

ZONING COMMITTEE STAFF REPORT

FILE NAME: 695 Grand Rezoning

FILE #: 21-271-810

APPLICANT: St. Albans Crossing LLC

HEARING DATE: July 1, 2021

TYPE OF APPLICATION: Rezoning

LOCATION: 695 Grand Avenue, NW corner at St. Albans Street

PIN & LEGAL DESCRIPTION: 02.28.23.41.0160; Lots 25 - 30, Block 6, Summit Park Addition

PLANNING DISTRICT: 16

EXISTING ZONING: B2, EG

ZONING CODE REFERENCE: §§ 61.801, 66.300, and 67.602

STAFF REPORT DATE: June 25, 2021

BY: Emma Siegworth

DATE RECEIVED: June 14, 2021

60-DAY DEADLINE FOR ACTION: August 12, 2021

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- A. **PURPOSE:** Rezone from B2 Community Business District and EG East Grand Avenue Overlay District to T3 Traditional Neighborhood District without the EG East Grand Overlay District.
- B. **PARCEL SIZE:** 36,005 sq. feet (240 ft. frontage on Grand; 150 ft. frontage on St. Albans)
- C. **EXISTING LAND USE:** Commercial
- D. **SURROUNDING LAND USE:**
North: Condominiums and one-family homes in RT2 townhouse residential district
East: Condominiums in RM2 medium-density multiple-family residential district
South: Multi-family residential in RM2 medium-density multiple-family residential district and mixed-use commercial and residential in B3 general business district
West: Multi-family residential in RM2 medium-density multiple-family residential district
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner. § 66.300 establishes intent and standards for Traditional Neighborhood districts. § 67.602 establishes the EG East Grand Overlay District and its intent and standards.
- F. **HISTORY/DISCUSSION:** The property was originally developed for residential use in the early 1900s. In 1966, the property was developed into its current configuration of a commercial building on the western half and a parking lot on the eastern half and was occupied by grocery stores. In 1978/1979, the building was renovated and then occupied by restaurants. During the 1980s-2000s, the current owner and his family purchased the property and the two restaurant tenants, Dixie's on Grand and Saji-Ya, occupied the building and still exist in the building. In 2016, the building was renovated to include a third restaurant/bar, Emmett's Public House. The owner now proposes to develop a five-story mixed-use building with 80 market-rate apartment units, four commercial spaces, and 99 enclosed parking stalls. Two of the commercial spaces are intended for the existing restaurants on the site.
- G. **PARKING:** Zoning Code § 63.207 includes requirements for a minimum and maximum number of off-street parking spaces based on the size and types of land use. Any future change of use would need to meet applicable parking requirements.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 16 Summit Hill Association recommends approval of the proposed rezoning from B2 Community Business to T3 Traditional Neighborhood, recommends denial of the proposed rezoning out of the EG East Grand Avenue Overlay District, and recommends that the applicant seek exceptions from

the overlay district regulations limiting building height, footprint, and overall size through the variance process.

I. FINDINGS:

1. The applicant owns the property at 695 Grand. The property is occupied by a surface parking lot and an existing one-story building that houses three restaurants. The applicant proposes to develop a five-story mixed-use building with four ground-floor commercial spaces, 80 market-rate apartment units, 80 secure bicycle parking spaces, and 99 vehicular parking stalls within the building. Two of the commercial spaces are intended for existing restaurants on the site. The site is in a mixed-use area along Grand Avenue that includes a mix of commercial and residential uses and a mix of housing types and sizes. Metro Transit operates Route 63 bus service along Grand Avenue, with a frequency of every 15 minutes and stops one block east at Dale Street, and Route 65 bus service along Dale Street. The Summit Avenue Bikeway, part of the regional bicycle transportation network, is less than one block to the north.
2. The proposed new five-story mixed-use building would have a footprint of 30,500 sq. ft., a height of 59' 10", a total floor area of 108,000 sq. ft. (excluding parking), and a floor area ratio (FAR) of 3.0. The current B2 Community Business District allows a building height of 30 feet plus additional height based on setbacks and allows a maximum FAR of 2.0 (a total floor area of about 72,000 sq. ft. for this site). The current EG East Grand Avenue Overlay District further restricts the maximum building footprint to 25,000 square feet, total building size above ground to 75,000 square feet (including parking), and building height to 36 feet for mixed commercial-residential use buildings, with no additional height based on setbacks allowed. The proposed T3 Traditional Neighborhood District allows a building height of 55 feet plus additional height based on setbacks (25 feet plus stepbacks from the rear property line), allows additional height with a conditional use permit, and allows a maximum FAR of 3.0 (a total floor area of about 108,000 sq. ft. for this site). The application for rezoning to T3 is to provide for development of the proposed new five-story mixed-use building.
3. The permitted building height of 55 feet plus additional height based on setbacks, and additional height with a conditional use permit in the T3 traditional neighborhood district is consistent with the permitted building height of 50 feet plus additional height with a conditional use permit allowed in the adjacent RM2 medium-density multiple-family residential districts south, east, and west of the property.
4. The proposed T3 zoning is consistent with the way this area has developed. Traditional neighborhood districts are intended to foster the development and growth of compact, pedestrian-oriented mixed housing and commercial development; a compatible mix of commercial and residential uses within buildings, sites, and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing. The T3 traditional neighborhood district is designed to provide for higher-density pedestrian- and transit-oriented mixed-use development, including on smaller sites in an existing mixed-use neighborhood center where a mix of commercial and residential uses are in close proximity to one another and a mix of housing styles, types, and sizes to accommodate households of varying sizes, ages, and incomes already exist within a reasonable walking distance. This part of Grand Avenue is an example of a mixed-use transit street in Saint Paul, with a mix of housing types and densities, small-scale shops, larger retail stores, restaurants, and services. The increased building height and density allowed in the T3 district is consistent with this particular location, where there are a

number of higher density apartment buildings with heights in the 40 – 50 ft. range and a six-story, approximately 65-foot high condominium building with a service business located one block to the west.

5. The proposed T3 zoning is consistent with the Land Use Chapter of the Comprehensive Plan, which designates the future land use of the subject property as part of a mixed-use area along Grand Avenue. It states that *“Mixed-Use areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another. Historically, these areas developed in easily-accessible locations, and they will continue to be the most dynamic areas of Saint Paul. These areas are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown.”* The proposed T3 zoning is supported by Policy LU-27: *“Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.”* The proposed zoning allows for commercial redevelopment to a mixed-use development with structured parking that is financially feasible at five stories along Grand Avenue, a roadway designated as an arterial street in the Transportation Plan. Policy LU-1 states, *“Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.”* The proposed zoning allows for a higher-density mixed-use development that supports existing transit on Grand Avenue and Dale Street. Policy LU-14 states, *“Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.”* The existing site is currently underutilized, with a one-story commercial building and large surface parking lot covering half the site. The proposed T3 zoning allows for higher-density, mixed-use development, in an area that is well-served by transit and highly walkable and bikeable, that will use the land much more efficiently. Policy LU-6 states, *“Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion.”* The proposed development will retain existing local businesses as well as facilitate business creation with the development of two new commercial spaces.
6. The proposed T3 zoning is consistent with the Housing Chapter of the Comprehensive Plan. Policy H-46 states, *“Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.”* The proposed zoning allows for the development of new housing in a mixed-use area to allow more residents to live in the walkable, transit-accessible, urban neighborhood along the Grand Avenue corridor.
7. The proposed T3 zoning is consistent with the 2006 Summit Hill/District 16 Neighborhood Plan. Policy G1 Corridor Continuity states, *“Maintain Grand Avenue as a continuous neighborhood retail and residential corridor and contain commercial uses and accessory parking within existing boundaries.”* The proposed zoning allows for Grand Avenue to be maintained as a continuous retail and residential corridor with an active mixed-use commercial and residential building and contains the proposed development and parking within the existing boundaries of the site. The proposed development provides continuous street frontage at the corner of Grand and St. Albans. Policy G3 Design Standards states, *“Adopt TN2 design standards for East Grand in an overlay district. These design standards reinforce human-scale building characteristics, promote quality in architectural materials, reinforce a pedestrian-focused streetscape,*

promote underground parking for mixed use developments, and visually-screened surface parking for smaller, single-use developments, and promote signage that is consistent with building architecture and business function, and complements the eclectic nature of the avenue.” The proposed T3 zoning maintains the T2 design standards, which also apply in the T3 district. Policy G7 Locally-Owned Businesses states, “*SHA recommends implementing mechanisms for supporting and retaining small, locally-owned businesses.*” The proposed zoning allows a local business owner to maintain as well as expand their business and facilitate local business creation with the development of two new commercial spaces for small businesses.

8. The proposed rezoning out of the EG East Grand Avenue Overlay District is not consistent with Policy G10 Scale and Height Limits of the 2006 Summit Hill/District 16 Neighborhood Plan, which states, “*Adopt limitations of the height and scale on new buildings on East Grand Avenue in an overlay district, as follows: 1. Limit new buildings to a footprint of 25,000 square feet or less. 2. Limit new building total size, above ground, to 75,000 square feet or less, including parking. 3. Limit building height to three (3) stories, or to thirty feet (30') for commercial projects and to thirty-six feet (36') for mixed commercial and residential projects, whichever is lower. No additional height will be allowed, even with setbacks.*” While the Summit Hill Association is currently in the process of updating the Summit Hill/District 16 Neighborhood Plan and considering potential changes to the EG East Grand Avenue Overlay District, the language in the 2006 Summit Hill/District 16 Neighborhood Plan is currently in effect.
 9. The proposed T3 zoning is compatible with surrounding uses, which include retail, restaurants, service businesses, and medium-density residential uses that are permitted in the T3 district and is compatible with the transit corridor that runs along Grand Avenue. T3 zoning includes the same traditional neighborhood design standards that apply to the surrounding properties within the EG East Grand Avenue Overlay District.
 10. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term “*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*” Uses permitted under the proposed T3 zoning are similar to the residential uses permitted in the adjacent RM2 medium-density multiple-family residential districts south, east, and west of the property; similar to the commercial uses permitted in the B2 community business and B3 general business districts on this block of Grand Avenue; and similar to the commercial and residential uses permitted in OS office-service and BC community business (converted) districts that are also along Grand Avenue within one block of the site. While the EG East Grand Avenue Overlay District provides traditional neighborhood district design standards (that also apply in T3) and building height, size, and footprint limits, it does not establish a use classification. The proposed zoning to T3 without the EG East Grand Avenue Overlay would not establish a use classification inconsistent with the surrounding uses; it would be consistent with the surrounding land uses and zoning and would not be spot zoning.
- J. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the proposed rezoning from B2 Community Business to T3 Traditional Neighborhood for property at 695 Grand Avenue. Based on finding 8 above, staff recommends denial of the proposed rezoning out of the EG East Grand Avenue Overlay District at 695 Grand Avenue.



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) St. Albans LLC, c/o Peter Kenefick, Managing Partner
Address 681 East Lake Street City Wayzata State MN Zip 55391
Email peter.kenefick@ubs.com Phone 612-209-3987
Contact Person (if different) Ari Parritz - Reuter Walton Development Email aparritz@reuterwalton.com
Address 4450 Excelsior Boulevard, Suite 400 City St. Louis Park State MN Zip 55416
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 695 Grand Ave / St. Paul, MN 55105
PIN(s) & Legal Description 022823410160 (see attached for Legal Description)
(Attach additional sheet if necessary.)
Lot Area 0.83 acres; 36,005 SF Current Zoning B2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, St. Albans LLC

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
B2 zoning district to a T3 zoning district for the purpose of:

(see attached Narrative for supporting information)

and petition to rezone out of the
EGOD (East Grand Overlay
District)

Attach additional sheets if necessary. Attachments as required: ☒ Site Plan ☐ Consent Petition ☐ Affidavit

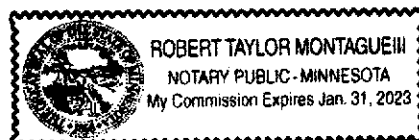
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date JUNE 11 20 21

[Signature]
Notary Public

SEE ATTACHED NOTARIZED AFFIDAVIT



By: [Signature]
Fee owner of property

Title: GENERAL PARTNER

6/3/2021

695 Grand – Land Use Application Narrative

Project Overview

The proposed redevelopment at 695 Grand Avenue and St. Albans Street will replace an existing, one-story building that houses Emmett's Public House, Saji-Ya, Dixie's On Grand and an associated surface parking lot with a mixed-use, residential apartment community with commercial space. The commercial space will include Emmett's Public House, Saji-Ya, and space for other retail. The project will include 80 apartment units on the upper floors and 99 enclosed parking stalls in the five-story building.

The site is zoned B2 (Community Business) and is within the East Grand Overlay District. A rezone to T3 (Traditional Neighborhood) and a rezone out of the East Grand Overlay District is proposed. The existing land use designations are Retail and Other Commercial (per 2010 St. Paul Land Use by Planning District maps), and the future land use map (2040) guides the property Mixed Use. The proposed project fits within the Comprehensive Plan guidance as well as within the intent of the T3 zoning district.

Streetscape Design

The redevelopment will improve the current site conditions by creating enclosed parking, and the overall quality of the building and associated site improvements will be a positive asset within the community. Adding residential density and more retail uses at this location naturally creates a more inviting streetscape as more people will be living on-site and able to walk and bike to and from the site to nearby Grand Avenue amenities, which creates an energetic and people-friendly hub – improving the site's existing conditions. The project will utilize one curb cut on St. Albans and one on Grand for accessing the parking and will remove the existing, mid-block Grand Avenue curb cut. This strategy, along with keeping all parking enclosed, will improve sidewalk conditions and the overall streetscape along Grand Avenue, thus, encouraging area residents to walk for their shopping and recreational needs.

The streetscape will be greatly enhanced with an outdoor patio and public plaza facing Grand Avenue, reconstructed sidewalks and curb ramps, and an expanded planted boulevard along Grand Avenue with canopy trees and perennial plantings.

Building Design

The building design will be contemporary with nods to its historic context and surrounding neighborhood character. Windows will be expansive, allowing plenty of daylight into the dwelling units. Exterior materials will consist of stone, brick, fiber cement, metal panel and glass. Exterior facades will feature recessed and projecting balconies on upper floors that will allow residents to take advantage of private, outdoor space, and an outdoor seating terrace on ground floor will activate the streetscape. On the second floor, the building includes a Club Room and an outdoor deck for residents to gather and enjoy exterior amenities and views of Grand Avenue – further activating the streetscape and placing “eyes on the street” in this bustling, Summit Hill neighborhood.

Required Land Use Applications

The anticipated applications are as follows:

- Rezoning from B2 (Community Business) to T3 (Traditional Neighborhood) primary zoning and rezoning out of EGOD (East Grand Overlay District)
- Conditional Use Permit for building height of 59 ft 10 in, which exceeds the maximum allowed 55 ft within T3 zoning and for a building over 25 ft in height adjacent to RT2 (Townhouse Residential District) zoning. Per Sec. 66.331, footnote (g), a maximum height of 90 ft may be permitted with a conditional use permit.
- Variance to increase the front yard (Grand Avenue) setback from 10 ft maximum to 18 ft on Level 1 to allow for a street-level outdoor patio and from 10 ft maximum to 70 ft on upper levels to allow for a roof terrace on Level 2 with open-to-sky space above
- Site Plan Review

Rezoning Criteria

The applicant is proposing rezoning from B2 (Community Business) to T3 (Traditional Neighborhood) primary zoning and rezoning out of EGOD (East Grand Overlay District).

The intent of the T3 district is to provide for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for redevelopment of land on sites large enough to support: (a) a mix of uses, including residential, commercial, civic and open space uses in close proximity to one another; (b) a mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes; (c) a system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets; and (d) a system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood. It is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

The EGOD establishes design standards based on traditional neighborhood (T2) character, with a 3-story height limit and 25,000 SF building footprint limit.

The proposed rezonings comply with the following criteria for consideration of rezoning requests:

a) Compatibility with land use and zoning of property within the general area.

The rezoning request is compatible with the land use of property within the general area. Grand Avenue contains an eclectic mix of housing, small-scale shops, larger retail stores, restaurants and services. Land use north and south of Grand Avenue is residential, with a mix of housing types and densities. The proposed zoning will allow for a mixed-use project that will be compatible with the existing land uses and that will increase residential density, which will support existing and new commercial uses along Grand Avenue.

The increased building height that is allowed in the T3 district will also be compatible with the surrounding area. There is a six-story, 65-foot (as measured in Google Earth) condominium building located at 745 Grand Avenue that is one block to the west, and neighboring buildings range from 39 to 50 ft (as measured in Google Earth). The 55-foot height allowed in the T3

district for mixed-use buildings (or more subject to setback or CUP requirements) falls within the surrounding context.

The rezoning request is also compatible with the zoning of property within the general area, which includes a mix of commercial and residential districts, a T1-zoned property to the east, and the EGOD that runs along Grand Avenue. TN zoning has been successfully applied throughout the City along Grand Avenue and other mixed-use corridors that contain a similar mix of uses and zoning districts. T3 zoning in place of the current B2 and EGOD zoning will perpetuate the desired design standards of the EGOD and enhance the mix of uses and residential densities along Grand Avenue.

b) Suitability of the property for the uses permitted under the existing zoning classification.

The property, which contains a one-story, commercial building and surface parking, should be redeveloped, but redevelopment under the existing B2 and EGOD zoning is challenging and may not even be economically feasible due to the limitations on the size of new construction imposed by the standards of those districts. In particular, the height and building footprint regulations of the EGOD are so restrictive that, to the applicant's knowledge, no new residential development has occurred within the EGOD since it was enacted.

Further, the proposed T3 district will better promote the goals of the 2040 Comprehensive Plan for Mixed Use, transit-oriented areas than the existing B2 district, which is intended "to serve the needs of a consumer population larger than that served by the "local business district," and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic."

c) The trend of development in the area of the property in question.

As noted above, the highly-restrictive standards of the EGOD have deterred new development along Grand Avenue. The proposed T3 zoning is, however, reflective of the trend of mixed-use redevelopment in mixed-use areas and along transit corridors in the City generally.

d) Consistency with the Comprehensive Plan and the plans for the area that have been adopted by the City Council

The rezoning request and the proposed project are supported by the 2040 Comprehensive Plan future land use designation of the site and other goals and policies outlined below.

Future Land Use: The future land use designation of the site (and most of East Grand Avenue) is Mixed-Use. The 2040 Comprehensive Plan describes Mixed-Use areas as follows.

Mixed-Use areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another. Historically, these areas developed in easily-accessible locations, and they will continue to be the most dynamic areas of Saint Paul. These areas are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown. The following policies apply to the Mixed-Use land use category:

Policy LU-27. Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.

Policy LU-28. Support pedestrian-friendly streetscapes and visual interest through commercial building design.

Policy LU-29. Ensure that building massing, height, scale and design transition to those permitted in adjoining districts.

The proposed rezoning to T3 without the EGOD is consistent with the Mixed-Use land use guidance because it will allow for a dynamic, mixed-use, high density redevelopment of the site. As described above, the building and streetscape design will enhance the pedestrian experience. The setbacks, stepbacks and materials of the building will provide appropriate transitions to the adjacent properties and zoning districts.

Land Use Goal 1: Economic and population growth focused around transit.

Policy LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

The site is well-served by transit. Route 63 (on Grand) has a 20-minute daily frequency and connects to Downtown St. Paul, the A-Line and the Green Line. Route 65 (a block away on Dale) has a 30-minute daily frequency and connects to the Green Line and Rosedale Center. The existing land use, which includes a large, surface parking lot and a commercial building with an FAR below 0.5, is not consistent with this goal or policy. The proposed development, which would retain existing commercial businesses, replace surface parking with structured parking and add 80 units of housing in a development with an FAR of 3.0, would promote the goal of encouraging growth in close proximity to transit. Rezoning to allow higher density is appropriate in this location.

Land Use Goal 2: Neighborhood Nodes that support daily needs within walking distance.

Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.

Policy LU-33. Promote amenities that support those who live and work in Neighborhood Nodes, including frequent transit service, vibrant business districts, a range of housing choices, and neighborhood-scale civic and institutional uses such as schools, libraries and recreation facilities.

The site is within three blocks of the center of the Grand and Victoria Neighborhood Node. This site has a Walk Score of 89 (most errands can be accomplished on foot) and a Bike Score of 79 (very bikeable). Vertical, mixed-use projects improve the walkability of and expand the commercial services in the neighborhood. This project will bring more residents to the

Neighborhood Node who can benefit from the walkability of the area and utilize the concentration of nearby businesses.

Land Use Goal 6: Efficient, adaptable and sustainable land use and development patterns and processes.

Policy LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities:

Policy LU-8. Ensure that zoning and infrastructure support environmentally and economically efficient, resilient land use development.

Policy LU-14. Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

The existing site is currently underutilized with a one-story commercial building and surface parking lot. The proposed rezoning to T3 allows for a project that will use the land much more efficiently by replacing the existing uses with high-density, mixed-use on a site that is well-served by transit and highly walkable and bikeable. The project is also responsive to market demand for new rental housing in the neighborhood. The proposed project includes improved stormwater management on-site and below-grade rather than, as it currently exists, allowed to surface drain from the surface parking lot to the street. A vastly improved, pedestrian-friendly environment is provided by omitting surface parking, expanding boulevards and increasing the number of plantings and trees. The substantial upper-level setback provides for adequate daylighting into residential units, improves resident wellness and increases access to outdoor amenity space on the deck of Level 2.

Land Use Goal 7: Quality full-time jobs and livable wages.

Policy LU-6. Foster equitable and sustainable economic growth by:

1. facilitating business creation, attraction, retention and expansion;
2. supporting family-sustaining jobs and enhancing workers' skills to excel at those jobs;
3. growing Saint Paul's tax base in order to maintain and expand City services, amenities and infrastructure;
4. proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites;

The proposed redevelopment will create and retain local businesses, as well as well-paid jobs in construction, hospitality, retail and housing management in a Neighborhood Node. The project will significantly increase the tax value of the property.

Land Use Goal 8: People-centered urban design.

Policy LU-9. Promote high-quality urban design that supports pedestrian friendliness and a healthy environment and enhances the public realm.

Policy LU-10. Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life.

The redevelopment re-orientes the site from one of automobile dominance to one that better serves pedestrians. It also increases active linear street frontage from less than 100 ft to more than 250 ft – increasing eyes on the street and enhancing streetscape safety. The streetscape will be greatly enhanced with an outdoor patio and public plaza facing Grand Avenue, reconstructed sidewalks and curb ramps, and an expanded planted boulevard along Grand Avenue with canopy trees and perennial plantings.

Housing Goal 7: Strong neighborhoods that support lifelong housing needs.

Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.

Policy H-47. Encourage high-quality urban design for residential development that is sensitive to context, but also allows for innovation and consideration of market needs.

As already noted, the proposed rezoning allows for a project that adds high-density housing to fulfill a market need in a mixed-use project in a Mixed-Use area that is well-served by transit, pedestrian and bicycle amenities and infrastructure. The proposed building exhibits high-quality urban design that incorporates articulation and materials that are sensitive to the surrounding context.

Conditional Use Permit Criteria

The applicant is requesting a conditional use permit for building height of 59 ft 10 in, which exceeds the maximum allowed 55 ft within T3 zoning and for proposing a building over 25 ft in height adjacent to RT2 (Townhouse Residential District) zoning. Per Sec. 66.331, footnote (g), a maximum height of 90 ft may be permitted with a conditional use permit. Various building sections taken at the edges of the building (located on architectural sheet A11) illustrate the proposed, minimal building structure that would exceed the building height maximums as regulated by zoning code. The project will comply with the following criteria for approval of a conditional use permit:

- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.*

Please see the discussion above under rezoning criterion “d” regarding how the project complies with the 2040 Comprehensive Plan.

- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.*

The proposed use will provide adequate ingress and egress to minimize traffic congestion in the public streets. There is one entrance to the enclosed parking from Grand Avenue which is restricted to retail users only, in order to restrict mid-block traffic turns onto Grand from the parking garage. There is one entrance/exit for residents, which also provides egress for retail users, at St. Albans, to restrict egress to only one area on the site. This vehicular strategy was designed in consultation with the Department of Planning and Economic Development and St. Paul Public Works.

A trip generation analysis has also been completed. In conclusion, the addition of the proposed 695 Grand Avenue development is not anticipated to noticeably impact traffic operations in the area. The proposed project is supplying sufficient parking to meet the anticipated demand.

- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*

The use will not be detrimental to the existing character of the development in the immediate neighborhood. The redevelopment will replace an existing one-story commercial building (with pub/bar and restaurant uses) and a surface parking lot with a contemporary, mixed-use community that will complement the surrounding residential and retail properties. The proposed building height will be compatible with the surrounding context. There is a six-story, 65-foot (as measured in Google Earth) condominium building located at 745 Grand Avenue that is one block to the west, and neighboring buildings range from 39 to 50 ft (as measured in Google Earth), so the request for height above the allowed 55 ft in T3 zoning falls within this context. The building has been designed with multiple setbacks and step backs to help minimize the perception of height and bulk, and to reduce shadowing on adjacent buildings. Along St. Albans, a portion of the upper floors of the building are set back 15 ft from the property line to help provide a transition to the existing buildings north of the alley. The fifth story is stepped back from Grand Avenue and the alley, helping to minimize shadowing. Finally, the presence of the alley between the project site and the historic townhomes to the north greatly mitigates the effect of shadowing; the combination of the 20-ft wide alley and 8-ft building setback along the alley result in the proposed building being separated from the townhome property to the north by 28 ft. When measured from the adjacent property line to the north of the alley, the proposed building meets the 1:1 step back requirement above 25 feet in height when adjacent to to RL-RT2 (66.331, footnote (e)). The building, site and circulation pattern have been thoughtfully and diligently redesigned approximately six times based on valuable feedback received from residents, the Summit Hill Association and City staff in multiple meetings.

The use will not endanger the public health, safety and general welfare. The project will improve safety along the alley by re-routing the existing loading and access to the site to Grand Avenue, restoring the alley for the existing, residential usage. The project will also comply with all applicable building codes and life safety ordinances.

- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed project aligns with the 2040 Comprehensive Plan's goals and policies as previously discussed.

- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The applicant is requesting a variance from the front-yard maximum setback requirement, which is further described below.

Variance Criteria

The applicant is requesting a variance to increase the front yard (Grand Avenue) setback from 10 ft maximum to 18 ft along a portion of Level 1 to allow for a street-level outdoor patio for restaurant patrons and from 10 ft maximum to 70 ft on upper levels to allow for a residential roof terrace on Level 2 with clear space above. The project will comply with the following criteria for approval of a variance:

- a) *The variance is in harmony with the general purposes and intent of the zoning code.*

The 10 ft maximum setback is generally intended to perpetuate traditional, street-front building placement in commercial and mixed-use areas. The majority of the building facades along Grand Avenue and St. Albans will be 10 ft or less from the property line. Allowing greater setbacks in the center of the Grand Avenue façade will not diminish the overall perception of a traditional, street-fronting building. An illustration of the street-level front yard setback variance request is located in detail number 2 on architectural sheet A11.

- b) *The variance is consistent with the comprehensive plan.*

The additional setbacks of the restaurant patio area and resident amenity terrace are consistent with comprehensive plan policies that promote enhancement of and engagement with the pedestrian realm.

- c) *The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.*

The majority of the Grand Avenue building frontage complies with the front yard setback. The increased setbacks correspond only to outdoor seating and recreation areas that could not be sufficiently accommodated within a 10-ft setback. At street level, a setback greater than the 10 ft allowed by zoning is necessary to allow for an adequately-sized outdoor seating area with staff and patron circulation space. This amenity will enhance the vibrancy of Grand Avenue. Additionally, a storm water tank will be installed below-grade within this setback. At the upper levels, the setback allows for outdoor resident amenities with southern solar exposure. Both the street level and upper level outdoor amenities are reasonable uses consistent with 2040 Land Use LU-09 and LU-10.

- d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

A circumstance unique to the property is that the site is located on a prominent corner. The applicant is attempting to keep the building structure anchoring its corner per the following Traditional Neighborhood district design standards (Sec. 66.343):

#5: Use established building façade lines

#6: Buildings anchor the corner

In order to place building façade at the corner, the placement of retail and residential outdoor spaces in the center of the building exceed the 10-ft zoning code maximum to allow for adequate amenity spaces. The setting back of the upper levels also minimizes the impacts of the building's massing along Grand Avenue.

- e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

The variance will not permit any use that is not allowed in the zoning district where the affected land is located.

- f) *The variance will not alter the essential character of the surrounding area.*

The variance will not alter the essential character of the surrounding area. In fact, many outdoor patios exist along Grand Avenue, especially outside restaurants along Grand just west of the project site. The upper-floor setback is not only a pragmatic move to allow for outdoor terrace space for the building residents, but is also consistent with the historic development pattern, as many of the multi-family apartment buildings along Grand Avenue are substantially set back from the street). Active uses are commonly located at the sidewalk frontage in the retail and restaurant spaces and residential ground-floor active amenity spaces.

695 Grand Ave
St. Paul, MN 55105

695 GRAND AVE

Saint Paul, MN



DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	LAND USE APPLICATION	4/2/2021
01	TITLE SHEET		
02	GENERAL INFORMATION		
03	ARCHITECTURAL		
04	LANDSCAPE		
05	MECHANICAL		
06	ELECTRICAL		
07	PLUMBING		
08	STRUCTURAL		
09	ENVIRONMENTAL		
10	TRANSPORTATION		
11	HAZARDOUS WASTE		
12	WATER RESOURCES		
13	SOILS		
14	WATER QUALITY		
15	WATER SUPPLY		
16	WATER USE		
17	WATER QUALITY		
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97	WATER USE		
98	WATER QUALITY		
99	WATER SUPPLY		
100	WATER USE		



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature

Typed or Printed Name

Contract Title

NOT FOR CONSTRUCTION

PROJECT LOCATION

Vicinity

PROJECT TEAM

OWNER/DEVELOPER: Reuter Walton, 4450 Lexington Blvd, St Louis Park, MN 55416, PH: 612-873-3489

ARCHITECT: Elenor Swenson Graham Architects, Inc., 500 Washington Ave. South, Suite 1000, Minneapolis, MN 55415, PH: 612-339-5508

CONTRACTOR: Frank Companies, 633 2nd Ave S, Hopkins, MN 55343, PH: 952-955-8600

CIVIL ENGINEER: Civil Site Group, 4931 W 35th St, St Louis Park, MN 5541, PH: 612-415-0060

LANDSCAPE ARCHITECT: Civil Site Group, 4931 W 35th St, St Louis Park, MN 5541, PH: 612-415-0060

STRUCTURAL ENGINEER: Meyer Bergman Johnson, 530 S Marquette Ave UNIT 900, Minneapolis, MN 55402, PH: 612-338-0713

MECHANICAL ENGINEER: T.B.D.

PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER: T.B.D.

UNIT MIX & SQUARE FOOTAGES

Unit	Use	Construction Type	Total GSF	Parking	Utilities	Structural Parking Units	Restrooms	Total Residential GSF	GSF	RSF	Circulation	EV	Service	Antenna	Outdoor Antenna	Active	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Unit 1	Parking	Concrete	36,000	36,000		0		0														
Unit 2	Residential	Concrete	36,000	15,000	200	31	11,000	2,000	10,000	0	700		2,000	2,000	2,000	4,000	10	40	10	40	2	2
Unit 3	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 4	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 5	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 6	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 7	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 8	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 9	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
Unit 10	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2
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Unit 51	Residential	Wood	24,000					24,000	24,000	18,000	1,800	67,100					10	40	10	40	2	2



500 Washington Avenue South, Suite 1000
Minneapolis, MN 55415
p 612.329.5600 | f 612.329.5082
www.easorchi.com

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Signature

Typed or Printed Name

NOT FOR
CONSTRUCTION

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:		
06/25/21		
REVISIONS:		
No.	Description	Date

221520
PROJECT NUMBER

JH
DRAWN BY

BL
CHECKED BY

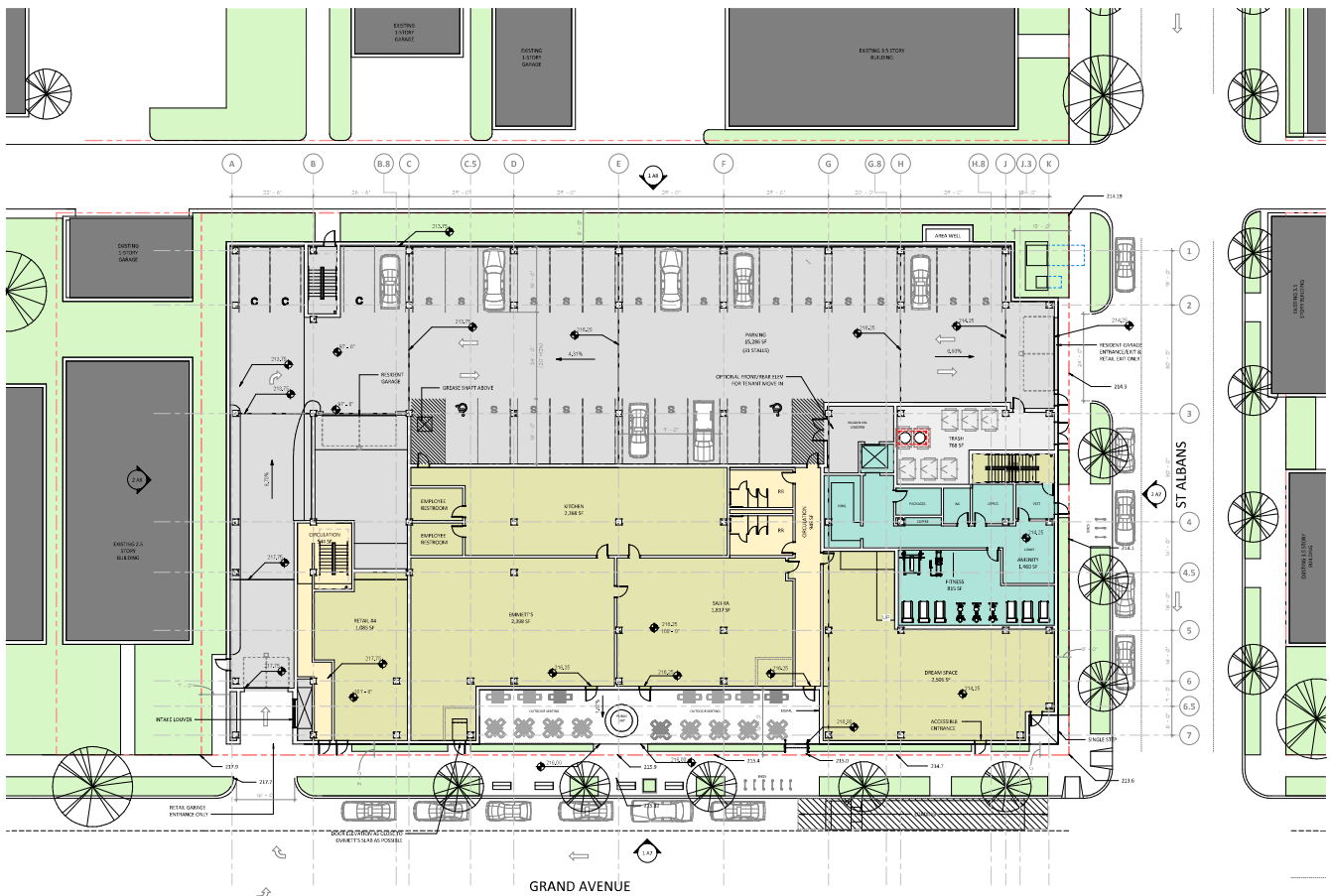
CYPLAN

695 GRAND AVE

LEVEL P1 PLAN

A0





Saint Paul, MN

500 Washington Avenue South, Suite 1000
Minneapolis, MN 55415
p 612.339.5608 | f 612.339.5382
www.esqirch.com

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Typed or Printed Name

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CONSTRUCTION

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:		
05/25/21		
REVISIONS:		
No.	Description	Date

221520
PROJECT NUMBER

JH
DRAWN BY

RL
CHECKED BY

10/1/2011
DATE

695 GRAND AVE

LEVEL 2 PLAN

A2



4/14/2021 2:08:01 PM

1	LAND USE - LEVEL 2
82	3/32" = 1/4"

695 GRAND AVE

Saint Paul, MN

esc
ARCHITECTURE & DESIGN

580 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
P 612.291.8888 F 612.291.2382
www.escarch.com

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Signature _____

Typed or Printed Name _____

Capacity Title _____

**NOT FOR
CONSTRUCTION**



1 LAND USE - LEVEL 3
07/21/21 - J.P.

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:
06/02/21
REVISIONS:
No. Description Date

221520
PROJECT NUMBER
JH
DESIGNED BY
SL
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695 GRAND AVE

LEVEL 3 PLAN
A3

6/30/2021 2:30:57 PM

695 GRAND AVE

Saint Paul, MN

esc
ARCHITECTURE & DESIGN

580 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
P 612.224.8888 F 612.224.2282
www.escarch.com

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Signature _____

Title or Professional _____

Company Name _____

**NOT FOR
CONSTRUCTION**



LAND USE - LEVEL 4
1/2" = 1'-0"

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:
R02/02/21
REVISIONS:
No. Description Date

221520
PROJECT NUMBER
JH
DESIGNED BY
SL
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CITY PLAN

695 GRAND AVE

LEVEL 4 PLAN

A4

Saint Paul, MN

500 Washington Avenue South, Suite 1000
Minneapolis, MN 55415
p 612.339.5608 | f 612.339.5382
www.esqirch.com

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Signature

Typed or Printed Name

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LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:		
05/25/21		
REVISIONS:		
No.	Description	Date

221520
PROJECT NUMBER

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695 GRAND AVE

LEVEL 5 PLAN

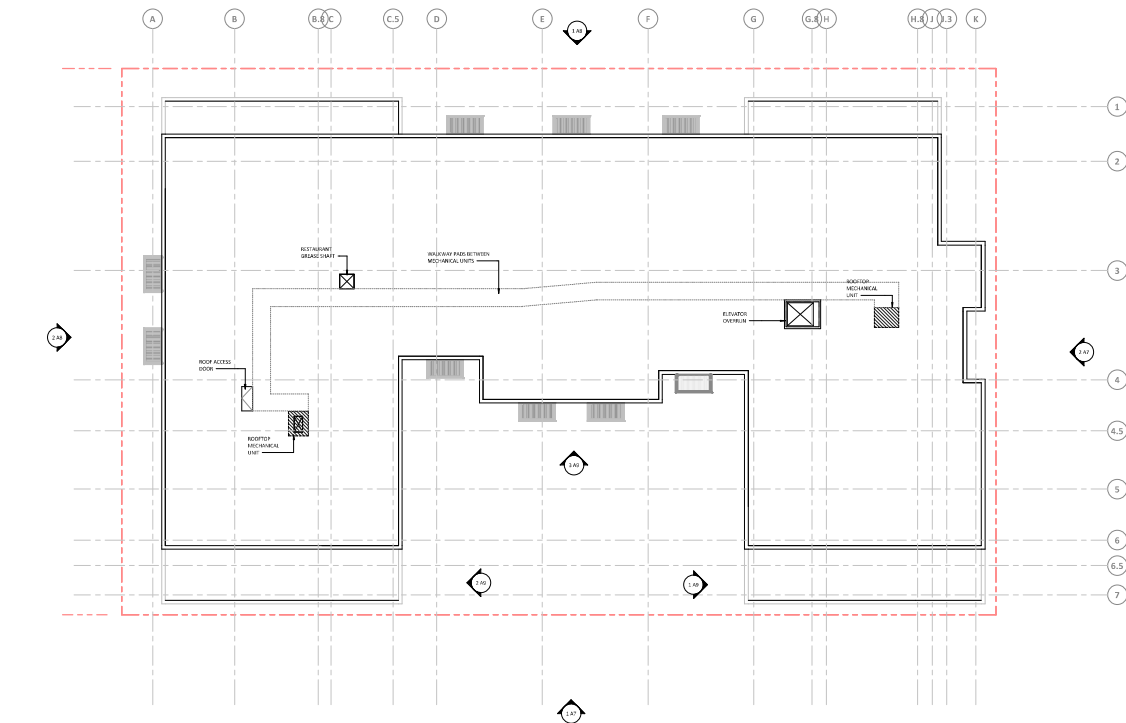
A5



1 LAND USE - LEVEL 5
AS 2/22" = 1'-0"

4/3/2021 2:28:06 PM

**NOT FOR
CONSTRUCTION**



LAND USE - ROOF
1/16" = 1'-0"

**LAND USE
APPLICATION
6/2/2021**

ORIGINAL ISSUE:
NO/2021
REVISIONS:
No. Description Date

221520
PROJECT NUMBER
JH
DRAWN BY
SL
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CITY PLAN

695 GRAND AVE

ROOF LEVEL

A6

NOT FOR
CONSTRUCTION

 $\frac{2}{AT}$

2 EAST E
AT 1/8" x 1/8"



1/25/21 3:20

1 SOUTH

695 GRAND AVE

Saint Paul, MN

esc
ARCHITECTURE & DESIGN

580 Washington Avenue South, Suite 100
Minneapolis, MN 55401
P 612.224.8881 F 612.224.2582
www.escarch.com

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Signature: _____
Typed or Printed Name: _____
Capacity: _____

**NOT FOR
CONSTRUCTION**



WEST ELEVATION
1/17' - 1/17'



NORTH ELEVATION - ALLEY
1/17' - 1/17'

**LAND USE
APPLICATION
6/2/2021**

ORIGINAL ISSUE:
NO/00/00

REVISIONS:
No. Description Date

221520
PROJECT NUMBER

IN REVIEW BY: BL REVIEWED BY:

KEY PLAN

695 GRAND AVE

EXTERIOR ELEVATIONS

A8

6/15/2021 2:28:57 PM



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CONSTRUCTION**

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:
6/2/2021

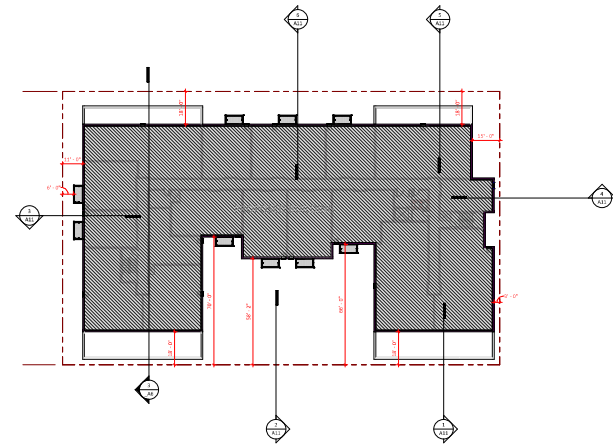
REVISIONS:
No. Description Date

221520
PROJECT NUMBER
JH
DESIGNED BY
SL
CHECKED BY

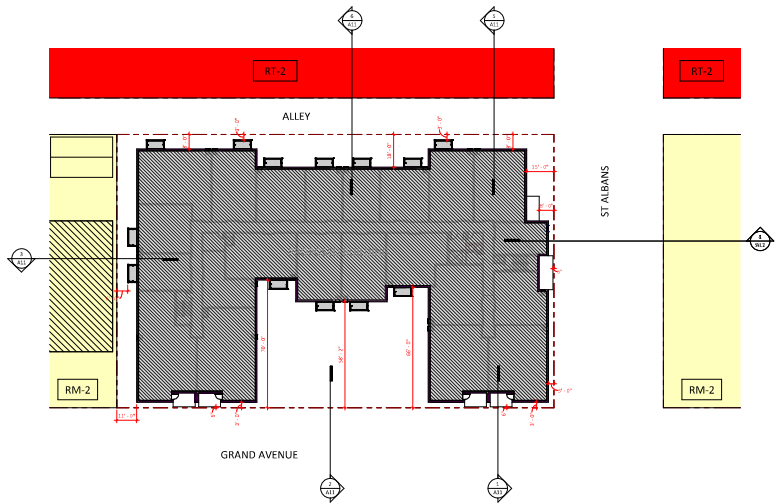
CITY PLAN

695 GRAND AVE

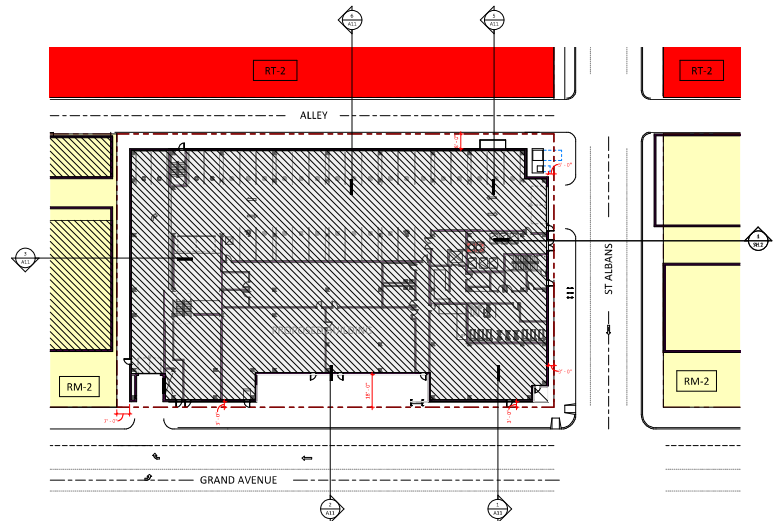
ZONING - SETBACKS
A10



LEVEL 5 - SETBACKS
DATE: 6/2/21

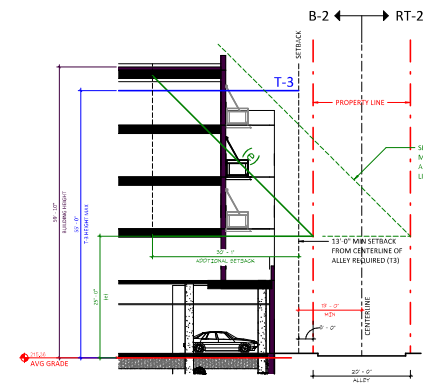


LEVEL 2-4 - SETBACKS
DATE: 6/2/21

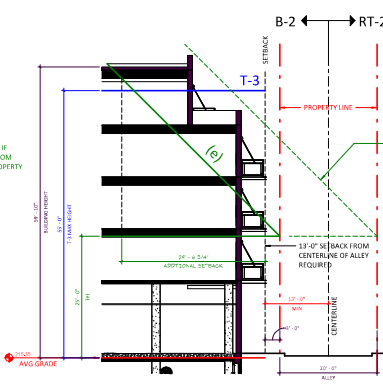


LEVEL 1 - SETBACKS
DATE: 6/2/21

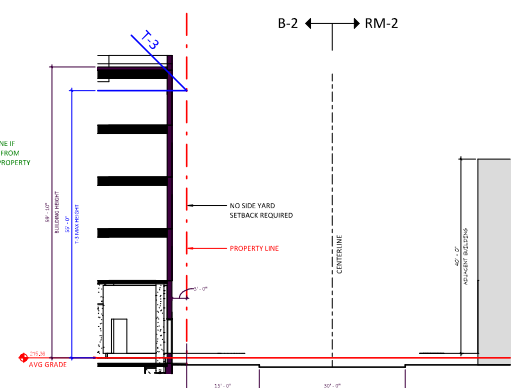
**NOT FOR
CONSTRUCTION**



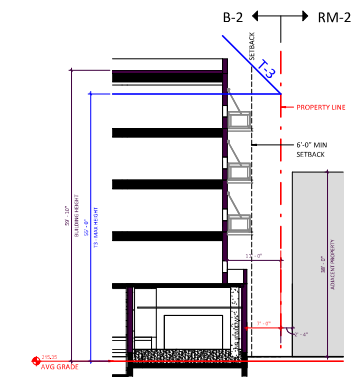
ZONING SECTION - REAR YARD (ALLEY) - B
1/8" = 1'-0"



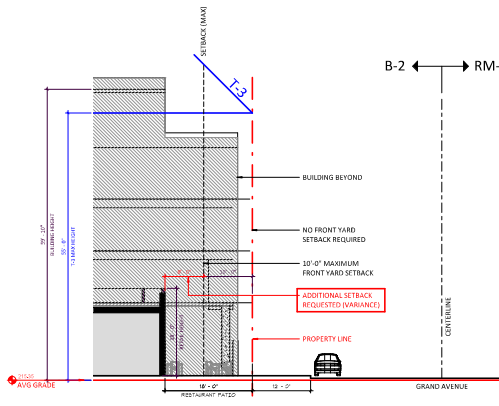
ZONING SECTION - REAR YARD (ALLEY) - A
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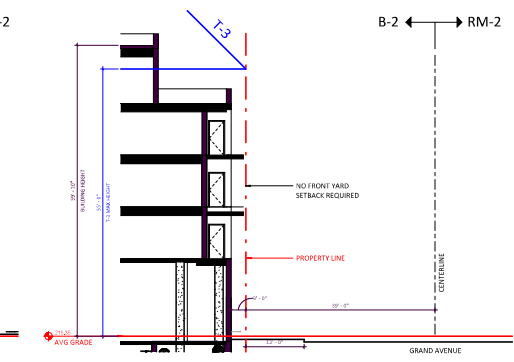
ZONING SECTION - SIDE YARD (ALBANS)
1/8" = 1'-0"



ZONING SECTION - SIDE YARD (WEST)
1/8" = 1'-0"



ZONING SECTION - FRONT YARD (GRAND) - B
1/8" = 1'-0"



ZONING SECTION - FRONT YARD (GRAND) - A
1/8" = 1'-0"

**LAND USE
APPLICATION
6/2/2021**

ORIGINAL ISSUE: 6/2/2021
REVISIONS: No. Description Date

221520
PROJECT NUMBER
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DESIGNED BY
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695 GRAND AVE

ZONING - SECTIONS
A11

**NOT FOR
CONSTRUCTION**

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:
#02/01

REVISIONS:
No. Description Date

221520

PROJECT NUMBER

DESIGNED BY: _____

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695 GRAND AVE

SHADOW STUDY

A12



3:30 PM



3:30 PM



3:30 PM



12:00 PM



12:00 PM



12:00 PM



9:30 AM



9:30 AM



9:30 AM

WINTER SOLSTICE
(DEC 21)

FALL/SPRING EQUINOX
(MAR/SEPT 21)

SUMMER SOLSTICE
(JUN 21)

NOT FOR CONSTRUCTION

LAND USE APPLICATION
6/2/2021

ORIGINAL ISSUE: 6/2/2021

REVISIONS:

No. Description Date

221520

PROJECT NUMBER

DESIGNED BY: BL

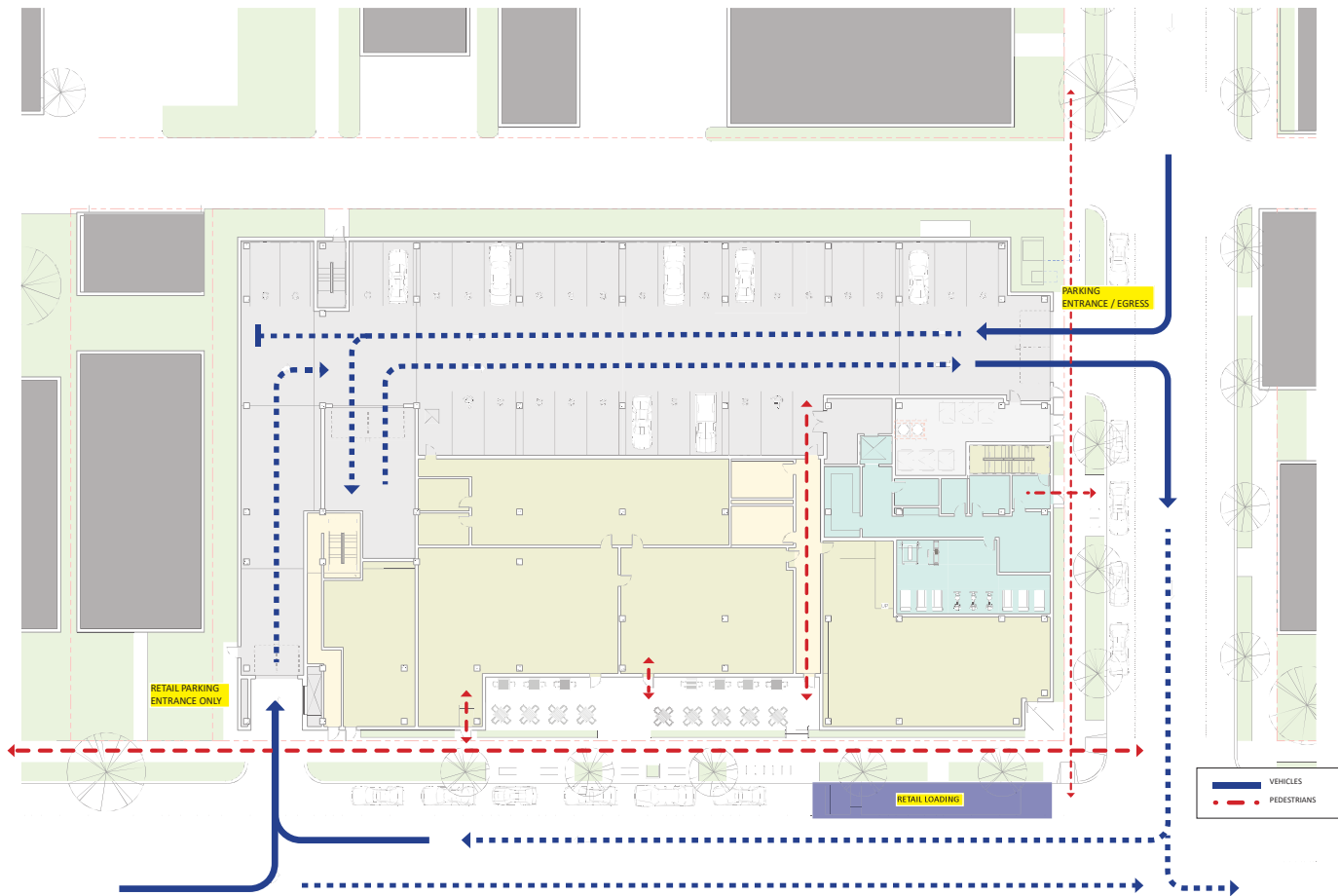
CHECKED BY: BL

6/15/2021

695 GRAND AVE

VEHICULAR CIRCULATION

A13



1 VEHICLE CIRCULATION
1/8" = 1'-0"



SE CORNER RETAIL ENTRANCE



VIEW ALONG ST ALBANS STREET



PATIO ALONG GRAND AVENUE



VIEW ALONG GRAND AVENUE



VIEW FROM NE CORNER



VIEW FROM SE CORNER

695 GRAND AVE

Saint Paul, MN

esc
ARCHITECTURE & DESIGN

580 Washington Avenue South, Suite 1000
St. Paul, MN 55101
P: 612.224.1000 F: 612.224.1002
www.escgch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature _____

Title: Project Architect

Stamp: T. Date _____

**NOT FOR
CONSTRUCTION**

LAND USE
APPLICATION
6/2/2021

ORIGINAL ISSUE:
6/2/2021

REVISIONS:

No. Description Date

221520

PROJECT NUMBER

IN REVIEW BY: SL

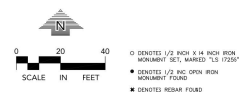
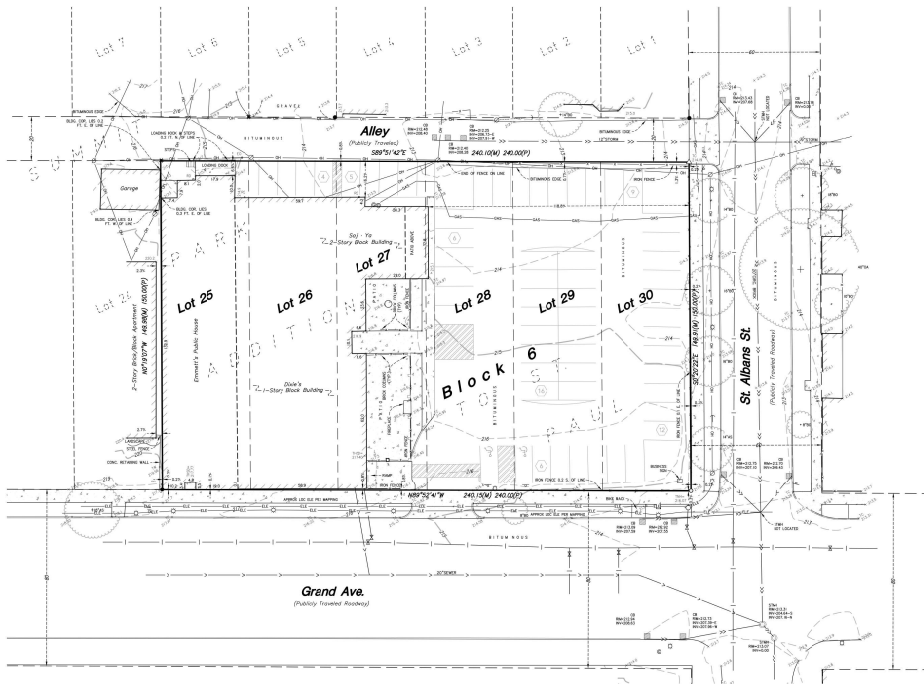
APPROVED BY: _____

CITY PLAN

695 GRAND AVE

DESIGN PERSPECTIVES

A14



SURVEY LEGEND - EXISTING CONDITIONS

- | | |
|----------------------|-------------------------|
| ○ CATCH BASIN | — STORM SEWER |
| ○ STORM MANHOLE | — SANITARY SEWER |
| ○ WATER MANHOLE | — WATERMAIN |
| ○ HYDRANT | — UNDERGROUND GAS |
| ○ GATE VALVE | — UNDERGROUND TELEPHONE |
| ○ TELEPHONE PEDESTAL | — OVERHEAD UTILITY |
| ○ POWER POLE | — CHAIN LINK FENCE |
| ○ LIGHT POLE | — CONCRETE CURB |
| ○ HAND HOLE | — CONCRETE |
| ○ ROOF DRAIN | — CONTOUR |
| ○ ELECTRIC OUTLET | — PARKING STALL COUNT |
| ○ SIGN | ○ DECIDUOUS TREE |
| ○ SPOT ELEVATION | ○ ASH |
| | ○ BOKELDER |
| | ○ OAK |

DRAFT

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)
Lots 25-30 inclusive, Block 6 SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

TITLE COMMITMENT EXCEPTIONS
(Per Schedule B, Part 2 of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by _____ Title Insurance Company, File No. _____, issued on _____, 2011, effective date _____, 2011. The numbers below correspond to those in the title commitment.

do not require comment.
Title Exception. Summary of easement location. Shown hereon. Not shown hereon.

ALTANSIPS OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already indicated by existing monuments or witnesses to the corner are shown hereon.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 605 Grand Ave.
- This property is contained in Zone 1 (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 1713C00850, effective date of June 4, 2010. The site lies within an area of a non-printed flood map boundary.
- The Gross land area is 3,005 +/- square feet or 0.07 +/- acre.
- Zoning information was not provided by the client.

(a) Exterior dimensions of all buildings are shown at ground level.

Substantial features observed in the process of conducting fieldwork, are shown hereon.

Stripping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 58 Regular + 2 Disabled = 60 Total Parking Stalls.

11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket No. 17160432 & 17160464. The following utilities and municipalities were notified:

CORCISTE	(800) 343-0992	CENTURION	(655) 743-6062
METRO TRANSIT	(612) 347-7547	MN OFFICE OF ET	(320) 963-2400
ST PAUL WATER	(651) 266-4066	ST PAUL SEWER	(651) 266-9850
ST PAUL PARKS	(651) 435-5129	XCEL ENERGY	(651) 229-2427
ST PAUL PLANT MGMT	(612) 22-7737	ST PAUL PARKS	(651) 612-5129
LEVEL 3	(877) 366-8244		
ST PAUL TRAFFIC AND LIGHTING	(651) 266-9777		

Utility operators do not consistently respond to locate requests through the Gopher State One-Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.

The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.

Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or incomplete. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0052.

SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.

2. The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1984 Adjust).

3. Benchmark: Top Nat Hydrant located at the northwest corner of Grand Ave. and Groto St. Elevation = 227.59 (City of St. Paul)

Site Benchmark: Top Nat of Hydrant located at the northwest corner of Grand Ave. and St. Albans St. as shown hereon. Elevation = 216.07 (City of St. Paul)

CERTIFICATION

Insured, Lender, and Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1 - 6, 8-10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 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Harry D. Nelson, PLS Minnesota License No. 17225
hnelson@loucks.com

Date of Plat or Map:

REV	BY	DATE
1	HN	12/15/2017
2	HN	12/15/2017
3	HN	12/15/2017
4	HN	12/15/2017
5	HN	12/15/2017
6	HN	12/15/2017
7	HN	12/15/2017
8	HN	12/15/2017
9	HN	12/15/2017
10	HN	12/15/2017

SITE SURVEY

V1.0

DIXIE'S ON GRAND

105 GRAND AVE.
ST. PAUL, MN 55105

SCHMIDT FAMILY INVESTMENTS

1405 S. STATE ST., SUITE 100
CHAMBERLAIN, MN 55921

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hennepin Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucks.com

CAD QUALIFICATION

Under the provisions of the Minnesota Surveying and Mapping Act, the Surveyor is required to maintain a minimum of 10 hours of continuing education every two years. The Surveyor has completed the required continuing education for the period from 12/15/2017 to 12/15/2019.

SUBMITTAL REVISIONS

06/2017 DRAFT SUBMIT

PROJECT SIGNATURE PAGE

I hereby certify that this map, plat, or survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1 - 6, 8-10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Drawn By: _____
Checked By: _____
Field Crew: _____

Project No. 17225
Date: _____

Quality Control: _____

Project Lead: _____

Drawn By: _____

Checked By: _____

Field Crew: _____

Project No. 17225

Date: _____

Quality Control: _____

Project Lead: _____

Drawn By: _____

Checked By: _____

Field Crew: _____

Project No. 17225

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Field Crew: _____

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Quality Control: _____

Project Lead: _____

Drawn By: _____

Checked By: _____

Field Crew: _____

Project No. 17225

Date: _____

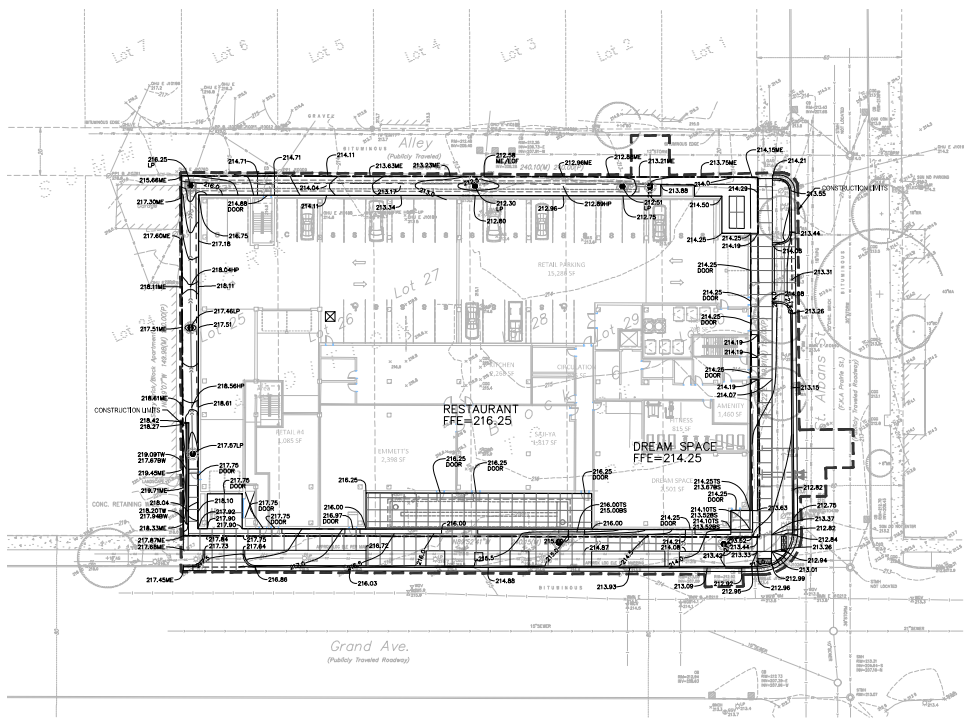
Quality Control: _____

Project Lead: _____

Drawn By: _____

Checked By: _____





CITY OF ST. PAUL GRADING NOTES:

1. ADJACENT STREETS AND ALLEYS MUST BE SHIPPED TO KEEP THEM FREE OF OBSTRUCTION. CONTRACTOR MUST WORK TO CORNERING AND SHARP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SWP1.0 - SWP1.5

GRADING PLAN LEGEND:

1125	EX. TO CONTOUR ELEVATION INTERVAL
1137.0	EX. TO CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION GUTTER/LOW LINE (UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 65.75	SPOT GRADE ELEVATION BOTTOM OF STAIR/STOP OF STAIRS
891.00 WE	SPOT GRADE ELEVATION WATERSHED EXISTING
GRADE BREAK - HIGH POINTS	
CURB AND GUTTER (T.O. = 1" MIN. OUT)	
EMERGENCY OVERFLOW	

GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT AND GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC. IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL JOB TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED JOB TESTING AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT UTILITY STATE ONE CALL (800-486-6000) OR MONITORING FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. PROPOSED SPOT GRADES ARE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
6. GRADES OF WALKS SHALL BE INSTALLED WITH A MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
7. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MINIMUM SLOPES IN WATERSHED AREAS SHALL BE 4:1.
8. PROPOSED RETAINING WALLS, PRECAST/CAST-IN-PLACE OR CONCRETE/MASS TYPED GRABBER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SEEDING ACTIVITIES.
10. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR OR IMPORT SUITABLE MATERIAL TO THE SITE.
11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED, AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SAVE EXCESS TOPSOIL FOR REUSE ON THE SITE. IF SUFFICIENT EXCESS TOPSOIL IS PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS, THE CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE TOPSOIL TO BE ESTABLISHED TO A DEPTH OF 6 INCHES. REGRADED TOPSOIL IN AREAS WHERE TOPSOIL IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
12. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORM GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES AREAS THAT HAVE BEEN FINISHED GRADING SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION, OPERATIONAL TRAFFIC, AND PROBLEM. REMOVAL AREAS THAT HAVE BECOME ALIENATED BY TRAFFIC OR BROKEN BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE, ALL AREAS DETOURNED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
13. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SURFACES. THE CONTRACTOR SHALL PROVIDE A LOADED TANKER TRUCK WITH A CROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DISCRETION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF AN UNDERGROUND STORM SEWER/INFECTION SYSTEM.
14. TO CRANES
- 14.1. THE SUB GRADING FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 1.50 FOOT ABOVE, OR 0.50 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 14.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 1.50 FOOT ABOVE, OR 0.50 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 14.3. AREAS WHICH ARE TO REMAIN TOPSOIL SHALL BE GRADED TO WITHIN 0.50 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 14.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. MAINTENANCE
- 15.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRUCKS AND DEBRIS.
- 15.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADING IN SETTLED, SLOPED AND RUTTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TOPSOIL IS TO BE ESTABLISHED SHALL BE RESEEDED AND SOILED.
- 15.3. WHERE COMPLETED COMPACTED AREAS ARE DETOURNED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SOIL, SURFACE, RESEED, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CivilSite
Civil Engineering & Surveying Landscapes Architecture
4801 W. 10th Avenue, Suite 200
St. Louis Park, MN 55410
612.437.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

695 GRAND AVE.
695 GRAND AVENUE, ST. PAUL, MN 55105
REUTER WALTON DEVELOPMENT
1400 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416

PROJECT

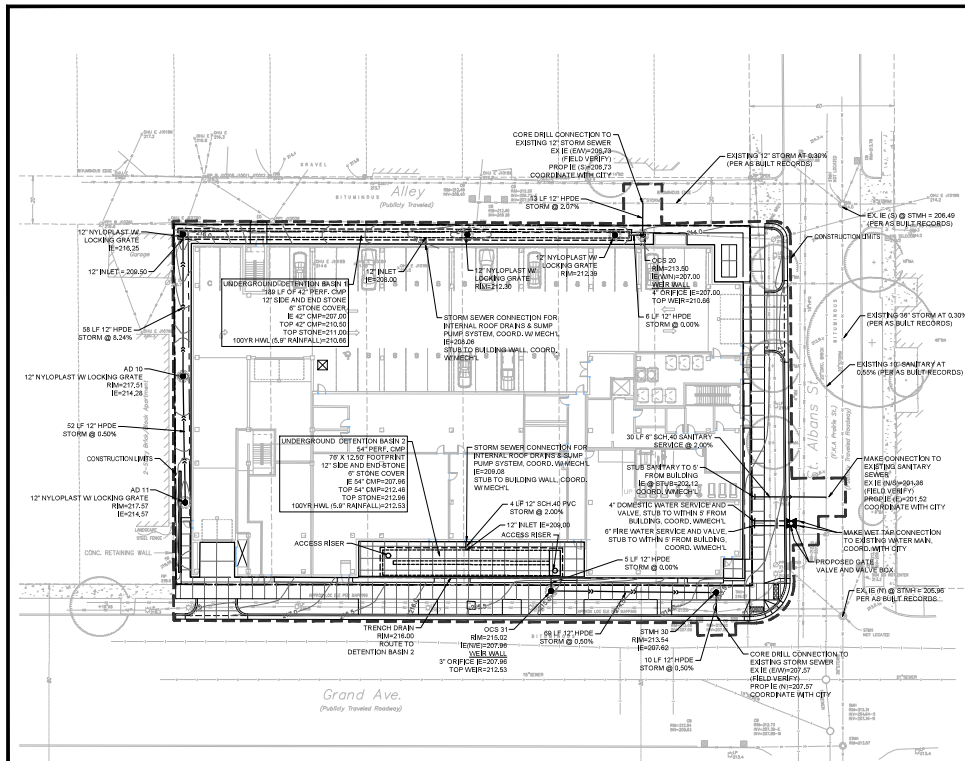
Reuter Walton Development
695 Grand Avenue, St. Paul, MN 55105
100% COMPLETE
DATE: 08/08/2024
BY: [Signature]
PROJECT NO.: 24000001
SHEET NO.: 44/45

ISSUE/SUBMITTAL SUMMARY

NO.	DATE	DESCRIPTION
1	08/08/2024	ISSUED FOR PERMIT

GRADING PLAN

C3.0



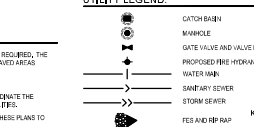
GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR OMISSIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One-Call" (800-468-6800 OR 800-253-4166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REMOVE OR REPAIR ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAINS AND SEWER LINES" PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CATCH BASINS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DISCRETION OF THE OWNER.
- PIPE MATERIAL FOR 12\"/>

CITY OF ST. PAUL UTILITY NOTES:

- SEWER CONNECTION PERMITS: LICENSED HOUSE DRAIN CONTRACTOR TO OBTAIN SEWER CONNECTION PERMIT. TO CONTACT NEW SEWER AND STORM CONNECTION, STREET FROM MAIN TO THE PROPERTY, CALL ST. PAUL PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- WATER SERVICES TO BE INSTALLED ACCORDING TO STANDARD SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS.
- A FOUR-FOOT TRENCH MUST BE REQUIRED ON ALL EXCAVATIONS DEEPER THAN 18 FEET WHERE UNDERGROUND WORK ON INSPECTION IS TO BE PERFORMED BY SPRINGS. FOR ALL NEW TAP TO BE PERFORMED BY SPRINGS, A MINIMUM TRENCH ROCK BED OF 18 FEET WITH A 18 FEET ROCK A 18 FEET LONG BED REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 1 FEET ABOVE THE SURFACE OF THE TRENCH. SEDIMENT, SHIELDING, DUCTS AND APPROPRIATE STRUCTURES SHALL NOT BE UNDERMINED BY A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET DEPTH MUST BE SHORED OFF BY A REGISTERED PROFESSIONAL ENGINEER EXCAVATED MATERIAL, MUST BE KEPT A MINIMUM OF 1 FEET FROM THE EDGE OF THE TRENCH.
- MAINTAIN FEET OF COVER OVER ALL WATER MAINS AND SERVICES.
- PIPE MATERIAL FOR 12\"/>

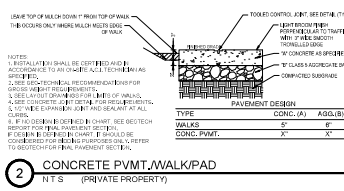
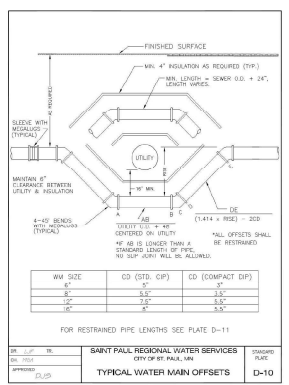
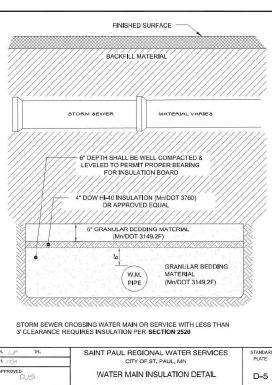
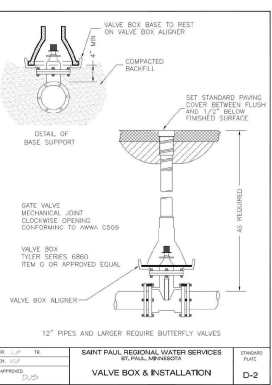
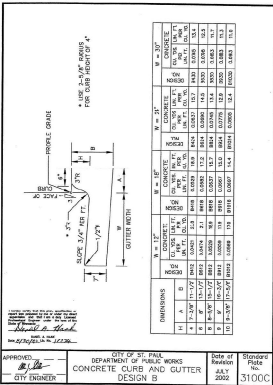
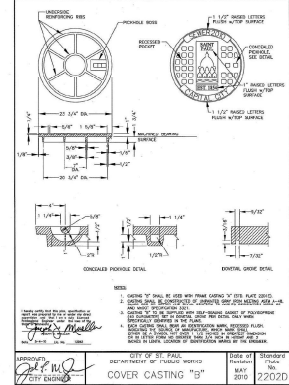
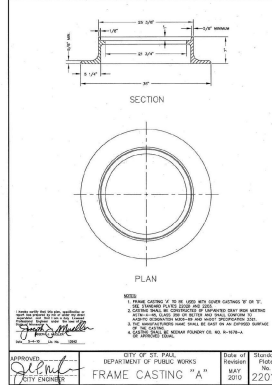
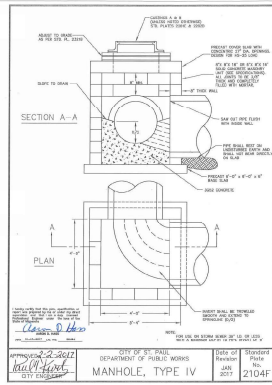
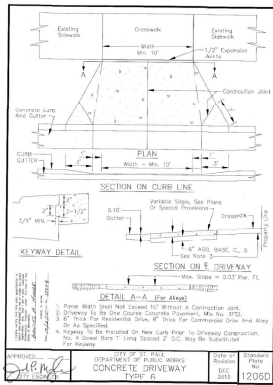
UTILITY LEGEND:



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

695 GRAND AVE.
695 GRAND AVENUE, ST. PAUL, MN 55105
REUTER WALTON DEVELOPMENT
4400 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416

PROJECT	
Project Name	695 Grand Ave. Development
Project Address	695 Grand Ave., St. Paul, MN 55105
Project Description	REUTER WALTON DEVELOPMENT
Project Status	PRELIMINARY
Project Date	11/11/2024
Project Engineer	John Doe
Project Designer	Jane Smith
Project Checker	Mike Johnson
Project Approver	John Doe
Project Notes	
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CivilSite
 Civil Engineering & Consulting Landscape Architecture
 4801 W. 10th Avenue, Suite 200
 St. Louis Park, MN 55416
 952.935.1234
 civilsite.com

PRELIMINARY:
 NOT FOR CONSTRUCTION

695 GRAND AVE.
 695 GRAND AVENUE, ST. PAUL, MN 55105
 REUTER WALTON DEVELOPMENT
 1460 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416

PROJECT
 REUTER WALTON DEVELOPMENT
 1460 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416
 DATE: 01/15/2010
 DRAWN BY: *[Signature]*
 CHECKED BY: *[Signature]*
 DESIGNED BY: *[Signature]*

REVISION SUMMARY

NO.	DATE	DESCRIPTION
1	01/15/2010	ISSUED FOR PERMIT

CIVIL DETAILS
C5.0



<p>1. INSTALL BUILT-UP EROSION AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PROJECT DURING CONSTRUCTION.</p> <p>2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BARRIERS MUST BE IN PLACE BEFORE ANY SIGNIFICANT LAND DISTURBING ACTIVITY BEGINS.</p> <p>3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.</p> <p>4. INSTALL UTILITY WATER, SEWER, SEWER LICK, PHONE, FIRE, ETC. PIPES TO SETTING, RAIL, ROAD, OR DISCHARGE/RETENTION DEVICE.</p> <p>5. PERFORM ALL SITE IMPROVEMENTS.</p> <p>6. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.</p> <p>7. CONSIDER CONSTRUCTION ACTIVITIES ON/ADJACENT TO CONTROLLING SEDIMENT AREA.</p> <p>8. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.</p> <p>9. RAMP UP AND MULCH SITE.</p>	<p>10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTROLLING CHANGE AREA IS ADEQUATELY VEGETATED.</p>
<p>GENERAL NOTES:</p> <p>IN THE EVENT THAT A SEDIMENT IS INTRODUCED INTO THE RAMP DURING OR IMMEDIATELY FOLLOWING EROSION, THE MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>CHANGING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LONG-CAUTIONING ENTRAPPING EQUIPMENT TO PREVENT COMPACTING OF UNDERLYING SOILS.</p> <p>ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ILLUSTRATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.</p>	

NORTH UNDERGROUND DETENTION SYSTEM

INT-5

NTS



<ol style="list-style-type: none"> 1. INSTALL GLETF, FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE ACTIVE DRAINAGE CONSTRUCTION. 2. ALL DOWNSTREAM PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UPGRADE LAID DURING ACTIVE CONSTRUCTION. 3. PERFORM CONTINUOUS INSPECTIONS OF TEMPORARY EROSION CONTROL PRACTICES. 4. INSTALL UTILITIES (WATER, SANITARY, SEWER, ELECTRIC, PHONE, FIBER, ETC.) BEFORE TRYING TO SETTING FINAL GRADE OF DRAINAGE/STREET DECK. 5. PERFORM ALL OTHER SITE IMPROVEMENTS. 6. SEED AND MULCH ALL AREAS AFTER DISTURBANCE. 7. CONTINUE RETENTION AND/OR STABILIZATION OF CONTROLLING DRAINAGE AREAS. 8. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES. 9. PLANT AND MULCH LIFE. 	<ol style="list-style-type: none"> 10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTROLLING DRAINAGE AREAS ACCURATELY REDUCED.
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE RAMP DURING OR IMMEDIATELY FOLLOWING EROSION, THE MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION. 2. GRADING OF RETENTION DEVICES SHALL BE ACCORDING TO USDA CONSTRUCTION AND MAINTENANCE EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS. 3. ALL SUB MATERIALS USE ON THE SPECIFIED RETENTION STRUCTURE ELEVATION SHALL BE UNCOMPACTED, UNLESS OTHERWISE NOTED. 	

SOUTH UNDERGROUND DETENTION SYSTEM

NOTES

2.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

695 GRAND AVE.

695 GRAND AVENUE, ST. PAUL, MN 55105

REUTER WALTON DEVELOPMENT
1460 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416

PROJECT

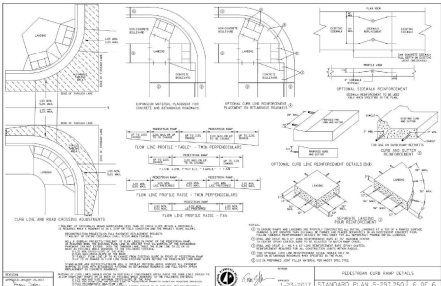
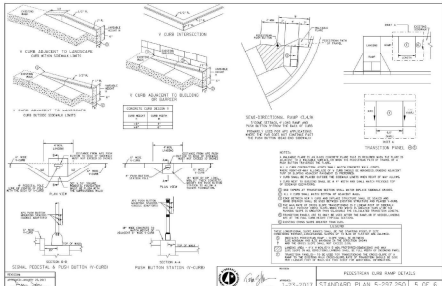
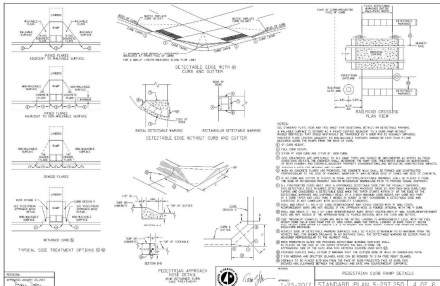
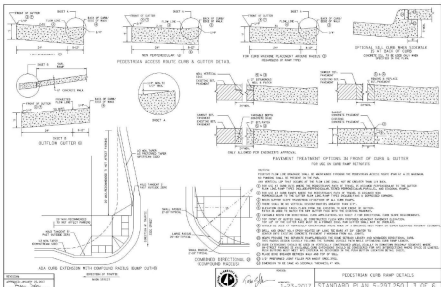
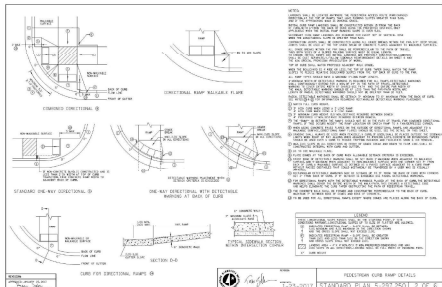
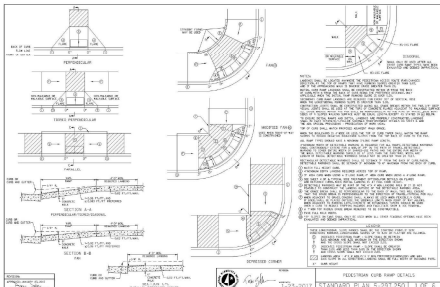
DESIGNED BY: **CMV**
DATE: 05/20/2017
PROJECT NO.: 17-0001

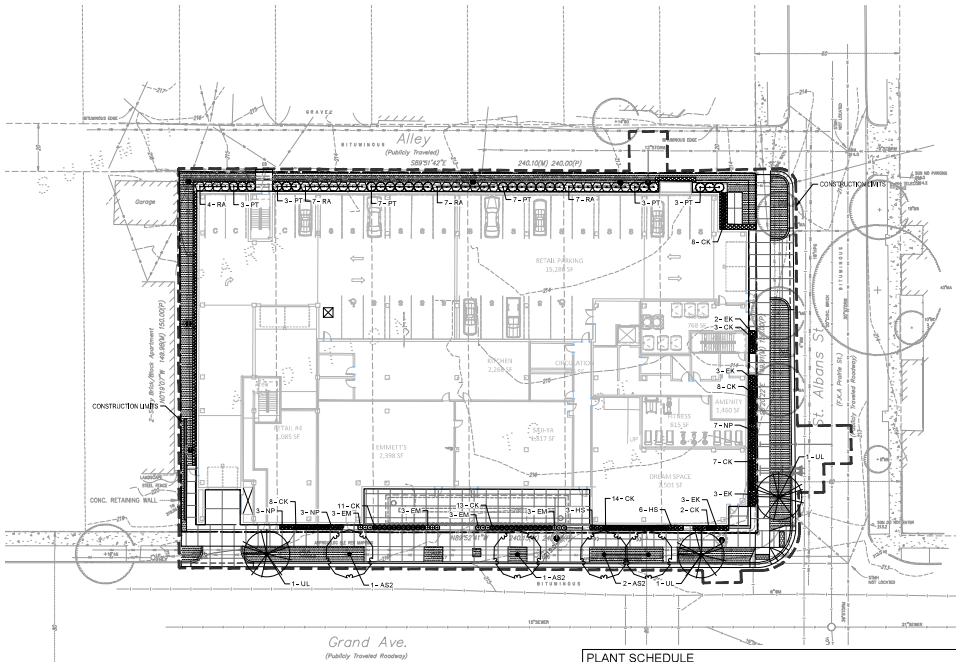
ISSUE/SUBMITTAL SUMMARY

NO.	DATE	DESCRIPTION
1	05/20/2017	ISSUED FOR PERMIT
2	05/20/2017	ISSUED FOR PERMIT
3	05/20/2017	ISSUED FOR PERMIT
4	05/20/2017	ISSUED FOR PERMIT
5	05/20/2017	ISSUED FOR PERMIT
6	05/20/2017	ISSUED FOR PERMIT
7	05/20/2017	ISSUED FOR PERMIT
8	05/20/2017	ISSUED FOR PERMIT
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14	05/20/2017	ISSUED FOR PERMIT
15	05/20/2017	ISSUED FOR PERMIT
16	05/20/2017	ISSUED FOR PERMIT
17	05/20/2017	ISSUED FOR PERMIT
18	05/20/2017	ISSUED FOR PERMIT
19	05/20/2017	ISSUED FOR PERMIT
20	05/20/2017	ISSUED FOR PERMIT

CMV DETAILS

C5.2





CITY OF ST. PAUL LANDSCAPE NOTES:

1. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED TREE REMOVAL OR PRUNING PERMIT FROM THE CITY OF ST. PAUL. ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
2. ALL CONSTRUCTION AND/OR PRUNING SHALL BE PERFORMED FROM THE BOULEVARD AREA.
3. BOULEVARD TREES ARE TO BE PROTECTED DURING CONSTRUCTION. FOR PROTECTION, THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
4. BOULEVARD TREES SHALL BE PROTECTED DURING CONSTRUCTION. FOR PROTECTION, THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
5. BOULEVARD TREES SHALL BE PROTECTED DURING CONSTRUCTION. FOR PROTECTION, THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY OF ST. PAUL SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT
AS2	4	Gemma Glen Maple / Acer glaberrimum 'Gemma' TM	5" CAL B&B
UL	3	Accolade Elm / Ulmus japonica x v. ulmifolia 'Morton' TM	2.5" CAL B&B
SHRUBS	QTY	COMMON / BOTANICAL NAME	SEE
PT	28	Tiny Wine Nettle / Physocarpus opulifolius 'SMPTW' TM	N1 CONT
BA	25	Alpine Currant / Ribes alpinum	N5 CONT
GRASSES	QTY	COMMON / BOTANICAL NAME	SEE
CK	74	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	N1 CONT
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SEE
EM	12	Magnus Purple Coneflower / Echinacea purpurea 'Magnus'	N1 CONT
ER	11	Kismet Intense Orange Coneflower / Echinacea x 'TNECHRD' TM	N1 CONT
NS	6	Shade Supreme Double / Helleborus x 'Shade Supreme'	N1 CONT
NP	13	Puritan Blue Camellia / Nipponica x 'Puritan Blue'	N1 CONT
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SEE
	372,642	Rock Maintenance Strip / Rock Maintenance Strip	N1IN
	3,404 SF	Blue Grass Based / Sod Commercial grade, locally grown, "Big Blue" preferred	Sod

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS OF SHREDED CEDAR MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDED CEDAR MULCH TO OUTER EDGE OF BAUCER OR TO EDGE OF PLANTING BED. IF APPLICABLE, ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SEED MIXTURE ONE BOLLER COLOR AND SEED TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOLLER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK FREE FROM DISEASE, DAMAGE AND DEFOLIATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE MAINTAINED FOR ONE (1) FULL GROWING SEASON FROM SUBSTITUTION, COMPLETELY ENDING.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOO AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES. LIGHTING FIXTURES, DOORS AND WINDOWS, CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. BEEKEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTORS ACTIVITIES.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTORS ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE SATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD ON CHIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/EDGE OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PERMIT FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE REQUIREMENTS:

1. PER THE CITY OF ST. PAUL TREE PRESERVATION & REPLACEMENT REQUIREMENTS (REFER TO SHEET C-1.1), 1 REPLACEMENT TREE (R) REQUIRED (1) PROPORTION.

PRELIMINARY:
NOT FOR
CONSTRUCTION

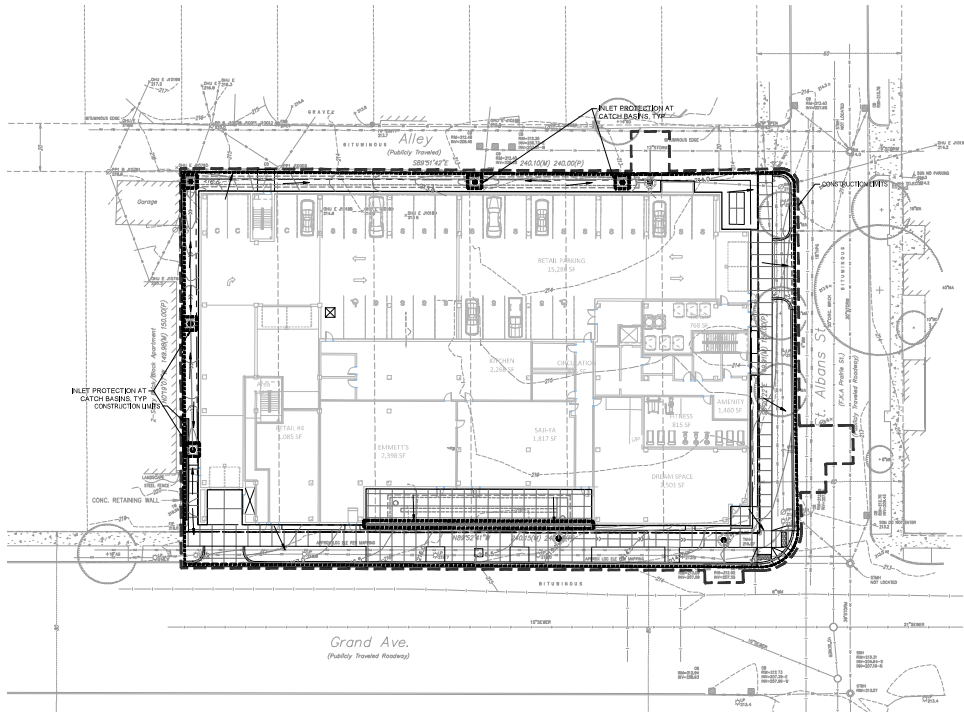
695 GRAND AVE.

695 GRAND AVENUE, ST. PAUL, MN 55105

REUTER WALTON DEVELOPMENT
1460 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416

PROJECT
ISSUE/SUBMITTAL SUMMARY
DATE: 05/05/2021
BY: [Signature]
REVISION SUMMARY
DATE: 05/05/2021
BY: [Signature]

LANDSCAPE PLAN
L1.0



SWPPP NOTES:

1. THIS PROJECT IS NOT GREATER THAN ONE ACRE AND WILL NOT REQUIRE AN NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
2. SEE SHEETS SW1.2 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF ST. PAUL EROSION CONTROL NOTES:

1. ADJACENT STREETS AND ALLEYS MUST BE KEPT FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND DRAINAGE AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- EL. 1132.0 - 1137.0 EL. 1132.0 CONTOUR ELEVATION INTERVAL
- 1137.0 EL. 1137.0 CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BOLLARD - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

695 GRAND AVE.
695 GRAND AVENUE, ST. PAUL, MN 55105
REUTER WALTON DEVELOPMENT
1460 EXCELSIOR BLVD., ST. LOUIS PARK, MN 55416

ISSUED FOR THE CITY OF ST. PAUL
PROJECT NO. 2020-0001
DATE: 05/05/2021
BY: [Signature]

ISSUE/SUBMITTAL SUMMARY

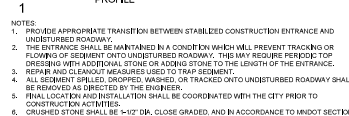
NO.	DATE	DESCRIPTION	BY	CHKD BY
1	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
2	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
3	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
4	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
5	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
6	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
7	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
8	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
9	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]
10	05/05/2021	ISSUED FOR THE CITY OF ST. PAUL	[Signature]	[Signature]

SWPPP - PROPOSED CONDITIONS

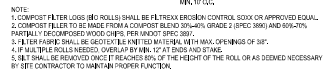
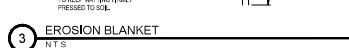
SW1.1



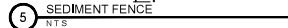
NTS



2 NTS



4 SED





May 28, 2021

**To: Ari Parritz, Reuter Walton
Bob Loken, ESG Architects**

From: Vernon Swing, PE

Re: Trip Generation Study – 695 Grand Avenue, St Paul, MN

Per your request, Swing Traffic Solutions, LLC has conducted a trip generation analysis for the proposed redevelopment of 695 Grand Avenue in St. Paul, MN. The proposed redevelopment will replace the existing approximately 12,000 square foot building that currently includes three restaurants, Emmett's Public House, Saji Ya Sushi, and Dixies plus a 51-space surface parking lot with a Mid-Rise multifamily mixed-use development. The project is located in the northwest corner of Grand Avenue and St Albans Street S, to the north of Grand Avenue, to west of St Albans Street S and is slightly over a half block east of S Grotto Street.

The new development will provide a 5-story 80-unit apartment building and will include three restaurant uses in approximately 11,079 square feet of space. The site also is providing 68 parking spaces within the building for resident parking and 31 parking spaces for the guest/restaurant parking. Access to the site is planned to include a two-way driveway from St Albans Street S on the east side of the site into the resident parking area, and a one-way ingress access from Grand Avenue as well as a one-way access to St. Albans Street S for the guest/restaurant spaces (see attached site plan). This memorandum identifies the anticipated vehicular and non-vehicular site generated traffic for the proposed use, reviews the anticipated parking demand, and reviews the site accesses.

Trip Generation

The vehicle and person trip generation for the proposed 695 Grand Avenue Apartment project has been estimated based on the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 10th Edition. Since the previous restaurant uses are being relocated to the new building (in slightly smaller space) it is assumed the number of trips associated with this use will remain constant, therefore the trip generation change will be associated with the new apartments. ITE has subdivided the trip generation associated with Mid-rise Multi-family developments into person trips and vehicle trips. ITE defines person trips as trips made to or from a site by each individual person using any mode of transportation (walking, bicycling, vehicles, transit, etc.) Further, ITE considers the neighborhood area where the trips are taking place, whether they occur in the suburbs, city center core or in dense multi-use urban areas. 695 Grand is in the latter category defined by ITE as follows: Dense Multi-Use Urban is a fully developed area with diverse and complementary land uses, good pedestrian connectivity, and convenient transit.



The proposed use corresponds with ITE Land Use Codes 221 – Mid-Rise Multi-Family Residential and accounts for the above discussed traits, and assumes all units are occupied. Table 1 summarizes the findings.

Table 1
Trip Generation – Proposed Use

Land Use	Trip Type	ITE Code	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Mid-Rise Multi-Family	Person	221 (80 Units)	8 Trips	30 Trips	26 Trips	18 Trips
Mid-Rise Multi-Family	Vehicle	221 (80 Units)	7 Trips	17 Trips	12 Trips	7 Trips

The information in Table indicates the apartment use on the site is expected to generate 38 person trips during the AM traffic peak 24 of which will be vehicle trips, and the remainder will be either pedestrian trips, bicycle trips or transit trips. In the PM traffic peak, the estimated trip generation includes 44 person trips 19 of which will be vehicle trips. This level of vehicle traffic generation will have a minimal impact on the operations of the surrounding roadway network.

Parking

The site is providing 99 parking spaces, 68 for the residents and 31 for the restaurant uses, which satisfies the City requirements. The residential parking supply was tested against the estimated forecast demand using the methods recommend by ITE in Parking Generation, 5th Edition. Per ITE the peak demand occurs between 10:00 PM and 5:00 AM. This forecast is based on the number of bedrooms planned with the development, 133 counting dens as possible bedrooms, as this provides the most accurate forecast; and again, the forecast is based on Dense Multi-Use Urban conditions. The following equation is reproduced from “Parking Generation” and is the basis of the estimate:

$$P = 0.53 (X) - 6.28$$

$$P = 0.53 (128) - 6.28$$

$$P = 64 \text{ Spaces}$$

The estimated maximum demand is 64 space, and proposed building will supply 68 spaces. The supply exceeds the demand therefore the site is adequately parked.

Site Access Plan

The attached site plan includes a diagram showing the flow of vehicle traffic to and from the site. The plan is oriented to separate residential parking from the restaurant parking, and reduces the vehicle traffic numbers that interact with pedestrians on Grand Avenue. This plan will have a negligible impact to the traffic operations and safety of Grand Avenue and St Albans Street S.

Conclusion

In conclusion, the addition of the proposed 695 Grand Avenue development is not anticipated to noticeably impact traffic operations in the area. The proposed project is supplying sufficient parking to



Swing Traffic Solutions

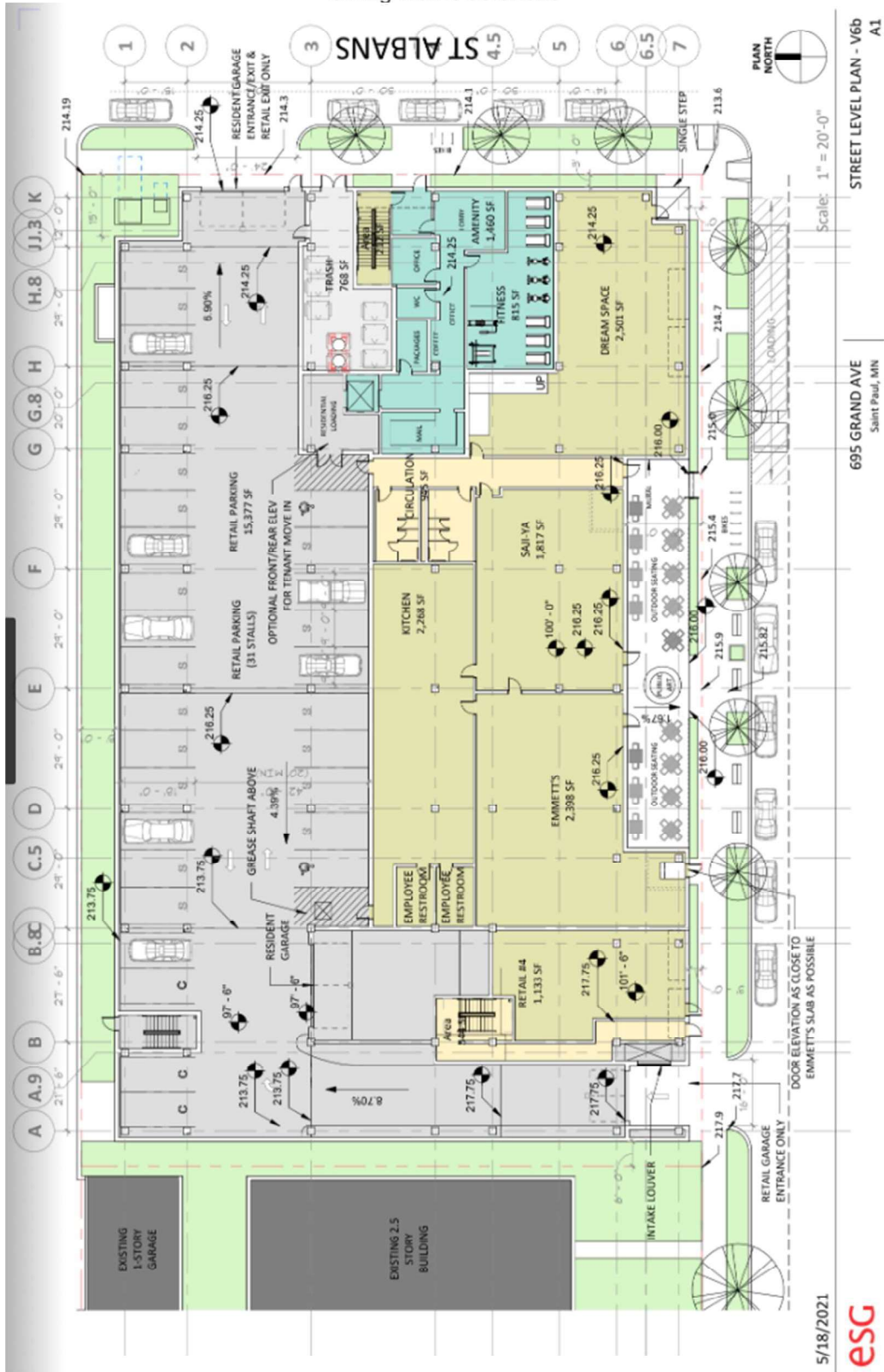
meet the anticipated demand. In other words, the roadway network serving the proposed development will function well with the project.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

Attachment: Site Plan



Swing Traffic Solutions



Site Plan

Siegworth, Emma (CI-StPaul)

From: Peter Rhoades <peterrhoades@gmail.com>
Sent: Friday, June 18, 2021 10:03 PM
To: Siegworth, Emma (CI-StPaul)
Cc: Simon Taghioff SHA
Subject: SHA Decisions on 695 Grand Application

Think Before You Click: This email originated outside our organization.

Good evening Emma,

We are working through a formal draft letter that will add context including some minority opinions this weekend and I hope to get it to you early next week. However in the meantime I wanted to give you a heads up on some of the Summit Hill Association decisions to assist in any preparation work. The following motions passed last night with one that was denied. The important components are that the SHA is opposed to the application to rezone out of the East Grand Overlay District in order to protect the overlay as well as show our desire that the developer seek variances from the EGAOD instead of zoning out of the district. However, SHA also supports the building as designed, the rezone from B2 to T3, the CUP for building height of 59ft 10in., the variance to crease the front yard setback for the street-level patio.

Please let me know if you have any questions, as I mentioned we are working on our formal letter to submit with the city.

Thank you!
Peter

(1) Motion by Manny, Seconded by, Jeremy that whatever recommendation is made by SHA not be viewed by the city as indicative of a recommendation on the future of the EGAOD. The SHA commits to providing a recommendation on the EGAOD on or before 6/1/2022.

Yea: All except the following
Nay: Sonja
Abstain: Katie, Simon

The motion passed

(2) Motion by Denise that the SHA recommend the city disallow the developer to opt out of the EGAOD. Seconded by Rachael.

(This would be intended to require them to keep the EGAOD, but seek exceptions through the variance process)

Yea: 9 Abhi, Bridget, Denise, Jeremy, Katie, Manny, Mark, Patrick, Rachael
Nay: 4 Abigail, James, Sherry, Trevor
Abstain: 1 Simon

The motion passed

(3) Katie moves that we recommend to deny the rezoning from B2 to T3, seconded by Denise

Yea: 4 Abhi, Bridget, Denise, Katie

Nay: 9 Abigail, James, Jeremy, Manny, Mark, Patrick, Rachael, Sherry, Trevor

Abstain: 1 Simon

The motion failed

(4) Motion by Abigail seconded by Trevor to recommend approval zoning from B2 to T3

Yea: 9 Abigail, James, Jeremy, Manny, Mark, Patrick, Rachael, Sherry, Trevor

Nay: 4 Abhi, Bridget, Denise, Katie

Abstain: 1 Simon

The motion passed

(5) Motion by Jeremy 2nded Abigail: The Summit Hill Association supports the request for a conditional use permit for building height of 59 ft 10 in. for 695 Grand Ave.

Yea: 10 Abigail, Denise, James, Jeremy, Manny, Mark, Patrick, Rachael, Sherry, Trevor

Nay: 3 Abhi, Bridget, Katie

Abstain: 1 Simon

The motion passed

(6) Motion by Jeremy 2nded Manny: The Summit Hill Association supports the request of a variance to increase the front yard (Grand Avenue) setback from 10 ft maximum to 18 ft along a portion of Level 1 to allow for a street-level outdoor patio for restaurant patrons and from 10 ft maximum to 70 ft on upper levels to allow for a residential roof terrace on Level 2 with clear space above.

Yea: 12 Abhi, Abigail, Bridget, Denise, James, Jeremy, Manny, Mark, Patrick, Rachael, Sherry, Trevor

Nay: 0

Abstain: 2 Katie, Simon

The motion passed

(7) Motion by Manny seconded by Mark: Board recommends that the developer seek variances from the EGAOD to get their project developed.

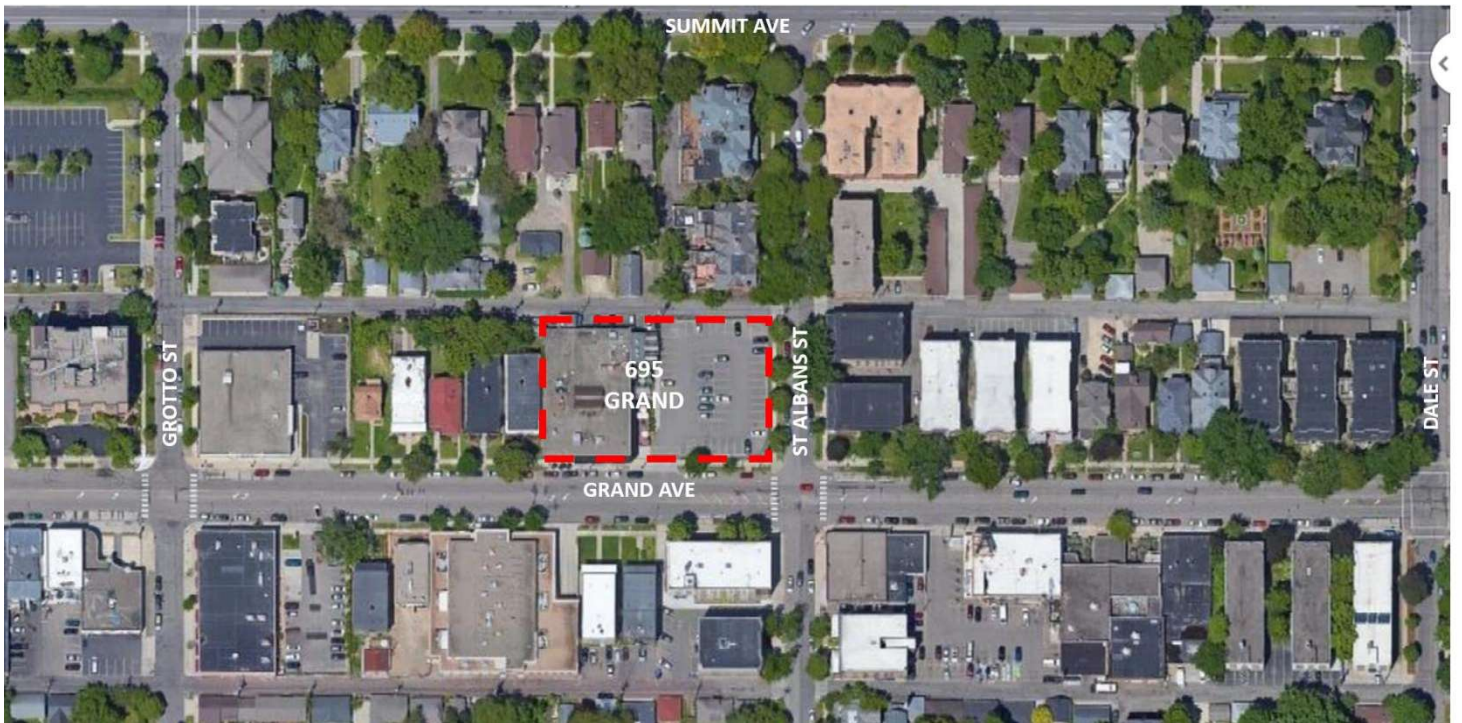
Yea: 11 Abhi, Abigail, Bridget, Denise, James, Jeremy, Manny, Mark, Patrick,
Rachael, Trevor
Nay: 1 Katie
Abstain: 2 Sherry, Simon

The motion passed

(8) Motion by Sherry seconded by Abigail: I move that the SHA support the building
as designed

Yea: 10 Abigail, Denise, James, Jeremy, Manny, Mark, Patrick, Rachael, Sherry,
Trevor
Nay: 3 Abhi, Bridget, Katie
Abstain: 1 Simon

The motion passed



695 Grand Avenue aerial view



695 Grand Ave building front and parking lot (facing northwest)



695 Grand Ave building front façade (facing northeast)



695 Grand Ave parking lot along St. Albans St (facing southwest)



Alley to St. Albans St located along 695 Grand northern property line



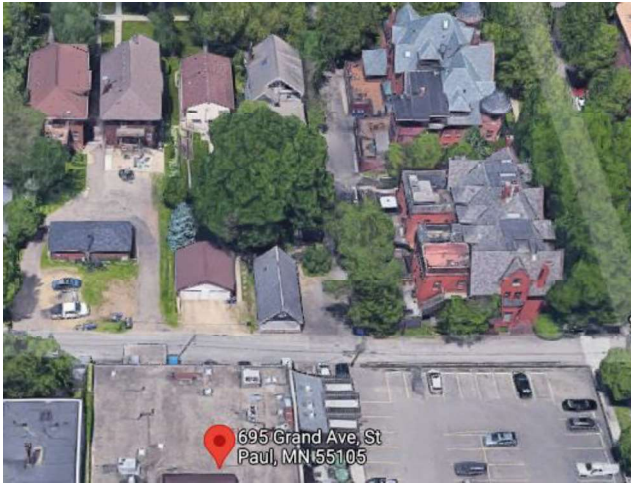
Existing employee parking off alley



Existing curb cut on Grand Ave to 695 Grand Ave parking lot



Existing 695 Grand Ave building entrances off parking lot and Grand Ave



North of 695 Grand Ave – Condominiums and one-family homes across alley



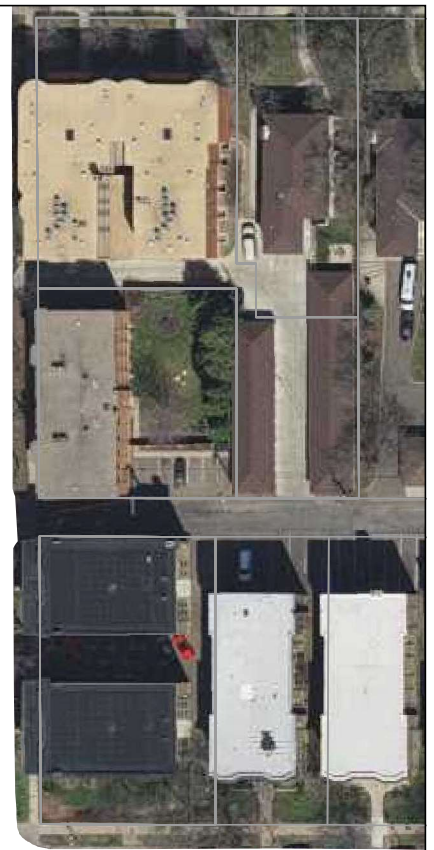
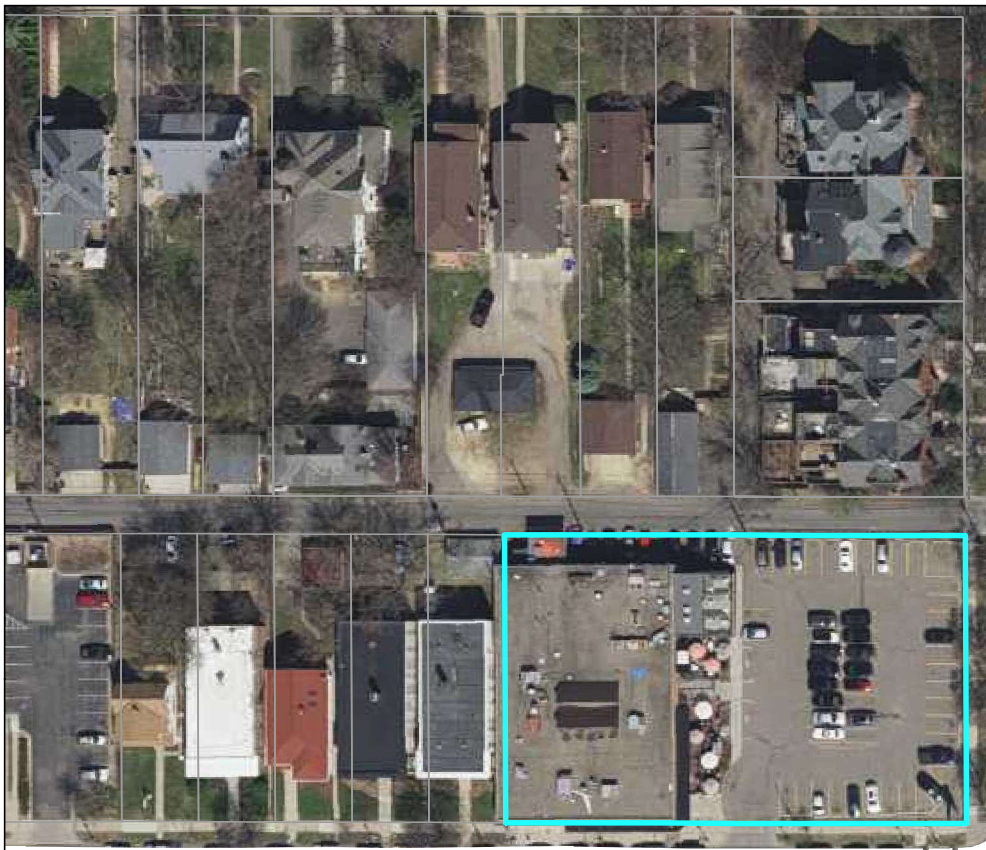
East of 695 Grand Ave – Condominiums across St. Albans St



South of 695 Grand Ave – Multi-family residential and mixed-use commercial across Grand Ave

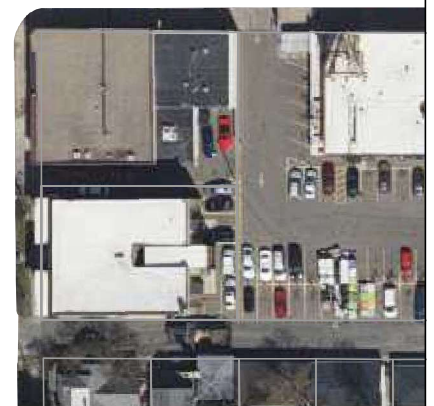


West of 695 Grand Ave – Multi-family residential



Grand Ave

Saint Albans St S




FILE #21-271-810 Aerial Map Application of St. Albans LLC

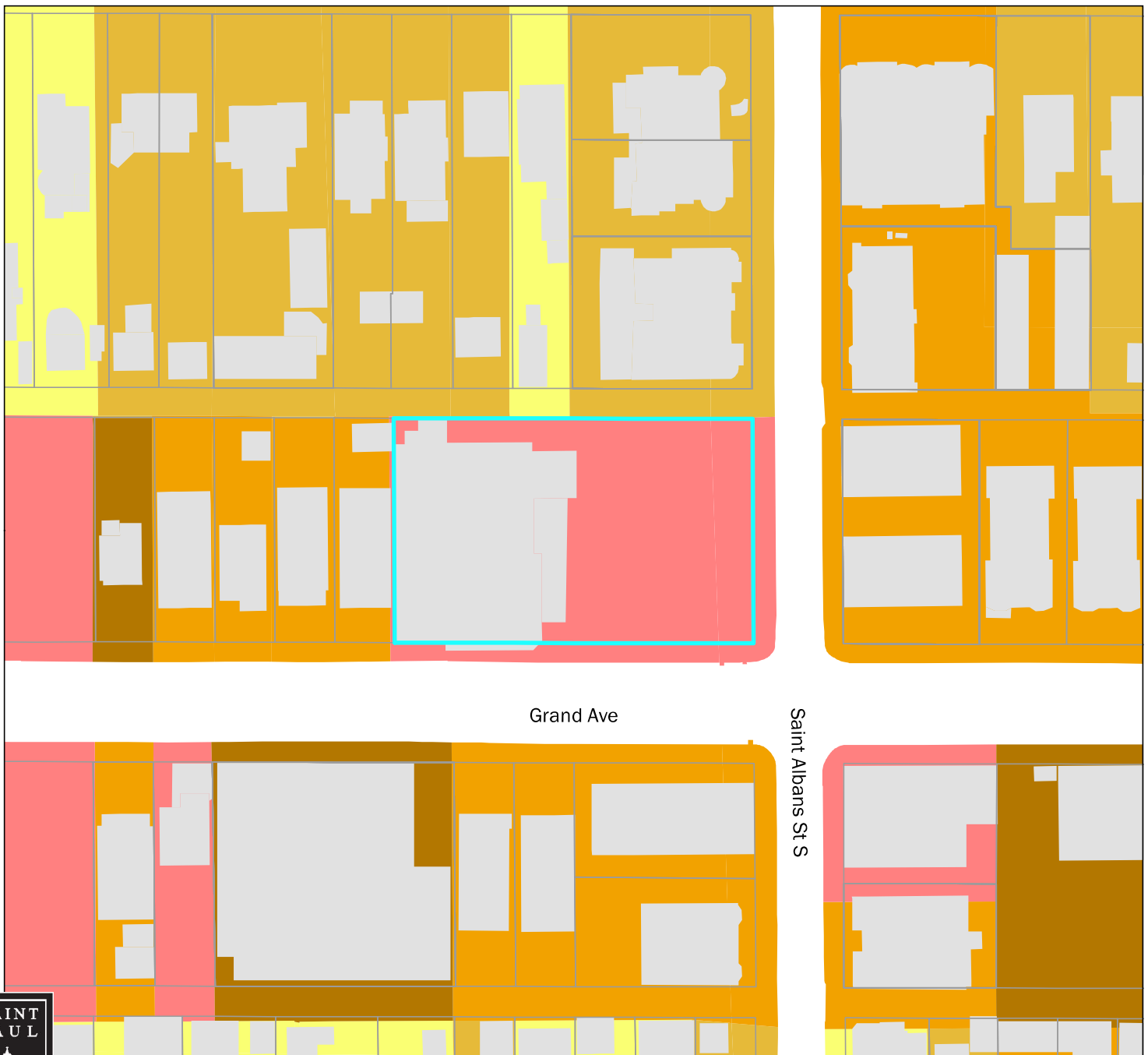
Application Type: Rezone
Application Date: June 14, 2021
Planning District: 16

Subject Parcel(s) Outlined in Blue

 Parcel Boundary

0 20 40 80 120 160 Feet 

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #21-271-810 Existing Land Use Map Application of St. Albans LLC

Application Type: Rezone
Application Date: June 14, 2021
Planning District: 16



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Subject Parcel(s) Outlined in Blue

Parcel Boundary	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water
Single Family Attached	Mixed Use Commercial and Other	Major Highway	



FILE #21-271-810 Zoning Map Application of St. Albans LLC

Application Type: Rezone
Application Date: June 14, 2021
Planning District: 16



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Subject Parcel(s) Outlined in Blue

Parcel Boundary	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	