

City of Saint Paul – Department of Safety and Inspections

Site Plan Review – Preliminary Staff Report

Date of Report: Dec 7, 2020

Address Location: 411 – 417 Lexington Pkwy N (current addresses)

Project: Lexington Station Apartments



**SAINT PAUL
MINNESOTA**

Chris Osmundson
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Loucks
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Maple Grove, MN 55396

Lexington Station Project Team,

The reviewers have completed their first review cycle in the electronic system and we have returned the file to you.

- To provide project updates in response to staff comments in this document, upload an updated Site Plan package to the City of St. Paul’s Electronic Plan Review System (planreview.stpaul.gov/ProjectDox) for review by the Site Plan Review Committee.
- Utilize the “Group Management Task” in the ProjectDox task list to add or remove project members collaborating on the Site Plan Review. The project team, not City staff, is responsible for sharing information and coordinating updates among project professionals including the status of the site plan review, building plan review, and permits.
- Site Plan Review decisions may be appealed within ten days after the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan decision shall be filed with the Zoning Administrator.
- The Site Plan Review Approval process only encompasses design approval. Construction and Utility Permits required for your project will result in additional reviews and requirements. Please plan your project accordingly.
- Building permits will not be issued until the Site Plan receives Final Approval.
- Final Site Plan Review Approval will be issued after City Staff sign-off on the updated Site Plan. 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.

The following comments and revision requests are available in the system:

Group	Reviewer	Reviewer Comment	Status of Comments	Comment Reference
CRWD	Elizabeth Hosch, EHosch@capitolregionwd.org, 812-345-5838	CRWD permit application #20-036 has been received and has been tabled with 10 conditions. Resubmittal not yet received, and Board meeting approval date not yet set, as of 12/28/2020.		
DSI - Building Plan Review		a) Contact Jim Williamette to schedule a preliminary building plan review and energy code discussion prior to submitting a building permit application. b) This proposal will require a building		

permit to proceed. The building permit is issued only after all necessary city staff have approved and signed off on the proposed design. In addition to the building permit, separate permits are required for any plumbing, electrical and mechanical work, elevator installation and any fire sprinkler modifications. These permits must be obtained, and the work performed by city licensed contractors in each of the respective trades.

c) One PDF and two sets of complete construction documents stamped by public works must be submitted with the building permit application to the DSI Main Office/ Permit Desk.

- ?The construction documents shall include architectural, structural, mechanical, electrical and plumbing plans signed and stamped by design professionals registered in the State of Minnesota. The architect shall provide a complete code analysis and a color-coded exit plan showing all fire rated walls and shafts and include exit access and travel distances. The plans shall have the energy code noted on the plans along with the compliance path chosen. The submittal should include compliance documents detailing how the energy code requirements are met. •?Plans must be dimensioned, drawn to scale and sufficiently detailed to denote the scope of work to be performed and the method of construction.
- ?Mechanical ventilation plans will need to be prepared by a mechanical engineer, registered with the State of Minnesota. In some cases, a "Master in the Trade" may prepare plans. The ventilation contractor should contact our senior warm air inspector Gary Reinsberg (651-266-9064) or by e-mail at Gary.reinsberg@ci.stpaul.mn.us The Energy code and path must be noted on these plans also.
- ?The plumbing and electrical contractors for this project should contact our office if they have questions about whether engineered plans need to be submitted with their permit request. The senior plumbing inspector is Rick Jacobs

		at 651-266-9051 Rick.jacobs@ci.stpaul.mn.us and the senior electrical inspector is Dan Moynihan at 651-266-9036 Dan.monihan@ci.stpaul.mn.us		
DSI - Fire Safety	Ann Blaser	Ensure FDC is clear for 3 feet on all sides and is visible from the street.	Note	General
	Ann Blaser	Automatic fire suppression is required for this building. For permitting go to: https://www.stpaul.gov/departments/safety-inspections/fire-inspections/special-services	Note	General
	Ann Blaser	A full fire alarm system is required. For permitting go to: https://www.stpaul.gov/departments/safety-inspections/fire-inspections/special-services	Note	General
	Ann Blaser	Size of water service supply for the sprinkler system is dependent on the demand of the automatic fire suppression system. Sizing requirements may change based on system design.	Note	General
	Ann Blaser	A standpipe (temporary or permanent) is required during construction once the project has exceeded 40 feet above fire department vehicle access.	Note	General
DSI - Plumbing				
DSI - Site Plan Review	Ashley Skarda	As a part of this project, the City requires payment of a Parkland Dedication fee (in lieu of the property owner needing to dedicate a portion of the property as park land). The fee collected is used by the City for acquiring park land or other park capital improvements in the area. Response: Noted Staff estimates a dedication fee of \$89,472 plus an \$102 administrative fee. The fee is calculated based on the number of residential units and commercial area, previous land use, and capped at 4.5% of the county assessor's estimated market value of the land. Payment is included with building and inspection fees when the building permit is issued.	Note	Final Checklist

DSI - Water Resource		<p>The following was noted in the preliminary review by Jacqueline Cassman: No comments. Erosion control plan is satisfactory as shown.</p> <p>Note - Required Capitol Region Watershed permits will need to be issued before DSI Staff can sign off on related building permits. Please work with your contractor and the CRWD to avoid any confusion.</p> <p>Note - This project will be affecting more than one acre. A General Storm Water Permit for Construction Activity from the Minnesota Pollution Control Agency is required. No land disturbance activity for the project is allowed, until this permit is obtained and is in addition to any City or watershed district permits required. Call the Brian Green MPCA Statewide Compliance Coordinator for the Storm water Program MPCA at 507-206-2610 if you have questions about the process for obtaining this permit. Please turn a copy in to ashley.skarda@ci.stpaul.mn.us when received. This MPCA permit is required before any of your building permits can be issued.</p>		
DSI - Zoning	Ashley Skarda	Provide proof of receipt from Ramsey County of filing the parcel combination for 411 and 417 Lexington Pkwy N. See attached Request for Combination of Contiguous Properties form.	Not Met	Density & Dimensional Standards
	Ashley Skarda	Thank you for addressing our preliminary feedback and revision requests in your revisions.	Note	Density & Dimensional Standards
	Ashley Skarda	Please show 7 ADA parking spaces.	Not Met	Parking
	Ashley Skarda	Please ensure consistency between the plan sheets on the total number of parking spaces.	Not Met	Parking
	Ashley Skarda	The building meets dimensional standards including density, % of window and door openings, and a maximum height of 75' as measured from average grade to roof deck.	Note	Density & Dimensional Standards

Metro Transit		Please contact Greg Tuveson (612-349-5407 / greg.tuveson@metrotransit.org), Metro Transit Street Operations, if construction of your project requires temporary lane or street closures.		
Parks and Recreation		All comments addressed		
Parks Forestry	Zach Jorgensen	Forestry notes 3-5 covering tree protection are not needed as the existing street trees on Lexington Parkway will be removed.	Unresolved	31 - C0-1 Civil Notes.pdf
	Zach Jorgensen	Forestry notes 12-14 also need to be included on the landscape plan.	Unresolved	31 - C0-1 Civil Notes.pdf
	Zach Jorgensen	Please update the plant schedule to include the Kentucky coffeetree to be planted on the Lexington Parkway boulevard. Tree to be one of the named cultivars 'Espresso' or 'True North'	Unresolved	40 - L1-1 Landscape Plan.pdf
	Zach Jorgensen	The following note has been included on sheet C0-1 but is to be included with the tree planting detail as well: Remove burlap and ropes from top 1/3rd of rootball, cut wire basket down to second horizontal wire from the bottom, and dispose of off-site.	Unresolved	41 - L1-2 Landscape Details.pdf
		See markups		
PED - Planning				
PW - Mapping and Records	Ashley Skarda	Continue to use the 411 Lexington Parkway North address for the Apartments.	Note	General
	Ashley Skarda	We suggest the address to use for the Commercial tenant space is 435 Lexington Avenue North. Please contact the Maps and Records office regarding the Primary Active address that is to be issued and assigned to the Commercial tenant space.	Note	General
	Ashley Skarda	Contact the Maps and Records office with the Secondary Addresses to use for the apartment living units to be attached with the 411 Lexington Parkway North Primary Active Address (i.e. Apt 101, Apt 202, Unit 303, Unit 404, etc.).	Note	General
		Notes copied from Public Works Records and Mapping Staff's Dec 7th Comments. Contact Public Works Mapping and Records at: 651-266-6150 with any		

		questions.		
PW - Sewers	Anca Sima	Provide the SAC for the development to verify if it is enough capacity in the main.	Not Met	General
	Anca Sima	same swm for the block, so provide agreement between all parties and private drainage easements	Not Met	General
PW - Street Design and Construction	Ryan Lowry	Match existing roadway sections for restoration.	Unresolved	33 - C2-1 Site Plan.pdf
	Ryan Lowry	Match existing curb style (MB612, city standard plate 3106A) and cut a minimum of 2' into the roadway for restoration to ensure adequate compaction.	Unresolved	33 - C2-1 Site Plan.pdf
	Ryan Lowry	Boulevard curb tapers not necessary when built per standard plate 1206D.	Unresolved	33 - C2-1 Site Plan.pdf
		See comments		
PW - Traffic Engineering Primary Review	Elizabeth Stiffler	Turning movement exhibits used are car with trailer and panel van. What about SU-40 moving van? Show turning template of largest vehicle to be used. In addition, a letter from the owner should be provided indicating they understand and acknowledge the limitations of the loading dock area and they agree not to utilize vehicles that will encroach on the sidewalk area.	Not Met	General
	Elizabeth Stiffler	Comments for first draft of the traffic study were provided via 12/29/20 email to the traffic engineer. They will be added to Change marks section.	Not Met	General
Ramsey County	Scott Mareck	The proposed use is generally consistent with the land use element of the Ramsey County 2040 Comprehensive Plan which encourages greater intensity of use, infill and development through partnerships with cities.	Note	General
	Scott Mareck	There is a City of St. Paul planned bike trail along Fuller Avenue that approaches the development from the east. A sidewalk stub from the development is planned to align with this trail along the west side of Lexington Parkway (CSAH 51). A controlled pedestrian crossing determined by Ramsey County will need to	Note	General

		be installed across Lexington Parkway (CSAH 51) connecting the future bike trail along Fuller Avenue to the proposed development site sidewalk. Costs for this crossing will be the responsibility of the developer. The schedule for installing this crossing will need to be coordinated with the City and City plans to construct the Fuller Avenue trail.		
SPRWS	Amanda Leier	Existing 1.5" CP water service to be cut off at main.	Unresolved	32 - C1-1 Demo Plan.pdf
	Amanda Leier	Please refer to the Reviewer Attachments folder. Provide completed project data sheets. SPRWS will verify domestic service size and determine meter sizing. Fire suppression sizing must be verified by DSI Fire.	Not Met	General
	Amanda Leier	Please refer to the Reviewer Attachments folder for SPRWS Review Notes Document.	Not Met	General
	Amanda Leier, Amanda.Leier@ci.stpaul.mn.us, 651-266-6276			

Report Prepared By:



Ashley Skarda
Site Plan Review Coordinator

cc: File, Site Plan Review Staff, CRWD, MoveMN, Metro Transit, Ramsey Co