



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

ENVIRONMENTAL COMMITTEE MEETING
AUGUST, 5 2020 AT 6:00PM
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS

1. Call To Order

2. Roll Call

3. New Business

3.A. Approve March 4 2020 Minutes

Documents:

[030320.PDF](#)

3.B. Site Plan Review Town Center One

Documents:

[MEMO TO ENV. COMM. - 08.05.2020.PDF](#)
[LANDSCAPE PLAN 8-5-20.PDF](#)
[LANDSCAPING SCHEDULE 8-5-20.PDF](#)

4. Old Business

4.A. 1010 Dodd Update

4.B. Arbor Day Planning

5. Updates

5.A. Subcommittee

5.A.1. GreenStep Cities Program

5.B. City Council

5.C. Staff

5.D. Park & Recreation Committee

5.E. Planning Commission

6. Other

7. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at
651-552-4100, TDD 651-322-2323 at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA*

West St. Paul Environmental Committee
March 3, 2020
West St. Paul Municipal Center-Administrative Conference Room

1. Call to order

The meeting was called to order at 6:01 pm.

2. ROLL CALL

Committee members in attendance: Carol Hall, Tara Wright, Jonathan Wagner, Rebecca McCarty

Non-voting members present: Dave Schletty, Samantha Green, Lisa Eng-Sarne

Excused Polly Saatzer, Kristi Otte

3. NEW BUSINESS

a. Minutes -A correction was made to the February 5, 2019 minutes. Rebecca McCarty was in attendance at the last meeting. The minutes of the February meeting were approved by the committee.

b. Net Ministries Site Plan Review – Members reviewed the Site Plan submitted by Net Ministries, for the 12,000 square foot expansion of the existing building at 110 Crusader Ave. The Committee discussed the plan, including looking at aerial images of the existing conditions. This was a simple plan and members were fine with the proposed number and variety of trees being proposed. Members agreed that Dark Sky compliant lighting and a green roof would be a great addition to this development. Members are recommending approval of the plans with following recommendation:

- i. They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.
- ii. The addition of a green roof to treat stormwater onsite.
- iii. Make sure all exterior lighting is Dark Sky compliant

c. North Gateway Site Plan Review – Members reviewed the Site Plan submitted by the Dakota County Community Development Authority (CDA), for the redevelopment of the several vacant parcels on the southwest corner of Robert St. and Annapolis St. to construct an affordable housing complex.. The Committee discussed the plan, including looking at aerial images of the existing conditions. Knowing that the site was being fully developed members knew space was tight and were fine with the proposed number and variety of trees being proposed. They liked all the additional shrubs and perennials being planted on the site and were glad to see addition of a bioretention garden to treat stormwater on site. Members agreed that Dark Sky compliant lighting and a green roof would be a great addition to this development. Members are recommending approval of the plans with following recommendation:

- i. They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.
- ii. The addition of a green roof to treat stormwater onsite.
- iii. Make sure all exterior lighting is Dark Sky compliant

4. OLD BUSINESS

- a. **1010 Dodd Update**
- b. **Arbor Day Planning**

5. UPDATES

6. OTHER

7. ADJOURN

With no other business before the Committee and with no objections, the Environmental Committee meeting was adjourned at approximately 7:12 pm.

Respectfully submitted,

Dave Schletty

To: **Environmental Committee**
Through: **Dave Schletty, Asst. Parks and Rec. Director**
From: **Melissa Sonnek, City Planner**
Date: **August 5, 2020**

Case #20-09 – Site Plan Review for the Redevelopment of Town Center One

REQUEST:

Review site plan and provide recommendations to the Planning Commission and City Council.

BACKGROUND:

Roers Companies has submitted multiple applications for the redevelopment of the northwest corner of Robert Street and Wentworth Avenue. The proposed redevelopment is for a five-story building containing 187 apartment units, roughly 5,000 square feet of retail, underground parking, and an underwater storage and filtration system.

The current site is comprised of multiple buildings, Maaco Auto, Aamco Transmissions, Batteries Plus, and the previous Blockbuster Video lot. Granny Donuts is not included in the proposed redevelopment plans and will remain on-site unchanged.

Currently there are very few trees on site, 5 of the 11 trees on site will be retained while the remaining 6 trees will be removed and replaced. With the proposal to remove 6 trees (80 caliper inches), the code requires that at least 30% of the trees removed be replaced. The 30% minimum equates to 24 caliper inches, or 10 trees measuring 2.5 caliper inches. The proposed site plan well exceeds this, and calls for 46 deciduous trees (120 caliper inches), 20 evergreen trees, 5 ornamental trees, 121 shrubs, and 283 grasses.

In addition to tree replacement the code also requires trees and landscaping throughout the property to provide natural buffer areas. For residential properties the requirement is 1 tree per 40 feet of property line. This site has 2,251 feet of lineal property line, which requires a minimum of 56 trees. As detailed above, the submitted plans meet and exceed the required minimum.

Aside from the trees and landscaping, the applicant is also proposing an underground water storage/filtration system to better control rate and filtration of the stormwater on site.

If the Environmental Committee has any comments, concerns, and/or recommendations, please provide them for Planning Commission and City Council.

ATTACHMENT:

Plans

TIMELINE:

August 18: Planning Commission public hearing
August 31: City Council public hearing

Proposed Lanscaping

Quality Trees Proposed	170 inches	66 Trees
Code - 30% Replacement	24 inches	10 Trees (@ 2.5)
Code - 1/40 LF	2,251 LF	56 Trees

Entire Site

Deciduous Trees

Common Name	Size	Quantity	Total Cal Inches
Autumn Blaze Maple	2.5	2	5
Autumn Blaze Maple	3	7	21
Street Keeper Honey Locust	2.5	2	5
Skyline Thornless Honey Locust	2.5	7	17.5
Skyline Thornless Honey Locust	3	3	9
Espresso Kentucky Coffeetree	2.5	5	12.5
Swamp White Oak	2.5	6	15
Urban Pinnacle Oak	2.5	5	12.5
Crimson Spire Oak	2.5	9	22.5
Total		46	120

Evergreen Trees

Common Name	Size	Quantity	Total Cal Inches
Eastern Red Cedar	6'	3	7.5
Black Hills Spruce	6'	17	42.5
Total		20	50

Ornamental Trees

Common Name	Size	Quantity
Autumn Brilliance Serviceberry	1.5	1
Eastern Redbud Multi-trunk	#20	4
Total		5

Shrubs

Common Name	Size	Quantity
Muskingum Gray Dogwood	#2	43
Arctic Fire Dogwood	#5	13
Mugo Pine	#5	9
Gro-Low Fragrant Sumac	#5	29
Alpine Currant	#5	15
Dwarf Korean Lilac	#7	9
Nova Japanese Yew	#5	3
Total		121