

Ward: 2, CM Thune

Title...

Approving a partial waiver of the Sustainable Building Policy for a new operations storage structure and parking lot at 85 W. Water Street, located adjacent to Harriet Island Regional Park.

Body...

WHEREAS, in May 2010, the City Council of the City of Saint Paul adopted a Sustainable Building Policy (Council File No. 10-497) for the planning, design, construction, and commissioning of municipal or HRA owned facilities financed by the City of Saint Paul or HRA and those buildings utilized by the City's Executive Departments, the Saint Paul Public Library, or the Saint Paul Parks and Recreation Department; and

WHEREAS, the Policy requires that such buildings comply with either LEED, New Construction 2.2, Green Globes, State Guidelines Building Benchmarking and Beyond (B3), or Saint Paul Port Authority Green Design Review and the Saint Paul Overlay; and

WHEREAS, the requirements of the Policy may be waived, in whole or in part, by the City Council after consideration of the advantages and disadvantages of a waiver and upon showing a compelling public purpose; and

WHEREAS, costs associated with the administration of one of the rating systems as specified in the Policy would be disproportionate to the cost of construction and not applicable for the proposed use of the storage structure; and

WHEREAS, the storage structure is an 1800 sq. ft. building that will comply with the applicable requirements of the Saint Paul Overlay portion of the Policy for a building without heating and cooling; and

WHEREAS, the 90-space parking lot will comply with the applicable requirements of the Saint Paul Overlay portion of the Policy for a parking lot that disturbs over a ¼ acre of land; and

WHEREAS, compliance with the relevant requirements of the Overlay portion of the Policy can be achieved with lower costs and administrative effort and ensures that the building and parking lot will conserve energy, meet stormwater management requirements, and divert construction waste from landfills; now, therefore, be it

RESOLVED, that the City Council hereby waives the portion of the requirement in the City of Saint Paul 2010 Sustainable Building Policy that the Harriet Island Regional 85 Water Street Storage facility and parking must be rated by one of the specified rating systems in the Policy and finds that the building does not need to meet those requirements of the Saint Paul Overlay which are not applicable to an unheated and uncooled storage building.