



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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January 23, 2018

Jon Schwartzman
MCR Property Holdings, LLC
10921 Excelsior Blvd., #106
Hopkins, MN 55343

Paul Hanlon
Pope Architects
1295 Bandana Blvd. N, Ste 200
St Paul, MN 55108

Eric Meyers
Larson Engineering
3524 Labore Rd
White Bear Lake, MN 55110

RE: **Updated Site Plan 17-206385** – Marshall & Moore Apartments – 1975 Marshall Ave (FKA 1973 – 1977 Marshall Ave) – Site Plans with revisions through 12/28/2017.

Mr. Schwartzman, Mr. Hanlon, and Mr. Meyers,

The majority of Site Plan Review Committee staff have signed-off on the updated Marshall & Moore Apartments Site Plan with revisions through 12/28/2017. Below is a summary of outstanding conditions for the Site Plan:

General Comments

1. The Planning Commission voted to approve the Site Plan with conditions on January 12, 2018. A City Council appeal was filed on January 19, 2018, within ten days after the date of the decision per Leg. Code Sec. 61.702 – Appeals to City Council. A City Council public hearing and vote on the site plan is scheduled for February 7, 2018.
2. Provide a pdf of the updated Site Plan package for staff review prior to submittal to the City Council.
3. Prior to final site plan approval and issuance of building permits the lot combination shall be filed with Ramsey County.
4. Per Minnesota State Statute 326, the final plans submitted shall be signed by the appropriate licensed Professional, i.e. PE, LA, RLS, etc., responsible for plan development.

Zoning

Tia Anderson/651-266-9086 tia.anderson@ci.stpaul.mn.us

5. The typical parking space dimensions and maneuvering lanes meet zoning requirements in the underground parking garage. However, the turning movement analysis is heavily reliant upon smaller vehicles; the project may want to consider turning movements for a standard sedan or a larger vehicle such as a pickup truck or full size SUV.
6. Update the site plan with a detail for ADA and compact parking signage.
7. Clearly identify relevant elevations (e.g., ground level, driveway slab, garage entrance, and top of roof deck) to demonstrate compliance with 50' height and 35% lot coverage zoning requirements, and ensure consistency between the Architectural and Civil plan sheets including the "Building Section" sheet.

Public Works Sewers

Anca Sima/651-266-6237 anca.sima@ci.stpaul.mn.us

8. Add a note on the demolition plan: removal permit for A11882 & 12719: cut off at the property line.
9. A corner of 1S goes on the street; show this on the hydroCAD model.
10. Clearly show the EOF on the plan.
11. The Civil Engineer should confirm with Public Works Sewers that all comments from the 11.09.2017 SPR Committee Report were updated as expected in order to receive sign-off.

Forestry

Zach Jorgensen/651-632-2437 zach.jorgensen@ci.stpaul.mn.us

12. The plans do not correctly identify the existing trees on Marshall Avenue, one tree is not shown. Update the plan set to include the additional tree in front of 1973 and indicate whether the tree will be protected with tree protection fencing or requires removal and replacement due to construction. If the tree requires removal the landscape plan will need to be updated accordingly to show the planting of a new tree.
13. The landscape plan needs to indicate the tree type to be planted on the boulevards with labels for each tree on the drawing. The plan also needs to indicate that the trees are to be 2" caliper B&B trees. A plant schedule should be included on the landscape plan. Based on the recommended species types, swamp white oak should be planted on Moore Street and hackberry on Marshall Avenue.

If you have questions, please contact me at 651-266-9086 or tia.anderson@ci.stpaul.mn.us.



Tia Anderson
Senior City Planner

cc: File, Sewers Division, Forestry