

D12

St. Anthony Park Community Council

2495 Kasota Avenue

Kasota Pools

SAPCC Appeal

In Opposition to
2495 Kasota Development



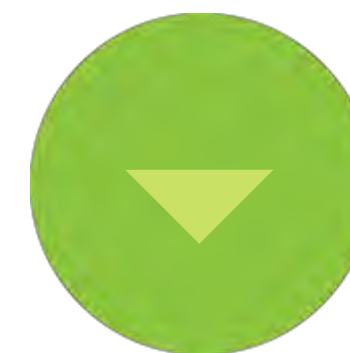
**Community
Investment**



**City's
Planning**



**Science &
Environment**



**Errors in
Conclusions**

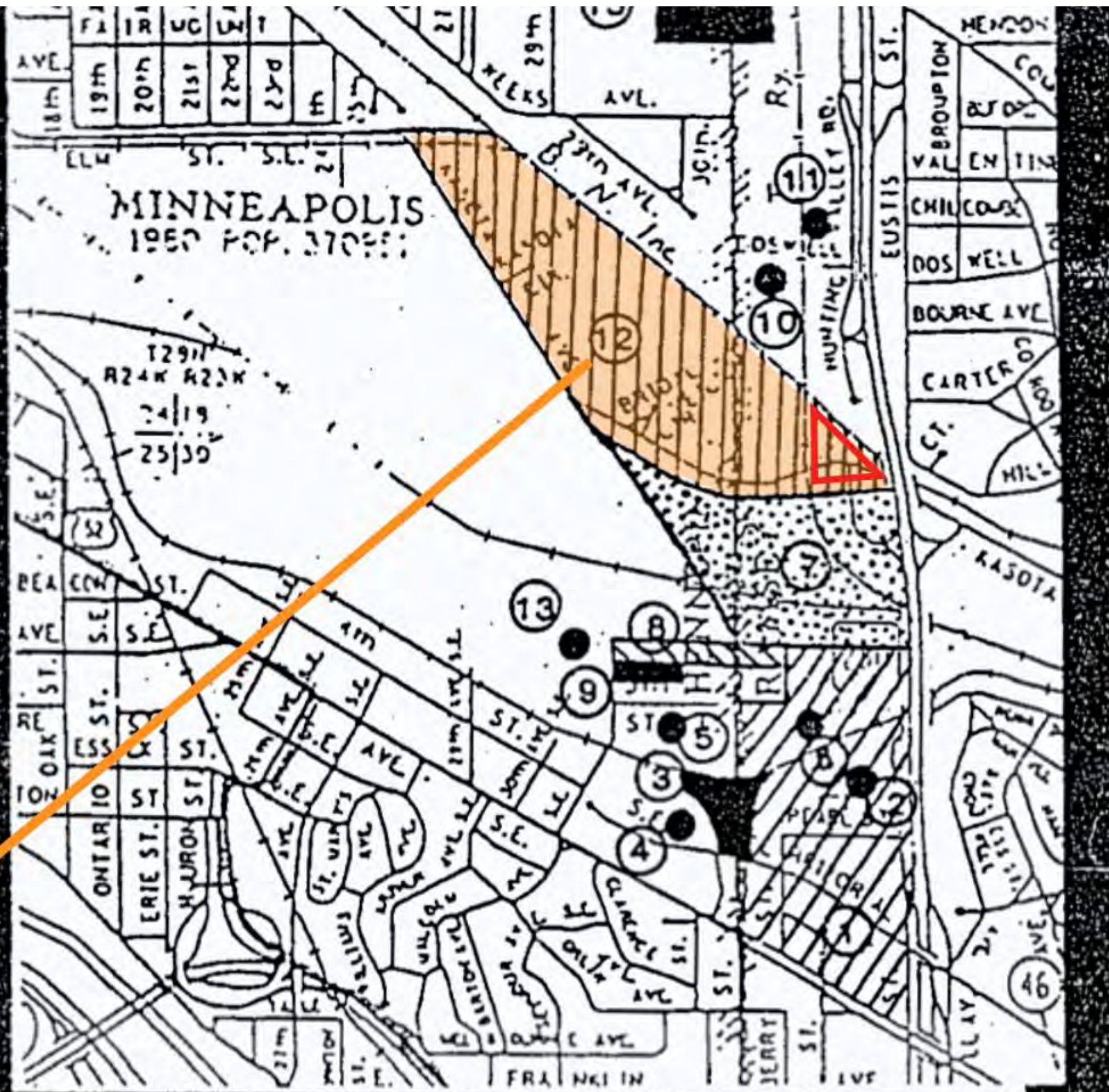


An aerial photograph showing a complex road interchange with multiple lanes and overpasses. To the right, there is an industrial or commercial area with several large buildings, some with blue roofs. A large, dark, irregularly shaped body of water is visible in the lower half of the image, surrounded by sparse, dry-looking vegetation. The overall scene suggests a developed area with natural features.

**Why is our community
challenging the proposed
development?**

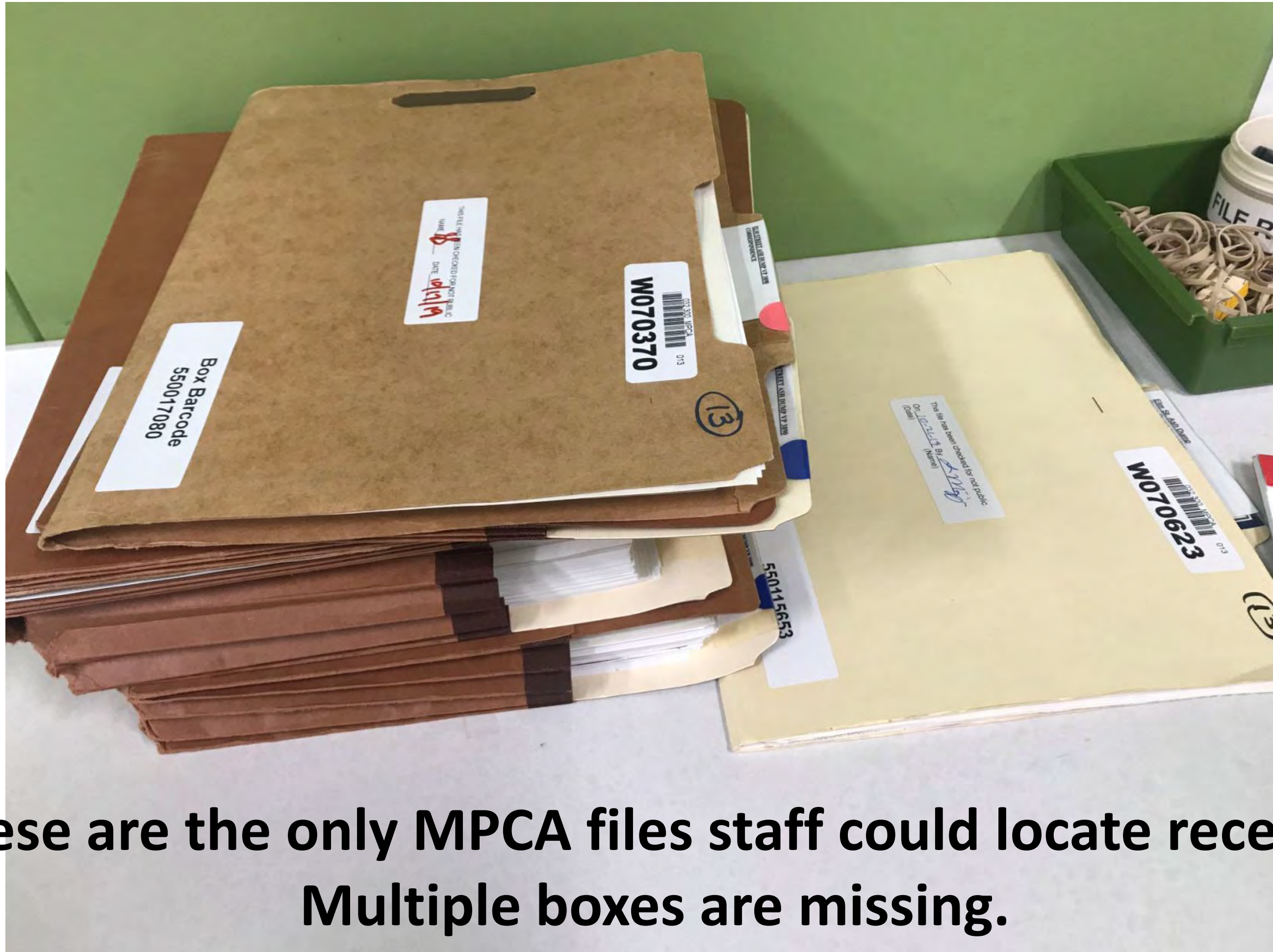
Site Key

- 1 Westgate Industrial Park
- 2 Rivertown Trading
- 3 Schnitzer Iron and Metal
- 4 C F Trucking
- 5 Metal Coatings
- 6 Rivertown Trading stockpile
- 7 Incinerator Ash
- 8 ADM foots, drums
- 9 H. B. Fuller
- 10 Valentine Clark
- 11 Industrial Air Systems
- 12 Elm Street Ash Dump
- 13 ADM well
- 14 Trussbilt
- 15 Pioneer Portec



Rough locations of various sites in the Westgate and Huntington Valley Road Industrial Park area

MPCA: Factsheet on Westgate and Huntington Valley Rd. Ind.. Park Area, Mpls/St. Paul, Sept. 1991



**These are the only MPCA files staff could locate recently.
Multiple boxes are missing.**



Key (DNR base map)

-  Skonard Spring
-  2495 Kasota site
-  Seasonally Flooded Basin
-  Shallow Marsh
-  Non-Vegetated Aquatic Community



Equity

A large blue tarp shelter set up in a wooded area, with the word 'Equity' overlaid in large green letters.



33 Years of Community Work Across the Kasota Ponds Complex



Community Investment in the Kasota Pond Complex

>\$100,000 Granted

**Mississippi Watershed Management Organization
Department Of Natural Resources
MN Conservation Corps
Boy And Girl Scouts, 4-h Members
St. Paul Public Schools
Jennings Community School
SE Economic Development Committee (SEED)
Tree Trust
U of M and Hamline University
City Of Minneapolis
City Of Saint Paul**

Community Investment in the Kasota Pond Complex



**>200,000
HOURS**

**VOLUNTEER
HOURS
SPENT**



City's Planning

Saint Paul for All - 2040 Comprehensive Plan
Saint Paul Climate Action & Resilience Plan

Proposed Project Conflicts with the City's Own Plans.



Land Use Principles

- **use least amount of land for parking**

Proposal Conflicts with the City's 2040 Comprehensive Plan

(Goal 6 – Sustainable Land Use: LU-48, LU-57, LU-60)



Land Use Principles

- use least amount of land for parking
- **protect freight railways from conflict with safe operation**

Proposal Conflicts with the City's 2040 Comprehensive Plan

(Goal 6 – Sustainable Land Use: LU-48, LU-57, LU-60)



Local Impacts of a Changing Climate

Problem: Extreme Heat Events

**“urban heat island effect”
exacerbated by asphalt
and impervious pavement.**

Problems: Extreme Heat Events (Items 1 and 2) and Flooding (Item 1).

Proposal Conflicts with the City’s 2019 Climate Action Plan



Local Impacts of a Changing Climate

Problem: Extreme Heat Events
“urban heat island effect”
exacerbated by asphalt
and impervious pavement.

Problem: Flooding
low-lying areas with
impervious surfaces like
parking lots.

Problems: Extreme Heat Events (Items 1 and 2) and
Flooding (Item 1).

**Proposal Conflicts
with the City’s 2019
Climate Action Plan**



Natural Infrastructure - Urban Forest & Water Quality Solutions

- **reduce impervious surfaces
and improve permeability**

**Proposal Conflicts
with the City's 2019
Climate Action Plan**

(Solutions: Items 9, 10, 11, 12, 18)



Natural Infrastructure - Urban Forest & Water Quality Solutions

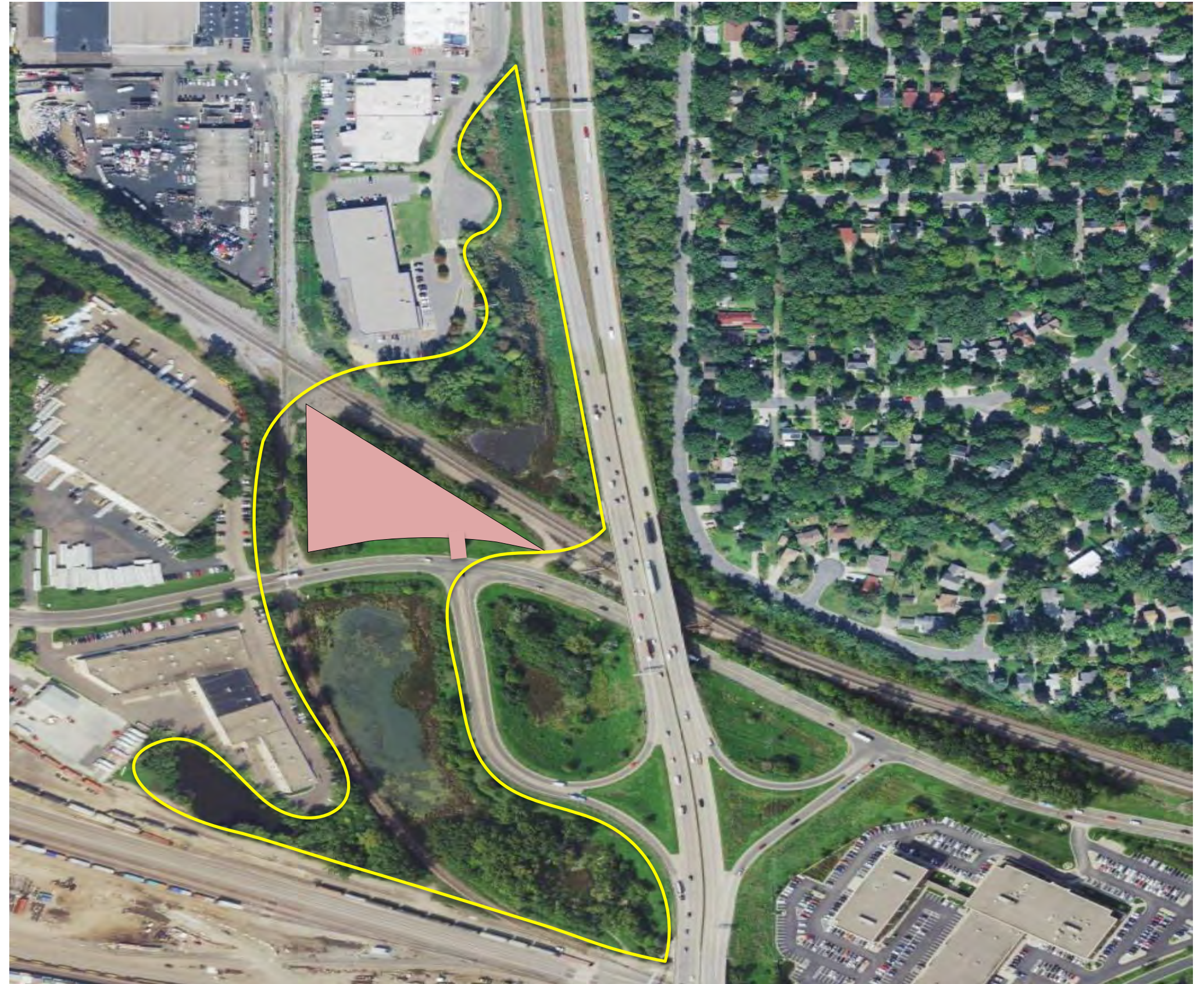
- reduce impervious surfaces and improve permeability
- **expand and connect green spaces**

Proposal Conflicts with the City's 2019 Climate Action Plan

(Solutions: Items 9, 10, 11, 12, 18)



**Proposed plan
would bisect
the Kasota Ponds
natural area.**





Natural Infrastructure - Urban Forest & Water Quality Solutions

- reduce impervious surfaces and improve permeability
- expand and connect green spaces
- **improve ecological functionality of open space**

Proposal Conflicts with the City's 2019 Climate Action Plan

(Solutions: Items 9, 10, 11, 12, 18)



Natural Infrastructure - Urban Forest & Water Quality Solutions

- reduce impervious surfaces and improve permeability
- expand and connect green spaces
- improve ecological functionality of open space
- **sequester more carbon in soil**

Proposal Conflicts with the City's 2019 Climate Action Plan

(Solutions: Items 9, 10, 11, 12, 18)



Natural Infrastructure - Urban Forest & Water Quality Solutions

- reduce impervious surfaces and improve permeability
- expand and connect green spaces
- improve ecological functionality of open space
- sequester more carbon in soil
- **improve resilience of natural infrastructure**

Proposal Conflicts with the City's 2019 Climate Action Plan

(Solutions: Items 9, 10, 11, 12, 18)

LIGHT POLLUTION



Light Pollution not only bothers humans, but also nesting birds.

WILDLIFE CORRIDOR

What we have lost and what remains....

LOST



WILDLIFE CORRIDOR

What we have lost and what remains....

FOUND



These turtles nest at the site.

Wildlife corridor



Kasota Pond West

Kasota Pond East

Skonard Spring Pond

Turtle nesting habitat

Kasota Pond North



HAZARDOUS WASTE

ASBESTOS?

Lead

Mercury

Arsenic

Chromium

PAHs

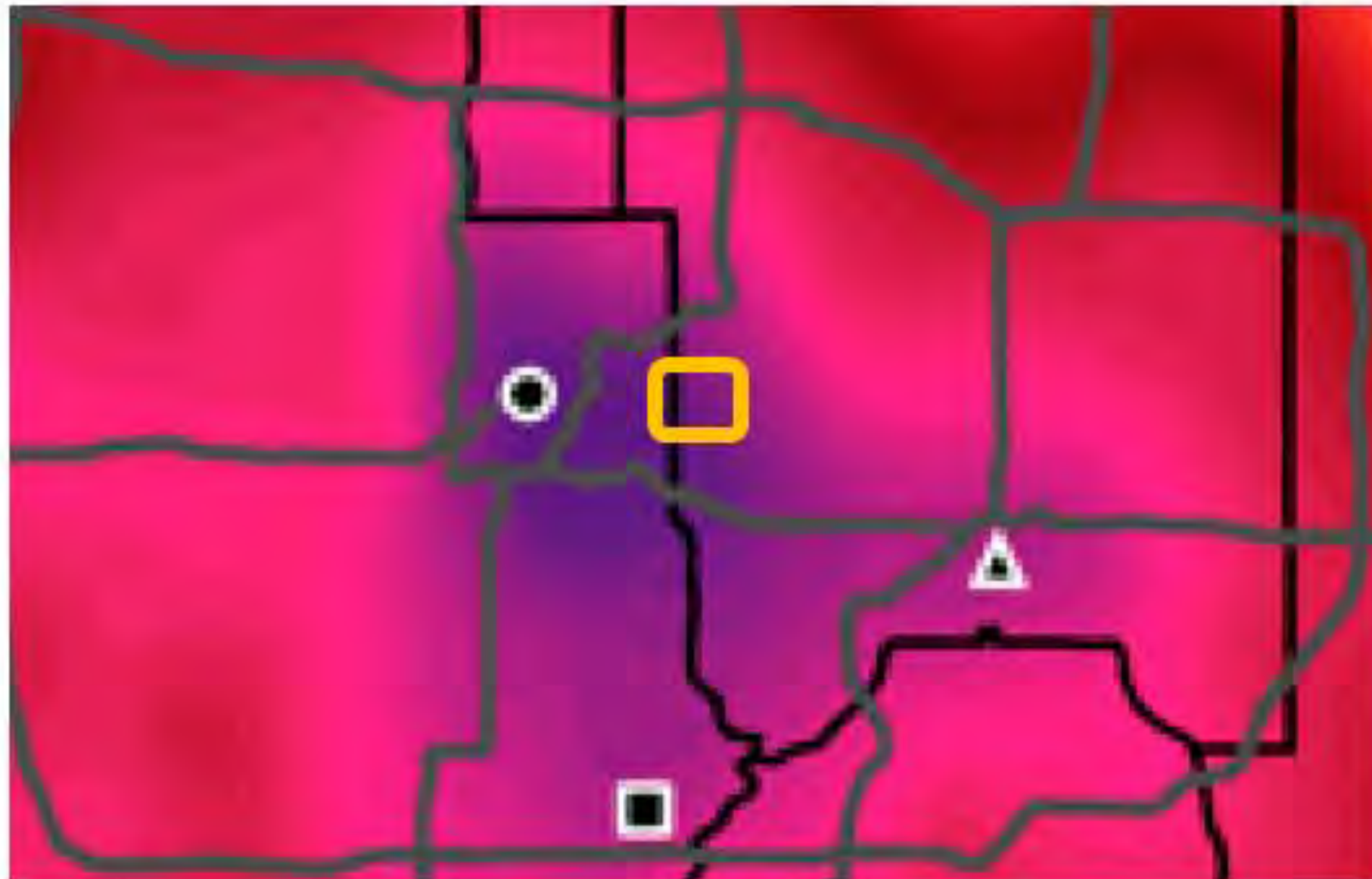
PCBs

TCE

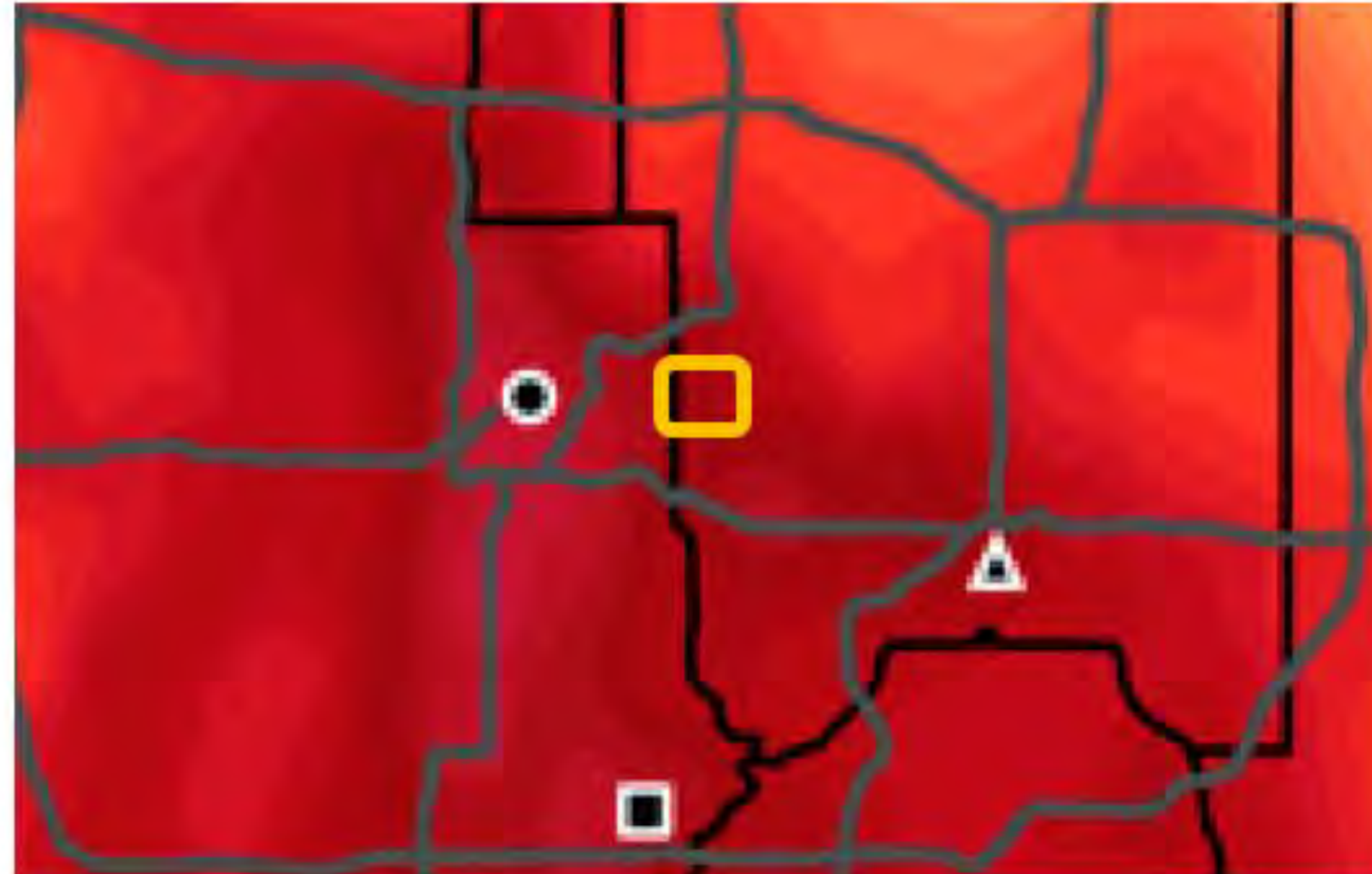
The urban heat island is not a small problem.

(figures from Smoliak et al., 2015, Journal of Applied Meteorology and Climatology 54:1899-1917 three years of data)

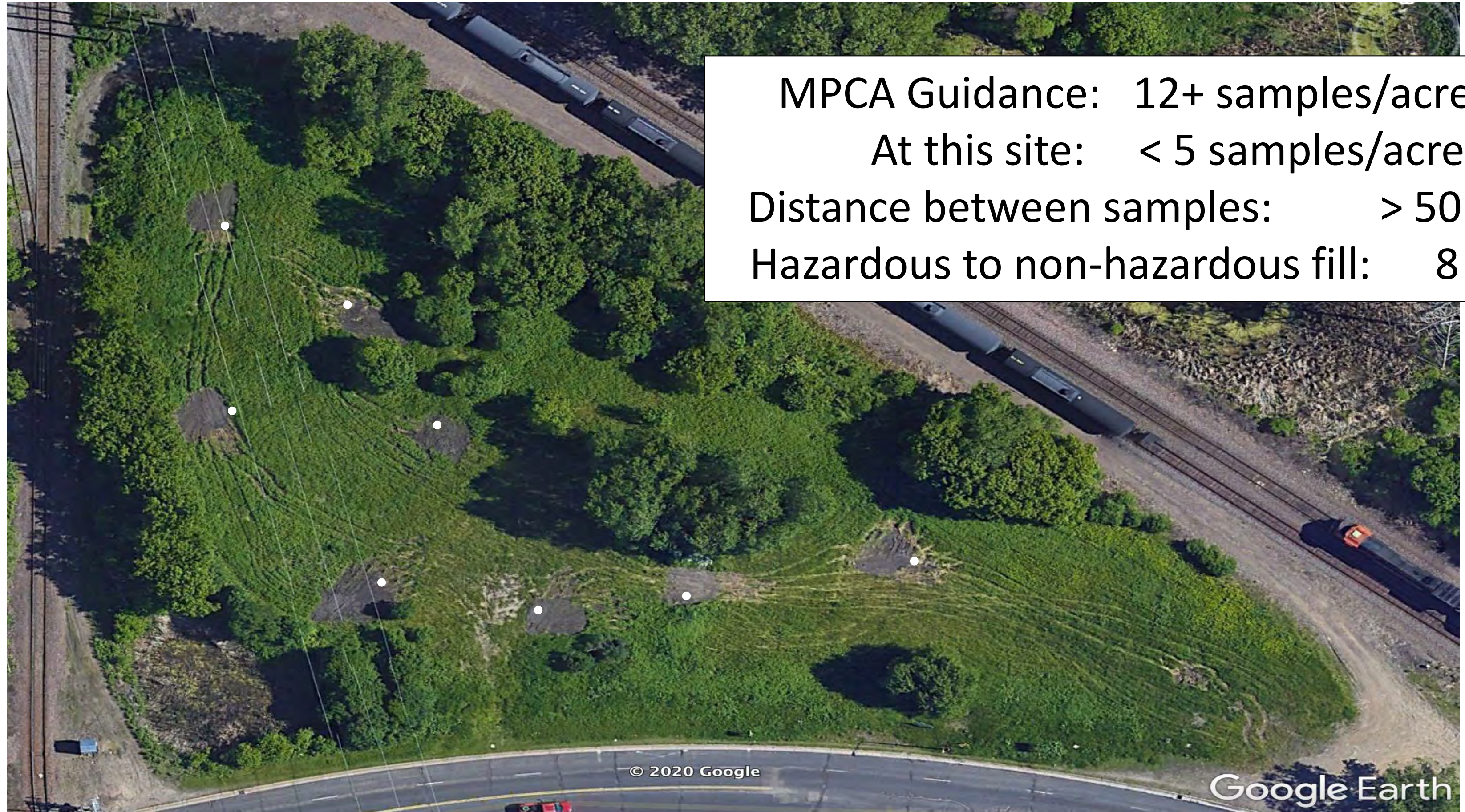
7 degrees hotter at night



4 degrees hotter in the day



SAMPLING FOR SITE EVALUATION WAS INADEQUATE



MPCA Guidance: 12+ samples/acre
At this site: < 5 samples/acre
Distance between samples: > 50 ft
Hazardous to non-hazardous fill: 8 ft

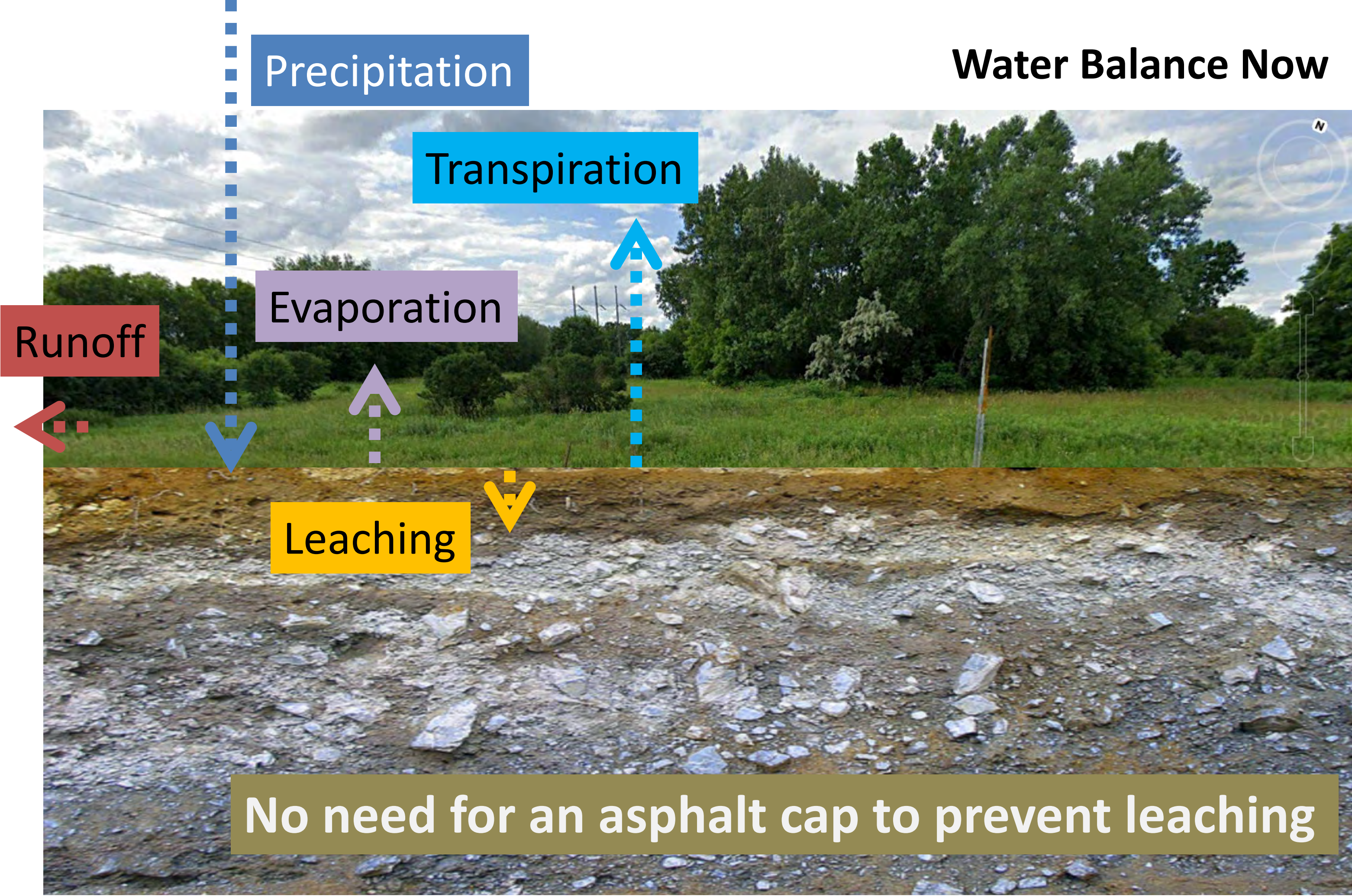


A trained environmental professional will test the soil during construction. They will be an employee of Landmark Environmental.

Preconstruction sampling was inadequate. Sampling during construction will be, too.



Water Balance Now



The Applicant's hydrologic modeling was faulty

1. They used an outdated standard
2. They ignored drainage from the perched water table

When the pond overflows, water goes onto Kasota Avenue

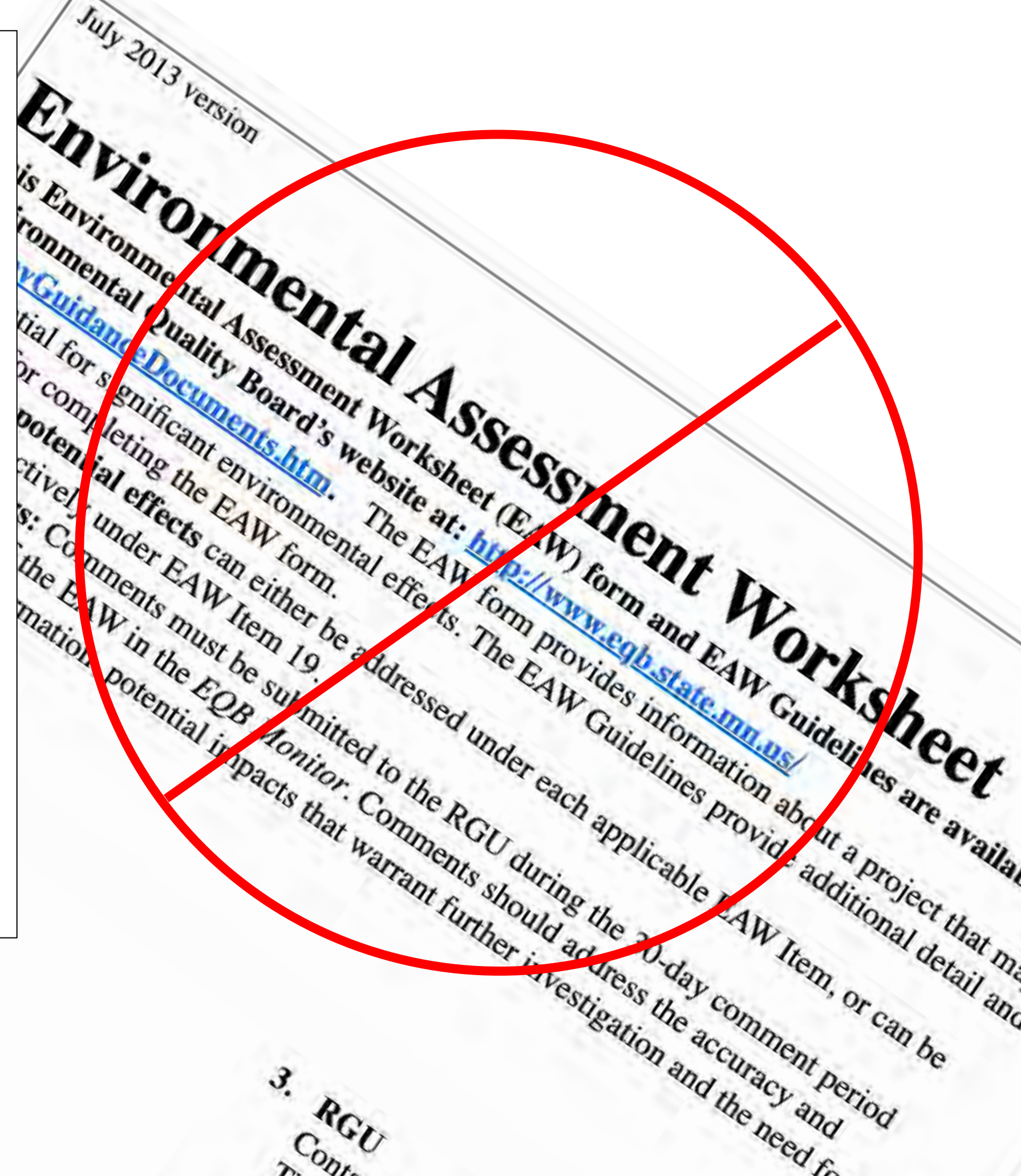


We petitioned for an EAW.

The same department and staff were assigned to review the petition.

They denied the petition, as they denied our appeals.

They provided no new evidence and no independent review.



A vibrant, sunlit field of green grasses and yellow wildflowers. A prominent yellow flower is visible in the upper center. A white rectangular box is overlaid in the middle of the image, containing the text 'THANK YOU' in bold, black, sans-serif capital letters. The background shows a dense thicket of green foliage and a body of water with green algae in the lower right.

THANK YOU