

January 30, 2018

RE: Response Letter to City Comments Dated 1-23-18  
PAI Project No. 51666-17088  
Dated 1-30-18

### 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.

**Response: Acknowledged.**

2. Provide a pdf of the updated Site Plan package for staff review prior to submittal to the City Council.

**Response: A pdf has been included with this updated Site Plan Package with the requested revisions and clarifications.**

3. Prior to final site plan approval and issuance of building permits the lot combination shall be filed with Ramsey County.

**Response: A lot combination will be filed after preliminary Project Site Plan Review City Council approval.**

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.

**Response: All plans shall be signed per statute to obtain the necessary permits.**

### Zoning

Tia Anderson/651-266-9086 [tia.anderson@ci.stpaul.mn.us](mailto: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.

**Response: Turning movements for the aashto vehicle and car are both shown on the floor plan. Additional turning movements will be provided when the structural engineering is complete to document compliance.**

6. Update the site plan with a detail for ADA and compact parking signage.

**Response: Signage details have been included with this updated Site Plan Package.**

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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.

**Response: The requested elevations are identified on the plans.**

### Public Works Sewers

Anca Sima/651-266-6237 [anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

8. Add a note on the demolition plan: removal permit for A11882 & 12719: cut off at the propertyline.

**Response: The note has been added to the demolition plan.**

9. A corner of 1S goes on the street; show this on the HydroCAD model.

**Response: Revised stormwater calculations and drainage map are enclosed.**

10. Clearly show the EOF on the plan.

**Response: The EOFs are labelled on the plans. The initial EOF (#1) of the underground system system is the weir in the control manhole at an elevation of 890.00. The pipe to the street (8" @ 0.43%) has a capacity of 1.03 cfs and the 100-year outflow of the underground system is 0.45 cfs. The underground system has a capacity of 1,900 cf with 1,343 cf being used in the 100-year event for excess capacity of 557 cf. The surface EOF at the trench drain and Moore Ave sidewalk is also labelled at 892.80.**

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.

**Response: The other comments have been addressed to the extent of knowledge. The underground system has been revised from high-density polyethylene to concrete and to maintain 1' of freeboard from the 100-year HWL to the low floor of the garage. The only deviation is the storm sewer connection to the street was revised to a wye connection in lieu of connecting to the existing manhole due to conflicts with the sanitary sewer piping and street catch basin piping.**

### Forestry

Zach Jorgensen/651-632-2437 [zach.jorgensen@ci.stpaul.mn.us](mailto: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.

**Response: The existing tree has been added to the plans.**

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.

**Response: The tree types and quantities have been added to the plans.**

Sincerely,

**POPE ARCHITECTS, INC.**

Paul Hanlon, AIA