



CITY OF SAINT PAUL

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November 26, 2019

Michael Morrow
Luther Seminary
2481 Como Ave
St Paul, MN 55108

Paul Schroeder
SRF Consulting Group
1 Carlson Pkwy N, Ste 150
Plymouth, MN 55447

RE: **Approval of Site Plan 19-015088** – Luther Seminary South Campus Improvements at 2375 Como Ave and 1490 Fulham St – Civil and Landscape Plans prepared by SRF Consulting Group with revisions through 10/11/2019, and Architectural Elevations prepared by Gensler with revisions through 6/10/2019.

Michael Morrow and Paul Schroeder,

The site plan referenced above is approved subject to the following conditions:

- 1. Site improvements** – The proposed off-street parking lot, building façade changes to Olson Campus Center and Gullixson Hall, and all other site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences and walls.
 - A change to the existing Conditional Use Permit for the campus boundary was approved by Planning Commission on March 22, 2019, to include 1465 Branston Street ((File #19-014-075).
- 2. Tree Protection** – Prior to land disturbance for construction of this project, the contractor shall contact Zach Jorgenson (651-632-2437), City Forestry, to inspect and verify that tree protection measures are in place.
- 3. Transportation Safety** - A Temporary Pedestrian Access Route (TPAR) and Temporary Traffic Control (TTC) plan are required as part of the Right-of-Way permitting process. The developer shall contact the Right of Way inspector, Dick Rohland (651-485-1688), one week prior to beginning work to discuss traffic control, pedestrian safety and coordination of all work in the public right-of-way.
- 4. Erosion and Sediment Control** devices must be installed per the approved site plan. They shall be inspected by the building inspector prior to excavation. Control devices must be maintained until final approval of the project.

5. **Permits and Fees** listed below are required for the work shown on the approved Site Plan:
- **Building permit** is required from the Department of Safety and Inspections (651-266-9007).
 - **NPDES permit** shall be obtained from the MPCA.
 - **Watershed permit** shall be obtained from the Capitol Region Watershed District.
 - **Obstruction or Excavation permit** must be obtained from Public Works (651-266-6151) if trucks/equipment will be driving over curbs or if construction will block City streets, sidewalks or alleys.
 - **Sewer permits** for repair and removal permits from Public Works Sewer Division (651-266-6234) are required. These permits are issued only to licensed house drain contractors. Any sewer revisions to approved plans must be approved by the City before construction. All sewer permits are to be requested before 2:00 pm the day prior to when the work is scheduled to begin. Requests for sewer inspections must be made no later than two hours before installation of the pipe is completed.
 - **Water permit** from Saint Paul Regional Water Service (1900 Rice Street) is required.
 - **Sidewalk permit** is required for work on curbs, driveways and sidewalks in the public right-of-way and must be done by a contractor licensed to work in the City right-of-way under a permit from Public Works Sidewalk Section (651-266-6120).
 - **Tree planting permit** from the City Forester (651-632-2437) is required for planting trees in the boulevard. There is no charge for this permit.
 - **Sign permit** for a business sign is require from the Department of Safety and Inspections. Contact Ashley Skarda of Department of Safety and Inspections at 651-266-9013.
 - **Parkland Dedication Fee** is not required for this project.
6. **Appeals** – A Final Site Plan approval decision may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan shall be filed with the Zoning Administrator.
7. **Time limit** – Work covered by this Site Plan shall be completed no later than December 1, 2021. City staff will conduct a site inspection based on this date. Based on project phasing, the Zoning Administrator may grant an extension.

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, Site Plan Review Committee, CRWD, City Council Ward 4 Office, District 12 Community Council