CITY OF NORTH ST. PAUL
CITY COUNCIL
SPECIAL MEETING AGENDA
JULY 30, 2019
6:30 PM

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Council Member Thorsen
Council Member Petersen
Council Member Walczak
Council Member Sonnek
Mayor Furlong

IV. ADOPT AGENDA

V. PUBLIC HEARINGS

The City is proposing the establishment of 3 Tax Increment Financing Districts described as follows:

A. Tax Increment Financing (Redevelopment) District No. 4-8 for the North Saint Paul Apartments projects
   - 87-unit market rate apartments with 3000 sf commercial retail
B. Tax Increment Financing (Housing) District No. 4-10 for the Trident Housing Project
   - 140-unit multi-family housing project with structured parking
C. Tax Increment Financing (Soils) District No. 4-11 for the Anchor Block North Commercial Development
   - 2 commercial buildings: self-storage facility and convenience store

VI. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. 2872 2nd St. PUD
B. North St. Paul Apartments – Site Plan
C. Discussion on setting new trash collection rate fees

VII. ADJOURNMENT

The next regularly scheduled City Council meeting is Tuesday, August 20, 2019 at 6:30 p.m.

now joined with
Springsted and Umbaugh

Memo

To:	Scott Duddeck, City Manager, City of North Saint Paul Jason Zimmerman, Finance Director, City of North Saint Paul Mary Mills, Deputy Clerk, City of North Saint Paul
From:	Mikaela Huot, Director
Date:	July 30, 2019
Subject:	Proposed Tax Increment Financing Districts: Public Hearings and Resolutions adopting TIF Plans for TIF Districts

The City is proposing the establishment of 3 Tax Increment Financing Districts described as follows:

- Tax Increment Financing (Redevelopment) District No. 4-8 for the North Saint Paul Apartments projects
  - 87-unit market rate apartments with 3000 sf commercial retail
- Tax Increment Financing (Housing) District No. 4-10 for the Trident Housing Project
  - 140-unit multi-family housing project with structured parking
- Tax Increment Financing (Soils) District No. 4-11 for the Anchor Block North Commercial Development
  - 2 commercial buildings: self-storage facility and convenience store

At the July 30, 2019 meeting, the City Council will be asked to hold a public hearing for each of the three proposed Tax Increment Financing Districts. Notices of the public hearings were published on July 17 in the Ramsey County Review. There are 3 resolutions in the City Council packets that provide for the following action items to be considered by the City Council at the July 30 meeting:

Tax Increment Financing (Redevelopment) District No. 4-8

1) Resolution establishing Tax Increment Financing (Redevelopment) District No. 4-8 within Development District No. 4 and approving the Tax Increment Financing Plan therefor. Public hearing would be scheduled for July 30.

Tax Increment Financing (Housing) District No. 4-10

1) Resolution establishing Tax Increment Financing (Housing) District No. 4-10 within Development District No. 4 and approving the Tax Increment Financing Plan therefor. Public hearing would be scheduled for July 30.

Tax Increment Financing (Soils) District No. 4-11

2) Resolution establishing Tax Increment Financing (Soils) District No. 4-11 within Development District No. 4 and approving the Tax Increment Financing Plan therefor. Public hearing would be scheduled for July 30.

City of North Saint Paul, Minnesota

Tax Increment Financing Plan

for

Tax Increment Financing (Redevelopment) District No. 4-8 (North Saint Paul Apartments Project)

Within Development District No. 4

Draft Dated: July 23, 2019
Public Hearing Scheduled: July 30, 2019
Anticipated Approval Date: July 30, 2019

Prepared by:

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Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"City" means the City of North Saint Paul, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City; also referred to as the "Governing Body".

"County" means Ramsey County, Minnesota.

"Development District" means Development District No. 4 in the City, which is described in the corresponding Development Program.

"Development Program" means the Development Program for the Development District.

"Project Area" means the geographic area of the Development District.

"School District" means Independent School District No. 622, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Redevelopment) District 4-8.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Overview

The Development District Act authorizes the City, upon certain public purpose findings by the City Council, to establish and designate development districts within the City and to develop and administer development programs therefore to meet the needs and accomplish the public purposes specified in Section C. In accordance with the purposes set forth in Section 469.124 of the Development District Act, the City Council has established the Development District comprising the area described in Section E and adopted this Development Program.

Section C Statutory Authorization

The City Council has determined that there is a need for the City to take certain actions they deem necessary in order to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized, inappropriately used and unused land located within the corporate limits of the City. Such actions are necessary in order to provide additional employment opportunities for residents of the City and the surrounding area; to improve the tax base of the City, the County and the School District, thereby enabling them to better provide needed public services; and to improve the general economy of the City, the County and the State.

Section D Statement of Need and Public Purpose

The City has determined that there is a need for redevelopment within the City and the Project Area to eliminate blight, provide employment and life cycle housing opportunities, to improve the local tax base, and to improve the general economy of the City and the State.

The City finds that the property within this tax increment district cannot be redeveloped, consistent with the Comprehensive Plan of the City, without public participation and financial assistance in various forms including property acquisition and/or write-down, proper planning, the financing of redevelopment costs associated with clearance, grading and soils correction, and the making of various other public and private improvements necessary for redevelopment. In cases where the redevelopment of property cannot be done by private enterprise alone, the City believes it to be in the public interest to consider the exercise of its powers, to advance and spend public money, and to provide the means and impetus for such redevelopment.

Section E Designation of Tax Increment Financing District as a Redevelopment District

Redevelopment districts are a type of tax increment financing district in which one or more of the following conditions exists and is reasonably distributed throughout the district:

(1) parcels comprising at least 70% of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50% of the buildings, not including outbuildings, are structurally substandard requiring substantial renovation or clearance. A parcel is deemed "occupied" if at least 15% of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures.

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used railyards, rail storage facilities, or excessive or vacated railroad right-of-ways; or

(3) tank facilities, or property whose immediately previous use was for tank facilities, as defined in section 115C.02, subdivision 15, if the tank facilities:

- (i) have or had a capacity of more than 1,000,000 gallons;
- (ii) are located adjacent to rail facilities; and
- (iii) have been removed or are unused, underused, inappropriately used, or infrequently used.

For districts consisting of two or more noncontiguous areas, each area must individually qualify under the provisions listed above, as well as the entire area must also qualify as a whole.

The TIF District qualifies as a redevelopment district in that it meets all of the criteria listed in (1) above. The supporting facts and documentation for this determination will be retained by the City for the life of the TIF District and are available to the public upon request. An analysis was completed to make this determination and is included as Exhibit VI.

"Structurally substandard" is defined as buildings containing defects or deficiencies in structural elements, essential utilities and facilities, light and ventilation, fire protection (including egress), layout and condition of interior partitions, or similar factors. Generally, a building is not structurally substandard if it is in compliance with the building code applicable to a new building or could be modified to satisfy the existing code at a cost of less than 15% of the cost of constructing a new structure of the same size and type.

A city may not find that a building is structurally substandard without an interior inspection, unless it can not gain access to the property and there exists evidence which supports the structurally substandard finding. Such evidence includes recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence. Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained. A parcel is deemed to be occupied by a structurally substandard building if the following conditions are met:

(1) the parcel was occupied by a substandard building within three years of the filing of the request for certification of the parcel as part of the district;

(2) the demolition or removal of the substandard building was performed or financed by The City, or was performed by a developer under a development agreement with The City;

(3) The City found by resolution before such demolition or removal occurred that the building was structurally substandard and that The City intended to include the parcel in the TIF district, and

(4) The City notifies the county auditor that the original tax capacity of the parcel must be adjusted upon filing the request for certification of the tax capacity of the parcel as part of a district.

In the case of (4) above, the County Auditor shall certify the original net tax capacity of the parcel to be the greater of (a) the current tax capacity of the parcel, or (b) a computed tax capacity of the parcel using the estimated market value of the parcel for the year in which the demolition or removal occurred, and the appropriate classification rate(s) for the current year.

At least 90 percent of the tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation as a redevelopment district. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of land, removal of hazardous substances or remediation necessary to develop the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of The City may be included in the qualifying costs.

Section F Duration of the TIF District

Redevelopment districts may remain in existence 25 years from the date of receipt by the City of the first tax increment. Modifications of this plan (see Section AB) shall not extend these limitations.

Pursuant to Minnesota Statutes, Section 469.175, subd. 1(b), the City specifies 2022 as the first year in which it elects to receive tax increment from the TIF District, which is no later than four years following the year of approval of the TIF District. Thus, The City may collect increment from the district through December 31, 2047 and anticipates that the TIF District may be active for the maximum duration allowed. However, the City will decertify the TIF District as early as possible should the projected increment be received in a shorter time period than originally projected. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the City.

Section G Property to be Included in the TIF District

The TIF District comprises of 9 parcels with four substandard buildings that will be demolished. The total area of the TIF district also includes adjacent streets and right-of-way located within the Project Area. A map showing the location of the TIF District is shown in Exhibit I. The boundaries and area encompassed by the TIF District are described below:

Parcel Number	Legal Description
122 922 420 151	Lot 30 Block 1 of SECOND ADDITION TO NORTH,ST. P PART OF LOT 30 BLK 1 LYING NELY OF A LINE BEG AT INT OF NELY LINE OF SWLY 2 FT OF SD LOT 30 WITH ELY LINE OF SD LOT 30 TH N 30 DEG 05 MIN W ALONG SD NELY LINE OF SWLY 2 FT A DISTANCE OF 14.77 FT TH S 59 DEG 48 MIN 37 SEC W 1.02 FT TH N 30 DEG 11 MIN 23 SEC W 47.35 FT TH N 59 DEG 48 MIN 37 SEC E 1.11 FT TH N 30 DEG 05 MIN W TO NWLY LINE OF LOT 30 BLK 1 AND THERE TERM
122 922 420 152	Lot 30 Block 1 of SECOND ADDITION TO NORTH,ST. P PART OF LOT 30 BLK 1 LYING SWLY OF A LINE BEG AT INT OF NELY LINE OF SWLY 2 FT OF SD LOT 30 WITH ELY LINE OF SD LOT 30 TH N 30 DEG 05 MIN W ALONG SD NELY LINE OF SWLY 2 FT A DIST OF 14.77 FT TH S 59 DEG 48 MIN 37 SEC W 1.02 FT TH N 30 DEG 11 MIN 23 SEC W 47.35 FT TH N 59 DEG 48 MIN 37 SEC E 1.11 FT TH N 30 DEG 05 MIN W TO NWLY LINE OF LOT 30 AND THERE TERM & NELY 1/2 OF LOT 28 & ALL OF LOT 29 BLK 1

122 922 420 130	Lot 26 Block 1 of SECOND ADDITION TO NORTH,ST. P SWLY 1/2 OF LOT 28 & ALL OF LOT 26 & LOT 27 BLK 1
122 922 420 072	Lot 1 Block 2 of SECOND ADDITION TO NORTH,ST. P LOT 1 BLK 2
122 922 420 093	Lot 31 Block 1 of SECOND ADDITION TO NORTH,ST. P LOT 31 BLK 1
122 922 420 073	Lot 2 Block 2 of SECOND ADDITION TO NORTH,ST. P LOTS 2 AND LOT 3 BLK 2
122 922 420 074	Lot 4 Block 2 of SECOND ADDITION TO NORTH,ST. P LOTS 4 AND LOT 5 BLK 2
122 922 420 086	Lot 16 Block 1 of SECOND ADDITION TO NORTH,ST. P LOTS 16 AND LOT 17 BLK 1
122 922 420 087	Lot 18 Block 1 of SECOND ADDITION TO NORTH,ST. P LOTS 18 THRU LOT 25 BLK 1

Section H Property to be Acquired in the TIF District

The City may acquire and sell any or all of the property located within the TIF District; however, the City does not anticipate acquiring any such property at this time.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project includes the redevelopment of property within the City to include the acquisition, demolition and subsequent new construction of an approximate 87-unit multi-family market rate housing building with first floor retail and underground parking. The City has identified significant redevelopment costs related to development of the project site including land and building acquisition, demolition, parking, infrastructure and other public improvements that are deemed necessary for the project to proceed. The City anticipates providing financial assistance for the redevelopment costs of the property site and to finance certain public improvements directly related to the development project. The City may also use available tax increment revenues to finance a portion of the eligible related administrative expenses.

Construction of the new development on the project site is projected to start in late 2019. The project is expected to be fully constructed by December 31, 2020 and be 100% assessed and on the tax rolls as of January 2, 2021 for taxes payable 2022.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as a redevelopment district;

> The City hired a building inspection firm to inspect and evaluate the property within the proposed Tax Increment Financing District to be established by the City. The purpose of the evaluation was to determine if the proposed district met the statutory requirements for coverage and if the buildings met the qualifications required for a Redevelopment District.
>
> A final report was prepared for the City to retain on file in City offices for public inspection and is included as Exhibit VI. The report contains the details of the findings summarized below regarding the substandard qualifications:

- The TIF District consists of 8 of 9 parcels that are occupied providing for 73 percent of the area of the proposed TIF District as occupied (exceeding the 70 percent coverage test);
- 100 percent (4 of 4) of the buildings in the proposed District contain code deficiencies exceeding the 15 percent threshold;
- at least 50 percent of the buildings are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance, exceeding the more than 50 percent substandard test; and
- The substandard buildings are reasonably distributed throughout the geographic area of the proposed TIF District.

(2) The proposed redevelopment, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the TIF Plan.

Factual basis:

Proposed development not expected to occur:

The proposed project consists of the redevelopment of property within the City that consists of blighted property that has been found to be substandard and will be demolished following establishment of the district. The City has identified significant and extraordinary costs including public improvements and infrastructure needs associated with redevelopment of the project site in conjunction with new development. The estimated total redevelopment costs, including the public improvements and infrastructure costs, of this property make the total cost of this effort significantly higher than costs reasonably incurred for similar developments on a clean site. The City's finding that the proposed redevelopment would be unlikely to occur solely through private investment within the reasonably foreseeable future is based on an analysis of the proforma and other materials submitted by the developer. As necessary, the City has analyzed the developer's financial information and cash flow proforma in detail to determine the minimal amount of assistance needed to compensate for extraordinary and allowable costs.

No higher market value expected:

If the proposed redevelopment did not go forward, for the same reasons described above, no significant alternative redevelopment of the proposed TIF area would occur. The properties have sat vacant and underutilized for a significant amount of time with no development plans. It is highly unlikely that significant improvements and redevelopment would be made on the vacant and blighted properties without financial assistance. In short, there is no basis for expectation that the area would redevelop or be renovated in any significant way purely by private action without public subsidy.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is anywhere from $0 to some modest amount based on small scale renovation or redevelopment that could be possible without assistance; any estimated values would be too speculative to ascertain.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $34,906,375, including the value of the building (See Exhibit V).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $5,176,070 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the City finds that no alternative would occur that would produce a market value increase greater than $29,730,305 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

Factual basis:

The anticipated redevelopment of the project site and any subsequent demolition, reconstruction, or renovation related to the project will remain consistent with the City's design goals.

(4) The TIF Plan conforms to general plans for development of the City as a whole.

Factual basis: The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

(5) The City elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(b) (see method (b) in Section R).

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Land/Building acquisition, improvements/preparation, utilities, and other public improvements	$500,000
Administrative expenses	$295,728
Interest expenses	$0
Total	$11,196,777

The City anticipates using tax increment to the extent available to finance site improvement/preparation costs, public improvement infrastructure costs, land acquisition and related administrative expenses, and other TIF-eligible expenditures as deemed necessary and related to redevelopment of the project site.

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost ($11,196,777) is not increased. The City also reserves the right to fund any of the identified costs with any other legally available revenues, such as grants and/or loans, but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Tax Increment revenue	$11,196,777
Interest on invested funds	$0
Other	$0
Total	$11,196,777

The City anticipates providing financial assistance on a pay-as-you-go basis for acquisition, site improvement and infrastructure costs, as well as other TIF-eligible expenses related to the proposed development. As tax increments are collected from the TIF District in future years, a portion of these taxes will be used by the City to reimburse the developer/owner for public costs incurred (see Section K). The City also anticipates retaining the remaining increment to finance additional needed public improvement and redevelopment costs in the Project Area.

The City reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The City also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is $11,196,777. The City currently plans to finance the public improvements in the form of a pay-as-you go revenue note as reimbursement to the developer for certain redevelopment costs. The City reserves the right to issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 2, 2018, for taxes payable in 2019, is $1,379,000. Upon establishment of the district and subsequent reclassification of property, the estimated original net tax capacity of the TIF District is expected to be $17,238. This assumes the property is reclassified as taxable with commercial use.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original local tax rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original local tax rate of the TIF District.

The sum of all local tax rates that apply to property in the TIF District, for taxes levied in 2019 and payable in 2020, is not available at the time off drafting of this document. The County Auditor shall certify the amount for taxes payable 2020 as the original tax capacity rate of the TIF District once available. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2018 and payable in 2019, is 137.901% as shown below.

Taxing Jurisdiction	2018/2019 Local Tax Rate
City of North Saint Paul	43.363%
Ramsey County	52.879%
ISD #622	29.039%
Other	12.620%
Total	137.901%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The City anticipates that the redevelopment will be completed by December 31, 2020, creating a total tax capacity for the TIF District of $225,750 as of January 2, 2021. The captured tax capacity as of that date is estimated to be $205,595 and the first full year of increment is projected to be in $283,517 in taxes payable 2022. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF plan assume that residential rental class rates remain at 1.25% of the estimated market value and commercial-industrial class rates remain at 1.5% for the first $150,000 of value and 2% value above $150,000 and assume 3% annual increases in market values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method The City elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. The City elects method (b).

The County Auditor shall certify to The City the amount of captured net tax capacity each year. The City may choose to retain any or all of this amount. It is The City's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section M) and County administrative costs associated with the TIF District (see Section V);

(2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less then fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the City shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 75% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section G for additional restrictions). No more than 25% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district.

Beginning with the sixth year following certification of the TIF District, at least 75% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The City anticipates that tax increments may be spent outside the TIF District (including allowable administrative expenses), and such expenditures are expressly authorized in this TIF Plan.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the City other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the physical development of the real property in the project;

(3) relocation benefits paid to, or services provided for, persons residing or businesses located in the project;

(4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or

(5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the TIF District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The City must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City or owner of the parcel subsequently commences any of the above activities, The City shall certify to the County Auditor that such activity has commenced, and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $11,237,230.

2. To the extent the project in the TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the district upon the ability to issue other debt for general fund purposes, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City anticipates using pay-as-you-go reimbursement financing to finance a portion of the project costs attributable to the District, and also reserves the right to the use of internal financing or bonding, to the extent necessary.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $2,366,320.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $4,308,985.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The City shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing a redevelopment district, more than 25% of the acreage of the property to be acquired by The City is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the City must enter into an agreement for the development of the property. Such agreement must provide recourse for the City should the development not be completed.
The City anticipates entering into an agreement for development and anticipates acquiring property located within the TIF District.

Section Y Assessment Agreements

The City may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The City does not anticipate entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; a determination to capitalize interest on the debt if that determination was not part of the original TIF Plan, increase in the portion of the captured net tax capacity to be retained by The City; increase in the total estimated public costs; or designation of property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The City must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the City shall submit a copy of such plan to the Minnesota Department of Revenue and the Office of the State Auditor. The City shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, The City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The City shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the City the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

    (a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

    (b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

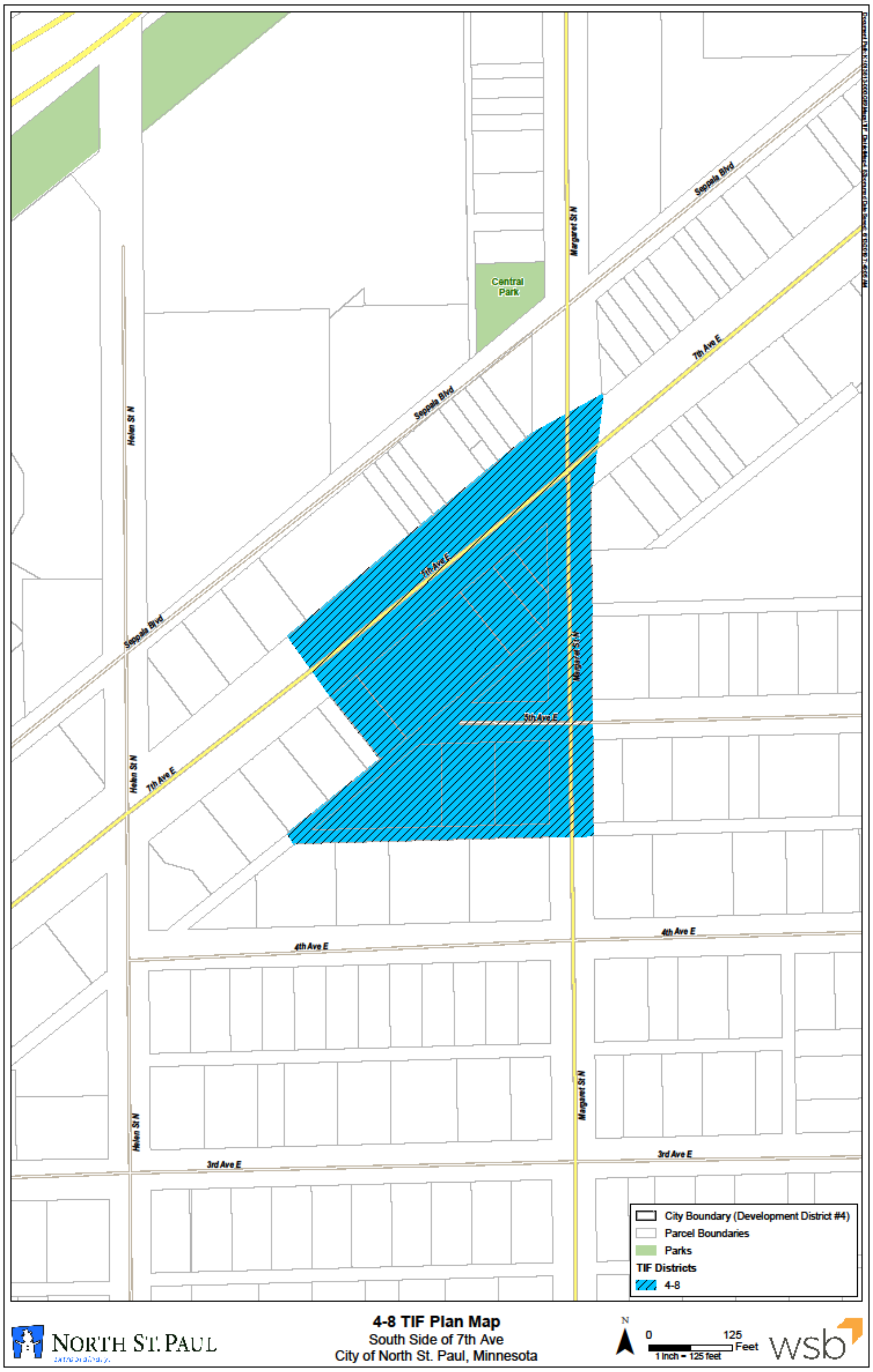
    (c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

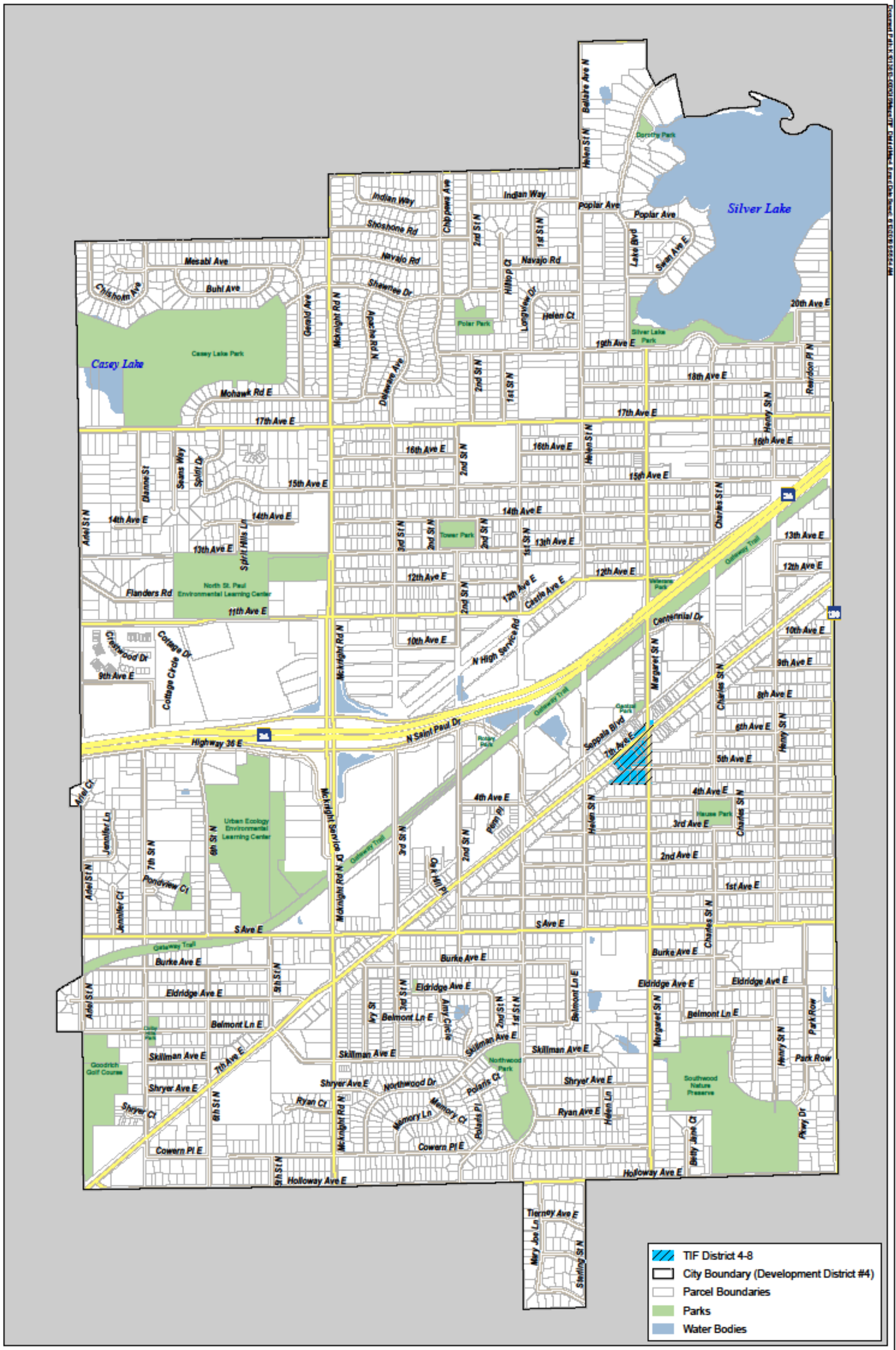
The County Auditor shall notify The City of all changes made to the original net tax capacity of the TIF District.

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The City will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The City will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

MAP OF PROPOSED TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 4-8





NORTH ST. PAUL

TIF Plan Map
TIF District 4-8 Area
City of North St. Paul, Minnesota

N 0 900 Feet
1 inch = 900 feet

wsb

Assumptions Report

City of North Saint Paul, Minnesota
Tax Increment Financing (Redevelopment) District No. 4-8
North Saint Paul Apartments Project
Draft TIF Plan Exhibits: Mixed Use Redevelopment

Type of Tax Increment Financing District	Redevelopment	
Maximum Duration of TIF District	25 years from 1st increment	
Projected Certification Request Date	09/30/19	
Decertification Date	12/31/47	(26 Years of Increment)
	2018/2019	
Base Estimated Market Value	$1,379,000	
Original Net Tax Capacity	$17,238	

	Assessment/Collection Year			
	2019/2020	2020/2021	2021/2022	2022/2023
Base Estimated Market Value	$1,379,000	$1,379,000	$1,379,000	$1,379,000
Estimated Increase in Value - New Construction	0	0	16,471,000	17,006,500
Total Estimated Market Value	1,379,000	1,379,000	17,850,000	18,385,500
Total Net Tax Capacity	$17,238	$17,238	$225,750	$232,545

City of North Saint Paul	43.363%	
Ramsey County	52.879%	
ISD #622	29.039%	
Other	12.620%	
Local Tax Capacity Rate	137.901%	2018/2019
Fiscal Disparities Contribution From TIF District	35.3684%	
Administrative Retainage Percent (maximum = 10%)	10.00%	
Pooling Percent	15.00%	

Bonds			Note (Pay-As-You-Go)	
Bonds Dated	NA		Note Dated	09/30/19
Bond Rate	NA		Note Rate	5.00%
Bond Amount	NA		Note Amount	$3,376,300
Present Value Date & Rate	09/30/19	5.00%	PV Amount	$5,176,070

Notes
Projections assume no future changes to classification rates and current tax rates remain constant.
Estimated market value: apartments $200K/unit and retail $150k/sf
Projections assume construction begins in 2019, with project completed in 2020.
Projections include a 3% market value inflation assumption.

Projected Tax Increment Report

City of North Saint Paul, Minnesota
Tax Increment Financing (Redevelopment) District No. 4-8
North Saint Paul Apartments Project
Draft TIF Plan Exhibits: Mixed Use Redevelopment

Annual Period Ending (1)	Total Market Value [1] (2)	Total Net Tax Capacity [2] (3)	Total Commercial NTC	Less: Original Net Tax Capacity [3] (4)	Less: Fiscal Disp. @ 35.3684% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate [4] (7)	Annual Gross Tax Increment (8)	Less: State Aud. Deduction 0.360% (9)	Subtotal Net Tax Increment (10)	Less: City Retainage 10.00% (11)	City Pooling 15.00% (12)	Annual Net Revenue to Developer (12)	P.V. Annual Net Rev. To 09/30/19 5.00%
12/31/19	1,379,000	17,238		17,238	0	0	137.901%	0	0	0	0	0	0	0
12/31/20	1,379,000	17,238	0	17,238	0	0	137.901%	0	0	0	0	0	0	0
12/31/21	1,379,000	17,238	0	17,238	0	0	137.901%	0	0	0	0	0	0	0
12/31/22	17,850,000	225,750	8,250	17,238	2,918	205,595	137.901%	283,517	1,021	282,496	28,250	42,374	211,872 *	183,023
12/31/23	18,385,500	232,545	8,520	17,238	3,013	212,295	137.901%	292,756	1,054	291,702	29,170	43,755	218,777	179,988
12/31/24	18,937,065	239,544	8,798	17,238	3,112	219,194	137.901%	302,271	1,088	301,183	30,118	45,177	225,888	176,989
12/31/25	19,505,177	246,753	9,085	17,238	3,213	226,302	137.901%	312,073	1,123	310,950	31,095	46,643	233,212	174,026
12/31/26	20,090,332	254,178	9,380	17,238	3,317	233,623	137.901%	322,169	1,160	321,009	32,101	48,151	240,757	171,102
12/31/27	20,693,042	261,826	9,683	17,238	3,425	241,163	137.901%	332,566	1,197	331,369	33,137	49,705	248,527	168,213
12/31/28	21,313,833	269,703	9,996	17,238	3,536	248,929	137.901%	343,276	1,236	342,040	34,204	51,306	256,530	165,362
12/31/29	21,953,248	277,816	10,319	17,238	3,650	256,929	137.901%	354,308	1,276	353,032	35,303	52,955	264,774	162,548
12/31/30	22,611,846	286,173	10,651	17,238	3,767	265,169	137.901%	365,671	1,316	364,355	36,436	54,653	273,266	159,773
12/31/31	23,290,201	294,781	10,993	17,238	3,888	273,656	137.901%	377,374	1,359	376,015	37,602	56,402	282,011	157,034
12/31/32	23,988,907	303,647	11,345	17,238	4,013	282,397	137.901%	389,428	1,402	388,026	38,803	58,204	291,019	154,334
12/31/33	24,708,575	312,779	11,708	17,238	4,141	291,400	137.901%	401,844	1,447	400,397	40,040	60,060	300,297	151,670
12/31/34	25,449,832	322,185	12,082	17,238	4,273	300,674	137.901%	414,633	1,493	413,140	41,314	61,971	309,855	149,046
12/31/35	26,213,327	331,873	12,467	17,238	4,409	310,226	137.901%	427,805	1,540	426,265	42,627	63,940	319,698	146,457
12/31/36	26,999,727	341,852	12,863	17,238	4,550	320,064	137.901%	441,372	1,589	439,783	43,978	65,967	329,838	143,907
12/31/37	27,809,718	352,130	13,272	17,238	4,694	330,198	137.901%	455,347	1,639	453,708	45,371	68,056	340,281	141,394
12/31/38	28,644,010	362,716	13,692	17,238	4,843	340,636	137.901%	469,740	1,691	468,049	46,805	70,207	351,037	138,917
12/31/39	29,503,330	373,620	14,126	17,238	4,996	351,386	137.901%	484,565	1,744	482,821	48,282	72,423	362,116	136,478
12/31/40	30,388,430	384,851	14,572	17,238	5,154	362,460	137.901%	499,835	1,799	498,036	49,804	74,705	373,527	134,075
12/31/41	31,300,083	396,419	15,032	17,238	5,316	373,866	137.901%	515,564	1,856	513,708	51,371	77,056	385,281	131,708
12/31/42	32,239,086	408,334	15,505	17,238	5,484	385,613	137.901%	531,764	1,914	529,850	52,985	79,478	397,387	129,378
12/31/43	33,206,258	420,607	15,993	17,238	5,656	397,713	137.901%	548,451	1,974	546,477	54,648	81,972	409,857	127,084
12/31/44	34,202,446	433,247	16,495	17,238	5,834	410,176	137.901%	565,637	2,036	563,601	56,360	84,540	422,701	124,825
12/31/45	35,228,519	446,267	17,012	17,238	6,017	423,013	137.901%	583,339	2,100	581,239	58,124	87,186	435,929	122,601
12/31/46	36,285,375	459,678	17,545	17,238	6,205	436,235	137.901%	601,573	2,166	599,407	59,941	89,911	449,555	120,413
12/31/47	37,373,936	473,491	18,094	17,238	6,400	449,853	137.901%	620,352	2,233	618,119	61,812	92,718	463,589	118,259
								$11,237,230	$40,453	$11,196,777	$1,119,681	$1,679,515	$8,397,581	$3,868,604

** City has the election to opt delay receipt of first increment up to 4 years from approval date. Further discussions regarding first year collection*

[1] *Total estimated market value based on information provided by developer, subject to review by County Assessor*
very preliminary and subject to further review. Includes 3% annual market value inflator

[2] *Total net tax capacity based on residential rental class rate of 1.25% and commercial-industrial class rate of 1.5% first $150,000 and 2% value above $150,000*

[3] *Original net tax capacity based on portion of existing land and building values for 9 parcel to be included in development*

[4] *Total local tax capacity rate for taxes payable 2019, special district MNB*

Estimated Impact on Other Taxing Jurisdictions Report

City of North Saint Paul, Minnesota
Tax Increment Financing (Redevelopment) District No. 4-8
North Saint Paul Apartments Project
Draft TIF Plan Exhibits: Mixed Use Redevelopment

	Without Project or TIF District		With Project and TIF District						
Taxing Jurisdiction	Final 2018/2019 Taxable Net Tax Capacity (1)	2018/2019 Local Tax Rate	2018/2019 Taxable Net Tax Capacity (1)	+ Projected Retained Captured Net Tax Capacity	= New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of North Saint Paul	8,449,566	43.363%	8,449,566	$449,853	8,899,419	41.171%	2.192%	185,209
Ramsey County	528,905,652	52.879%	528,905,652	449,853	529,355,505	52.834%	0.045%	237,676
ISD #622	44,280,912	29.039%	44,280,912	449,853	44,730,765	28.747%	0.292%	129,319
Other	-	12.620%	-	-	-	12.620%	-	-
Totals		137.901%				135.372%	2.529%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 2.529% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 9.15% of the total tax rate.

Market Value Analysis Report

City of North Saint Paul, Minnesota
Tax Increment Financing (Redevelopment) District No. 4-8
North Saint Paul Apartments Project
Draft TIF Plan Exhibits: Mixed Use Redevelopment

Assumptions	
Present Value Date	09/30/19
P.V. Rate - Gross T.I.	5.00%

Increase in EMV With TIF District	$34,906,375
Less: P.V of Gross Tax Increment	5,176,070
Subtotal	$29,730,305
Less: Increase in EMV Without TIF	0
Difference	$29,730,305

	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2022	283,517	244,879
2	2023	292,756	240,818
3	2024	302,271	236,805
4	2025	312,073	232,842
5	2026	322,169	228,928
6	2027	332,566	225,063
7	2028	343,276	221,249
8	2029	354,308	217,485
9	2030	365,671	213,771
10	2031	377,374	210,107
11	2032	389,428	206,494
12	2033	401,844	202,931
13	2034	414,633	199,419
14	2035	427,805	195,956
15	2036	441,372	192,543
16	2037	455,347	189,180
17	2038	469,740	185,867
18	2039	484,565	182,603
19	2040	499,835	179,388
20	2041	515,564	176,222
21	2042	531,764	173,104
22	2043	548,451	170,034
23	2044	565,637	167,012
24	2045	583,339	164,036
25	2046	601,573	161,108
26	2047	620,352	158,226
		$11,237,230	$5,176,070

Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District as a Redevelopment District

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY
OF NORTH ST. PAUL, MINNESOTA

HELD: JULY 30, 2019

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North St. Paul, Ramsey County, Minnesota, was duly called and held at the City Hall, in said City on July 30, 2019, at 6:30 P.M.

The following members of the Council were present:

and the following were absent:

Member __________ introduced the following resolution and moved its adoption:

RESOLUTION NO. _______________

RESOLUTION ESTABLISHING TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 4-8 WITHIN DEVELOPMENT DISTRICT NO. 4 AND APPROVING THE TAX INCREMENT FINANCING PLAN THEREFOR

A. WHEREAS, it has been proposed that the City of North St. Paul, Minnesota (the "City") (i) establish Tax Increment Financing (Redevelopment) District No. 4-8 (the "TIF District") within Development District No. 4; and (i) approve and adopt the proposed Tax Increment Financing Plan therefor under the provisions of Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "Act"); and

B. WHEREAS, the City Council has investigated the facts and has caused to be prepared a proposed tax increment financing plan for the TIF District (the "TIF Plan"); and

C. WHEREAS, the City has performed all actions required by law to be performed prior to the approval of the establishment of the TIF District and the adoption of the TIF Plan, including, but not limited to, notification of Ramsey County and Independent School District No. 622 having taxing jurisdiction over the property to be included in the TIF District and the holding of a public hearing upon published and mailed notice as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of North St. Paul as follows:

1. Tax Increment Financing District No. 4-8. There is hereby established in the City within Development District No. 4, Tax Increment Financing (Redevelopment) District No. 4-8, a redevelopment tax increment financing district, the initial boundaries of which are fixed and determined as described in the TIF Plan.

2. Tax Increment Financing Plan. The TIF Plan is adopted as the TIF Plan for the TIF District, and the City Council makes the following findings:

(a) The TIF District is a redevelopment district as defined in Minnesota Statutes, Section 469.174, Subd. 10, the specific basis for such determination are the reports of the building inspection firm hired by the City, incorporated herein by reference, with respect to the condition of the buildings located in the TIF District. The TIF District consists of nine parcels containing four structurally substandard buildings. The demolition and clearing of the existing substandard buildings and the construction of an approximate 87-unit multi-family market rate housing building with first floor retail and underground parking will help prevent the emergence of blight and result in the preservation and enhancement of the tax base of the State.

(b) The proposed redevelopment in the opinion of the City Council, would not occur solely through private investment within the reasonably foreseeable future. The reasons supporting this finding are found in Section J(2) of the TIF Plan.

(c) In the opinion of the City Council, the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan. The reasons supporting this finding are set forth in Section J(2) and Exhibit V of the TIF Plan.

(d) The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole. The reasons for supporting this finding are found in Section J(4) of the TIF Plan.

(e) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 4 by private enterprise. The reasons supporting this finding are found in Section J(3) of the TIF Plan.

(f) Section J and Exhibit V of the TIF Plan are incorporated herein by reference.

3. Tax Increment Computation. The City elects the tax increment computation set forth in Minnesota Statutes, Section 469.177, Subd. 3(b).

4. Public Purpose. The adoption of the TIF Plan for the TIF District within Development District No. 4 conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the State which is already built up to provide employment opportunities, to help prevent the emergence of blight, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.

5. Certification. The Auditor of Ramsey County is requested to certify the original net tax capacity of the TIF District as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the City Manager is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all

properties within the TIF District for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

6. Filing. The City Manager is further authorized and directed to file a copy of the TIF Plan for the TIF District with the Commissioner of Revenue and the Office of the State Auditor.

The motion for adoption of the foregoing resolution was duly seconded by member _________________ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against the same:

Adopted this 30th day of July, 2019.

____
Mayor

Attest: ______________________________
City Manager

11945095v1

STATE OF MINNESOTA
RAMSEY COUNTY
CITY OF NORTH ST. PAUL

I, the undersigned, being the duly qualified and acting Manager of the City of North St. Paul, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the establishment of Tax Increment Financing District No. 4-8 in the City.

WITNESS my hand this ____ day of July, 2019.

____
City Manager

City of North Saint Paul, Minnesota

Tax Increment Financing Plan

for

Tax Increment Financing (Housing) District No. 4-10
(Anchor Block North Housing Development Project)

Within Development District No. 4

Draft Dated: July 23, 2019
Public Hearing Scheduled: July 30, 2019
Anticipated Approval Date: July 30, 2019

TABLE OF CONTENTS

Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"City" means the City of North Saint Paul, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City; also referred to as the "Governing Body".

"County" means Ramsey County, Minnesota.

"Development District" means Development District No. 4 in the City, which is described in the corresponding Development Program.

"Development Program" means the Development Program for the Development District.

"Project Area" means the geographic area of the Development District.

"School District" means Independent School District No. 622, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Housing) District No. 4-10.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statutory Authorization

The Development District Act authorizes the City, upon certain public purpose findings by the City Council, to establish and designate development districts within the City and to develop and administer development programs therefore to meet the needs and accomplish the public purposes specified in Section C. In accordance with the purposes set forth in Section 469.124 of the Development District Act, the City Council has established the Development District comprising the area described in Section E and adopted this Development Program.

Section C Statement of Need and Public Purpose

The City Council has determined that there is a need for the City to take certain actions they deem necessary in order to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized, inappropriately used and unused land located within the corporate limits of the City. Such actions are necessary in order to provide additional employment opportunities for residents of the City and the surrounding area; to improve the tax base of the City, the County and the School District, thereby enabling them to better provide needed public services; and to improve the general economy of the City, the County and the State.

Section D Statement of Objectives

The City seeks to achieve the following objectives through the establishment of TIF District No. 4-10:

1. Provide for soil remediation and site clean up
2. Provide housing opportunities within the community
3. Improve the tax base of North Saint Paul and the general economy of the City and State;
4. Implement relevant portions of the Comprehensive Plan.

The City's specific purpose in establishing TIF District No. 4-10 is to aid in the construction of an approximate 140 unit multi-family housing development The City intends to use increment generated by the new development to assist with financing a portion of the extraordinary onsite and offsite costs directly related to the housing building including acquisition, underground and surface parking, streets, public utilities, and public improvements to gain access to the site.

Section E Designation of Tax Increment Financing District as a Housing District

Pursuant to the TIF Act, the City seeks to create Tax Increment Financing (Housing) District No. 4-10 and adopt a TIF Plan for the TIF District. The City will review the TIF Plan prior to City adoption. TIF District No. 4-10 is a housing district.

Housing districts are a type of tax increment financing district that consist of a project intended for occupancy, in part, by persons or families of low and moderate income. Low and moderate income is defined in federal, state, and municipal legislation. A project does not qualify if more than 20% of the square footage of buildings that receive assistance from tax increments consist of commercial, retail or other nonresidential use.

In addition, housing districts are subject to various income limitations and requirements for residential property. For owner occupied residential property, 95% of the housing units must be initially purchased and occupied by individuals whose family income is less than or equal to the income requirements for qualified mortgage bond projects under section 143(f) of the Internal Revenue Code. For residential rental property, the property must satisfy the income requirements for a qualified residential rental project as defined in section 142(d) of the Internal Revenue Code.

The TIF District meets the above qualifications for these reasons:

1. The planned improvements consist of the following:

   a. Approximately 140 total units, for which the following will apply:

      - 140-unit housing building with at least 20% (28) of the rental units will be occupied by persons with incomes no greater than 50% of county median income

2. At least 80% of the proposed development will be used for residential purposes.

3. The City will require in the development agreement that the income limitations for the rental units in the housing building will apply for the duration of the TIF District.

Tax increments derived from a housing district must be used solely to finance the cost of housing projects as defined in section 469.174, subd. II and 469.176 of the TIF Act. The cost of public improvements directly related to the housing projects and the allocated administrative expenses of the City may be included in the cost of a housing project. The City anticipates using tax increment revenues to finance a portion of the extraordinary costs associated with providing the affordable housing units.

Section F Duration of the TIF District

Housing districts may remain in existence 25 years from the date of receipt of the first tax increment. Modifications of this plan (see Section Z) shall not extend these limitations.

Pursuant to Minnesota Statutes, Section 469.175, subd. 1(b), The City specifies 2022 as the first year in which it elects to receive tax increment from the TIF District, which is no later than four years following the year of approval of the TIF District. Thus, The City may collect increment from the district through December 31, 2047; and anticipates the District will be open for the maximum term. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the City.

Section G Property to be Included in the TIF District

The TIF District comprises 1 parcel that following a lot split will comprise approximately 4.3 acres. The total area of the TIF district also includes adjacent streets and right-of-way located within the Project Area and are described below. A map showing the location of the TIF District is shown in Exhibit I.

Parcel Number	Legal Description
12 29 22 33 0059	Lot Alley of NORTH ST PAUL PROPER,,RAMSEY C SUBJ TO RD & HWY 36/118 THE FOL; VAC ALLEY BET & BLKS 1 AND BLK 2

The parcel listed above will be replatted prior to development and a portion of the property will be included within the boundaries of the TIF District. The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the property described above, as illustrated in the boundary map included in Exhibit I.

Section H Property to be Acquired in the TIF District

The City may acquire and sell any or all of the property located within the TIF District. The City anticipates acquiring the property and preparing the site for sale to a private developer for new development.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project includes the development of property within the City to include an approximate 140-unit multi-family housing building with underground parking. In order to comply with Minnesota Statutes for designation of a Housing TIF District, at least 20% of the units will be restricted for persons or families with incomes at or below 50% of area median income. The City has identified significant costs related to construction of the project including acquisition, site development, infrastructure and public improvements that are deemed necessary for the project to proceed. The City anticipates providing financial assistance for the costs associated with the provision of affordable housing, acquisition and redevelopment of the entire property site and to finance certain public improvements directly related to the housing development project. The City may also use available tax increment revenues to finance a portion of the eligible related administrative expenses.

Construction of the new development on the project site is projected to start in late 2019. The project is expected to be fully constructed by December 31, 2020 and be 100% assessed and on the tax rolls as of January 2, 2021 for taxes payable 2022.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as a housing district.

See Section G of this document for the reasons and facts supporting this finding.

(2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.

The proposed development is expected to consist of approximately 140 housing units. The City's finding that the proposed development would be unlikely to occur solely through private investment within the reasonably foreseeable future is based on an analysis of the project pro forma and other materials submitted to the City by the developer. These documents have indicated that due to the significant costs associated with assembling the project site and construction of the multifamily housing project will result in returns that are not sufficient to support development, thereby making this housing development infeasible without public assistance. There are significant development costs associated with acquisition, soil corrections, installation of new infrastructure and structured parking. Therefore, the developer has indicated in communications with the City and submitted financial data that the development as proposed would not move forward without tax increment assistance.

(3) The TIF Plan conforms to the general plan for development or redevelopment of the City as a whole.

The reasons and facts supporting this finding are that the City Council of the City has found the TIF plan consistent with the general plan for development of the city as a whole and will generally complement and serve to implement policies adopted in the City's comprehensive plan.

(4) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the Project Area by private enterprise.

Through the implementation of the TIF Plan, the City will provide an impetus for a new multifamily housing development, of which a portion of the units will be affordable, which complements the overall housing needs of the City and helps support other private types of development by providing a range of housing opportunities for residents and workers within the City.

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Land acquisition, site improvements/preparation costs, utilities, other housing improvements	12,063,333
Administrative expenses	1,340,379
Subtotal	13,403,703
Interest expenses	0
Total	13,403,703

The City anticipates using tax increment to the extent available to finance affordable housing costs, site improvement/preparation costs, public improvement infrastructure costs, land acquisition and related administrative expenses, and other TIF-eligible expenditures as deemed necessary and related to redevelopment of the project site.

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost ($13,403,703) is not increased. The City also reserves the right to fund any of the identified costs with any other legally available revenues, such as grants and/or loans, but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Tax Increment revenue	13,403,703
Interest on invested funds	0
Land Sale Proceeds	0
Other	0
Total	13,403,703

The City anticipates issuing bonds to finance a portion of the extraordinary costs of the project and retaining a portion of the revenues to repay the debt service on the bonds. The City also anticipates providing financial assistance on a pay-as-you-go basis for other costs related to the proposed housing development. As tax increments are collected from the TIF District in future years, a portion of these taxes will be used by The City to repay the debt service and also reimburse the developer/owner for public costs incurred (see Section K).

The City reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The City also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is $13,403,703. The City intends to issue bonds and use internal financing for a portion of the project. The City reserves the right to use financing in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act to finance a portion of the project costs.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 2, 2018, for taxes payable in 2019, is $1,123,862. Upon establishment of the district and subsequent reclassification of property, the estimated original net tax capacity of the TIF District is expected to be $14,048. This assumes the property is classified as residential rental with a classification rate of 1.25%.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

The sum of all local tax rates that apply to property in the TIF District, for taxes levied in 2019 and payable in 2020, is not available at the time off drafting of this document. The County Auditor shall certify the amount for taxes payable 2020 as the original tax capacity rate of the TIF District once available assuming the request for certification is made between July 1, 2019 and June 30, 2020. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2018 and payable in 2019, is 137.901% as shown below.

Taxing Jurisdiction	2018/2019 Local Tax Rate
City of North Saint Paul	43.363%
Ramsey County	52.879%
ISD #622	29.039%
Other	12.620%
Total	137.901%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The City anticipates that the project will begin construction in fall 2019 and be 100% completed by December 31, 2020, creating a total tax capacity for TIF District No. 4-10 of $262,500 as of January 2, 2021. The captured tax capacity as of that date is estimated to be $248,452 and the first year of tax increment is estimated to be $342,617 payable in 2019. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF plan assume that residential rental class rates remain at 1.25% of the estimated taxable value and include 3% annual increases in market values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

The County Auditor shall certify to the City the amount of captured net tax capacity each year. The City may choose to retain any or all of this amount. It is the City's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) Pay for the estimated public costs of the TIF District (see Section K) and County administrative costs associated with the TIF District (see Section T);

(2) pay principal and interest on one or more pay-as-you-go notes, tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless the county board involved waives this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment derived from the TIF District must be used solely to finance the cost of housing projects (including administrative expenses and public improvement costs) as defined in Section 469.174, Subdivision 11 of the Tax Increment Act and subject to the requirements set forth in Section 469.1761 of the Tax Increment Act.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government. Further, tax increments may not be used to finance: a commons area used as a public park; facilities used for social or recreational purposes (whether public or private); or publicly-owned facilities used for conference purposes; provided that tax increment may be used for a privately owned conference facility, and for parking structures whether public or privately owned and whether or not they are ancillary to one of the otherwise prohibited uses described above.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less then fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

Beginning with the sixth year after certification of the TIF District, any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the City shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

As permitted under Minnesota Statutes, Section 469.1763, subdivision 2(b) and subdivision 3(a)(5), any expenditures of increment from the TIF District to pay the cost of a "housing project" as defined in Minnesota Statutes, Section 469.174, subd. 11 will be treated as an expenditure within the district for the purposes of the "pooling rules" and the "five-year rule". The City does not currently anticipate that tax increments will be spent outside the TIF District (except allowable administrative expenses), but such expenditures are expressly authorized in this TIF Plan.

The City does not expect that allowable pooling expenditures will be made outside of the TIF District, but such expenditures are expressly authorized in this TIF Plan.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of The City other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the proposed development within the TIF District;

(3) relocation benefits paid to, or services provided for, persons or businesses residing or located within the TIF District; or

(4) amounts used to pay interest on, fund a reserve for, or sell at a discount, tax increment bonds.

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The City must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City or owner of the parcel subsequently commences any of the above activities, the City shall certify to the County Auditor that such activity has commenced, and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $13,452,103.

2. To the extent the facility in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City plans to issue bonds in conjunction with this project, using available revenues to repay debt service.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $2,832,731.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $5,158,303.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The City shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing a housing district, more than 10% of the acreage of the property to be acquired by The City is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, The City must enter into an agreement for the development of the property. Such agreement must provide recourse for The City should the development not be completed.

The City anticipates entering into an agreement for development but does not anticipate acquiring any property located within the TIF District.

Section Y Assessment Agreements

The City may, upon entering into a development agreement, also enter into an assessment agreement with any person, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The City does not anticipate entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; increase in the amount of capitalized interest; increase in that portion of the captured net tax capacity to be retained by the City; increase in the total estimated capital and administrative costs; or designation of additional property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The City must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the City shall submit a copy of such plan to the Minnesota Department of Revenue and the Office of the State Auditor. The City shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The City shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the City the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

    (a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

    (b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

    (c) if the TIF District is classified as an economic development district, then the original net tax capacity shall be increased by the amount of the annual adjustment factor; and

    (d) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the City of all changes made to the original net tax capacity of the TIF District.

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The City will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

Map of Proposed Tax Increment Financing (Housing) District No. 4-10

Map of Proposed TIF District No. 4-10 within Development District No. 4

Assumptions Report

City of North St. Paul, Minnesota
Tax Increment Financing (Housing) District No. 4-10
Anchor Block North Housing Development
Draft TIF Revenues: 140-unit Housing Development $21M Estimated Taxable Value

Type of Tax Increment Financing District	Housing
Maximum Duration of TIF District	25 years from 1st increment

Projected Certification Request Date	12/30/19	
Decertification Date	12/31/47	(26 Years of Increment)

	2017/2018
Base Estimated Market Value	$1,123,862
Original Net Tax Capacity	$14,048

	Assessment/Collection Year			
	2019/2020	2020/2021	2021/2022	2022/2023
Base Estimated Market Value	$1,123,862	$1,123,862	$1,123,862	$1,123,862
Estimated Increase in Value - New Construction	0	0	19,876,138	20,506,138
Total Estimated Market Value	1,123,862	1,123,862	21,000,000	21,630,000
Total Net Tax Capacity	$14,048	$14,048	$262,500	$270,375

City of North St. Paul	43.363%	
Ramsey County	52.879%	
ISD #622	29.039%	
Other (MNB)	12.620%	
Local Tax Capacity Rate	137.9010%	2018/2019
Fiscal Disparities Contribution From TIF District	35.3684%	
Administrative Retainage Percent (maximum = 10%)	10.00%	
Pooling Percent	0.00%	

Bonds			Note (Pay-As-You-Go)	
Bonds Dated		NA	Note Dated	12/30/18
Bond Rate		NA	Note Rate	5.00%
Bond Amount		NA	Note Amount	$3,050,000
Present Value Date & Rate	12/30/19	5.00%	PV Amount	$5,566,245

Notes
Projections assume no future changes to classification rates and current tax rates remain constant.
Projections are based on final pay 2019 rates.
Projections are based on a preliminary value estimate of $150,000/unit
Projections assume project 100% completed in 2020
Projections assume 3% market value inflation

Projected Tax Increment Report

City of North St. Paul, Minnesota
Tax Increment Financing (Housing) District No. 4-10
Anchor Block North Housing Development
Draft TIF Revenues: 140-unit Housing Development $21M Estimated Taxable Value

Annual Period Ending (1)	Total Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate (6)	Annual Gross Tax Increment (7)	Less: State Aud. Deduction 0.360% (8)	Subtotal Net Tax Increment (9)	Less: City Retainage 10.00% (10)	Annual Net Revenue (11)	P.V. Annual Net Rev. To 12/30/19 5.00%
12/31/19	1,123,862	14,048	14,048	0	137.901%	0	0	0	0	0	0
12/31/20	1,123,862	14,048	14,048	0	137.901%	0	0	0	0	0	0
12/31/21	1,123,862	14,048	14,048	0	137.901%	0	0	0	0	0	0
12/31/22	21,000,000	262,500	14,048	248,452	137.901%	342,617	1,233	341,384	34,138	307,246 *	265,411
12/31/23	21,630,000	270,375	14,048	256,327	137.901%	353,477	1,273	352,204	35,220	316,984	260,784
12/31/24	22,278,900	278,486	14,048	264,438	137.901%	364,663	1,313	363,350	36,335	327,015	256,225
12/31/25	22,947,267	286,841	14,048	272,793	137.901%	376,184	1,354	374,830	37,483	337,347	251,734
12/31/26	23,635,685	295,446	14,048	281,398	137.901%	388,050	1,397	386,653	38,665	347,988	247,309
12/31/27	24,344,756	304,309	14,048	290,261	137.901%	400,273	1,441	398,832	39,883	358,949	242,951
12/31/28	25,075,098	313,439	14,048	299,390	137.901%	412,862	1,486	411,376	41,138	370,238	238,659
12/31/29	25,827,351	322,842	14,048	308,794	137.901%	425,829	1,533	424,296	42,430	381,866	234,433
12/31/30	26,602,172	332,527	14,048	318,479	137.901%	439,186	1,581	437,605	43,761	393,844	230,272
12/31/31	27,400,237	342,503	14,048	328,455	137.901%	452,942	1,631	451,311	45,131	406,180	226,176
12/31/32	28,222,244	352,778	14,048	338,730	137.901%	467,112	1,682	465,430	46,543	418,887	222,145
12/31/33	29,068,911	363,361	14,048	349,313	137.901%	481,706	1,734	479,972	47,997	431,975	218,177
12/31/34	29,940,979	374,262	14,048	360,214	137.901%	496,739	1,788	494,951	49,495	445,456	214,272
12/31/35	30,839,208	385,490	14,048	371,442	137.901%	512,222	1,844	510,378	51,038	459,340	210,429
12/31/36	31,764,384	397,055	14,048	383,007	137.901%	528,170	1,901	526,269	52,627	473,642	206,648
12/31/37	32,717,316	408,966	14,048	394,918	137.901%	544,596	1,961	542,635	54,264	488,371	202,928
12/31/38	33,698,835	421,235	14,048	407,187	137.901%	561,515	2,021	559,494	55,949	503,545	199,270
12/31/39	34,709,800	433,873	14,048	419,824	137.901%	578,942	2,084	576,858	57,686	519,172	195,670
12/31/40	35,751,094	446,889	14,048	432,840	137.901%	596,891	2,149	594,742	59,474	535,268	192,130
12/31/41	36,823,627	460,295	14,048	446,247	137.901%	615,379	2,215	613,164	61,316	551,848	188,649
12/31/42	37,928,336	474,104	14,048	460,056	137.901%	634,422	2,284	632,138	63,214	568,924	185,225
12/31/43	39,066,186	488,327	14,048	474,279	137.901%	654,036	2,355	651,681	65,168	586,513	181,859
12/31/44	40,238,172	502,977	14,048	488,929	137.901%	674,238	2,427	671,811	67,181	604,630	178,549
12/31/45	41,445,317	518,066	14,048	504,018	137.901%	695,046	2,502	692,544	69,254	623,290	175,295
12/31/46	42,688,676	533,608	14,048	519,560	137.901%	716,479	2,579	713,900	71,390	642,510	172,095
12/31/47	43,969,337	549,617	14,048	535,568	137.901%	738,554	2,659	735,895	73,590	662,305	168,950
						$13,452,130	$48,427	$13,403,703	$1,340,370	$12,063,333	$5,566,245

** City has the election to opt delay receipt of first increment up to 4 years from approval date. Further discussions regarding first year collection*

(1) *Total estimated market value based on information provided by developer, subject to review by County Assessor* ***very preliminary and subject to further review. Includes 3% annual market value inflator***

(2) *Total net tax capacity based on residential rental class rate of 1.25%*

(3) *Original net tax capacity based on portion of existing land value for 1 parcel to be included in development*

(4) *Total local tax capacity rate for taxes payable 2018, special district MNB*

Estimated Impact on Other Taxing Jurisdictions Report

City of North St. Paul, Minnesota
Tax Increment Financing (Housing) District No. 4-10
Anchor Block North Housing Development
Draft TIF Revenues: 140-unit Housing Development $21M Estimated Taxable Value

	Without Project or TIF District		With Project and TIF District					
Taxing Jurisdiction	Final 2017/2018 Taxable Net Tax Capacity (1)	2017/2018 Local Tax Rate	2017/2018 Taxable Net Tax Capacity (1)	+ Projected Retained Captured Net Tax Capacity	= New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of North St. Paul	8,449,566	43.363%	8,449,566	$535,568	8,985,134	40.778%	2.585%	218,396
Ramsey County	528,905,652	52.879%	528,905,652	535,568	529,441,220	52.826%	0.053%	282,917
ISD #622	44,280,912	29.039%	44,280,912	535,568	44,816,480	28.692%	0.347%	153,665
Other	-	12.620%	-	-	-	12.620%	-	-
Totals		137.901%				134.916%	2.985%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 2.985% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 9.15% of the total tax rate.

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY
OF NORTH ST. PAUL, MINNESOTA

HELD: JULY 30, 2019

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North St. Paul, Ramsey County, Minnesota, was duly called and held at the City Hall, in said City on July 30, 2019, at 6:30 P.M.

The following members of the Council were present:

and the following were absent:

Member __________ introduced the following resolution and moved its adoption:

RESOLUTION NO. _______________

RESOLUTION ESTABLISHING TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 4-10 WITHIN DEVELOPMENT DISTRICT NO. 4 AND APPROVING THE TAX INCREMENT FINANCING PLAN THEREFOR

A. WHEREAS, it has been proposed that the City of North St. Paul, Minnesota (the "City") (i) establish Tax Increment Financing (Housing) District No. 4-10 (the "TIF District") within Development District No. 4; and (ii) approve and adopt the proposed Tax Increment Financing Plan therefor under the provisions of Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "Act"); and

B. WHEREAS, the City Council has investigated the facts and has caused to be prepared a proposed tax increment financing plan for the TIF District (the "TIF Plan"); and

C. WHEREAS, the City has performed all actions required by law to be performed prior to the approval of the establishment of the TIF District and the adoption of the TIF Plan, including, but not limited to, notification of Ramsey County and Independent School District No. 622 having taxing jurisdiction over the property to be included in the TIF District and the holding of a public hearing upon published and mailed notice as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of North St. Paul as follows:

1. <u>Tax Increment Financing District No. 4-10</u>. There is hereby established in the City within Development District No. 4, Tax Increment Financing (Housing) District No. 4-10, a housing tax increment financing district, the initial boundaries of which are fixed and determined as described in the TIF Plan.

2. <u>Tax Increment Financing Plan</u>. The TIF Plan is adopted as the TIF Plan for the TIF District, and the City Council makes the following findings:

(a) The TIF District is a housing district as defined in Minnesota Statutes, Section 469.174, Subd. 11, the specific basis for such determination being that the construction of an approximately 140-unit multi-family housing facility will provide safe, decent, affordable, sanitary housing for residents of the City and it will result in the preservation and enhancement of the tax base of the State.

(b) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future. The proposed development is a housing project consisting of approximately 140 housing units in the City. The City has reviewed information submitted by the proposed developer showing that the cost of providing low to moderate income housing makes the proposed development infeasible without public financial assistance. There are significant development costs associated with acquisition, demolition, installation of new infrastructure and structured parking. Based on these factors the City has no reason to expect that a significant development of this type would occur without assistance similar to that provided in this plan. Therefore the City has no reason to believe the development would occur but-for tax increment assistance.

(c) The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole. The reasons for supporting this finding are set forth in Section J(3) of the TIF Plan.

(d) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 4 by private enterprise. The reasons supporting this finding are set forth in Section J(4) of the TIF Plan.

(e) Section J of the TIF Plan is incorporated herein by reference.

3. Public Purpose. The adoption of the TIF Plan for the TIF District within Development District No. 4 conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the State which is already built up to provide employment opportunities and provide safe, decent, sanitary housing for all residents of the City, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.

4. Certification. The Auditor of Ramsey County is requested to certify the original net tax capacity of the TIF District as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the City Manager is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

5. Filing. The City Manager is further authorized and directed to file a copy of the TIF Plan for the TIF District with the Commissioner of Revenue and the Office of the State Auditor.

The motion for adoption of the foregoing resolution was duly seconded by member __________________ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against the same:

Adopted this 30th day of July, 2019.

____
Mayor

Attest: ________________________________
City Manager

STATE OF MINNESOTA
RAMSEY COUNTY
CITY OF NORTH ST. PAUL

I, the undersigned, being the duly qualified and acting Manager of the City of North St. Paul, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the establishment of Tax Increment Financing District No. 4-10 in the City.

WITNESS my hand this ____ day of July, 2019.

____
City Manager

City of North Saint Paul, Minnesota

Tax Increment Financing Plan

for

Tax Increment Financing (Soils Condition) District No. 4-11 (Anchor Block North Commercial Developments)

Draft Dated: July 23, 2019
Public Hearing Scheduled: July 30, 2019
Anticipated Approval Date: July 30, 2019

Prepared by:

BAKER TILLY MUNICIPAL ADVISORS, LLC
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
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Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"City" means the City of North Saint Paul, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City; also referred to as the "Governing Body".

"County" means Ramsey County, Minnesota.

"Development District" means Development District No. 4 in the City, which is described in the corresponding Project Plan.

"Development Program" means Development Program for the Development District.

"Project Area" means the geographic area of the Development District

"Project Plan" means the Project Plan for the Development District.

"School District" means Independent School District No. 622, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Soils Condition) District No. 4-11.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statutory Authorization

The Development District Act authorizes the City, upon certain public purpose findings by the City Council, to establish and designate development districts within the City and to develop and administer development programs therefore to meet the needs and accomplish the public purposes specified in Section C. In accordance with the purposes set forth in Section 469.124 of the Development District Act, the City Council has established the Development District comprising the area described in Section E and adopted this Development Program.

Section C Statement of Need and Public Purpose

The City Council has determined that there is a need for the City to take certain actions they deem necessary in order to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized, inappropriately used and unused land located within the corporate limits of the City. Such actions are necessary in order to provide additional employment opportunities for residents of the City and the surrounding area; to improve the tax base of the City, the County and the School District, thereby enabling them to better provide needed public services; and to improve the general economy of the City, the County and the State.

Section D Statement of Objectives

The City seeks to achieve the following objectives through the establishment of TIF District No. 4-11.

1. Provide for soil remediation and site clean up
2. Improve the tax base of North Saint Paul and the general economy of the City and State;

3. Implement relevant portions of the Comprehensive Plan.

The City's specific purpose in establishing TIF District No. 4-11 is to aid in the remediation of contaminated soils and the new construction of commercial development. The City intends to use increment generated by the new development to assist with financing a portion of the extraordinary soils remediation costs and related administrative expenditures.

Section E Designation of Tax Increment Financing District as a Soils Condition District

A soils condition district is a type of tax increment financing district consisting of a project, or portions of a project, in which the City finds by resolution that the following conditions exist:

(1) there exists the presence of hazardous substances, pollution or contaminants which require removal or remedial action for use, and such removal and remedial action is specified in a development action response plan;

(2) the estimated cost of the proposed removal and remedial action exceeds the fair market value of the land before completion of the preparation;

The requirement specified in (2) above may also be satisfied if each parcel of property in the district either meets the requirements of (2) above or has estimated removal and remedial costs which exceed $2 per square foot.

(3) the proposed removal or remediation action must be specified in a development action response plan to satisfy the requirements specified in (1) above.

> A development action response plan is a plan or proposal for removal actions or remedial actions submitted to the pollution control agency and the actions recommended in the plan or proposal are approved in writing by the commissioner of the agency as reasonable and necessary to protect the public health, welfare, and environment. The commissioner shall review the development action response plan and approve, modify, or reject the recommended actions within 30 days after submission of the plan (or revised plan) by the City. The commissioner shall notify the City in writing of the decision on the recommended actions within 30 days after the decision and, if the recommended actions are rejected, shall specify the reasons for rejection.

Tax increments derived from a soils condition district may only be used to:

(1) acquire parcels on which improvements described in (2) below will occur;

(2) pay for the cost of removal or remedial action; and

(3) pay for the administrative expenses of the City allocable to the district, including the cost of preparation of the development action response plan.

Section F Duration of the TIF District

The TIF District may remain in existence 20 years from the date of receipt of the first tax increment.

Pursuant to Minnesota Statutes, Section 469.175, subd. 1(b), The City specifies 2022 as the first year in which it elects to receive tax increment from the TIF District, which is no later than four years following the year of approval of the TIF District. Thus, The City may collect increment from the district through December 31, 2042 and anticipates the District will remain open for the full term. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the City.

Section G Property to be Included in the TIF District

The TIF District comprises 1 parcel that following a lot split will comprise approximately 5.97 acres. The total area of the TIF district also includes adjacent streets and right-of-way located within the Project Area and are described below. A map showing the location of the TIF District is shown in Exhibit I.

Parcel Number	Legal Description
12 29 22 33 0059	Lot Alley of NORTH ST PAUL PROPER,,RAMSEY C SUBJ TO RD & HWY 36/118 THE FOL; VAC ALLEY BET & BLKS 1 AND BLK 2

The parcel listed above will be replatted prior to development and a portion of the property will be included within the boundaries of the TIF District. The area encompassed by the TIF District shall also include all street or utility rights-of-way located upon or adjacent to the property described above, as illustrated in the boundary map included in Exhibit I.

Section H Property to be Acquired in the TIF District

The City may acquire and sell any or all of the property located within the TIF District. The City anticipates acquiring the property and preparing the site for sale to a private developer for new development.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project includes the remediation of soils on the project site followed by subsequent development of two commercial properties. The anticipated commercial development would include an approximate 125,000 square foot storage facility and separate C-store. The City anticipates using tax increment revenues for acquisition and remediate of soils to allow for the new development to occur, including eligible administrative expenditures.

Construction of the new building is projected to start late 2019. The project is expected to be fully constructed by December 31, 2020 and be 100% assess and on the tax rolls as of January 2, 2021 for taxes payable 2022.

At the time this document was prepared there were no signed construction contracts with regards to the above described development

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as a soils condition district;

See Section E of this document for the reasons and facts supporting this finding.

(2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future, and the increased market value of the site that could reasonably be expected to occur without the use of tax increment would be less than the increase in market value estimated to result from the proposed

development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan;

The proposed development site currently contains contaminated soils and requires significant remedial actions before development can occur. The City has no reason to expect that redevelopment would occur without assistance similar to that provided in this plan. Therefore, the City concludes as follows:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0, except for a small amount attributable to appreciation in land value.

b. If all development which is proposed to be assisted with tax increment were to occur in the District, the total increase in market value would be approximately $11,046,18.

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $1,589,721 (See Exhibit VI).

d. Even if some development other than the proposed development were to occur, the City finds that no alternative would occur that would produce a market value increase greater than $9,456,597 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan conforms to the general plan for development or redevelopment of the City as a whole; and

The reasons and facts supporting this finding are that the TIF District is properly zoned and will generally compliment and serve to implement policies adopted in the City's comprehensive plan.

(4) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the Project Area by private enterprise.

The reasons and facts supporting this finding are that remedial actions are necessary so that development and redevelopment by private enterprise can occur within the Project Area.

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Acquisition and soils remediation	2,675,839
Administrative expenses	297,319
Subtotal	2,973,158
Interest expense	0
Total	2,973,158

The City anticipates using tax increment to the extent available to finance land acquisition and soils remediation costs, related administrative expenses, and other TIF-eligible expenditures.

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost ($2,973,158) is not increased. The City also reserves the right to fund any of the identified costs with any other legally available revenues but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Tax increment revenue	$2,973,158
Interest on invested funds	0
Other	0
Total	$2,973,158

The City anticipates issuing bonds to finance a portion of the extraordinary costs of the project and retaining a portion of the revenues to repay the debt service on the bonds. The City also anticipates providing financial assistance on a pay-as-you-go basis for other costs related to the proposed housing development. As tax increments are collected from the TIF District in future years, a portion of these taxes will be used by The City to repay the debt service and also reimburse the developer/owner for public costs incurred (see Section K).

The City reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The City also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is $2,973,158. The City currently plans to finance the improvements and affordable housing costs in the form of one or more pay-as-you go revenue notes, but reserves the right to issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 2, 2018, for taxes payable in 2019, is $1,560,338. Upon establishment of the district and classification of property, the estimated original net tax capacity of the TIF District is expected to be $30,457. This assumes the property is classified as commercial-industrial with a classification rate of 1.5% for the first $150,000 of value and 2% value above $150,000.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.
The sum of all local tax rates that apply to property in the TIF District, for taxes levied in 2019 and payable in 2020, is not available at the time off drafting of this document. The County Auditor shall certify the amount for taxes payable 2020 as the original tax capacity rate of the TIF District once available assuming the request for certification is made between July 1, 2019 and June 30, 2020. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2018 and payable in 2019, is 137.901% as shown below.

Taxing Jurisdiction	2018/2019 Local Tax Rate
City of North Saint Paul	43.363%
Ramsey County	52.879%
ISD #622	29.039%
Other	12.620%
Total	137.901%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The City anticipates that the project will begin construction in fall 2019 and be 100% completed by December 31, capacity as of that date is estimated to be $70,056 and the first year of tax increment is estimated to be $96,608 payable in 2022. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF plan assume that commercial-industrial class rates remain at 1.5% for the first $150,000 of estimated taxable value and 2% value above $150,000 and include 3% annual increases in taxable values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

The County Auditor shall certify to the City the amount of captured net tax capacity each year. The City may choose to retain any or all of this amount. It is the City's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section K) and County administrative costs associated with the TIF District (see Section T);

(2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the CIty, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the City shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 20% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The City does not anticipate that tax increments will be spent outside of the TIF District (except for allowable administrative expenses); however, the City does reserve the right to allow for tax increment pooling from the TIF District in the future.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the City other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the proposed development within the TIF District;

(3) relocation benefits paid to, or services provided for, persons or businesses residing or located within the TIF District; or

(4) amounts used to pay interest on, fund a reserve for, or sell at a discount, tax increment bonds.

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The City must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City or owner of the parcel subsequently commences any of the above activities, the City shall certify to the County Auditor that such activity has commenced, and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $2,983,898.

2. To the extent the facility in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City plans to issue bonds in conjunction with this project, using available revenues to repay debt service.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $628,345.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $1,144,94.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The City shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing an economic development district, more than 10% of the acreage of the property to be acquired by the City is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the City must enter into an agreement for the development of the property. Such agreement must provide recourse for the City should the development not be completed.

The City anticipates entering into an agreement for development and anticipates acquiring property located within the TIF District.

Section Y Assessment Agreements

The City may, upon entering into a development agreement, also enter into an assessment agreement with any person, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The City does not anticipate entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; increase in the amount of capitalized interest; increase in that portion of the captured net tax capacity to be retained by the City; increase in the total estimated capital and administrative costs; or designation of additional property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The City must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the City shall submit a copy of such plan to the Minnesota Department of Revenue. The City shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The City shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the City the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

  (a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

  (b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

  (c) if the TIF District is classified as an economic development district, then the original net tax capacity shall be increased by the amount of the annual adjustment factor; and

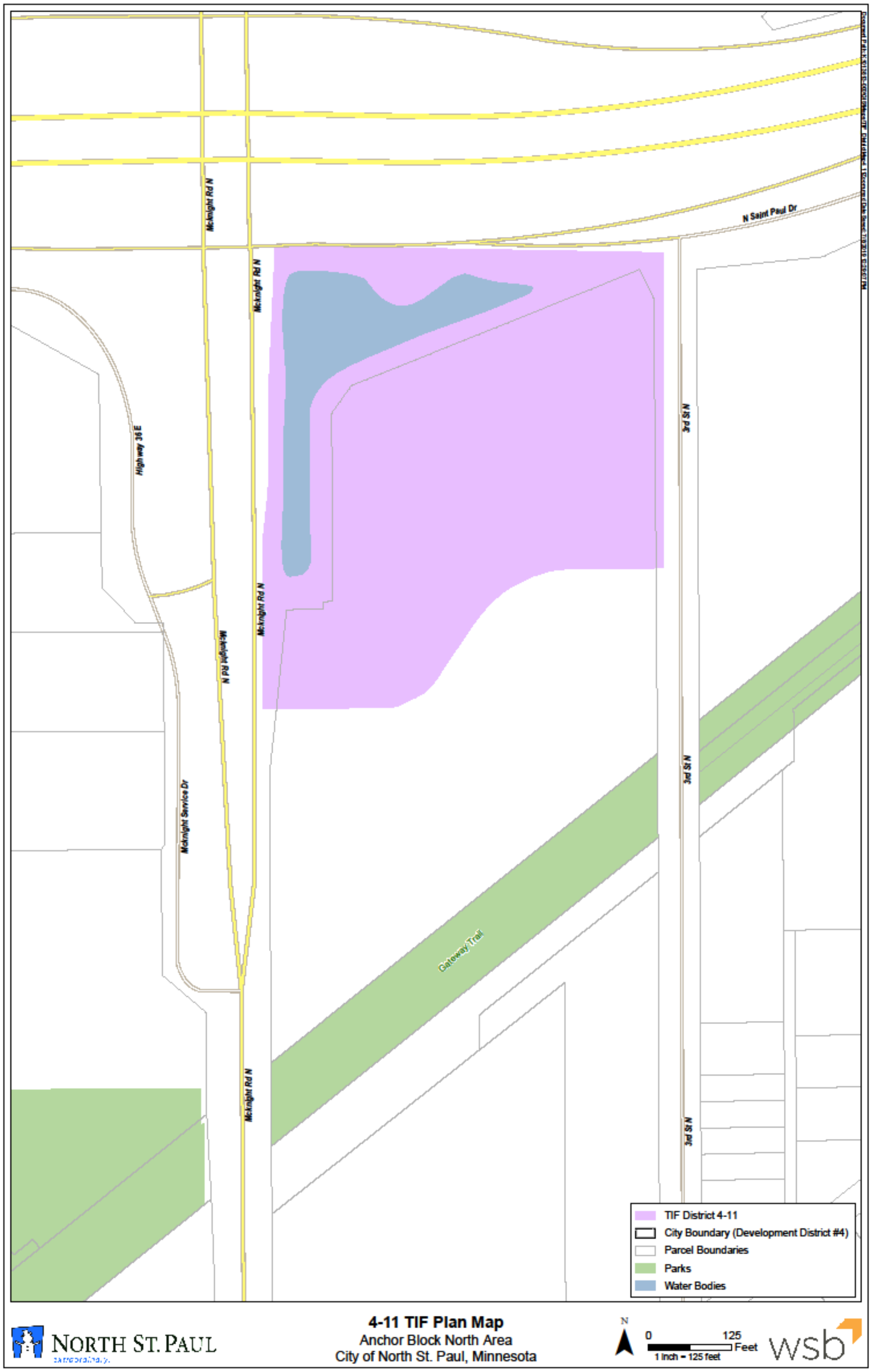
  (d) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the City of all changes made to the original net tax capacity of the TIF District.

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The City will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The City will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

Map of Tax Increment Financing (Soils Condition) District No. 4-11



Assumptions Report

City of North St. Paul, Minnesota
Tax Increment Financing (Soils Condition) District No. 4-11
Anchor Block North Commercial Developments
Draft TIF Revenues: $6.3M Estimated Taxable Value 2 C/I Users Only

Type of Tax Increment Financing District	Soils Condition
Maximum Duration of TIF District	20 years from 1st increment

Projected Certification Request Date	12/30/19	
Decertification Date	12/31/42	(21 Years of Increment)

	2017/2018
Base Estimated Market Value	$1,560,338
Original Net Tax Capacity	$30,457

	Assessment/Collection Year			
	2019/2020	2020/2021	2021/2022	2022/2023
Base Estimated Market Value	$1,560,338	$1,560,338	$1,560,338	$1,560,338
Estimated Increase in Value - New Construction	0	0	5,419,662	5,629,062
Total Estimated Market Value	1,560,338	1,560,338	6,980,000	7,189,400
Total Net Tax Capacity	$30,457	$30,457	$138,850	$143,038

City of North St. Paul	43.363%	
Ramsey County	52.879%	
ISD #622	29.039%	
Other (MNB)	12.620%	
Local Tax Capacity Rate	137.9010%	2018/2019
Fiscal Disparities Contribution From TIF District	35.3684%	
Administrative Retainage Percent (maximum = 10%)	10.00%	
Pooling Percent	0.00%	

Bonds			Note (Pay-As-You-Go)	
Bonds Dated	NA		Note Dated	12/30/18
Bond Rate	NA		Note Rate	5.00%
Bond Amount	NA		Note Amount	$1,090,200
Present Value Date & Rate	12/30/19	5.00%	PV Amount	$1,391,241

Notes
Projections assume no future changes to classification rates and current tax rates remain constant.
Projections are based on final pay 2019 rates.
Projections are based on preliminary value estimates for commercial properties
Projections assume project 100% completed in 2020
Projections assume 3% market value inflation

Projected Tax Increment Report

City of North St. Paul, Minnesota
Tax Increment Financing (Soils Condition) District No. 4-11
Anchor Block North Commercial Developments
Draft TIF Revenues: $6.3M Estimated Taxable Value 2 C/I Users Only

Annual Period Ending (1)	Total Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 35.3684% (5)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate (6)	Annual Gross Tax Increment (7)	Less: State Aud. Deduction 0.360% (8)	Subtotal Net Tax Increment (9)	Less: City Retainage 10.00% (10)	Annual Net Revenue (11)	P.V. Annual Net Rev. To 12/30/19 5.00%
12/31/19	1,560,338	30,457	30,457	0	0	137.901%	0	0	0	0	0	0
12/31/20	1,560,338	30,457	30,457	0	0	137.901%	0	0	0	0	0	0
12/31/21	1,560,338	30,457	30,457	0	0	137.901%	0	0	0	0	0	0
12/31/22	6,980,000	138,850	30,457	38,337	70,056	137.901%	96,608	348	96,260	9,626	86,634 *	74,838
12/31/23	7,189,400	143,038	30,457	39,818	72,763	137.901%	100,341	361	99,980	9,998	89,982	74,028
12/31/24	7,405,082	147,352	30,457	41,344	75,551	137.901%	104,185	375	103,810	10,381	93,429	73,204
12/31/25	7,627,234	151,795	30,457	42,915	78,423	137.901%	108,146	389	107,757	10,776	96,981	72,369
12/31/26	7,856,051	156,371	30,457	44,534	81,380	137.901%	112,224	404	111,820	11,182	100,638	71,522
12/31/27	8,091,733	161,085	30,457	46,201	84,427	137.901%	116,426	419	116,007	11,601	104,406	70,666
12/31/28	8,334,485	165,940	30,457	47,918	87,565	137.901%	120,753	435	120,318	12,032	108,286	69,802
12/31/29	8,584,520	170,940	30,457	49,687	90,797	137.901%	125,209	451	124,758	12,476	112,282	68,931
12/31/30	8,842,055	176,091	30,457	51,509	94,125	137.901%	129,800	467	129,333	12,933	116,400	68,057
12/31/31	9,107,317	181,396	30,457	53,385	97,555	137.901%	134,529	484	134,045	13,405	120,640	67,177
12/31/32	9,380,536	186,861	30,457	55,318	101,086	137.901%	139,399	502	138,897	13,890	125,007	66,294
12/31/33	9,661,952	192,489	30,457	57,308	104,724	137.901%	144,416	520	143,896	14,390	129,506	65,409
12/31/34	9,951,811	198,286	30,457	59,359	108,470	137.901%	149,582	538	149,044	14,904	134,140	64,524
12/31/35	10,250,365	204,257	30,457	61,470	112,331	137.901%	154,905	558	154,347	15,435	138,912	63,637
12/31/36	10,557,876	210,408	30,457	63,646	116,305	137.901%	160,385	577	159,808	15,981	143,827	62,751
12/31/37	10,874,613	216,742	30,457	65,886	120,399	137.901%	166,032	598	165,434	16,543	148,891	61,867
12/31/38	11,200,851	223,267	30,457	68,194	124,616	137.901%	171,847	619	171,228	17,123	154,105	60,985
12/31/39	11,536,876	229,988	30,457	70,571	128,960	137.901%	177,837	640	177,197	17,720	159,477	60,105
12/31/40	11,882,983	236,910	30,457	73,019	133,434	137.901%	184,007	662	183,345	18,335	165,010	59,229
12/31/41	12,239,472	244,039	30,457	75,541	138,042	137.901%	190,361	685	189,676	18,968	170,708	58,357
12/31/42	12,606,656	251,383	30,457	78,138	142,788	137.901%	196,907	709	196,198	19,620	176,578	57,489
							$2,983,899	$10,741	$2,973,158	$297,319	$2,675,839	$1,391,241

** City has the election to opt delay receipt of first increment up to 4 years from approval date. Further discussions regarding first year collection*

(1) Total estimated market value based on information provided by developer, subject to review by County Assessor
very preliminary and subject to further review. Includes 3% annual market value inflator

(2) Total net tax capacity based on commercial-industrial of 1.5% first $150,000 of value and 2% for value above to $150,000

(3) Original net tax capacity based on portion of existing land value for 1 parcel to be included in development

(4) Total local tax capacity rate for taxes payable 2019, special district MNB

Estimated Impact on Other Taxing Jurisdictions Report

City of North St. Paul, Minnesota
Tax Increment Financing (Soils Condition) District No. 4-11
Anchor Block North Commercial Developments
Draft TIF Revenues: $6.3M Estimated Taxable Value 2 C/I Users Only

	Without Project or TIF District		With Project and TIF District								
Taxing Jurisdiction	Final 2018/2019 Taxable Net Tax Capacity (1)	2018/2019 Local Tax Rate	2018/2019 Taxable Net Tax Capacity (1)	+	Projected Retained Captured Net Tax Capacity	=	New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of North St. Paul	8,449,566	43.363%	8,449,566		$142,788		8,592,354	42.642%	0.721%	60,888
Ramsey County	528,905,652	52.879%	528,905,652		142,788		529,048,440	52.865%	0.014%	75,485
ISD #622	44,280,912	29.039%	44,280,912		142,788		44,423,700	28.946%	0.093%	41,331
Other	-	12.620%	-		-		-	12.620%	-	-
Totals		137.901%						137.073%	0.828%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.828% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 9.15% of the total tax rate.
p

Market Value Analysis Report

City of North St. Paul, Minnesota
Tax Increment Financing (Soils Condition) District No. 4-11
Anchor Block North Commercial Developments
Draft TIF Revenues: $6.3M Estimated Taxable Value 2 C/I Users Only

Assumptions

Present Value Date	12/30/19
P.V. Rate - Gross T.I.	5.00%

Increase in EMV With TIF District	$11,046,318
Less: P.V of Gross Tax Increment	1,589,721
Subtotal	$9,456,597
Less: Increase in EMV Without TIF	0
Difference	$9,456,597

	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2022	96,608	85,515
2	2023	100,341	84,589
3	2024	104,185	83,648
4	2025	108,146	82,693
5	2026	112,224	81,725
6	2027	116,426	80,748
7	2028	120,753	79,761
8	2029	125,209	78,766
9	2030	129,800	77,766
10	2031	134,529	76,761
11	2032	139,399	75,752
12	2033	144,416	74,741
13	2034	149,582	73,728
14	2035	154,905	72,716
15	2036	160,385	71,703
16	2037	166,032	70,693
17	2038	171,847	69,685
18	2039	177,837	68,680
19	2040	184,007	67,679
20	2041	190,361	66,682
21	2042	196,907	65,690
		$2,983,906	$1,589,721

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY
OF NORTH ST. PAUL, MINNESOTA

HELD: JULY 30, 2019

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of North St. Paul, Ramsey County, Minnesota, was duly called and held at the City Hall, in said City on July 30, 2019, at 6:30 P.M.

The following members of the Council were present:

and the following were absent:

Member __________ introduced the following resolution and moved its adoption:

RESOLUTION NO. _______________

RESOLUTION ESTABLISHING TAX INCREMENT FINANCING (SOILS CONDITION) DISTRICT NO. 4-11 WITHIN DEVELOPMENT DISTRICT NO. 4 AND APPROVING THE TAX INCREMENT FINANCING PLAN THEREFOR

A. WHEREAS, it has been proposed that the City of North St. Paul, Minnesota (the "City") (i) establish Tax Increment Financing (Soils Condition) District No. 4-11 (the "TIF District") within Development District No. 4; and (i) approve and adopt the proposed Tax Increment Financing Plan therefor under the provisions of Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "Act"); and

B. WHEREAS, the City Council has investigated the facts and has caused to be prepared a proposed tax increment financing plan for the TIF District (the "TIF Plan"); and

C. WHEREAS, the City has performed all actions required by law to be performed prior to the approval of the establishment of the TIF District and the adoption of the TIF Plan, including, but not limited to, notification of Ramsey County and Independent School District No. 622 having taxing jurisdiction over the property to be included in the TIF District and the holding of a public hearing upon published and mailed notice as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of North St. Paul as follows:

1. Tax Increment Financing District No. 4-11. There is hereby established in the City within Development District No. 4, Tax Increment Financing (Soils Condition) District No. 4-11, a soils condition tax increment financing district, the initial boundaries of which are fixed and determined as described in the TIF Plan.

2. Tax Increment Financing Plan. The TIF Plan is adopted as the TIF Plan for the TIF District, and the City Council makes the following findings:

(a) The TIF District is a soils condition district as defined in Minnesota Statutes, Section 469.174, Subd. 19, consisting of a project, or portions of a project, the specific basis for such determination being that the following conditions exist:

(i) there exists the presence of hazardous substances, pollution or contaminants which require removal or remedial action as is specified in a development action response plan (the "Response Plan");

(ii) the Response Plan has been prepared and has been submitted to the Commissioner of the Minnesota Pollution Control Agency as required under Minnesota Statutes, Section 469.174, Subd. 17 and has been approved by the Minnesota Pollution Control Agency.

(iii) the estimated cost of the proposed removal and remedial action exceeds the fair market value of the land before completion of the preparation.

(iv) The proposed project includes the redevelopment of property within the City that consists of a vacant commercial building for which the City has identified significant public improvements associated with remediation of the project site that are necessary to occur prior to new development being feasible.

The new development is anticipated to consist two commercial properties. The anticipated commercial development would include an approximate 125,000 square foot storage facility and separate C-store. The City anticipates using tax increment revenues for acquisition and remediate of soils to allow for the new development to occur, including eligible administrative expenditures.

(b) The proposed redevelopment in the opinion of the City Council, would not occur solely through private investment within the reasonably foreseeable future. The reasons supporting this finding are set forth in Section J(4) of the TIF Plan.

(c) In the opinion of the City Council, the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan. The reasons supporting this finding are set forth in Section J and Exhibit V of the TIF Plan.

(d) The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole. The reasons for supporting this finding are set forth in Section J(3) of the TIF Plan.

(e) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 4 by private enterprise. The reasons supporting this finding are set forth in Section J(4) of the TIF Plan.

(f) Section J and Exhibit V of the TIF Plan are incorporated herein by reference.

3. Public Purpose. The adoption of the TIF Plan for the TIF District within Development District No. 4 conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the State which is already built up to provide employment opportunities, to help prevent the emergence of blight, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.

4. Certification. The Auditor of Ramsey County is requested to certify the original net tax capacity of the TIF District as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the City Manager is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

5. Filing. The City Manager is further authorized and directed to file a copy of the TIF Plan for the TIF District with the Commissioner of Revenue and the Office of the State Auditor.

The motion for adoption of the foregoing resolution was duly seconded by member _________________ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against the same:

Adopted this 30th day of July, 2019.

____
Mayor

Attest: ______________________________
City Manager

STATE OF MINNESOTA
RAMSEY COUNTY
CITY OF NORTH ST. PAUL

I, the undersigned, being the duly qualified and acting Manager of the City of North St. Paul, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the establishment of Tax Increment Financing District No. 4-11 in the City.

WITNESS my hand this ____ day of July, 2019.

____
City Manager

City of North Saint Paul
City Council Meeting

Consideration of Proposed Tax Increment Financing Districts

July 30, 2019

bakertilly
MUNICIPAL ADVISORS

now joined with
Springsted and Umbaugh

bakertilly
MUNICIPAL ADVISORS
now joined with
Springsted and Umbaugh

Purpose of Discussion

- Brief overview of tax increment financing (TIF)
- Description of Proposed Projects
  - TIF 4-8: North Saint Paul Apartments
    - Redevelopment TIF District
  - TIF 4-10: Anchor Block North Trident
    - Housing TIF District
  - TIF 4-11: Anchor Block North Commercial
    - Soils TIF District

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now joined with
Springsted and Umbaugh

Tax Increment Financing

- A method of capturing tax base growth resulting from new development
    - Increment captured to pay for public costs and improvements related to development
- Fixed term for capture, then new development capacity is added to existing tax base
- Property owners within district pay taxes like all property owners

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How Tax Increment Financing Revenues are Derived

Base Value – value before development or redevelopment

Taxes "captured" for the term of the TIF District

Taxes continue to flow to city, county school etc.

Tax Increment Financing

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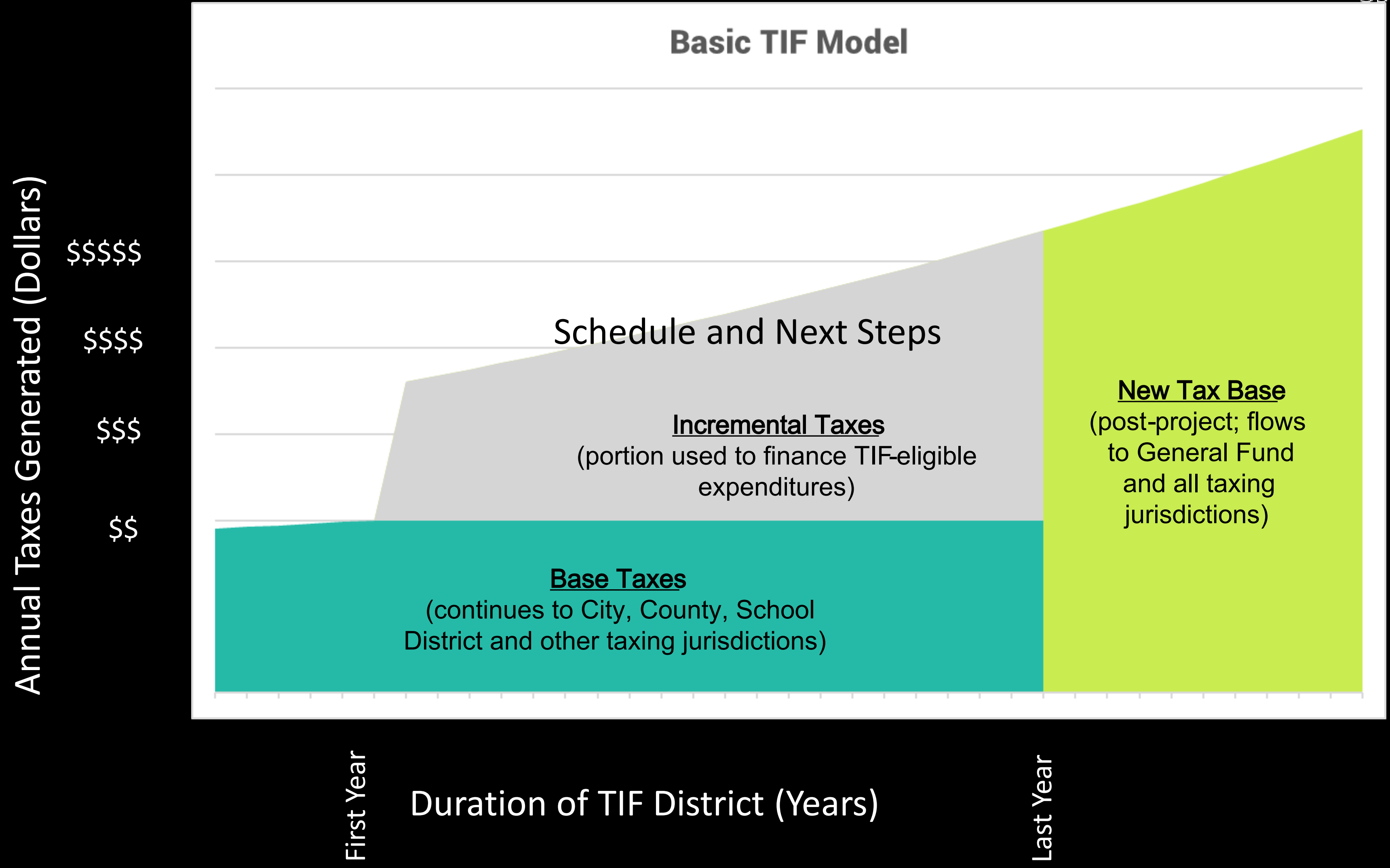
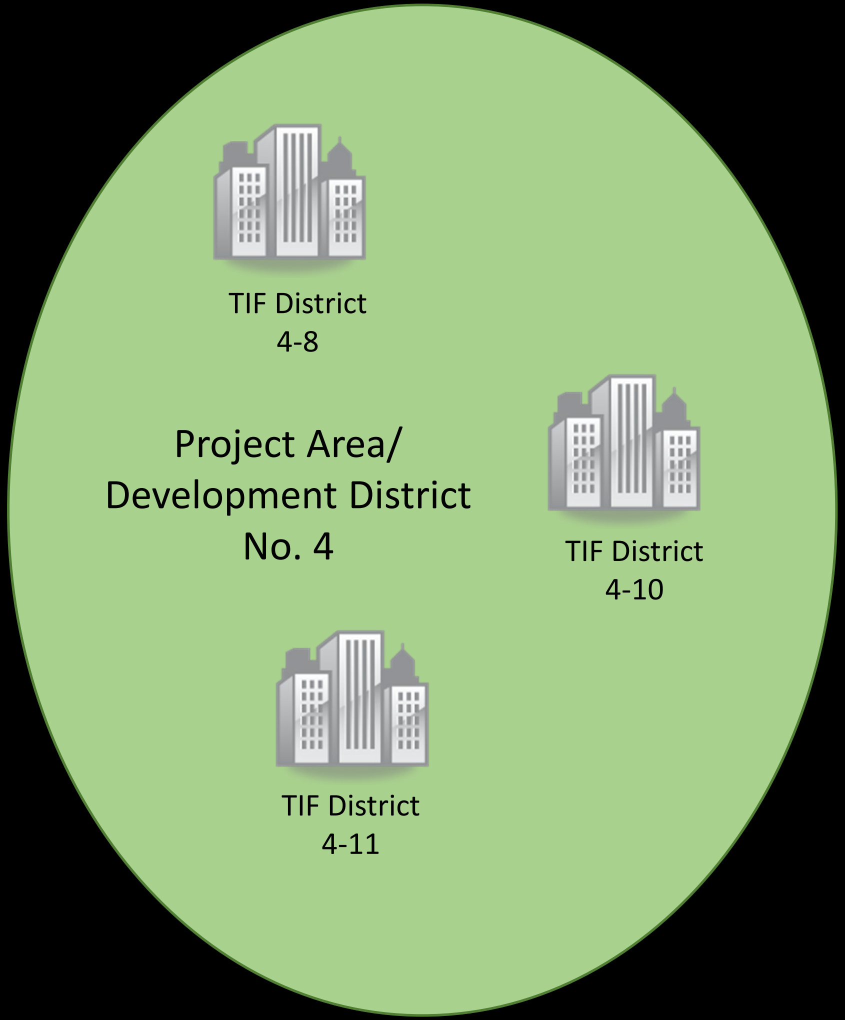


How a TIF District is Created

- Project Area (Development District)
  - Where portion of TIF dollars can be spent, with limitations
- TIF District (Specific Project)
  - TIF Plan
    - Budget
    - Geographic boundaries
    - Purpose
  - Public Hearing
  - Certification



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Statutory Findings to Approve TIF District

- That the TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development by private enterprise
- That the TIF Plan conforms to general plans for development of the City as a whole
- That the project will qualify as a TIF District
  - Specific criteria for each type of district

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Statutory Findings to Approve TIF District

- That the proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future
  - The but/for test:
    - The proposed development would not occur but/for the use of tax increment financing

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Tax Increment Financing (TIF) Eligible Costs

- Public Improvements
- Land Acquisition
- Soil Correction-Site Grading
- Site Preparation/Demolition
- Relocation
- Cost of Qualifying Housing
- Financing Fees/Capitalized Interest
- Administrative Costs

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Tax Increment Financing (TIF)
Common Methods for Financing Costs

- Upfront
  - G.O. Tax Increment Bonds
    - Can be issued without a referendum if tax increment contributes at least 20% of debt service costs
  - Interfund Loan
  - Risk mitigation factors
- Pay-as-you-go (PayGO) Notes
  - Project financed upfront by developer
  - Developer pays annual property taxes
  - Developer is reimbursed over time, to the extent increment is available

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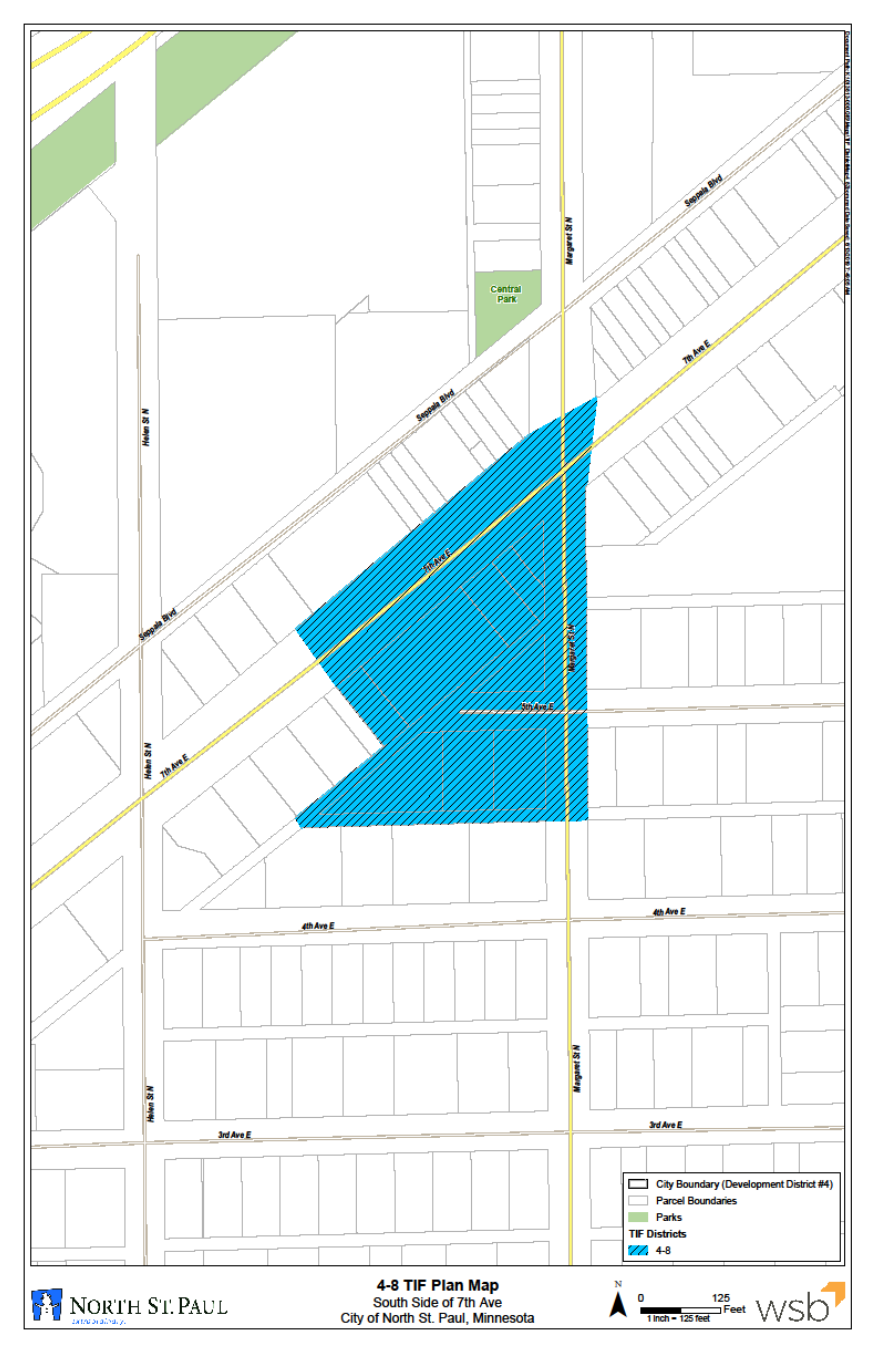
Proposed Tax Increment Financing (Redevelopment) District No. 4-8

- Redevelopment of 9 properties including old city hall site
- New mixed-use project
  - 87-unit market rate apartments
  - 3000 sf commercial retail space
- Construction commencing late 2019 and complete late 2020



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Map of Proposed Tax Increment Financing Redevelopment District No. 4-8

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Statutory Findings to Approve as a Redevelopment TIF District

- At least 50% of the buildings qualify as ‘substandard’
- At least 70% of the area within the district is occupied
- Substandard buildings are reasonably distributed throughout the district

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Proposed Tax Increment Financing (Housing) District No. 4-10

- Portion of old Anchor Block North Site
  - 4.3 acres
- Approximately 140 rental housing units with underground parking
- Construction commencing late 2019 and complete late 2020

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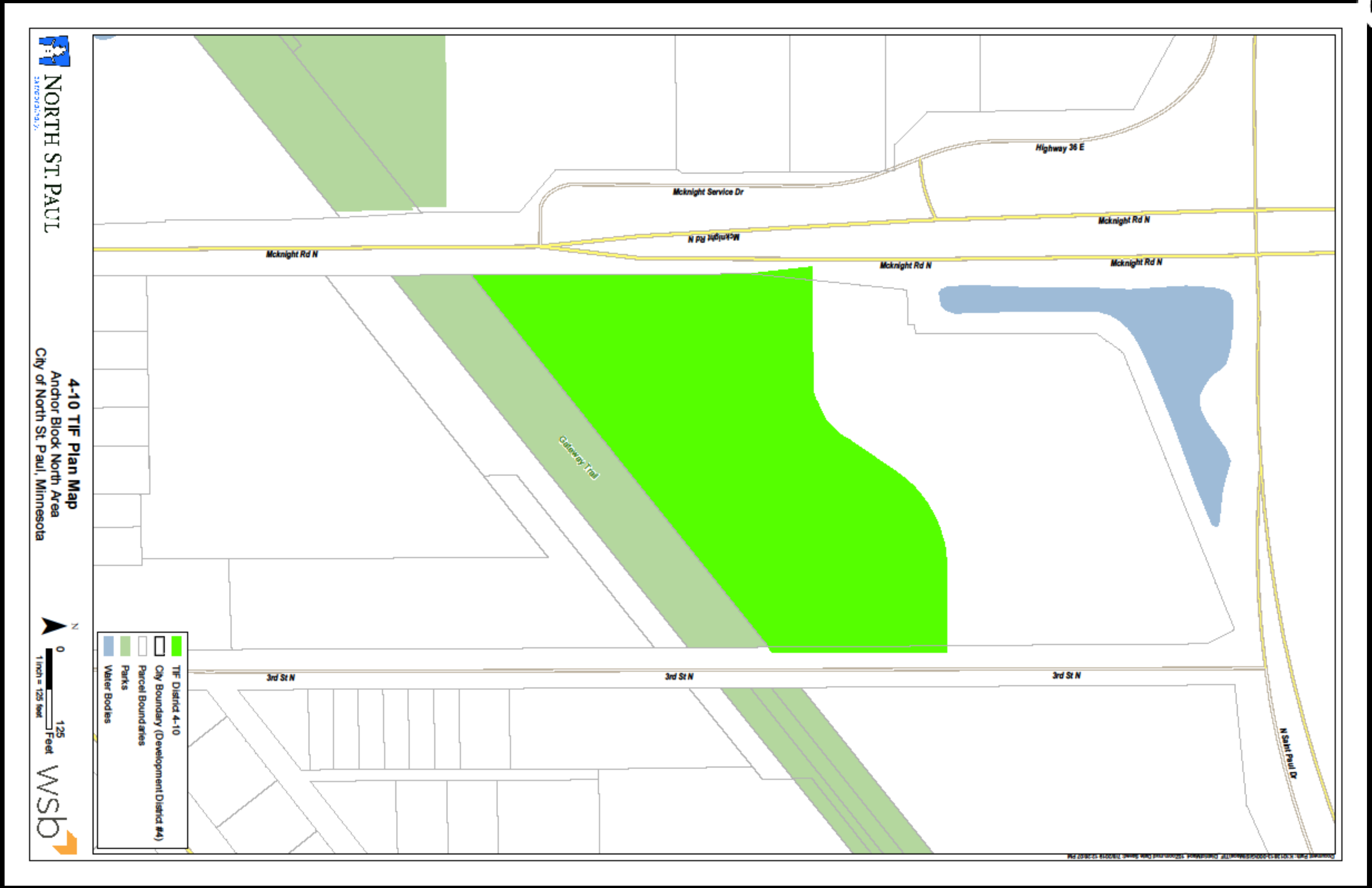

Boundaries of Proposed Tax Increment Financing Housing District No. 4-10

Statutory Findings to Approve as a Housing TIF District

- at least 20% of the rental units will be occupied by persons or families with incomes no greater than 50% of area median income or
- at least 40% of the rental units will be occupied by persons or families with incomes no greater than 60% of area median income

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Statutory Findings to Approve as a Housing TIF District

- No more than 20 percent of the square footage of buildings that receive assistance from tax increments may consist of commercial, retail, or other nonresidential uses
- income limitations for the rental units in the housing project will apply for the duration of the TIF District

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Proposed Tax Increment Financing (Soils Condition) District No. 4-11

- Portion of old Anchor Block North Site
  - 5.2 acres
- Construction of new commercial facilities
  - Approximately 125,000 square foot storage facility
  - C-Store
- Construction commencing late 2019 and complete late 2020

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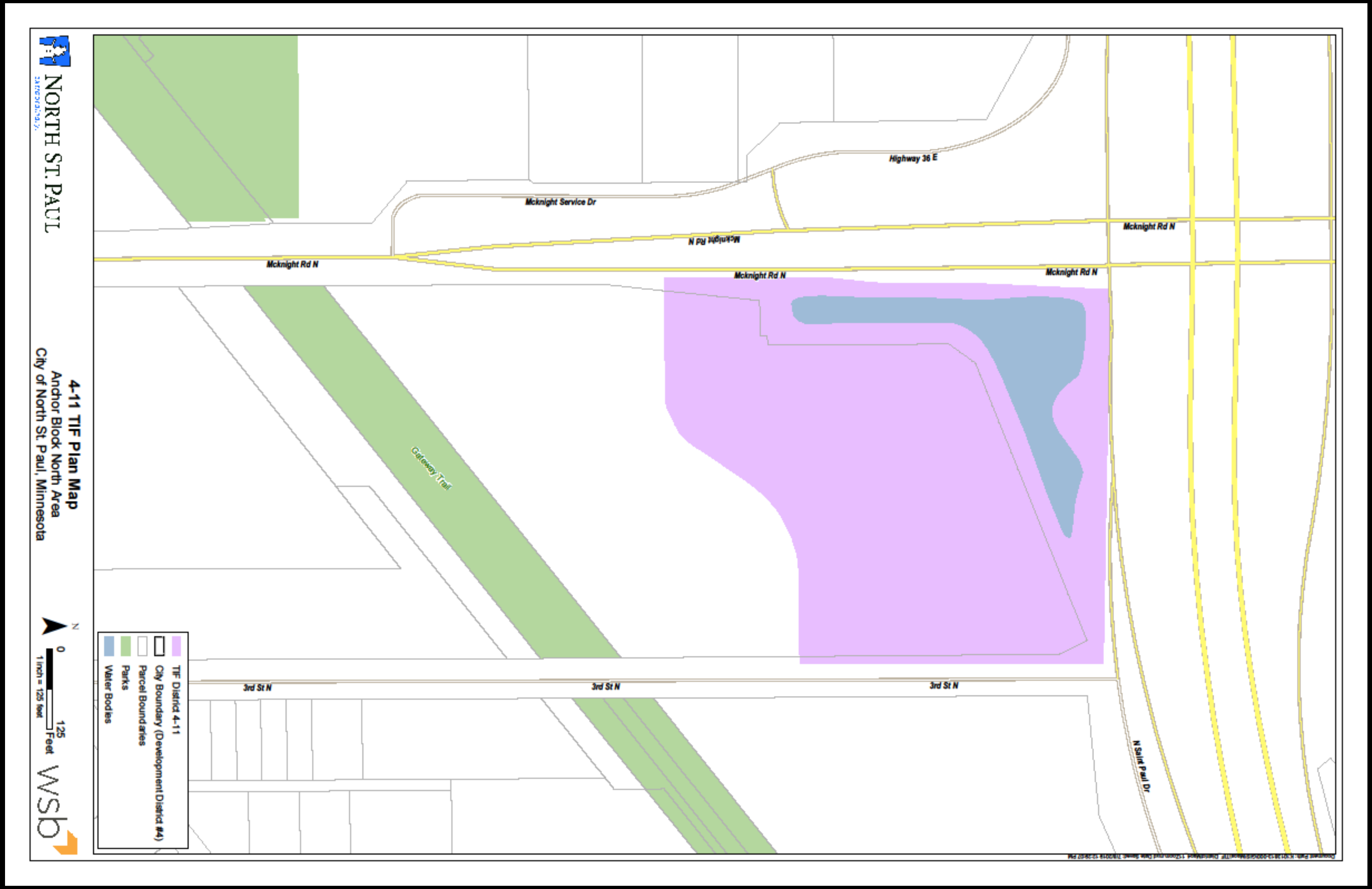


Boundaries of Proposed Tax Increment Financing Soils District No. 4-11

Statutory Findings to Approve as a Soils Condition TIF District

1. the presence of hazardous substances, pollution, or contaminants requires removal or remedial action for use;
2. the estimated cost of the proposed removal and remedial action exceeds the fair market value of the land before completion of the preparation.

Statutory Findings to Approve as a Soils Condition TIF District

- *The requirements of clause (2) need not be satisfied, if each parcel of property in the district either satisfies the requirements of clause (2) or the estimated costs of the proposed removal or remedial action exceeds $2 per square foot for the area of the parcel.*

Questions?

Mikaela Huot, Director

Baker Tilly

Phone: 651-223-3036
651-368-2533

Mikaela.Huot@bakertilly.com

ATTENTION

DISCLAIMER

- The information provided here is of a general nature and is not intended to address the specific circumstances of any individual or entity. In specific circumstances, the services of a professional should be sought.
- Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and wholly-owned subsidiary of Baker Tilly Virchow Krause, LLP, an accounting firm. Baker Tilly Virchow Krause, LLP trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

MEMORANDUM

Date: 7/25/2019
To: Mayor and City Council Members
From: Erin Perdu, AICP, City Planner
CC: Scott Duddeck, City Manager

Re: Planned Unit Development Review for 2782 2nd Street North

BACKGROUND

Patrick O'Brien is requesting approval for a Residential Planned Unit Development at 2782 2nd Street North. The proposal would allow for an addition to the garage attached to the existing single-family residential structure. The subject property is a corner lot at 2nd Street North and Beam Avenue in the R-1 Single Family Residential Zoning District. The purpose of the planned unit development process is to allow for flexibility with regard to development standards in order to promote quality design and provide community benefit. In this case the building addition will be accompanied by improvements to the appearance and function of the site. The applicant is requesting the PUD for flexibility with regard to the corner yard setback requirement. The garage addition would be located 9.8 ft from the Beam Avenue right-of-way where 15 ft is required. This flexibility will allow for a one-stall addition to the existing attached garage which will coincide with improvements including new exterior materials for the entire garage and a new driveway surface.

Figure 1: Area Map

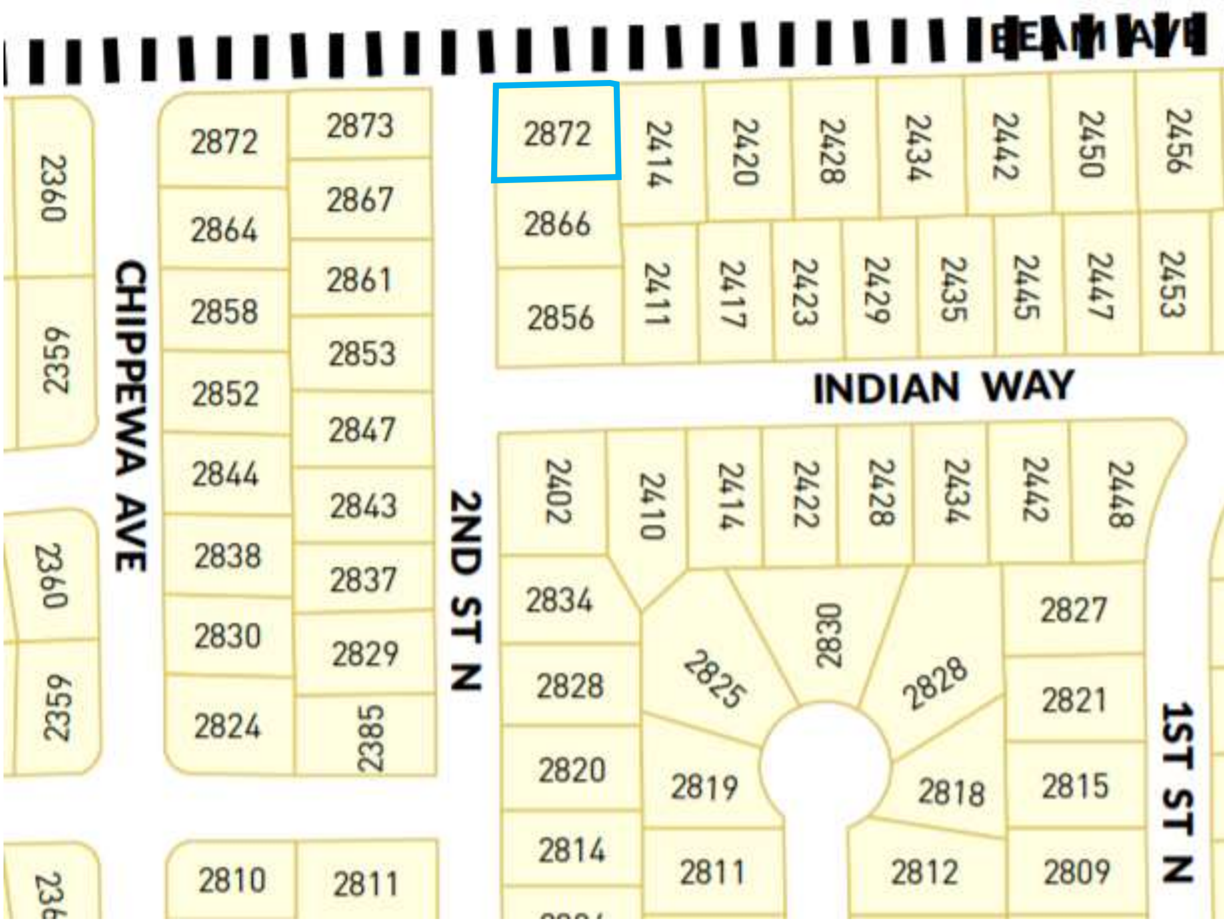


Figure 2: Zoning Map

FINDINGS

Planned Unit Development Review:

Standards for the review and approval of Planned Unit Developments are found in Chapter 154.008 Section C of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

4. General Requirements and Standards:

i.) *Ownership; the application must be filed by the property owner*

The application has been filed by the property owner of the parcel under consideration

ii.) *Consistency with the Comprehensive Plan;*

Both the 2040 Draft and 2030 adopted Comprehensive Plans designate this site for low density residential uses. The proposed improvements will be consistent with the type of uses and structures envisioned within this future land use category.

iii.) *Permitted Uses. All permitted, conditional, and interim uses contained in the underlying zoning district shall be treated as permitted, conditional, and interim uses in the PUD overlay district.*
The use of the property will remain as a single-family dwelling which is permitted in the R-1 Single Family Residential district.

iv.) *Density; increased density may be approved under certain conditions*
This proposal does not include any additional residential units; therefore, no density increase is being requested.

v.) *Minimum Lot Size. The minimum lot size requirements of other Sections of this ordinance do not apply to a PUD except that the minimum lot size requirements of the underlying zone shall serve as a guideline to determine the maximum dwelling unit density of a total development;*
The size of the subject parcel meets the minimum lot size requirements of the R-1 district.

vi.) *Relationship of PUD Site to Adjacent Areas. The design of a PUD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PUD shall be so designed as to minimize undesirable impact of the PUD on adjacent properties and to conversely minimize undesirable impact of adjacent land use and development characteristics on the PUD.*
The PUD coincides with a number of improvements that will further the relationship between the site and neighboring properties. The garage addition will be finished with exterior materials, including siding and roofing, that are consistent with the character of the surrounding areas. The resulting structure will be complementary to type of dwellings in the neighborhood.

Improvements to the existing driveway will also occur in conjunction with the project improving the appearance of the site. There have been significant erosion issues with the current driveway within the public right-of-way, which will be resolved with this project.

vii.) *Utility Requirements. Utilities, including telephone and electrical systems, installed within a PUD shall be placed underground.*
No new utility installations are proposed with this PUD.

viii.) *Parking. Off-street parking and loading space shall be provided in each PUD in the same ratios for types of buildings and uses as required in the underlying zoning district.*
For single-family uses in the R-1 zoning district two (2) stalls are required per residential unit. The proposed garage addition allows for an additional enclosed vehicle parking space.

ix.) *Street Width.*
No new public streets are included in this PUD proposal.

x.) *Landscaping. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures, and the overall scheme of the PUD plan*
The applicant has agreed to work with the City to maintain site lines at the corner of 2nd Ave. N. and Beam Ave. This will include voluntarily maintaining vegetation in the existing raingarden at a safe level.

xi.) *Public Services. The proposed project shall be served by the City water and sewer system and fire hydrants shall be installed at such locations as required by the City Engineer or the Fire Chief to provide fire protection.*
The existing residence is served by City water, sewer, and fire protection. No new utility extensions or connections are required for the proposed improvements.

xii.) *Building Height. Height limitations shall be the same as imposed in the respective zoning districts*
The existing garage is one story and the proposed addition will continue this same height to the south. The height is lower than the maximum height in the zoning district of two stories or 35 feet.

xiii.) *Development Agreement. Prior to the issuance of a building permit as part of the PUD the permit applicant, builder, or developer shall execute and deliver to the City Council a Development Agreement for the PUD.*
Such an agreement will be worked out with the applicant to the satisfaction of the City Attorney.

xiv.) *Open Space. 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.*
The proposed improvements preserve the open space located to the rear of the property between the structure and the neighboring property to the east. A garage addition meeting the setback from the Beam Avenue right-of-way would otherwise have to extend eastward rather than to the south as proposed. An addition eastward would reduce the open space in the rear of the property and would likely result in the need for a second driveway along Beam Avenue. It is desirable to limit driveway access to 2nd Ave. N. on this property because of the higher design speed of Beam Ave.

<u>Engineering Comments:</u>

1. A separate permit for the proposed concrete driveway construction is required.
2. The proposed garage addition appears to not require any significant adjacent grading that will alter existing drainage patterns. All finished slopes shall not exceed 3:1 slope.
3. A retaining wall does not appear to be necessary based on the information provided. Any minor non-structural retaining wall construction that may be included with the addition or any associated landscaping shall not be within the right of way.

4. The proposed driveway opening appears to be located no closer than 15 feet to the northern lot line/the Beam Avenue right of way, which is acceptable.
5. The application does not appear to include land disturbing activities of greater than 10,000 square feet in area. Through the Building Permitting process, the Building Official and Department of Public Works may monitor site construction and request clean up or maintenance of the site by the applicant if downstream water bodies are affected by construction on the site.
6. To maintain sight lines at the 2nd Street and Beam Avenue intersection, the City may need to trim vegetation within the right of way at the discretion of the Public Works Department or request that it be trimmed by the property owner.

RECOMMENDED ACTION

At their July 11, 2019 regular meeting, the Planning Commission held a public hearing on this item. There were no public comments provided. The Commission discussed the intent of the Planned Unit Development ordinance, and determined that the PUD provisions were not intended for projects such as the garage at 2782 2nd St. They also expressed concern that this approval could set a precedent for other owners looking for an alternative to the variance process.

The Planning Commission unanimously recommended **denial** of the PUD request.

The original recommendation in the staff report was **conditional** approval of the request. If the City Council chooses to approve the PUD request, staff recommends the following conditions:

1. Registration of the rain garden at 2nd Ave. N. and Beam Ave. with the City and maintenance of vegetation to a safe level for visibility.
2. A separate permit for the proposed concrete driveway construction is required.
3. All finished slopes shall not exceed 3:1 slope.
4. Any minor non-structural retaining wall construction that may be included with the addition or any associated landscaping shall not be within the right of way.
5. The driveway opening shall be located no closer than 15 feet to the northern lot line/the Beam Avenue right of way.

Resolutions of **denial** and **conditional approval** are included for your reference. These are council's options for action this evening.

Moving forward, staff would recommend that the City consider amending the PUD ordinance to more clearly specify the types of projects it is intended for; this could include setting a size minimum for sites to be considered for PUD and/or setting specific uses that are eligible.

Another option would be for the Council to direct the Planning Commission and staff to re-examine the corner side setback requirements if they are deemed too restrictive.

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2019-xxx

RESOLUTION DENYING A PLANNED UNIT DEVELOPMENT (PUD) FOR A GARAGE EXPANSION AT 2872 2ND STREET NORTH

WHEREAS, the City of North St. Paul ("City") has received an application for a Planned Unit Development (PUD) from Patrick O'Brien, 2777 Hazelwood, Maplewood, MN 55109 Owner and Applicant, to create a PUD on the property located at 2872 2nd St. N., PID 012922310013, and;

WHEREAS, the proposed site is approximately 0.24 acres in the R-1, Single-Family Residential District and thus complies with City Code Chapter 154 Appendix A Tables 3 and 4 and;

WHEREAS, the applicant has provided an application including all materials required by City Code Chapter 154 Appendix A, Table1, and;

WHEREAS, the proposed PUD is inconsistent with the purpose (154.010 (C)(1)) and objectives (154.010(C)(2)) of the Planned Unit Development District; and,

WHEREAS, the requirements of City Code Chapter 154.008 (C)(4) *General Requirements and Standards for Planned Unit Developments* are not applicable to this request and;

WHEREAS, the Planning Commission has reviewed this request and recommends the City Council deny the Planned Unit Development with the conditions as stated in staff's report and related minutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, the request to create a PUD for the construction of a garage expansion at 2872 2nd St. N., PID 012922310013 is hereby denied according to the plans reviewed by the Planning Commission and City Council.

ADOPTED this 30th day of July, 2019.

Motion by Council Member
Second by Council Member

Voting: Aye: Council Member
Council Member
Council Member

Council Member
Mayor Furlong
Nay: None
Abstain: None
Absent: None

____
Terry Furlong, Mayor

Attest: ____
Scott Duddeck, City Manager

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2019-xxx

RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) FOR A GARAGE EXPANSION AT 2872 2ND STREET NORTH

WHEREAS, the City of North St. Paul ("City") has received an application for a Planned Unit Development (PUD) from Patrick O'Brien, 2777 Hazelwood, Maplewood, MN 55109 Owner and Applicant, to create a PUD on the property located at 2872 2nd St. N., PID 012922310013, and;

WHEREAS, the proposed site is approximately 0.24 acres in the R-1, Single-Family Residential District and thus complies with City Code Chapter 154 Appendix A Tables 3 and 4 and;

WHEREAS, the proposed PUD is consistent with the Comprehensive Plan; and,

WHEREAS, the applicant has provided an application including all materials required by City Code Chapter 154 Appendix A, Table1, and;

WHEREAS, the PUD meets the requirements of City Code Chapter 154.004 (C)(4) *General Requirements and Standards for Planned Unit Developments* and;

WHEREAS, the Planning Commission has reviewed this request and recommends the City Council approve the Planned Unit Development with the conditions as stated in staff's report and related minutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, the request to create a PUD for the construction of a garage expansion at 2872 2nd St. N., PID 012922310013 is hereby approved according to the plans reviewed by the Planning Commission and City Council with the following conditions:

1. Registration of the rain garden at 2nd Ave. N. and Beam Ave. with the City and maintenance of vegetation to a safe level for visibility.
2. A separate permit for the proposed concrete driveway construction is required.
3. All finished slopes shall not exceed 3:1 slope.
4. Any minor non-structural retaining wall construction that may be included with the addition or any associated landscaping shall not be within the right of way.
5. The driveway opening shall be located no closer than 15 feet to the northern lot line/the Beam Avenue right of way.

ADOPTED this 30th day of July, 2019.

Motion by Council Member
Second by Council Member

Voting:	Aye:	Council Member
		Council Member
		Council Member
		Council Member
		Mayor Furlong
	Nay:	None
	Abstain:	None
	Absent:	None

____
Terry Furlong, Mayor

Attest: ______________________________
Scott Duddeck, City Manager

City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow:
$2500 min.
+ $25.00 per lot
(code 1.2044)

Application Fee:
$500.00 concept plan
$500.00 preliminary plan
$500.00 final plan
(code 1.3290)

APPLICATION FOR PLANNED UNIT DEVELOPMENT

The planned unit development process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: Patrick O'Brien
Company (if applicable): ______
Address: 2777 Hazelwood MN
City, State, Zip: Maplewood MN 55109
Phone Number: 651-238-0828
Email: patobrien2777@outlook.com
Are you the owner of the property? X YES ____ NO
(If no, you must supply property owner information)

Owner Name: ______
Company (if applicable): Same
Address: ______
City, State, Zip: ______
Phone Number: ______
Email: ______

PROPERTY INFORMATION

Street location of property (address): 2872 2nd Street North
Parcel Identification Number (PID) (see Ramsey County website): 012922310013
Legal description of property: Lot 1 Block 13 DeMars 7th Addition
Present zoning of property (see City website): residential R1
Size of property (acreage): 0.24 acres
Title information: ____ Abstract X Torrens
Property Desciption: X Residential ____ Commercial ____ Industrial ____ Institutional

PROPOSAL INFORMATION

Application is hereby made for Planned Unit Development to conduct the following:

____Planned Residential District (PRD)
____Planned Industrial District (PID)
____Planned Commercial District (PCD)
____Planned Mixed-Use District (PMD)

See plans

____Concept PUD Plan ____Preliminary PUD Plan (additional $500.00 fee required) ____Final PUD Plan (additional $500.00 fee required)

On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a detailed project description.
2. Is the proposed PUD compatible with present and future land uses of the area?
3. Will the proposed PUD or appearance of the proposed PUD have an adverse effect on adjacent properties?
4. What effect will the proposed PUD have on the following:
    - health, safety and general welfare of the City?
    - existing and anticipated traffic conditions?
    - parking facilities on adjacent streets and land?
    - values of properties in the surrounding area?
    - existing parks and schools?
    - existing streets and other public facilities?
    - existing public utilities which serve or are proposed to serve the area?
5. Is the proposed PUD in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan?

LAND USE PROCESS

Review Process

Step 1	→	Step 2	→	Step 3	→	Step 4	→	Step 5
Initial meeting with City staff		Application submission/fee		Public Notice		Planning Commission		City Council action

	MONTH:					MONTH:				
App Submittal										
Design Review										
EAC										
Parks & Rec										
Planning Commission										
City Council										
WEEKS:	**1**	**2**	**3**	**4**	**5**	**1**	**2**	**3**	**4**	**5**

Regular Scheduled City Meetings:

PLANNING COMMISSION
1st Thursday of the month (6:15 p.m.)
DESIGN REVIEW COMMISSION
4th Thursday of the month (5:00 p.m.)
ENVIRONMENTAL ADVISORY COMMISSION
4th Monday of the month (6:00 p.m.)
PARKS & RECREATION COMMISSION
4TH Wednesday of the month (6:30 p.m.)
ECONOMIC DEVELOPMENT AUTHORITY
2ND Tuesday of every odd month (4:00 p.m.)
CITY COUNCIL
1st and 3rd Tuesday of the month (6:30 p.m.)

APPLICATION SUBMITTALS

Required	Completed	
_______	_______	Completed Application.
_______	_______	Application fee: $500 (must submit escrow fee also, see 1st page, top right corner). (Additional fees required for Preliminary Plan and Final Plan).
_______	_______	**Concept Plan – Please submit drawings illustrating the following:**

Overall maximum PUD density range, Proposed general development and use, general Location of major streets, pedestrian walkways adjacent to the tract, and scale and tract boundaries and north point, general location and extent of public and/or common open space, areas to be preserved, significant topographical and physical features, Sketch illustrating the general location of residential and non-residential land uses with approximate intensities and development and any zoning change.

_______ _______ **General Plan of Development – Please submit drawings illustrating the following:**

A vicinity map: property lines, streets, easements, existing zoning, graphic scale, north point, date of preparation, show the relationship of the proposed PUD to the Comprehensive Plan, to existing schools and other community facilities and services, and to the surrounding area. Abstractor's certified copy property certificate providing names and addresses of property owners within (350) feet of the outer boundaries of the property (one copy). Legal description of the property and lot size, boundary survey prepared by a registered surveyor, including the property and two hundred feet beyond, which illustrates: Existing property lines and dimensions, ownership of all parcels, platting and easements, street and railroad right-of-ways, buildings, utility lines and facilities, public park and open space, private land use, subdivisions, and private property. Natural features map(s) illustrating: Contour lines at no more than two foot intervals, steep slopes of eighteen percent or more, hydraulic information including drainage patterns, delineated wetlands and land subject to periodic flooding, floodplain, watercourses, soil and subsoil conditions, vegetation including classification of tree cover by species. A preliminary plan of the entire area in such detail as to show: The land uses being requested, the densities being proposed, the proposed lots and blocks and the off-street parking system or preliminary plat if applicable. A written statement explaining in detail, and with supporting documentation, the specifics of the development plan as it relates to the type of dwelling units proposed and the resulting population, the extent and nature of non-residential development and the resulting traffic generated and parking demands created. The proposed schedule and/or phasing for the development of the site, the location, shape, size, and character of public or private/common open space which is suitable for the PUD, in accordance with the City Code Ch. 153 requirements for park and open space dedication, the location and size of all utilities including telephone, electricity, gas, cable, water, sanitary sewer and storm sewer, Landscape Plan including a detailed planting list, size and location of all street rights-of-way and proposed paved widths, and vehicular and pedestrian circulation, in conformance with the City Code Ch. 153. A statement setting forth the reasons why, in the opinion of the applicant, the PUD will be in the public interest and consistent with the objectives specified for PUD's, financial capacity of the developer/owner and fiscal resources available including a FDIC insured letter of credit for 110% of the estimated cost of public improvements associated with the development, market area of the project and demand trends within the area, development agreement.

_______ _______ **Final Plan of Development – Please submit drawings illustrating the following:**

See Zoning Code Section 154.008 for specific details.

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: Patrick O'Brien Date: 7-3-19

Owner Signature: Patrick O'Brien Date: ____________

PROPOSED MEETING DATES:

Design Review Commission: __________ Planning Commission __________ Parks & Rec Commission __________
Environmental Advisory Commission __________ City Council __________

FOR OFFICE USE ONLY

Date submitted: __________ Date complete: __________ If incomplete, date letter sent to applicant: __________
Date of public hearing: __________ Publication date: __________ Date notice sent to adjoining properties: __________
Amount fee paid: __________ Date fee paid: __________ Receipt #: __________ File #: __________

Planning Commission action: __________ Recommend approval: __________ Recommend denial: __________
Date applicant/property owner notified of Planning Commission action: __________

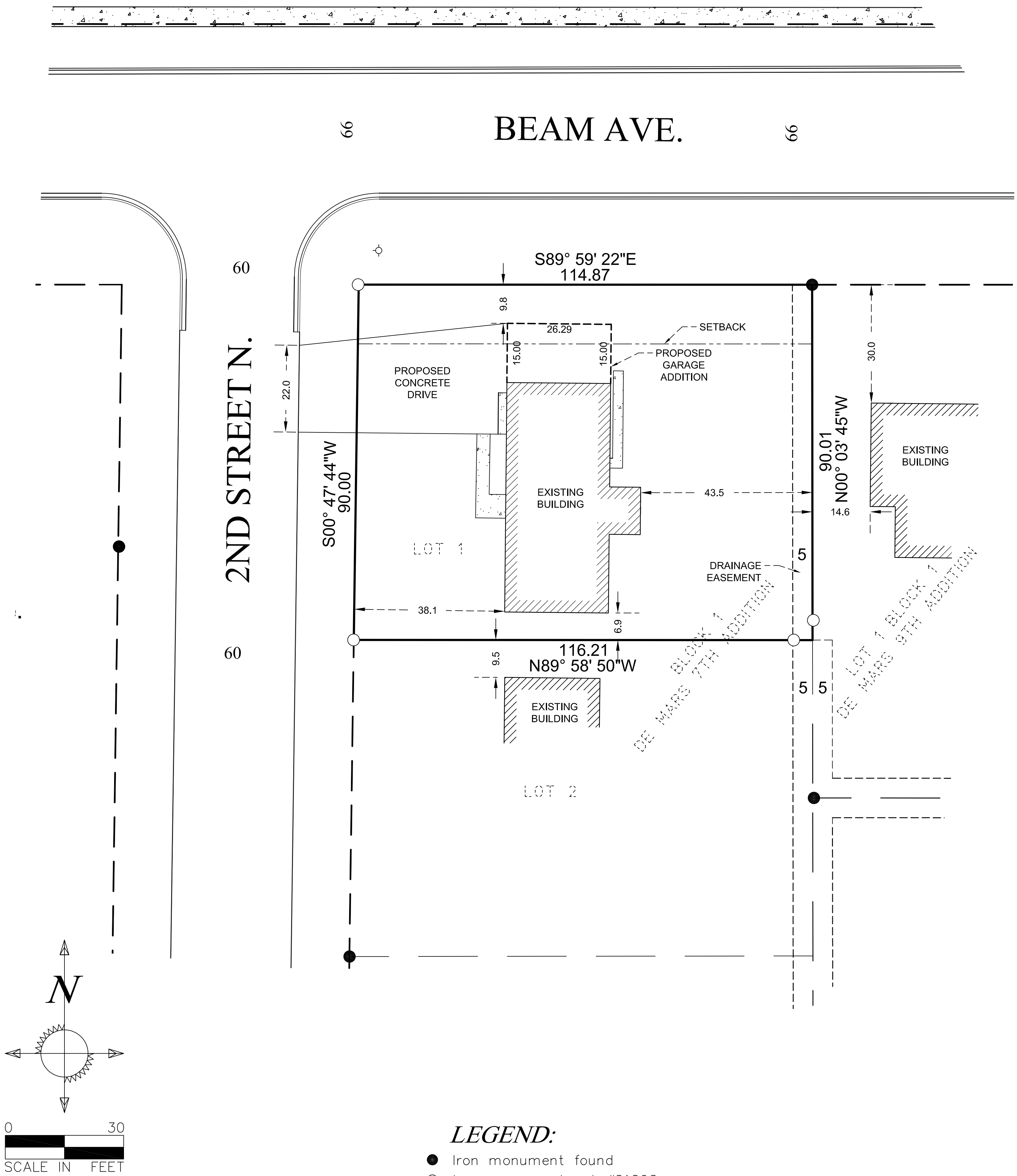
City Council action: __________ Recommend approval: __________ Recommend denial: __________
Date applicant/property owner notified of City Council action: __________

Date filed with Ramsey County Recorder office:

SITE PLAN FOR
Pat O'Brien

PROPERTY ADDRESS
2872 2nd Street North
North St. Paul, MN

DESCRIPTION:
Lot 1, Block 13, DE MARS 7TH ADDITION, Ramsey County, Minnesota. Subject to easements of record, if any.



LEGEND:
- ● Iron monument found
- ○ Iron monument set #21292
- Hydrant

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.

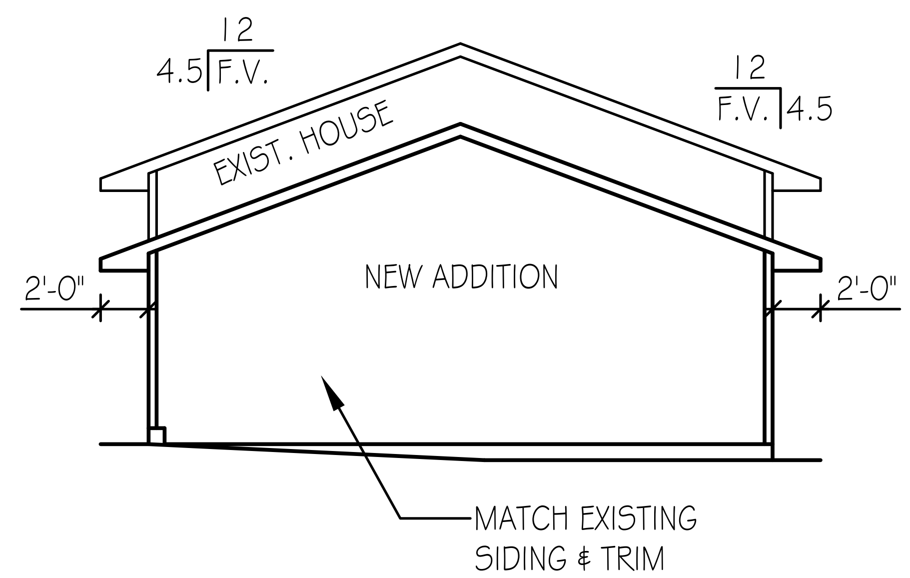
Allen C. Schlipp
DATE 10/31/18 LIC. NO MN 21292

NOTES:
Bearings are on assumed datum.

1/28/19 Revised site plan with 10ft side setback and reduced garage.

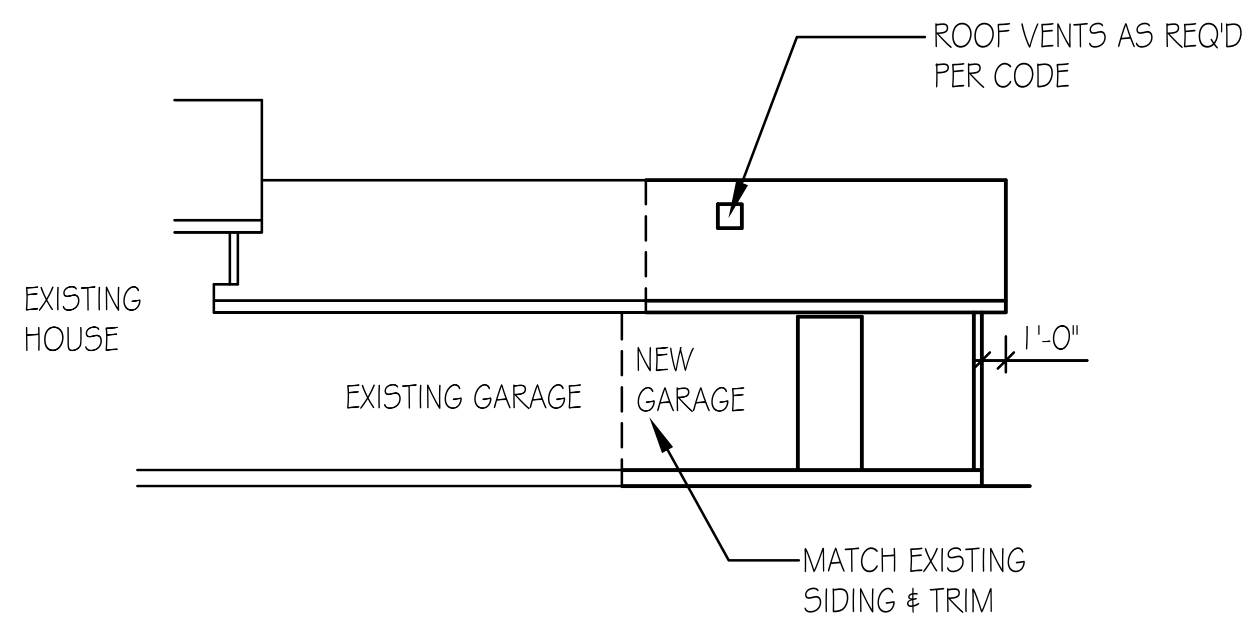
M&P associates
civil engineering · land surveying · site planning
1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpasso.com

DRAWN BY MPK PROJECT NUMBER 5029.001



LEFT ELEVATION

1/8"= 1'-0"

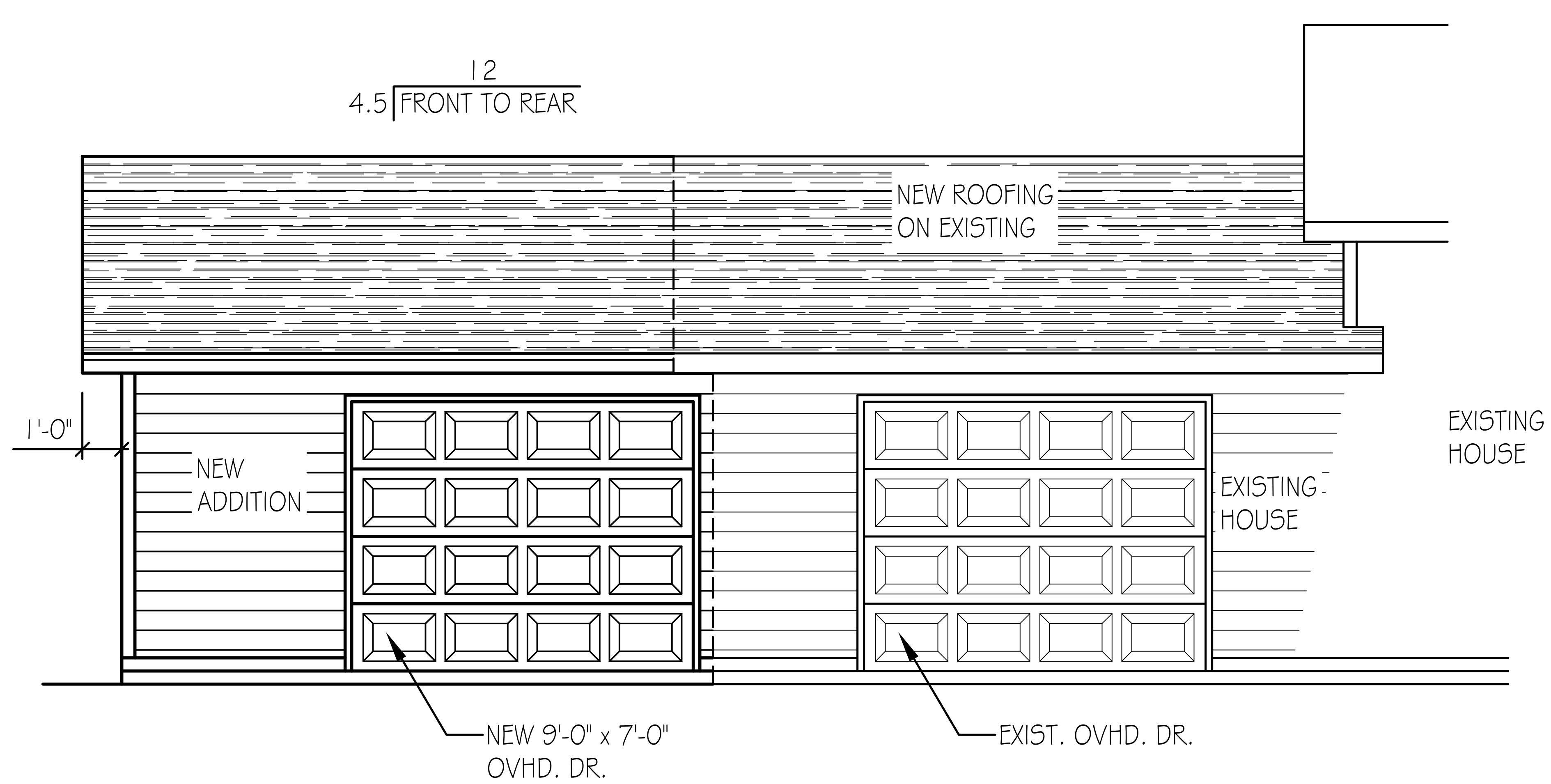


REAR ELEVATION

1/8"= 1'-0"

DISCLAIMER

IN PREPARATION OF THIS PLAN EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES. DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME. THESE DESIGNS, CONCEPTS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE EXCLUSIVE PROPERTY OF COUNTRY LUMBER AND ARE NOT TO BE COPIED WITHOUT THE WRITTEN CONSENT OF COUNTRY LUMBER.



FRONT ELEVATION

1/4"= 1'-0"

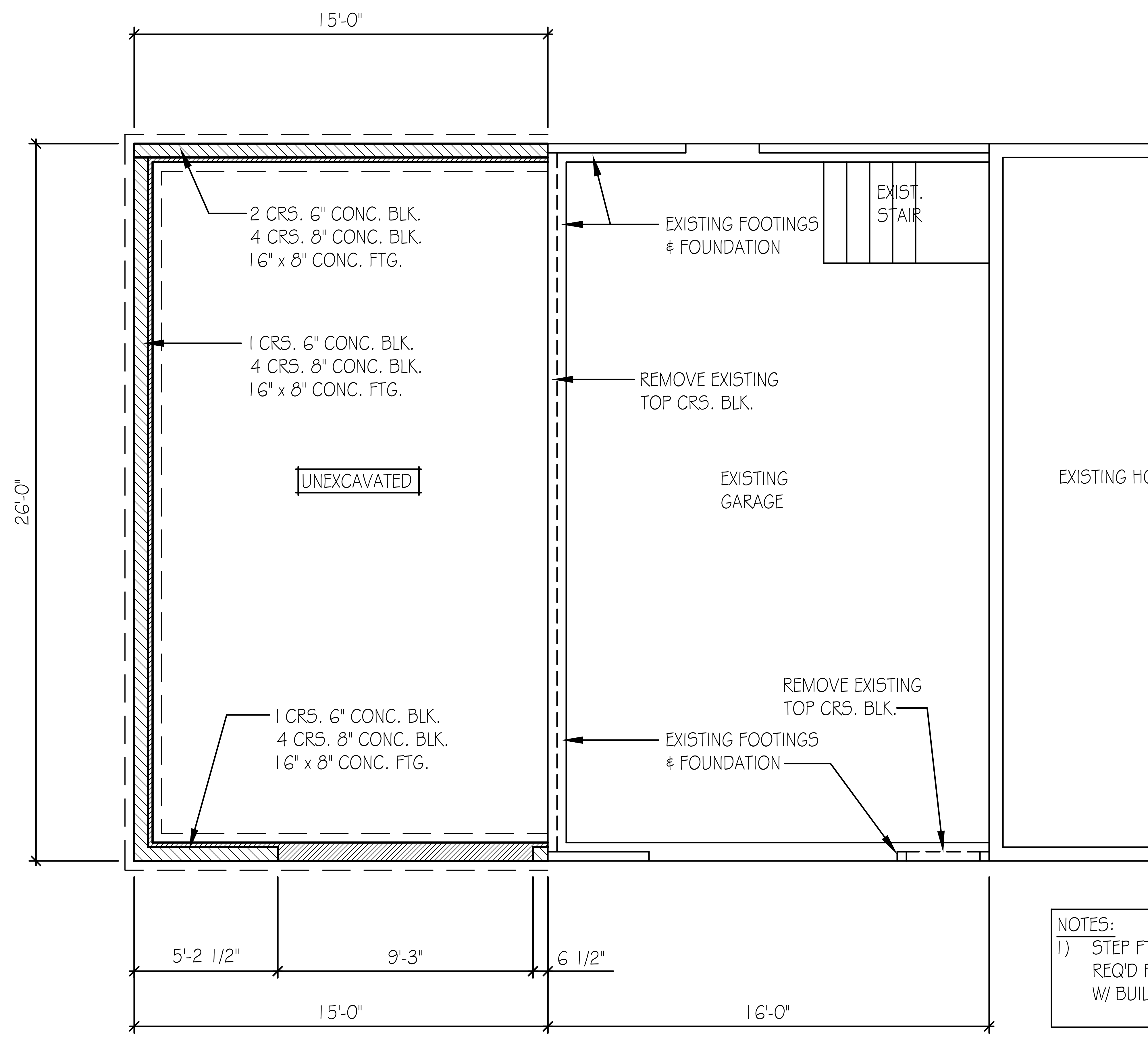
P: 05/22/19
R:
R:
F:

DRAWN BY: RK

CL#2019.106

DESIGN FOR:
PAT OBRIEN

COUNTRY LUMBER INCORPORATED
DESIGN CENTER
12575 OAK VIEW AVE. BECKER, MN. 55308
PHONE: (763) 262-4750
FAX: (763) 262-4445
1-800-247-0295



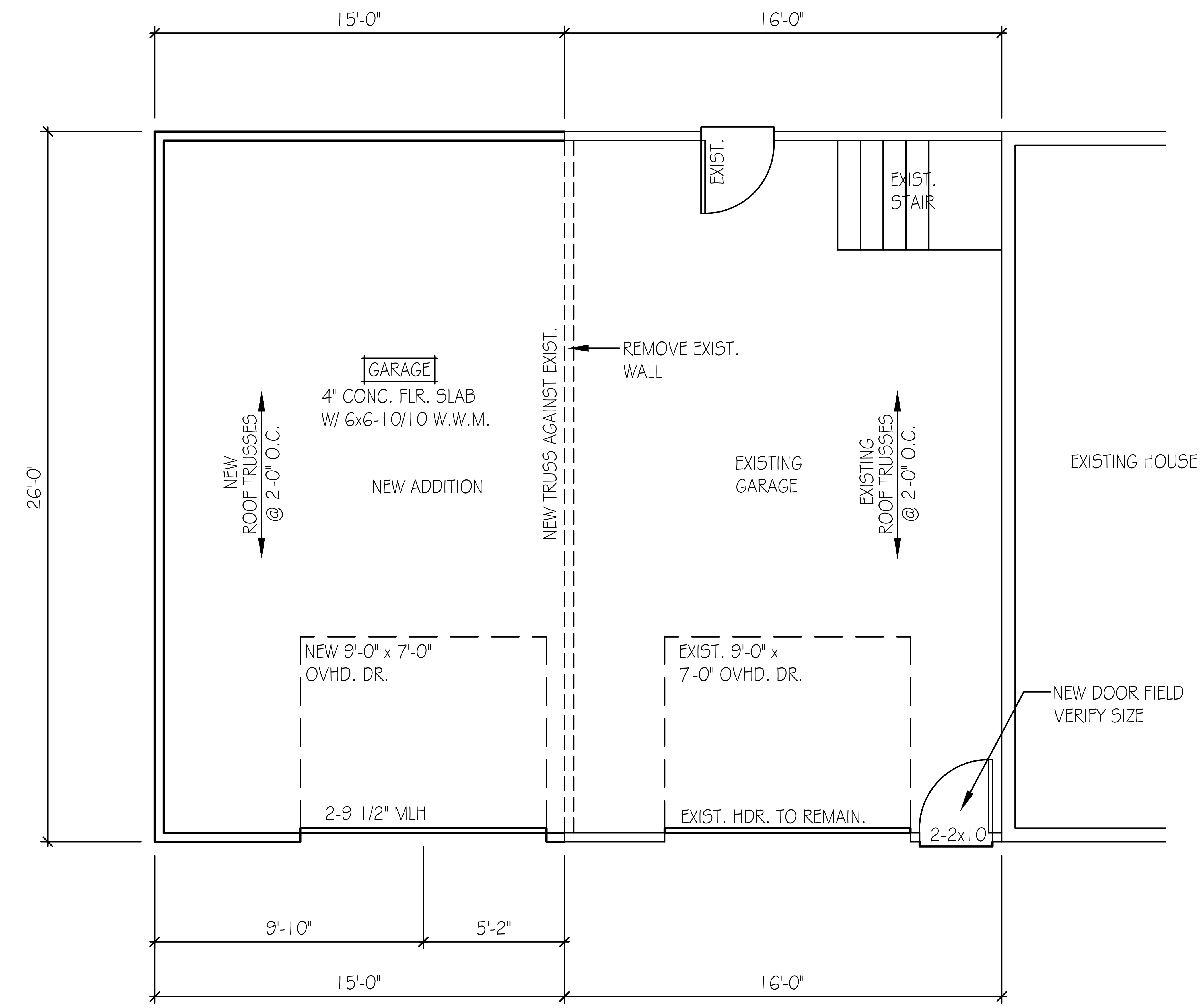
NOTES:
1) STEP FTG'S & FDN'S AS REQ'D FOR GRADE - VERIFY W/ BUILDER

BASEMENT PLAN

1/4"= 1'-0"

2

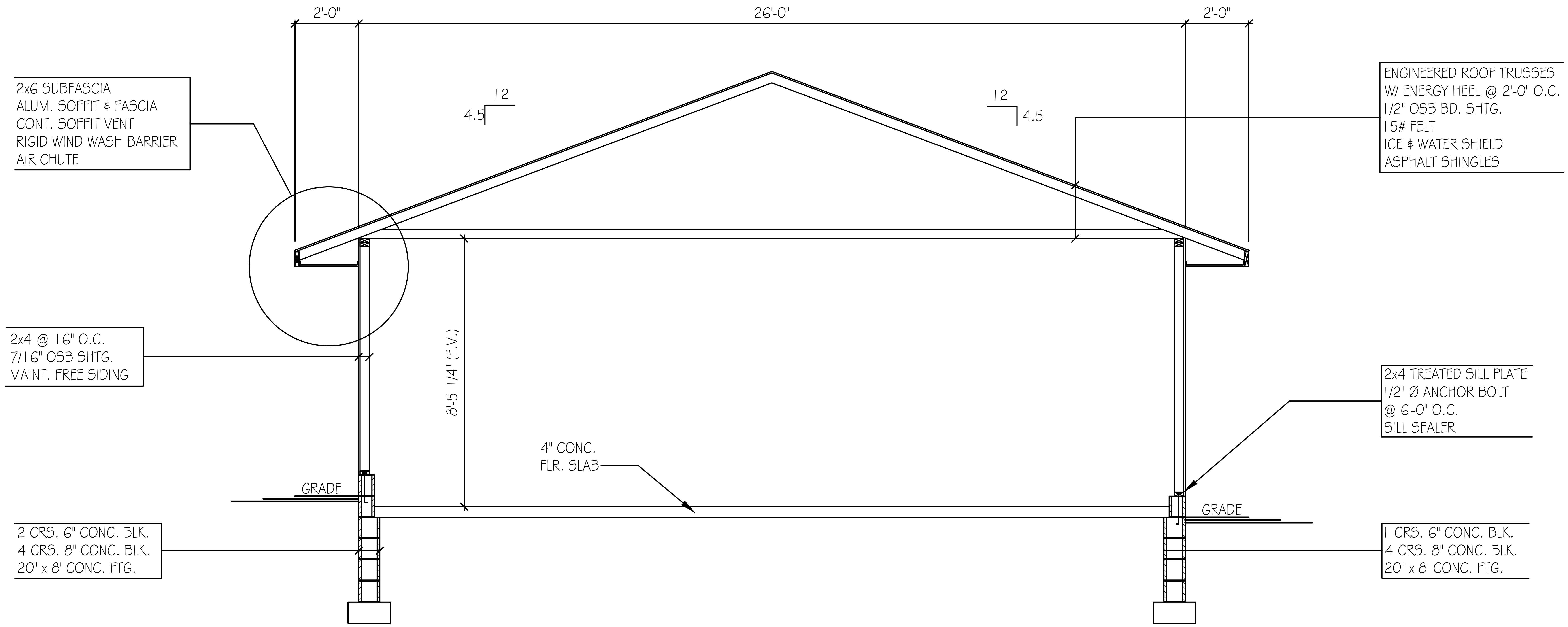
OF 4



FIRST FLOOR PLAN

390 SFT. (NEW GARAGE)

1/4"= 1'-0"



BUILDING SECTION

SEE BUILDERS SPECIFICATION FOR BUILDING MATERIALS

3/8"= 1'-0"

MEMORANDUM

Date: 7/24/2019
To: Mayor and City Council Members
From: Erin Perdu, AICP, City Planner
CC: Scott Duddeck, City Manager
Debra Gustafson, Administrative and Community Services Director
Re: Site Plan Review for Old City Hall Site Redevelopment

BACKGROUND

Jim Winkels on behalf of North Saint Paul Land & Development LLC is requesting Site Plan Approval to allow for a mixed-use redevelopment of the old City Hall Site. The subject site is located at the intersection of 7th Avenue and Margaret Street. The new building will include 88 multi-family residential apartment units and 3,000 square feet of retail space. The unit mix includes studio/alcove (21 units), one bedroom (45 units), one bedroom with den (8 units), and 2 bedroom (14 units), The proposed building will be three-stories, with structured below-grade parking as well as surface parking to the rear. The site is currently within the MU-1 Downtown Mixed use and R-3 Multi Family Residential District. Residential units over nonresidential uses are permitted in the MU-1 Zoning District. Mixed Use Developments are not permitted in the R-3, therefore that portion of the site must be rezoned to MU-1. Additionally, the site currently consists of a number of separate parcels which must be combined and contains street right-of-way which must be vacated.

Figure 1: Area Map

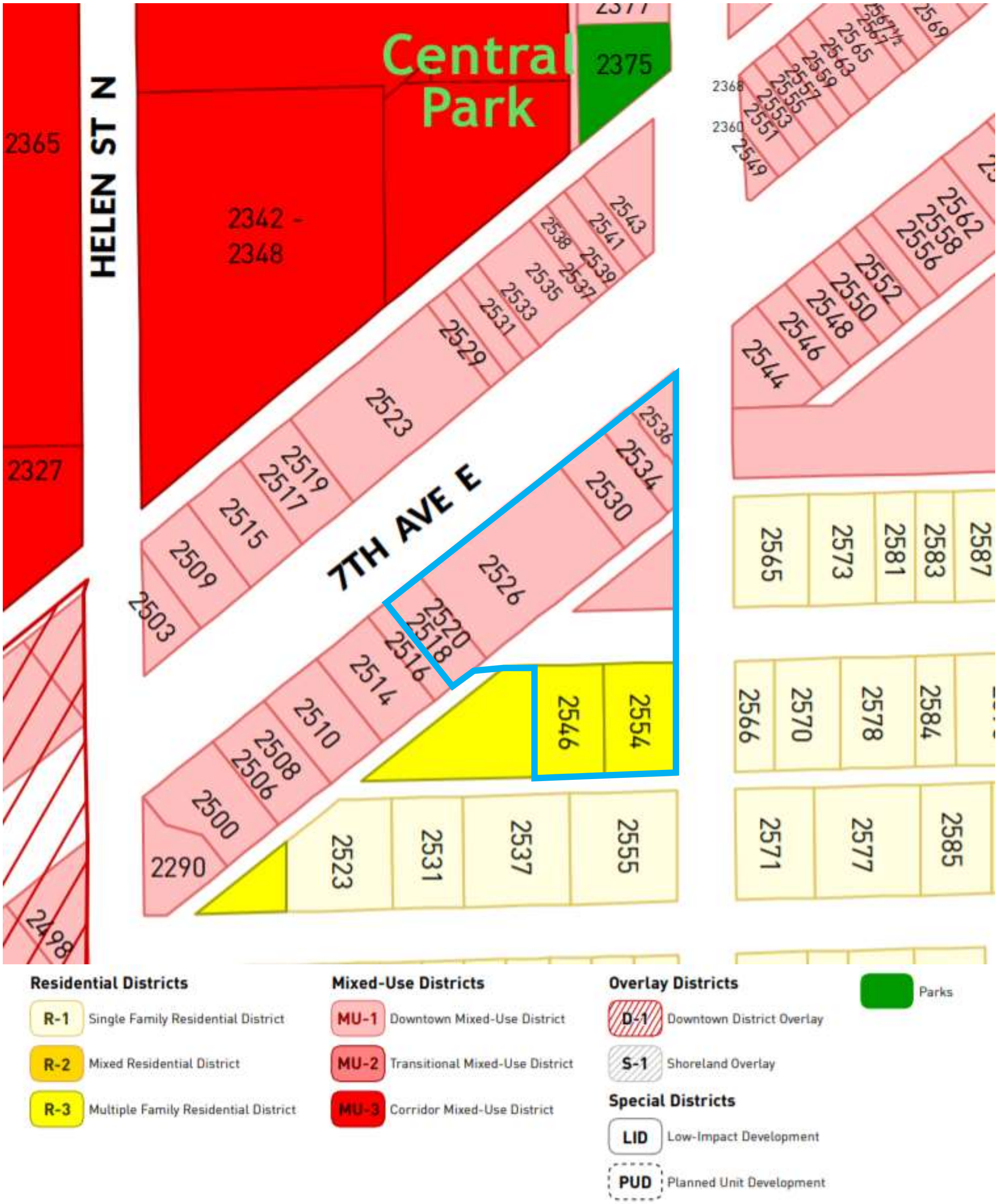


Figure 2: Zoning Map

FINDINGS

Site Plan Review

Site Plan Review is required for any expansion of 1,000 square feet or more or any new commercial, industrial, institutional, and multi-family development projects in the City. Standards for Site Plan Review are found in Chapter 154.004 Section H of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a Site Plan approval if the proposal is compliant with the following:

> *i.) The proposal is consistent with the general purposes and intent of the Comprehensive Plan;*
>
> The 2040 Comprehensive Plan identifies this site as being part of the Downtown Mixed Use District. This district is intended to allow for redevelopment in the downtown that reflects and enhances the small-town and pedestrian friendly atmosphere and is responsive to the historic character of the area. A vertical mix of uses is encouraged by the plan. High density residential is appropriate and is anticipated to occur at densities ranging from 12 to 22 units per acre. The proposed density is 45.6 units per acre, which exceeds the Plan's recommendation; however it is otherwise permitted within the MU-1 zoning district.
>
> The Plan also provides a goal for housing in the City to improve the quality and mix of the City's housing so that there is a wide variety of housing available for people of all incomes, ages, cultures and abilities. New forms of housing are to be considered where redevelopment is necessary.
>
> Additionally, the redevelopment strategies identified in the Economic Development section the Plan for Downtown include focus on commercial and retail redevelopment and reinvestment at the core; compression of retail/commercial uses at the core with more mixed-use transition blocks at the edges of downtown; and allowing for increased residential development on 2nd and 3rd stories.
>
> *ii.) The proposal will not adversely affect the health, safety, or general welfare of the City;*
>
> The proposed redevelopment will not create any adverse effects on the general health, safety, or general welfare of the City based on the nature of its use or location.
>
> *iii.) The proposal is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City;*
>
> The proposal is compatible with existing land uses along the 7th Avenue corridor in terms of aesthetics and functionality. Additionally, the mixed-use building is consistent with the types of uses envisioned in the downtown.
>
> *iv.) The proposal or appearance of the proposal is compatible with adjacent properties;*
>
> The proposed redevelopment is compatible with the appearance and use of adjacent properties, which are primarily retail, office, multi-family residential and traditional downtown mixed uses. The façade is primary composed of brick with is complementary

to buildings in the downtown. A more detailed review of the design is included as the Design Review and recommendations from the Design Review Committee.

v.) The proposal can be adequately supported by public urban services including the water supply, transportation system and stormwater disposal systems;
Please refer to engineering comments, to be distributed via addendum at the 7/18 meeting.

vi.) The proposal will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;
The proposed use is not anticipated to cause an excessive burden on public services including schools and parks. The proposed building contains common areas including a fitness, community room, and third floor community kitchen outdoor terrace for residents to recreate or exercise.

vii.) The proposal will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
The proposed building design appropriately addresses the residentially zoned property to the south and west (across Margaret St). The surface parking area is located between the proposed building and single-family residences to the south. Additionally, the bulk of the structure fronts 7th Street creating a pedestrian scale environment within one of the more prominent areas of the City.

viii.) The proposal is in harmony with the general purposes and intent of this Chapter and the zoning district in which the applicant intends to locate the proposal; and
The proposed use furthers the intent of the Mixed Use district, which is to create a vibrant urban environment that brings compatible land uses, public amenities and utilities together at various scales. Specifically, the proposed redevelopment is consistent with the purpose of the MU-1 Downtown Mixed Use district which is, in part, to encourage vertical mixed-use development in which the lower floors generally have more public uses, with private uses on the upper levels. The proposal includes first floor commercial space, with living area on upper floors. Portions of the site that are within R-3 Multi-family Residential District contain the surface parking areas and a small portion of the building. Mixed Use Developments are not permitted in the R-3 district. Accordingly, the portion of the site zoned R-3 must be rezoned to MU-1. This is required to be done prior to the lot combination.

ix.) If applicable, the proposal is consistent with officially adopted City plans and overlays.
As stated above, the proposal is consistent with the adopted Comprehensive Plan.

<u>Additional Standards:</u>
Additional standards relevant to this site are located throughout the ordinance, and include the following:

- *General requirements (154.010(A)):*
  - *Development Standards (154.010(A))*

154.010(A)(1) Lot coverage and building setback. The maximum lot coverage shall be determined by the design and development standards, including required open space/plaza areas, traffic sight distance, buffering/berming features and similar requirements of this chapter.

The MU-1 has 0 ft required front, rear and side setbacks. A 20 ft setback is required when adjoining residential districts. The proposed building would comply with these setback requirements.

154.010(A)(7) Outdoor lighting. All outdoor lighting shall be directed away from adjoining property and from the street unless globe lighting is used. Bare incandescent light bulbs shall not be permitted in view of adjacent property or the public right-of-way, except decorative holiday lights having 7.5 watts or less. No exterior lighting shall exceed 0.4 foot candles at the lot line. Yard lights shall not be closer than five feet from the property line, provided the direct source of light is not visible from the public right-of-way or adjacent residential property.

Proposed lights need to be identified in terms of their location to verify light levels at the lot line are met and that they are not directed adjoining property. A photometric plan demonstrating compliance with this standard will be required.

154.010(A)(9) Utility installations. All on site utility installations shall be placed underground.

Underground utilities are proposed.

154.010(A)(10) Grading. The moving of soil in an area in excess of 5,000 square feet or an amount in excess of 50 cubic yards requires a grading permit unless such activity is part of an approved building permit.

A grading permit is required.

154.010(A)(11) Fences and walls. Fences, walls and hedges may be erected, placed, or maintained in any yard along or adjacent to a lot line in accordance with the requirements of this section. The owner shall be responsible for properly locating all property lines before construction of any fence.

(a) All zoning districts.

i. Height and location. Fences and walls not exceeding a height of six and one-half feet may be erected anywhere on a lot, except in the required front yard where the maximum height shall not exceed three and one-half feet.

ii. Fences must be installed so that the more finished side faces the adjacent property. If the fence has posts on one side, the posts shall be placed on the inside side of the fence.

iii. Fences or walls shall comply with the vision clearance triangle requirements of § 154.010(F)(8)(a).

(b) Nonresidential or mixed-use districts.

i. Fences shall not be allowed, unless absolutely necessary for a functional reason and requires approval of the Zoning Administrator or when otherwise specifically allowed within the supplemental regulations. When allowed, only decorative fencing material shall be used such as painted wrought iron or anodized metal fencing.

The applicant has stated that fencing is proposed to the south of the property to screen the surface parking area from the residential property further south. Additional detail regarding the fence is needed to verify compliance with these standards.

154.010(A)(12) Storage of trash.

(b) Nonresidential uses. Storage of trash in a principal building or in an accessory building shall be allowed.

Refuse will be stored within the building.

154.010(A)(21) Pedestrian circulation. Sidewalks or other designated pedestrian ways shall be clearly indicated and provided for the safety of pedestrians within nonresidential and mixed-use districts.

154.010(A)(22) Sidewalks and trails. Complete plans shall be provided for proposed sidewalks and trails to serve parking, recreation and service areas within developments and to link to the city's system.

The building's primary access is located at the sidewalk along 7th Avenue. Sidewalks are provided to allow individuals access to the commercial space, secondary building access, and surface parking areas. Although the ramp to the entrance encroaches into the 7th Ave. ROW (sidewalk), the plan still maintains a 5-foot clear walking area. Sidewalks along Margaret Street will be maintained.

154.010(A)(23) Underground parking. When appropriate, buildings are encouraged to provide for inside, usually underground, parking at a ratio of at least one space per dwelling unit within mixed-use districts.

88 dwelling units are proposed, and 88 underground parking stalls are proposed.

154.010(A)(24). Bicycle storage. When appropriate, buildings are encouraged to provide for bicycle storage in the building storage room or similar place of at least a ratio of one space per dwelling unit within mixed-use districts.

The submitted floor plans identify area for bicycle parking and general storage areas.

154.010(A)(26) Loading docks. All loading docks shall be screened from view of adjacent property where abutting property is used or intended to be used for commercial or residential purposes. Access to such loading areas shall be adequate to provide proper maneuverability of the anticipated traffic, and such access shall not conflict with pedestrian circulation patterns and other uses of the property in the area. New loading docks shall be enclosed.

No loading docks are proposed.

- *Usable open space requirements.(154.010(B)):*
    - *Residential (154.010(B)(1):*
      (b) Multiple family. Each lot shall contain at least 250 square feet of usable open space shall be provided for each unit.
    - *Nonresidential (154.010(B)(2):*
      (b) Office/commercial/industrial. Each lot shall contain usable open space/plazas and shall not be less than 5% of the total lot area.

The open portions of the site not containing the building or parking area equal 31,095 s.f. A roof top terrace is 1,500 s.f. in size and the deck area is1,681 s.f equating to 34,276 s.f. useable s.f. This is 40% of the total site area of 83,951 s.f. which exceeds the 250 s.f. per unit requirement of 22,000 s.f.

154.003 Usable Open Space. A required area on a lot which is graded, developed, landscaped and equipped, intended and maintained for active and/or passive recreation, available and accessible to and usable by all persons. Such area and improvements include ground areas, terraces, balconies, decks, rooftops, outdoor swimming pools, outdoor seating areas, patio area, game area, landscaped and grassy areas, gardens, sculpture gardens, recreational facilities, pedestrian paths and trails or similar outdoor fixtures or features, and water. Public parks or plazas within 300 feet of the site may be used to meet this requirement.

- *Multifamily Dwelling requirements (154.010(D)(27)):*

154.010(D)(27)(a) Access. No access shall be located within 50 feet of a public street corner.

Vehicle access to the site is located in excess of 50 feet from the intersection of 7th Avenue and Margret Street and the intersection of Margret Street and 5th Avenue. Pedestrian access for the residences is also located in excess of 50 ft from these corners.

154.010(D)(27)(b) Drainage. Drainage shall be provided as required consistent with the city and Watershed District requirements. Any required NURP ponds shall be integrated into the overall plan and proper easement and maintenance agreements shall be provided.

Drainage plans are subject to review by the City and Watershed District as applicable. The development would utilize underground storage tanks to control stormwater runoff from the building and parking areas. Please refer to engineering comments for stormwater review.

154.010(D)(27)(c) Projecting air conditioning and heating units. Air conditioning or heating units shall not project through exterior walls or windows unless located behind a balcony and screened from view.

No window or wall AC units are shown in the plans.

154.010(D)(27)(d) Transformers. If located outside, shall be screened from view.

The site plan identifies a transformer in the parking lot. Said transformer must be screened from view.

154.010(D)(27)(e) Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where allowed, be outside and entirely screened from off-site views. For new buildings, all utilities shall be underground.

Utilities are provided via underground connections.

154.010(D)(27)(f) Compliance. No permit shall be issued allowing construction of a new building, the moving of an existing building into the city, nor shall any existing building be expanded more than 2,000 square feet or significantly structurally altered on the exterior unless it meets the requirements of this chapter and is approved.

To be determined.

- *Architectural requirements (154.010(E)):*
    - General Requirements *(154.010(E)(3))*:

      (154.010(E)(3)(a)) Equipment and service area screening. If an outdoor storage, service or loading area is visible from adjacent residential uses or an abutting public street or public walkway, it shall be screened by a decorative fence, wall or screening of plant material at least six feet in height. Fences and walls shall be architecturally compatible with the primary structure.

      There are no outdoor storage areas proposed for the mixed-use development. Service and loading areas are located at the rear of the building and not visible from the street.

(154.010(E)(3)(b)) Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where outside be entirely screened from off-site views. For new buildings, all utilities shall be underground.

The utility plan shows that the building would be served via underground connections.

(154.010(E)(3)(c)) Screening of rooftop equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

No rooftop equipment is shown. If screening is required to screen rooftop equipment a submittal would be required to demonstrate that the criteria below are being met:

(154.010(E)(3)(c)i). The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half times its height from any primary façade fronting a public street.

A. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

B. Screening shall be constructed to a height of at least one foot above the height of the equipment.

ii. Exterior. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.

Building elevations and roof plans were not provided. The Zoning Ordinance requires that equipment be screened from view.

(154.010(E)(3)(e)) Pedestrian ways. Buildings shall be designed with proper provision and orientation for a pedestrian system to serve and link development.

The proposed building includes an entryway directly onto the sidewalk along 7th Avenue. Curvilinear sidewalks provide connections from the pedestrian way to the commercial space and secondary resident accesses.

(154.010(E)(3)(f)) Pedestrian-oriented design. Building designs are encouraged to make the street enjoyable, visually interesting and comfortable. Individual buildings should be integrated with the streetscape to bring activity in the building in direct contact with the people on the street.

The proposed building creates an edge along the 7th Street corridor. Landscaping and the building's design features breakup the building's façade and create visual interest for pedestrians. Storefront architecture and well-defined entrances create an appropriate relationship between the building and people on the street.

The proposed ramp (and a portion of the stairs) to the 7th Ave. residential entrance is located within the right-of-way. A five-foot clear walking pathway is maintained between the edge of the ramp/stairs and the curb. The ramp satisfies the City's desire to have accessible entrances in the downtown area, while also allowing residences to maintain some separation from the street.

(154.010(E)(3)(g)) Protection of views. Buildings shall be designed and oriented so as not to detract from one another or to unduly restrict views to open spaces, plazas and vistas.

The proposed building does not obstruct or distract from views to open spaces.

- *Nonresidential and mixed-use buildings (154.010(E)(4)(d).* The following standards are applicable to this redevelopment proposal:

  (154.010(E)(4)(d)(i) Primary building entrances on all new buildings are encouraged to be oriented to the primary abutting public street. The entrance shall have a functional door. Additional secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are required.

  The primary entrance for the proposed building is oriented towards 7th Avenue with a secondary entrance for the commercial space at the corner of 7th Ave and Margaret Street as is required.

  (154.010(E)(4)(d)(ii) Façade articulation. Consistent with the design of traditional storefront buildings, new buildings of more than 40 feet in width shall be divided into smaller increments, through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.

  A. Façade modulation. Stepping back or extending forward a portion of the façade.
  B. Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).
  C. Division into storefronts, with separate display windows and entrances.
  D. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
  E. Arcades, awnings, and window bays at intervals equal to the articulation interval.

  Recessed patios, windows, material changes, and building recesses breakup the horizontal plane of the building. Awnings define the building entrances, and along with material changes create vertical building articulation. The first floor commercial space is defined by storefront design features.

(154.010(E)(4)(d)(iii) Design of street-facing facades. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.

The building design does not include any blank walls.

(154.010(E)(4)(d)(iv) Door and/or window openings.
a. For all buildings.
1. *Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas of the building.*
2. *Displays may be placed within windows. Equipment within buildings shall be placed a minimum of five feet behind windows. To preserve views, within three feet of any window, not more than 30% of the view through the windows shall be blocked by merchandise, displays, shelving, or other obstructions.*
3. *Window shape, size and patterns shall emphasize the intended organization of the façade and the definition of the building.*

It is assumed that the proposed windows are adequately transparent. The shape, size, and patterns of the proposed windows are appropriate for the building.

(154.010(E)(4)(d)(v) Compatibility with Traditional Buildings. New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar façade divisions, roof lines, rhythm, proportions of openings, building materials, and colors. Historic architectural styles are encouraged, but need not be replicated.

The primary materiality of the building façade appears to be brick, which is consistent and compatible with surrounding buildings.

(154.010(E)(4)(d)(vi) Building Alignment. Buildings shall be aligned with facades parallel with the street to create a well-defined street edge.

The proposed building is aligned with the edge of 7th Avenue creating a pedestrian scale environment along this major corridor within the City.

(154.010(E)(4)(d)(vii) Building Articulation. Buildings shall have horizontal and vertical articulation, which may include dormers, cornice detailing, recesses and projections, step-backs of upper stories, changes in roof types

and planes, building materials, and window patterns. The base of a building shall relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.

The building design includes a well-defined cornice feature that caps the building. Recessed patios, windows, material changes, and building recesses breakup the horizontal plane of the building. Awnings define the building entrances, and along with material changes create vertical building articulation.

(154.010(E)(4)(d)(viii) Ground-Floor Residential Uses. Where present, ground-floor residential uses fronting a public street or walkway may be separated from the street by landscaping, steps, porches, grade changes, and low ornamental fences or walls in order to create a private yard between the sidewalk and the front door.

Proposed ground floor residential units are separated from the sidewalk via landscaping and recessed patios creating private space for residents.

- *MU-1 District*. *the following shall apply to non-residential and mixed use buildings in the MU-1 district 154.010(E)(4)(e).*

  154.010(E)(4)(e)(i) New construction. Maintain the scale and character of present buildings. New structures shall provide height, massing, setbacks, materials, and rhythm compatibility to surrounding structures, streetscape and signing system.

  The proposed mixed-use building is consistent with existing buildings in the surrounding area. The scale of the proposed buildings meets the intent of the Downtown Design Manual, which states a desire for 3-story buildings.

  154.010(E)(4)(e)(vi).Ground Floor. The overall look at the ground floor should be a "store front" appearance.

  Storefront articulation is provided at the corner of the building containing the commercial space.

  154.010(E)(4)(e)(viii) Awnings. Awnings add color and shade to a building facade as well as provide an area for signage. Only awnings which complement the building shape and color will be permitted.

  Entrances to the building feature architectural awnings that are integrated into the design of the building.

154.010(E)(4)(e)(ix) Facade Openings. The size and proportion of windows and door openings (fenestration) of an infill building should be similar to those on the adjacent facades.

The size and pattern of window and door openings are consistent with buildings in the vicinity.

154.010(E)(4)(e)(xii). Lighting. Lighting adds special character to the downtown's nighttime appearance. It can illuminate building entrances, pedestrian walkways, advertising or floodlight special buildings.

> *A. A coordinated lighting plan shall be submitted for review with building plans. Lighting fixtures shall be concealed or integrated into the overall design of the project. Colored lighting should be added to achieve harmony with downtown street lighting.*

Light fixture cut sheets were provided by the applicant. The proposed fixtures are consistent with the architecture of the building, however their locations were not identified.

154.010(E)(4)(e)(xiii)Exterior Surfaces. The use of decorative surface treatments for walkways, entrances, and patios shall be a design feature of the building.

Concrete walkways and patios are proposed and arranged in a manner that creates visual interest.

154.010(E)(4)(e)(xiv)Building Materials. In all districts, buildings and structures must comply with the following:

a. *Nonresidential Buildings and Mixed-Use Buildings. These buildings shall be constructed of durable, high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front façade.*

Building material details have not been provided. The elevations appear to show more than 50% brick, and nearly 100% brick on the first floor. Other materials appear to be EIFS or metal. Additional information will be provided in the addendum to this report.

- *Landscaping and screening (154.010(F))*:

  154.010(F)(2)(b) The following requirement shall be enforced with the exception of when the review authority determines that the amount and/or locations of plantings pose a risk of overcrowding of plant materials.

154.010(F)(3) Tree Requirements. The minimum number of trees of any given site shall be as follows:

> *Townhouse and Multiple Family Uses. Residential structures containing two (2) or more units shall contain as a minimum: one (1) tree per dwelling unit.*

As a mixed use development, the proposal would not be subject to the above noted tree requirement.

154.010(F)(4) Landscape Coverage. All residential district properties are encouraged to have diversified landscaping in addition to the landscaping required in setback areas for free-standing, detached structures. All landscaped areas are encouraged to be developed with live deciduous and coniferous plants, grass, trees, and shrubs which provide a variety of color, texture, height, and forms consistent with the needs of the site and other elements of the plan. The landscaped areas may contain, but not limited to, some decorative stones, wood, patio blocks, sculptures, and other appropriate ornamental features. Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. The following zoning classifications will have the following percentage of the lot landscaped:

d.) MU-1 District. Landscaping treatment shall be provided to enhance architectural features, strengthen vistas, screen utility areas, and enhance streetscape treatments. Where possible, a minimum of two percent (2%) of the site may provide for diversified landscaping that allows infiltration of stormwater. Screening shall be provided and established to protect and screen abutting residential districts

154.010(F)(6) Interior Parking Landscaping. The following standards apply to those lots with seven or more spaces:

a. A planting island with a minimum of one (1) tree shall be installed for every twelve (12) parking spaces.

b. The primary plant material shall be shade trees with at least one (1) deciduous canopy tree for every 200 square feet of required landscaped area.

154.010(F)(7) Screening. Screening shall be provided along the side and rear of property boundaries between commercial, mixed-use, or industrial districts and residential districts.

Screening shall consist of:

(a) A solid wall, solid fence, or hedge with year-round foliage six and one-half feet in height, except that within the front yard setback, screening shall not exceed three and one-half feet.

(b) Height of the screening shall be measured from natural or approved grade.

(c) Berms and retaining walls shall not be used to increase grade relative to screening height.

154.010(F)(8). Traffic visibility. In order to provide a clear view of intersecting streets to motorists, a triangular area of clear vision formed by the two intersecting streets and *driveways and a line connecting said centerlines, shall be kept clear of visual obstruction, as specified below.*

(a) Within any vision clearance triangle, screening, plantings, walls, fences or other obstructions are not permitted between a height of 30 inches and ten feet above the curb level, with the exception of fences with a maximum of three feet in height and at least two-thirds open to vision.

(b) Where two streets intersect, the line shall extend a minimum of 40 feet from the intersection of the two street property lines.

(c) At the intersection of a private drive or alley with a street, the line shall extend a minimum of ten feet from the intersection of the street and alley or drive property lines.

154.010(F)(9). Drainage, access & utility easements.

(a) No landscape material other than grass, or retaining walls, shall be placed within a drainage, access or utility easement. Rock or riprap may be allowed upon review and approval by the Zoning Administrator provided the proposed material does not interfere with drainage, access or utilities.

(b) The city or utility companies may clear any plantings or retaining walls positioned within an easement, access or utility easement. The city is not liable for any damage to plantings or retaining walls constructed within the city's easement.

154.010(F)(10). Maintenance.

(a) Responsibility. Maintenance shall be the responsibility of the individual property owner.

The proposed landscaping plan includes 17,950 sf. of sodded area, 9,500 sf. Of other landscaped area (shrubs, ornamental and deciduous trees) for a total of 27,450 sf. of landscaped area. This constitutes approximately 33% of the total site area, far exceeding the requirement of 2% landscaped area.

The parking lot does not include landscaped islands, but there are deciduous trees located in appropriate locations surrounding the lot. Significant areas of landscaping are located in the courtyard along Margaret St. The applicant indicates that a fence will be installed to the south of the surface parking area to provide screening for the adjoining dwellings.

Landscaping at the intersection of 7th Avenue and Margret St will need to be maintained such that the visibility is maintained. The proposed landscaping would not cause a vision issue from the new access along Margaret Street. No drainage or utility easements are identified on the certificate of survey provided by the applicant.

- *Parking (154.010(J)):*

  *(154.010(J)(*3)). General Standards:

  The Parking requirement based on Table 9 requires 2 stalls per unit for residential uses over commercial space. However, directly below this line it lists requirements per unit type which would equate to 132 stalls (21 Studio units = 26 stalls; 53 1-bedroom units =

78; 14 2-bedroom units = 28). It is not evident from the layout of the table which requirement would apply. Neither of these calculations account for future commercial uses. General Retail equates to 3.5 stalls per thousand gross s.f. of floor area or in this case 11 stalls for the 3,050 s.f. of commercial space shown on the floor plan. The proposal provides 87 underground stalls and 52 surface stalls for a total of 139. On-street parking stalls and municipal shared parking facilities are also located in close proximity.

Area	Required	Proposed
Residential (88 units)	132 or 176 (depending on interpretation of the table)	135
Commercial (3,050)	3.5 stalls	4
TOTAL	136 or 180	139

It is staff's interpretation that the required parking is per the breakdown of unit type in Table 9 of the zoning ordinance. Therefore, staff's recommendation is that the parking requirement has been satisfied.

154.010(J)(3)(d) Buffer fences and planting screens. Off-street parking and loading areas near or adjoining residence districts shall be screened by a buffer fence of adequate design or a planted buffer screen; plans of such screen or fence shall be submitted for approval as part of the required site plan, and such fence or landscaping shall be installed as part of the initial construction.

The Applicant has stated that a fence to provide screening of the surface parking area will be provided along the south property line. Details on the fencing will need to be submitted.

154.010(J)(3)(e)Access.

i. Parking and loading space shall have proper access from a public right-of-way as determined by the Zoning Administrator.

ii. The number and width of access drives shall be so located as to minimize traffic congestion and traffic hazard.

Drive lane widths at a minimum of 24' are provided as required. The site plan indicates vehicular access to the building will be provide from a driveway off of Margaret Street with a secondary access from the alley.

154.010(J)(10)(b) MU-1. Location of curb cuts so that no cuts exist closer to an intersection than 30 feet from the point of intersection of the setback lines adjacent to intersecting streets.

Curb cuts are located in excess of 30 feet from intersection of Margret Street and 5th Avenue.

(h) Yards. Off-street parking and loading facilities shall be subject to the front yard, side yard, and rear yard regulations for the use district in which the parking is located, except in the MU-1, MU-2, and MU-3 Districts, yard setbacks may be reduced if a substantial landscape setback is provided having a width meeting at least the minimum specified.

The applicant is proposing a screening fence where the surface parking lot conflicts with the 20 ft side yard setback between mixed use facilities and residential zones.

- *Signage (154.011):*
  Signage plans were not submitted by the applicant, all signage shall comply with Zoning Ordinance requirements. The applicant or property owner must obtain permits prior to installation.

<u>Engineering Comments:</u>

1. The sanitary sewer and water main layout are generally acceptable. Detailed plans construction plans will be required prior to issuance of a permit.
2. Show any necessary utility easements within the property and for the proposed sanitary sewer main south along the southern property line.
3. The applicant is responsible for obtaining all necessary permits for the project from both the City and applicable outside agencies.
4. Revise note 10 on sheet C400, if necessary, to address private service locations. The utility services will be private from the building to the property line unless otherwise determined by the City.
5. City standard plates should be included where applicable.

Stormwater:

<u>General</u>

1. A Ramsey Washington Metro Watershed District permit will be required and should be submitted to the City prior to issuance of any City permits.
2. A SWPPP and erosion control plan must be submitted to the City for review.
3. An operations and maintenance plan for the proposed stormwater treatment system must be submitted to the City.
4. Storm sewer calculations and a catch basin drainage area map are required to confirm that the storm sewer is sized to handle the 10-year storm event.

<u>Plans</u>

1. Based on the inverts on the proposed plan, it appears the storm sewer entering the underground vault at STMH 201 (961.27) is two feet below the outlet pipe at STMH 105 (963.50). The inlet is also below the modeled bottom of the underground vault (bottom of the vault is being modeled at 962). With the proposed storm sewer configurations, the storm sewer routed to the underground vault will fill completely with water before any water will discharge out of the underground vault. Applicant should review the storm sewer and update as needed.

2. Please clarify where the trench drain will be routed. Applicant should provide anticipated 100-yr flow rates to the trench drain and the proposed inlet capacity in order for the City to verify that excess runoff does not overtop the trench drain and enter the sanitary sewer.
3. Please provide information on how CB 501 is being tied into the underground vault system.
4. Details on the storm vaults should be included in future submittals. Details should include dimensions, vault elevations and inlet and outlet pipe invert elevations.
5. Applicant to clarify what pipe material is proposed for the 9" storm sewer outlet for underground vault 2. If RCP is not being proposed, it is recommended the pipe be upsized to a 12" RCP and an orifice be placed at structure STMH 701 if needed for rate control.
6. There is an existing connection to the existing storm structure on Margaret Street North coming from the east that is not currently shown on the plans. Applicant to show the existing storm sewer in future plans.
7. City standard plates should be included where applicable.

<u>HydroCAD Model</u>

1. From the modeling provided, the peak elevation for the underground vault 1 is a 966.89 in the 100-year event. The rim elevations for CBMH 204 (965.00) and CBMH 203 (965.50) are both below the peak elevation of the vault system. Applicant to provide information on how the water backing up in the storm sewer and spilling out of the structures is going to be handled and how it will be kept from running down the ramp and into the underground parking system.
2. It is unclear if it's the applicant's intent to infiltrate onsite. Site soil borings indicate D soils which are not conducive to infiltration. In addition, the Phase 1 Environmental Site Assessment performed for the site indicates that contamination is present at the site. Infiltration will not be allowed for this site. Applicant should clarify how they intend to meet watershed volume control requirements.

RECOMMENDED ACTION

At their regular meeting on July 18, 2019 the Planning Commission held a public hearing on this request; no comment from the public was provided. The Planning Commission unanimously recommended approval of the PUD request based on the findings in this report.

The project was also reviewed by the Design Review Commission on 7/11/19; the design review report is attached. The DRC also recommended approval, with the condition that the applicant return to their August meeting with samples of building materials and more information on the method for application.

The Planning Commission and staff approval recommendation was conditioned on the following:

1. The 5th Avenue East right of way and a portion of the alley right of way/easement must be vacated, including any public utility easements. The applicant has stated intent to apply for this vacation, which will include a separate public hearing.

2. The applicant shall combine the existing lots and vacated area into a single parcel.
3. The portions of the site currently zoned R-3 shall be rezoned to MU-1.
4. Revisions to the grading, erosion control and storm water plan upon receipt of the storm water management plan as required by the City Engineer.
5. The applicant shall provide plan and profile information for proposed sanitary sewer, water main and storm sewer. Include pipe type, size and construction details.
6. The applicant shall provide a plan for removal of existing utilities.
7. The applicant must provide detail for how the easement area will be restored where the proposed sanitary sewer main along the south property line is located. Additionally, the applicant shall provide a paved maintenance access.
8. A revised plan showing delineated areas of bicycle storage/parking meeting the minimum requirements of the Zoning Ordinance
9. Roof-mounted mechanicals or equipment shall be screened pursuant to the Zoning Ordnance standards. If screening is used a revised plan must show how said screening is achieved.
10. Fencing details shall be provided for the proposed screening fence south of the surface parking stalls.
11. Exterior lighting shall comply with the exterior lighting standards of the Zoning Ordinance.
12. Landscaping at the intersection of 7th Avenue and Margret St shall be maintained such that the visibility is provided in accordance with the Zoning Ordinance.
13. Exterior transformers must be adequately screened by the Zoning Ordinance requirement.
14. All signage shall comply with Zoning Ordinance requirements and the applicant or property owner shall obtain permits prior to installation.
15. Confirmation of landscaped area shall be provided to verify at least 2% lot coverage

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2019-xxx

RESOLUTION APPROVING A SITE PLAN FOR A MIXED USE DEVELOPMENT ON THE PROPERTY AT THE SOUTHWEST CORNER OF MARGARET ST. AND 7TH AVE E.

WHEREAS, the City of North St. Paul ("City") has received a Site Plan application from Jim Winkels, North St. Paul Land & Development LLC, 6121 Baker Rd., Suite 101, Minnetonka, MN 55345, and;

WHEREAS, the proposed site plan is attached in Exhibit A, and;

WHEREAS, the applicants are requesting approval of a site plan for a mixed-use building including 88 apartment units and approximately 3,050 sf. of commercial space, and;

WHEREAS, the proposed site plan meets the requirements of City Code Chapter 154 Section 154.004 (H), the MU-1 Downtown Mixed Use District and the R-3 Multi-Family Residential District and;

WHEREAS, the Planning Commission has reviewed this request and recommends the City Council approve Site Plan as stated in staff's report and related minutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, the request Site Plan Approval as shown in attached Exhibit A is hereby approved according to the plans reviewed by the Planning Commission and City Council.

NOW, THEREFORE , LET IT BE FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, the plat is approved with the following conditions:

1. The 5th Avenue East right of way and a portion of the alley right of way/easement must be vacated, including any public utility easements. The applicant has stated intent to apply for this vacation, which will include a separate public hearing.
2. The applicant shall combine the existing lots and vacated area into a single parcel.
3. The portions of the site currently zoned R-3 shall be rezoned to MU-1.
4. Revisions to the grading, erosion control and storm water plan upon receipt of the storm water management plan as required by the City Engineer.
5. The applicant shall provide plan and profile information for proposed sanitary sewer, water main and storm sewer. Include pipe type, size and construction details.

6. The applicant shall provide a plan for removal of existing utilities.
7. The applicant must provide detail for how the easement area will be restored where the proposed sanitary sewer main along the south property line is located. Additionally, the applicant shall provide a paved maintenance access.
8. A revised plan showing delineated areas of bicycle storage/parking meeting the minimum requirements of the Zoning Ordinance
9. Roof-mounted mechanicals or equipment shall be screened pursuant to the Zoning Ordnance standards. If screening is used a revised plan must show how said screening is achieved.
10. Fencing details shall be provided for the proposed screening fence south of the surface parking stalls.
11. Exterior lighting shall comply with the exterior lighting standards of the Zoning Ordinance.
12. Landscaping at the intersection of 7th Avenue and Margret St shall be maintained such that the visibility is provided in accordance with the Zoning Ordinance.
13. Exterior transformers must be adequately screened by the Zoning Ordinance requirement.
14. All signage shall comply with Zoning Ordinance requirements and the applicant or property owner shall obtain permits prior to installation.
15. Confirmation of landscaped area shall be provided to verify at least 2% lot coverage

ADOPTED this 30th day of July 2019.

Motion by Council Member
Second by Council Member

Voting: Aye: Council Member
Council Member
Council Member
Council Member
Mayor Furlong
Nay: None
Abstain: None
Absent: None

Terry Furlong, Mayor

Attest: ______________________________
Scott Duddeck, City Manager

MEMORANDUM

Date: 7/11/2019
To: Design Review Commission Members
From: Erin Perdu, AICP, City Planner
Re: Design Review for Old City Hall Site Redevelopment

BACKGROUND

Jim Winkers on behalf of North Saint Paul Land & Development LLC is requesting Site Plan Approval to allow for a mixed-use redevelopment of the old City Hall Site. The subject site is located at the intersection of 7th Avenue and Margaret Street. The new building will include 87 multi-family residential apartment units and 3,000 square feet of retail space. The unit mix includes studio (11 units), one bedroom (47 units), and two bedroom (29 units). The proposed building will be three-stories, with structured below-grade parking as well as surface parking to the rear.

Figure 1: Area Map

Design Review

The Design Review process is intended to ensure the implementation and vision of the Comprehensive Plan, Architectural Requirements section of the Zoning Code and the Downtown Design Manual for properties located in the MU-1 Downtown Mixed-Use District. Design Review is intended to assist in offering solutions which are flexible, allowing participants to work in cooperation with the Design Review Commission to arrive at a design which protects the integrity of the MU-1 Downtown Mixed-Use District and is harmonious with the desired character of the Downtown. Staff comments on each of the relevant review criteria follow.

Height. The appropriate height of buildings in the downtown area is 2-3 stories to create a sense of enclosure in the downtown and yet still be at a pedestrian-friendly scale. The proposed building is 3 stories and approximately 35 feet in height.

Streetscape Elements and Materials Palette:

- Standard: When a renovation, redevelopment, or new construction damages existing public streetscape elements, those elements must be replaced with approved North St. Paul streetscape elements.
- Guideline: When making improvements to private property that connects with the public domain, including the addition of bike racks, trash receptacles, parking structures, fences, or benches, property owners should match approved North St. Paul styles whenever possible.
- The proposed redevelopment does not include any of the above elements

Building Orientation and Setbacks:

- Standard: Infill buildings shall be built flush to the sidewalk and flush to adjacent buildings. No side setbacks are allowed unless next to a public pedestrian way or residential district where setback is required. If the property owner applies for a variance, special provision for signage and architectural structure contiguous with the streetwall (such as a brick planter or seat wall) must be part of the design. Furthermore, the design and specified use must contribute to the activity of the street and meet all other design criteria. For example, the plan must still have a clearly identifiable entrance and pedestrian-oriented design.
- Guideline: Buildings should be built flush to the sidewalk and flush with adjacent buildings.
- The proposed building is virtually flush with the sidewalk, separated only by a row of shrubs and landscaping. The front of the building is setback a distance consistent with neighboring structures. Buildings to the east of the proposed buildings will be demolished; buildings to the west are separated by a driveway, parking lot and retaining wall.

Building Orientation – Entrances:

- Standard: All buildings on 7th Avenue must have a clearly marked 7th Avenue entrance opening flush to the sidewalk. The primary entrance to a business in the Downtown Design District must be at grade with the sidewalk and there shall be visibly and functionally clear access. Entrances must be ADA compliant where required. If the building is on a corner, a corner access is allowed provided it is clearly marked.

- Guideline: If your building is on 7th Avenue, there should be a clearly identified primary entrance for your business opening directly onto 7th Avenue. If there is opportunity for a secondary entrance to open onto a secondary street, it should not have the same prominence as the primary entrance
- The proposed structure includes a residential entrance on 7th Avenue and a prominent entrance for the commercial/café space at the corner of Margaret and 7th. The corner entrance is at-grade and the site plan shows a handicap ramp at the residential entrance.

Landscaping and Impervious Surface

- Standard: Parking lots shall have landscaping, including berming where appropriate, along the outside edge. Parking bays shall, wherever appropriate, have landscaped islands. Parking of more than 20 cars in a row shall be broken up by a landscaped island or a landscape feature having a width of at least eight feet and a depth of at least 15 feet. A minimum of 2% of the gross lot size of infill development must provide for landscaping that allows infiltration of storm water
- Guideline: The use of flower boxes, large flower pots, and public landscape areas in Downtown is encouraged. Surface parking lots should consider avoiding use of curbs to direct storm water; instead, consider the use of vegetated filter strips at the edge of the lot, rain gardens in below grade median islands, and porous pavements with infiltration beds below the parking surface. Landscaping can be used to mitigate impervious surfaces like parking lots and to enhance the pedestrian realm
- The proposed landscaping plan includes more than 2% of the gross lot size in a variety of pervious landscaping (sod, shrubs, ornamental and deciduous trees). The parking lot does not include landscaped islands, but there are deciduous trees located in appropriate locations surrounding the lot. Significant areas of landscaping are located in the courtyard along Margaret St. Curb and gutter is shown around all parking lot areas.

Parking Lots

- Standard: If parking structures are built, they must be designed to avoid blank concrete facades where visible to the public. The same materials standard that applies to building facades applies to parking structures (ie., 50% brick facade adjacent to public right-of-ways.) Entrance to parking lots between buildings and behind buildings must be provided from streets other than 7th Avenue. No private parking lot entrance drives are allowed to cross the sidewalk on 7th Avenue; however, one entrance per block is allowed for municipal lots.
- Guideline: When undertaking an infill development project, underground parking and/or parking ramp structures should be considered over surface parking lots.
- The site plan includes a parking lot located at the rear of the site, connected to a municipal lot to the west. No parking structures are proposed. One entrance to the lot is located off Margaret St. and a connection to the adjacent alley is provided.

Parking Lot Screening

- Standard: Surface parking lots must be screened from the public street and sidewalk by decorative fences and plantings, or brick planters with cement caps with plantings.
- Guideline: Seatwall planters with plantings are the recommended screening structure.

- The parking lot is screened from 7th Ave. by the building and only the entrance and one double row of parking is visible from Margaret. Two deciduous trees are placed on either side of the entrance to help screen the parking spaces.

Mechanical Equipment: No information on the location of mechanical equipment or utility areas has been provided.

Outdoor Seating:

- Standard: Food service establishments may only use public space directly in front of or directly to the side of their storefront and must not encroach on neighboring storefronts or properties (a one foot buffer at the property line must be maintained.) At corners, and in other areas where traffic is not buffered by parking, seating must maintain a six foot distance from the curb, and again, planters are recommended within the buffer zone. Umbrellas and other such objects that may impair sight-lines at corners must be set back 15 feet from the corner. Dining areas must be defined by an ADA compliant temporary railing at the border, must be visible to pedestrians, and must maintain six feet of clearance for pedestrian passage on the sidewalk. The sixfoot “clear zone” shall be designated by the city.
- Guideline: Restaurants or food service establishments in Downtown are encouraged to set up outdoor dining areas.
- An area for outdoor seating is provided at the corner of Margaret and 7th. Dimensions and specifications for the area have not been provided. The area does not abut any on-street parking areas as it is buffered by landscaping and a sidewalk.

Mixed Use:

- Standard: The street-level floor of all buildings in the Downtown Design District must contribute to an active streetscape. Examples of active uses include: retail, entertainment, or service-oriented uses. Housing and non-service office space is not allowed on the ground floor
- Guideline: Housing and office space on the second story or above is encouraged in Downtown buildings. Uses should be mixed vertically within buildings and horizontally from building to building.
- The proposed building includes retail/café space on the first level, at the key corner of 7th and Margaret. While there are residential units located on the first floor, much of the 7th Ave. frontage includes common areas within the building (fitness, yoga studio, and office space).

Proportion and Rhythm:

- Standard: No building may exceed three stories or 40 feet in height, whichever is less. No building may be constructed less than two stories. No building may be more than 24 feet higher (or two stories, whichever is less,) than the building directly adjacent to it. Although the overall width of a building may be greater, bay width is a maximum of 25 feet.
- Guideline: The proportion of infill buildings should be sympathetic to the proportion of the buildings adjacent to them, to the street width, and to the human scale.

- The proposed building is 3-stories and 35 feet in height. The only building that will remain adjacent to the proposed mixed use building is more than 2-stories in height. Bay width dimensions have not been provided.

Height:

- Standard: The heights of new buildings shall contribute to the desired character of Downtown. The height of new buildings shall enhance the small-town atmosphere and contribute to economic welfare of the district, therefore, no building may be less than two stories or 22 feet, whichever is greater. Maximum building height is three stories or 40 feet, whichever is less. No building may be greater than 24 feet higher than an adjacent building.
- Guideline: The optimum building height in Downtown is a two or three-story with a two or three-foot parapet. Construction of three story buildings is encouraged.
- The proposed building is 3-stories and 35 feet in height.

Width of Façade on 7th Ave. and Margaret St.

- Standard: A single building façade shall not be greater than 75 feet in width/length on Margaret St. or 7th Avenue E. If a building is greater than 25 feet in width, there must be bays established every 25 feet and no two adjacent bays may be blank walls.
- Guideline: Infill development should consider the existing rhythm of the streetwall which is determined by building width. The ideal width of an infill development should be 25 feet wide to preserve the character of Downtown North St. Paul.
- The dimensions of the proposed bays have not been provided. From the elevations, it appears that they are the appropriate width to create visual interest. There are no blank walls proposed on any façade.

Façade:

- Standard: The design of the building and material choice must take into account the view of the building from abutting streets and from other land uses. Fifty percent (50%) of the building material must be brick. Trim and architectural detail must be constructed of natural stone, a secondary brick material, annodized aluminum or similar metals. Painted wood is limited to trim. Unacceptable facades are those using wood, veneer siding, efface, synthetic or stamped veneers or shiny materials (example: unpainted metal or chrome, polished stone, shiny plastics, etc.) Metals may only be used as an accent material if appropriately integrated into the overall building design and in the case of wood, not subject to damage caused by heavy use or exposure.
- Guideline: Except for fenestration, architectural detail, and trim work, the façade of new structures should be constructed of 100% brick. Trim and architectural detail should be constructed of natural stone, annodized aluminum or similar metals. All publicly visible facades should be of 100% brick including side walls adjacent to pedestrian walkways or rear approaches visible to a pedestrian.
- Building material details have not been provided. The elevations appear to show more than 50% brick, and nearly 100% brick on the first floor. Other materials appear to be EIFS or metal.

Façade Fenestration – Windows:

- Standard: Buildings must be comprised of 70% transparent window material on ground-level facades facing streets and there must be a minimum of 40% on second or third-story levels. The window must be made of glass and the glass must be clearly transparent.
- Guideline: Transparent storefronts are desirable and encouraged. It is best if you can see all the way into the interior of the store
- The retail space on the building is comprised of what appears to be approximately 70% transparent window material. Appropriate areas of windows are located along the 7^{th} Ave. residential units.

Façade Fenestration – Doors

- Standard: Primary entrances must allow visibility through the door a minimum of six feet. Seventy (70%) of the door size must be transparent glass and not be curtained. All doors on 7th Avenue and Margaret St. must be of a commercial grade. ADA access must be provided where required. Windows in doors must be made of glass and the glass must be clearly transparent. Colored, tinted, opaque, smoked, or reflective glass is not allowed.
- Guideline: Doors comprised of 70% or greater glass with visibility through the door six feet into the interior of the business space are encouraged
- Doors are shown with nearly 100% glass. It is assumed that the glass is transparent, but information on transparency has not been provided.

Color:

- Standard: none
- Guideline: Use complimentary colors. If you do choose a muted color like beige or a pastel, consider pairing it with one and preferably two accent colors for the trim.
- The majority façade material color is red brick; there is also white and grey shown on the elevation.

Rooflines and Parapets:

- Standard: Infill buildings shall be flat or gently pitched and hidden behind flat parapet walls. Roof edges must be related in size and proportion to adjacent buildings. Infill buildings shall include extended parapets and architecturally detailed cornices to create a distinct edge when viewed against the sky.
- Guideline: Differentiating the roofline of one building from another is encouraged.
- The proposed elevation shows a flat roof, a flat parapet, and a decorative cornice around the corner at 7^{th} and Margaret.

Architectural Materials

- Standard: With the exception of fenestration, architectural detail, and trim work, all facades that are visible to the pedestrian shall be comprised of at least 50% brick material. A complimentary brick, block (but not concrete,) painted wood, anodized metal or natural stone must be used as trim work, accent material, and/or architectural detail. If wood is used, it must be weatherproofed and not subject to damage caused by heavy use or exposure. Wood must be limited to trim and cornice work and must be maintained. Examples of unmaintained wooden structure includes flaking or peeling paint, faded stain, rotted areas, or cracked or broken areas. Unacceptable facade materials are those using unsustainable or imprinted veneers; synthetic, or shiny materials (example: unpainted metal, polished stone, shiny plastics, efface, etc.).

- See “Façade” for discussion of building materials

<u>Action:</u>
The Design Review Commission is asked to provide comments and a recommendation on the Old City Hall Redevelopment to the Planning Commission.

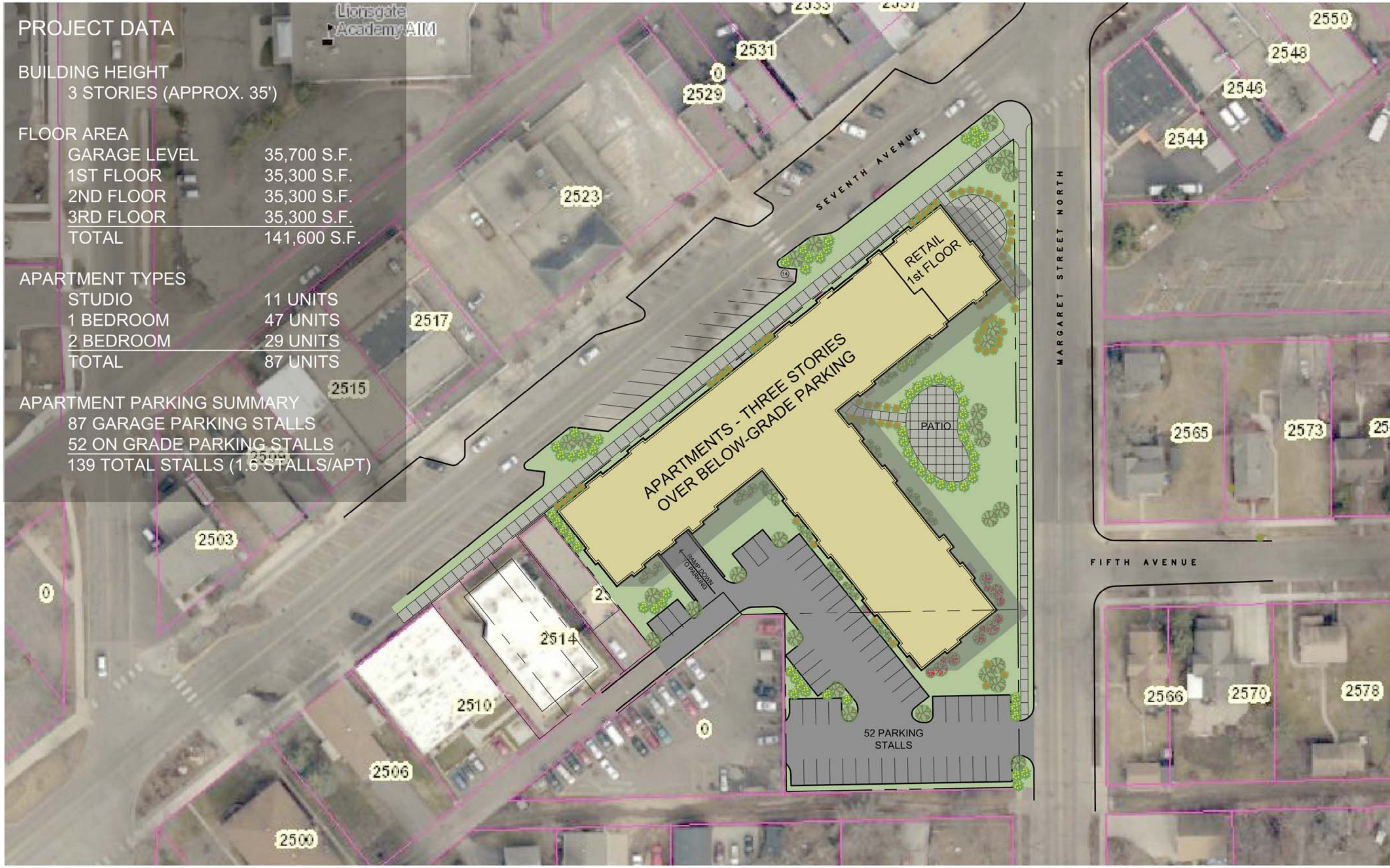
AMCON

North St Paul Apartments

PERSPECTIVE VIEW

Seventh Avenue & Margaret Street North, North St Paul, Minnesota 55109

June 22, 2018



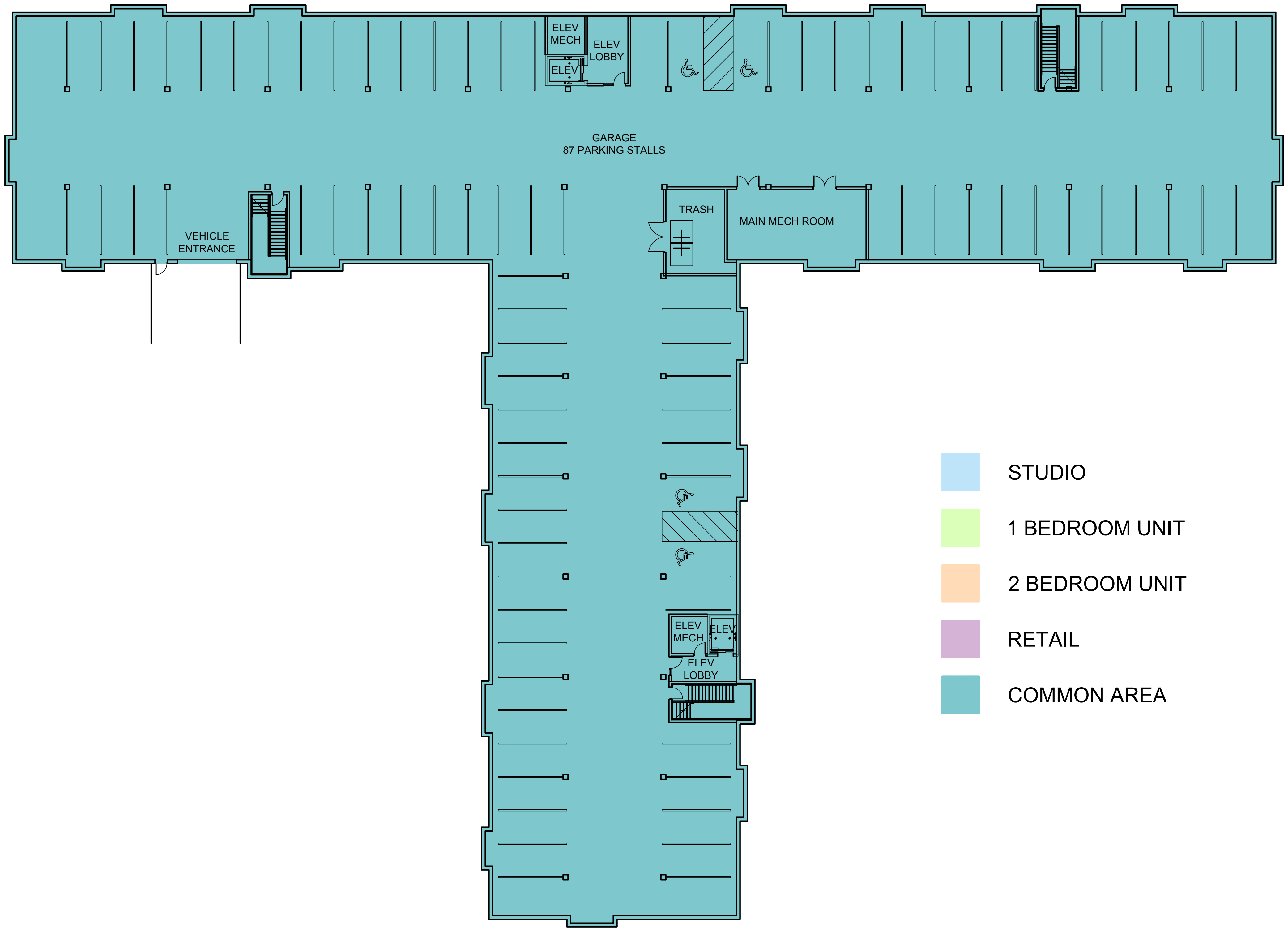
North St Paul Apartments

AMCON

SITE PLAN

Seventh Avenue & Margaret Street North, North St Paul, Minnesota 55109

June 22, 2018



AMCON

North St Paul Apartments

Seventh Avenue & Margaret Street North, North St Paul, Minnesota 55109

GARAGE PLAN

June 22, 2018

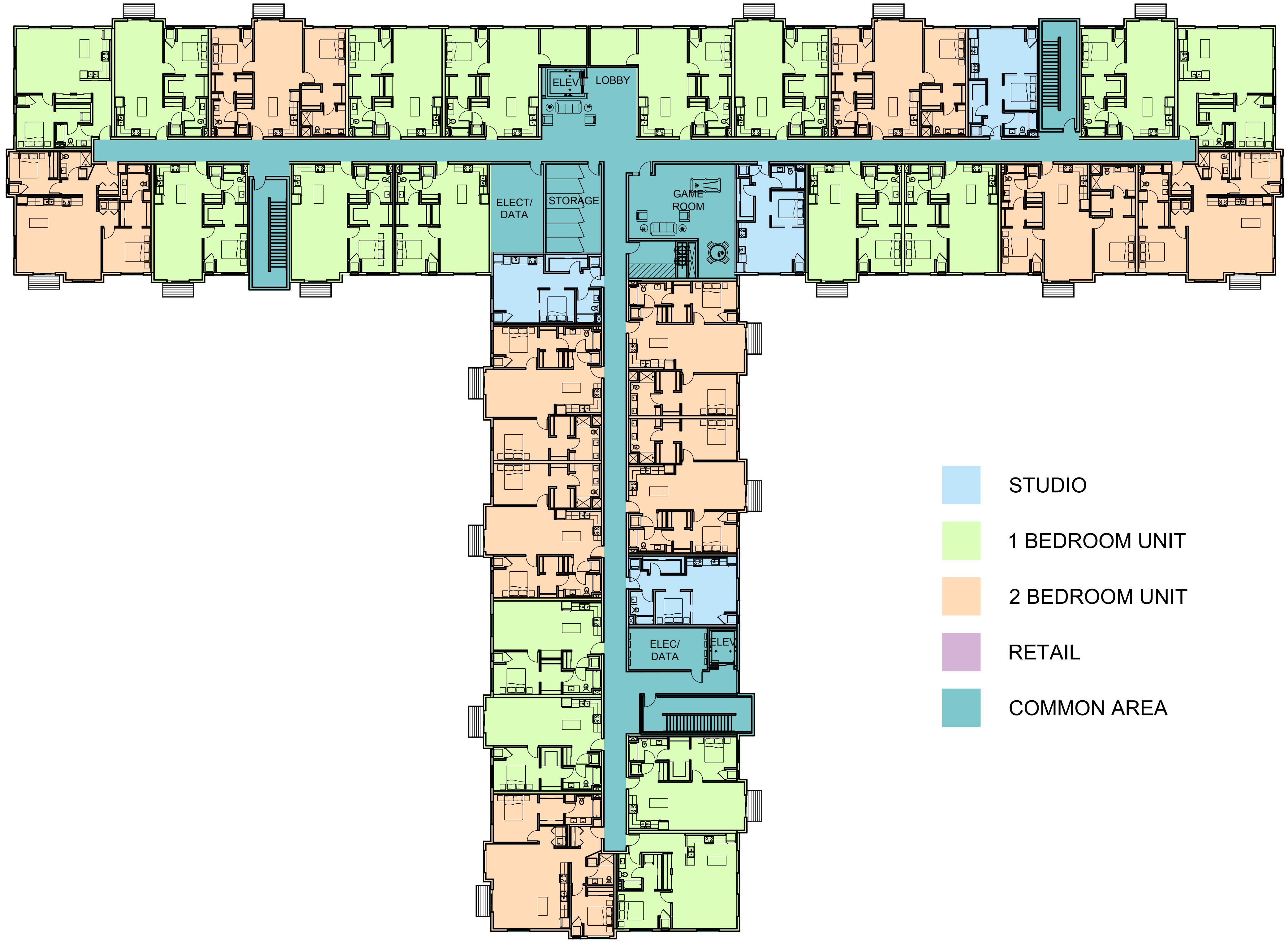
AMCON

North St Paul Apartments

Seventh Avenue & Margaret Street North, North St Paul, Minnesota 55109

FIRST FLOOR PLAN

June 22, 2018



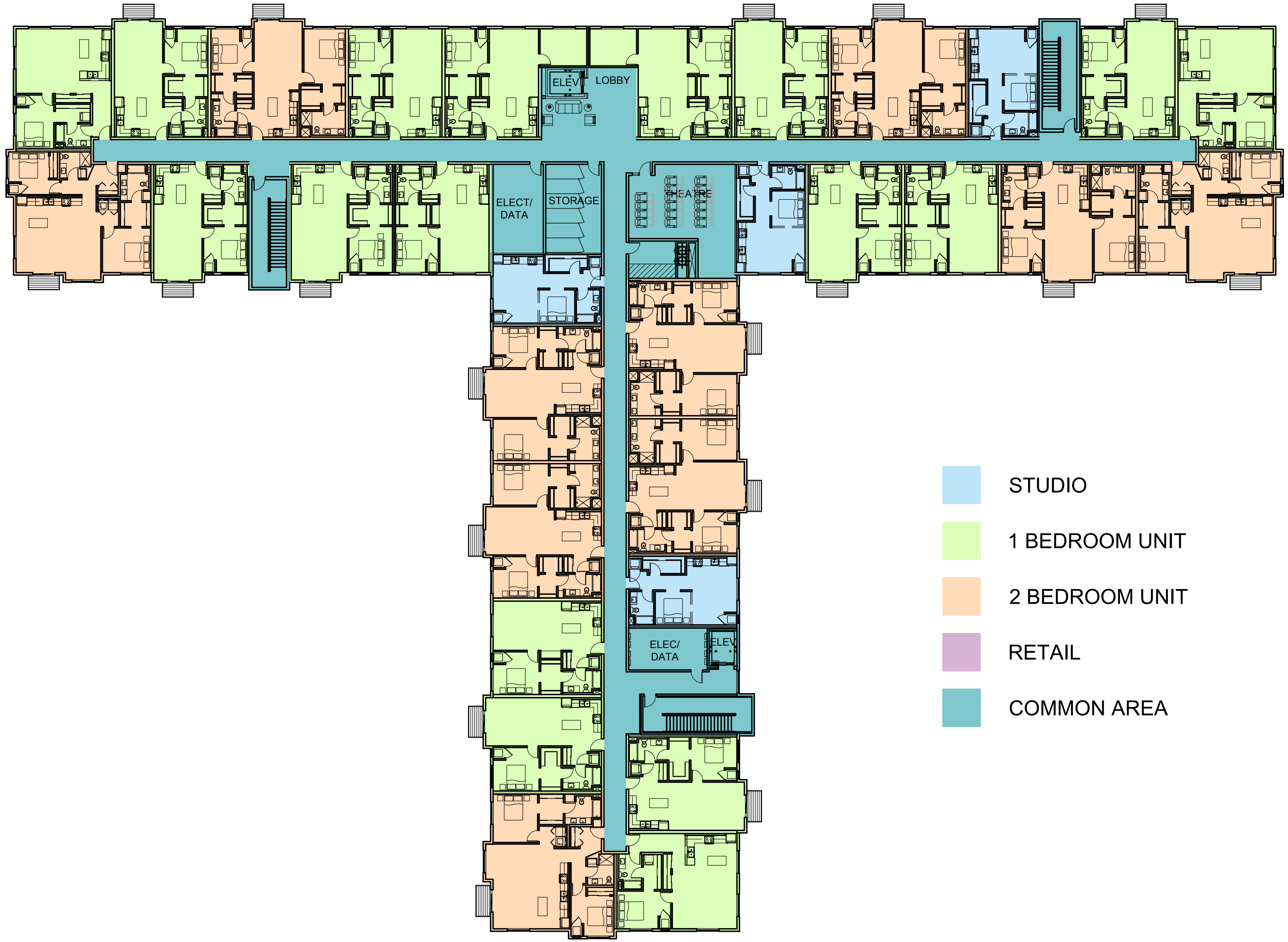
AMCON

North St Paul Apartments

Seventh Avenue & Margaret Street North, North St Paul, Minnesota 55109

SECOND FLOOR PLAN

June 22, 2018



North St Paul Apartments

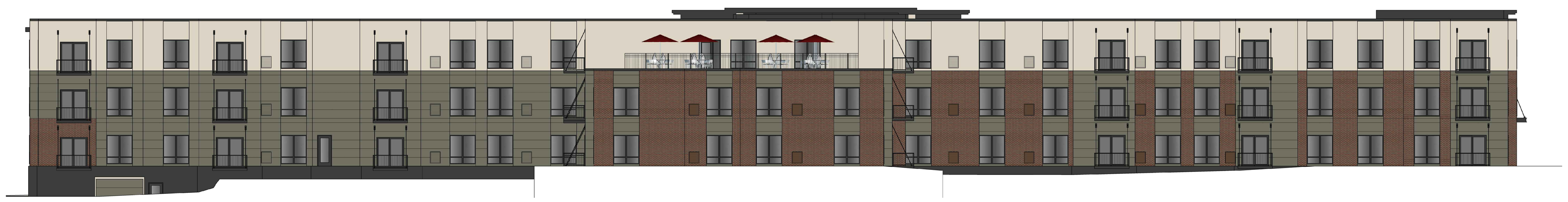
Seventh Avenue & Margaret Street North, North St Paul, Minnesota 55109

THIRD FLOOR PLAN

June 22, 2018

1 A300 WEST ELEVATION
1/16" = 1'-0"

3 A300 EAST ELEVATION
1/16" = 1'-0"



2 A300 SOUTH ELEVATION
1/16" = 1'-0"

4 A300 NORTH ELEVATION
1/16" = 1'-0"

5 A300 PERSPECTIVE
NO SCALE

6 A300 PERSPECTIVE
NO SCALE

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9090 FAX: 651-379-9091

CERTIFICATION
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Mark R. Huus, AIA # 20501
DATE

DRAWN BY: EJP

PROPOSED APARTMENTS:
NORTH ST. PAUL APARTMENTS
NORTH ST. PAUL, MINNESOTA

ISSUES/REVISIONS:

DATE
11 JULY 2019

A-300

PROJECT NO.
18011

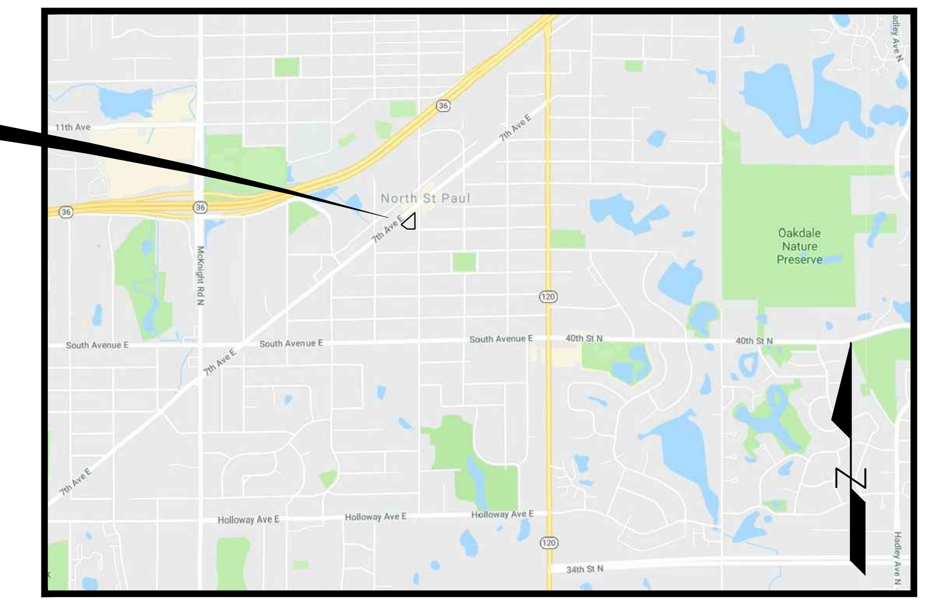
NOT FOR CONSTRUCTION

FOR

PRELIMINARY DEVELOPMENT PLANS

FOR

MARGARET STREET ESTATES



Vicinity Map
(NOT TO SCALE)

NORTH ST. PAUL, MN

PREPARED FOR:

NORTH SAINT PAUL LAND & DEVELOMENT CO., LLC

ICO AMCON 6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345
CONTACT: MARK HUUS
PHONE: (651) 379-9090
EMAIL: MHUUS@AMCONCONSTRUCTION.COM

SHEET INDEX

Sheet Number	Sheet Title
C001	Cover Sheet
C100	Existing Conditions & Removals Plan
C200	Site Plan
C300	Grading Plan & Erosion Control Plan
C400	Utility Plan
C500	Landscape Plan

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0023292.00
CONTACT: JEFFERY R. WESTENDORF

NO.	DATE	REVISION	SHEETS
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NOT FOR CONSTRUCTION
FOR
PRELIMINARY DEVELOPMENT PLANS
FOR
MARGARET STREET
ESTATES
NORTH ST. PAUL, MN
INITIAL SUBMITTAL DATE: 07/11/19 SHEET: C001 OF 8

MARGARET STREET ESTATES

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811 or call811.com
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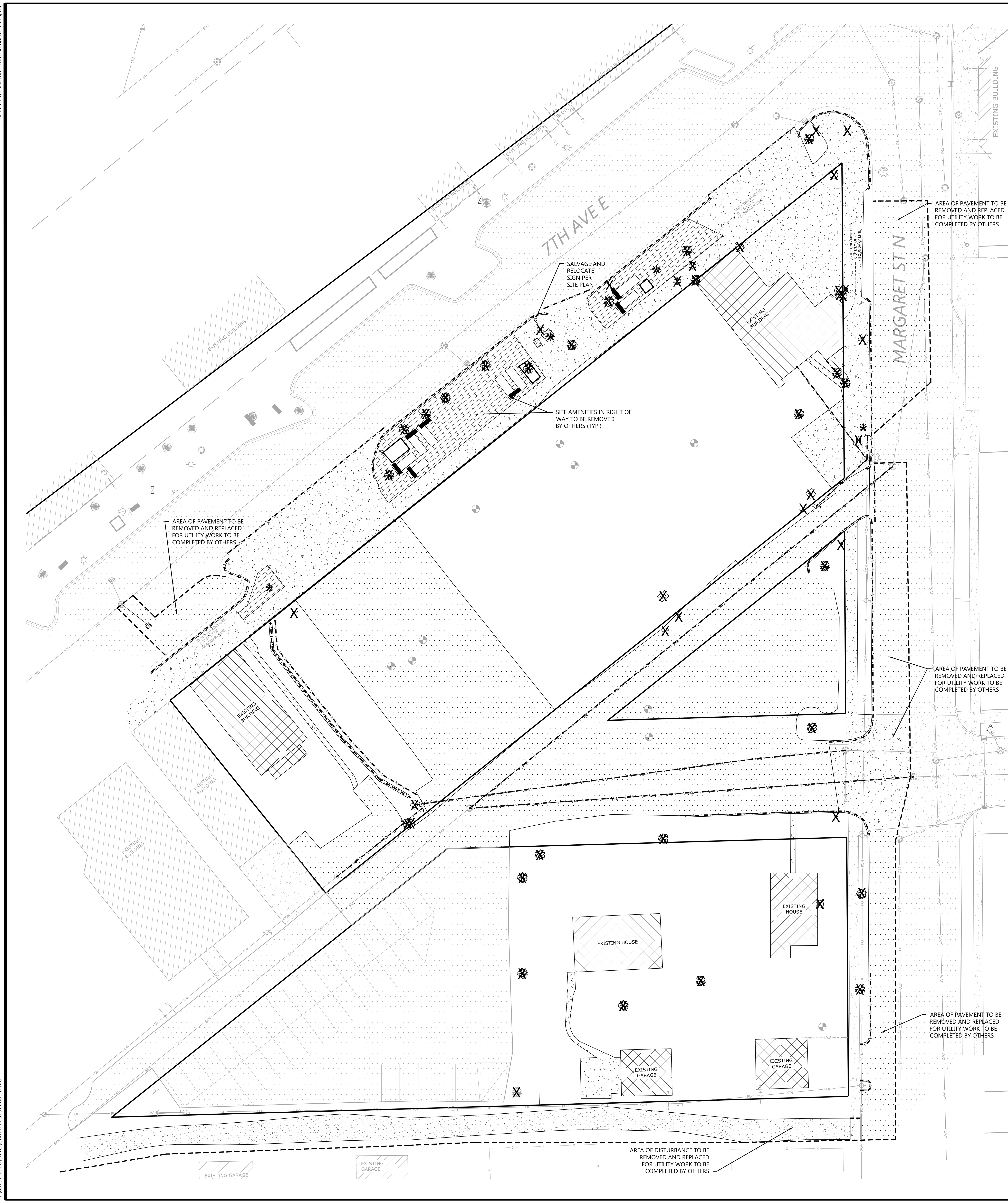

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- SEPTIC COVER
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- CATCH BASIN MANHOLE
- DOWNSPOUT
- HYDRANT
- GATE VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- CURB STOP BOX
- WATER MANHOLE
- WELL
- POST INDICATOR VALVE
- STOCK TANK
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- STREET LIGHT
- POWER POLE WITH LIGHT
- GUY WIRE
- POWER POLE
- TRAFFIC SIGNAL
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- CABLE TV MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- NATURAL GAS METER
- NATURAL GAS VALVE
- NATURAL GAS MANHOLE
- NATURAL GAS WELL
- AIR CONDITIONER
- UNKNOWN MANHOLE
- MISCELLANEOUS METER
- MISCELLANEOUS PEDESTAL
- STEEL/WOOD POST
- SIGN
- HANDICAPPED STALL
- BENCH
- SOIL BORING
- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- TREE LINE
- CTV — CABLE TELEVISION LINE
- GAS — GAS LINE
- POH — POWER OVERHEAD
- PUG — POWER UNDERGROUND
- SAN — SANITARY SEWER
- STO — STORM SEWER
- TOH — TELEPHONE OVERHEAD
- TUG — TELEPHONE UNDERGROUND
- WAT — WATERMAIN
- FO — FIBER OPTIC
- X — FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE

REMOVAL LEGEND

EXISTING | PROPOSED

- PROPERTY LINE
- SAW CUT PAVEMENT

EXISTING | REMOVALS

- SAN — SANITARY SEWER
- CURB & GUTTER
- WAT — WATER MAIN
- WAT — HYDRANT
- STO — STORM SEWER
- GAS — GAS
- PUG — UNDERGROUND ELECTRIC
- POH — OVERHEAD ELECTRIC
- TUG — UNDERGROUND TELEPHONE
- TOH — OVERHEAD TELEPHONE
- FO — TELEPHONE FIBER OPTIC
- CTV — CABLE TELEVISION
- RETAINING WALL
- X — FENCE
- CONCRETE
- BITUMINOUS
- BUILDING
- TREE
- LIGHT POLE
- TRAFFIC SIGN
- CONSTRUCTION BARRICADE
- SB-19 — SOIL BORING LOCATION
- TREE LINE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: JAS
CHECKED: DTB
DRAWN: JAS
HORIZONTAL SCALE: 20'
VERTICAL SCALE:

INITIAL ISSUE: 07/11/19
REVISIONS:

PREPARED FOR:
NORTH SAINT PAUL LAND & DEVELOMENT CO., LLC
ICO AMCON 6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN 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

SHARI LYNN S. AHRENS
DATE: 07/11/19 LICENSE NO. 42797

MARGARET STREET ESTATES
NORTH ST. PAUL, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
C100
DATE: 07/11/19

MARGARET STREET ESTATES

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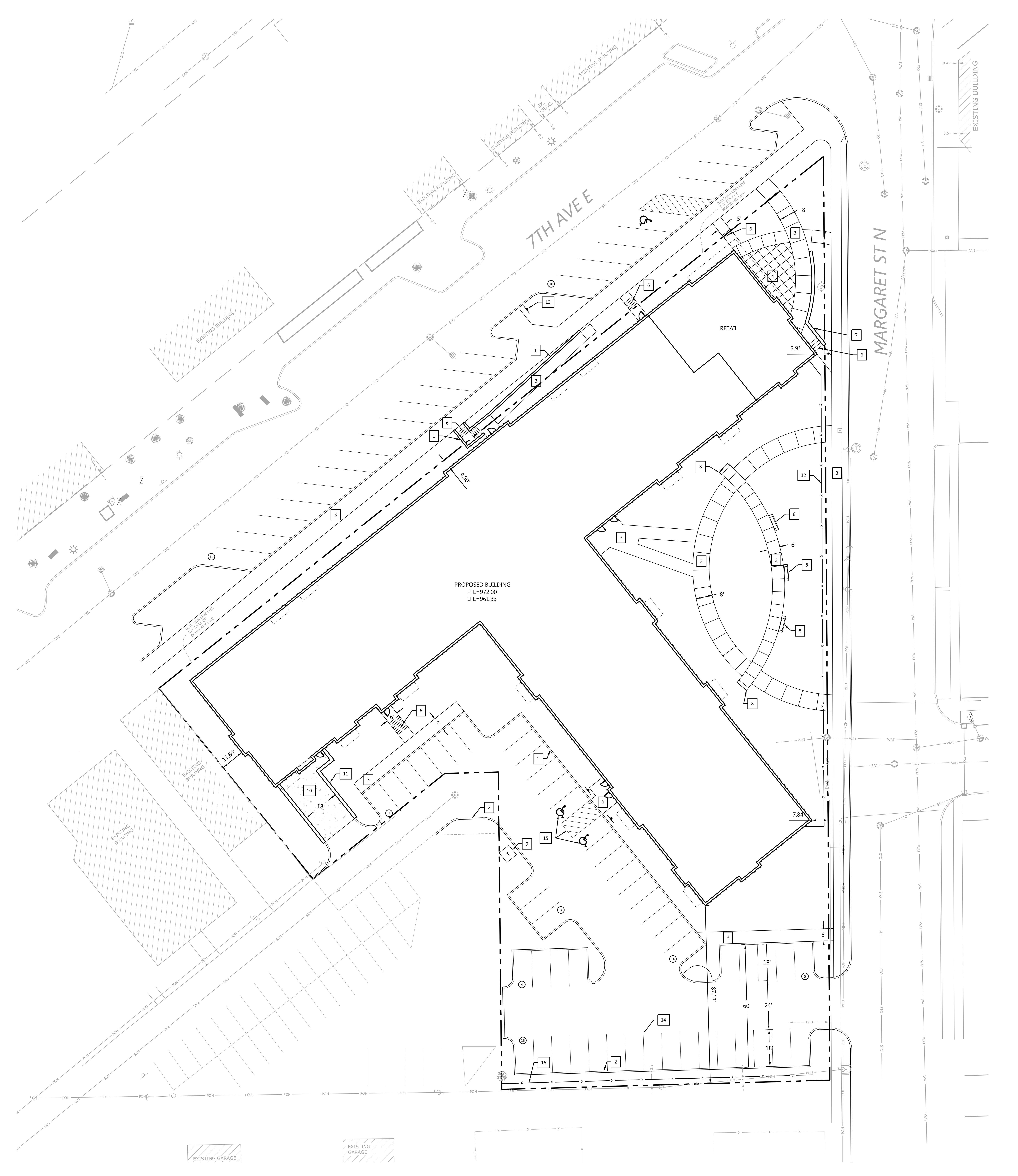

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SITE LEGEND

EXISTING | PROPOSED

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- CURB AND GUTTER
- TIP-OUT CURB AND GUTTER
- POND NORMAL WATER LEVEL
- RETAINING WALL
- FENCE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY BITUMINOUS PAVEMENT
- NORMAL DUTY BITUMINOUS PAVEMENT
- NUMBER OF PARKING STALLS
- TRANSFORMER
- SITE LIGHTING
- TRAFFIC SIGN
- POWER POLE
- BOLLARD / POST

GENERAL SITE NOTES

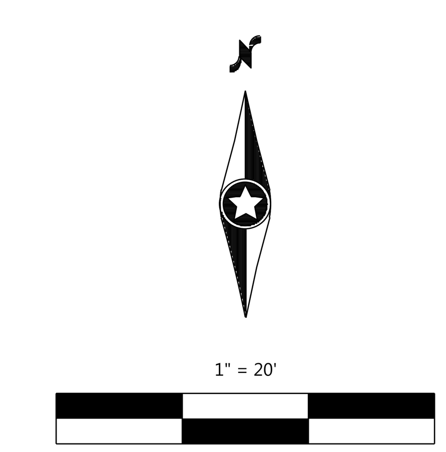
1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***E.G. RUD & SONS INC., LINO LAKES, MN MAY 3RD, 2019.***
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	***MUNICIPAL SERVICE ENT, MUNICIPAL SERVICE OTHER, RESIDENTIAL 1 UNIT***
• PROPOSED ZONING:	***PUD***
• PROPERTY AREA:	***82,841 SF (1.90 AC)***
• PERVIOUS SURFACE (RATIO):	***23,413 SF (28.26%)***
• IMPERVIOUS SURFACE (RATIO):	***59,428 SF (71.74%)***
• BUILDING GROSS SIZE:	***140,292 SF***
APARTMENTS:	***137,242 SF***
RETAIL:	***3,050 SF***
• FLOOR-AREA-RATIO(FAR):	***1.63***
• PARKING SPACE/DRIVE AISLE:	***9***' WIDE X ***18***' LONG, ***24***' AISLE
• PARKING PROVIDED:	
SURFACE:	***51***
UNDERGROUND:	***88***
TOTAL:	***139***

1 SITE KEYNOTES

1 RETAINING WALL WITH RAILING
2 B612 CONCRETE CURB
3 CONCRETE SIDEWALK
4 COLORED CONCRETE
5 NOT USED
6 CONCRETE STAIRS
7 STONE FACED SEAT WALL WITH CONCRETE CAP
8 BENCHES
9 TRANSFORMER
10 CONCRETE HEATED RAMP
11 CONCRETE POURED IN PLACE RETAINING WALL (SEE ARCH.)
12 ORNAMENTAL FENCE WITH GATE AT SIDEWALKS
13 RELOCATED BUS SIGN
14 PARKING LOT STRIPING
15 HANDICAPPED PARKING AND ACCESS ISLE AND SIGNAGE
16 6.5 FOOT TALL WOOD SCREEN FENCE



NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	DTB
DRAWN:	JAS
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

INITIAL ISSUE: 07/11/19
REVISIONS:

PREPARED FOR:
NORTH SAINT PAUL LAND & DEVELOMENT CO., LLC
ICO AMCON 6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345

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SHARI LYNN S. AHRENS
DATE: 07/11/19 LICENSE NO. 42797

MARGARET STREET ESTATES
NORTH ST. PAUL, MN

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Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
C200

DATE: 07/11/19

MARGARET STREET ESTATES

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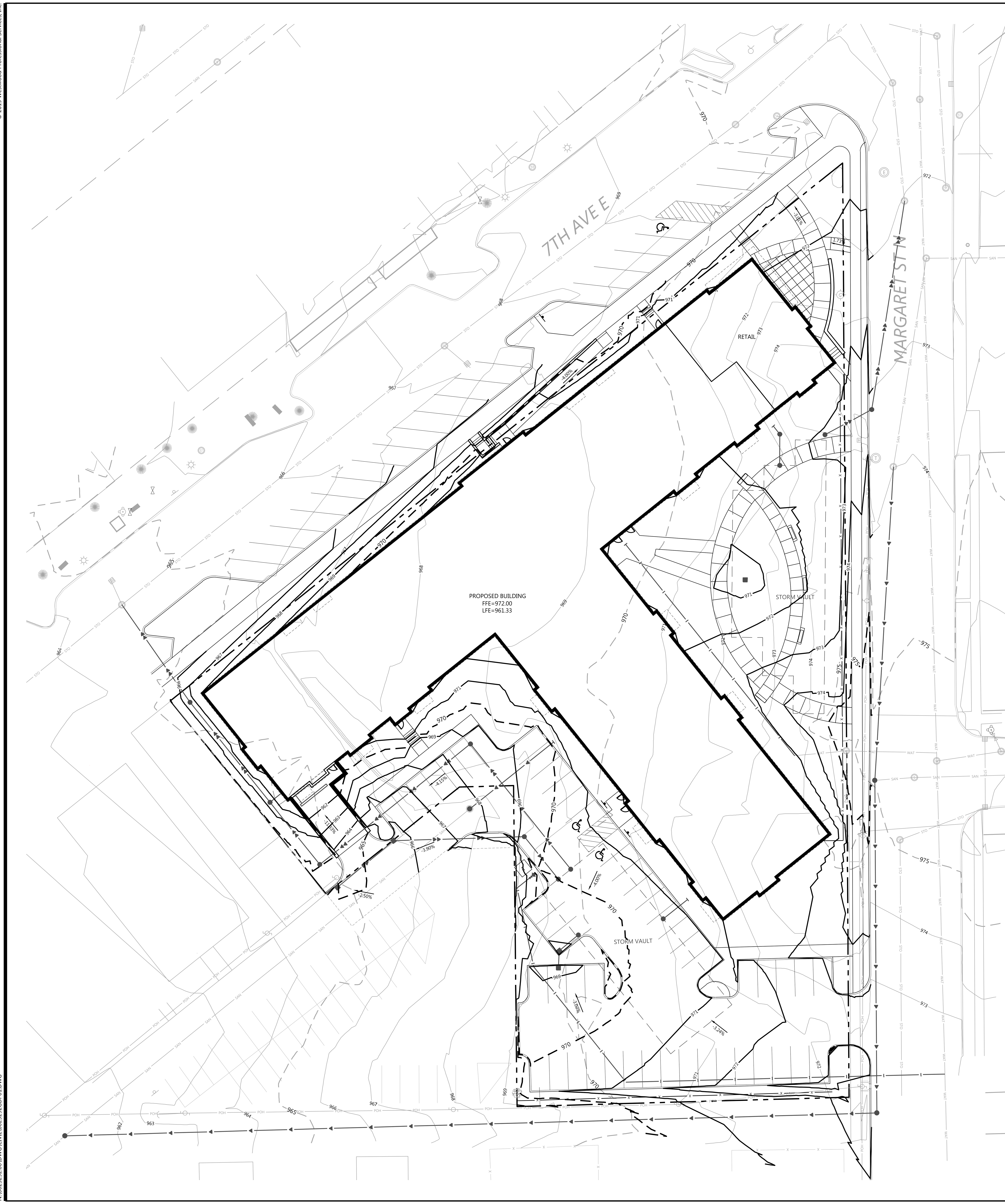

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811 or call811.com
Common Ground Alliance

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

FILTRATION/INFILTRATION BASIN NOTES

1. BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
2. BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
3. PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.
4. BASINS MUST BE TESTED FOR INFILTRATION RATE AFTER TOTAL SITE STABILIZATION. A DUAL RING INFILTROMETER SHALL BE USED FOR TESTING. MINIMUM INFILTRATION RATE IS 1-INCH PER HOUR. IF BASIN DOES NOT MEET INFILTRATION RATE, CONTRACTOR MUST TAKE CORRECTIVE ACTION UNTIL MINIMUM INFILTRATION RATE IS MET. CORRECTIVE ACTION MAY INCLUDE REMOVING PLUG IN DRAIN TILE. ALL TESTING AND CORRECTIVE ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE INCIDENTAL TO THE CONTRACT, WITH NO DIRECT COMPENSATION MADE.

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

* EROSION CONTROL ITEMS WILL BE ADDED TO CONSTRUCTION DOCUMENTS *

1" = 20'
0 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: JAS
CHECKED: DTB
DRAWN: JAS
HORIZONTAL SCALE: 20'
VERTICAL SCALE:

INITIAL ISSUE: 07/11/19
REVISIONS:

PREPARED FOR:
NORTH SAINT PAUL LAND & DEVELOMENT CO., LLC
ICO AMCON 6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN 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

SHARI LYNN S. AHRENS
DATE: 07/11/19 LICENSE NO. 42797

MARGARET STREET ESTATES
NORTH ST. PAUL, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

GRADING PLAN &
EROSION CONTROL PLAN

SHEET NUMBER:
C300
DATE: 07/11/19

MARGARET STREET ESTATES

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Call 48 Hours before digging:
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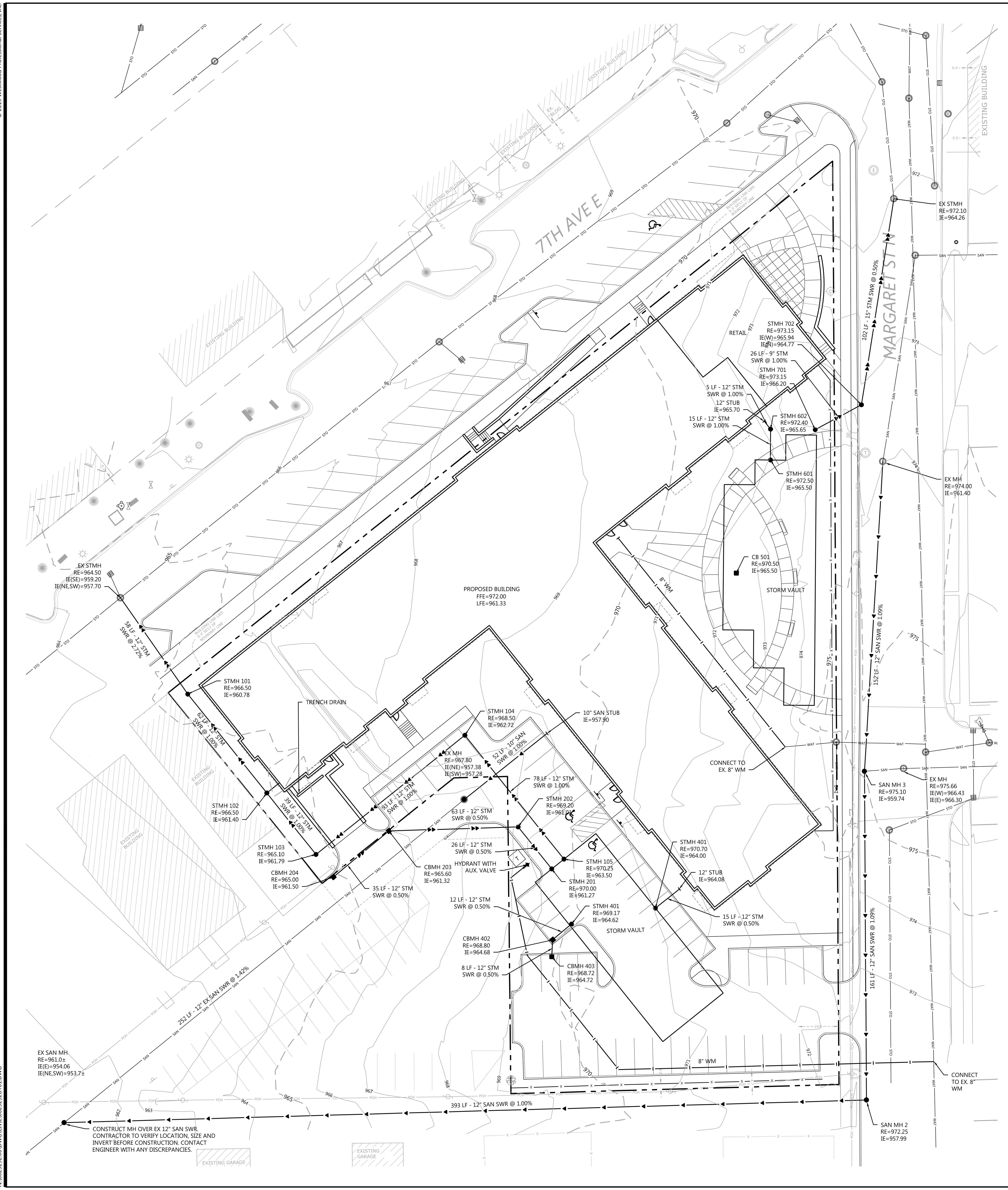
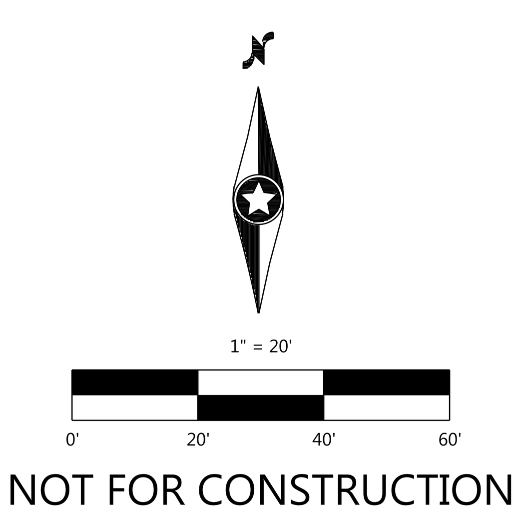


UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 7.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
    - C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    - F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GAS TIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.



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MINNETONKA, MN 55345

SHARI LYNN S. AHRENS
DATE 07/11/19 LICENSE NO. 42797

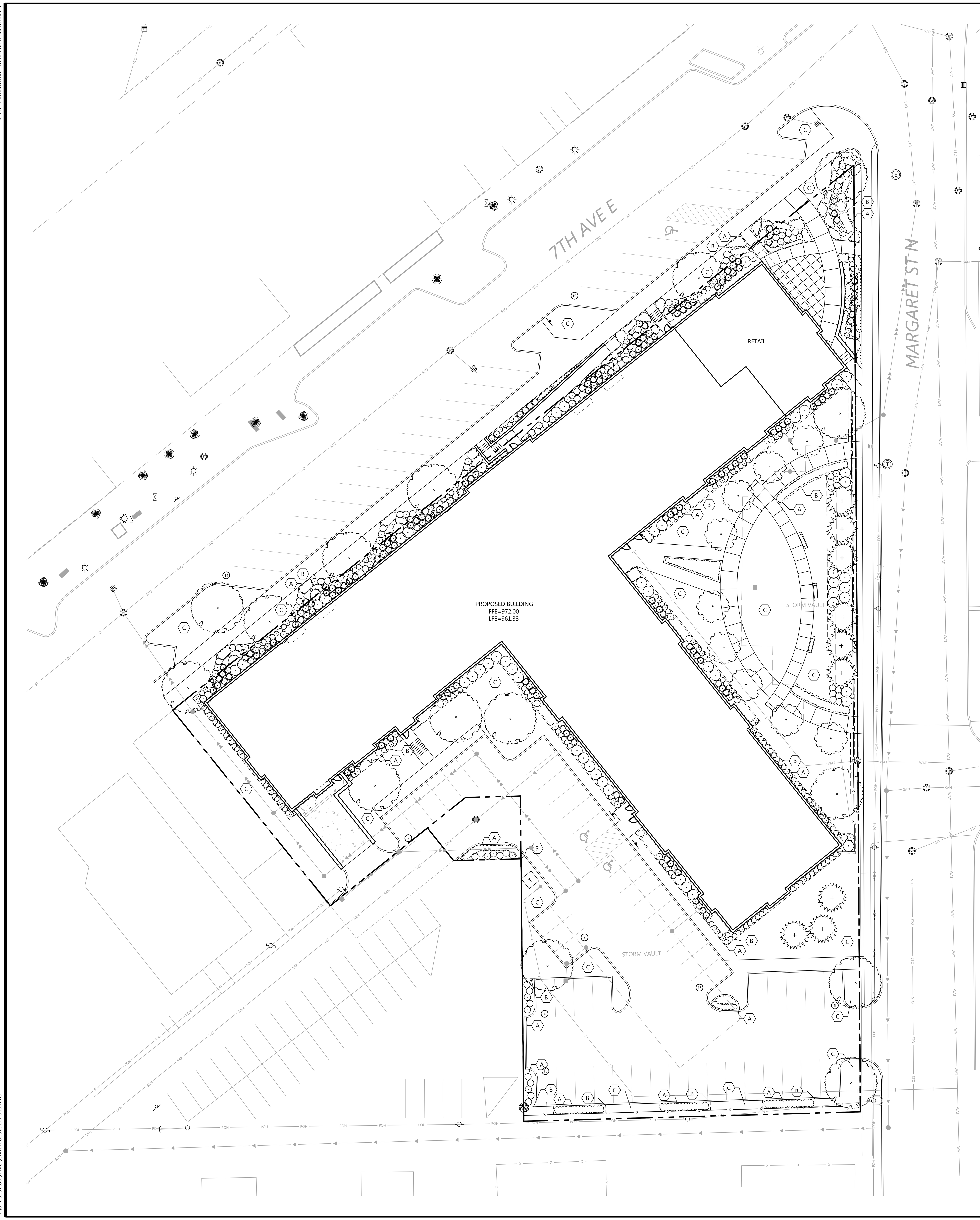
MARGARET STREET ESTATES
NORTH ST. PAUL, MN

Westwood

UTILITY PLAN

SHEET NUMBER:
C400
DATE: 07/11/19

MARGARET STREET ESTATES



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LANDSCAPE LEGEND

- OVERSTORY DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / VINES
- PERENNIALS
- EDGER
- BOULDERS

LANDSCAPE KEYNOTES A

A SHREDDED HARDWOOD MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D ROCK MULCH

PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
OVERSTORY TREE	**15**						
ABM	--	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERS RED'	2.5" CAL.	B&B	AS SHOWN	SINGLE
EQM	--	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	2.5" CAL.	B&B	AS SHOWN	SINGLE
SKH	--	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
NPO	--	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	2.5" CAL.	B&B	AS SHOWN	SINGLE
REO	--	RED OAK	QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	SINGLE
BOL	--	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.5" CAL.	B&B	AS SHOWN	SINGLE
GSL	--	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
ACE	--	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	SINGLE
NHE	--	NEW HORIZON ELM	ULMUS X 'NEW HORIZON'	2.5" CAL.	B&B	AS SHOWN	SINGLE
AGG	--	AUTUMN GOLD GINKO	GINKO BILOBA 'AUTUMN GOLD'	2.5" CAL.	B&B	AS SHOWN	SINGLE
ORNAMENTAL TREE	**9**						
TCH	--	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI 'INERMIS'	1.5" CAL.	B&B	AS SHOWN	SINGLE
JTL	--	JAPANESE TREE LILAC	SYRINGA RETICULATA	1.5" CAL.	B&B	AS SHOWN	CLUMP
ALS	--	ALLEGHENY SERVICEBERRY	AMELANCHIER LAEVIS	1.5" CAL.	B&B	AS SHOWN	CLUMP
QUA	--	QUAKING ASPEN	POPULUS TREMULOIDES	1.5" CAL.	B&B	AS SHOWN	SINGLE
FVB	--	FOX VALLEY BIRCH	BETULA NIGRA 'LITTLE KING'	1.5" CAL.	B&B	AS SHOWN	CLUMP
LPC	--	LOLLIPOP CRAB	MALUS 'LOLLIZAM'	1.5" CAL.	B&B	AS SHOWN	SINGLE
PRC	--	PRAIRIE ROSE CRAB	MALUS 'PRAIRIE ROSE'	1.5" CAL.	B&B	AS SHOWN	SINGLE
CONIFEROUS TREE	**9**						
BHS	--	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	FULL
NWS	--	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B	AS SHOWN	FULL
NOP	--	NORWAY PINE	PINUS RESINOSA	6' HT.	B&B	AS SHOWN	FULL
CONIFEROUS SHRUB	**169**						
BNS	--	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	5'-0" O.C.	#5 CONT.	X'-X" O.C.	--
MJJ	--	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
TAY	--	TAUNTON YEW	TAXUS MEDII 'TAUNTON'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
BPJ	--	BLUE PRINCE JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE PRINCE'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
GOJ	--	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
SCJ	--	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
DECIDUOUS SHRUB	**402**						
FLS	--	FIRE LIGHT SPIREA	SPIRAEA 'FIRE LIGHT'	2'-0" O.C.	#5 CONT.	X'-X" O.C.	--
JWS	--	JAPANESE WHITE SPIREA	SPIRAEA ALBIFLORA	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
NFS	--	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
GBB	--	GOLDEN BARBERRY	BERBERIS THUNBERGII 'AUREA'	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
CGB	--	CHICAGOLAND GREEN BOXWOOD	BUXUS 'GLENCOE'	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
ALC	--	ALPINE CURRANT	RIBES ALPINUM	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
DWE	--	DWARF WINGED EUONYMUS	EUONYMUS ALATUS 'COMPACTUS'	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
ALC	--	ALPINE CURRANT	RIBES ALPINUM	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
HEC	--	HEDGE COTONEASTER	COTONEASTER LUCIDUS	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
DBH	--	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	3'-0" O.C.	#5 CONT.	X'-X" O.C.	--
ANH	--	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
CEC	--	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
RES	--	RENAISSANCE SPIREA	SPIRAEA X VANHOUTTEI 'RENAISSANCE'	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
RGD	--	RED GNOME DOGWOOD	CORNUS ALBA SIBIRICA	4'-0" O.C.	#5 CONT.	X'-X" O.C.	--
ARV	--	ARROWOOD VIBURNUM	VIBURNUM DENTATUM	5'-0" O.C.	#5 CONT.	X'-X" O.C.	--
PERENNIALS	**850**						
BJD	--	BAJA DAYLILY	HEMEROCALLIS 'BAJA'	18" O.C.	#1 CONT.	X" O.C.	--
ICD	--	ICE CARNIVAL DAYLILY	HEMEROCALLIS 'ICE CARNIVAL'	18" O.C.	#1 CONT.	X" O.C.	--
JSD	--	JOAN SENIOR DAYLILY	HEMEROCALLIS 'JOAN SENIOR'	12" O.C.	#1 CONT.	X" O.C.	--
SDO	--	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	12" O.C.	#1 CONT.	X" O.C.	--
BES	--	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	16" O.C.	#1 CONT.	X" O.C.	--
WBA	--	WOODS BLUE ASTER	ASTER 'WOODS BLUE'	12" O.C.	#1 CONT.	X" O.C.	--
AAA	--	ALERT ASTER	ASTER NOVI-BELGII 'ALERT'	12" O.C.	#1 CONT.	X" O.C.	--
VRA	--	VISIONS IN RED ASTILBE	ASTILBE CHINENSIS 'VISIONS'	12" O.C.	#1 CONT.	X" O.C.	--
KOG	--	KOBOLD GAYFEATHER	LIATRIS SPICATA 'KOBOLD'	12" O.C.	#1 CONT.	X" O.C.	--
PUC	--	PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNA'	18" O.C.	#1 CONT.	X" O.C.	--
PWW	--	POW WOW WILDBERRY ECHINACEA	ECHINACEA PURPUREA 'POW WOW WILDBERRY'	18" O.C.	#1 CONT.	X" O.C.	--
SWE	--	WHITE SWAN ECHINACEA	ECHINACEA PURPUREA 'WHITE SWAN'	18" O.C.	#1 CONT.	X" O.C.	--
RUS	--	RUSSIAN SAGE	PEROVSKIA ATRIPLICFOLIA	18" O.C.	#1 CONT.	X" O.C.	--
AFS	--	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	18" O.C.	#1 CONT.	X" O.C.	--
FPP	--	FLAME PINK PHLOX	PHLOX PANICULATA PINK 'BARTWELVE'	12" O.C.	#1 CONT.	X" O.C.	--
RHA	--	RHEINLAND ASTILBE	ASTILBE 'RHEINLAND'	12" O.C.	#1 CONT.	X" O.C.	--
PSG	--	PRAIRIE SMOKE GEUM	GEUM 'PRAIRIE SMOKE'	10" O.C.	#1 CONT.	X" O.C.	--
MNS	--	MAY NIGHT SALVIA	SALVIA X NEMOROSA 'MAY NIGHT'	18" O.C.	#1 CONT.	X" O.C.	--
FBI	--	FLAG BLUE IRIS	IRIS VERSICOLOR	12" O.C.	#1 CONT.	X" O.C.	--
LBS	--	THE BLUES LITTLE BLUESTEM GRASS	SCHIZACHRYIUM SCOPARIUM 'THE BLUES'	12" O.C.	#1 CONT.	X" O.C.	--
BLB	--	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	18" O.C.	#1 CONT.	X" O.C.	--
KFG	--	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	24" O.C.	#1 CONT.	X" O.C.	--

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD QTY .= QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

1" = 20'
0' 20' 40' 60'

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MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

JEFFERY R. WESTENDORF
DATE: 07/11/19 LICENSE NO. 44018

MARGARET STREET ESTATES
NORTH ST. PAUL, MN

Westwood
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
C500
DATE: 07/11/19

MARGARET STREET ESTATES

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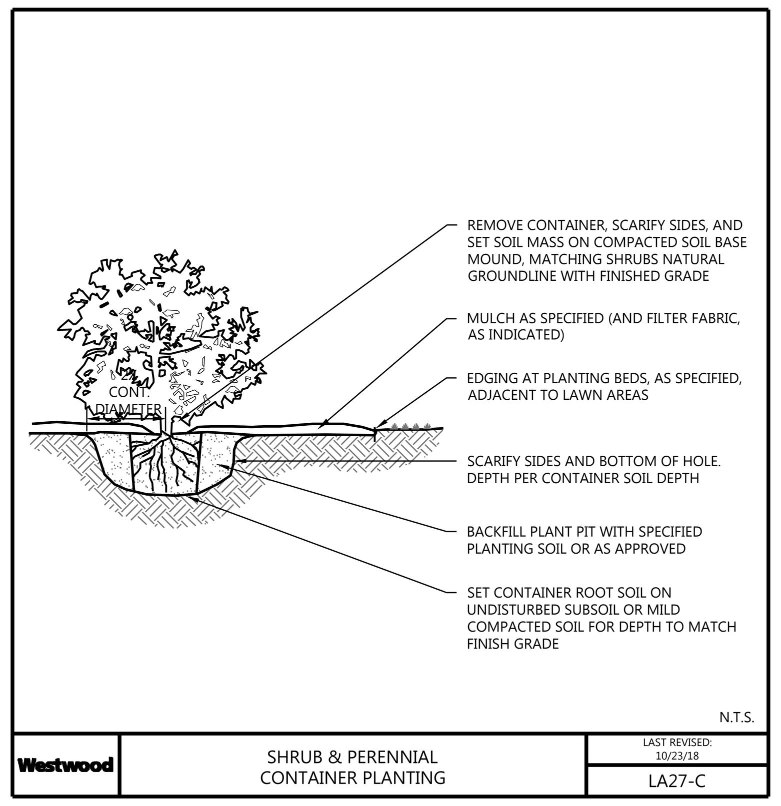
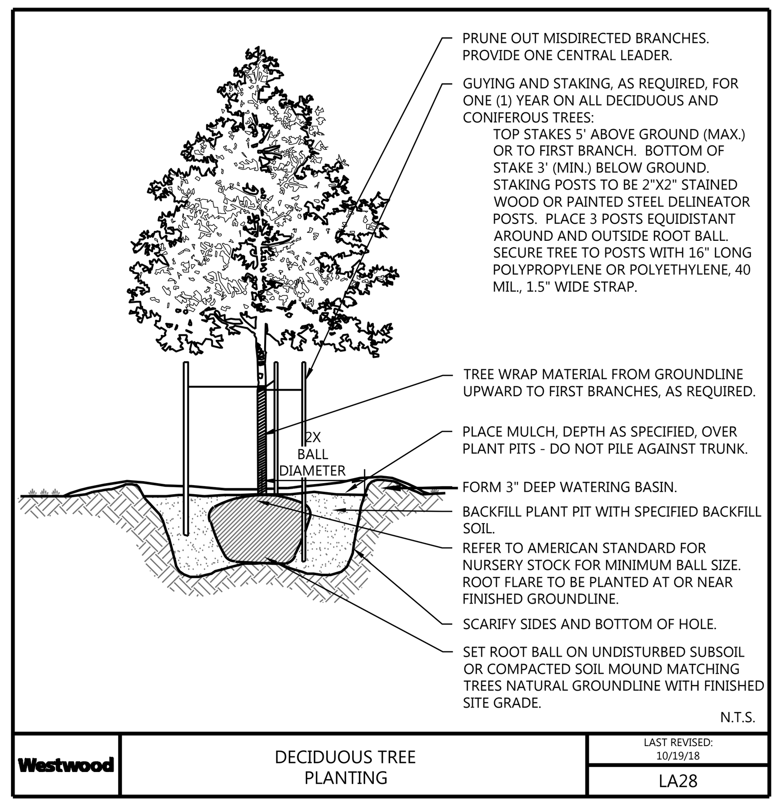
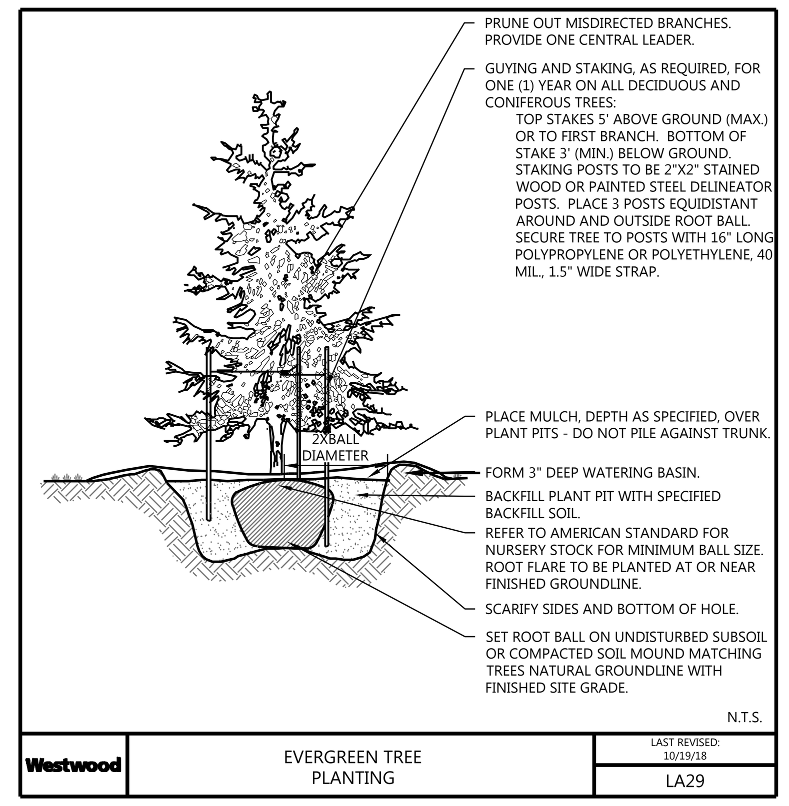


SHRUB & PERENNIAL CONTAINER PLANTING



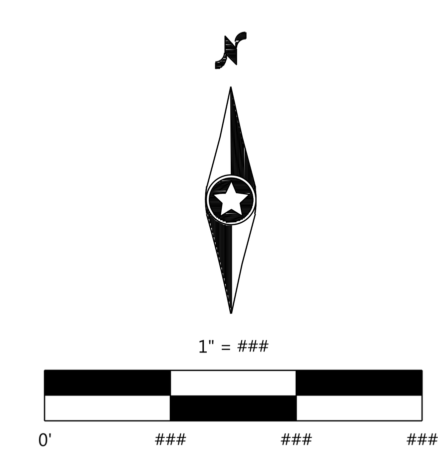
DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. SELECT PLANTINGS THAT ARE POLLINATOR FRIENDLY BY EXCLUDING THE USE OF NEONICOTINOID-APPLIED PLANTS AND PRODUCTS.



NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	DTB
DRAWN:	JAS
HORIZONTAL SCALE:	###
VERTICAL SCALE:	

INITIAL ISSUE: 07/11/19
REVISIONS:

PREPARED FOR:
NORTH SAINT PAUL LAND & DEVELOMENT CO., LLC
ICO AMCON 6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
JEFFERY R. WESTENDORF
DATE: 07/11/19 LICENSE NO. 44018

MARGARET STREET ESTATES
NORTH ST. PAUL, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE DETAILS

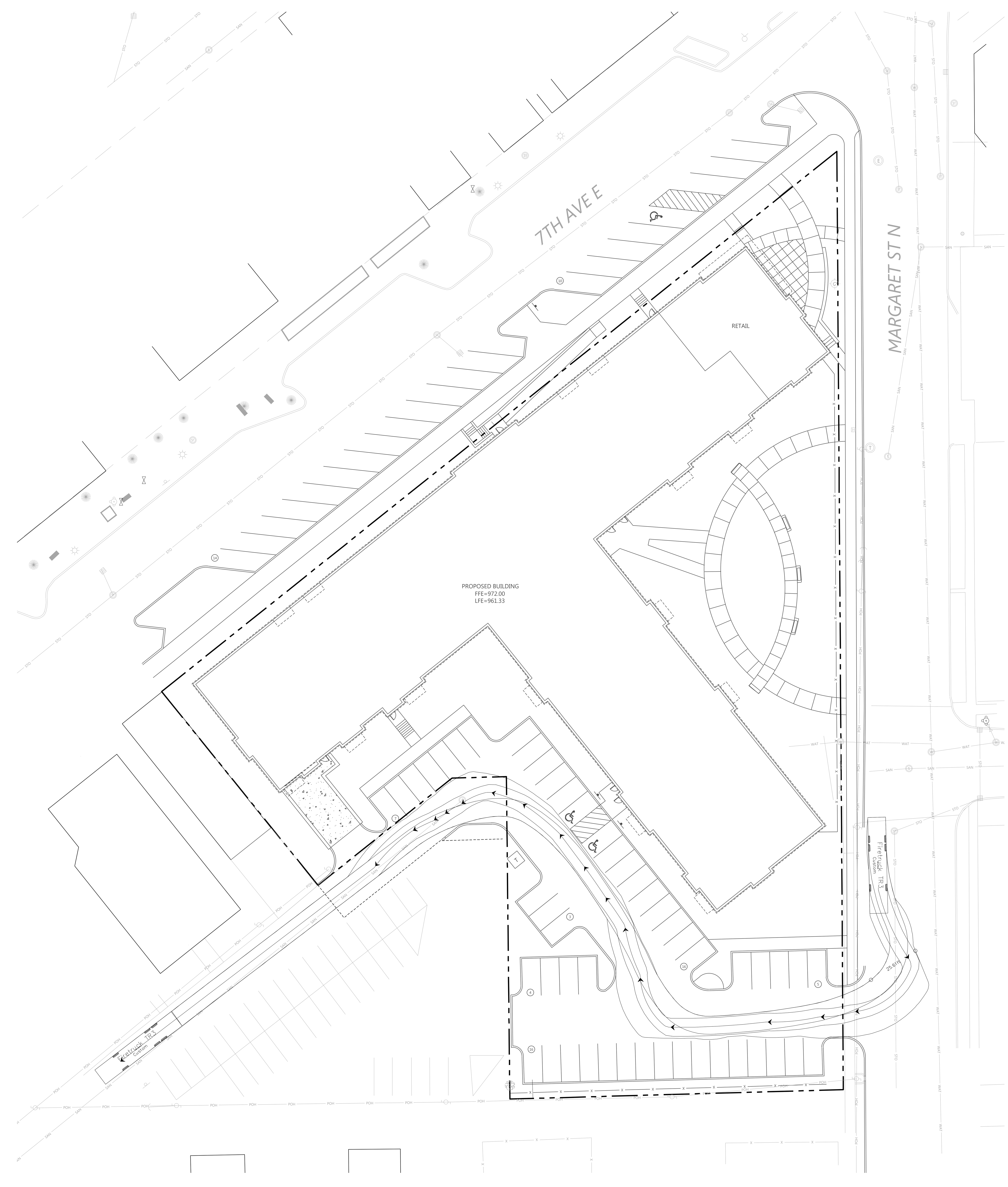
SHEET NUMBER:
C501

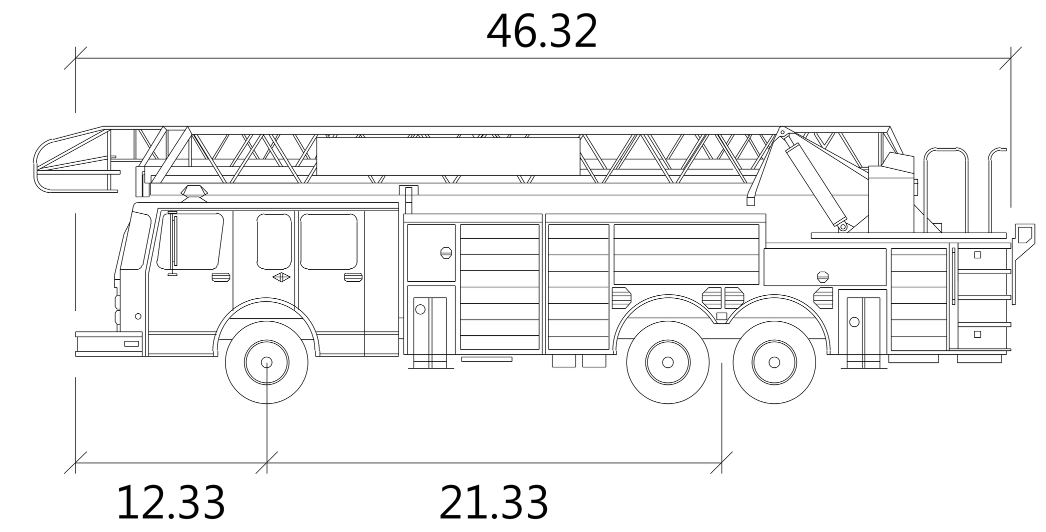
DATE: 07/11/19

MARGARET STREET ESTATES

N:\0023292.00\DWG\CIVIL\0023292LP01.DWG

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance





Firetruck TR3

	feet
Width	: 8.66
Track	: 8.66
Lock to Lock Time	: 6.0
Steering Angle	: 40.7

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: JAS
CHECKED: DTB
DRAWN: JAS
HORIZONTAL SCALE: 20'
VERTICAL SCALE:

INITIAL ISSUE: 06/28/19
REVISIONS:

PREPARED FOR:
NORTH SAINT PAUL LAND & DEVELOMENT CO., LLC
ICO AMCON 6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN 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

DATE: 06/28/19 LICENSE NO.

NORTH ST. PAUL APARTMENTS
NORTH ST. PAUL, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PARKING AND CIRCULATION EXHIBIT

SHEET NUMBER:
C700

DATE: 06/28/19

N:\0023292.00\DWG\CIVIL\0023292PC01.DWG

LEGAL DESCRIPTION

Lots Sixteen (16), and Seventeen (17), Block One (1), Second Addition to North St. Paul, Ramsey County, Minnesota.

and

Lot Numbers Eighteen (18) and Nineteen (19) in Block numbered one (1) of the Second Addition to North St. Paul according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, State of Minnesota.

and

Lot Twenty (20) in Block one (1), Second Addition to North St. Paul according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, State of Minnesota.

and

Lot Twenty-one (21) in Block One (1) of the Second Addition to North St. Paul, Ramsey County, Minn.

and

Lots Twenty-two (22), Twenty-three (23) and twenty-four (24), in Block One (1), Second Addition to North St. Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

and

Lot twenty-five (25) in Block One (1) of the Second Addition to North St. Paul according to the plat thereof on file and of record in the office of the Register of Deeds in and for the said Ramsey County.

and

Lots 26 and 27, Block One, Second Addition to North St. Paul and the Westerly One Half, measured at right angles from the curb line of 7th Avenue of the described property: Lot 28, Block One, Second Addition to North St. Paul, Ramsey County, Minnesota

and

Lot 29 and the Southwesterly 2 feet of Lot 30, all in Block 1, Second Addition to North St. Paul, except that portion of the Southwesterly 2 feet of said Lot 30, Block 1, Second Addition to North St. Paul described as follows:

> *Commencing at the point of intersection of the of the northeasterly line of the southeasterly 2.00 feet of said lot 30 with the easterly line of said Lot 30, as evidenced by a drill hole, thence North 30 degrees 05 minutes 00 seconds West (basis of Bearings: the southwesterly line of said Lot 30 has an assumed bearing of North 30 degrees 05 minutes 00 seconds West) along the northeasterly line of the southwesterly 2.00 feet of said Lot 30, as evidenced by drill holes at both terminus points, for a distance of 14.77 feet to the point of beginning of the land to be described, thence South 59 degrees 48 minutes 37 seconds East 1.11 feet to a point on the northeasterly line of the southwesterly 2.00 feet of said Lot 30, a distance of 47d5 feet to the point of beginning; and The easterly 1/2, measured at right angles form the curb line of 7th Avenue, of Lot 28, Block 1, Second Addition to North St. Paul, Ramsey County, Minnesota; together with all the hereditaments and appurtenances belonging thereto.*

and

That portion of the Southwesterly 2 feet of said Lot 30, Block 1, Second Addition to North St. Paul described as follows:

> *Commencing at the point of intersection of the northeasterly line of the southeasterly 2.00 feet of said lot 30 with the easterly line of said Lot 30, as evidenced by a drill hole; thence North 30 degrees 05 minutes 00 seconds West (basis of Bearings: the southwesterly line of said Lot 30 has an assumed bearing of North 30 degrees 05 minutes 00 seconds West) along the northeasterly line of the southwesterly 2.00 feet of said Lot 30, as evidenced by drill holes at both terminus points, for a distance of 14.77 feet to the point of beginning of the land to be described; thence South 59 degrees 48 minutes 37 seconds West 1.02 feet; thence North 30 degrees 11 minutes 23 seconds West 47.35 feet; thence North 59 degrees 48 minutes 37 seconds East 1.11 feet to a point on the northeasterly line of the southwesterly 2.00 feet of said Lot 30; thence South 30 degrees 05 minutes 00 seconds West, along the northeasterly line of the southwesterly 2.00 feet of said Lot 30, a distance of 47.35 feet to the point of beginning.*

and

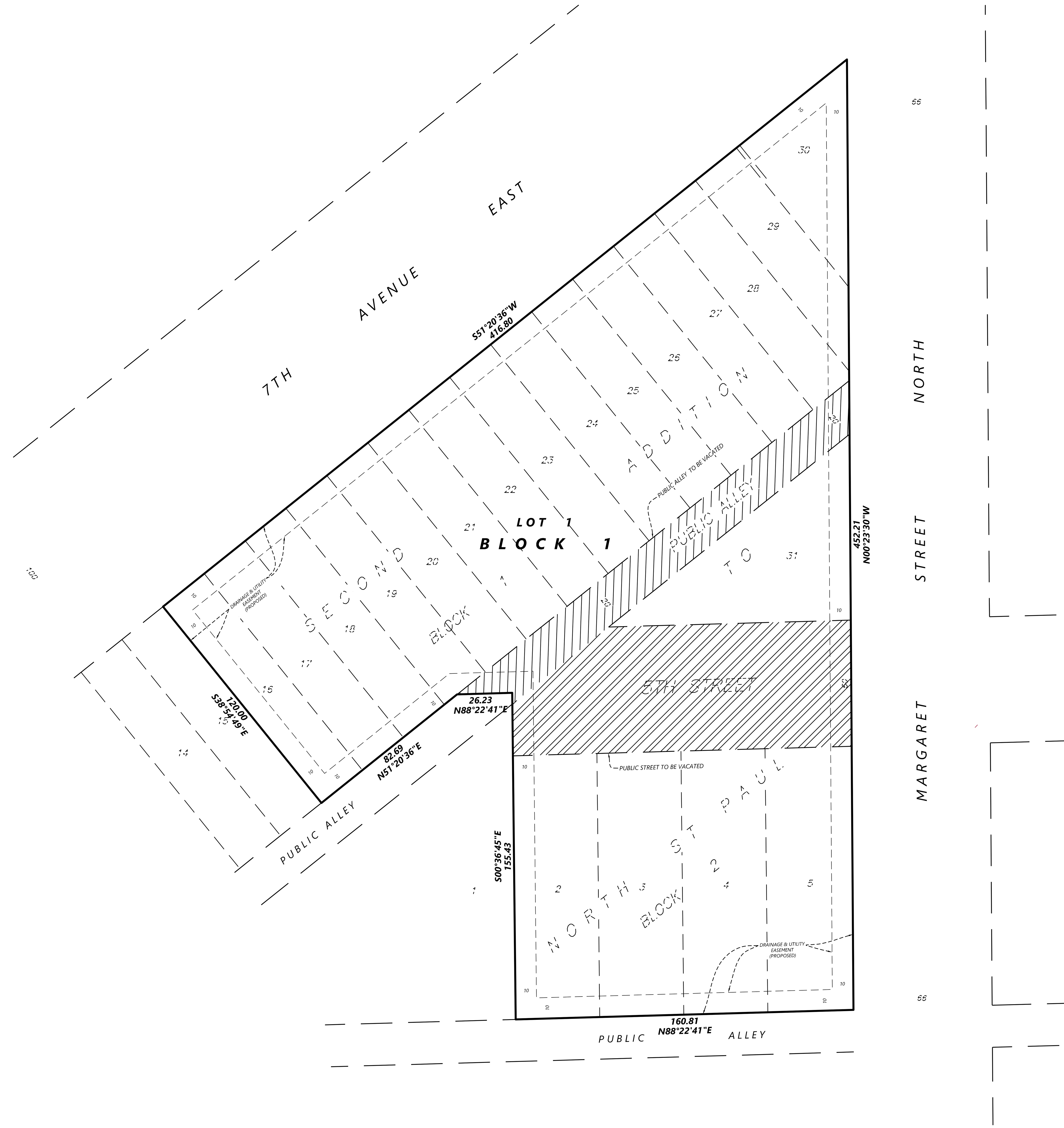
Lot thirty-one (31), Block one (1) in Second Addition to North St. Paul, Ramsey County, Minnesota.

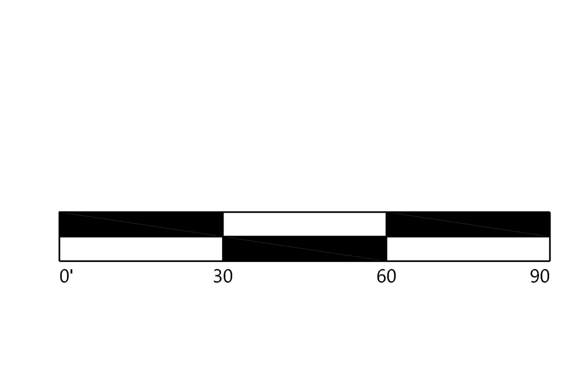
and

Lots 4 and 5, Block 2, Second Addition to North St. Paul, Ramsey County, Minnesota.

and

Lots 2 and 3, Block 2, Second Addition to North St. Paul, Ramsey County, Minnesota.





AREA TABULATION

PROPOSED LOT 1, BLOCK 1 = 82,841 Square Feet / 1.90 Acres

ZONING

R-3 (Multiple Family Residential District)

and

MU-1 (Downtown Mixed Use District)

OWNER / SUBDIVIDER

AMCON
6121 Baker Road
Minnetonka, MN 55345
Phone: 651-379-9090

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
12701 WHITEWATER DRIVE, SUITE 300,
MINNETONKA, MINNESOTA 55343

Phone: 952-937-5150

PROPOSED VACATION OF PUBLIC STREET

A PORTION OF 5TH STREET LYING BETWEEN MARGARET STREET NORTH AND THE PUBLIC ALLEY LOCATED ALONG THE SOUTHEASTERLY LINE OF BLOCK 1, SECOND ADDITION TO NORTH ST. PAUL.

PROPOSED VACATION OF PUBLIC ALLEY

A PORTION OF THE PUBLIC ALLEY LOCATED ALONG THE SOUTHEASTERLY LINE OF BLOCK 1, SECOND ADDITION TO NORTH ST. PAUL

GENERAL NOTES

1. *This preliminary plat was prepared without the benefit of a boundary survey. All information is based upon a review of documents of public record and information provided by the client.*
2. *No title work was provided to confirm the legal descriptions of the above described properties, nor to determine the existence of easements, encumbrances or servitudes affecting said properties.*

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

AMCON

I HEREBY CERTIFY THAT THIS PLAN, REPORT OR SPECIFICATION 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

DATED THIS 10th DAY OF JULY, 2019.

BRENT R PETERS, PROFESSIONAL LAND SURVEYOR
LICENSE NO. 44123

PROJECT:

NORTH ST. PAUL APARTMENTS

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT OF::

MARGARET STREEET ESTATES

SHEET NUMBER:

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

Westwood

MEMORANDUM

Date: July 12, 2019

Re: **Margaret Street Estates**
File 0023292.00

To: City of North St. Paul

From: Shari Ahrens, PE

Stormwater Design Basis

This stormwater memo summarizes the analysis of the proposed Margaret Street Estates development at the southwest intersection of Margaret Street North and 7th Avenue East in North St. Paul, MN. The overall 1.9 acre parcel currently contains two commercial buildings, a parking lot and two residential homes. The proposed development is to construct a 3 story apartment with underground parking and with space for retail, a parking lot, and a plaza. The proposed project will add approximately 0.53 acres of impervious. Please see the attached project summary and drainage area maps.

Watershed stormwater regulations are listed below:

1. Rate Control – 2, 10, and 100 year events not to exceed Existing Conditions.

2. Volume Reduction – reduction volume to equal to 1.1 inch of rainfall off new and reconstructed impervious surface. BMP's may retain a max of 2.5" of runoff over their tributary impervious surfaces.

3. Water Quality – BMP's to achieve 90% TSS removal from the disturbed area of the project. (Note: if volume reduction is met, the required TSS removal are general met.)

To meet the watershed's stormwater management regulations this project is proposing to construct two underground vaults to provide rate control and volume control/water quality. The required volume of stormwater to treat is 5,460 cf determined by taking the proposed impervious area multiplied by 1.1" of rainfall. The vault in the southwest corner of the site will treat runoff from the parking lot and a portion of the building roof. The second vault is located in the plaza area and will treat the plaza and portion of the building roof. Together these vaults will treat 5,568 cf which is more than the required 5,460 cf. The proposed runoff rates are well under the existing runoff rates and more detailed information can be found in the attached HydroCAD Report.

Property Area (SF)	83,951	

Existing		
	On-site	
Pervious	47,375	56%
Impervious	36,576	44%
	83,951	

Proposed		
	On-site	
Pervious	24,878	29%
Impervious	59,559	71%
	84,437	

OPTION 1

HydroCAD design areas for Underground Vaults

Area 1 - SW parking area PLUS BLDG	s.f.	s.f.			Runoff Rates			MC-3500
Total SW Area	51537	51537	1.1"	max vc2.5"	2 yr	10 yr	100 yr	60-45" chambers
Pervious		9285			1.72	3.46	4.28	
Impervious		19052	1746	3969				Outlet at 963.5
Building (Impv)	23200	23200	2127	4833				volume below outlet
			3873	8803				3170 cf

Area 2 - Building and Plaze Area					Runoff Rates			SC-740
Total	25962	25962	1.1"	max vc2.5"	2 yr	10 yr	100 yr	84-30" chambers
Building (Impv)	12000	12000	1100	2500	0.11	0.77	2.4	
Plaza (total)	13962							Outlet at 966.2
Plaza - Pervious		10879						volume below outlet
Plaza - Impervious		3083	283	642				2398 cf
		subtotal	1383	3142				

Areas to drain off-site					Runoff Rates		
Total	6938	6938			2 yr	10 yr	100 yr
garage drive (impv)	740	740			0.38	0.7	1.49
NE Patio area & Bldg Front	6198						
Pervious		4714					
Impervious		1484	136	309			

Verify Total Parcel Area	84,437	
From Above	83,951	
Difference (off-site to storm)	486	
Total Impervious Area on-site		59559 s.f.
VC - Volume 1.1"* Impv area	Volume Required	5460 c.f.

Total Proposed Runoff Rates			
2 yr	10 yr	100 yr	Volume provided
1.89	4.45	7.56	5568 cf

EXISTING Runoff From Hydro CAD model		
2 yr	10 yr	100 yr
4.87	8.49	17.44

N:/0023292.00/DWG/0023292-C-DRAN

MARGARET STREET ESTATES

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

MARGARET STREET ESTATES

NORTH ST. PAUL, MN

Westwood

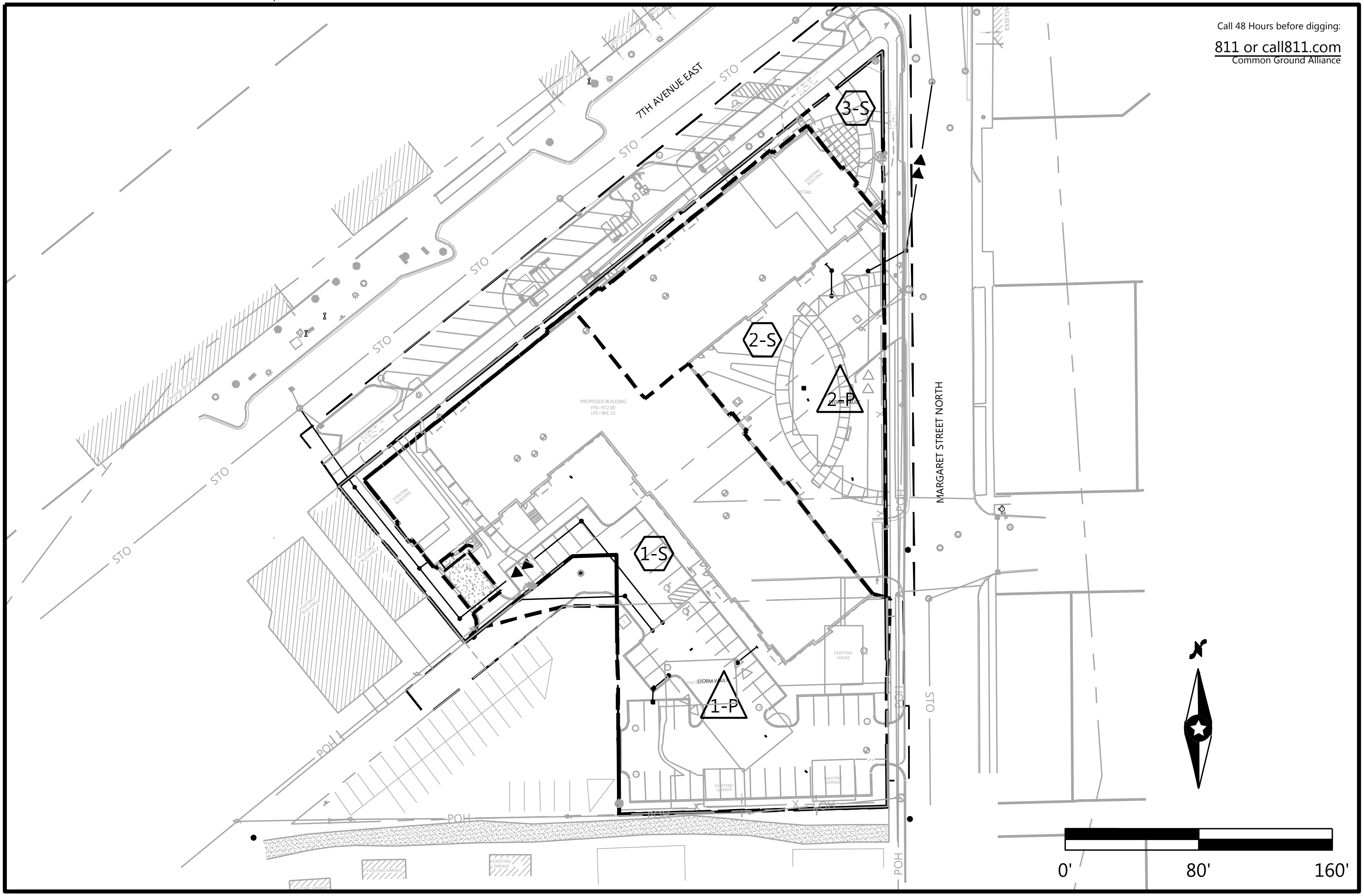
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING DRAINAGE MAP

PROJECT NUMBER: 0023292.00

SHEET NUMBER: 1

DATE: 07/12/19



N:/0023292.00/DWG/0023292-C-DRAN

MARGARET STREET ESTATES

DESIGNED:
CHECKED:
DRAWN:
FIELD CREW:
FIELD WORK DATE:

MARGARET STREET ESTATES

NORTH ST. PAUL, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

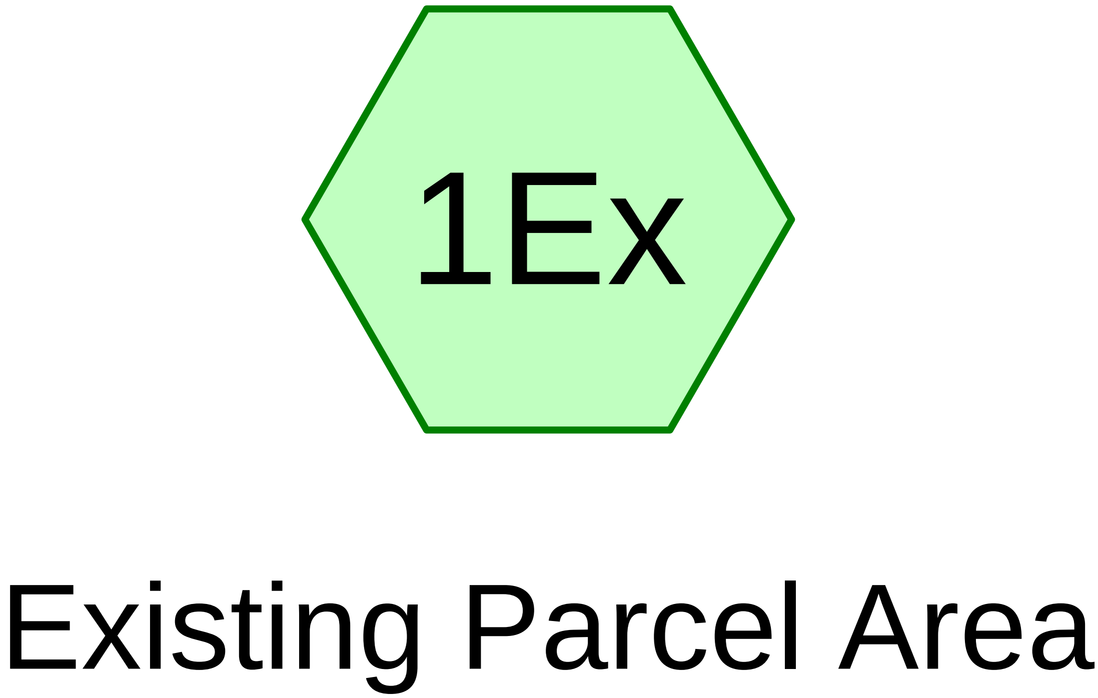
Westwood Professional Services, Inc.

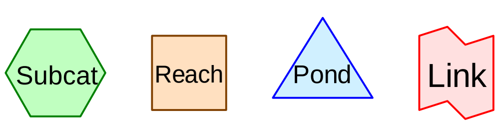
PROPOSED DRAINAGE MAP

PROJECT NUMBER: 0023292.00

SHEET NUMBER: 2

DATE: 07/12/19





Routing Diagram for 19-07-03 PROP DRAN-option 1
Prepared by Westwood Professional Services, Printed 7/12/2019

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.088	74	>75% Grass cover, Good, HSG C (1Ex)
0.840	98	Roofs, HSG C (1Ex)
1.927	**84**	**TOTAL AREA**

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1Ex: Existing Parcel Area Runoff Area=83,951 sf 43.57% Impervious Runoff Depth=1.57"
Flow Length=307' Tc=6.7 min CN=74/98 Runoff=4.87 cfs 0.252 af

Total Runoff Area = 1.927 ac Runoff Volume = 0.252 af Average Runoff Depth = 1.57"
56.43% Pervious = 1.088 ac 43.57% Impervious = 0.840 ac

Summary for Subcatchment 1Ex: Existing Parcel Area

Runoff = 4.87 cfs @ 12.14 hrs, Volume= 0.252 af, Depth= 1.57"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (sf)	CN	Description
47,377	74	>75% Grass cover, Good, HSG C
36,574	98	Roofs, HSG C
83,951	84	Weighted Average
47,377	74	56.43% Pervious Area
36,574	98	43.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	248	0.0294	0.78		**Lag/CN Method, Margaret to Retaining Wall**
1.4	59	0.0424	0.70		**Lag/CN Method, Retaining Wall to Lot 15**
6.7	307	Total			

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1Ex: Existing Parcel Area Runoff Area=83,951 sf 43.57% Impervious Runoff Depth=2.70"
Flow Length=307' Tc=6.7 min CN=74/98 Runoff=8.49 cfs 0.434 af

Total Runoff Area = 1.927 ac Runoff Volume = 0.434 af Average Runoff Depth = 2.70"
56.43% Pervious = 1.088 ac 43.57% Impervious = 0.840 ac

Summary for Subcatchment 1Ex: Existing Parcel Area

Runoff = 8.49 cfs @ 12.14 hrs, Volume= 0.434 af, Depth= 2.70"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.19"

Area (sf)	CN	Description
47,377	74	>75% Grass cover, Good, HSG C
36,574	98	Roofs, HSG C
83,951	84	Weighted Average
47,377	74	56.43% Pervious Area
36,574	98	43.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	248	0.0294	0.78		**Lag/CN Method, Margaret to Retaining Wall**
1.4	59	0.0424	0.70		**Lag/CN Method, Retaining Wall to Lot 15**
6.7	307	Total			

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1Ex: Existing Parcel Area Runoff Area=83,951 sf 43.57% Impervious Runoff Depth=5.56"
Flow Length=307' Tc=6.7 min CN=74/98 Runoff=17.44 cfs 0.893 af

Total Runoff Area = 1.927 ac Runoff Volume = 0.893 af Average Runoff Depth = 5.56"
56.43% Pervious = 1.088 ac 43.57% Impervious = 0.840 ac

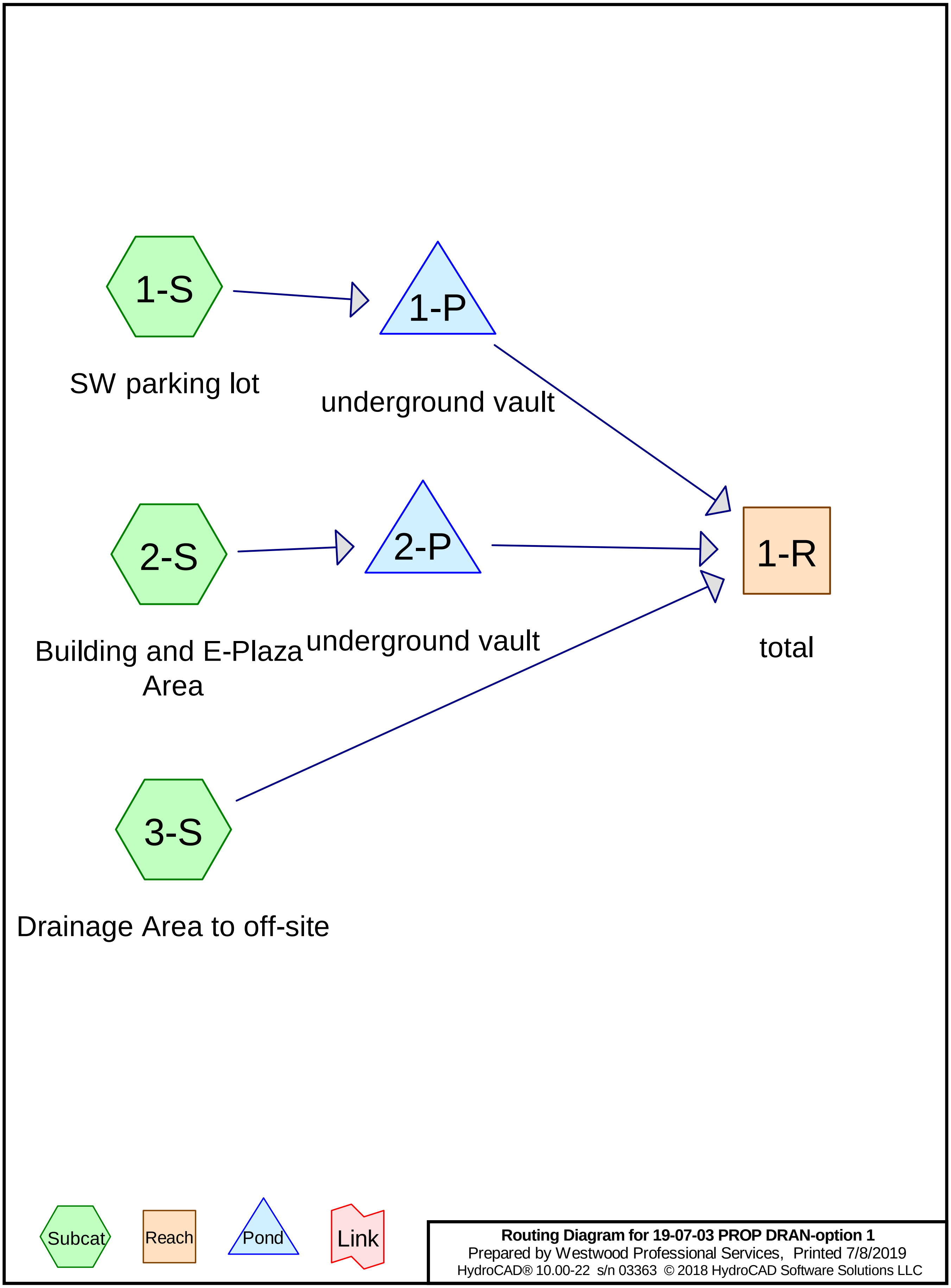
Summary for Subcatchment 1Ex: Existing Parcel Area

Runoff = 17.44 cfs @ 12.14 hrs, Volume= 0.893 af, Depth= 5.56"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.36"

Area (sf)	CN	Description
47,377	74	>75% Grass cover, Good, HSG C
36,574	98	Roofs, HSG C
83,951	84	Weighted Average
47,377	74	56.43% Pervious Area
36,574	98	43.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	248	0.0294	0.78		**Lag/CN Method, Margaret to Retaining Wall**
1.4	59	0.0424	0.70		**Lag/CN Method, Retaining Wall to Lot 15**
6.7	307	Total			



Routing Diagram for 19-07-03 PROP DRAN-option 1
Prepared by Westwood Professional Services, Printed 7/8/2019

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.571	74	>75% Grass cover, Good, HSG C (1-S, 2-S, 3-S)
0.559	98	Paved parking, HSG C (1-S, 2-S, 3-S)
0.275	98	Roofs, HSG C (2-S)
0.533	98	Unconnected roofs, HSG C (1-S)
1.938	**91**	**TOTAL AREA**

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1-S: SW parking lot Runoff Area=51,537 sf 81.98% Impervious Runoff Depth=2.26"
Tc=5.0 min CN=74/98 Runoff=4.50 cfs 0.223 af

Subcatchment 2-S: Building and E-Plaza Area Runoff Area=25,962 sf 58.10% Impervious Runoff Depth=1.83"
Tc=5.0 min CN=74/98 Runoff=1.87 cfs 0.091 af

Subcatchment 3-S: Drainage Area to off-site Runoff Area=6,938 sf 32.06% Impervious Runoff Depth=1.36"
Tc=5.0 min CN=74/98 Runoff=0.38 cfs 0.018 af

Reach 1-R: total Inflow=1.89 cfs 0.203 af
Outflow=1.89 cfs 0.203 af

Pond 1-P: underground vault Peak Elev=964.21' Storage=5,139 cf Inflow=4.50 cfs 0.223 af
12.0" Round Culvert n=0.013 L=382.0' S=0.0100 '/' Outflow=1.72 cfs 0.149 af

Pond 2-P: underground vault Peak Elev=966.37' Storage=2,812 cf Inflow=1.87 cfs 0.091 af
9.0" Round Culvert n=0.011 L=25.0' S=0.0100 '/' Outflow=0.11 cfs 0.036 af

Total Runoff Area = 1.938 ac Runoff Volume = 0.331 af Average Runoff Depth = 2.05"
29.46% Pervious = 0.571 ac 70.54% Impervious = 1.367 ac

Summary for Subcatchment 1-S: SW parking lot

Runoff = 4.50 cfs @ 12.12 hrs, Volume= 0.223 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (sf)	CN	Description
19,052	98	Paved parking, HSG C
9,285	74	>75% Grass cover, Good, HSG C
23,200	98	Unconnected roofs, HSG C
51,537	94	Weighted Average
9,285	74	18.02% Pervious Area
42,252	98	81.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2-S: Building and E-Plaza Area

Runoff = 1.87 cfs @ 12.12 hrs, Volume= 0.091 af, Depth= 1.83"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (sf)	CN	Description
12,000	98	Roofs, HSG C
3,083	98	Paved parking, HSG C
10,879	74	>75% Grass cover, Good, HSG C
25,962	88	Weighted Average
10,879	74	41.90% Pervious Area
15,083	98	58.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 3-S: Drainage Area to off-site

Runoff = 0.38 cfs @ 12.13 hrs, Volume= 0.018 af, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (sf)	CN	Description
740	98	Paved parking, HSG C
1,484	98	Paved parking, HSG C
4,714	74	>75% Grass cover, Good, HSG C
6,938	82	Weighted Average
4,714	74	67.94% Pervious Area
2,224	98	32.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, direct**

Summary for Reach 1-R: total

Inflow Area = 1.938 ac, 70.54% Impervious, Inflow Depth = 1.26" for 2-Year event
Inflow = 1.89 cfs @ 12.21 hrs, Volume= 0.203 af
Outflow = 1.89 cfs @ 12.21 hrs, Volume= 0.203 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Summary for Pond 1-P: underground vault

Inflow Area = 1.183 ac, 81.98% Impervious, Inflow Depth = 2.26" for 2-Year event
Inflow = 4.50 cfs @ 12.12 hrs, Volume= 0.223 af
Outflow = 1.72 cfs @ 12.23 hrs, Volume= 0.149 af, Atten= 62%, Lag= 6.4 min
Primary = 1.72 cfs @ 12.23 hrs, Volume= 0.149 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Peak Elev= 964.21' @ 12.23 hrs Surf.Area= 3,402 sf Storage= 5,139 cf

Plug-Flow detention time= 188.9 min calculated for 0.149 af (67% of inflow)
Center-of-Mass det. time= 116.5 min (874.7 - 758.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	962.00'	4,786 cf	**37.08'W x 91.74'L x 5.50'H Field A**
			18,711 cf Overall - 6,746 cf Embedded = 11,965 cf x 40.0% Voids
#2A	962.75'	6,746 cf	**ADS_StormTech MC-3500 d +Cap** x 60 Inside #1
			Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
			Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
			5 Rows of 12 Chambers
			Cap Storage= +14.9 cf x 2 x 5 rows = 149.0 cf
		11,532 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	963.50'	**12.0" Round Culvert**
			L= 382.0' RCP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 963.50' / 959.68' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=1.72 cfs @ 12.23 hrs HW=964.21' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 1.72 cfs @ 2.87 fps)

Summary for Pond 2-P: underground vault

Inflow Area =	0.596 ac,	58.10% Impervious, Inflow Depth = 1.83"	for 2-Year event	
Inflow =	1.87 cfs @	12.12 hrs, Volume=	0.091 af	
Outflow =	0.11 cfs @	13.21 hrs, Volume=	0.036 af,	Atten= 94%, Lag= 64.9 min
Primary =	0.11 cfs @	13.21 hrs, Volume=	0.036 af	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Peak Elev= 966.37' @ 13.21 hrs Surf.Area= 3,099 sf Storage= 2,812 cf

Plug-Flow detention time= 363.0 min calculated for 0.036 af (39% of inflow)
Center-of-Mass det. time= 257.4 min (1,025.2 - 767.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	965.00'	2,795 cf	**30.00'W x 103.30'L x 3.50'H Field A** 10,846 cf Overall - 3,859 cf Embedded = 6,987 cf x 40.0% Voids
#2A	965.50'	3,859 cf	**ADS_StormTech SC-740 +Cap** x 84 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 6 Rows of 14 Chambers
		6,654 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	966.20'	**9.0" Round Culvert** L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 966.20' / 965.95' S= 0.0100 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.44 sf

Primary OutFlow Max=0.11 cfs @ 13.21 hrs HW=966.37' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 0.11 cfs @ 1.42 fps)

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1-S: SW parking lot Runoff Area=51,537 sf 81.98% Impervious Runoff Depth=3.56"
Tc=5.0 min CN=74/98 Runoff=7.00 cfs 0.351 af

Subcatchment 2-S: Building and E-Plaza Area Runoff Area=25,962 sf 58.10% Impervious Runoff Depth=3.03"
Tc=5.0 min CN=74/98 Runoff=3.09 cfs 0.150 af

Subcatchment 3-S: Drainage Area to off-site Runoff Area=6,938 sf 32.06% Impervious Runoff Depth=2.45"
Tc=5.0 min CN=74/98 Runoff=0.70 cfs 0.032 af

Reach 1-R: total Inflow=4.45 cfs 0.405 af
Outflow=4.45 cfs 0.405 af

Pond 1-P: underground vault Peak Elev=964.84' Storage=6,769 cf Inflow=7.00 cfs 0.351 af
12.0" Round Culvert n=0.013 L=382.0' S=0.0100 '/' Outflow=3.46 cfs 0.277 af

Pond 2-P: underground vault Peak Elev=966.72' Storage=3,639 cf Inflow=3.09 cfs 0.150 af
9.0" Round Culvert n=0.011 L=25.0' S=0.0100 '/' Outflow=0.77 cfs 0.095 af

Total Runoff Area = 1.938 ac Runoff Volume = 0.533 af Average Runoff Depth = 3.30"
29.46% Pervious = 0.571 ac 70.54% Impervious = 1.367 ac

Summary for Subcatchment 1-S: SW parking lot

Runoff = 7.00 cfs @ 12.12 hrs, Volume= 0.351 af, Depth= 3.56"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.19"

Area (sf)	CN	Description
19,052	98	Paved parking, HSG C
9,285	74	>75% Grass cover, Good, HSG C
23,200	98	Unconnected roofs, HSG C
51,537	94	Weighted Average
9,285	74	18.02% Pervious Area
42,252	98	81.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2-S: Building and E-Plaza Area

Runoff = 3.09 cfs @ 12.12 hrs, Volume= 0.150 af, Depth= 3.03"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.19"

Area (sf)	CN	Description
12,000	98	Roofs, HSG C
3,083	98	Paved parking, HSG C
10,879	74	>75% Grass cover, Good, HSG C
25,962	88	Weighted Average
10,879	74	41.90% Pervious Area
15,083	98	58.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 3-S: Drainage Area to off-site

Runoff = 0.70 cfs @ 12.12 hrs, Volume= 0.032 af, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.19"

Area (sf)	CN	Description
740	98	Paved parking, HSG C
1,484	98	Paved parking, HSG C
4,714	74	>75% Grass cover, Good, HSG C
6,938	82	Weighted Average
4,714	74	67.94% Pervious Area
2,224	98	32.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, direct**

Summary for Reach 1-R: total

Inflow Area = 1.938 ac, 70.54% Impervious, Inflow Depth = 2.51" for 10-Year event
Inflow = 4.45 cfs @ 12.19 hrs, Volume= 0.405 af
Outflow = 4.45 cfs @ 12.19 hrs, Volume= 0.405 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Summary for Pond 1-P: underground vault

Inflow Area = 1.183 ac, 81.98% Impervious, Inflow Depth = 3.56" for 10-Year event
Inflow = 7.00 cfs @ 12.12 hrs, Volume= 0.351 af
Outflow = 3.46 cfs @ 12.20 hrs, Volume= 0.277 af, Atten= 51%, Lag= 4.5 min
Primary = 3.46 cfs @ 12.20 hrs, Volume= 0.277 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Peak Elev= 964.84' @ 12.20 hrs Surf.Area= 3,402 sf Storage= 6,769 cf

Plug-Flow detention time= 147.7 min calculated for 0.277 af (79% of inflow)
Center-of-Mass det. time= 86.9 min (839.8 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	962.00'	4,786 cf	**37.08'W x 91.74'L x 5.50'H Field A** 18,711 cf Overall - 6,746 cf Embedded = 11,965 cf x 40.0% Voids
#2A	962.75'	6,746 cf	**ADS_StormTech MC-3500 d +Cap** x 60 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 5 Rows of 12 Chambers Cap Storage= +14.9 cf x 2 x 5 rows = 149.0 cf
		11,532 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	963.50'	**12.0" Round Culvert** L= 382.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 963.50' / 959.68' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=3.46 cfs @ 12.20 hrs HW=964.84' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 3.46 cfs @ 4.40 fps)

Summary for Pond 2-P: underground vault

Inflow Area = 0.596 ac, 58.10% Impervious, Inflow Depth = 3.03" for 10-Year event
Inflow = 3.09 cfs @ 12.12 hrs, Volume= 0.150 af
Outflow = 0.77 cfs @ 12.31 hrs, Volume= 0.095 af, Atten= 75%, Lag= 11.5 min
Primary = 0.77 cfs @ 12.31 hrs, Volume= 0.095 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Peak Elev= 966.72' @ 12.31 hrs Surf.Area= 3,099 sf Storage= 3,639 cf

Plug-Flow detention time= 214.1 min calculated for 0.095 af (63% of inflow)
Center-of-Mass det. time= 135.5 min (898.9 - 763.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	965.00'	2,795 cf	**30.00'W x 103.30'L x 3.50'H Field A** 10,846 cf Overall - 3,859 cf Embedded = 6,987 cf x 40.0% Voids
#2A	965.50'	3,859 cf	**ADS_StormTech SC-740 +Cap** x 84 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 6 Rows of 14 Chambers
		6,654 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	966.20'	**9.0" Round Culvert** L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 966.20' / 965.95' S= 0.0100 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.44 sf

Primary OutFlow Max=0.77 cfs @ 12.31 hrs HW=966.72' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.77 cfs @ 3.27 fps)

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1-S: SW parking lot Runoff Area=51,537 sf 81.98% Impervious Runoff Depth=6.62"
Tc=5.0 min CN=74/98 Runoff=12.87 cfs 0.653 af

Subcatchment 2-S: Building and E-Plaza Area Runoff Area=25,962 sf 58.10% Impervious Runoff Depth=5.96"
Tc=5.0 min CN=74/98 Runoff=6.05 cfs 0.296 af

Subcatchment 3-S: Drainage Area to off-site Runoff Area=6,938 sf 32.06% Impervious Runoff Depth=5.24"
Tc=5.0 min CN=74/98 Runoff=1.49 cfs 0.070 af

Reach 1-R: total Inflow=7.56 cfs 0.891 af
Outflow=7.56 cfs 0.891 af

Pond 1-P: underground vault Peak Elev=966.89' Storage=10,703 cf Inflow=12.87 cfs 0.653 af
12.0" Round Culvert n=0.013 L=382.0' S=0.0100 '/' Outflow=4.28 cfs 0.580 af

Pond 2-P: underground vault Peak Elev=967.85' Storage=5,838 cf Inflow=6.05 cfs 0.296 af
9.0" Round Culvert n=0.011 L=25.0' S=0.0100 '/' Outflow=2.40 cfs 0.241 af

Total Runoff Area = 1.938 ac Runoff Volume = 1.019 af Average Runoff Depth = 6.31"
29.46% Pervious = 0.571 ac 70.54% Impervious = 1.367 ac

Summary for Subcatchment 1-S: SW parking lot

Runoff = 12.87 cfs @ 12.12 hrs, Volume= 0.653 af, Depth= 6.62"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.36"

Area (sf)	CN	Description
19,052	98	Paved parking, HSG C
9,285	74	>75% Grass cover, Good, HSG C
23,200	98	Unconnected roofs, HSG C
51,537	94	Weighted Average
9,285	74	18.02% Pervious Area
42,252	98	81.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2-S: Building and E-Plaza Area

Runoff = 6.05 cfs @ 12.12 hrs, Volume= 0.296 af, Depth= 5.96"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.36"

Area (sf)	CN	Description
12,000	98	Roofs, HSG C
3,083	98	Paved parking, HSG C
10,879	74	>75% Grass cover, Good, HSG C
25,962	88	Weighted Average
10,879	74	41.90% Pervious Area
15,083	98	58.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 3-S: Drainage Area to off-site

Runoff = 1.49 cfs @ 12.12 hrs, Volume= 0.070 af, Depth= 5.24"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.36"

Area (sf)	CN	Description
740	98	Paved parking, HSG C
1,484	98	Paved parking, HSG C
4,714	74	>75% Grass cover, Good, HSG C
6,938	82	Weighted Average
4,714	74	67.94% Pervious Area
2,224	98	32.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, direct**

Summary for Reach 1-R: total

Inflow Area = 1.938 ac, 70.54% Impervious, Inflow Depth = 5.51" for 100-Year event
Inflow = 7.56 cfs @ 12.15 hrs, Volume= 0.891 af
Outflow = 7.56 cfs @ 12.15 hrs, Volume= 0.891 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

Summary for Pond 1-P: underground vault

Inflow Area = 1.183 ac, 81.98% Impervious, Inflow Depth = 6.62" for 100-Year event
Inflow = 12.87 cfs @ 12.12 hrs, Volume= 0.653 af
Outflow = 4.28 cfs @ 12.25 hrs, Volume= 0.580 af, Atten= 67%, Lag= 7.7 min
Primary = 4.28 cfs @ 12.25 hrs, Volume= 0.580 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Peak Elev= 966.89' @ 12.25 hrs Surf.Area= 3,402 sf Storage= 10,703 cf

Plug-Flow detention time= 114.5 min calculated for 0.580 af (89% of inflow)
Center-of-Mass det. time= 69.3 min (815.7 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	962.00'	4,786 cf	**37.08'W x 91.74'L x 5.50'H Field A** 18,711 cf Overall - 6,746 cf Embedded = 11,965 cf x 40.0% Voids
#2A	962.75'	6,746 cf	**ADS_StormTech MC-3500 d +Cap** x 60 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 5 Rows of 12 Chambers Cap Storage= +14.9 cf x 2 x 5 rows = 149.0 cf
		11,532 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	963.50'	**12.0" Round Culvert** L= 382.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 963.50' / 959.68' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=4.28 cfs @ 12.25 hrs HW=966.89' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 4.28 cfs @ 5.44 fps)

Summary for Pond 2-P: underground vault

Inflow Area = 0.596 ac, 58.10% Impervious, Inflow Depth = 5.96" for 100-Year event
Inflow = 6.05 cfs @ 12.12 hrs, Volume= 0.296 af
Outflow = 2.40 cfs @ 12.22 hrs, Volume= 0.241 af, Atten= 60%, Lag= 6.1 min
Primary = 2.40 cfs @ 12.22 hrs, Volume= 0.241 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Peak Elev= 967.85' @ 12.22 hrs Surf.Area= 3,099 sf Storage= 5,838 cf

Plug-Flow detention time= 145.2 min calculated for 0.241 af (81% of inflow)
Center-of-Mass det. time= 85.9 min (843.1 - 757.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	965.00'	2,795 cf	**30.00'W x 103.30'L x 3.50'H Field A** 10,846 cf Overall - 3,859 cf Embedded = 6,987 cf x 40.0% Voids
#2A	965.50'	3,859 cf	**ADS_StormTech SC-740 +Cap** x 84 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 6 Rows of 14 Chambers
		6,654 cf	Total Available Storage

Storage Group A created with Chamber Wizard

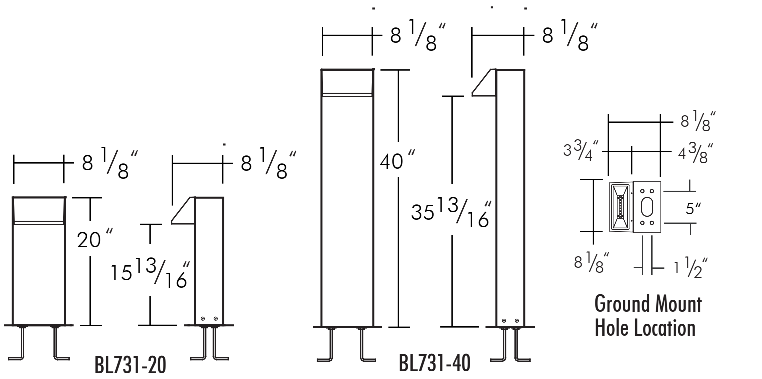
Device	Routing	Invert	Outlet Devices
#1	Primary	966.20'	**9.0" Round Culvert** L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 966.20' / 965.95' S= 0.0100 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.44 sf

Primary OutFlow Max=2.40 cfs @ 12.22 hrs HW=967.85' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 2.40 cfs @ 5.43 fps)

TYPE | PROJECT
CATALOG#

BL731 - 8" X 4" TRAPEZOID BOLLARD (IP65) - 850LM

LED BOLLARD



SPECIFICATION

15W

Application: This single head bollard is designed for outdoor applications where a Dark Sky compliant illumination is required. Bollards are used to light walkways, public gathering spaces, gardens, along waterfronts and marinas and other public and private areas.

Post: High grade rectangular extruded aluminum with a high grade powder coat finish. Includes liquid tight plug for cord entry and a zinc plated steel base with a high grade powder coat finish and an anchor bolt kit. The base is secured to the post by four (4) tamper resistant, stainless steel flat head screws and the base is mounted to the ground by four (4) anchor bolts and eight (8) nuts and washers. Note: A solid foundation for installation is recommended. Post can accommodate daisy chain and through wiring.

Head: Constructed from a two (2) piece high grade die cast aluminum with a high grade powder coat finish. Includes a clear tempered glass lens (sits flush to the head), LED array, reflector, LED driver, silicone gasket and a hole with liquid tight plugs for cord to exit the post. The two piece housing is secured together by four (4) tamper resistant stainless steel set screws and is secured to the post by two stainless steel screws.

Lumen Maintenance: Minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results. See ordering guide for delivered lumens.

Thermal Management: Effective thermal dissipation facilitated by integral cast-aluminum, finned heat sink design for maximum heat rejection to provide long LED life.

Dimming: (UE-DUN) option is a universal dimming system that works with most 3-Wire ELV, (UE-DUN) option is a2-Wire Incandescent and 5-Wire 0-10V fluorescent dimmers.

Electrical: LED driver, 120VAC, 50/60Hz, electronic Constant Current, Class 2, Power Factor > .90pf, integrally mounted. Use LED driver option UE-DUN UniDim™ (120V/277V) for dimming (see above), and cold weather applications (-30°C and above)

Caution: LITON recommends use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty.

Warranty: Covered by a 5 Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 60 degrees C. Doing so will result in reduced lamp life and voided warranty.

Note: Dark Sky compliant.

Listing: ETL / cETL Listed. Suitable for wet location. Assembled in USA. (IP65).

Finish: Available in Black, White*, Bronze*, and Silver*.

LED: Binned with 4-step MacAdam ellipses as recommended by ANSI Standard. Available in 4000K and 3000K.

__LED Details:__
~15W 850 + Lumens Delivered
Color Rendering Index (CRI): 90
Color Temperature: 4000K
Lamp Equivalents: 26W CFL 75W A19

Benefit:
- Sleek architectural design
- Durable, corrosion resistant finish
- 5 year limited warranty

FEATURE: Wet Location | US Assembled | Dark Sky | Intertek

ORDERING EXAMPLE : BL731-20B-T30-EMA

BL731	HEIGHT	FINISH	LENS	DIMMING	LED	OPTIONS
BL731	**-20** :20"	**B** :Black	**Blank** :Clear	**Blank** :Non-Dimming (120V)	**Blank** :4000K	**Blank** :None
	-40 :40"	**W** :White*	**-FR** :Frosted	**UE-DUN**:UniDim™(120V/277V)	**-T30** :3000K	**-SDL** :Daylight Sensor
		BZ :Architectural Bronze*				
		S :Silver*				

*** Special Order. Minimum order. Extended lead time may apply. Consult Factory.**

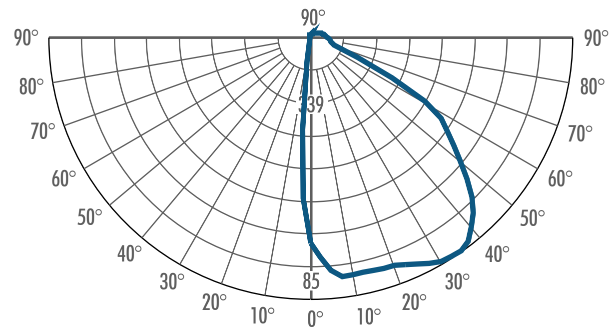
BL731 - PHOTOMETRY
8" X 4" TRAPEZOID BOLLARD

BL731-20BUE-DUN - 850lm - 4000K

System Power	:10.3W
Test Date	:12/2017
Beam Angle 50%	:157.9° H / 61.9° V
Field Angle 10%	:146.3° H / 81.1° V
Color Temperature	:3801K
CRI	:86.7
R9 Value	:28.5
Lumens Delivered	:931lm
CBCP	:339cd
Power Factor	:0.99

Multipliers	
3000K	0.79

CANDELA TABULATION



Statistics:

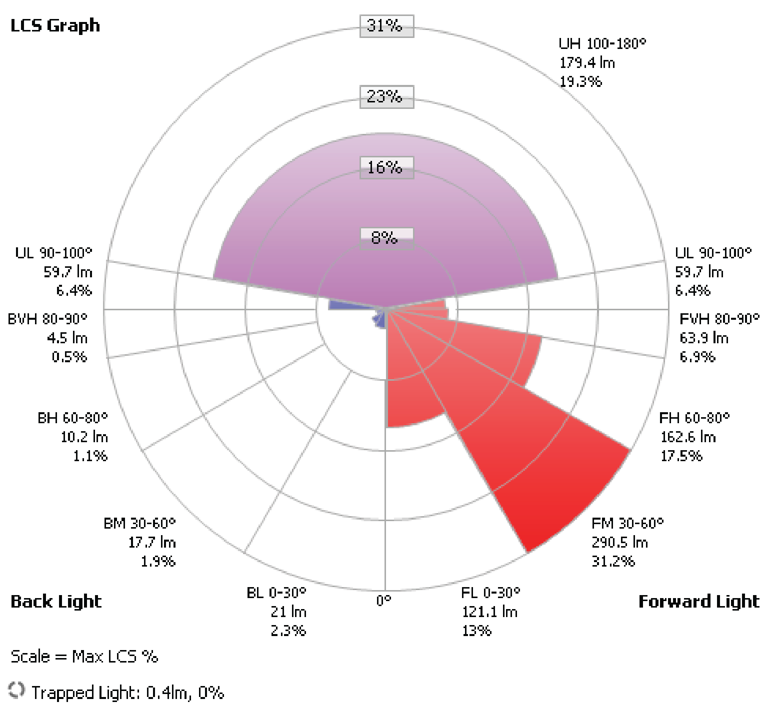
Description	Bollard Symbol	FC loc. Symbol	Avg	Max	Min	Max/Min	AvgMin
Calc Zone #1	○	+	3.4fc	143.3fc	0.10fc	143.3:1	34:01:00

NOTES:
1. On center spacing: 20 ft
2. Distance between fc reading: 2 ft

0.2	0.4	0.6	0.1	0.2	0.2	0.6	0.4	0.3	0.3	0.3	0.4	0.6	0.2	0.2	0.1	0.6	0.4	0.2
0.3	0.7	1.3	1.8	0.6	1.8	1.3	0.7	0.4	0.4	0.4	0.7	1.3	1.8	0.6	1.8	1.3	0.7	0.3
0.4	0.8	2.8	8.7	18.1	8.8	2.7	0.1	0.6	0.4	0.6	1.0	2.7	8.8	18.1	8.7	2.8	0.8	0.4
0.4	0.8	2.8	18.1	144.3	18.3	2.8	0.8	0.6	0.4	0.6	0.8	2.8	18.3	143.3	18.1	2.8	0.8	0.4

LCS TABLE

BUG Rating	B1 - U3 - G1	
Forward Light	**Lumens**	**Lumens %**
Low (0-30):	121.1	13.00%
Medium (30-60):	290.5	31.20%
High (60-80):	162.6	17.50%
Very High (80-90):	63.9	6.90%
Back Light		
Low (0-30):	21	2.30%
Medium (30-60):	17.7	1.90%
High (60-80):	10.2	1.10%
Very High (80-90):	4.5	0.50%
Back Light		
Low (0-30):	59.7	6.40%
High (100-180):	179.4	19%
Trapped Light:	0.4	0%



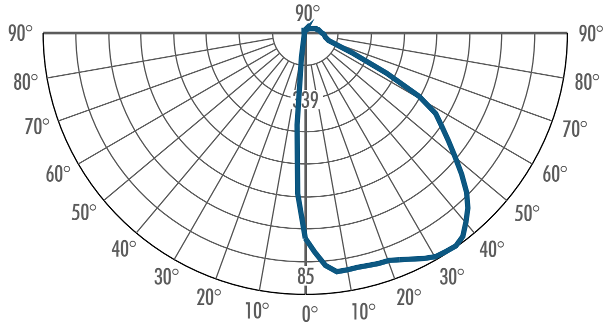
BL731 - PHOTOMETRY
8" X 4" TRAPEZOID BOLLARD

BL731-40UE-DUN - 850lm - 4000K

System Power	:10.3W
Test Date	:12/2017
Beam Angle 50%	:157.9° H / 61.9° V
Field Angle 10%	:146.3° H / 81.1° V
Color Temperature	:3801K
CRI	:86.7
R9 Value	:28.5
Lumens Delivered	:931lm
CBCP	:339cd
Power Factor	:0.99

Multipliers	
3000K	0.78

CANDELA TABULATION



Statistics:

Description	Bollard Symbol	FC loc. Symbol	Avg	Max	Min	Max/Min	AvgMin
Calc Zone #1	○	+	1.7fc	29.5fc	0.10fc	295:1	17:1

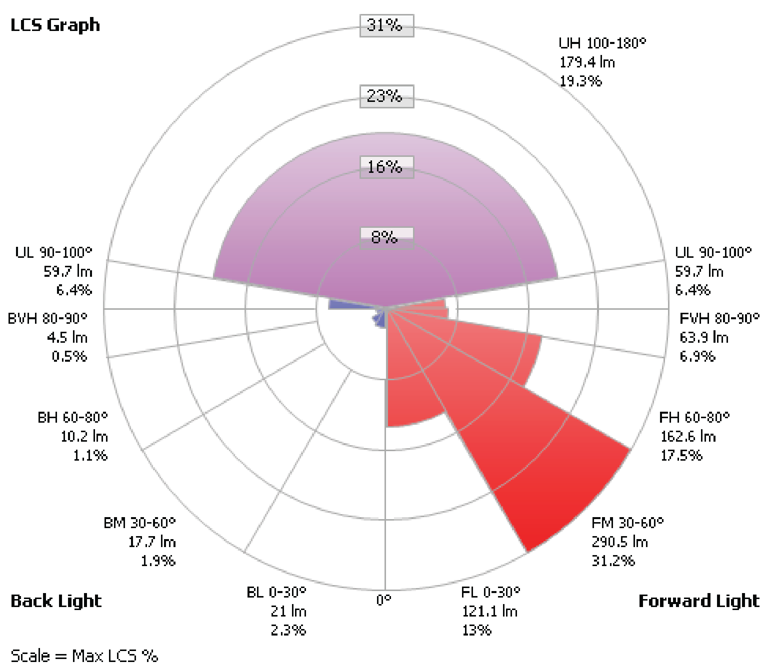
NOTES:
1. On center spacing: 20 ft
2. Distance between fc reading: 2 ft

+0.2	+0.3	+0.2	+0.1	+0.1	+0.1	+0.2	+0.3	+0.3	+0.4	+0.3	+0.3	+0.2	+0.1	+0.1	+0.1	+0.2	+0.3	+0.2
+0.4	+0.5	+0.5	+0.2	+0.2	+0.3	+0.6	+0.6	+0.5	+0.5	+0.5	+0.6	+0.6	+0.3	+0.2	+0.2	+0.5	+0.5	+0.4
+0.6	+0.9	+1.1	+1.3	+1.0	+1.4	+1.2	+1.0	+0.8	+0.7	+0.8	+1.0	+1.2	+1.4	+1.0	+1.3	+1.1	+0.9	+0.6
+0.7	+1.4	+2.7	+4.2	+5.4	+4.3	+2.8	+1.5	+1.0	+0.8	+1.0	+1.5	+2.8	+4.3	+5.4	+4.2	+2.7	+1.4	+0.7
+0.9	+1.8	+4.4	+11.8	+21.4	+11.8	+4.5	+2.0	+1.1	+0.9	+1.1	+2.0	+4.5	+11.8	+21.4	+11.8	+4.4	+1.8	+0.9
+0.8	+1.7	+4.6	+14.1	+29.5	+14.2	+4.7	+1.9	+1.0	+0.8	+1.0	+1.9	+4.7	+14.2	+29.5	+14.1	+4.6	+1.7	+0.8

LCS TABLE

BUG Rating	B1 - U3 - G1	
Forward Light	Lumens	Lumens %
Low (0-30):	121.1	13.00%
Medium (30-60):	290.5	31.20%
High (60-80):	162.6	17.50%
Very High (80-90):	63.9	6.90%
Back Light		
Low (0-30):	21	2.30%
Medium (30-60):	17.7	1.90%
High (60-80):	10.2	1.10%
Very High (80-90):	4.5	0.50%
Back Light		
Low (0-30):	59.7	6.40%
High (100-180):	179.4	19%
Trapped Light:	0.4	0%

LCS Graph



Back Light Forward Light

Scale = Max LCS %

Trapped Light: 0.4lm, 0%

RATIO LED SERIES
AREA/SITE LIGHTER

Cat.#		
Job	Type	Approvals

HUBBELL Outdoor Lighting

SPECIFICATIONS

Intended Use:
Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots.

Construction:
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

Optics/LED:
- 80, 160, 320 or 480 midpower LEDs
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 3000K, 4000K, or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

Electrical:
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

Controls:
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin and can be ordered separately. See ordering information and details at: www.hubbelllighting.com/sitesync

Installation:
- Standard square arm mounts
- Optional universal mounting block and round pole adapter also available as accessories
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

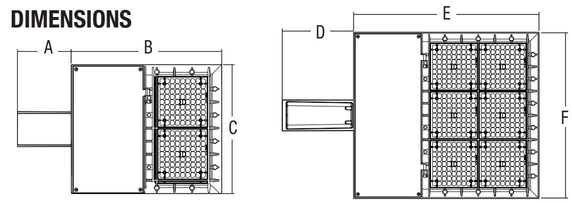
Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

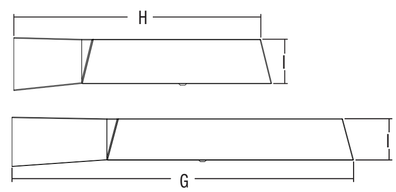
PRODUCT IMAGE(S)

RAR1 RAR2

DIMENSIONS



RAR1 RAR2



A	B	C	D	E	F
5.0" 127mm	14.0" 355.6mm	12.0" 304.8mm	7.5" 190.5mm	19.5" 495.3mm	17.39" 441.7mm

G	H	I
27.0" 685.8mm	18.2" 462.8mm	3.25" 82.5mm

Weight	
RAR-1	13.5 lbs (6.12 kgs)
RAR-2	24.0 lbs (10.8 kgs)

RAR-1 EPA@0˚	RAR-2 EPA@0˚	RAR-1 EPA@30˚	RAR-2 EPA@30˚
. 45 ft.^{2} .13 m^2	.55 ft.^{2} .17 m^2	.56 ft.^{2} .17 m^2	1.48 ft.^{2} .45 m^2

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

CERTIFICATIONS/LISTINGS

c UL us IP66

ORDERING INFORMATION - STOCK CONFIGURATIONS

CATALOG NUMBER	LUMENS	WATTAGE	LED COUNT	CCT/CRI	VOLTAGE	DISTRIBUTION	MOUNTING	FINISH
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-140-4K-3	18,000	140W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-140-4K-4	18,000	140W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

ORDERING INFORMATION

ORDERING EXAMPLE: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

SERIES

RAR1	Ratio Area Size 1
RAR2	Ratio Area Size 2

LEDS WATTAGE

80L-25	25W - 3,000 Lumens
80L-50	50W - 6,000 Lumens
160L-70	70W - 9,000 Lumens
160L-100	100W - 12,000 Lumens
320L-110	110W - 15,000 Lumens
320L-140	145W - 18,000 Lumens
320L-165	165W - 21,000 Lumens
480L-185	185W - 24,000 Lumens
480L-210	210W - 27,000 Lumens
480L-240	240W - 30,000 Lumens

CCT/CRI

3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI

DISTRIBUTION

2	IES TYPE II
3	IES TYPE III
4W	IES TYPE IV
5QW	IES TYPE V

OPTICS ROTATION

Blank for no rotation

L	Optic rotation left
R	Optic rotation right

VOLTAGE

UNV	Universal 120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

MOUNTING

ASQ	Arm mount for square pole/flat surface
ASQU	Universal Arm mount for square pole/flat surface

MOUNTING ROUND POLES

A_[1]	Arm mount for round pole
A_U[1]	Universal arm mount for round point

MOUNTING OTHER

WB	Wall Bracket
MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm
K	Knuckle

COLOR

BL	Black textured
DB	Dark bronze textured
GT	Graphite textured
GYS	Light gray smooth
PS	Platinum silver smooth
WH	White textured
CC	Custom Color

CONTROL OPTIONS NETWORK

NXWE	NX Wireless Enabled (module + radio)
NXSPW_F[2]	NX Wireless, PIR Occ. Sensor, Daylight Harvesting
NXSP_F[2]	NX, PIR Occ. Sensor, Daylight Harvesting

CONTROL OPTIONS OTHER

SCP-_F[3]	Programmable occupancy sensor
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD_F[3]	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol

OPTIONS

CD	Continuous Dimming
F	Fusing
TB	Terminal Block
2PF	2 power feed with 2 drivers

1 Replace "__" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "__" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
3 Replace "__" with "8" for up to 8' mounting height, "40F" for 9-40' mounting height
* Summer 2019 Availability

STOCK - ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
RARRPA3DB	Round pole adapter 3.5" TO 4.13"
RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13"

ACCESSORIES/REPLACEMENT PARTS - Order Separately

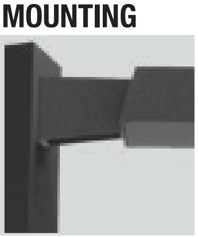
Catalog Number	Description
RAR-ASQU-XX	Universal arm mount for square pole/flat surface
RAR-A_U-XX	Universal arm mount for round poles
RAR-RPA_-XX	Round pole adapter
SETAVP	4" square pole top tenon adapter, 2 3/8" OD slipfitter
RETAVP	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately
SPIKE	Bird Deterent
RARWB-XX	Wall Bracket - use with Mast Arm Fitter or Knuckle

1 Replace "__" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "__" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
3 Replace "__" with "8" for up to 8' mounting height, "40F" for 9-40' mounting height
* Summer 2019 Availability

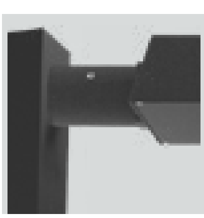
CONTROLS ACCESSORIES - Order Separately

Catalog Number	Description
SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serv
SCPREMOTE	Order at least one per project location to program and control
WIR-RME-L	wiSCAPE™ external control node; use with 7PR
NXOFM-1R1D-UNV	NX external control node; use with 7PR

MOUNTING

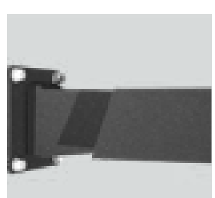


Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



MAF – Fits 2-3/8" OD arms Roadway applications.

Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Wall Mount – Wall mount bracket designed for building mount applications.

PERFORMANCE DATA

				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
FAMILY	NOMINAL WATTAGE	SYSTEM WATTAGE	DIST. TYPE	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.3	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4

1 - Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

HUBBELL Outdoor Lighting

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING Series

SLENDER WALLPACK

tradeSELECT®

FEATURES

- Two sizes for a variety of applications
- Ranges from 10W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see www.designlights.org

C US

*3000K and warmer CCTs only

RELATED PRODUCTS

LNC Litepak | LNC2 Litepak | LNC3 Litepak
LNC4 Litepak | GeoPak | GeoPak2

SPECIFICATIONS

HOUSING
- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION
- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL
- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS
- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.
- See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

CERTIFICATIONS
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21–80
Efficacy Range (LPW)	101–113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3–11 (2.0–5.0)

PHOTOMETRY
INSTRUCTION SHEET
SG1 PSG PAGE
SG2 PSG PAGE
SLING BROCHURE

HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING SERIES
SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DB-PCU-CS

CATALOG #

ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	**3K7** 3000K, 70 CRI	**FT** Fwd Throw	**UNV** 120V-277V	**DB** Textured Dark Bronze	**PCU** Button Photocontrol (120-277V)	**CS** Comfort Lens
SG1-20 Size 1, 20W	**4K7** 4000K, 70 CRI		**120** 120V	**BL** Textured Black	**SCP**[1,2,3] Hi-Lume 1% 3-wire / EcoSystem LED Driver	**E**[1,2] Batter 0°C
SG1-30 Size 1, 30W	**5K7** 5000K, 70 CRI		**277** 277V	**WH** Textured White	**SWP**[1,2] Hi-Lume 1% 2-wire LED Driver (120V only)	**EH**[1,2] Battery w/ heater -20°C
SG1-40 Size 1, 40W			**UHV** 347V-480V	**GYS** Smooth Gray	**SWPM**[1,2] Osram dimming to 1% 0–10V	
SG2-50 Size 2, 50W				**PS** Smooth Plat. Silver	**Specify MTG HT for SCO/SCP & SWPM**	
SG2-80 Size 2, 80W				**CC** Custom Color	**8F** Up to 8'	
					20F Up to 20'	

Notes:

1 Available in SG2 only, UHV available in SG2-50 only

2 Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH

3 Must order minimum of one remote control to program dimming setttings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8–12ft	120–277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8–12ft	120–277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8–12ft	120–277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8–12ft	120–277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10–15ft	120–277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10–15ft	120–277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10–15ft	120–277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10–15ft	120–277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12–18ft	120–277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12–18ft	120–277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15–25ft	120–277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15–25ft	120–277V	Dark Bronze	8079	101	11 (5.0)

HUBBELL Lighting

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

OPTIONS AND ACCESSORIES

	Catalog Number	Description	Weight lbs. (kg)
☐	**SG1-CS**	Acrylic comfort lens for SG1	1 (.45)
☐	**SG2-CS**	Acrylic comfort lens for SG2	1 (.45)
☐	**SG1-YOKE**	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SG1-KNUCKLE**	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SG2-YOKE**	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SG2-KNUCKLE**	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SCP-REMOTE***	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)
☐	**SG2-PMA-3-XX**	3" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
☐	**SG2-PMA-4-XX**	4" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
☐	**SG2-PMA-5-XX**	5" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
☐	**SG2-PMA-6-XX**	6" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
☐	**SG1-SPC**	Vandal Resistant Lens (shield polycarbonate), SG1	3 (1.5)
☐	**SG2-SPC**	Vandal Resistant Lens (shield polycarbonate), SG2	3 (1.5)
☐	**SG1-WCP**	Universal Wall Cover Plate, Dark Bronze, SG1	10 (5)
☐	**SG2-WCP-H**	Horizontal Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
☐	**SG2-WCP-V**	Vertical Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
☐	**SG2XL-WCP-H**	Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)
☐	**SG2XL-WCP-V**	Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Control Options	
SWUSB[1]	SiteSync™ interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync™ license, software and USB radio bridge node.
SWTAB[1]	Windows tablet and SiteSync™ interface software. Includes tablet with preloaded software, SiteSync™ license and USB radio bridge node.
SWBRG[2]	SiteSync™ USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

Notes:

1 When ordering SiteSync™ at least one of these two interface options must be ordered per project.

2 If needed, an additional Bridge Node can be ordered.

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING SERIES

SLENDER WALLPACK

PERFORMANCE DATA

Description	# of LEDs	Drive Current	System Watts	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
SG1-10	2	140mA	11	1349	122	1	0	0	1424	129	1	0	0	1003	91	1	0	0
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30	2	350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG-40	2	450mA	38	4008	105	2	0	0	4070	106	2	0	0	3845	100	2	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80	3	650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

*347 and 480 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

ELECTRICAL DATA

Catalog number	# of Drivers	Input Voltage	Current (AMPS)	System Power
SG1-10	1	120	0.09	11.0
	1	277	0.04	11.0
SG1-20	1	120	0.18	21.0
	1	277	0.08	21.0
SG1-30	1	120	0.24	28.9
	1	277	0.10	28.9
SG2-40	1	120	0.32	38.3
	1	277	0.14	38.3
SG-50-UHV	1	347	0.13	43.5
	1	480	0.18	43.5
SG2-50	1	120	0.42	50.6
	1	277	0.18	50.6
SG2-80	1	120	0.68	79.8
	1	277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11[1] L96 60,000	100,000	L70 (Hours)
25ºC / 77ºF	1.00	0.98	0.97	0.96	0.95	>791,000
40ºC / 104ºF	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40ºC ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING SERIES

SLENDER WALLPACK

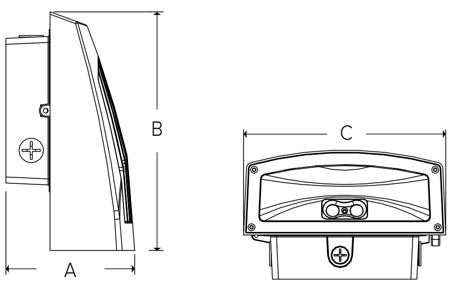
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

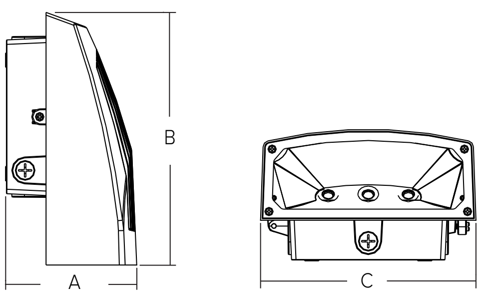
DIMENSIONS

SG1



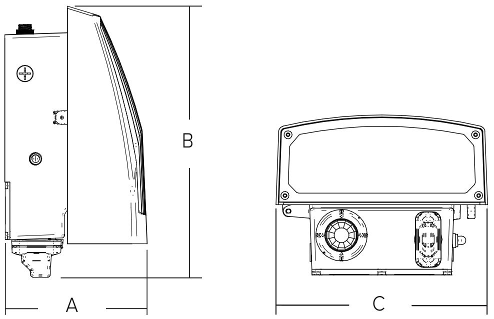
A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)

SG2



A	B	C	Weight
5.80" (147mm)	11.14" (283mm)	9.52" (242mm)	11lbs (5kg)

SG2 with occupancy sensor and battery options



A	B	C	Weight
7.26" (184mm)	13.84" (352mm)	9.52" (242mm)	11lbs (5kg)

SLING SERIES

SLENDER WALLPACK

PHOTOMETRY

SG1-10-4K7

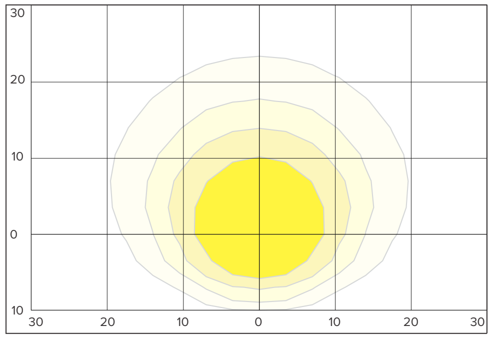
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Forward Throw**
Delivered Lumens	**1424**
Watts	**11.4**
Efficacy	**125**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	996.6	70.0
Downward House Side	427.8	30.0
Downward Total	1424.4	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	1424.4	100.0

ISOMETRIC FOOTCANDLE



10' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

SG1-20-4K7

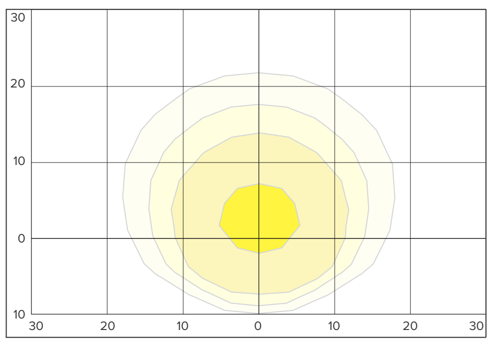
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**2310**
Watts	**20.9**
Efficacy	**111**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1618	70.0
Downward House Side	692.1	30
Downward Total	2310	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	2310.3	100.0

ISOMETRIC FOOTCANDLE



10' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

SG1-30

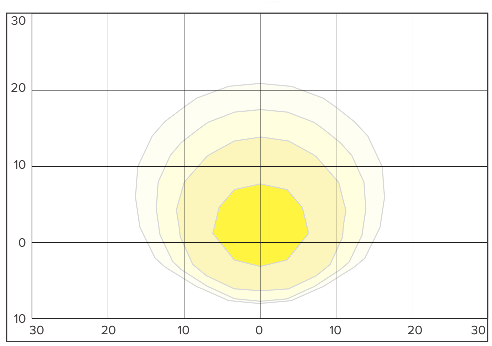
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Forward Throw**
Delivered Lumens	**3060**
Watts	**29.1**
Efficacy	**105**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2619.4	70.9
Downward House Side	890.4	29.1
Downward Total	3059.8	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3059.8	100.0

ISOMETRIC FOOTCANDLE



10' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING SERIES

SLENDER WALLPACK

PHOTOMETRY

SG1-40-4K7

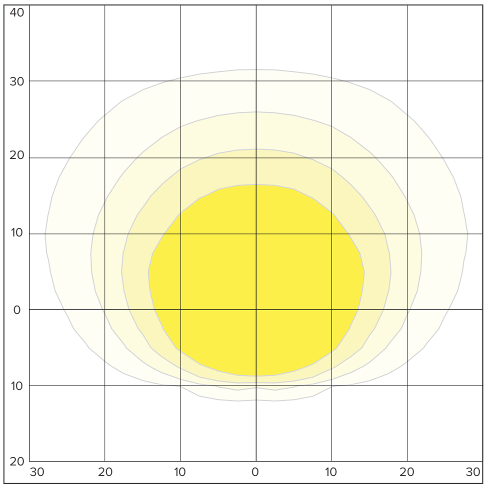
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**4070**
Watts	**38.1**
Efficacy	**107**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2857.7	70.2
Downward House Side	1215.5	29.8
Downward Total	4070.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	4070.2	100.0

ISOMETRIC FOOTCANDLE



10' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

SG2-50-4K7

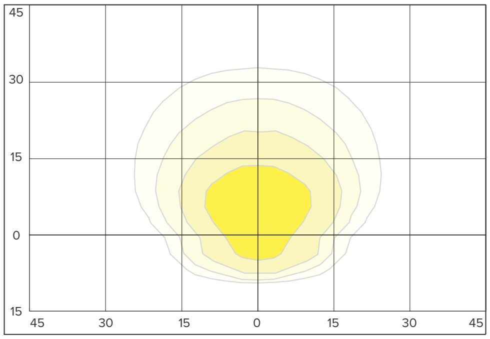
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**5525.7**
Watts	**51.7**
Efficacy	**107**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4611.8	83.5
Downward House Side	913.9	16.5
Downward Total	5525.7	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	5525.7	100.0

ISOMETRIC FOOTCANDLE



15' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

SG2-80-4K7

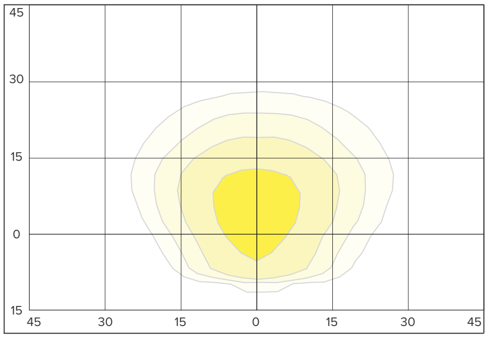
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**8453**
Watts	**78.5**
Efficacy	**108**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6677.7	79.0
Downward House Side	1775.5	21.0
Downward Total	8453.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	8453.2	100.0

ISOMETRIC FOOTCANDLE



15' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

701 Millennium Blvd • Greenville, SC 29607 / Tel 888.777.4832 / Website www.hubbelloutdoor.com

HUBBELL Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

ADDITIONAL INFORMATION

Shipping Information

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2kg)	9.5 (24)	8.25 (21)	5.25 (13)	6	98
SG2	11lbs (5kg)	14 (36)	11.5 (29)	8 (20)	2	64

Accessories and Services

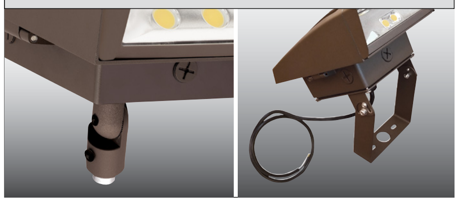
Comfort Lens

Acrylic comfort lens provides glare control, improved visual comfort and better uniformity

Visor

Visor accessory included with mounting accessory kits

Mounting Options

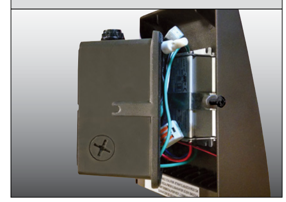


Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)

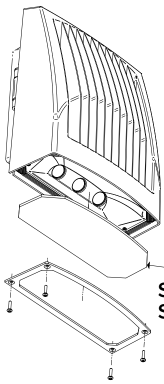
Photocontrol

Photocontrol option available for energy-saving dusk-to-dawn operation

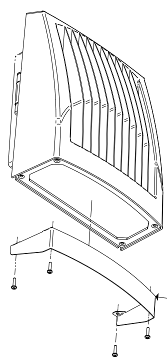
Hinged Housing Door



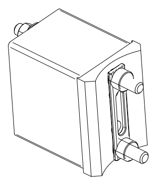
Side hinged for easy installation and wiring access, single screw secures housing closure



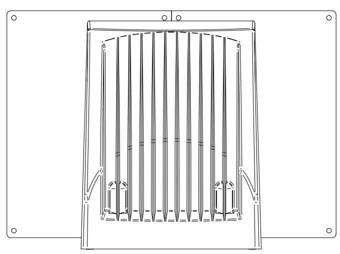
SG(X)-CS
SG(X)-SPC



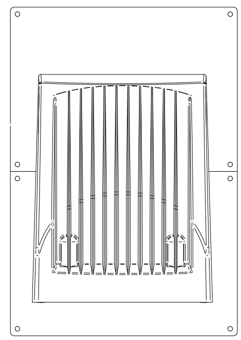
SG(X)-YOKE
SG(X)-KNUCKLE



SG(X)-PMA-(X)-XX



SG(X)-WCP-H



SG(X)-WCP-V

Features

Emergency Mode (EH)

Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12' mounting height. Assumes open space with no obstructions. Battery backup units consume 6W when charging a dead battery and 2W during maintenance charging. EH (units with a heater) consume up to an additional 8W when charging if the battery temp is lower than 10°C

Diagrams for illustration purposes only, please consult factory for application layout.

Wireless and Occupancy Controls

SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.

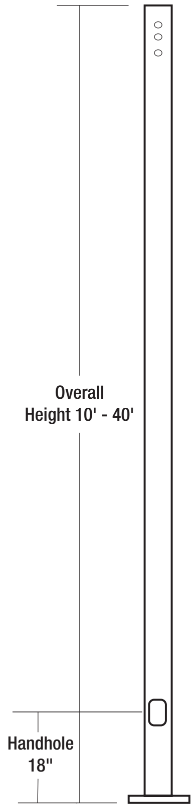
HUBBELL Lighting

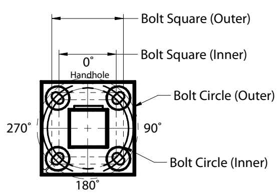
SSS-H SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#		
Job	Type	Approvals

HUBBELL Outdoor Lighting





APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

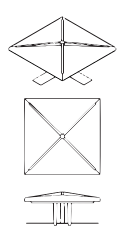
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

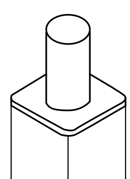
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

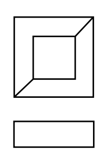
POLE CAP



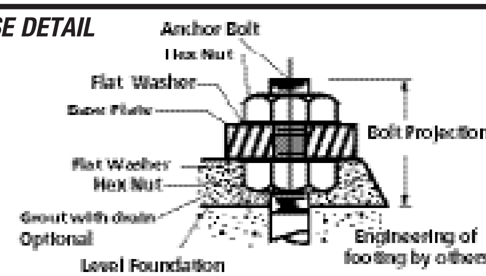
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

Reference page 2 for available configurations

ORDERING EXAMPLE:

SSS-H - 25 - 40 - A/B/C - 2L - S2 - DB - UL

SERIES

SSS-H	Square Straight Steel Pole Hubbell Outdoor

HEIGHT

Reference page 2 Ordering matrix

SHAFT

Reference page 2 Ordering matrix

THICKNESS

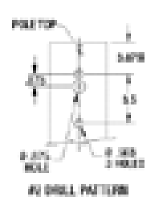
Reference page 2 Ordering matrix

MOUNTING

1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
4	Four fixtures at 90°
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.375 x 4.25)
OT	Open Top (includes pole cap)

DRILL PATTERN

S2	#2 2 bolt 3.5" pattern



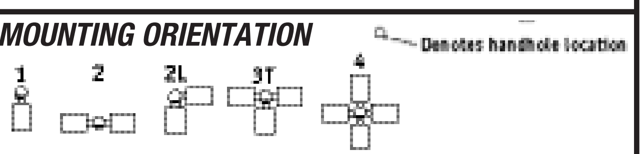
FINISH

DB	Dark Bronze Textured
BL	Black Textured
WH	White Textured
GR	Gray Textured
PS	Platinum Silver Smooth
CC	Custom Color

OPTIONS

HSC	Internal Coating (Hubbell Seal)
GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[2]	Extra Handhole
C05[2]	.5" Coupling
C07[2]	.75" Coupling
C20[2]	2" Coupling
MPB[2]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

MOUNTING ORIENTATION



ACCESSORIES- Order Separately

Catalog Number	Description
VM1[3]	1st mode vibration damper
VM2SXX	2nd mode vibration damper

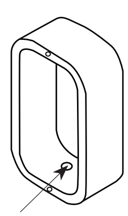
1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "**TR**" notation. Example: **SSS-H-25-40-A-1-S2-TR-DB**
2 Specify option location using logic found on page 2 **(Option Orientation)**
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

ORDERING INFORMATION Cont.

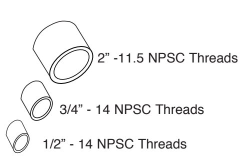
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-H-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-H-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-H-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-H-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-H-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-H-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-H-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-H-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-H-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-H-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-H-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-H-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-H-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-H-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-H-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-H-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-H-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-H-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-H-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-H-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-H-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-H-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-H-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-H-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-H-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-H-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-H-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

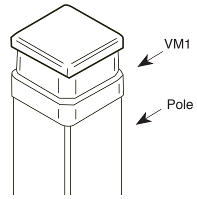
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

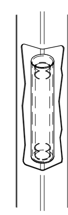


VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



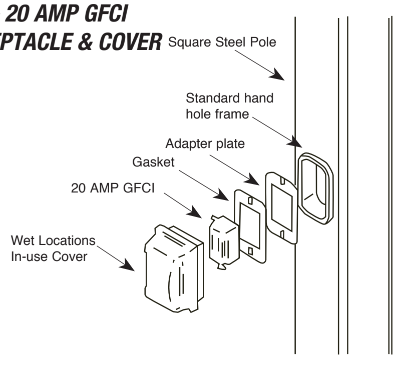
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE

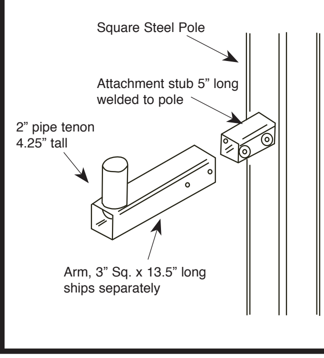
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

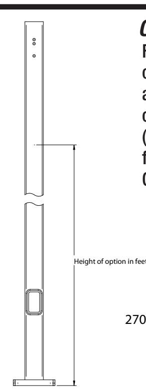
Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER



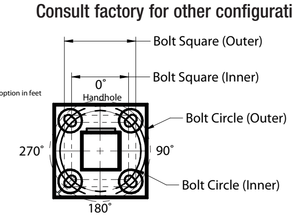
MPB - MID POLE BRACKET





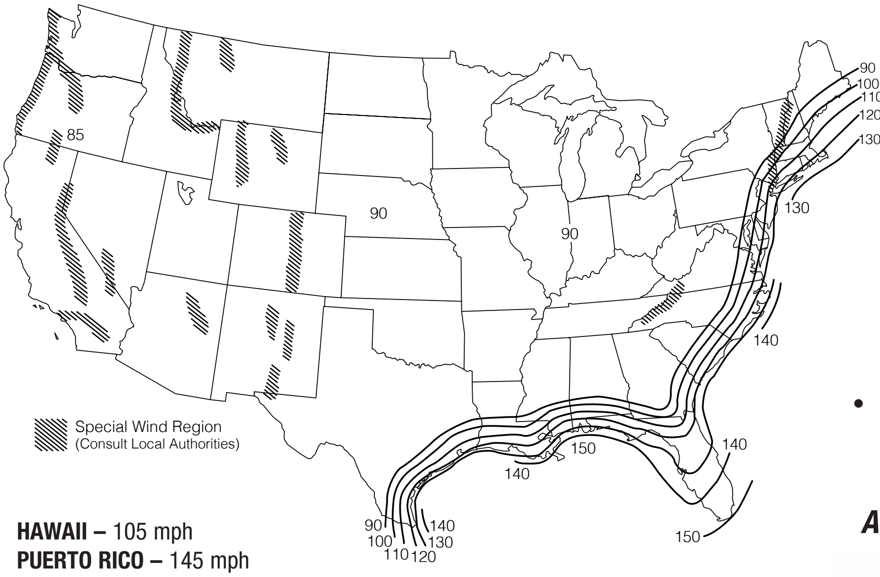
OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-H-20-40-A-TA-DB-C07-0-15**
(.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



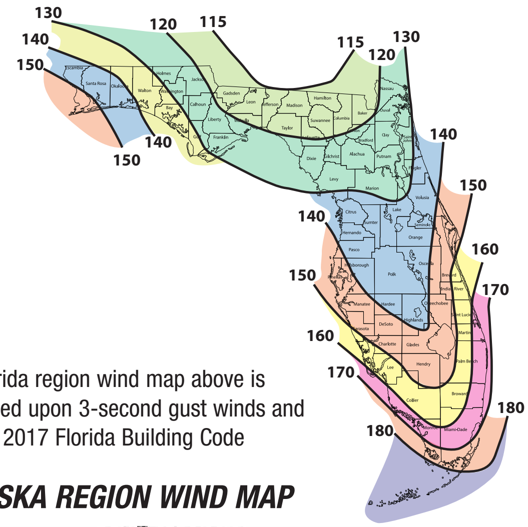
For more information about pole vibration and vibration dampers, please consult http://cdn.hubbelloutdoor.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

ASCE7-05 WIND MAP



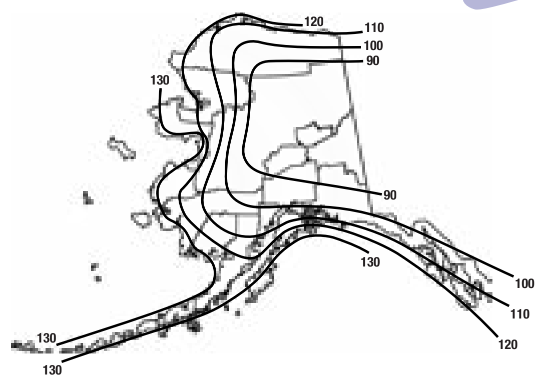
HAWAII – 105 mph
PUERTO RICO – 145 mph

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	**85**	**90**	**100**	**105**	**110**	**120**	**130**	**140**	**145**	**150**
SSS-H-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-H-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-H-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-H-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-H-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-H-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-H-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-H-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-H-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-H-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-H-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-H-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-H-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-H-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-H-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-H-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-H-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-H-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-H-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-H-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-H-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-H-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-H-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-H-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	24.3	20.5	14.6	12.2	10.2	6.8	4.2	2.2	1.3	0.5
SSS-H-35-60-C	16.6	13.5	8.6	6.6	4.9	2.1	NR	NR	NR	NR
SSS-H-40-60-C	10.6	7.9	3.7	2.1	0.6	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
SSS-H-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-H-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-H-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-H-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-H-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-H-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-H-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-H-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-H-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-H-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-H-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-H-20-50-B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSS-H-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-H-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-H-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-C	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-C	1.8	NR	NR	NR	NR	NR	NR	NR

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.hubbelloutdoor.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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