



May 8, 2024

Saint Paul Sustainable Building Ordinance
Victoria Park Multi-Use Field
Restroom Facility

STAFF REPORT

The Department of Parks and Recreation is seeking a partial waiver from the Saint Paul Sustainable Building Ordinance (“Ordinance”) for a new restroom facility at Victoria Park.

The Ordinance applies to “(a) New construction or the major renovation of facilities owned or operated by the City of Saint Paul or the HRA, (b) New construction or the major renovation of any facilities of which the city or HRA are, or will become, the sole tenant, and (c) New construction or major renovation of any facilities within the City of Saint Paul receiving more than two hundred thousand dollars (\$200,000) of city funding”; The Ordinance requires that such projects comply with a rating system (e.g., LEED) and the Saint Paul Overlay.

The proposed restroom is a 541 sq. ft. two-stall seasonal structure with room for operations and maintenance storage. Due to its small size and seasonal nature, the costs and effort to administer the building with one of the rating systems would be disproportionate to the costs of construction. Parks and Recreation staff recommends that the building comply with relevant items of the Overlay portion of the Ordinance. Compliance with the Overlay ensures that the building will conserve energy, reduce use of potable water, and divert construction waste from landfills. All of this will be achieved with relatively lower cost and administrative effort than if the Ordinance was applied in its entirety.

Victoria Park is an approximately 37-acre site located at 1500 Victoria Way in Saint Paul. The park is divided into two sections, bisected by an existing railroad corridor. The *Victoria Park Master Plan* was first adopted by the Saint Paul City Council in April 2005. This plan outlined a vision of a pedestrian-friendly, transit-oriented community that included a new neighborhood park. Over time, the greenspace identified in the Master Plan has become the public park entity currently known as ‘Victoria Park.’ This park land has undergone a series of improvements over the past 10-15 years including restoration and site remediation what was formerly an industrial use by Exxon Mobil.

The long-range plan for Victoria Park reflects programming of a multi-purpose athletic field near the Northwest portion of the park near Adrian Street and Victoria Way. This area includes a restroom facility with storage space for maintenance and athletic equipment. The multi-use athletic field and restroom facility are proposed for construction in the 2024-2025 construction seasons.



The Saint Paul Overlay to the Ordinance requires that projects achieve minimum levels of attainment in several environmental areas. The restroom building will meet the relevant requirements of the Overlay as follows:

1. Predicted energy use shall meet Minnesota Sustainable Building 2030 "Energy Standards" for new buildings.
 - a. *Because the building is seasonal, and there is no energy used for heating or cooling, there is no benefit to modeling energy use and no opportunity to meet the SB 2030 Energy Standard.*
 - b. *Building lights for both the interior and exterior are LED fixtures and are 75% more efficient than incandescent lighting.*
 - *(7) Exterior lights = Each fixture rated 10 Watts (W) per hour,*
 - *(4) Interior and Chase lights = Each fixture rated 15 W per hour,*
 - *(6) Storage lights = Each fixture rated 30 W per hour.*
 - c. *The building will feature custom, grated window openings in the gable to utilize natural light and reduce the need for artificial lighting during the day. An occupancy sensor will turn on interior lights only when restroom is in use. A photo cell will activate exterior lighting only at dusk and turn off during the day.*
2. Predicted use of potable water in the building must be at least 30% below the Energy Policy Act of 1992.
 - a. *Plumbing fixtures are as follows:*
 - *(2) toilets – rated 1.28 GPF (gallons per flush) which is 20% less than the current federal standard of 1.6 GPF (epa.gov), which meets the Overlay requirement*
 - *(2) restroom sinks with metering faucets – rated 0.5 GPM (1.9 liters per min), meets [CALGreen building standards code](#)*
 - *(1) utility (mop) sink – will not be accessible to public, located in a locked storage room for maintenance use only.*
3. Predicted water use for landscaping must be at least 50% less than traditionally irrigated site using typical water consumption for underground irrigation systems standards.
 - a. *N/A. There is no irrigation for landscaping as part of this project.*
4. Actual solid waste of construction materials must be at least 75% recycled or otherwise diverted from landfills.
 - a. *The restroom building is a pre-fabricated construction method. The manufacturer uses the same CMU wall and roof construction materials for all prefab buildings, so less than <10% of materials become scrap or total waste. The ability to build in an indoor, controlled environment with specific material quantities greatly improves efficiencies, while reducing typical waste that can be found during exterior, site-built construction methods.*
5. Indoor Environmental Quality (IEQ) must be addressed through the following strategies:



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- a. Projects not regulated under the Minnesota State Residential Code must achieve ventilation rates of not less than that required by the Minnesota State Energy Code or ASHRAE 62.1, whichever is more stringent.
 - *Ventilation meets the requirements of ASHRAE 62.1-2007*
 - b. Construction IEQ management plan:
 - *N/A: This requirement only applies to buildings that are occupied during construction.*
 - c. All newly installed interior materials must comply with the California Department of Health (CDPH) Standard Method v1.1-2010 and be certified as low-VOC. Interior materials are considered to be those within the least vapor-permeable most continuously-sealed layer.
 - *This requirement will be met as documented in the Materials Log. – listed in a log – paint, finishes, etc- low emitting. Being that California is the restroom manufacturer’s biggest and longest customer, all their current building standards and fixtures either meet or exceed current CA building and health codes.*
 - d. Thermal comfort:
 - *N/A due to seasonal structure.*
6. Storm Water Management Requirements:
- a. Site Eligibility: Sites with ¼ acre or more of total land disturbance.
 - *Total disturbance area is estimated at 3.9 total acres. This building is part of the Victoria Park Multi-Use Field project. In addition to restroom building construction, this project will improve the existing amenities of the park by adding an athletic turf field, lighting, walkways, landscaping, and stormwater management.*
 - b. Rate Control:
 - *The storm water management meets the rate control requirements as set forth by the Capitol Regional Watershed District by not exceeding existing runoff rates.*
 - c. Water Quality Management:
 - *Capitol Region Watershed District (CRWD) requires that projects that can’t use infiltration to utilize a filtration credit (required runoff volume multiplied by 1.82) to account for the water quality volume. The current design meets this requirement and will have a 28% phosphorous reduction.*
 - d. Volume Control/Infiltration:
 - *The park is designed to maintain infiltration rates from pre-project site conditions.*
 - e. Operation and Maintenance plan:
 - *No Operations and Maintenance plan will be required per the City’s Water Resource Coordinator.*
7. Predicted greenhouse gas emissions must be reported to the Minnesota Sustainable Building 2030 database.
- a. *The only energy used by the building will be for lighting and hand dryers. All light fixtures are LED, which consume [up to 75% less energy than incandescent lights](#). Total energy usage for restroom, if all lighting was turned on for 10 hours, would total 3.1 kWh per day. Energy rating for the hand dryers is 840 Watts (0.84 kW) per hour, but they are only used on demand and not*



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in constant use. There is, therefore, very little value in tracking the greenhouse gas emissions of this building.

8. Annual submittals of energy usage data to the Minnesota Sustainable Building 2030 database.
 - a. *Because the building is seasonal, and there is no energy used for heating or cooling, there is very little benefit to tracking energy use.*