



Legislation Text

File #: RES 17-1231, **Version:** 1

Approving a partial waiver of select requirements of the Saint Paul Sustainable Building Policy for ALKA, LLC for the Karibu Grocery and Deli Project to be located at 719 Payne Avenue.

WHEREAS, on December 16, 2009 the City Council adopted Council File No. 09-1377 to implement the Saint Paul Sustainable Building Policy that requires any newly constructed building receiving more than \$200,000 in city and/or HRA funding to comply with, and be certified through, either LEED New Construction 2.2 Silver, Green Globes - 2 globes, State Guidelines Building Benchmarking and Beyond (B3), or Saint Paul Port Authority Green Design Review construction standards; and

WHEREAS, said 2009 resolution further established additional mandatory requirements for projects complying with the Sustainable Building Policy, known as the "Saint Paul Overlay," which include standards for predicted energy and water usage, construction waste, indoor environmental quality, storm water management, predicted greenhouse gas emissions, and actual energy use; and

WHEREAS, on August 3, 2016, the City Council approved \$180,000 of Neighborhood STAR to ALKA, LLC for the construction of Karibu Grocery and Deli at 719 Payne Avenue, consisting of 2,600 square feet; and

WHEREAS, on October 7, 2016, the City Council approved \$15,000 of Year Round STAR to ALKA, LLC for the construction of Karibu Grocery at 719 Payne Avenue, consisting of 2,600 square feet; and

WHEREAS, on March 2, 2017, the City Council accepted \$39,396 of DEED cleanup grant funding for ALKA, LLC for the remediation of the property at 719 Payne for the Karibu Grocery & Deli project; and

WHEREAS, it is the opinion of PED staff and Center for Sustainable Building Research personnel that applying the entire Sustainable Building Policy to the Karibu Grocery & Deli project will disproportionately increase costs and administrative burden, and

WHEREAS, the requirements of the Sustainable Building Policy may be waived, in whole or in part, by the City Council after consideration of the advantages and disadvantages of a waiver, and upon showing a compelling public purpose; and

WHEREAS, PED staff recommends granting a partial waiver to the Sustainable Building Policy, by waiving the requirement to comply with and be certified through a "green" building standard and apply only the "Saint Paul Overlay" portion of the Sustainable Building Policy to ALKA, LLC for the 719 Payne Avenue project.

WHEREAS, ALKA, LLC will comply with Saint Paul Overlay requirements, and will ensure a high standard of energy conservation, potable water use reduction, construction waste diversion from landfills, and indoor environmental quality at a significantly lower cost and administrative effort; now, therefore be it

RESOLVED, that the City Council hereby waives the Sustainable Building Policy requirement for ALKA, LLC for 719 Payne Avenue regarding certification through one of the allowable "green" building rating standards and requires that ALKA, LLC comply only with the "Saint Paul Overlay" portion of the Sustainable Building Policy.