



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

May 16, 2012

Port Authority
Attn: Monte Hillemann
1900 Landmark Tower
St Paul MN 55102

Loucks Associates
Attn: Mr Paul McGinley
7200 Hemlock Lane Ste 300
Maple Grove MN 55369

RE: Zoning File # 12-033-869, Beacon Bluff Business Center West

Dear Messrs. Hillemann and McGinley:

On March 9, 2012, you submitted an application for a Preliminary and Final Plat for Beacon Bluff Business Center West to create one (1) industrial parcel and three (3) out lots at 751 Mendota St, North side of Minnehaha between Arcade and Mendota. City staff have reviewed the preliminary plat and have identified the following issues:

Department of Public Works (contact is Colleen Paavola, 266-6104):

No comments or concerns.

PED Zoning:

No comments or concerns.

Department of Safety and Inspections (DSI) (contact is Tom Beach, 651-266-9088):

No comments or concerns.

Fire Prevention Division (contact is Angie Wiese, 651-266-6287):

No comments or concerns.

Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813):

No comments or concerns.

Division of Parks and Recreation (contact is Mike Kimble, 651-266-6417):

§69.511 requires the dedication of land for parks or cash in lieu of land at the time of platting. Parks and Recreation will recommend that the City Council require that Outlot C be dedicated as private space for public use, "The Hub," as proposed by the Saint Paul Port Authority subject to the condition that the land is privately owned, operated, maintained and replaced by a non-city entity. The Division of Parks and Recreation will not be responsible for ownership nor operation of the Hub area and paths connected to or associated with it.

Based on these comments, staff approves the preliminary plat subject to the condition that Outlot C be dedicated as private space for public use as proposed by the Saint Paul Port Authority.

Please submit 3 full - sized copies of the revised final plat to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also provide electronic copies of the most recent preliminary and final plats. If you have further questions, please contact me at 651-266-6618 or by e-mail at jake.reilly@ci.stpaul.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Reilly", with a stylized flourish at the end.

Jake Reilly
Senior City Planner

cc: Zoning File # 12-033-869 Beacon Bluff Business Center West
Paul Dubruiel
District 4
Craig Hinzman, County Surveyor