



## CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

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### ENVIRONMENTAL COMMITTEE MEETING WEDNESDAY, OCTOBER 5, 2016 AT 6:00PM MUNICIPAL CENTER ADMINISTRATION CONFERENCE ROOM

1. Call To Order
2. Roll Call
3. New Business
- 3.A. Approve September 7, 2016 Minutes

Documents:

[090716.PDF](#)

- 3.B. Site Plan Review - 1994 Robert

Documents:

[10-5-16 1994 ROBERT MEMO.PDF](#)  
[10-5-16 1994 ROBERT LANDSCAPE PLAN.PDF](#)

4. Old Business
- 4.A. Priority List Of Agenda Items

Documents:

[PRIORITY TOPICS.PDF](#)

5. Subcommittee Update
6. Other
7. Adjourn



**Minutes**  
**West St. Paul Environmental committee**  
**September 7, 2016**  
**West St. Paul Municipal Center-Administrative Conference Room**

**1. ROLL CALL**

Committee members in attendance: John Margot, Jonathan Wagner, Chris Gevara, Lauren Smith, Kristy Otte, Jon Thompson

Excused: Jessica Vanella-Friendshuh

Non-voting members present: Bob Gausman, Dave Napier, Dave Schletty

Megan McGuire has resigned from the committee.

**2. NEW BUSINESS**

**a. MINUTES**

The minutes from the June 1, 2016 meeting were approved by the committee with a correction to the time that the meeting was adjourned, (7:04 pm.)

**b. SITE PLAN APPROVAL, 1675 Livingston**

Schletty talked about the site plan for 1675 Livingston Avenue, (Loney Manor). The plan proposes to install a row of parking spaces next to the building. This would cause the loss of 3 trees, (Two spruce trees and one linden tree totaling sixty-nine caliper inches.) After some discussion regarding trees species, (Sugar Maple Amur, Black Maple and evergreen trees,) a committee member proposed a motion.

**A motion was made to approve the site plan and to recommend that the replacement trees be planted on the strip along Livingston east of the building and that a variety of trees be planted, specifically, native trees species (like amur maple trees) and trees that are highly salt tolerant. A friendly amendment was presented saying that the trees should not be planted in the right of way. With no object to the friendly amendment, the motion was approved. All ayes.**

**c. SITE PLAN APPROVAL, 5 E Wentworth, Harrison Dental**

Harrison Dental wants to construct an addition to their building and to modify their parking lot. The plan calls for "bumping out" the addition and reducing the number of parking slots. The total number of trees in the new plan would 24; the ordinance calls for 40 in all. The committee discussed the plan and said that bigger trees could be planted in the new site instead of increasing the number of trees.

**A motion was made to approve the site plan and to recommend that pollinator-friendly shrubs (not treated with neonicotinoids) be planted. The motion was approved. All ayes.**

**d. SITE PLAN APPROVAL 963 Robert S, Sherman Property**

Sherman Associates wants to build an addition to the parking lot at their property. (This plan was previously put in front of the committee.) Per ordinance, the site requires that 28 trees be planted. The committee discussed the plan. Members asked why the property owners wanted the extra parking spaces and why should they approve the plan if the property was up for sale. Schletty stated that the sale of the property was not the responsibility of the committee. (Sherman Properties is allowing nearby residents to park on their property.) The committee talked about the recurring pattern of site plans that do not propose the required number of plantings. The committee referenced their previous recommendation to not approve this plan.

**A motion was made to recommend that the developer fulfill the required number of 28 trees for the site plan and to strongly encourage that native plantings/ pollinator friendly plantings and plantings that have not been treated with harsh pesticides that have been shown to be detrimental to pollinators be used in the site plan. The motion was approved. All Ayes.**

**3. OLD BUSINESS**

**a. PRIORITY TOPICS**

After some discussion, the committee listed their revised priority topics:

- Community Gardens
- Stormwater Management
- City code-(Familiarization)
- Recycling-Ban of Plastic bags/Styrofoam
- Thompson Oaks- Preserving Green Space
- Litter
- Buckthorn Removal

Gausman will take the "Biking and Walking Group Invitation" to the Parks and Recreation Committee. Other members are encouraged to attend the Parks and Planning Committee meetings to ensure representation/support of priorities. Pat Armon is working on "Adopt a Road" groups to take care of litter on roads.

The committee would like to see at least two yearly city-run clean up events.

**4. OTHER/MISCELLANEOUS**

- a. **Emerald Ash Borer**-Schletty reported that they city has spent thirty thousand dollars on Emerald Ash Borer treatment. This covered about one-fifth of all the affected boulevard trees. (This includes 270 trees that have been treated and 100 more trees that will be treated later this month.) Residents can take advantage of the discounted treatment rate from the city's treatment provider. (\$5.75 per caliper inch)

- b. **Robert Street Improvements** - Construction and landscaping is on schedule
- c. **Touch a Truck Event** - Members are encouraged to attend the Touch a Truck event at Harmon Park on September 17.

**5. ADJOURNMENT**

With no other business before the Committee and with no objections, the Environmental Committee meeting was adjourned at approximately 7:20 pm.

**TO: ENVIRONMENTAL COMM.**  
**THROUGH: PARK & REC SUPERINTENDENT**  
**FROM: ASSISTANT COMM. DEV. DIR.**  
**DATE: SEPTEMBER 29, 2016**



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**SUBJECT:**

CASE #16-14 – Site Plan review for 1994 Robert St.

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**REQUEST**

Review Landscape Plan and provide recommendations to the Planning Commission/Council

**BACKGROUND**

Civil Site Group has submitted plans for Site Plan review to redevelop 1994 Robert St. The applicant is proposing a 4,297 sq. ft. bank (Bank of America) that includes a drive-through ATM. The proposed building is located directly adjacent to Robert St. with parking toward the rear of the property.

Based on the exterior linear feet of the newly created property, code requires a total of 51 trees on-site (1 tree per 20 lineal ft. of property). The applicant is proposing a total of 15 deciduous trees at 2.5 caliper inches, 2 ornamental trees at 1.5 caliber inches, and 12 evergreen trees at 6 ft. in height for a total of 29 trees.

The Robert Street project includes 3 trees evenly spaced directly behind the sidewalk (not shown on the plan). As a result, Staff is recommending that the proposed tree located closest to the front property line be removed (proposed location of one of the three Robert St. project trees). In addition, since the proposed site plan is well short of the required 51 trees, Staff also recommends additional deciduous trees be added directly adjacent to the southern curb line of the parking lot as well as directly adjacent to the south property line (staying clear of the proposed future ATM drive through lane as shown on the plan). Said trees shall be spaced appropriately per approval of staff. Staff is looking for a recommendation from the EC on whether or not the spacing allows trees in these locations.

In addition to the trees proposed, the plan also includes a total of 241 perennials and grasses as detailed in the plant schedule table at the lower left side of the plan.

With that said, Staff is requesting a recommendation from the Environmental Committee should the committee have recommendations pertaining to planting types and/or locations.

**ATTACHMENT**

Submitted Landscape Plan

## **TIMELINE**

October 18: PC public hearing

October 24: CC public hearing

**LANDSCAPE CALCULATIONS:**

ZONING: B-3 GENERAL BUSINESS

REQUIRED TREES:  
PERIMETER CALCULATION  
1 TREE PER 20 LF SITE PERIMETER  
1002 / 20 = 51

TREE REPLACEMENT CALCULATION  
REPLACE 30% OF REMOVED CALIPER INCHES

CALIPER INCHES REMOVED = 64  
(SEE TREE REMOVAL TABLE)  
30% REPLACEMENT = 19  
NUMBER OF TREES (@ 2.5 CAL.) REQUIRED = 8

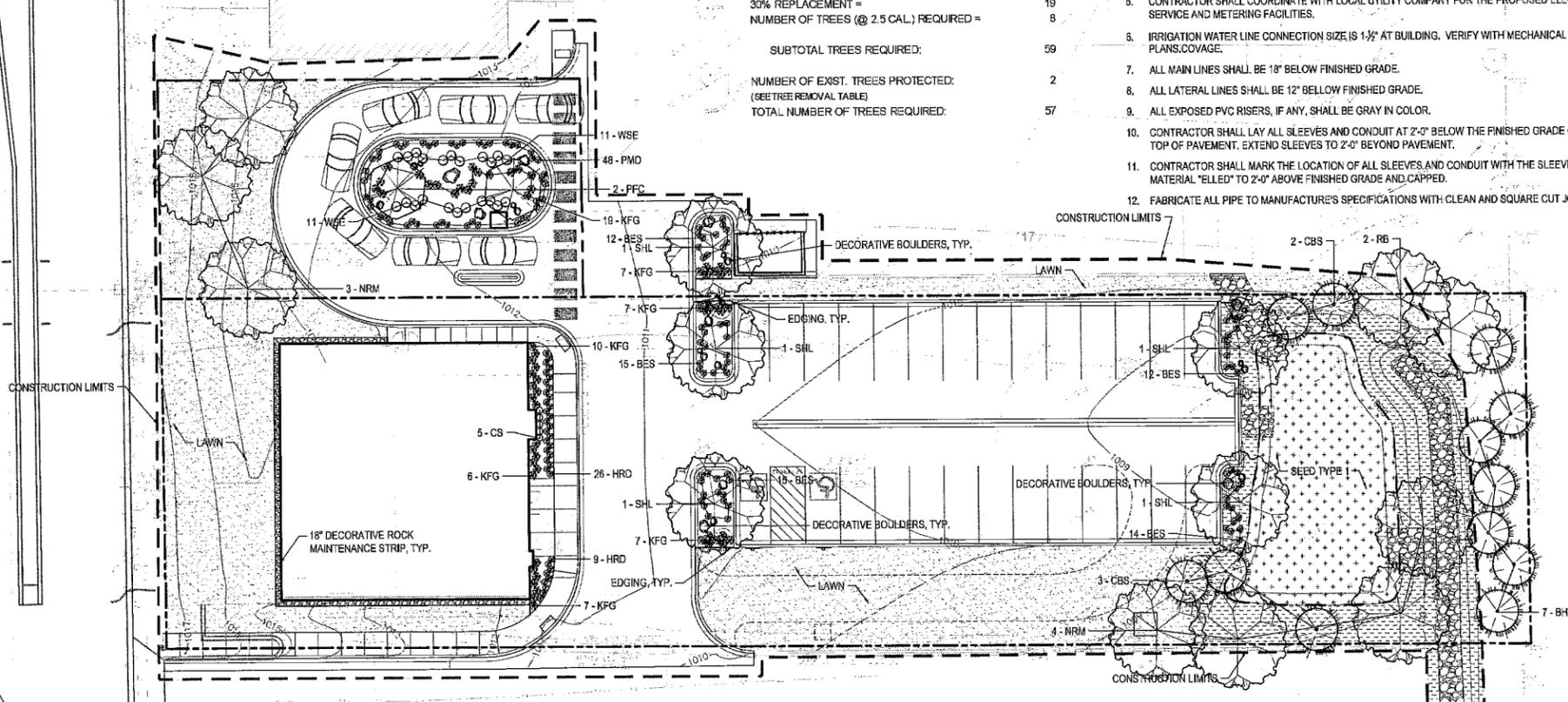
SUBTOTAL TREES REQUIRED: 59

NUMBER OF EXIST. TREES PROTECTED: 2  
(SEE TREE REMOVAL TABLE)  
TOTAL NUMBER OF TREES REQUIRED: 57

**LANDSCAPE NOTES:**

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS.

- USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

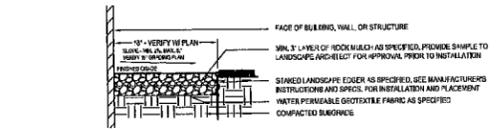


**PLANT SCHEDULE - ENTIRE SITE**

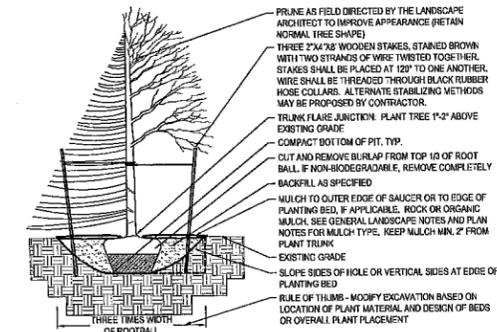
SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
<b>DECIDUOUS TREES</b>						
NRM	7	NORTHWOOD RED MAPLE	<i>Acer rubrum</i> 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SHL	5	SKYLINE HONEYLOCUST	<i>Gleditsia inescarkhos</i> 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
RB	2	RIVER BIRCH	<i>Betula nigra</i>	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
<b>ORNAMENTAL TREES</b>						
PFC	2	PRAIRIEFIRE FLOWERING CRAB	<i>Malus</i> 'Prairiefire'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
<b>EVERGREEN TREES</b>						
BHS	7	BLACK HILLS SPRUCE	<i>Picea glauca</i> 'Densata'	6" HL.	B&B	STRAIGHT LEADER, FULL FORM
CBS	5	COLORADO SPRUCE	<i>Picea pungens</i>	6" HL.	B&B	STRAIGHT LEADER, FULL FORM
<b>PERENNIALS &amp; GRASSES</b>						
KFG	63	KARL FOERSTER GRASS	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1	CONT.	
PMD	48	PARDON ME DAYLILY	<i>Hemerocallis</i> 'Pardon Me'	#1	CONT.	
BES	68	GOLDSTURM RUDBECKIA	<i>Rudbeckia fulgida</i> 'Goldsturm'	#1	CONT.	
CS	5	CARADONNA SALVIA	<i>Salvia x sylvestris</i> 'Caradonna'	#1	CONT.	
WSE	22	WHITE SWAN ECHINACEA	<i>Echinacea purpurea</i> 'White Swan'	#1	CONT.	
HRD	35	HAPPY RETURNS DAYLILY	<i>Hemerocallis</i> 'Happy Returns'	#1	CONT.	

**LANDSCAPE NOTES:**

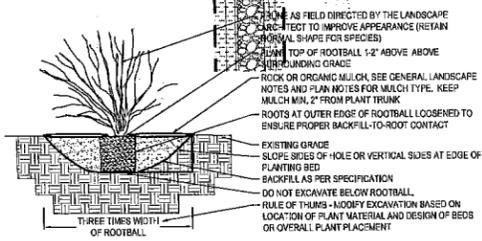
- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.



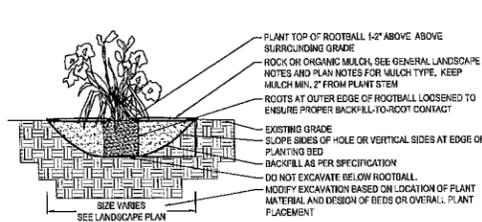
1 AGGREGATE MAINTENANCE STRIP  
NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING  
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING  
NTS

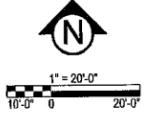


4 PERENNIAL BED PLANTING  
NTS

**LEGEND**

- SEED TYPE 1-NATIVE, MNDOT 33-261 - INSTALL PER MNDOT SEEDING MANUAL (2014)
- SEED TYPE 2-NATIVE, MNDOT 35-221 - INSTALL PER MNDOT SEEDING MANUAL (2014)
- SOD
- 1' DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

GOPHER STATE ONE CALL  
WWW.GOPHERSTATEONECALL.ORG  
(800) 252-1166 TOLL FREE  
(651) 454-0002 LOCAL



**BANK OF AMERICA**  
**WEST ST. PAUL**  
1994 SOUTH ROBERT STREET, WEST ST. PAUL, MN 55118  
**JONES LANG LASALLE**  
200 EAST RANDOLPH STREET, CHICAGO, IL 60601

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Patrick J. Sarver  
DATE 9/23/16 LICENSE NO. 24504

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
9/23/16	CITY SUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION
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**LANDSCAPE PLAN**

**L1.0**

Priority Topics:

1. Walkable City - Trails and sidewalks, Robert Street and the lack of neighborhood grocery store, ("Food Desert") were grouped under Walkable City.
2. Pollinators
3.
  - A. Community Gardens/Gardening
  - B. City Code Modifications (Residential Lakes and water control issues were grouped under city code modifications.)
  - C. Recycling (including organics)
  - D. Storm Water Management
4.
  - A. Styrofoam/Plastic bag Bans
  - B. Thompson Oaks Golf Course/Preserving Green Space

Other Topics:

- Outdoor Play and Education
- Mud Lake Clean-up and commercial applicators
- Invitations to Bike and walking clubs