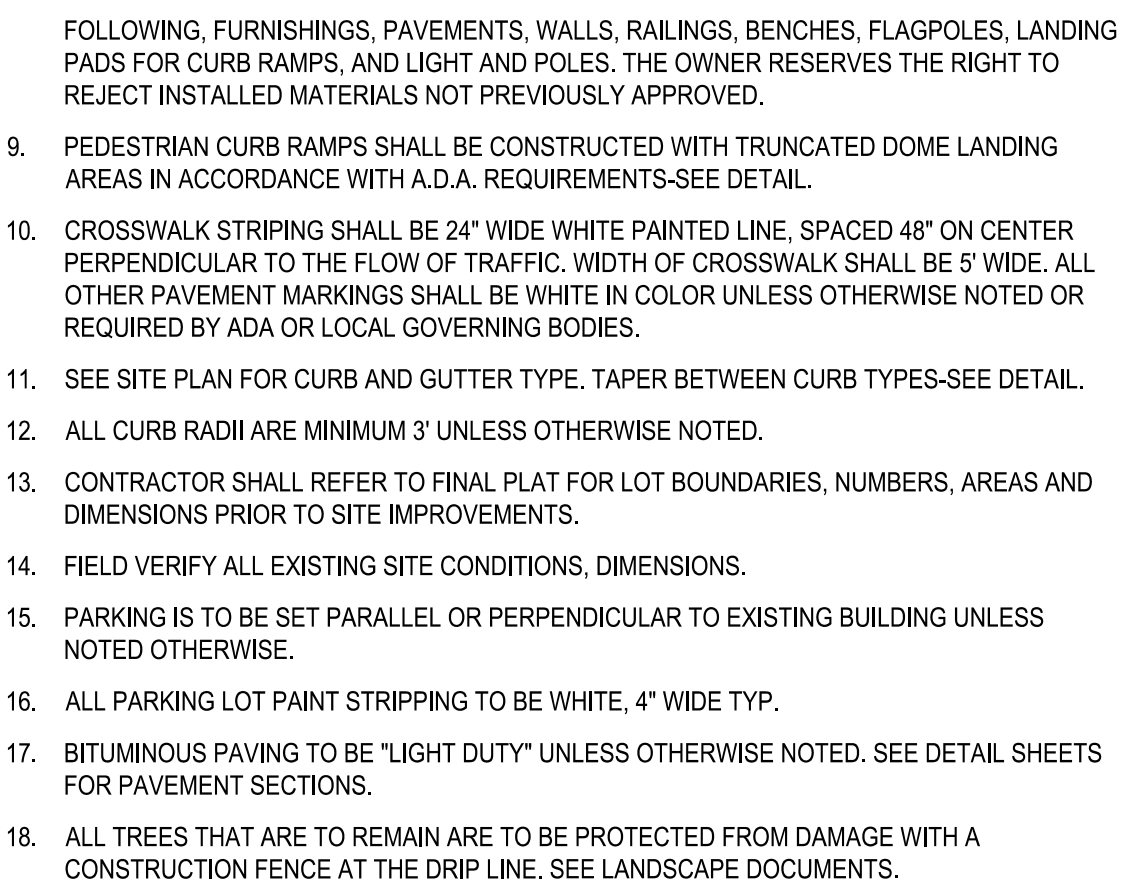
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Matthew R. Pavuk
DATE 07/20/22 LICENSE NO. 44263

DATE	DESCRIPTION
07/20/22	CITY SUBMITTAL

OWN BY:WB REVIEWED BY: PS, MP
JECT NUMBER: 22207

C2.0



SITE AREA CALCULATIONS				
	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	22,220 SF	68.6%	28,465 SF	87.9%
ALL PAVEMENTS	7,167 SF	22.1%	1,729 SF	5.3%
ALL NON-PAVEMENTS	3,002 SF	9.3%	2,195 SF	6.8%
TOTAL SITE AREA	32,389 SF	100.0%	32,389 SF	100.0%

SNOW REMOVAL:	ALL SNOW SHALL BE STORED ON-SITE WITHIN LANDSCAPED AREAS. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN INTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE):
SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE):
SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.

CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK):
SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.

PROPERTY LINE

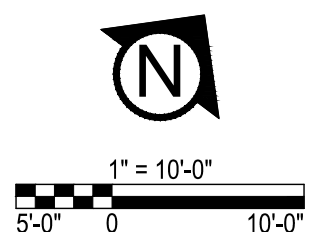
CONSTRUCTION LIMITS

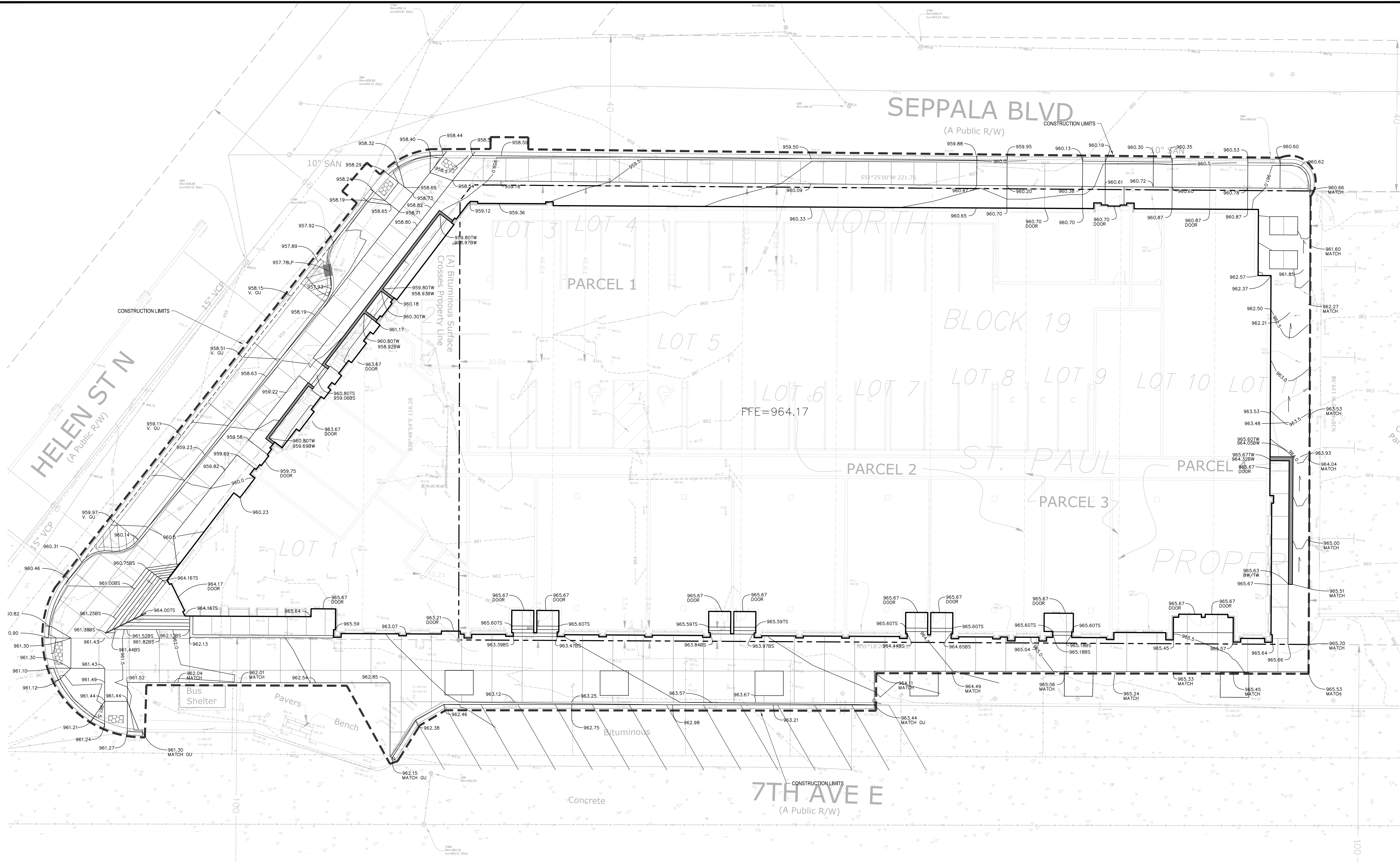
CURB AND GUTTER-SEE NOTES (T.O.) TYP OUT GUTTER WHERE APPLICABLE-SEE PLAN

SIGN AND POST ASSEMBLY- SHOP DRAWINGS REQUIRED.
HP = ACCESSIBLE SIGN
NP = NO PARKING FIRE LINE
ST = STOP
CP = COMPACT CAR PARKING ONLY

SITE DATA	
EXISTING ZONING	N2
PROPOSED ZONING	N2
NUMBER OF UNITS	100
PARKING SPACE	9'X18'
DRIVE AISLE	24'

RESERVED FOR CITY SPECIFIC NOTES





GENERAL GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - MAINTENANCE

CITY OF NORTH ST. PAUL GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

GRADING PLAN LEGEND:

- | | |
|--------------|--|
| 1125 | EX. 1' CONTOUR ELEVATION INTERVAL |
| 1137 | 1.0' CONTOUR ELEVATION INTERVAL |
| 41.26 | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G | SPOT GRADE ELEVATION GUTTER |
| 891.00 TC | SPOT GRADE ELEVATION TOP OF CURB |
| 891.00 BS/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS |
| 891.00 ME | SPOT GRADE ELEVATION MATCH EXISTING |
| CS | GRADE BREAK - HIGH POINTS |
| 10 | CURB AND GUTTER (T.O. = TIP OUT) |

EOF=1135.52

EMERGENCY OVERFLOW



Know what's below.
Call before you dig.



1" = 10'-0"
0 10'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

EAST 7TH AVE MIXED-USE

2503-2517 7TH AVENUE N, N. ST. PAUL, MN 55109

TJL DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD, ST. PAUL, MN 55116

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.

Matthew R. Pavsek
DATE 07/20/22 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION
07/20/22 CITY SUBMITTAL

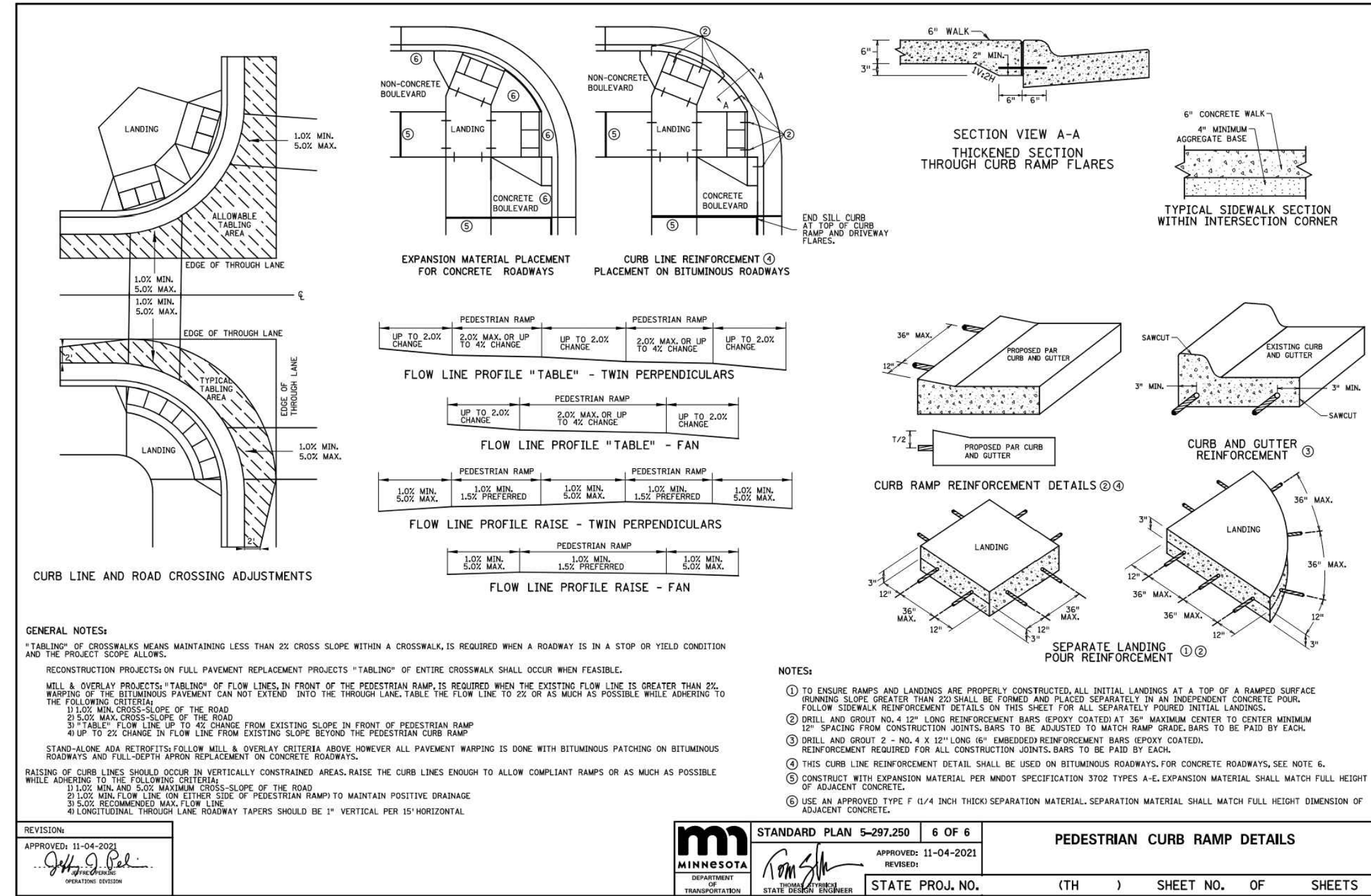
REVISION SUMMARY

DATE DESCRIPTION

GRADING PLAN

C3.0

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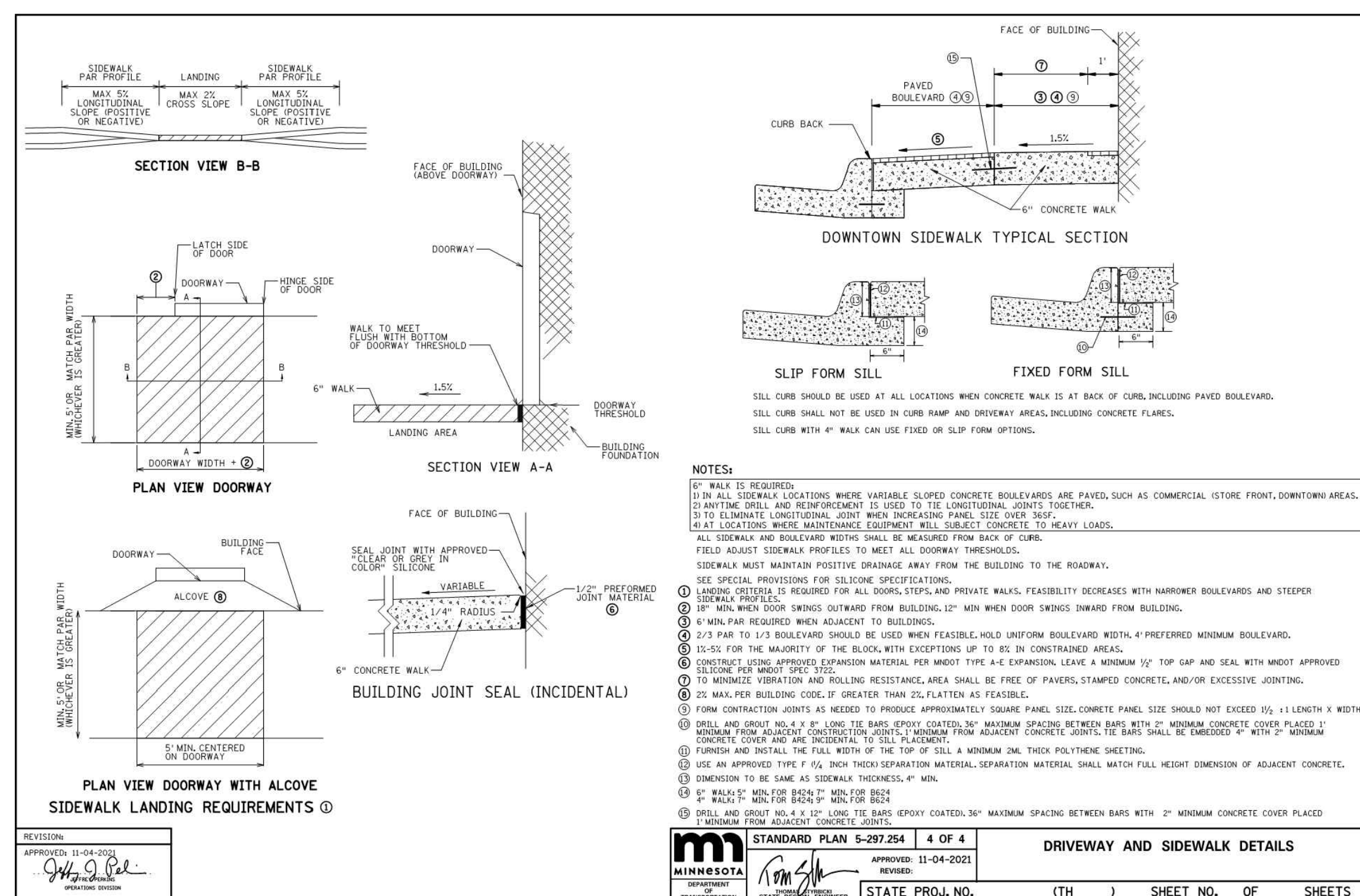
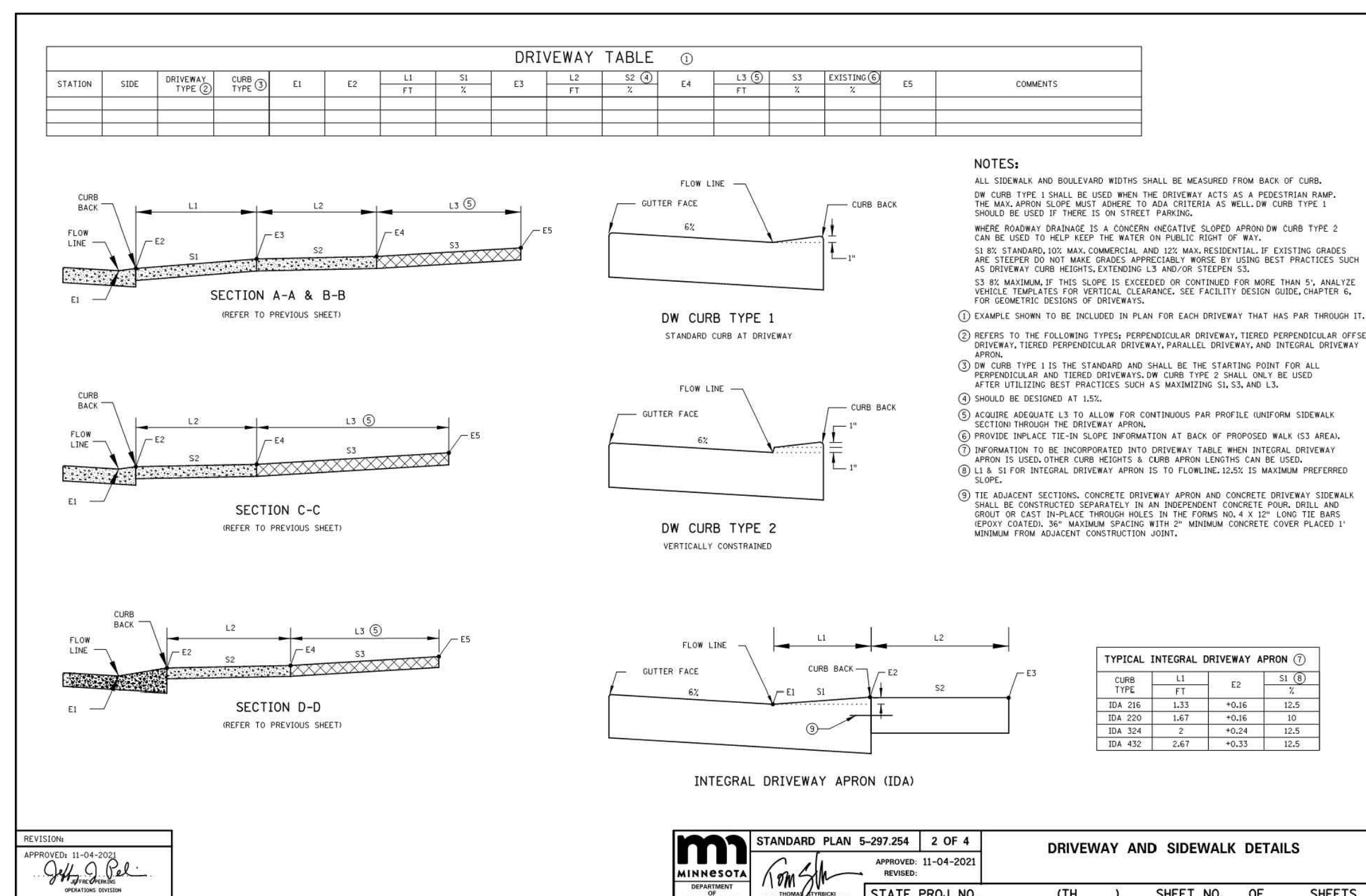
EAST 7TH AVE MIXED-USE
2503-2517 7TH AVENUE N, ST. PAUL, MN 55109
TJL DEVELOPMENT, LLC
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TJL DEVELOPMENT, LLC
2416 EDGE CUMBE ROAD, ST. PAUL, MN 55116

C5 2

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PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EAST 7TH AVE MIXED-USE

2503-2517 7TH AVENUE N, N. ST. PAUL, MN 55109

TJL DEVELOPMENT, LLC
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DATE 07/20/22 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION
07/20/22 CITY SUBMITTAL

REVISION SUMMARY

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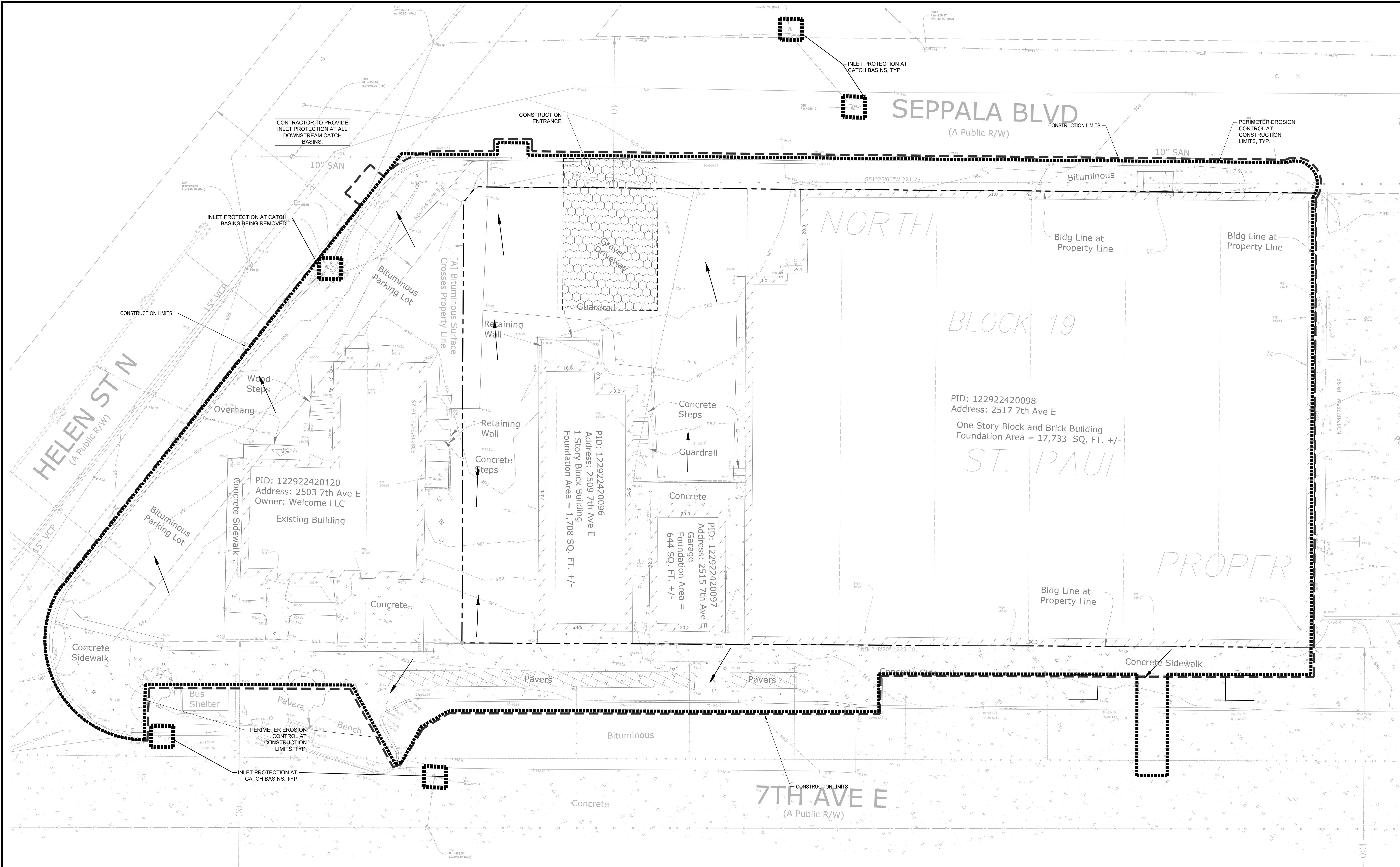
DATE DESCRIPTION

REVISION SUMMARY

SWPPP - EXISTING
CONDITIONS

SW1.0

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CITY OF NORTH ST. PAUL EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

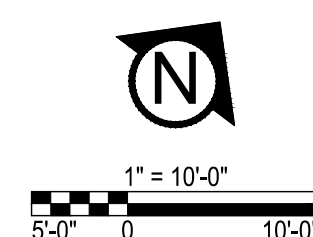
SWPPP NOTES:

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- THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET



TJL DEVELOPMENT, LLC
2416 EDGE CUMBE ROAD, ST. PAUL, MN 55116

Matthew R. Pavak
DATE 07/20/22 LICENSE NO. 44263

[illegible]

SW1.1

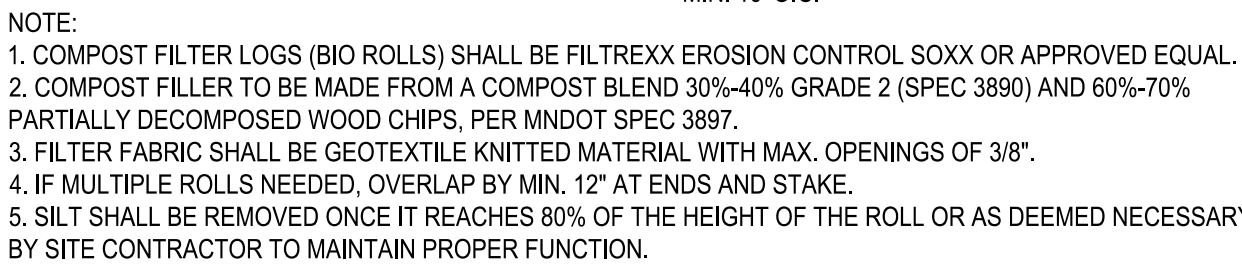
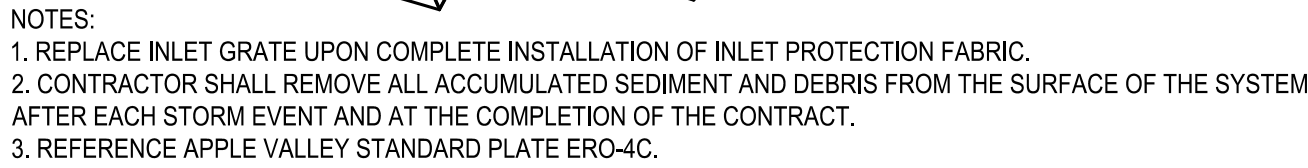


1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
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4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

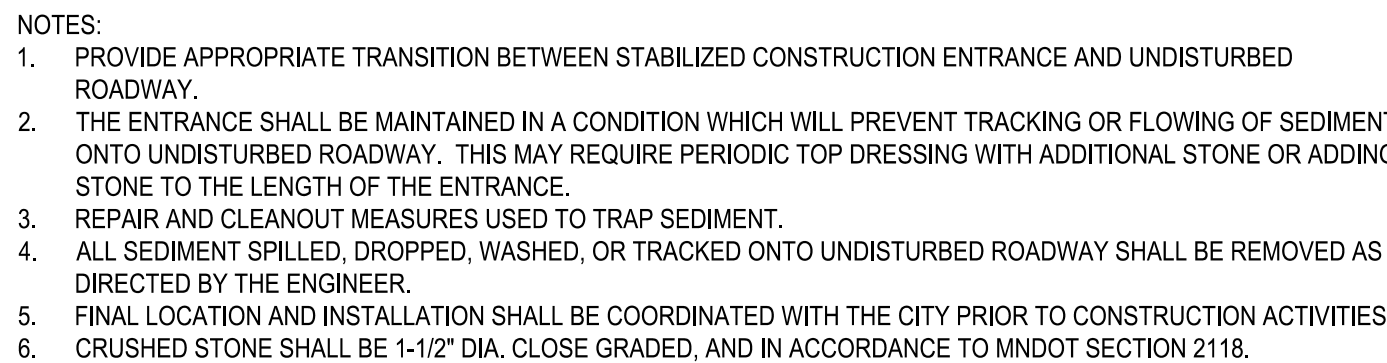
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	EX. 1" CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET





NTS



(2) NTS



4 NTS



3 NTS

EAST 7TH AVE MIXED-USE

PROJECT


Matthew R. Pavak
DATE 07/20/22 LICENSE NO. 44263

DRAWN BY: WB REVIEWED BY: PS, MP
PROJECT NUMBER: 22207

SWPPP - DETAILS

SWPPP - DETAILS

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2016 #MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE). FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION, THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENIED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CBS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE (BULEVARD), INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOLS IN INFILTRATION AREAS)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOO/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNERS MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITEES/AS IDENTIFIED BY THE NPDES PERMIT;
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP;
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT;
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING;
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAWING AND TERRACING).
3. PERMITEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROCLAIMED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPawning TIME FRAMES, PERMITEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNSLOPE PERIMETERS OF THE SITE AND DOWNSLOPE AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPDRAIN OF ANY BUFFER ZONES. PERMITEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPDRAIN AND LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNSLOPE SEDIMENT CONTROLS ARE OVERLOADED, BASED ON PERIODIC FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITEES MUST INSTALL ADDITIONAL UPDRAIN SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED, PERMITEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G., STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF THE DOWNSLOPE PERIMETER.
9. PERMITEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, ADJUDICATED DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITEES MUST DISCHARGE TURBID OR SEDIMENT-LOADED WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs.
3. PERMITEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6.
4. DURING EACH INSPECTION, PERMITEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND REESTABLISH THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITEES MUST COMPLETE REPAIRS AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT REACHES 1/2 OF THE STORAGE VOLUME.
8. PERMITEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12

MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR

- c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES, AND
 - f. IF PERMITEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, COLOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
 - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7046 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITEES MUST PROPERLY STORE, COLLECT AND DISPOSE WASTE IN COMPLIANCE WITH MINN. R. CH. 7038.
5. PERMITEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED, INCLUDING THE USE OF DRIP PAINTS OR DISCHARGES UNLESS INFEASIBLE. PERMITEES MUST ENSURE ADEQUATE SUPPLIES OF CLEANLY AVAILABLE AND SUITABLE DISPOSAL ARE AVAILABLE AT ALL TIMES. AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.051, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITEES MUST ALSO SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES ON THE BASE OF A SAND FILTER.
4. PERMITEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT. PERMITEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNSLOPE PERIMETER CONTROL IS COMPLETE. THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITEE DISTRIBUTES THE MPCA'S HOMEOWNER FACT SHEET TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES

- 3:1 (HORIZONTAL:VERTICAL) OR FLATTER MULCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 2/27/2020 (8 HOURS), EXP. 5/31/2023

OWNER INFORMATION

T.J.L DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD
SAINT PAUL, MN 55116
CONTACT: JIM LAVALLE
612-751-1919

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	22,220 SF 68.6%	28,465 SF 87.9%
ALL PAVEMENTS	7,167 SF 22.1%	1,729 SF 5.3%
ALL NON-PAVEMENTS	3,002 SF 9.3%	2,195 SF 6.8%
TOTAL SITE AREA	32,389 SF 100.0%	32,389 SF 100.0%
IMPERVIOUS SURFACE		
EXISTING CONDITION	29,387 SF 90.7%	
PROPOSED CONDITION	30,194 SF 93.2%	
DIFFERENCE (EX. VS PROP.)	807 SF 2.5%	
EROSION CONTROL QUANTITIES		0.98 acres
DISTURBED AREA	42,645 SF	
SILT FENCE/BIO-ROLL	+1000 LF	
EROSION CONTROL BLANKET	0 SF	
INLET PROTECTION DEVICES	6 EA	

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:	SWPPP INSPECTOR TRAINING: ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP
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PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D. STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.
ATTACHMENT E. GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 1.0 ACRES SO AN NPDES PERMIT IS NOT REQUIRED.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN VACANT NEWSPAPER BUILDING, SMALL COMMERCIAL BUSINESS, AND SMALL MULTI-RESIDENTIAL BUILDING INTO A NEW MULTI-RESIDENTIAL AND MIXED-USE BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT REQUIRED AS PART OF THE PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

SOIL CONTAMINATION NARRATIVE:

SOILS ON-SITE HAVE NOT BEEN IDENTIFIED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

N/A

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX

- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
- AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
- DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EAST 7TH AVE MIXED-USE

2503-2517 7TH AVENUE N. ST. PAUL, MN 55109

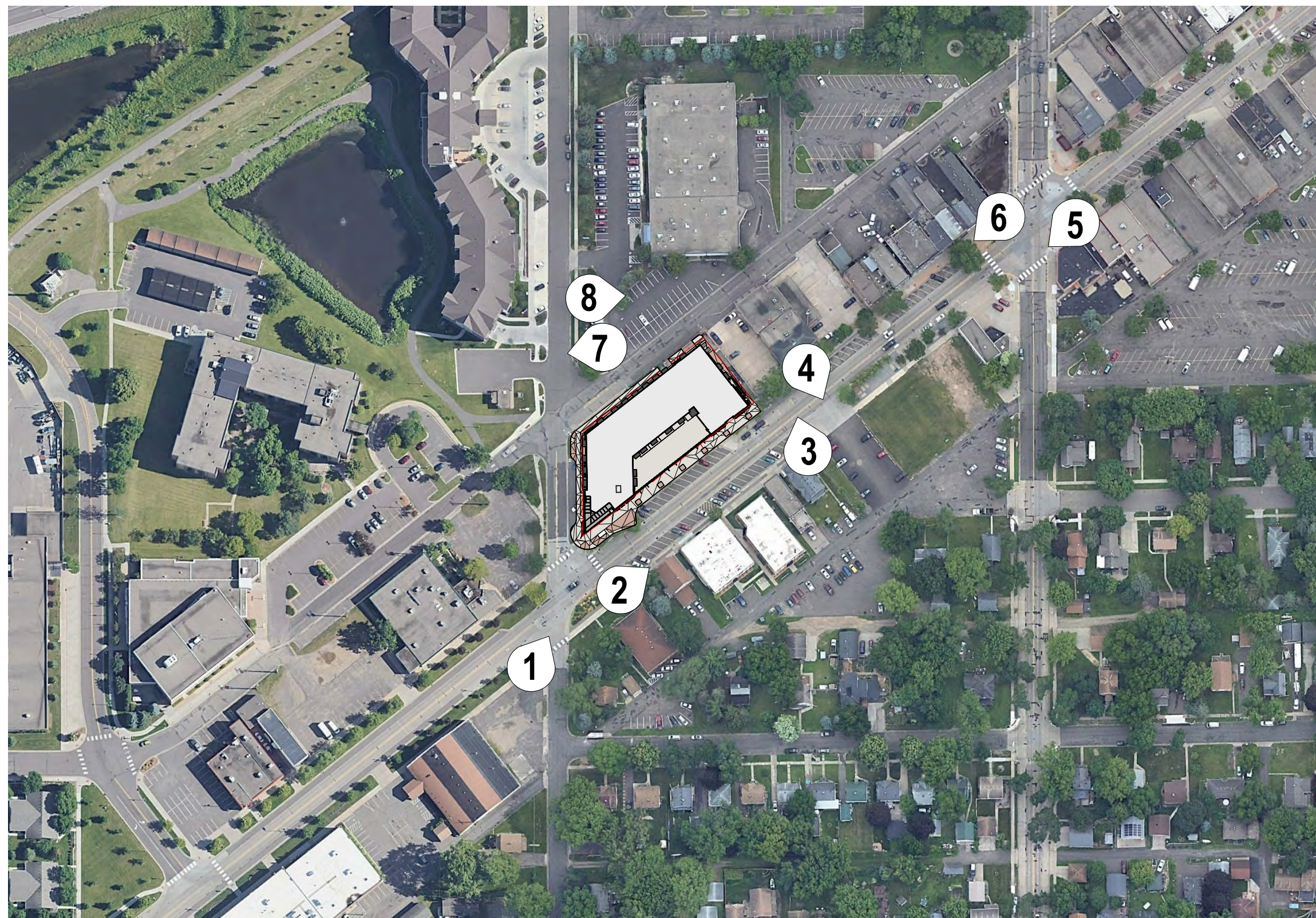
T.J.L DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD, ST. PAUL, MN 55116

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.

Matthew R. Pavak
DATE: 07/20/22 LICENSE NO.: 44263

ISSUE/SUBMITTAL SUMMARY

DATE: 07/20/22 DESCRIPTION: CITY SUBMITTAL





LUND SKI COMPANY
C.A. Lund Ski Co. Catalog. (n.d.). Vintage Winter. Retrieved July 13, 2022, from <https://www.vintagewinter.com/products/c-a-lund-ski-co-catalog>.

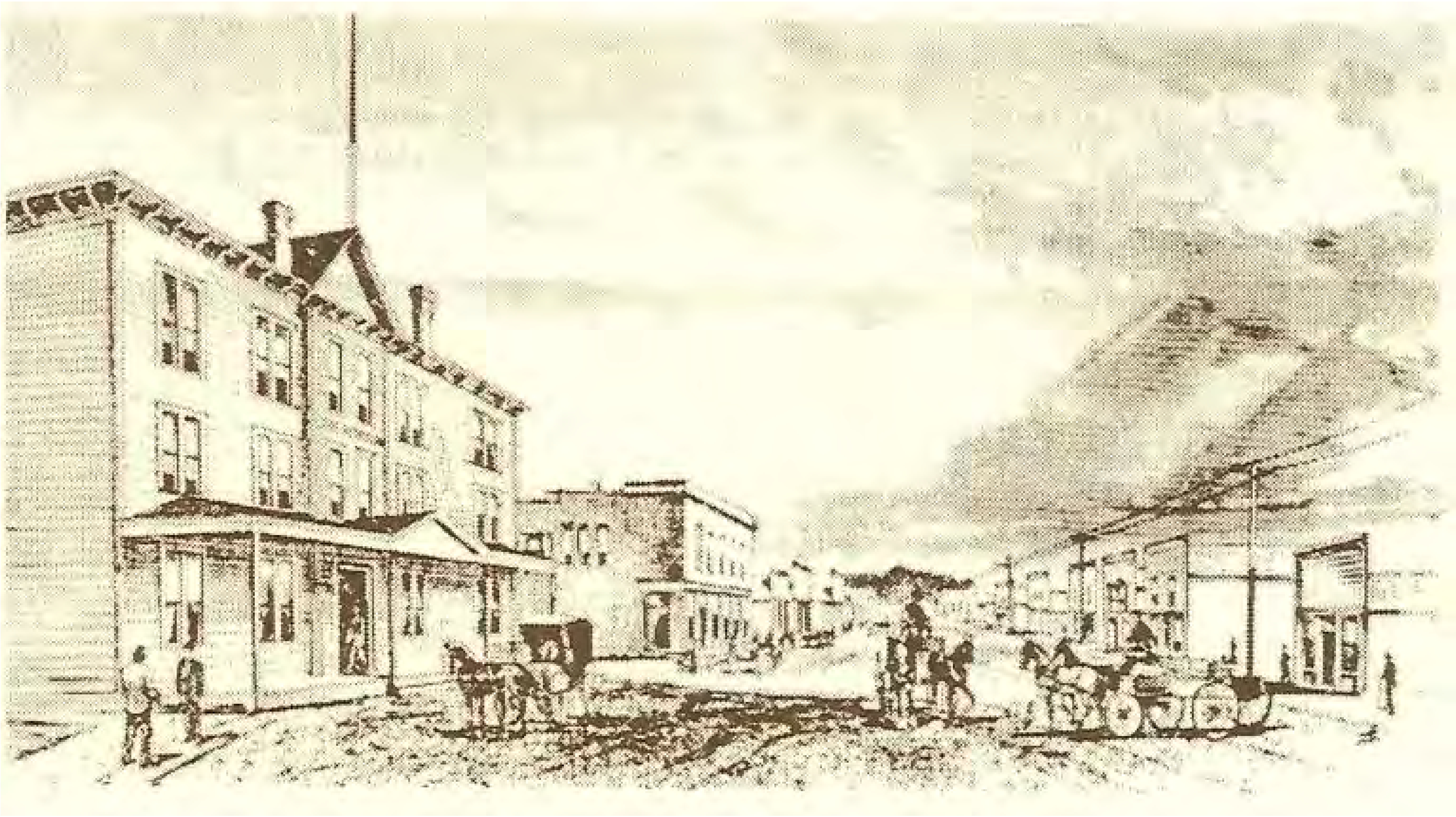


EARHUFF ORGAN AND PIANO COMPANY
Image Courtesy of The North Saint Paul Historical Society



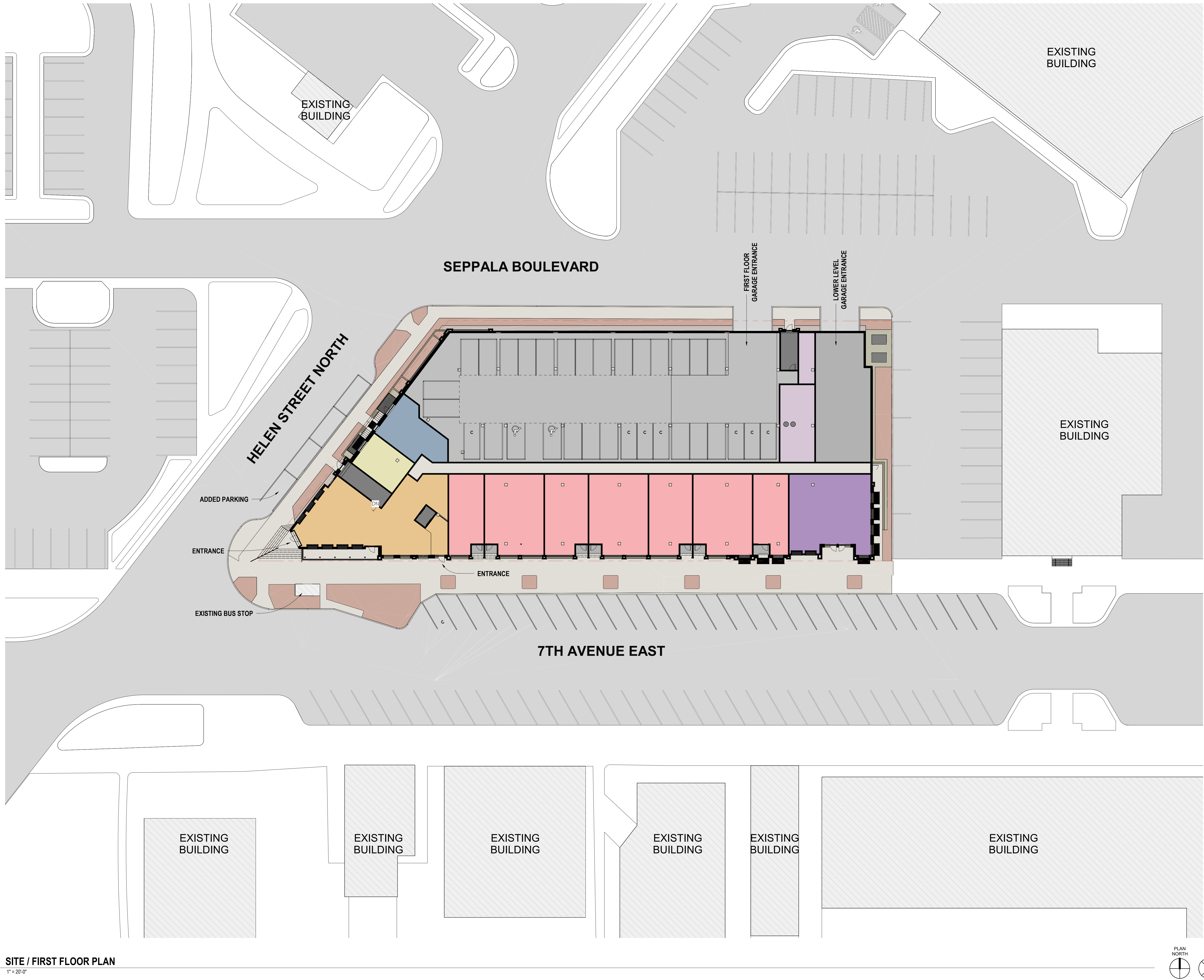
TROLLEY AND CREW
Minnesota Streetcar Museum. (1910-1915). Streetcar posed with Crew, Minneapolis, Minnesota. Minnesota Digital Library. Retrieved from <https://collection.mndigital.org/catalog/msn:2772?pn=false#c=&m=&s=&cv=&xywh=-852%2C-1%2C6088%2C6500>.

*FINAL IMAGES TO BE DETERMINED



DOWNTOWN NORTH SAINT PAUL
Image Courtesy of The North Saint Paul Historical Society

*FINAL IMAGES TO BE DETERMINED



SITE / FIRST FLOOR PLAN

1" = 20'-0"

DEVELOPMENT SUMMARY:

LOT INFORMATION:	2503 7TH AVENUE EAST (PID: 122922420120) 2509 7TH AVENUE EAST (PID: 122922420096) 2515 7TH AVENUE EAST (PID: 122922420097) 2517 7TH AVENUE EAST (PID: 122922420098)
ZONING:	MU3 - CORRIDOR MIX USE
PROPOSED USE:	MIXED-USE
APPROXIMATE LOT AREA:	32,391.5 SF (0.74 ACRES) OVERALL
HEIGHT:	4 STORIES - 57' - 6 3/8"
SETBACKS (PRESCRIBED):	7TH AVE: .25' HELEN ST: 3' SEPPALA BLVD: 5' PLAN EAST: 10'
PROPOSED PARKING STALLS:	93 ENCLOSED STALLS (1.2 STALLS PER UNIT)

GROSS BUILDING AREA BY FLOOR	F.A.R. SITE AREA 32,391.5 SF (.74 ACRES)
Lower Floor (-1)	28441 SF
1ST FLOOR	28262 SF
2ND FLOOR	22592 SF
3RD FLOOR	22618 SF
4TH FLOOR	21948 SF
Total	123861 SF
	Gross Area Excluding Garages 80864 SF F.A.R. 2.50

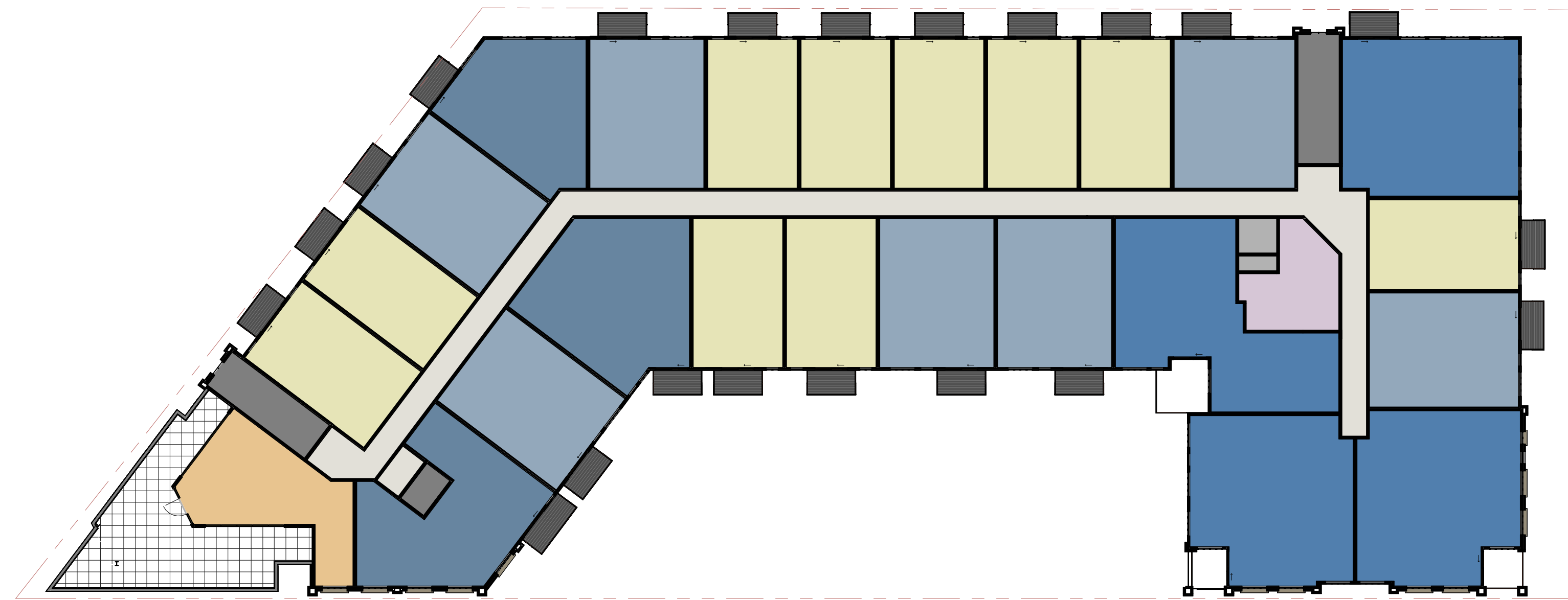
UNIT COUNT BY FLOOR		GARAGE PARKING	
1ST FLOOR		Lower Floor (-1)	
1 BED	1	COMPACT	23
LIVE/WORK	7	PARALLEL	4
STUDIO	1	STANDARD	34
	9		61
2ND FLOOR		STREET LEVEL	
1 BED	6	PARALLEL	4
1 BED + DEN	2		4
2 BED	5		
STUDIO	11	1ST FLOOR	
	24	COMPACT	7
		STANDARD	25
			32
3RD FLOOR		TOTAL PARKING	
1 BED	7		97
1 BED + DEN	3		
2 BED	5		
STUDIO	10		
	25		
4TH FLOOR			
1 BED	7		
1 BED + DEN	3		
2 BED	4		
STUDIO	10		
	24		
TOTAL	82		

ROOM TYPE LEGEND

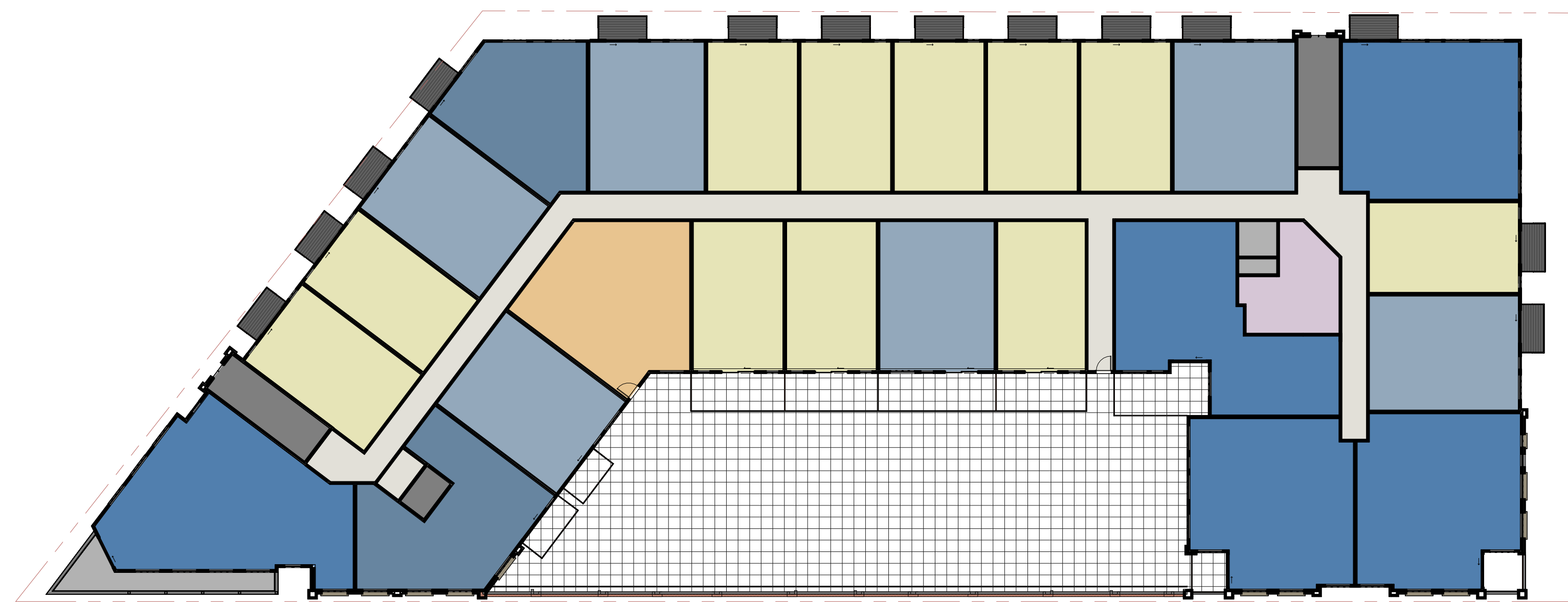
- STUDIO
- LIVE/WORK
- 1 BED
- COMMON AREA
- COMMERCIAL
- VERTICAL CIRCULATION
- CIRCULATION
- GARAGE
- UTILITY

ROOM TYPE LEGEND

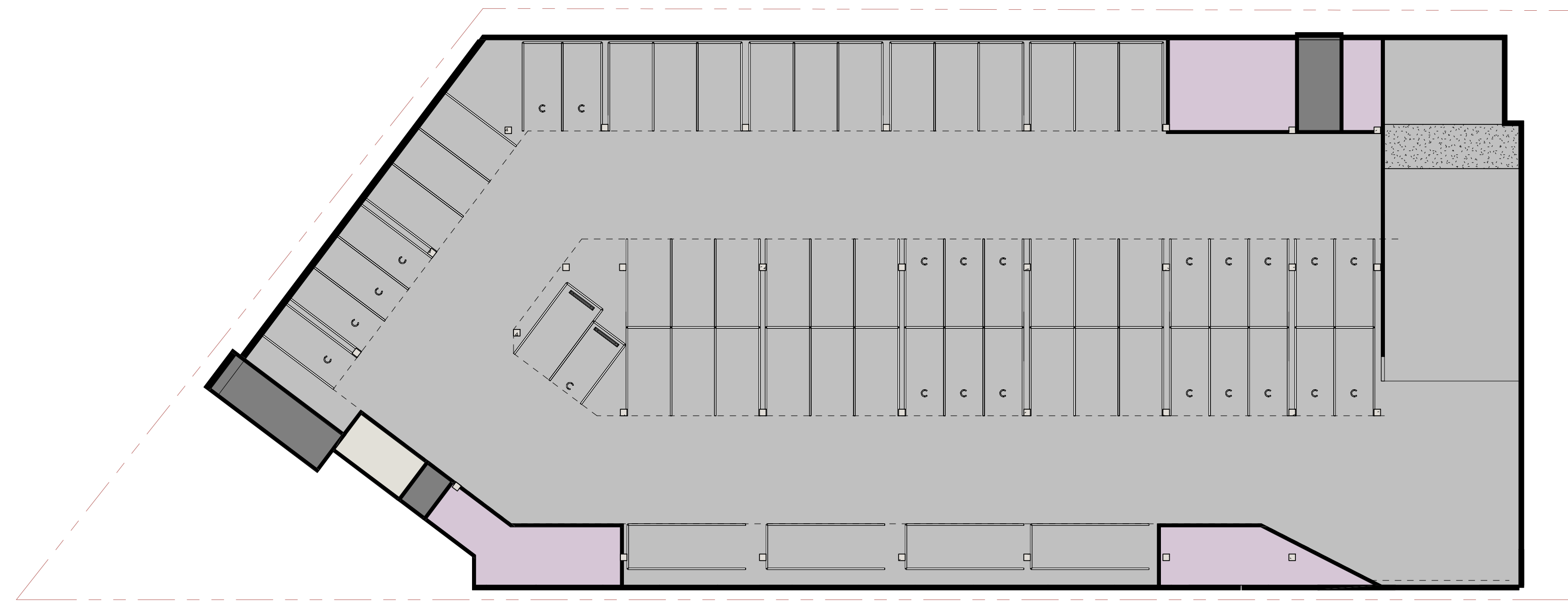
- STUDIO
- LIVE/WORK
- 1 BED
- 1 BED + DEN
- 2 BED
- COMMON AREA
- EXTERIOR PATIO
- COMMERCIAL
- VERTICAL CIRCULATION
- CIRCULATION
- GARAGE
- UTILITY



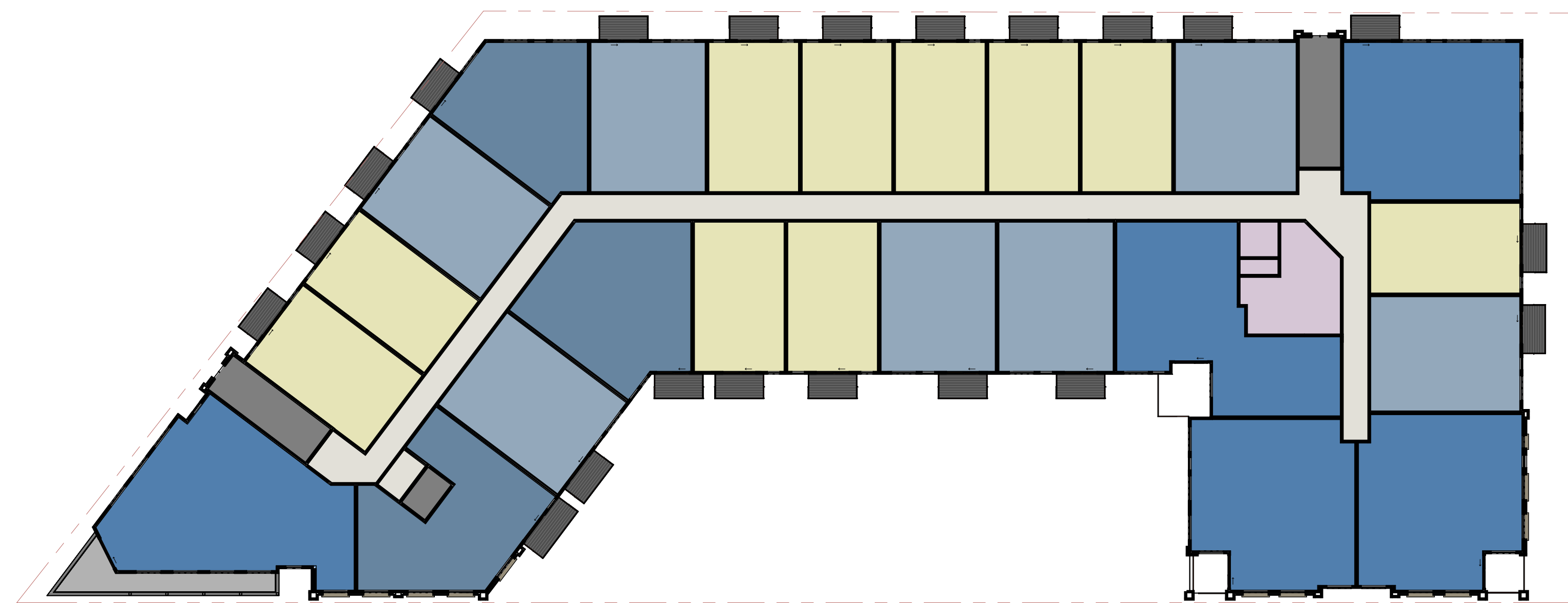
4TH FLOOR PLAN
1" = 20'-0"



2ND FLOOR PLAN
1" = 20'-0"



LOWER FLOOR (-1) PLAN
1" = 20'-0"



3RD FLOOR PLAN
1" = 20'-0"



1ST FLOOR PLAN
1" = 20'-0"



EXTERIOR FINISH KEY

MATERIAL #1:		
BASIS OF DESIGN:	METAL SIDING	
COLOR:	BURNISHED SLATE	
ORIENTATION:	HORIZONTAL	

MATERIAL #2:		
BASIS OF DESIGN:	METAL SIDING	
COLOR:	MIDNIGHT BRONZE	
ORIENTATION:	VERTICAL	

MATERIAL #3:		
BASIS OF DESIGN:	LAP SIDING	
COLOR:	STONE WHITE	
ORIENTATION:	HORIZONTAL	

MATERIAL #4:		
BASIS OF DESIGN:	LAP SIDING	
COLOR:	BURNISHED SLATE	
ORIENTATION:	HORIZONTAL	

MATERIAL #5:		
BASIS OF DESIGN:	BRICK MASONRY	
PATTERN:	RUNNING BOND	

MATERIAL #6:		
BASIS OF DESIGN:	STONE	
PATTERN:	CITADEL BUILDING STONE	
COLOR:	FRENCH COUNTRY	

MATERIAL #7:		
BASIS OF DESIGN:	CMU	
PATTERN:	ROCKFACE	
COLOR:	MULTICOLORED TAN	

TOTAL
MATERIAL
PERCENTAGES

MATERIAL #1:	13%
MATERIAL #2:	4%
MATERIAL #3:	20%
MATERIAL #4:	1%
MATERIAL #5:	19%
MATERIAL #6:	2%
MATERIAL #7:	13%
GLAZING:	28%
TOTAL:	100%



7TH AVE ELEVATION

1/8" = 1'-0"



PATIO EAST ELEVATION

1/8" = 1'-0"

MATERIAL
PERCENTAGES

MATERIAL #1:	0%
MATERIAL #2:	0%
MATERIAL #3:	57%
MATERIAL #4:	0%
MATERIAL #5:	15%
MATERIAL #6:	0%
MATERIAL #7:	0%
GLAZING:	28%
TOTAL:	100%

PATIO NORTH ELEVATION

1/8" = 1'-0"



MATERIAL
PERCENTAGES

MATERIAL #1:	0%
MATERIAL #2:	0%
MATERIAL #3:	68%
MATERIAL #4:	0%
MATERIAL #5:	0%
MATERIAL #6:	0%
MATERIAL #7:	0%
GLAZING:	32%
TOTAL:	100%

PATIO WEST ELEVATION

1/8" = 1'-0"



MATERIAL
PERCENTAGES

MATERIAL #1:	0%
MATERIAL #2:	3%
MATERIAL #3:	55%
MATERIAL #4:	0%
MATERIAL #5:	11%
MATERIAL #6:	0%
MATERIAL #7:	0%
GLAZING:	31%
TOTAL:	100%

MATERIAL
PERCENTAGES

MATERIAL #1:	10%
MATERIAL #2:	11%
MATERIAL #3:	0%
MATERIAL #4:	2%
MATERIAL #5:	35%
MATERIAL #6:	5%
MATERIAL #7:	0%
GLAZING:	37%
TOTAL:	100%



PLAN EAST ELEVATION
1/8" = 1'-0"

MATERIAL
PERCENTAGES

MATERIAL #1:	7%
MATERIAL #2:	1%
MATERIAL #3:	22%
MATERIAL #4:	0%
MATERIAL #5:	21%
MATERIAL #6:	1%
MATERIAL #7:	25%
GLAZING:	23%
TOTAL:	100%



MATERIAL
PERCENTAGES

MATERIAL #1:	11%
MATERIAL #2:	0%
MATERIAL #3:	28%
MATERIAL #4:	0%
MATERIAL #5:	8%
MATERIAL #6:	0%
MATERIAL #7:	34%
GLAZING:	19%
TOTAL:	100%

SEPPALA BLVD ELEVATION
1/8" = 1'-0"

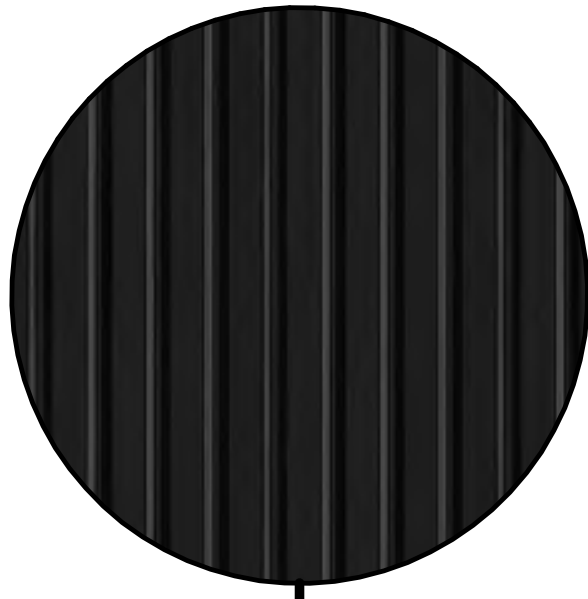


MATERIAL
PERCENTAGES

MATERIAL #1:	40%
MATERIAL #2:	5%
MATERIAL #3:	0%
MATERIAL #4:	0%
MATERIAL #5:	25%
MATERIAL #6:	2%
MATERIAL #7:	1%
GLAZING:	27%
TOTAL:	100%

HELEN ST ELEVATION
1/8" = 1'-0"

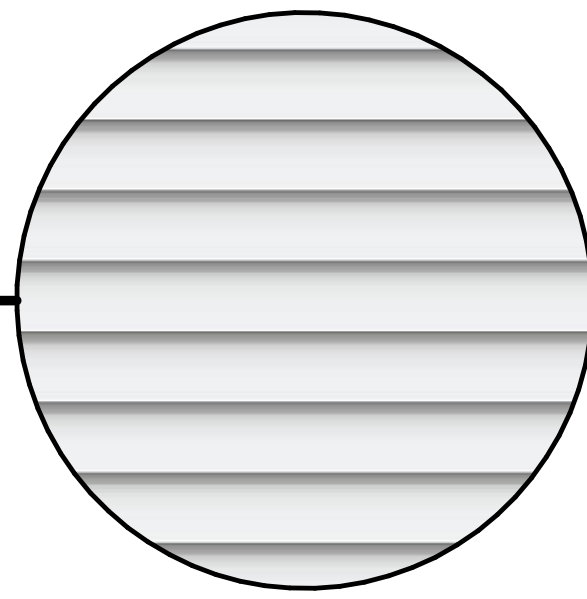
VERTICAL METAL SIDING



HORIZONTAL METAL SIDING



LAP SIDING



UTILITY BRICK



STONE



CMU



NOT FOR CONSTRUCTION

2ND FLOOR
965' - 9"

1ST FLOOR
965' - 9"



1 ENTRY ELEVATION - VIEW A
SCALE 1/2" = 1'-0"

35.2 SF

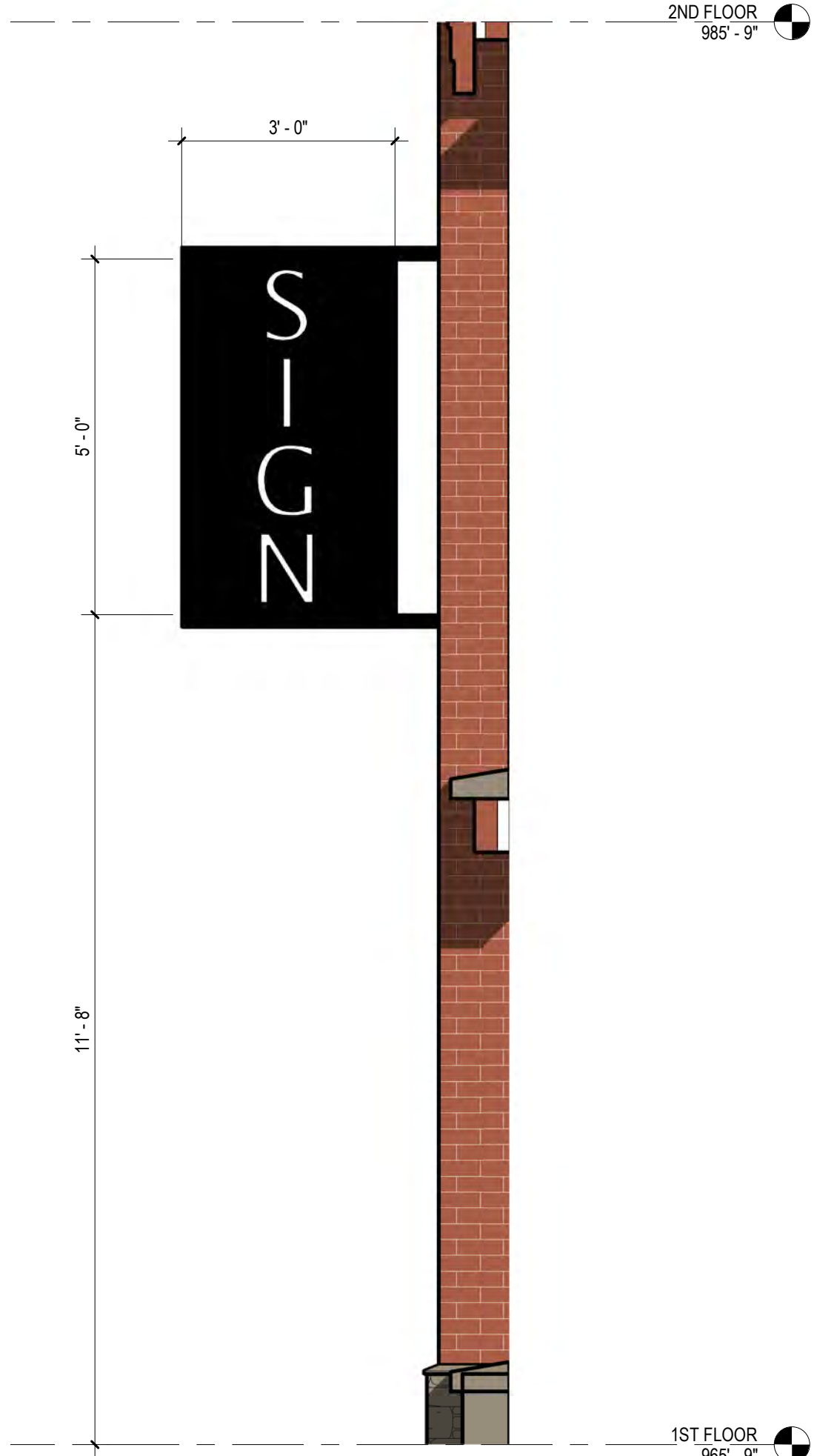
2ND FLOOR
965' - 9"

1ST FLOOR
965' - 9"



2 ENTRY ELEVATION - VIEW B
SCALE 1/2" = 1'-0"

35.2 SF



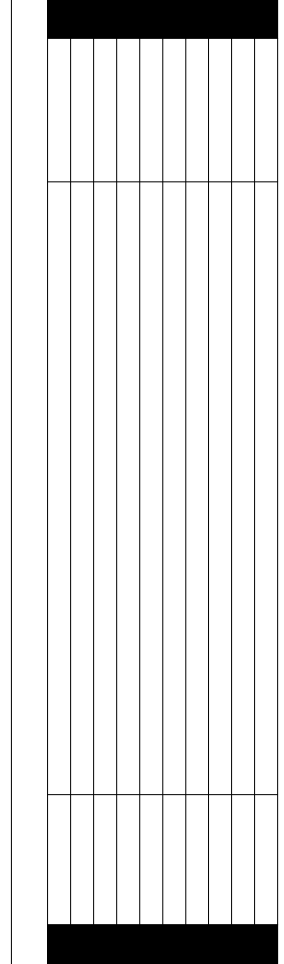
3 LIVE WORK BLADE SIGN
SCALE 1/2" = 1'-0"

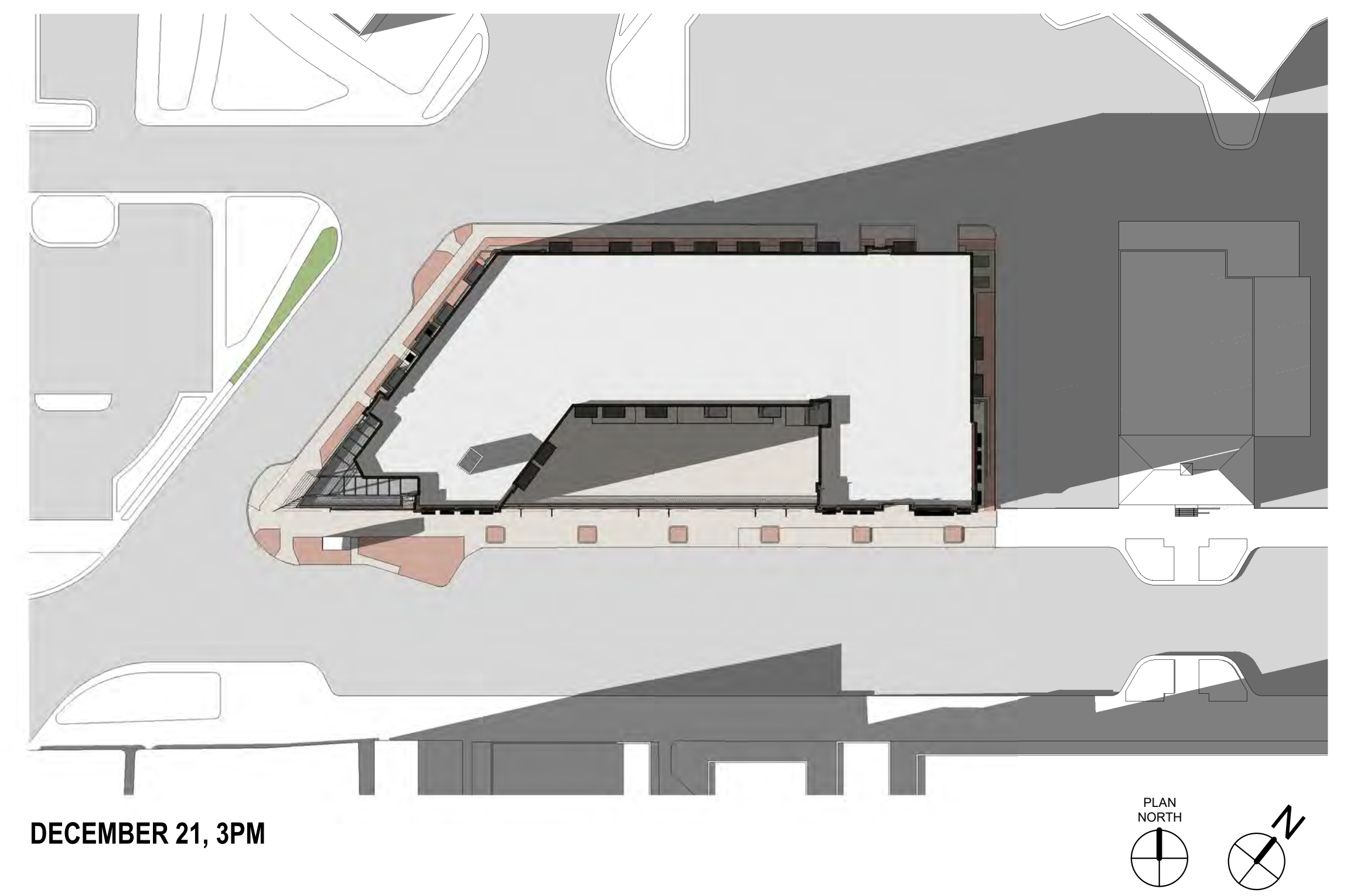
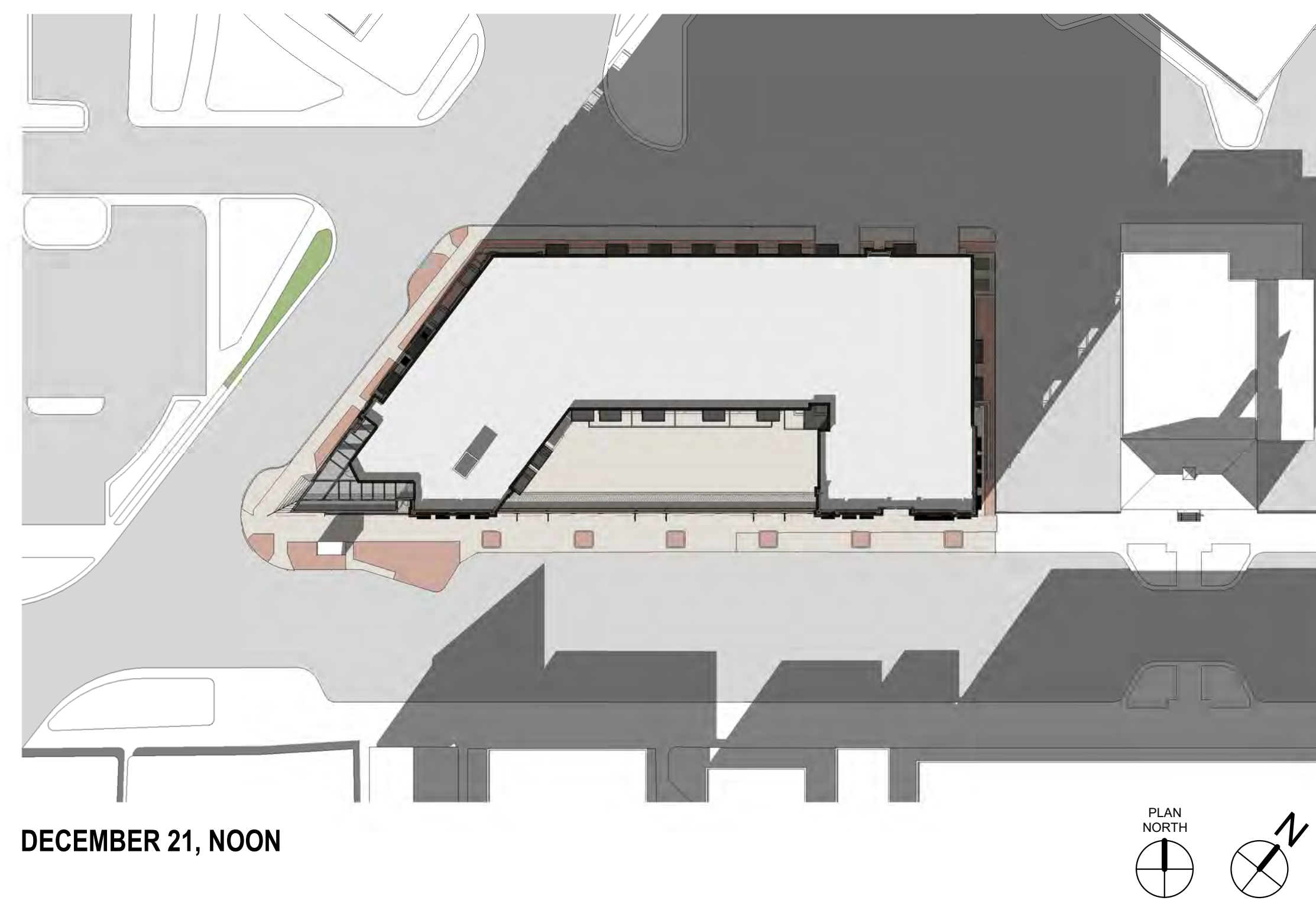
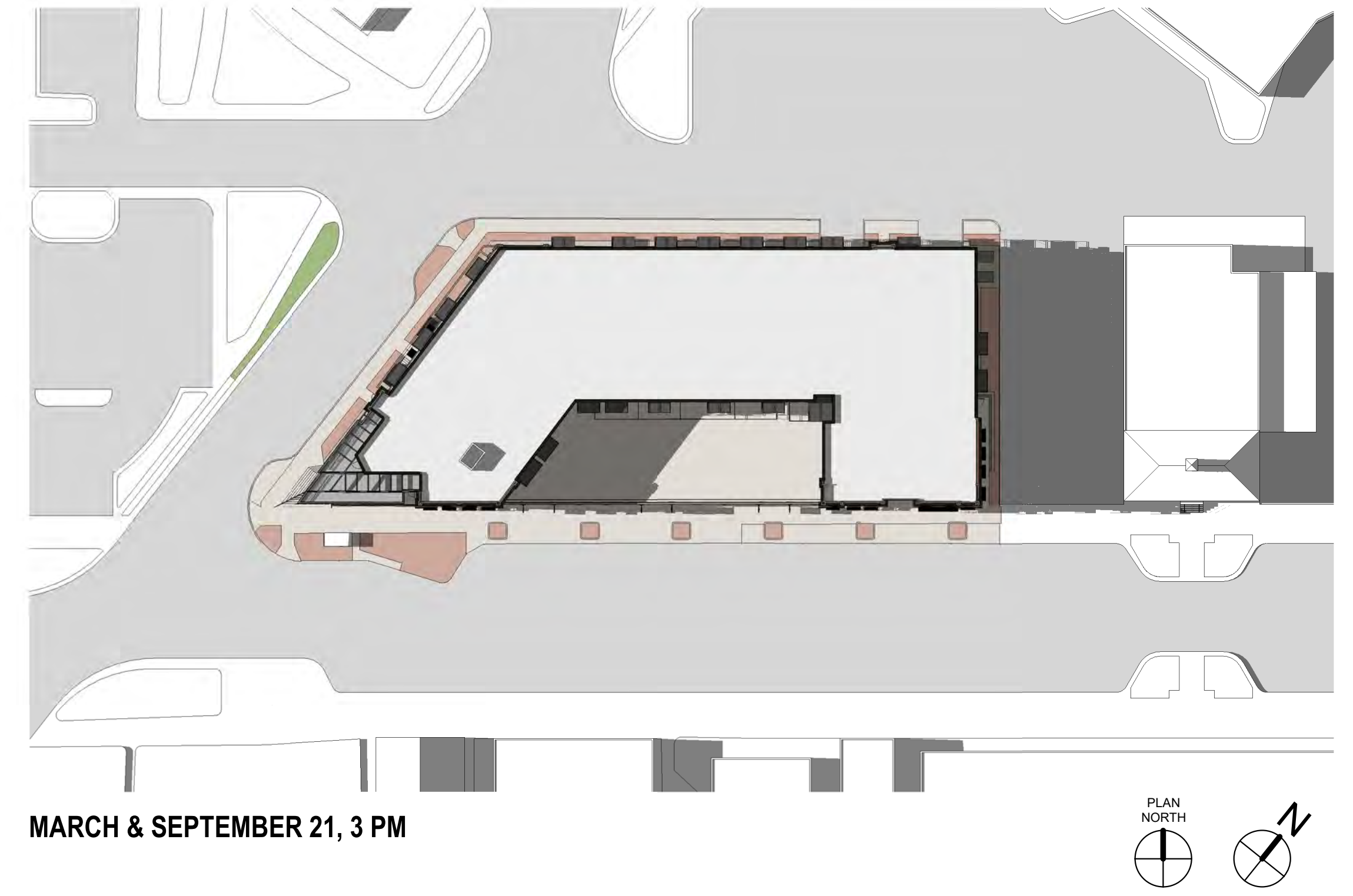
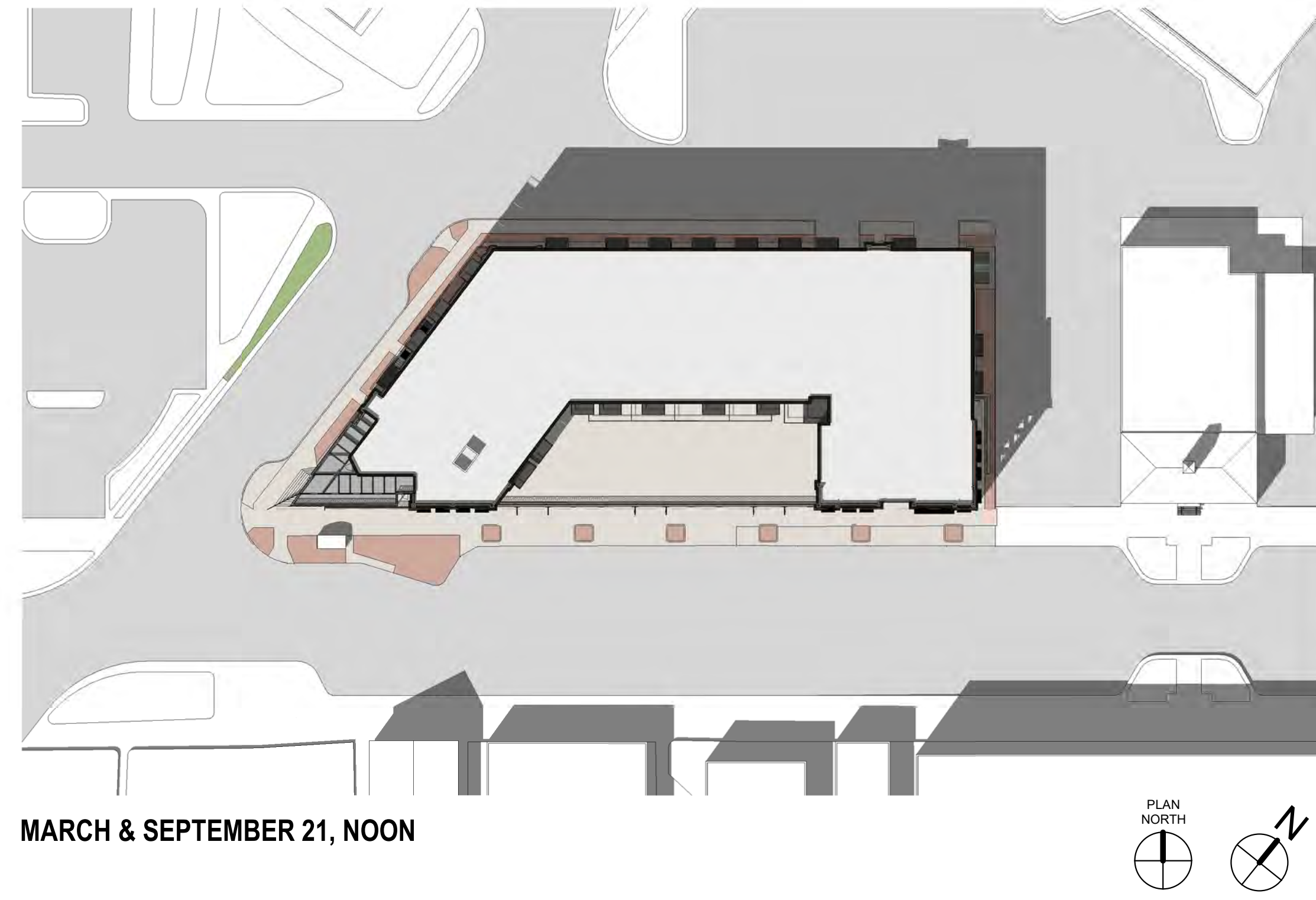
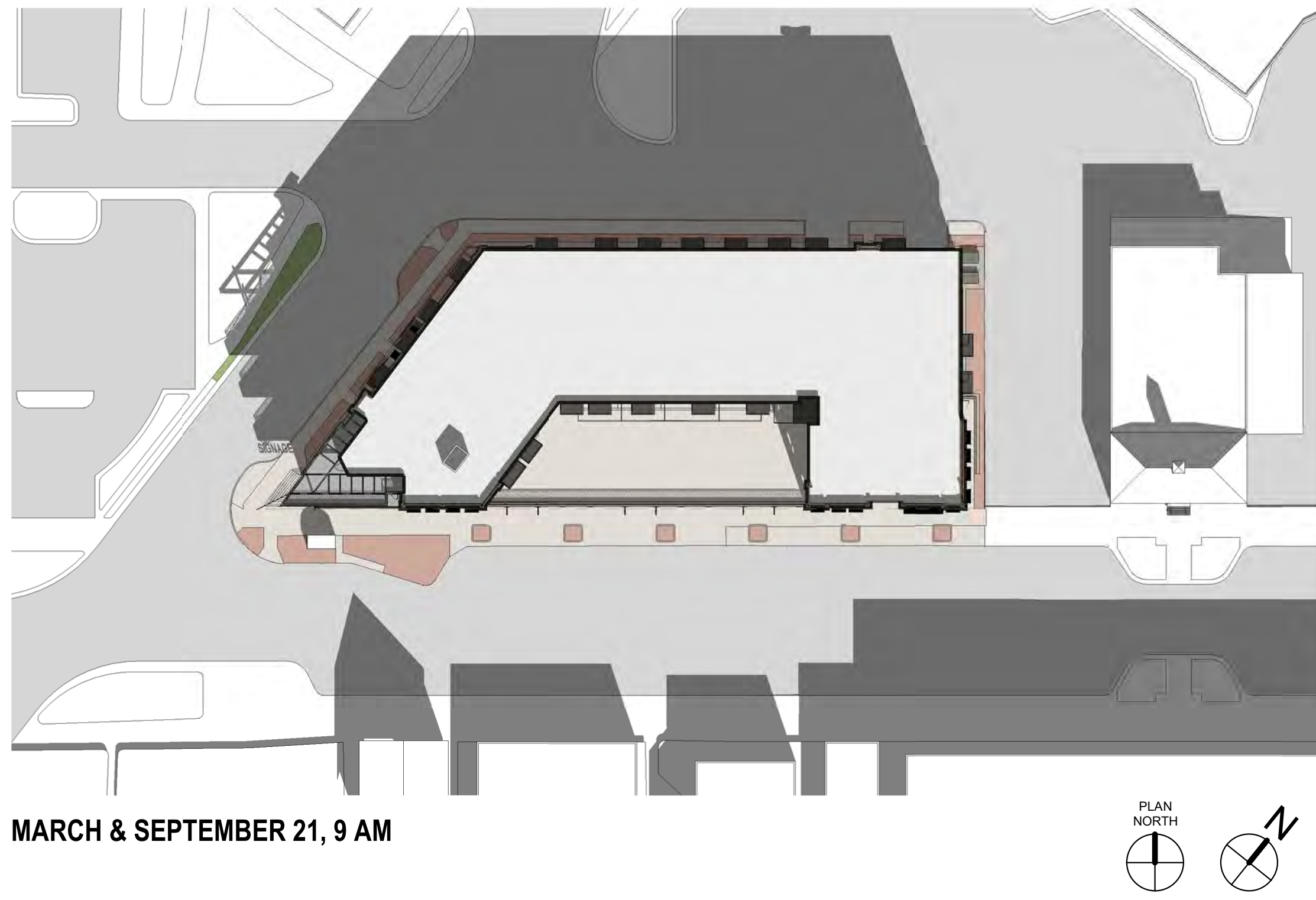
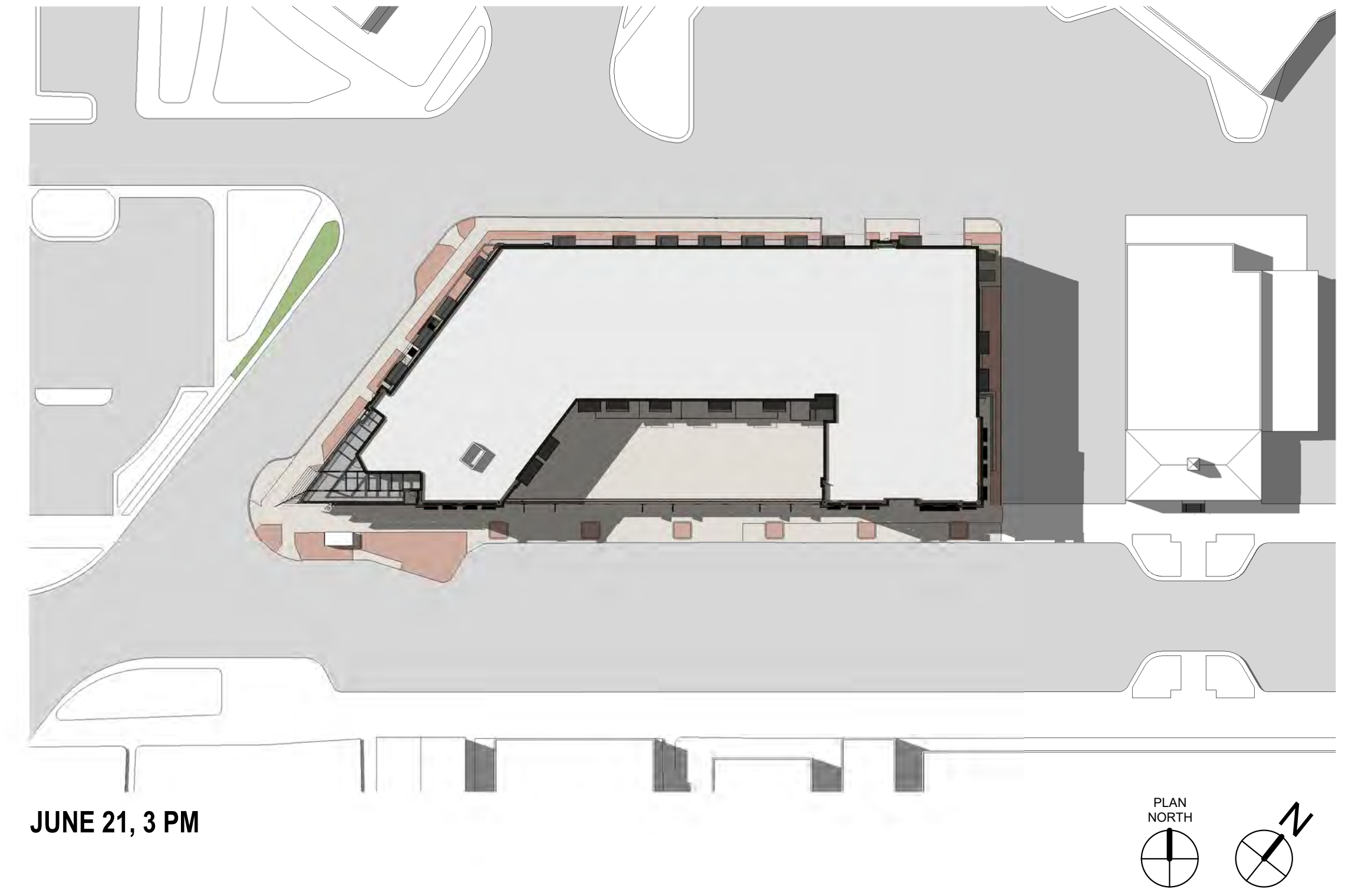
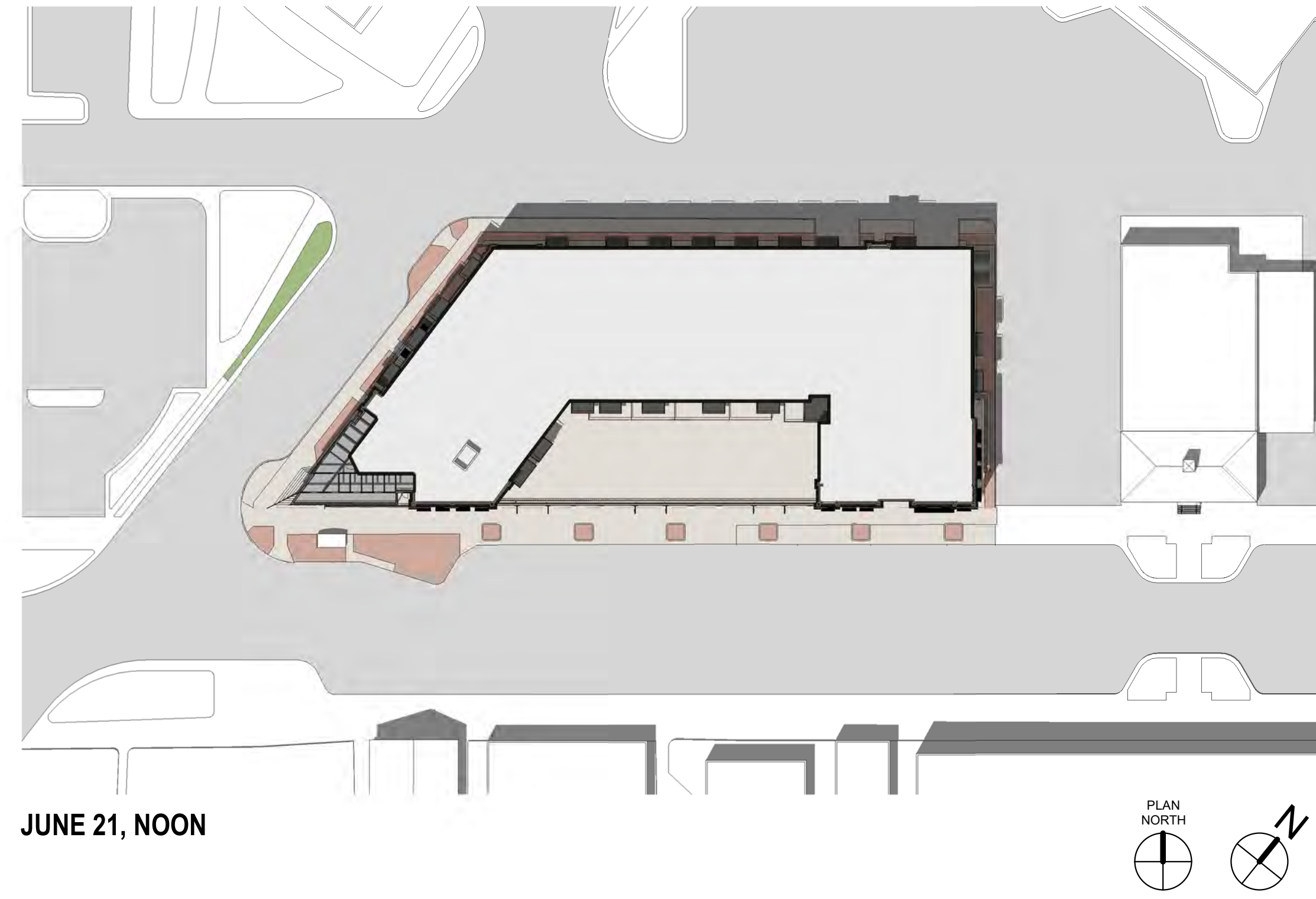
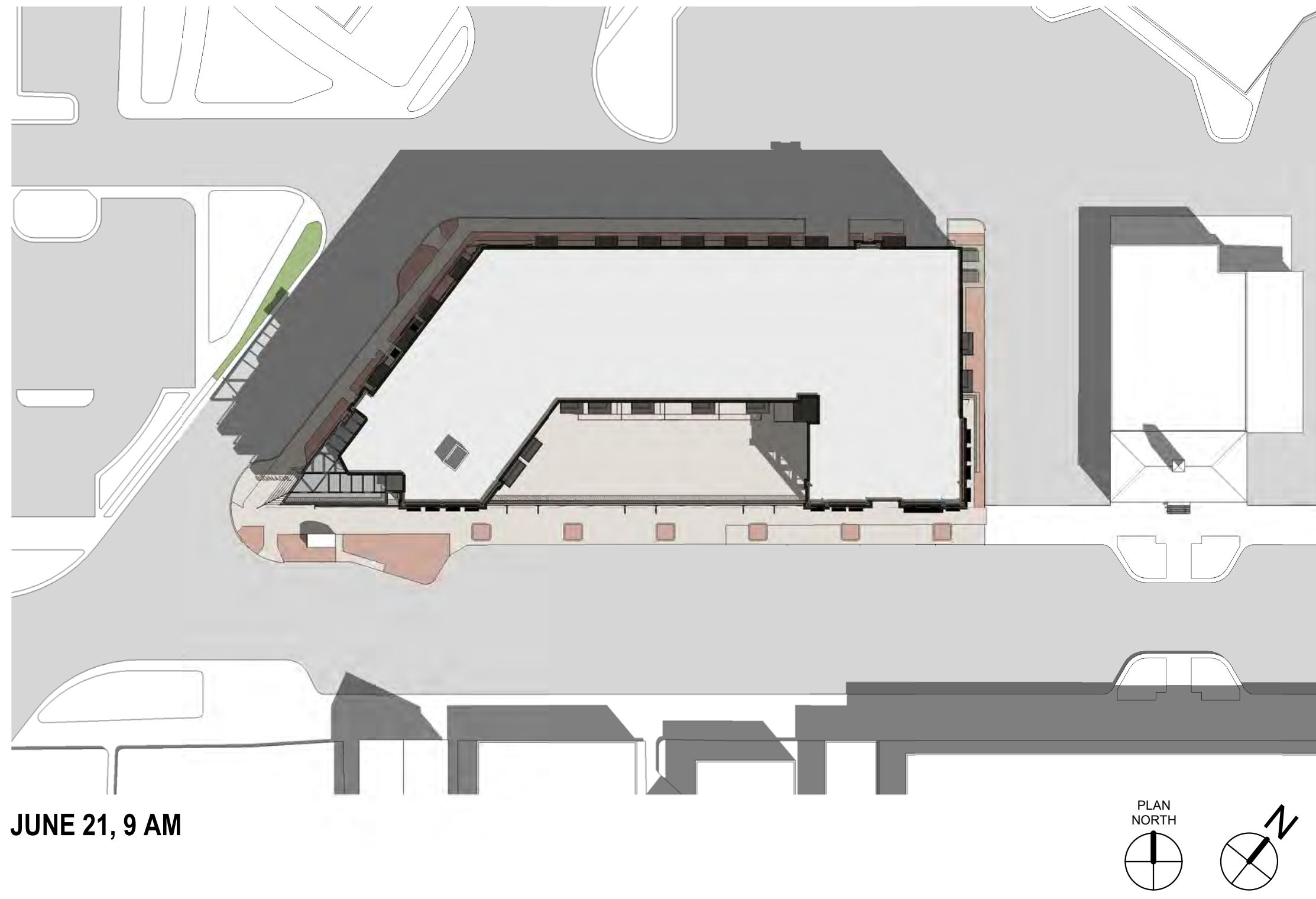
QUANTITY: 6
15 SF EACH



4 COMMERCIAL ELEVATION
SCALE 1/2" = 1'-0"

33.9 SF





MEMORANDUM

To: City of North Saint Paul

From: Jacob Rojer, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: August 5, 2022

Subject: Lillie Redevelopment - Trip & Parking Generation Summary
7th Avenue E North St. Paul, MN

INTRODUCTION

TJL Development are proposing to develop a new multi-family development on a lot on the northeast corner of 7th Avenue E & Helen Street N in North St. Paul, MN. The multi-family development will be a 4-story building consisting of 82 units and approximately 1,600 Square feet of ground floor retail. The 0.74-acre lot is currently 22,220 square feet of various small office or retail spaces. Access to the site will be provided via a driveway along Seppala Boulevard. The proposed multi-family unit will provide 97 parking spots on site. The site plan is attached.

This memorandum documents the anticipated trip, parking generation of the proposed apartment building, and how this is expected to impact operations along 7th Avenue.

TRIP GENERATION COMPARISON

The trip generation for the site was calculated using information provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Land Use Code (LUC) 710 (General Office) was used for the existing site as it better represents the existing land uses as a whole vs using a retail land use code. LUC 221 (Multi-family Housing Mid-Rise) and LUC 930 (Fast Casual Restaurant) were used for the proposed development. It should be noted that fast casual restaurant was used as there is not a known retail tenant. **Table 1** provides the comparison of the existing land uses to the proposed apartment building traffic generation. The proposed building is anticipated to generate 2 less trips in the AM peak hour, 20 additional trips in the PM peak hour, and 286 additional daily trips.

Table 1 – Trip Generation Comparison

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing General Office	710	22,220 Sq. Ft.	241	30	4	34	5	27	32
Proposed Multifamily Housing (Mid-Rise)	221	82 Units	372	7	23	30	20	12	32
Proposed Fast Casual Restaurant	930	1,600 Sq. Ft.	155	1	1	2	11	9	20
Net New Trips			+286	-22	+20	-2	+26	-6	+20

PLANNING LEVEL ROADWAY CAPACITY

The Highway Capacity Manual (HCM), 6th Edition provides a Level of Service (LOS) estimate based on roadway characteristics and the Average Annual Daily Traffic (AADT). LOS ranges from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). 7th Avenue E is classified as a two-lane undivided urban roadway, **Table 2** shows the expected LOS based on the AADT. 7th Avenue E has an average annual daily traffic of around 4,300 vehicles per day (vpd) according to data collected from MNDOT. With the proposed apartment building, the daily traffic is expected to increase to around 4,430 vpd. With 4,430 vehicles per day, 7th Avenue E is expected to operate at LOS C which is well within the capacity of the roadway. The proposed apartment building is not anticipated to have a significant impact on traffic operations.

Table 2 – Planning Level Roadway Capacity

Facility Type	Planning Level Daily Capacity Ranges (AADT)	Under Capacity				Approaching Capacity		Over Capacity
		LOS	A	B	C	D	E	F
		V/C	0.2	0.4	0.6	0.85	1.0	>1.0
Two-lane undivided urban	8,000-10,000	2,000	4,000	6,000	8,500	10,000	>10,000	

PARKING ANALYSIS

The site will provide 93 parking spaces in the parking ramp and add 4 additional street parking spaces along Helen Street North. Per North St. Paul city code section 154.010.22, buildings in the mixed-use district are encouraged to provide at least one space per dwelling unit. At 82 units, the proposed site meets the city code goal.

The parking generation for the site was also calculated using information provided in the ITE *Parking Generation Manual*, 5th Edition using Land Use Code 221 (Multi-family Housing Mid-Rise). The average rate of parking generation for mid-rise multifamily housing is 1.2 spaces per dwelling unit for buildings with less than 200 units. This equates to an average parking demand of 99 spaces for the proposed development. With 97 total new spaces provided, the proposed number of spaces meets the city code requirement and is within a couple parking spaces of the ITE anticipated parking demand for the site. Management of the development should monitor parking spaces once the development is built out and could limit parking in the ramp by leasing parking spaces separately from units.

It should also be noted that the 27 parking spaces along 7th Avenue E will be maintained and will provide adequate parking for the retail use as the peak ITE parking demand for a fast casual restaurant is 15 spaces.

CONCLUSION

The proposed apartment building is anticipated to generate 2 less trips in the AM peak hour, 20 additional trips in the PM peak hour, and 286 additional daily trips when compared to the existing land uses. With the proposed apartment building, 7th Street E is expected to operate within the capacity of the roadway and have minimal impacts on operations and safety. The proposed site will include 97 new spaces which is sufficient parking according to the codes provided by the City of North Saint Paul however, management of the development should monitor parking spaces once the development is built out and could limit parking in the ramp by leasing parking spaces separately from units.

Memorandum

To: Brian Frandle – Interim City Administrator
Brandy Howe, AICP – City Planner

From: Morgan Dawley, PE – City Engineer
Lydia Ener, PE – Project Engineer

Date: August 25, 2022

Re: Lillie Building Redevelopment
Engineering Review
City of North St. Paul, MN
WSB Project No. 021020-000

Project Background

TJL Development is proposing a redevelopment of the property at 2503, 2509, 2515, & 2517 7th Avenue East, North St. Paul, MN. Concept-level drawings were provided to the City on July 25, 2022. The proposed redevelopment will consist of a mixed-use development including market rate apartments, live/work units, leasable commercial space, and associated site elements to support this use.

Upon review of the July 25, 2022, submittal materials provided by the applicant, this memo offers the following comments and conditions of approval. Additional and/or revised engineering comments and conditions of approval may be added with subsequent revisions and re-submittals by the applicant.

General Notes

1. Update the site data table on Sheet C2.0; it appears to be referring to a different project.
2. City Standard Details should be referenced for all public utility, roadway, sidewalk, and drainage improvements.
3. An MPCA NPDES permit, or Ramsey Washington Metro Watershed District (RWMWD) permit are not anticipated to be required by these agencies as the redevelopment appears to be less than 1 acre of disturbed grading area.
4. The applicant shall be responsible for all permitting related to the development from any and all applicable regulatory agencies, including but not limited to Minnesota Department of Natural Resources (MnDNR), Minnesota Pollution Control Agency (MPCA), Minnesota Department of Health (MDH), and Ramsey Washington Metro Watershed District (RWMWD). City approvals shall be conditional upon approvals by all pertinent regulatory agencies.
5. Final civil plans, including demolition/removals, utilities, grading/paving, restoration, landscaping, and erosion control/SWPPP shall be submitted to the City Engineer for review and approval as a condition of building permit.
6. Disturbance areas, and total impervious areas pre- and post-construction shall be provided on the plans to confirm the total area.

7. A photometric plan shall be provided for any proposed site lighting adjacent to residential uses.
8. A Stormwater Management Plan and narrative shall be submitted detailing compliance with the City's Design Standards and Surface Water Management Plan including flood control.
9. A development agreement outlining the proposed development's public and private improvements, ownership and maintenance responsibilities of the improvements, and financial securities shall be required and executed as a condition of final approvals.
10. The developer must coordinate the relocation of any private utilities in conflict with the proposed improvements. Any costs incurred for the relocation of overhead facilities or the conversion to underground facilities will be the responsibility of the developer at the discretion of the city.
11. Final hydrant locations and access shall be approved by the Fire Chief.

Platting/Lot Survey

1. An existing updated survey to include 2503 7th Ave shall be provided to document all existing conditions of the site including the boundary line of the parcels, boundary lines and ownership of the land within 100 feet of the parcel line, all existing platted streets, all existing easements of record, utilities, rights of way, and existing grading/drainage patterns.
2. A proposed combined lot survey shall be provided for the redevelopment of the lots, including proposed drainage and utility easements, and proposed improvements with setbacks for review and approval.
3. Drainage and utility easements as required by the city engineer shall be incorporated into the final plat/lot survey as a condition of approval.

Roadways and Boulevards

1. All roadways, drive aisles, and alleys must meet the City requirements for minimum widths and turning radii, the Fire Marshall will review compliance with existing fire codes. Provide additional dimensions and turning templates at driveway entrances for review on updated plan submittals for review.
2. All parking stalls must conform with City off-street parking requirements and sizing. Provide a site plan sheet that depicts the dimensions of all parking areas.
3. Update all elevations on sidewalks and on street parking areas to conform with city street and sidewalk designs for reconstruction of 7th Avenue and Helen Street, as previously provided to the applicant's engineer.
4. Update boulevard landscaping on 7th Avenue to conform with city landscaping designs (and irrigation) for reconstruction of 7th Avenue, as previously provided to the applicant's engineer.

5. Reconstruction of areas within 7th Avenue, Helen Street, and Seppala Boulevard rights of way shall be coordinated with the city, and city's contractor to minimize disruption to the public, and damage to public.
6. Verify through updated submittals that adequate site triangles are provided at the intersection of 7th Avenue and Helen Street for vehicles, through the proposed stairs and railing at the corner.
7. The applicant's traffic and parking memorandum has been reviewed and no exceptions are taken with the provided analysis and conclusions.

Stormwater Management and Storm Sewer Design

1. The applicant's engineer shall address and provide a stormwater management plan with calculations, meeting the NPDES and City of North St. Paul's storm water management requirements.
2. Any stormwater conveyance systems (roof leaders or otherwise) shall be privately owned and maintained until such point they connect with the city storm sewer system. No stormwater treatment system is anticipated unless otherwise required by RWMWD or installed by the applicant. If there is a stormwater treatment system included at a later date, a stormwater maintenance agreement shall be executed with the city outlining private ownership, reporting, and maintenance responsibilities for the system.
3. The stormwater information including roof leaders shall be included on the site plan detailing storm sewers: the existing and proposed pipes with sizes, inverts, lengths and materials labeled, catch basins: the existing and proposed catch basins with rim elevations, invert elevations, and catch basin types labeled.
4. The capacities for the existing storm sewer networks shall be verified by the City during the final review process to ensure adequate storm water sizing for the anticipated storm water volume and treatment, as a condition of building permit issuance.
5. Drainage area maps and storm calculations must be provided with the connection points from roof drains identified to city storm sewer. The capacity of the city storm sewer to accommodate the roof leaders must be verified.
6. The emergency overflow locations and routes off-site for the 100-year storm event from these roof drains shall be identified on the stormwater management plan.
7. The lower-level garage floor elevation should be shown along with the finished floor elevation to verify the flooding freeboard and stormwater drainage from the covered garage. Label the lower level garage freeboard from the gutter flow line to the overflow into the garage to verify freeboard at the lower level garage entrance.

Flood control

1. Provide information verifying the project will meet the requirements for flood control and freeboard, including adequate separation from the low floor and low opening elevations for the proposed building.

Grading, Erosion Control and Restoration

1. The proposed preliminary site grades, drive aisles, parking areas, and utilities shall be verified by the City during the final review process as a condition of building permit issuance.
2. A Stormwater Pollution Prevention Plan shall be provided and verified and address erosion control measures including soil stabilization practices, limited grading, temporary or permanent cover, the use of mulch and construction phasing, as a condition of building permit issuance.
3. The contractor shall provide the City with a schedule for erosion and sediment control inspections.
4. Update all site and building grades as necessary to conform with the city's street and sidewalk design for 7th Avenue and Helen Street as provided to the applicant's engineer.

Utilities, Sanitary Sewer, and Watermain

1. Provide information about building utility services such as meters. If located outside of the principal building, they shall be entirely screened from off-site views.
2. The downstream sanitary gravity main capacities shall be verified by the City during the preliminary/final application process. Capacity improvements for sewer and water may be identified as necessary through further analysis as a public improvement and at the cost of the applicant.
3. The capacities for the existing watermain shall be verified by the City during the preliminary/final application process to ensure adequate water sizing for the anticipated water consumption.
4. The applicant shall submit their water consumption needs for the site redevelopment to the city for consideration under the sewer and water capacity analysis.
5. Any existing utilities abandoned on-site need to be included in demolition/removal plans.
6. Based on the applicant's preliminary submittal of an estimated 75-80 SAC units for the development, there are no identified downstream capacity concerns for sanitary sewer.
7. Sanitary sewer invert elevations are not defined at this time and shall be updated on future plan submittals.
8. Proposed water connection is to 6" watermain in Helen Street. Comprehensive water plan modeling indicates an available fire flow of over 3,500 gpm at this site, which is adequate. Modeled water pressures at ground elevation are 65 to 70 psi. Pressures will decrease 4 to 5 psi per level moving up multi-story buildings, and building booster pumps may be needed. The applicant shall verify all available flow and pressure information as may be needed for the mechanicals designs for the site.
9. A 10" watermain in Seppala Boulevard is proposed in the comprehensive water plan, however this site is not large enough to justify installation of the 10" line at this time and it should be installed only if more extensive portions of Seppala Boulevard are reconstructed in the future.

Landscaping

1. All landscaping and plantings shall not conflict with underground utilities, designated drainage swales, emergency overflow routes, or drainage and utility easements at the discretion of the City Engineer.
2. Landscaping plans shall be updated to conform with city designs for 7th Avenue as provided to the applicant's engineer.

Conclusions and Recommendations

Based upon our review of the concept-level drawings provided for this proposed development, dated July 25, 2022, and subsequent revisions, we recommend the project be considered for Planning Commission approval, conditional on satisfaction of the above engineering comments and conditions of approval, any additional Planning Commission and City Council conditions of approval, and all North St. Paul code and zoning ordinance requirements.

RESOLUTION #2022-___

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT
AT 2503, 2509, 2515, AND 2517 7TH AVENUE E.
(aka LILLIE REDEVELOPMENT PROJECT)**

WHEREAS, Jim LaValle of TJL Development, (herein after the “Applicant”) has applied for Planned Unit Development (PUD) final plan approval for a single-phase development project on land located at 2503, 2509, 2515, and 2517 7th Avenue E., which is legally described as:

Parcel 1: Lots 3, 4, 5, and 6 Block 19, EXCEPT the East 25 feet of said Lot 6, North St. Paul Proper, Ramsey County, Minnesota.
(Torrens Property – Certificate of Title No. 574425 (Includes Additional Land))

Parcel 2: The East 25 feet of Lot 6 and all of Lots 7 and 8, Block 19, North St. Paul Proper, Ramsey County, Minnesota.
(Torrens Property – Certificate of Title No. 574425 (Includes Additional Land))

Parcel 3: Lot 9, Block 19, North St. Paul Proper, Ramsey County, Minnesota.
(Torrens Property – Certificate of Title No. 574424)

Parcel 4: Lots 10 and 11, Block 19, North St. Paul Proper, Ramsey County, Minnesota.
(Abstract Property)

WHEREAS, Section (C).5.I.(e).i. of the zoning ordinance allows applicants to combine the preliminary and final plan steps of the PUD process for single-phase developments for the purpose of expediting the review process; and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the Planning Commission held a public hearing and considered the matter on September 1, 2022, recommending approval of the proposed PUD; and

WHEREAS, the City Council considered the Application at its September ##, 2022, meeting, receiving the recommendation of the Planning Commission, the report from City staff, and other information.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of North St. Paul approves the Planned Unit Development approval for land at 2503, 2509, 2515, and 2517 7th Avenue E subject to the following conditions:

1. Satisfaction as determined by the City Engineer of all engineering-related issues as outlined in the August 25, 2022, engineering review memo from Morgan Dawley and Lydia Ener.
2. Execution of a development agreement outlining the proposed development’s public and private improvements, ownership, and maintenance responsibilities of the improvements, and financial securities shall be required and executed as a condition of final approvals.
3. Approval of Resolution 2022-___ approving a comprehensive plan amendment to create a density bonus for certain land in the downtown.

4. Approval of the above-proposed comprehensive plan text amendment by the Metropolitan Council.
5. Approval of Ordinance 2022-__ approving a zoning text amendment to add building height to the list of flexibilities from ordinance requirements in the planned unit development district.

CITY OF NORTH ST. PAUL

BY: _____
Terry Furlong, Mayor

ATTEST:

Brian Frandle, Interim City Manager

Summary published in Review: _____



To

Honorable Mayor Furlong and City Council

Date

September 1, 2022

Agenda Placement # VI.B

Public Hearings

Subject

Public hearing to consider a Comprehensive Plan Amendment to create a density bonus for certain land in the downtown

Background/Facts

Refer to staff report from the City Planner dated September 1, 2022

Recommended Action

RECOMMEND APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT TO
CREATE A DENSITY BONUS FOR CERTAIN LAND IN THE DOWNTOWN
SUBJECT TO THE APPROVAL CONDITIONS IN THE DRAFT RESOLUTION.

Attachments

1. Resolution Approving a Comprehensive Plan amendment to create a density bonus for certain land in the downtown

Respectfully submitted,
Brandy Howe, Planner

RESOLUTION #2022-_____

**A RESOLUTION APPROVING A TEXT AND MAP AMENDMENT TO
THE 2040 NORTH ST PAUL COMPREHENSIVE PLAN**

WHEREAS, the 2040 Comprehensive Plan is a planning tool intended to guide the future growth and development of the City in a manner that conforms with the metropolitan system plans and complies with the Metropolitan Land Planning Act and other applicable planning statutes; and

WHEREAS, since the adoption of the 2040 Comprehensive Plan, the Metropolitan Council notified the City that it requires every city to establish a maximum density for residential areas so that regional sewer capacity can be evaluated similarly in each city; and

WHEREAS, the 2040 Comprehensive Plan establishes a maximum residential density for the Downtown Mixed Use land use designation is limited to 22 units per acre; and

WHEREAS, the Metropolitan Council suggested as a solution that the City approve a text amendment to its 2040 Comprehensive Plan to establish Density Bonus for certain areas in the downtown that are eligible for an increase in residential density up to 110 units per acre with City Council approval; and

WHEREAS, the proposed text amendment establishes a maximum density of 110 units per acre within designated special areas guided for the density bonus; and

WHEREAS, the Planning Commission has considered the proposed text amendment to the 2040 Comprehensive Plan and all public comments on September 1, 2022, and recommended approval of the same; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North St. Paul that the text of the City's 2040 Comprehensive Plan is amended as indicated in Exhibit A and Exhibit B, subject to the review and approval by the Metropolitan Council.

CITY OF NORTH ST. PAUL

BY: _____

Terry Furlong, Mayor

ATTEST:

Brian Frandle, Interim City Manager

Summary published in Review: _____

EXHIBIT A

COMPREHENSIVE PLAN AMENDMENT TEXT

Planning for growth in a Developed Community (Chapter 4, Page 10)

As a nearly built-out community, planning for new housing in North St. Paul necessitates looking for redevelopment opportunity areas and mixed use development opportunities. High priority development and redevelopment sites in North St. Paul were identified by several means:

- The City's Redevelopment Master Plan, adopted in 2012 and updated in 2022 (~~included as Appendix XX of this Plan~~).
- Feedback from the public at the Community Cafes.
- Discussions with city staff and Planning Commission to identify underutilized parcels.

MAP 4-4 shows the Future Land Use Plan for the City of North St. Paul, including lands that the city feels are Areas Likely to Redevelop ~~likely to develop or redevelop~~ before 2040. Those ~~consensus~~ redevelopment areas include the following high priority redevelopment areas: the Anchor Block Site, the Commerce Park Site, several other vacant or underutilized parcels in or near the downtown area. Additionally, Map 4-4 depicts Density Bonus areas that are eligible for an increase in residential density of up to 110 units per acre with City Council approval.

Table 4-3: Future Land Use Category Summary and Comparison (Chapter 4, Page 12)

Downtown Mixed Use: Established to reflect and enhance the small-town and pedestrian friendly atmosphere while encouraging development and redevelopment consistent with the historic character. Encourage both vertical and horizontal mixed use. High density residential is appropriate.

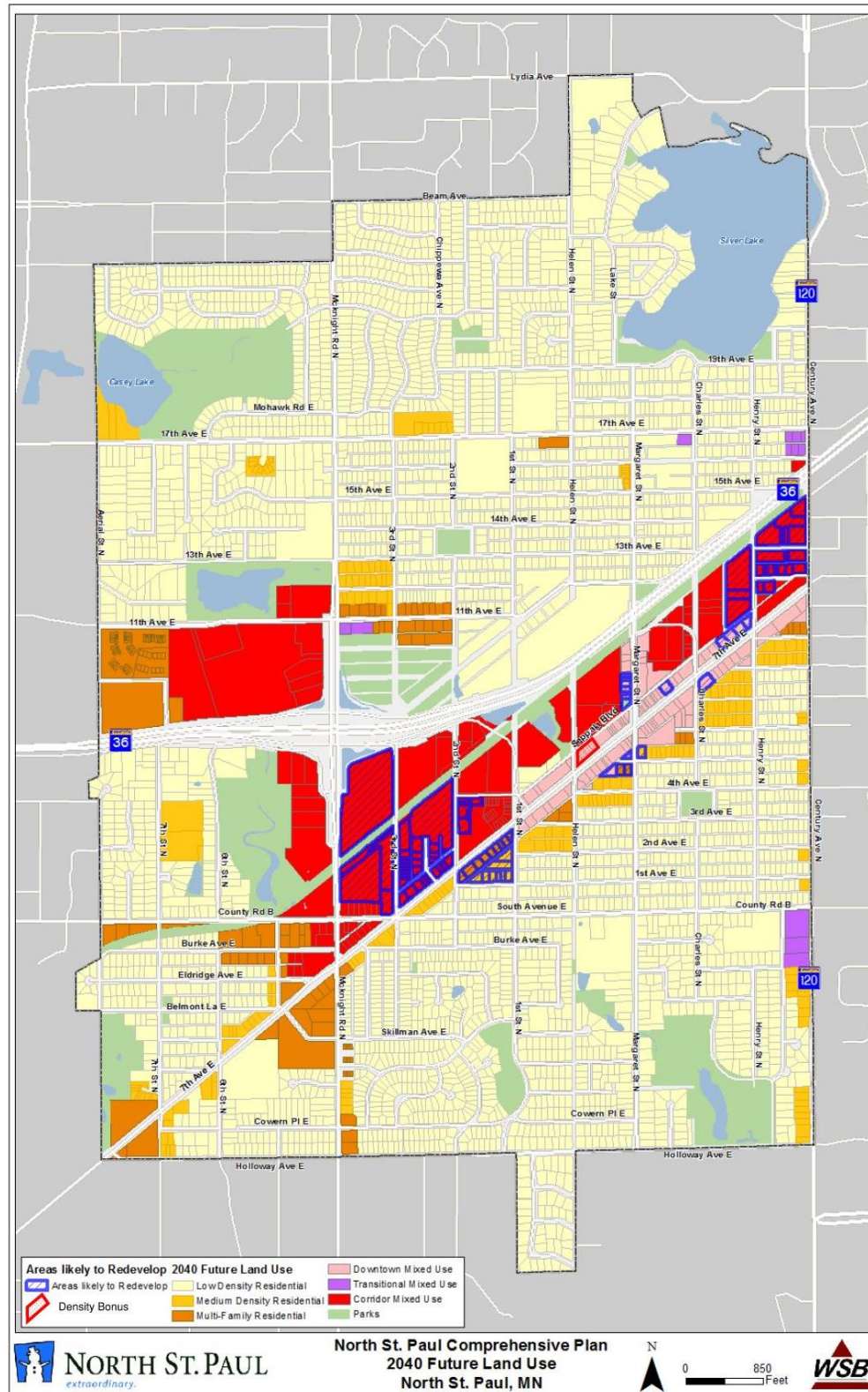
2040 Plan Density Range

Min: 12

Max: 22¹

¹ Areas that are eligible for a Density Bonus are depicted on Map 4-4 where the maximum density may be increased up to 110 units per acre with City Council approval.

EXHIBIT B: MAP 4-4 AMENDMENT





To

Honorable Mayor Furlong and City Council

Date

September 1, 2022

Agenda Placement # VI.C

Public Hearings

Subject

Public hearing to consider a zoning text amendment to add building height to the flexibility from ordinance requirements in the planned unit development district

Background/Facts

Refer to staff report by City Planner dated September 1, 2022

Recommended Action

RECOMMEND APPROVAL OF A ZONING TEXT AMENDMENT TO ADD BUILDING HEIGHT TO THE FLEXIBILITY FROM ORDINANCE REQUIREMENTS IN THE PLANNED UNIT DEVELOPMENT DISTRICT.

Attachments

1. Ordinance: Zoning text amendment to add building height to the list of flexibilities in the planned unit development district

Respectfully submitted,
Brandy Howe, Planner

CITY OF NORTH ST. PAUL

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 154,
SECTION 154.008(C) PLANNED UNIT DEVELOPMENT DISTRICT
OF THE CODE OF ORDINANCES

THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA ORDAINS:

SECTION 1. Modify Section 154.008(C)3.(g) as follows:

(g) Flexibility from ordinance requirements. The city may, but shall not be required to, provide concessions in setbacks, density, lot size, **building height**, street width or parking to achieve the purpose and objectives of the PUD in (C)(1) and (2) herein.

SECTION 2. Modify Section 154.008(C)3.(n) as follows:

(n) Building height. Height limitations shall be the same as imposed in the respective zoning districts, **unless flexibility is granted for building height per 154.008(C)3.(g).**

SECTION 3. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED this _____ day of _____, 2022, by the City Council of the City of North St. Paul, Minnesota.

CITY OF NORTH ST. PAUL

BY: _____
Terry Furlong, Mayor

ATTEST:

Brian Frandle, Interim City Manager

Summary published in Review: _____

**To**

Planning Commissioners

Date

September 1, 2022

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Review Amendment to Chapter 32:
Boards and Commissions

Background/Facts

The proposed amendments to Chapter 32 are categorized as "clean-up". They include the following generalized updates:

1. Clarify that the powers and duties of the Planning Commission include the review of variances as the Board of Appeals and Adjustment, as is permitted under state statute.
2. Reaffirm the Planning Commission and Park and Recreation Commission's role in the review of the capital improvement plan for consistency with the Comprehensive Plan.
3. Eliminate the section of Chapter 32 dealing with the Environmental Advisory Commission as it has been disbanded.
4. Remove typographical errors.

Recommended Action**Attachments**

1. Amendment to Chapter 32: Boards and Commissions (09-01-22)

Respectfully submitted,
Brandy Howe, Planner

**CITY OF NORTH ST. PAUL
ORDINANCE NO. ____**

**AN ORDINANCE AMENDING CHAPTER 32: BOARDS AND COMMISSIONS
OF THE CITY OF NORTH SAINT PAUL
CITY CODE OF ORDINANCES**

THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA ORDAINS:

SECTION 1. Modify the following subsections of Chapter 32.27 Powers and Duties of the Planning Commission as follows:

- (A) Generally. The Planning Commission shall have the powers and duties given to city planning agencies generally by law, including the authority to conduct public hearings as directed by City Council or city policy. The Planning Commission shall also exercise the duties conferred upon it by this code.
- (B) Comprehensive Plan. It shall be the purpose of the Planning Commission to prepare and adopt a Comprehensive Plan for the physical development of the city, including proposed public buildings, street arrangements and improvements, efficient design of major thoroughfares for moving of traffic, parking facilities, public utilities services, parks and playgrounds, a general land use plan and other matters relating to the physical development of the city. This plan may be prepared in sections, each of which shall relate to a Comprehensive Plan program. After the City Council has adopted the Comprehensive Plan, the Planning Commission may periodically, but at least every five years, review the Comprehensive Plan and any ordinances or programs implementing the plan.
- (C) Means of executing plan. Upon the adoption of a comprehensive plan or any section thereof, it shall be the concern of the Planning Commission to recommend to the City Council reasonable and practical means for putting into effect the plan or section thereof, in order that it will serve as a pattern and guide for the orderly physical development of the city and as a basis for judging the timely disbursements of funds to implement the objective. Means of effectuating the plan shall, among other things, consist of a zoning ordinance, subdivision regulations, capital improvement programming and technical review, and recommendations of matters referred to the Planning Commission by the City Council.
- (D) Zoning Ordinance. Pursuant to M.S. § 462.357, Subd. 3, as it may be amended from time to time, after adoption of a Comprehensive Plan, the Planning Commission shall review all proposed amendments to the zoning ordinance, conduct public hearings as directed by City Council or city policy, and make recommendations to the City Council concerning zoning ordinance amendments and their relation to the city's Comprehensive Plan and other land use controls. The Planning Commission shall report its recommendations to the City Council for action.
- (E) Conditional Use Permits. The Planning Commission may make recommendations on all requests for a conditional use permit under the terms of the zoning ordinance and conduct public hearings as directed by City Council or city policy. The Planning Commission shall report its recommendations to the City Council for action.
- (F) Interim Use Permits. The Planning Commission may make recommendations on all requests for an interim use permit under the terms of the zoning ordinance and conduct public hearings as directed by City Council or city policy. The Planning Commission shall report its recommendations to the City Council for action.
- (G) Subdivision regulations. The Planning Commission may make recommendations in relation to the subdividing of land as prescribed by the ordinance. The Planning Commission shall report its recommendations to the City Council for action.

- (H) Variances. All applications for variances shall be referred to the Planning Commission, acting as the Board of Appeals and Adjustment, and forwarded with or without recommendations directly to the City Council for its decision.
- (I) Site Plan and Design Review. The Planning Commission may make recommendations on all requests for site plan and design reviews under the terms of the zoning ordinance and conduct public hearings as directed by City Council or city policy. The Planning Commission shall report its recommendations to the City Council for action.
- (J) Official Map. Pursuant to M.S. § 462.359, Subd. 2, as it may be amended from time to time, after adoption of a major thoroughfare plan and a community facilities plan (which may be contained in the city Comprehensive Plan or adopted separately), the Planning Commission, for the purpose of carrying out the policies of the major thoroughfare plan and community facilities plan, may prepare and recommend to the governing body a proposed official map covering the entire municipality or any portion thereof. The official map or maps shall be prepared in sufficient detail to permit the establishment of the future acquisition lines on the ground. In unplatted areas, a minimum of a centerline survey shall have been made prior to the preparation of the final draft of the official map. The accuracy of the future acquisition lines shown on the official map shall be attested to by a licensed land surveyor.
- (K) Appeals to denials of zoning, land use or building permits based on the official map. All appeals to denials of zoning, land use or building permits based on the official map may be referred to the Planning Commission and forwarded with or without recommendations directly to the City Council. The City Council shall have the powers of a Board of Appeals and Adjustments as provided for in M.S. § 462.359, Subd. 4, as it may be amended from time to time for its decision.
- (L) Purchase and sale of real property. Pursuant to M.S. § 462.356, Subd. 2, as it may be amended from time to time, after adoption of a Comprehensive Plan, the Planning Commission shall review all proposed acquisitions or disposals of ~~publically~~ publicly owned interests in real property within the city by the municipality, or any special district or any agency thereof, or any other political subdivision having jurisdiction within the municipality, and make findings as to the compliance of the proposed acquisition or disposal of real property with the Comprehensive Plan. The City Council may by resolution adopted by two-thirds vote dispense with the requirements of this section when in its judgment it finds that the proposed acquisition or disposal of real property has no relationship to the Comprehensive Plan.
- (M) Capital improvements. Pursuant to M.S. § 462.356, Subd. 2, as it may be amended from time to time, after adoption of a Comprehensive Plan, the Planning Commission shall review all proposed capital improvements within the city by the municipality, or any special district or any agency thereof, or any other political subdivision having jurisdiction within the municipality, and make findings as to the compliance of the proposed capital improvements with the Comprehensive Plan. The City Council may by resolution adopted by two-thirds vote dispense with the requirements of this section when in its judgment it finds that the proposed capital improvement has no relationship to the Comprehensive Plan.
- (N) Comprehensive Plan amendments. Pursuant to M.S. § 462.355, Subd. 2, 3, as it may be amended from time to time, after adoption of Comprehensive Plan, the Planning Commission shall review all proposed amendments to the Comprehensive Plan, hold at least one public hearing, and make recommendations to the City Council Comprehensive Plan amendments and their relation to the City Comprehensive Plan and other land use controls. The Planning Commission shall report its recommendations to the City Council for action.
- (O) City plans. After adoption of program plans including, but not limited to, the Downtown Design Manual, Redevelopment Master Plan, Living Streets Plan, Capital Improvement Plan, and Park Improvement Plan, the Planning Commission shall review all proposed amendments, conduct public hearings as directed by City Council or city policy, and make recommendations to the City Council concerning the amendments and their relation to the City's Comprehensive Plan and

other land use controls. The Planning Commission shall report its recommendations to the City Council for action.

SECTION 2. Repeal the sections 32.45, 32.46, and 32.47 of Chapter 32 relating to the Environmental Advisory Commission.

~~32.45 ESTABLISHMENT OF THE ENVIRONMENTAL ADVISORY COMMISSION.~~

~~An Environmental Advisory Commission for the city is hereby established. The City Council hereby declares as a matter of public policy that the environmental policies, education, and quality of the environment is a public necessity and is required in the interest of the people. Except as otherwise provided in this chapter, the Environmental Advisory Commission shall be advisory directly to the City Council.~~

~~32.46 COMPOSITION.~~

~~The Environmental Advisory Commission shall consist of five members to be appointed by the Mayor with the approval of the City Council. One non resident of the City of North St. Paul is allowed to serve as a voting member of the five member Commission and shall count for quorum purposes.~~

~~32.47 POWERS AND DUTIES.~~

- ~~(A) Generally. The Environmental Advisory Commission shall have the powers and duties to provide recommendations to advance the city's environmental goals, policies, and programs, engage the community, encourage relationships and partnerships, and assist with other environmental interests and concerns that the Council may deem appropriate.~~
- ~~(B) Purpose. To enhance the city's environmental stewardship, elicit community feedback, provide for community outreach and education, promote awareness of environmental issues, and enhance the quality of the city's lakes, ponds and streams.~~
- ~~(C) Duties. The Environmental Advisory Commission shall have the following duties:~~
- ~~(1) Policy. Advise the City Council with respect to environmental policies including:~~
 - ~~(a) Review and promote ordinances relating to protecting the environment including erosion control, shoreland zoning, surface water management, and wetland protection.~~
 - ~~(b) Comprehensive Plan. It shall be the directive of the Commission to give due regard to the city's Comprehensive Plan which specifically refers to the natural environment where the city's environmental qualities need to be protected and preserved.~~
 - ~~(c) Living Streets Plan. The Commission shall give due regard to the Living Streets Plan. The Commission may periodically, but at least every five years, review the manual, and if necessary, update the plan. The Commission shall review all proposed amendments to the Living Streets Plan, conduct public hearings as directed by City Council or city policy, and make recommendations to the City Council concerning the amendments and their relation to the city's Comprehensive Plan and other land use controls. The Commission shall report its recommendations to the City Council for action.~~
 - ~~(d) Select Committee on Recycling and the Environment (SCORE). As part of Minnesota's Waste Management Act, score funding provides counties with resources to develop waste reduction, recycling and solid waste management programs. The Commission shall recommend score fund allocation to the City Council.~~
 - ~~(e) Tree Board. The Commission shall serve as the Tree Board for the Tree City USA program and review requests and make recommendations to the City Council.~~
 - ~~(f) Storm Water Pollution Prevention Plan (SWPPP). The Commission shall serve in a supportive capacity to the public participation and educational elements of the SWPPP minimum control measures.~~
 - ~~(2) Education. Promote public awareness of the environment, sustainability, and natural resource management.~~

SECTION 3. Modify the following subsections of Chapter 32.57 Powers and Duties of the Parks and Recreation Commission as follows:

- (A) Generally. The Parks and Recreation Commission shall have the powers and duties to establish, improve, develop, and maintain the parks, open spaces and trails system which include policies governing the maintenance and public use of the parks and trails within the city as well as activity surrounding the associated open water, lakes, ponds, streams, and wetlands.
- (B) Purpose. The Parks and Recreation Commission is established in recognition of the importance of adequate, useful, and attractive parks, open spaces, trails and associated open water to promote public health and active living, provide for leisure activities, maintain property values, and sustain a high quality of life in the community.
- (C) Duties. The Parks and Recreation Commission shall have the following duties:
 - (1) Use. Prepare operating policies and procedures for use of existing parks.
 - (2) Park Fund. Make recommendations to the City Council related to programs, projects, and improvements.
 - (3) Public Land Dedication. Review requests and make recommendations to the City Council.
 - (4) Comprehensive Plan. It shall be the directive of the Park and Recreation Commission to give due regard to the city's Comprehensive Plan as it relates ~~which specifically refers to Parks, Open Spaces and Trails and its coordinating map in which the goal and vision is to enhance and expand the city's system.~~
 - (5) Park Improvement Plan. The Park and Recreation Commission shall give due regard to the Park Improvement Plan. The Park Improvement Plan shall incorporate the Policies and Program elements of the Parks, Open Spaces and Trails chapter of the city's Comprehensive Plan and shall include a five-year Capital Improvement Plan. After the City Council has adopted the Park Improvement Plan, the Commission shall annually review the plan, manual, and if necessary, update the plan. ~~The Commission shall review all proposed amendments to the Park Improvement Plan, conduct public hearings as directed by City Council or city policy, and make recommendations to the City Council concerning the amendments and their relation to the city's Comprehensive Plan and other land use controls.~~ The Commission shall report its recommendations to the City Council for incorporation into the Capital Improvement Plan. ~~action.~~
 - (6) ~~Capital Improvement Plan. Prepare, and annually update for City Council approval, a five-year Capital Improvement Plan for the development of the city's Parks, Open Spaces and Trails system.~~

SECTION 4. Modify the following subsections of Chapter 32.67 Powers and Duties of the Board of Appeals and Adjustment as follows:

- (A) Generally. The Board of Appeals and Adjustment shall act upon all questions that may arise in the administration of the zoning provisions, including interpretation of the zoning maps.
- (B) Purpose. The Board of Appeals and Adjustment is established in order to review ~~grant~~ variances and ~~decide~~ appeals.
- (C) Duties. The Board of Appeals and Adjustment shall have the following duties:
 - (1) Variances. The Board shall make recommendations to the City Council regarding variances to the zoning provisions.
 - (2) Appeals. The Board shall hear and make recommendations to the City Council regarding appeals from and review any order, requirement, decision, or determination made by an administrative official charged with enforcing the zoning provisions. The appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a municipality, county, or state.

(D) Hearings. Hearings shall be held by the Planning Commission in accordance with the Board's adopted rules for the transaction of its business. Any party may appear at the hearing in person or by agent or attorney.

(E) Decision and Order

(3) The Board may forward an appeal to the council without recommendation or may recommend to reverse, affirm wholly or partly, or modify the order, requirement, decision, or determination appealed and to that end shall have all the powers of the officer from whom the appeal was taken and may ~~issue or direct~~ recommend issuance of the permit to the City Council. The City Council's decision shall be final except to the extent the aggrieved party may have a right to appeal questions of law and fact to the Ramsey County District Court.

SECTION 5. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED this _____ day of _____, 2022, by the City Council of the City of North St. Paul, Minnesota.

CITY OF NORTH ST. PAUL

BY: _____
Terry Furlong, Mayor

ATTEST:

Brian Frandle, Interim City Manager

Summary published in review: _____